CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, October 10, 2023, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
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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/85331862648
   Webinar ID: 853 3186 2648

2. Address the Commission in person at City Hall.

3. Submit your comments in writing at participate@ketchumidaho.org *(by noon the day of the meeting)*.

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

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 September 26, 2023 minutes
2. ACTION ITEM: Recommendation to approve the Bigwood Year-Round Restaurant Planned Unit Development Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision

PUBLIC HEARING:

3. ACTION ITEM: Recommendation to hold a public hearing to review and take action on the Walnut & Fourth Condominiums Subdivision Preliminary Plat application for the mixed-use development located at 580 4th Street E.
4. ACTION ITEM: Recommendation to review and approve the Warm Springs Ranch Residences Lots 32-34 Design Review applications, as conditioned, and adopt the Lots 32-34 Findings of Fact, Conclusions of Law and Decision

NEW BUSINESS:

ADJOURNMENT:

CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMISSION
Tuesday, September 26, 2023

CALL TO ORDER: *(00:00:19 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
Abby Rivin – Senior Planner
Adam Crutcher—Associate Planner
Paige Nied – Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:31 in video)*

Commissioners Susan Passovoy & Spencer Cordovano recused themselves from participating and voting on the public hearing item – Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment

Commissioner Tim Carter – disclosed that his business has a contract with the owner of the Bigwood Restaurant to do the remodel. They are not contracted to do the tenant improvement. Was advised by the City Attorney that if he disclosed this information during the commission meeting and if no commissioners took issue with this, he would not have to recuse himself. The other Commissioners had no issues with Tim Carter participating and voting on the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment

CONSENT AGENDA: *(00:02:30 in video)*

1. ACTION ITEM: Approval of the September 12, 2023 minutes
2. ACTION ITEM: Recommendation to approve the Lot 35, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision

Motion to approve the entire consent agenda with the one correction to the September 12th minutes made by Brenda Moczygemba; seconded by Tim Carter *(00:03:20 in video)*
MOVER: Brenda Moczygemba
SECONDER: Tim Carter
AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba
NAYS:
ABSTAIN: Neil Morrow
RESULT: 4-Ayes, 1-Abstain – MOTION ADOPED

PUBLIC HEARING: *(00:03:40 in video)*

3. ACTION ITEM: Recommend to review and approve the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision. Also recommend approval of the 4th Bigwood Development Agreement Amendment to City Council.
    - Staff Report by Adam Crutcher, Associate Planner *(00:04:05 in video)*
    - Questions/Comments from Commissioners to staff *(00:14:00 in video)*
    - Applicant Presentation – Heather Maier, owner's representative *(00:16:38 in video)*

PUBLIC COMMENT OPENED *(00:18:50 in video)*

- Andrea Evans *(00:19:16 in video)*
    - Matt Woodburn, applicant team, responds to questions (*00:19:38 in video)*
- Connie Kemmerer, via zoom (*00:20:43 in video)*
    - Adam Crutcher, Associate Planner, responds to questions (*00:21:13 in video)*
- Sam Jadallah, via zoom *(00:21:48 in video)*
- Mark Ullman via zoom *(00:22:25 in video)*
    - Adam Crutcher, Associate Planner, responds to questions (*00:22:58 in video)*

PUBLIC COMMENT CLOSED *(00:23: 57 in video)*

- Applicant given opportunity to respond to public comment *(00:24: 15 in video)*
- Commission deliberations *(00:24:22 in video)*

Motion to approve the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit Amendment and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision. Motion made by Brenda Moczygemba; seconded by Tim Carter. *(00:26:20 in video)*

MOVER: Brenda Moczygemba
SECONDER: Tim Carter
AYES: Neil Morrow, Tim Carter & Brenda Moczygemba
NAYS:
RECUSED: Susan Passovoy & Spencer Cordovano

RESULT: 3-Ayes, 2-Recused MOTION ADOPTED

Motion to recommend approval of the 4th Bigwood Development Agreement Amendment to City Council by Brenda Moczygemba; seconded by Tim Carter. *(00:26:45 in video) 456*

MOVER: Brenda Moczygemba
SECONDER: Tim Carter
AYES: Neil Morrow, Tim Carter & Brenda Moczygemba
NAYS:
RECUSED: Susan Passovoy & Spencer Cordovano
RESULT: 3-Ayes, 2-Recused MOTION ADOPTED

******Pause for 2 minutes to get commissioners back in room who recused themselves from this public hearing item.*****

4. ACTION ITEM: Recommendation to review and approve the Walnut Ave Residence Mountain Overlay Design Review application and direct staff to return with the findings of fact. Also review and recommend approval to City Council the Ketchum Townsite: Block 91: Lot 3A Preliminary Plat application and direct staff to return with the findings of fact. *(00:27:15 in video)*

- Staff Report by Adam Crutcher, Associate Planner *(00:27:37 in video)*
- Questions/Comments from Commissioners to staff: *(00:41:00 in video)*
- Applicant Presentation – Lucas Winter, Jarvis Group Architects, architect *(00:54:16 in video)*
- Applicant Presentation – Ben Young, landscape architect – *BYLA (01:02:45 in video)*
- Questions/Comments from Commissioners to applicant *(01:07:57 in video)*

PUBLIC COMMENT OPENED *(01:16:13 in video)*

- John Lee *(01:16:32 in video)*
    - Adam Crutcher, Associate Planner, responds to questions *(01:16:53 in video)*
- Sue Engelmann *(01:18:05 in video)*
- Ed & Betsy McDermott, via zoom *(01:20:36 in video)*
- Susan Scovell, via zoom *(01:23:55 in video)*

PUBLIC COMMENT CLOSED *(01:24:51 in video)*

- Applicant response to public comment *(01:25:00 in video)*
- Staff clarification to commission of what their purview is *(01:26:22 in video)*
- Commission comments and deliberations *(01:28:38 in video)*

Motion to recommend approval to City Council the Ketchum Townsite: Block 91: Lot 3A Preliminary Plat application and direct staff to return with the findings of fact. Motion

made by Susan Passovoy; seconded by Tim Carter. (01:59:20 in video)

MOVER: Susan Passovoy
SECONDER: Tim Carter
AYES: Neil Morrow, Susan Passovoy, Tim Carter & Brenda Moczygemba
NAYS: Spencer Cordovano
RESULT: 4-Ayes, 1-Nay – MOTION ADOPTED

Motion to approve the Walnut Ave Residence Mountain Overlay Design Review application as conditioned with a landscaping plan designed to minimize blocking of the views as the intent of the Mountain Overlay and direct staff to return with the findings of fact. Motion made by Susan Passovoy; seconded by Tim Carter. (02:00:22 in video)

MOVER: Susan Passovoy
SECONDER: Tim Carter
AYES: Neil Morrow, Susan Passovoy, Tim Carter & Brenda Moczygemba
NAYS: Spencer Cordovano
RESULT: 4-Ayes, 1-Nay – MOTION ADOPTED

NEW BUSINESS: *(02:01:20 in video)*

- General announcements and highlights from staff *(01:01:30 in video)*

ADJOURNMENT:

Motion to adjourn at 6:41 pm *(02:09:18 in video)*

MOVER: Neil Morrow
SECONDER: Brenda Moczygemba
AYES: Neil Morrow, Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba
NAYS:
RESULT: ADOPED UNANIMOUSLY

_____
Neil Morrow – P & Z Commissioner

_____
Morgan Landers – Director of Planning & Building

IN RE:	)	
	)	
Bigwood Restaurant & Bar	)	**KETCHUM PLANNING & ZONING COMMISSION**
Planned Unit Development Conditional Use Permit	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: October 9, 2023	)	**DECISION**
	)	
File Number: 23-065A	)	

PROJECT: Bigwood Yer Round Restaurant

APPLICATION TYPE: Planned Unit Development Conditional Use Permit

FILE NUMBER: P23-065A

APPLICANT: Bill Weidner, Owner

OWNER: Bill Weidner

LOCATION: 115 Thunder Trail (Bigwood Sub Block 12A Open Space-Golf Course)

ZONING: Recreational Use (RU)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for a Planned Unit Development Conditional Use Permit on July 7, 2023. The application was reviewed by staff and deemed complete on August 22, 2023. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on September 6, 2023. The notice was published in the Idaho Mountain Express on September 6, 2023. A notice was posted on the project site and the city's website on September 18, 2023. The project was heard by three members of the Commission as two recused themselves from the hearing. After considering staff's analysis, the applicant's presentation, and public comment, the Commission approved the Planned Unit Deevelopment Conditional Use Permit application with a vote of 3-2, with the two nays being recusals.

BACKGROUND

Bigwood PUD History
The Bigwood PUD and Development Agreement were approved, with conditions, in 1985, to annex the property containing the present day Bigwood Golf Course and neighboring residential lots, within the City of Ketchum . The Ketchum City Council found the Bigwood PUDs special development objectives to be the open space and public golf course which were open to public use.

The Bigwood Annexation, Services and Development Agreement identified allowed uses on each block within the Bigwood subdivision. Originally, the golf clubhouse was located on Block 19 as identified in section 4.7 of the 1985 Development Agreement. At this time, Block 12 was designated as open space or expansion of the golf course as stated in section 1.4.j of the 1985 Development Agreement:

> *"Large Blocks Number 11 through 15 and 20 shall comprise, and are hereby dedicated to open space in perpetuity and expansion at the existing golf course. Any portion or said large clocks not used as a golf course shall remain open space with no improvements constructed thereon except as set forth in this Agreement."*

With many uses located on Block 19 such as tennis courts, swimming pool, recreation center, locker rooms, showers, and the golf clubhouse, overflow parking was located along Clubhouse Dr in front of Block 19 which was felt as unsafe by the residents of the Bigwood PUD. This overflow parking issue led to the golf clubhouse being relocated to the southern side Block 12 through amendments to the Development Agreement and PUD CUP from 1997 to 1999. The Development Agreement was amended on May 17th, 1999, to allow the golf course clubhouse to be relocated to Block 12. Paragraph 4.5 was amended to state:

> *"The City of Ketchum acknowledges and agrees that if the golf course clubhouse and the proposed changes to the layout of the golf course are constructed and maintained in accordance with the City's Design Review approval said improvements shall be in accordance with accepted industry standards for a first rate golf course and therefore the improvements themselves would not trigger the right of reversion held by the City of Ketchum. All future changes to the golf course, however, must be in accordance with accepted industry standards for a first golf course."*

In reviewing these approvals and associated City Council/Planning & Zoning Commission meeting minutes, neither restaurant nor food service were mentioned when discussing proposed uses within the golf clubhouse. Instead, there was only mention of a pro shop, nordic center, and golf cart storage. At the City Council meeting where the Bigwood PUD/CUP was amended to allow for the golf clubhouse to be located on Block 12, applicant representatives stated, "The restaurant would not be in this clubhouse area."

In 2006, multiple building permits were issued for the clubhouse to make modifications for an outdoor kitchen. The building permits identify the kitchen as existing although it is not clear in staffs research when this kitchen was added as there is no mention of kitchen facilities in the permits for

the relocation of the golf course clubhouse in 1999. No amendments to the development agreement or PUD CUP were made to allow for the restaurant use to occur at the location.

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:

The Bigwood PUD was approved in 1985 based upon 17 evaluation standards contained in KMC 16.08.080. The Commission reviewed the following PUD CUP application against the PUD standards and the intent of the original Bigwood PUD approval. Aspects which warranted further discussion from the Commission included parking availability & harmony with the surrounding area.

The Development Shall Be In Harmony With The Surrounding Area

As mentioned previously, an existing seasonal restaurant has been operating at the golf clubhouse since at least 2006 up until the COVID-19 pandemic. The proposal requests allowing for this use to continue outside of golf course operations into the winter months. Over the period in which the restaurant has been in operation, the City has not received comments or complaints which have warranted a reconsideration of the restaurant use. As the seasonal restaurant has been in operation for close two decades with minimal comment/complaint, the Commission found the request to expand to all year round to be harmonious with the surrounding area.

Proposed Vehicular and Nonmotorized Transportation System

The golf clubhouse sits adjacent to the Thunder Springs development which includes Zenergy, a well visited gym and wellness center. Both the clubhouse and Zenergy had the parking they provided reviewed at times of their approval, but staff has reviewed the parking situation due to their close proximity.

The parking lot which serves the Bigwood Golf Clubhouse currently has 40 spaces including 4 handicap spaces. Since the seasonal restaurant has been in operation, both visitors of the restaurant and those golfing have used the same parking lot. As this proposal is to allow for the restaurant to extend operations into the winter when golfing does not occur, there will be less visitor traffic. The restaurant would also experience less visitor traffic in the winter as the outside seating would be closed for the season, leaving only the inside of the building available to seat customers.

To determine whether the existing parking is sufficient to support the proposed uses, the Commission reviewed other golf clubhouses and the parking they provided within the Wood River Valley.

Figure 3: Golf Clubhouse Comparison

	Bigwood Golf Clubhouse	**Elkhorn Golf Clubhouse**	**Sun Valley Club Golf Clubhouse**
Square Feet	8,435 square feet	14,837 square feet	52,175 square feet
Parking Spaces Provided	40 spaces	36 spaces	266 spaces

Square feet of building per parking space	210 square feet per parking space	412 square feet per parking space	196 square feet per parking space
On Bus Line	Yes	Yes	No
On Bike Path	Yes	Yes	Yes
Within walking distance of neighborhoods	Yes	Yes	No

As seen in the table above, the Bigwood Clubhouse provides roughly the same amount of parking per square foot of clubhouse building when compared to the Sun Valley Club Golf Clubhouse. This is in stark contrast when Bigwood is compared to the Elkhorn Golf Clubhouse where Bigwood provides almost double the amount of parking spaces per square foot of clubhouse building.

Also shown in the table is that Bigwood can be reached using different modes of travel. The clubhouse is along a bike path which connects to the Wood River Tail system and is also within less of a quarter of a mile from Mountain Rides Valley Route. The clubhouse is also in close proximity to many condominiums, apartments, and single family residences, allowing for those residents to walk to the clubhouse

The Commission found the proposed additions do not conflict with the goal of allowing for open space and golf course, both available to the public. The year round restaurant use was found to be in harmony with the surrounding area as the seasonal use during the summer has been in operation for over 15 years. Parking needs were also found to be satisfied as the proposal was to allow the restaurant to operate in the winter months when less visitor traffic to the clubhouse would occur.

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

Pursuant to KMC Section 16.08.080, Planned Unit Development conditional use permits can be granted if and only if the criteria listed below are met. The Commission finds the following:

Planned United Development Standards

Planned Unit Developments: 16.08.080 – Standards:				
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.08.080 A**	**Minimum lot size of three acres. All land within the development shall be contiguous except for intervening waterways. Parcels that are not contiguous due to intervening streets are discouraged. However, the commission and the council may consider lands that include intervening streets on a case by case basis. The commission may recommend waiver or deferral of the minimum lot size, and the council may grant such waiver or deferral only for projects which:** **1. Include a minimum of 30 percent of community or employee housing, as defined in section 16.08.030 of this chapter;** **2. Guarantee the use, rental prices or maximum resale prices based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council; and** **3. Are on parcels that are no less than one and one-half acres (65,340 square feet). Application for waiver or deferral of this criteria shall include a description of the proposed community or employee housing and the proposed guarantee for the use, rental cost or resale cost.** **4. For a hotel which meets the definition of "hotel" in section 17.08.020, "Terms defined", of this Code, and conforms to all other requirements of section 17.18.130,**

				"Community Core District (CC)", or section 17.18.100, "Tourist District (T)", of this Code. Waivers from the provisions of section 17.18.130 of this Code may be granted for hotel uses only as outlined in section 17.124.040 of this Code. Waivers from the provisions of section 17.18.100 of this Code may be granted for hotel uses only as outlined in section 17.124.040 of this Code.
			Staff Comment	*N/A. The subject property is currently within the Bigwood PUD which has a lot area greater than three (3) acres. The applicant is requesting a modification to the existing PUD.*
☒	☐	☐	**16.08.080 B**	**The proposed project will not be detrimental to the present and permitted uses of surrounding areas.**
			Staff Comment	*The subject property is currently zoned Recreational Use (RU) and exists as golf course with a clubhouse/seasonal restaurant. The existing seasonal restaurant has been in operation since at least 2006 at the current location. As the restaurant has been seasonally operating for close to two decades, an extension of restaurant operating hours into the winter months, when less visitors to the clubhouse/restaurant will occur, is found to not be detrimental to the present and permitted uses of the surrounding areas.*
☐	☐	☒	**16.08.080 C**	**The proposed project will have a beneficial effect not normally achieved by standard subdivision development.**
				N/A. The proposed project is not proposing a subdivision development.
☒	☐	☐	**16.08.080 D**	**The development shall be in harmony with the surrounding area.**
			Staff Comment	*The existing seasonal restaurant has been in operation since at least 2006 at the current location. The proposal is to expand the restaurant to a year round use outside of golfing season. As the restaurant has been seasonally operating for close to two decades, an extension of restaurant operating hours into the winter months, when less visitors to the clubhouse/restaurant will occur, is found to be in harmony with the surrounding area.*
☐	☐	☒	**16.08.080 E (1)**	**Densities and uses may be transferred between zoning districts within a PUD as permitted under this chapter, provided, the aggregate overall allowable density of units and uses shall be no greater than that allowed in the zoning district or districts in which the development is located. Notwithstanding the above, the commission may recommend waiver or deferral of the maximum density and the council may grant additional density above the aggregate overall allowable density only for projects which construct community or employee housing and which:** **a. Include a minimum of 30 percent of community or employee housing, as defined in section 16.08.030 of this chapter; and** **b. Guarantee the use, rental prices or maximum resale prices thereof based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council.**
			Staff Comment	*N/A. Densities are not proposed to be transferred.*
☐	☐	☒	**16.08.080 E (2)**	**Application for waiver or deferral of this criteria shall include a description of the proposed community or employee housing and the proposed guarantee for the use, rental cost or resale cost.**
			Staff Comment	*N/A. No waiver requested as density transfer not being proposed.*
			16.08.080 F	**The proposed vehicular and nonmotorized transportation system:**

☒	☐	☐		**1. Is adequate to carry anticipated traffic consistent with existing and future development of surrounding properties.** **2. Will not generate vehicular traffic to cause undue congestion of the public street network within or outside the PUD.** **3. Is designed to provide automotive and pedestrian safety and convenience.** **4. Is designed to provide adequate removal, storage and deposition of snow.** **5. Is designed so that traffic ingress and egress will have the least impact possible on adjacent residential uses. This includes design of roadways and access to connect to arterial streets wherever possible, and design of ingress, egress and parking areas to have the least impact on surrounding uses.** **6. Includes the use of buffers or other physical separations to buffer vehicular movement from adjacent uses.** **7. Is designed so that roads are placed so that disturbance of natural features and existing vegetation is minimized.** **8. Includes trails and sidewalks that create an internal circulation system and connect to surrounding trails and walkways.**
			Staff Comment	*Upon review of other golf clubhouses within the Wood River Valley, the Bigwood clubhouse is comparable in the number of parking spaces provided compared to the square footage of the clubhouse building. The proposed winter operation of the restaurant would have reduced need for parking due to no golf being played and a majority of the restaurant seating being outside.*
☒	☐	☐	**16.08.080 G**	**The plan is in conformance with and promotes the purposes and goals of the comprehensive plan, zoning ordinance, and other applicable ordinances of the City, and not in conflict with the public interest:** **1.** **Pursuant to subsection 16.08.070.D of this chapter, all of the design review standards in chapter 17.96 of this Code shall be carefully analyzed and considered. This includes detailed analysis of building bulk, undulation and other design elements. The site plan should be sensitive to the architecture and scale of the surrounding neighborhood.** **2.** **The influence of the site design on the surrounding neighborhood, including relationship of the site plan with existing structures, streets, traffic flow and adjacent open spaces, shall be considered.** **3.** **The site design should cluster units on the most developable and least visually sensitive portion of the site.**
			Staff Comment	*Comprehensive Plan speaks on the Communities Core Values. Value #1 states "Ketchum sees itself with a stable and diverse economy melding the benefits of our traditional tourism economy with businesses that serve the year-round population." This section also states, "We value and support local businesses that contribute to our uniqueness and vibrancy." The proposed year round restaurant will help to provide easily accessible food service seasonal residents who frequent the golf course as well as the local population which lives in the immediate area.* *1. N/A. No change to the golf clubhouse building is proposed which received design review approval in 1998.* *2. See staff response to KMC 16.08.080.G* *3. N/A. No change in the siting of buildings is proposed.*
☒	☐	☐	**16.08.080 H**	**The development plan incorporates the site's significant natural features.**
			Staff Comment	*N/A. The existing golf clubhouse building was found to be in conformance with this criteria when approved in 1998. No additions are proposed as part of this project.*
☒	☐	☐	**16.08.080 I**	**Substantial buffer planting strips or other barriers are provided where no natural buffers exist.**

			Staff Comment	*N/A. Existing buffer strip of landscaping on the north end of the golf clubhouse parking lot to shield the parking lot from residential uses to the north and northeast was approved upon relocation of clubhouse in 1998.*
☐	☐	☒	**16.08.080 J**	**Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner.**
			Staff Comment	*N/A. No phase needed for proposal*
☐	☐	☒	**16.08.080 K**	**Adequate and usable open space shall be provided. The applicant shall dedicate to the common use of the homeowners or to the public adequate open space in a configuration usable and convenient to the residents of the project. The amount of usable open space provided shall be greater than that which would be provided under the applicable aggregate lot coverage requirements for the zoning district or districts within the proposed project. Provision shall be made for adequate and continuing management of all open spaces and common facilities to ensure proper maintenance.**
			Staff Comment	*N/A. No change in open space is proposed.*
☒	☐	☐	**16.08.080 L**	**Location of buildings, parking areas and common areas shall maximize privacy within the project and in relationship to adjacent properties and protect solar access to adjacent properties.**
			Staff Comment	*N/A. No change in the location of buildings or parking areas are proposed. Golf clubhouse building was found to meet this criteria when proposed in 1998.*
☐	☐	☒	**16.08.080 M**	**Adequate recreational facilities and/or daycare shall be provided. Provision of adequate on site recreational facilities may not be required if it is found that the project is of insufficient size or density to warrant same and the occupant's needs for recreational facilities will be adequately provided by payment of a recreation fee in lieu of such facilities to the City for development of additional active park facilities. On site daycare may be considered to satisfy the adequate recreational facility requirement or may be required in addition to the recreational facilities requirement.**
			Staff Comment	*N/A. The proposed project is on an existing lot and is not proposing a new development which would require recreational facilities.*
☒	☐	☐	**16.08.080 N**	**There shall be special development objectives and special characteristics of the site or physical conditions that justify the granting of the PUD conditional use permit.**
			Staff Comment	*Special development objectives of the Bigwood PUD include the preservation of public open space and the availability of a public golf course not normally achieved by standard subdivision development. The proposal of a year round restaurant does not detract from the original development objectives.*
☒	☐	☐	**16.08.080 O**	**The development will be completed within a reasonable time.**
			Staff Comment	*N/A. No additions or new development is proposed. Proposal is to change allowed uses on Block 12.*
☐	☐	☒	**16.08.080 P**	**Public services, facilities and utilities are adequate to serve the proposed project and anticipated development within the appropriate service areas.**
			Staff Comment	*N/A. The existing building has been outfitted for food service use since at least 2006. Existing public services will not be significantly impacted by the proposal to allow a year round restaurant.*
☒	☐	☐	**16.08.080 Q**	**The project complies with all applicable ordinances, rules and regulations of the City of Ketchum, Idaho, except as modified or waived pursuant to this section.**
			Staff Comment	*The proposed project requires a PUD amendment. All applicable ordinances, rules and regulations of the City of Ketchum will be complied with through these processes.*

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 Conditional Use Permit application for the development and use of the project site.

2. The Commission has authority to hear the applicant's Conditional Use Permit Application pursuant to Chapter 16.08 of Ketchum Municipal Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.08.110.

4. The Planned Unit Development Conditional Use Permit application is governed under Ketchum Municipal Code Chapter 16.08.

5. The Bigwood Year Round Restaurant & Bar Planned Unit Development Conditional Use Permit application meets all applicable standards specified in Title 16 & Title 17 of the Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Planned Unit Development Conditional Use Permit Application File No. P22-065A this Tuesday, October 10, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The issuance of the CUP shall not be considered a binding precedent for the issuance of other conditional use permits. This conditional use permit is not transferable from one parcel of land to another.
2. Failure to comply with any conditions or term of said permit shall cause said permit to be void. A PUD – Conditional Use Permit may be revoked at any time for violation of the permit or any condition thereof by motion of the City Council after a due process hearing upon ten (10) days written notice to the holder of the PUD - Conditional Use Permit.

Findings of Fact **adopted** this 10th day of October 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF OCTOBER 10, 2023

PROJECT:	Walnut & Fourth Condominiums
APPLICATION TYPE:	Condominium Subdivision – Preliminary Plat
FILE NUMBER:	P23-053
ASSOCIATED APPLICATIONS:	Pre-Application Design Review P20-024, Design Review P20-046, Design Review Amendment P20-46A, FAR Exceedance Agreement Contract 20595A, Lot Line Shift P21-015, Building Permit B21-009
PROPERTY OWNER:	Walnut & Fourth LLC
REPRESENTATIVE:	David Patrie, Galena-Benchmark Engineering
LOCATION:	580 4th Street E (Ketchum Townsite: Block 44: Lot 7A)
ZONING:	Retail Core of the Community Core (CC-1 Zone)
OVERLAY:	None
REVIEWER:	Abby Rivin, AICP – Senior 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 September 20, 2023. The public hearing notice was published in the Idaho Mountain Express on September 20, 2023. A notice was posted on the project site and the city's website on September 25, 2023.

EXECUTIVE SUMMARY

The City of Ketchum Planning & Building Department received Condominium Subdivision Preliminary Plat Application File No. P23-053 for the Walnut & Fourth Mixed-Use Development on June 8, 2023. The application was processed and deemed complete on June 8, 2023. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City department comments were provided to the applicant on July 21, 2023 and September 14, 2023. All comments have been addressed satisfactorily through the applicant's revisions to the project plans or conditions of approval.

The condominium subdivision preliminary plat application will subdivide the mixed-use building into eight commercial condominium units on the first and second floors, two residential condominium units on the second floor, two community housing units, basement storage units, limited common area, and common area.

PROJECT HISTORY AND BACKGROUND

The applicant is nearing completion on the construction of a new 21,383 gross-square-foot, two-story building located at the southwest corner of Walnut Avenue and 4th Street. The mixed-use building contains 2,489 square feet of food service, 3,288 square feet of retail, and a 3,252-square-foot cultural facility, on the ground floor. The second floor includes 4,999 square feet of office space and two residential units. Two community housing units, 1,104 square feet and 914 square feet in net-livable area, each with detached storage areas of approximately 50 square feet are provided within the basement. In addition, the basement contains storage units for commercial and residential uses on the first and second floors of the mixed-use building.

The Commission reviewed and approved Design Review Application File No. P20-046 for the Walnut & Fourth Mixed-Use Building on September 15, 2020. The project was issued a building permit (Application File No. B21-009) on June 22, 2021. The Commission reviewed and approved Design Review Amendment Application File No. P20-046A, which proposed modifications to the mixture of uses and their configurations within the mixed-use building, on September 27, 2022. The project is nearing completion and all required life safety, building code, and utility infrastructure requirements have been met. The Planning & Building Department has issued Temporary Certificates of Occupancy for ground-floor commercial units, two of the office units on the second floor, and the two community housing units.

ANALYSIS

Parking

The mixture of uses generates a total parking demand of five spaces—two parking spaces are required for the two residential units on the second floor and three parking spaces are required for the cultural facility. The applicant has provided 11 total parking spaces. Six of these parking spaces, including one ADA space, are provided on site. The project is eligible for five on-street parking credits pursuant to Ketchum Municipal Code §17.125.050.C. The six on-site parking spaces and five on-street credit spaces satisfy the project parking demand for the proposed mixture of uses. Two of the on-site parking spaces must be designated for the two residential units (Unit R-250 and Unit R-260) on the upper floors of the building. The three parking spaces required for the cultural facility may be satisfied either through the remaining four on-site parking spaces or the five on-street credit parking spaces. Sheet 3 of the preliminary plat (See Attachment B) shows the on-site parking spaces—two of the parking spaces have been designated as common area and five of the parking spaces have been individually platted as parking spaces 1 through 5. Instead of designating parking spaces 1 through 5 as common area or limited common area assigned to a specific unit, the applicant has proposed the following plat notes on sheet 1 of the preliminary plat:

7. *Parking spaces 1-5 may only be owned by individual condominium unit owners and may only be used for vehicle parking by an occupant of a condominium.*

8. *The owners of Unit R-250 and Unit R-260 must each own one of the five parking spaces.*

Staff recommends the following revisions to plat note 7 to add clarity and specificity:

7. Parking spaces 1-5 may only be owned by individual condominium unit owners of this plat and may only be used for vehicle parking by occupants or tenants of condominium units within this plat.

Platting the parking spaces as individual units with the associated plat notes instead of as common or limited common area assigned to a specific unit gives the applicant more flexibility in how these parking spaces may be assigned to the residential and commercial condominium units within the Walnut & Fourth mixed-use development. Plat notes 7 and 8 will ensure that the on-site parking spaces are not offered for lease or sale to anyone other than owners or tenants of condominium units within the mixed-use building.

Storage

The basement floor plan on sheet 2 of the Walnut & Fourth Condominiums preliminary plat designates units C-B1, C-B9, C-B8, C-B4, and C-B4 as commercial units. The basement floor plan on sheet A101 of the project plans approved for the Walnut & Fourth mixed-use development with Building Permit B21-009 designates these units as storage. These units have not been constructed to meet life safety, building code, or fire code requirements for commercial or residential occupancy. As currently constructed, the occupancy and use classification of these basement units is storage.

Storage is only permitted as an accessory use to the upper-level commercial and residential uses within the mixed-use development. The basement condominium units may not be marketed or sold for storage as self-storage facilities are prohibited in the Community Core pursuant to Ketchum Municipal Code §17.12.020. Instead of designating these basement storage units as common area or limited common area assigned to specific commercial or residential unit, the applicant has proposed the following plat note as shown on sheet 1 of the preliminary plat (Attachment B):

6. *All basement storage uses must be ancillary to a unit whose use is permitted in accordance with the City of Ketchum zoning ordinances.*

Staff recommends the following revisions to plat note 6 to add more clarity and specificity:

6. Basement storage units C-B1, C-B4, C-B5, C-B8, and C-B9 must be designated as accessory storage assigned to Unit R-250, Unit R-260, CHU Unit R-B2, CHU Unit R-B3, Unit C-150, Unit C-160, Unit C-110, Unit C-120, Unit C-210, Unit C-220, Unit C-230, or Unit C-240 or designated as storage for common areas of this plat.

CONFORMANCE WITH SUBDIVISION STANDARDS

During city department review, staff reviewed the condominium subdivision preliminary plat application for conformance with the procedures for subdivision approval (Ketchum Municipal Code §16.04.030), subdivision development and design standards (Ketchum Municipal Code §16.04.040), and condominium requirements (Ketchum Municipal Code §16.04.070). Certain standards are not applicable for one of the following reasons:

- The standard applies to the establishment of new subdivisions creating multiple new lots that will form blocks around new streets, and not the subject property, which is comprised of three existing platted lots within the original Ketchum townsite.

- The standard applies to an action that will be taken at the final plat stage of the process.
- The City Engineer has determined that the standard does not apply.

The proposed condominium preliminary plat application complies with all applicable subdivision requirements and standards. Please see Attachment C for a staff's comprehensive analysis of all subdivision requirements and standards.

STAFF RECOMMENDATION

Staff recommends approval of the Walnut & Fourth Condominiums Subdivision Preliminary Plat Application P23-053 subject to the following conditions:

1. This preliminary plat application is subject to all conditions of approval for Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B21-009.
2. Prior to forwarding the preliminary plat application to City Council, the applicant shall revise plat note 6 to state, "Basement storage units C-B1, C-B4, C-B5, C-B8, and C-B9 must be designated as accessory storage assigned to Unit R-250, Unit R-260, CHU Unit R-B2, CHU Unit R-B3, Unit C-150, Unit C-160, Unit C-110, Unit C-120, Unit C-210, Unit C-220, Unit C-230, or Unit C-240 or designated as storage for common areas of this plat."
3. Prior to forwarding the preliminary plat application to City Council, the applicant shall revise plate note 7 to state, "Parking spaces 1-5 may only be owned by individual condominium unit owners of this plat and may only be used for vehicle parking by occupants or tenants of condominium units within this plat."
4. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

RECOMMENDED MOTION

"I move to recommend approval of the Walnut & Fourth Condominiums Subdivision Preliminary Plat application and adopt the Findings of Fact, Conclusions of Law, and Decision as the application conforms to all applicable subdivision regulations for a preliminary plat and condominium project."

ATTACHMENTS:

A. Walnut & Fourth Condominiums Subdivision Preliminary Plat Application & Supplemental Materials
B. Walnut & Fourth Condominiums Subdivision Preliminary Plat Plan Set
C. Draft Planning and Zoning Commission Findings of Fact, Conclusions of Law, and Decision

Attachment A

Walnut & Fourth Condominiums

Subdivision Preliminary Plat Application

&

Supplemental Materials

City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
Application Number:	P23-053
Date Received:	6/8/23
By:	HLN
Fee Paid:	$8925
Approved Date:	
By:	

Subdivision Application

Submit completed application to the Planning and Building Department electronically to planningandzoning@ketchumidaho.org. Once your application has been received, we will review it and contact you with the next steps. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the city website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: Walnut & Fourth Condominiums			
Owner of Record: Walnut & Fourth LLC			
Address of Owner: c/o Gregory Carr, 313 N Water Ave., Idaho Falls, ID 83402			
Representative of Owner: David Patrie, Galena-Benchmark Engineering			
Legal Description: Lot 7A, Block 44, Ketchum Townsite RPK 0000044007A			
Street Address: 580 4th St. E			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 17 condo units			
Total Land Area: +/- 16,512 Sq. Ft. (0.38 Ac. +/-)			
Current Zoning District: CC			
Proposed Zoning District: CC			
Overlay District:			
TYPE OF SUBDIVISION			
Condominium ☒	Land ☐	PUD ☐	Townhouse ☐
Adjacent land in same ownership in acres or square feet:			
Easements to be dedicated on the final plat: Public Utility Easements as shown on the attached plat.			
Briefly describe the improvements to be installed prior to final plat approval: The structure and infrastructure for condominium units will be finished.			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations One (1) copy of current title report and owner's recorded deed to the subject property One (1) copy of the preliminary plat All files should be submitted in an electronic format to planningandzoning@ketchumidaho.org			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

David Patrie 05/23/23

Applicant Signature (for owner) Date

Instrument # 665131
HAILEY, BLAINE, IDAHO
11-22-2019 01:42:30 PM No. of Pages: 2
Recorded for : THOMAS C PRAGGASTIS
JOLYNN DRAGE Fee: 15.00
Ex-Officio Recorder Deputy
Index to: WTY/QC/CORP DEED

RECORDING REQUESTED BY
AND
WHEN RECORDED RETURN TO

Thomas C. Praggastis
Post Office Box 6090
Ketchum, Idaho 83340

Mail Tax Statements To:

Walnut & Fourth, LLC
c/o Gregory C. Carr
313 N. Water Avenue
Idaho Falls, ID 83402

(Space Above Line for Recorder's Use)

QUITCLAIM DEED

FOR VALUE RECEIVED, GCC, LLC, an Idaho limited liability company, Grantor, does hereby convey, release, remise and forever quitclaim unto WALNUT & FOURTH, LLC, an Idaho limited liability company, Grantee, all of Grantor's right, title and interest in the following described real property located in Blaine County, Idaho:

Lots 7 and 8 in Block 44 of the CITY OF KETCHUM, as shown on the official plat thereof, on file in the office of the County Recorder, Blaine County, Idaho.

The Property shall be held by Grantee subject to reservations, restrictions, encumbrances, easements and other matters of record.

DATED this 18th day of November, 2019.

GCC, LLC,
an Idaho limited liability company

By: Gregory C. Carr
Its: Manager

STATE OF Idaho)
ss.
County of Blaine)

On this 18th day of November, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared GREGORY C. CARR, known to me to be the Manager of GCC, LLC, an Idaho limited liability company, and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Christine A. Rolf
Notary Public for State of
Residing at Hailey, Idaho
Commission Expires: 6-15-2023

CHRISTINE A. ROLF
NOTARY PUBLIC
MY COMMISSION
EXPIRES 6-15-2023
STATE OF IDAHO
COMMISSION NUMBER 8872

CLTA GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
A CORPORATION, HEREIN CALLED THE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated: March 8, 2023

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

TitleOne
Company Name

271 1st Ave North
PO Box 2365
Ketchum, ID 83340
City, State

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

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GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** - The following terms when used in the Guarantee mean:
   (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.
2. **Exclusions from Coverage of this Guarantee** - The Company assumes no liability for loss or damage by reason of the following:
   (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water; whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
   (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
   (d) (1) Defects, liens, encumbrances or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
   (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claim to be Given by Assured Claimant** - An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute** - The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** - Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage** - In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by an authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
7. **Options to Pay or Otherwise Settle Claims: Termination of Liability** - In case of a claim under this Guarantee, the Company shall have the following additional options:
   (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

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The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company of cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. **Determination and Extent of Liability -** This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. **Limitation of Liability**

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. **Reduction of Liability or Termination of Liability** - All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. **Payment Loss**

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

12. **Subrogation Upon Payment or Settlement -** Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. **Arbitration** - Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. **Liability Limited to This Guarantee; Guarantee Entire Contract**

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. **Notices, Where Sent** - All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P. O. Box 2029, Houston, TX 77252-2029.

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LOT BOOK GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

File No. 23472754
State: ID
County: Blaine

Guarantee No.	Liability	Date of Guarantee	Fee
G-0000061556718	$1,000.00	March 8, 2023 at 7:30 a.m.	$140.00

Name of Assured:
Galena Engineering

The assurances referred to on the face page hereof are:

1. **That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):**

   Lot 7A, Block 44 of LOT 7A, BLOCK 44, KETCHUM TOWNSITE, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 682495, records of Blaine County, Idaho.

2. **The last recorded instrument purporting to transfer title to said land is:**

   Deed Type: Quit Claim Deed
   Grantors: GCC, LLC, an Idaho limited liability company
   Grantees: Walnut & Fourth, LLC, an Idaho limited liability company
   Recorded Date: November 22, 2019
   Instrument: 665131
   Click here to view

3. **There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.**

4. **There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.**

5. **No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.**

6. **No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.**

EXCEPTIONS:

1. NOTE: According to the available records, the purported address of the land referenced herein is:

580 E 4th St, Ketchum, ID 83340

2. Taxes for the year 2022 are paid in full.
Parcel Number: RPK0000044007A
Original Amount: $10,785.92

3. Taxes, including any assessments collected therewith, for the year 2023 which are a lien not yet due and payable.

4. Real property taxes which may be assessed, levied and extended on any subsequent and/or occupancy roll with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.

5. Water and sewer charges, if any, for the City of Ketchum.

6. Easements, reservations, restrictions, and dedications as shown on the official plat of Ketchum Townsite.

7. Easements, reservations, restrictions, and dedications as shown on the official plat of Lot 7A, Block 44, Ketchum Townsite.

8. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded January 14, 1980 as Instrument No. 200412, records of Blaine County, Idaho.

9. An easement for the purpose shown below and rights incidental thereto as set forth in an Easement.
Granted to: CLM Properties, a California general partnership
Purpose: Support and maintenance of a building wall and foundation
Recorded: April 6, 1984
Instrument No.: 250232

10. Terms and conditions contained in a/an FAR Exceedance Agreement Contract #20595 by and between the City of Ketchum and Walnut & Fourth LLC.
Recorded: May 12, 2021
Instrument No.: 682499, records of Blaine County, Idaho.

11. Terms and conditions contained in a/an FAR Exceedance Agreement #20595A by and between the City of Ketchum and Walnut & Fourth LLC.
Recorded: January 4, 2023
Instrument No.: 698234, records of Blaine County, Idaho.

12. Terms and conditions contained in a/an Right-of-Way Encroachment Agreement 22814 by and between the City of Ketchum, Idaho, a municipal corporation and Walnut & Fourth, LLC.
Recorded: January 24, 2023
Instrument No.: 698578, records of Blaine County, Idaho.

13. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: $1,855,000.00
Trustor/Grantor: GCC LLC, an Idaho limited liability company
Trustee: Blaine County Title
Beneficiary: Bank of Idaho
Dated: May 6, 2019
Recorded: May 6, 2019
Instrument No.: 659935

An agreement to modify the terms and provisions of said Deed of Trust as therein provided.
Recorded: February 8, 2023
Instrument No.: 698790, records of Blaine County, Idaho.

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

JUDGMENT AND TAX LIEN GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

Amount of Liability: $1,000.00

Fee Amount: $0.00

Guarantee No.: G-0000061556718

Name of Assured: Galena Engineering

Date of Guarantee: March 8, 2023

That, according to the indices of the County Recorder of Blaine County, State of ID, for a period of 10 years immediately prior to the date hereof, there are no

*** Federal Tax Liens**
*** Abstracts of Judgment, or**
*** Certificates of State Tax Liens**

filed, or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown under Exceptions.

The parties referred to in this guarantee are as follows:

Walnut & Fourth, LLC, an Idaho limited liability company

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

SCHEDULE B

Exceptions:

NONE

CONDOMINIUM DECLARATION

FOR

WALNUT & FOURTH CONDOMINIUMS

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LAWSON LASKI CLARK, PLLC
675 Sun Valley Road, Suite A
Post Office Box 3310
Ketchum, ID 83340

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CONDOMINIUM DECLARATION
FOR WALNUT & FOURTH CONDOMINIUMS

THIS CONDOMINIUM DECLARATION (the "Declaration") dated for reference purposes _____, 2023, shall be effective upon recordation in the office of the Recorder in Blaine County, Idaho. This Declaration is made by Walnut & Fourth, LLC, an Idaho limited liability company (the "Declarant"). Declarant is the owner of certain real property in the City of Ketchum, Blaine County, Idaho more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Declarant hereby makes the following grants, submissions, and declarations:

ARTICLE 1. IMPOSITION OF COVENANTS

Section 1.1 Purpose. The purpose of this Declaration is to create a mixed use residential and commercial condominium project known as Walnut & Fourth Condominiums (the "Project") by submitting the Property to the condominium form of ownership and use pursuant to the Idaho Condominium Act, Idaho Code §§ 55-1501 et seq., as amended and supplemented from time to time (the "Act"). The Project shall be a combination residential and commercial project consisting of: (a) two (2) residential units and four (4) commercial units on the second floor; (b) four (4) commercial units on the first floor; and (c) two (2) community housing units, one (1) commercial unit, and four (4) storage units in the basement plus associated Common Areas and Limited Common Areas, all as determined by Declarant.

Section 1.2 Intention of Declarant. Declarant desires to protect the value and desirability of the Project, to further a plan for the improvement, lease, sale and ownership of the Units in the Project, to create a harmonious and attractive development and to promote and safeguard the health, comfort, safety, convenience, and welfare of the Owners of Units in the Project.

Section 1.3 Declaration. To accomplish the purposes and intentions recited above, Declarant hereby submits the Property, together with all improvements, appurtenances, and facilities relating to or located on the Property now and in the future, to condominium ownership under the Act , and hereby imposes upon all of the Property the covenants, conditions, restrictions, easements, reservations, rights-of-way, and other provisions of this Declaration, and Declarant hereby declares that all of the Property shall be held, sold, conveyed, encumbered, leased, rented, occupied, and improved subject to the provisions of this Declaration.

Section 1.4 Covenants Running With the Land. All provisions of this Declaration shall be deemed to be covenants running with the land, or as equitable servitudes, as the case may be. The benefits, burdens, and other provisions contained in this Declaration shall be binding upon and shall inure to the benefit of Declarant, all Unit Owners, and their respective heirs, executors, administrators, personal representatives, successors, and assigns.

ARTICLE 2. DEFINITIONS

The following words, when used in this Declaration, shall have the meanings designated below unless the context expressly requires otherwise:

Section 2.1 "Act" means the Idaho Condominium Act as defined in Section 1.1 hereof. In the event the Act is repealed, the Act, on the effective date of this Declaration, shall remain applicable to this Declaration.

Section 2.2 "Allocated Interests" means the undivided interest in the Common Elements and the Common Expense Liability and the votes in the Association allocated to each of the Units in the Project. The formulas used to establish the Allocated Interests are described in Article 4. The Allocated Interests for each Unit are set forth on Exhibit B.

Section 2.3 "Articles of Incorporation" means the Articles of Incorporation of Walnut & Fourth Condominiums Owners' Association as filed with the Idaho Secretary of State, a copy of which is attached hereto as Exhibit C.

Section 2.4 "Assessments" means the annual, special and default Assessments, if any, levied pursuant to this Declaration.

Section 2.5 "Association" means the Walnut & Fourth Condominiums Owners' Association, Inc., an Idaho nonprofit corporation, and its successors and assigns.

Section 2.6 "Board of Directors" or "Board" means the governing body of the Association, as provided in this Declaration and in the Articles of Incorporation and Bylaws of the Association and in the Act.

Section 2.7 "Bylaws" means any instruments, however denominated, which are adopted by the Association for the regulation and management of the Association, including the amendments thereto, copies of which are attached hereto as Exhibit D.

Section 2.8 "Commercial Unit" means Units with a "C" prefix as depicted on the Plat as follows: C-110, C-120, C-150, C-160, C-210, C-220, C-230, C-240, C-B1, C-B4, C-B5, C-B8 and C-B9. Commercial Units B-4, B-5, B-8 and B-9 are designed primarily for use for storage.

Section 2.9 "Common Area" or "Common Elements" means all of the Project, other than the Units, but including, without limiting the generality of the foregoing, the following components:

(a) the Property; and

(b) the Improvements (including, but not by way of limitation, the foundations, columns, girders, beams, supports, perimeter and supporting walls, chimneys, chimney chases, roofs, balconies, windows, entrances and exits, and the mechanical installations of the Improvements consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, sewer, cable television, and heating and central air conditioning which exist for use by one or more of the Unit Owners, including the pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith), whether located exclusively within the boundaries any Unit or Units or not, except for the Units; and

(c) corridors, elevators, and stair towers; and

(d) the yards, sidewalks, walkways, paths, grass, shrubbery, trees, driveways, roadways, plaza, parking garage and parking areas, and related facilities upon the Property; and

(d) the pumps, tanks, motors, fans, storm drainage structures, compressors, ducts, and, in general, all apparatus, installations, and equipment of the Improvements existing for use of one or more of the Unit Owners; and

(e) in general, all other parts of the Project designated by Declarant as Common Elements and existing for the use of one or more of the Unit Owners.

The Common Elements shall be owned by the Unit Owners of the separate Units, each Unit Owner of a Unit having an undivided interest in the Common Elements as allocated in Exhibit B.

Section 2.10 "Common Expenses Liability" means the liability for Common Expenses allocated to each Unit pursuant to this Declaration.

Section 2.11 "Common Expenses" means expenditures made or liabilities incurred by or on behalf of the Association, together with any allocations to reserves, including, without limiting the generality of the foregoing, the following items:

(a) expenses of administration, insurance, operation, and management, repair or replacement of the Common Elements except to the extent such repairs and replacements are responsibilities of a Unit Owner as provided in this Declaration;

(b) expenses declared Common Expenses by the provisions of this Declaration or the Bylaws;

(c) all sums lawfully assessed against the Units by the Board of Directors;

(d) expenses agreed upon as Common Expenses by the members of the Association;

(e) expenses provided to be paid pursuant to any Management Agreement; and

(f) personal property associated with the Common Area.

Section 2.12 "Costs of Enforcement" means all monetary fees, fines, late charges, interest, expenses, costs, including receiver's and appraiser's fees, and reasonable attorneys' fees and disbursements, including legal assistants' fees, incurred by the Association in connection with the collection of Assessments or in connection with the enforcement of the terms, conditions and obligations of the Project Documents.

Section 2.13 "Declarant" means Walnut & Fourth, LLC, an Idaho limited liability company, its successors and assigns.

Section 2.14 "Declaration" means this Declaration, together with any supplement or amendment to this Declaration, and any other recorded instrument

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however denominated that exercises a Development Right, executed by Declarant and recorded in the Records. The term Declaration includes all Plats recorded with this Declaration and all amendments to the Declaration and supplements to the Plats without specific reference thereto.

Section 2.15 "Deed" means each initial Special Warranty, Warranty or Grant Deed recorded after the date hereof by which Declarant conveys a Unit.

Section 2.16 "Eligible First Mortgagee" means a First Mortgagee that has notified the Association in writing of its name and address and status as a First Mortgagee and has requested that it receive notices provided for in Article 19 entitled "Mortgagee Protections".

Section 2.17 "First Mortgagee" means a holder of a Security Interest in a Unit that has priority over all other Security Interests in the Unit.

Section 2.18 "Improvement(s)" means the building (including all fixtures and improvements contained within it) located on the Property in which Units or Common Elements are located.

Section 2.19 "Limited Common Elements" means those parts of the Common Elements that are limited to and reserved for the use in connection with one or more, but fewer than all, of the Units. Without limiting the foregoing, the Limited Common Elements shall include the common or party wall shared by adjoining Units which are owned by the same Person, any window, patio or deck door, balcony, deck, patio, courtyard or porch appurtenant to and accessible only from a Unit, any shutters, awnings, window boxes, doorsteps, stoops, porch, balcony or patio designated or designed to serve a single Unit but located outside the Unit's boundaries, storage spaces and parking spaces outside Units designated as Limited Common Elements in this Declaration or on the Plat, if any. If any chute, flue, duct, wire, conduit, bearing wall, bearing column or other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements. Limited Common Elements also include any portion of the Common Elements allocated by this Declaration or on the Plat as Limited Common Elements. All Limited Common Elements shall be used in connection with the appurtenant Unit(s) to the exclusion of the use thereof by the other Unit Owners, except by invitation. Subject to the Association's overall responsibility for maintenance of the Limited Common Elements, each Unit Owner shall be responsible for routine care and cleaning of the walls, ceilings and floors of any balcony, patio or of any other Limited Common Elements appurtenant

to and accessible only from the Unit Owner's Unit, and for keeping the same in a clean, sanitary, and attractive condition. Extraordinary maintenance and renovations of the Limited Common Elements shall require the prior written approval of the Association or shall be performed by the Association. No reference to Limited Common Elements need be made in any instrument of conveyance or encumbrance in order to convey or encumber the Limited Common Elements appurtenant to a Unit.

Limited Common Elements may be classified as "Commercial Limited Common Elements" or "Residential Limited Common Elements." The designation as a Residential Limited Common Element means the area so designated shall be used by all Residential Unit Owners in common, to the exclusion of the Commercial Unit Owner.

Section 2.20 "Majority of Owners" means a majority (or any greater percentage that may be specifically required for a particular action or authorization by the terms of this Declaration) of the total voting power of the members of the Association.

Section 2.21 "Management Agreement" means any contract or arrangement entered into for purposes of discharging the responsibilities of the Board of Directors relative to the operation, maintenance, and management of the Project.

Section 2.22 "Managing Agent" means a person, firm, corporation or other entity employed or engaged as an independent contractor pursuant to a Management Agreement to perform management services for the Association.

Section 2.23 "Occupant" means any member of a Residential Unit Owner's family or a Unit Owner's guests, invitees, tenants, employees, or licensees who occupy a Unit or are on the Common Elements for any period of time.

Section 2.24 "Period of Declarant Control" means the maximum period of time defined and limited by Section 8.6 of this Declaration during which the Declarant may, at its option, control the Association.

Section 2.25 "Person" means an individual, association, partnership, limited liability company, corporation, trust, governmental agency, political subdivision or any combination thereof.

Section 2.26 "Plat" means that part of a Declaration that is a land survey plat as set forth in Idaho Code § 50-1301, as amended, depicts all or any portion of the Project in two dimensions, is executed by the Declarant, and is recorded in the Records.

Section 2.27 "Project" means the term as defined in Section 1.1 hereof.

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Section 2.28 "Project Documents" means the basic documents creating and governing the Project, including, but not limited to, this Declaration, the Articles of Incorporation and Bylaws, the Plat, and any procedures, Rules and Regulations included in the Walnut & Fourth Condominiums Rules, and any policies relating to the Project adopted under such documents by the Association or the Board of Directors.

Section 2.29 "Property" means that that term as defined in the introduction to this Declaration and more particularly described on Exhibit A, attached hereto.

Section 2.30 "Real Estate" means any leasehold or other estate or interest in, over, or under land, including structures, fixtures, and other improvements and interests that, by custom, usage or law, pass with the conveyance of land though not described in the contract of sale or instrument of conveyance. Real Estate includes parcels with or without Horizontal Boundaries and spaces that may be filled with air or water.

Section 2.31 "Records" means the Office of the Clerk and Recorder in Blaine County, Idaho, and each other county in which any portion of the Project is located.

Section 2.32 "Residential Unit" means Units with a "R" prefix as depicted on the Plat as follows: R-250, R-260, R-B2 and R-B3. Residential Units B2 and B3 are designated for deed restricted community housing.

Section 2.33 "Rules and Regulations" means the rules and regulations promulgated by the Board of Directors for the management, preservation, safety, control, and orderly operation of the Project in order to effectuate the intent and to enforce the obligations set forth in the Project Documents, as amended and supplemented from time to time. Separate Rules and Regulations may apply to the different classes of Units within the Project.

Section 2.34 "Security Interest" means an interest in Real Estate or personal property created by contract or conveyance which secures payment or performance of an obligation. The terms includes a lien created by a mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security, and any other consensual lien or title retention contract intended as security for an obligation. The holder of a Security Interest includes any insurer or guarantor of a Security Interest.

Section 2.35 "Special Declarant Rights" means those rights reserved by Declarant in Article 15 of this Declaration.

Section 2.36 "Unit" means a physical portion of the Project which is designated for separate ownership and the boundaries of which are described in or determined by this Declaration. Each Unit shall be designated by a separate number, letter, address or other symbol or combination thereof that identifies only one Unit in the Project as more specifically set forth on Exhibit B. Walls, floors or ceilings designated as boundaries of a Unit in this Declaration, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof are a part of the Unit and all other portions of the walls, floors or ceilings are a part of the Common Elements. Subject to Sections 2.9(b) and 2.19, all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are a part of the Unit. A Unit may be either a Residential Unit or a Commercial Unit.

Section 2.37 "Unit Owner" or "Owner" means the Declarant or any other person who owns record title to a Unit (including a contract seller, but excluding a contract purchaser) but excluding any person having a Security Interest in a Unit unless such person has acquired record title to the Unit pursuant to foreclosure or any proceedings in lieu of foreclosure.

ARTICLE 3 - DIVISION OF PROJECT INTO CONDOMINIUM OWNERSHIP

Section 3.1 Division Into Units. The Property is hereby divided into that number of Units described in Exhibit B, as amended from time to time, each consisting of a fee simple interest in a Unit and an undivided fee simple interest in the Common Elements in accordance with the respective undivided interests in the Common Elements as set forth in Exhibit B. Such undivided interests in the Common Elements are hereby declared to be appurtenant to the respective Units. The total of the undivided interests in the Common Elements set forth in Exhibit B, shall be deemed to equal one hundred percent (100%) for purposes of this Declaration.

Section 3.2 Delineation of Unit Boundaries. The boundaries of each Unit are delineated and designated by an identifying number on the Plat, and those numbers are set forth in Exhibit B.

Section 3.3 Inseparability of Unit. Except as provided in Section 3.5 below, and in Article 15: (a) no part of a Unit or of the legal rights comprising ownership of a Unit may be partitioned or separated from any other part thereof during the period of condominium ownership prescribed in this Declaration; (b) each Unit shall always be conveyed, transferred, devised, bequeathed, encumbered, and otherwise affected only as a complete Unit; and (c) every conveyance, transfer, gift, devise, bequest, encumbrance other disposition of a Unit or any part thereof shall be presumed to be a

disposition of the entire Unit, together with all appurtenant rights and interests created by law or by this Declaration, including the Unit Owner's membership in the Association.

Section 3.4 Non-Partitionability of Common Elements. The Common Elements shall be owned in common by all of the Unit Owners and shall remain physically undivided, and no Unit Owner shall bring any action for partition or division of the Common Elements. By acceptance of a deed or other instrument of conveyance or assignment to a Unit, each Unit Owner shall be deemed to have specifically waived such Unit Owner's right to institute or maintain a partition action or any other cause of action designed to cause a division of the Common Elements, and this Section may be pleaded as a bar to the maintenance of such an action. Any Unit Owner who shall institute or maintain any such action shall be liable to the Association and hereby agrees to reimburse the Association for the Costs of Enforcement in defending any such action.

Section 3.5 Alterations of Units; Relocation of Boundaries Between Adjoining Units. Subject to receipt of prior written approval of the Declarant during the Period of Declarant Control and, thereafter, the Association, Unit Owner(s) shall have the right to alter their Units, and relocate boundaries between their Unit and an adjoining Unit, combine adjoining Units and alter and improve Limited Common Elements and reallocate Limited Common Elements between or among Units, subject to the provisions and requirements of this Declaration and of the Act and an appropriate reallocation of the share of Common Area Ownership and Common Expense Liability as set forth on Exhibit B. Any costs associated with replatting required to accomplish the foregoing shall be the responsibility of the Owner.

ARTICLE 4 - ALLOCATED INTERESTS

Section 4.1 Allocation of Interests. The Allocated Interests assigned to each Unit are set forth on Exhibit B. These interests have been allocated in accordance with the formulas set out in Section 4.2 below. These formulas are to be used in reallocating interests if Units are added to the Project or if Units are converted to Common Elements or Limited Common Elements.

Section 4.2 Formulas for the Allocation of Interests. The interests allocated to each Unit that are set forth on Exhibit B have been calculated by the Declarant using the following formulas:

(a) Undivided Interest in the Common Elements. The percentage of the undivided interest in the Common Elements allocated to each Unit is based on the square footage of the interior floor area of each Unit in relation to the square footage of

the interior of all Units in the Project as a whole as determined by Declarant or, after the period of Declarant Control, the Association. Such percentage is to be used for tax assessments pursuant to Section 55-1514 of the Act as well as liability pursuant to Section 55-1515 of the Act.

(b) Common Expense Liability. The percentage of Common Expense Liability allocated to each Unit is based on the relative undivided interests in the Common Elements allocated to each Unit, calculated as set forth in Section 4.2(a), above.

(c) Votes. Each Unit shall be allocated one (1) vote for a total of seventeen (10) votes.

Section 4.3 Rounding Convention. Allocated Interests, stated as a fraction or as a percentage, shall be rounded to the nearest tenth of a percent (.1%) and shall, in total, be deemed to equal one hundred percent (100%) for the purpose of this Declaration.

ARTICLE 5 - PLAT

The Plat shall be filed in the Records. The Plat shall be filed following substantial completion of the Improvement(s) depicted on the Plat and prior to the conveyance of any Unit depicted on the Plat to a purchaser. The Plat shall show the following:

(a) the name and a general schematic map of the entire Project;

(b) the location and dimensions of all existing improvements within that Real Estate;

(c) the extent of any existing encroachments across any Project boundary;

(d) to the extent feasible, a legally sufficient description of all easements serving or burdening any portion of the Project;

(e) the location of each Unit and that Unit's identifying number;

(f) horizontal Unit boundaries, with reference to all established data and that Unit's identifying number;

(g) any Units in which the Declarant has reserved the right to create additional Units or Common Elements, identified appropriately; and

(f) the approximate location and dimensions of all Limited Common Elements.

The Plat shall contain a certificate of a registered and licensed surveyor certifying that it was prepared subsequent to the substantial completion of the improvements and contains all information required by this Declaration and the Act. Each supplement shall set forth a like certificate when appropriate. In interpreting the Plat, the existing physical boundaries of each separate Unit as constructed shall be conclusively presumed to be its boundaries.

ARTICLE 6 - LEGAL DESCRIPTION AND TAXATION OF UNITS

Section 6.1 Contracts to Convey and Conveyances. Subsequent to the recording of the Declaration and Plat, contracts to convey, instruments of conveyance of Units, and every other instrument affecting title to a Unit shall be in substantially the following form with such omissions, insertions, recitals of fact, or other provisions as may be required by the circumstances or appropriate to conform to the requirements of any governmental authority, practice or usage or requirement of law with respect thereto:

> Unit ____, according to the Condominium Declaration for Walnut & Fourth Condominiums, recorded _____, as Instrument No. _____ and the Plat recorded _____, as Instrument No. _____, in the office of the Recorder of Blaine County, Idaho.

Section 6.2 Conveyance Deemed to Describe an Undivided Interest in Common Elements. Every instrument of conveyance, Security Interest, or other instrument affecting the title to a Unit which legally describes the Unit substantially in the manner set forth above shall be construed to describe the Unit, together with the undivided interest in the Common Elements appurtenant to it, and together with all fixtures and improvements contained in it, and to incorporate all the rights incident to ownership to a Unit and all the limitations of ownership as described in the covenants, conditions, restrictions, easements, reservations, rights-of-way, and other provisions

contained in this Declaration, including the easement of enjoyment to use the Common Elements.

Section 6.3 Separate Tax Assessments. Upon the filing for record of this Declaration and the Plat in the Records, Declarant shall deliver a copy of this Declaration to the assessor of Blaine County as provided by law. The lien for taxes assessed shall be confined to the Unit(s). No forfeiture or sale of any Unit for delinquent taxes, assessments, or other governmental charge shall divest or in any way affect the title to any other Unit.

ARTICLE 7 - UNIT OWNERS' PROPERTY RIGHTS IN COMMON ELEMENTS

Section 7.1 Common Elements. Every Unit Owner shall have a perpetual right and easement of access over, across, and upon the Common Elements for the purpose of access to and from the Unit from public ways for both pedestrian and vehicular travel, which right and easement shall be appurtenant to and pass with the transfer of title to such Unit; provided, however, that such right and easement shall be subject to the following:

(a) the covenants, conditions, restrictions, easements, reservations, rights-of-way, and other provisions contained in this Declaration, and the Plat;

(b) the right, without the obligation, of the Association from time to time to assign on an equitable basis portions of the Common Elements such as parking spaces or storage spaces for the exclusive use of the Unit Owner of a particular Unit by an appropriate instrument in writing;

(c) the right, without the obligation, of the Association to adopt, from time to time, any and all rules and regulations concerning vehicular traffic and travel upon, in, under, and across the Project; and

(d) the right, without the obligation, of the Association to adopt, from time to time, any and all rules and regulations concerning the Project as the Association may determine is necessary or prudent for the management, preservation, safety, control, and orderly operation of the Project for the benefit of all Unit Owners, and for facilitating the greatest and most convenient availability and use of the Units and Common Elements by Unit Owners.

Section 7.2 Limited Common Elements. Subject to the provisions of this Declaration, every Unit Owner shall have the right to use and enjoy the Limited Common Elements appurtenant to his Unit.

ARTICLE 8 - MEMBERSHIP AND VOTING RIGHTS IN ASSOCIATION

Section 8.1 Association Membership. The Association's Articles of Incorporation shall be filed no later than the date the first interest in a Unit in the Project is conveyed to a purchaser. Every Unit Owner shall be a member of the Association and shall remain a member for the period of the Unit Owner's ownership of a Unit. No Unit Owner, whether one or more persons or entity, shall have more than one membership per Unit owned, but all of the persons or entities owning a Unit shall be entitled to rights of membership and of use and enjoyment appurtenant to ownership of a Unit. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of a Unit. If title to a Unit is held by more than one individual, by a firm, corporation, partnership, association or other legal entity or any combination thereof, such individuals, entity or entities shall appoint and authorize one person or alternate persons to represent the Unit Owners of the Unit. Such representative shall be a natural person who is a Unit Owner, or a designated board member or officer of a corporate Unit Owner, or a general partner of a partnership Unit Owner, or a comparable representative of any other entity, and such representative shall have the power to cast votes on behalf of the Unit Owner as a member of the Association, and serve on the Board of Directors if elected, subject to the provisions of and in accordance with the procedures more fully described in the Bylaws of the Association. Notwithstanding the foregoing, if only one of the multiple Unit Owners of a Unit is present at a meeting of the Association, such Unit Owner is entitled to cast the vote(s) allocated to that Unit. If more than one of the multiple Unit Owners are present and there is no written designation of an authorized representative, the vote allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the Unit Owners, which majority agreement may be assumed for all purposes if any one of the multiple Unit Owners casts the vote allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the other Unit Owners of the Unit.

Section 8.2 Voting Rights and Meetings. Each Unit in the Project shall have the votes allocated in Section 4.2(c). A meeting of the Association shall be held at least once each year. Special meetings of the Association may be called by the President, by a majority of the Board of Directors, or by Unit Owners having twenty-five percent (25%), or any lower percentage specified in the Bylaws, of the votes in the Association. Not less than ten (10) and no more than fifty (50) days in advance of any meeting, the

Secretary or other officer specified in the Bylaws shall cause notice to be hand delivered, sent prepaid by United States Mail to the mailing address of each Unit Owner or sent via e-mail with the Unit Owner's consent to receive notice by such means. The notice of any meeting must state the time and place of the meeting and the items on the agenda including the general nature of any proposed amendment to this Declaration or Bylaws, any budget changes, and any proposal to remove an officer or member of the Board of Directors. Unless the Bylaws provide for a lower percentage, a quorum is deemed present throughout any meeting of the Association if persons entitled to cast twenty percent (20%) of the votes, in person or by proxy, at the beginning of the meeting. Notwithstanding anything to the contrary contained herein, for a period of ten (10) years from the date of this Declaration, Declarant shall receive notice of and have the right to attend all meetings of the Association and/or its Board.

Section 8.3 Meeting to Approve Annual Budget. At the annual meeting of the Association or at a special meeting of the Association called for such purpose, the Unit Owners shall be afforded the opportunity to ratify a budget of the projected revenues, expenditures (both ordinary and capital) and reserves for the Association's next fiscal year as proposed by the Board of Directors. A summary of the budget proposed by the Board of Directors shall be mailed or sent via e-mail with the Unit Owner's consent to receive notice by such means, to the Unit Owners within thirty (30) days after its adoption by the Board of Directors, along with a notice of a meeting of the Association to be held not less than ten (10) nor more than fifty (50) days after mailing of the summary to the Unit Owners. Unless, at such meeting, a Majority of Owners, rather than a majority of those present and voting in person or by proxy, reject the proposed budget, the budget is ratified, regardless of whether a quorum is present at the meeting. In the event the proposed budget is rejected, the budget last ratified by the Unit Owners continues until such time as the Unit Owners ratify a subsequent budget proposed by the Board of Directors as provided above.

Section 8.4 Unit Owners' and Association's Addresses for Notices. All Unit Owners of each Unit shall have one and the same registered mailing address to be used by the Association or other Unit Owners for notices, demands, and all other communications regarding Association matters. The Unit Owner or the representative of the Unit Owners of a Unit shall furnish such registered address to the secretary of the Association or its' designated agent within ten days after transfer of title to the Unit to such Unit Owner or Unit Owners. Such registration shall be in written form and signed by all of the Unit Owners of the Unit or by such persons as are authorized to represent the interests of all Unit Owners of the Unit. If no address is registered or if all of the Unit Owners cannot agree, then the address of the Unit shall be deemed their registered address until another registered address is furnished as required under this

Section 8.4. If the address of the Unit is the registered address of the Unit Owner(s), then any notice shall be deemed duly given if delivered to any person occupying the Unit or, if the Unit is unoccupied, if the notice is held and available for the Unit Owners at the principal office of the Association. All notices and demands intended to be served upon the Board of Directors shall be sent to the Project or such other address as the Board of Directors may designate from time to time by notice to the Unit Owner(s). For the purposes of meeting Notices, any Unit Owner may consent to receive notice by email by providing the Association a current email address. Such email address shall be deemed valid unless and until a new email address is provided to the Association or consent to receive notice by email is withdrawn by the Unit Owner.

Section 8.5 Transfer Information. All Persons who acquire Unit(s) other than from Declarant shall provide to the Association written notice of the Person's name, address, Unit owned, date of transfer, and name of the former Unit Owner within ten (10) days of the date of transfer. The Person shall also provide a true and correct copy of the recorded instrument conveying or transferring the Unit or such other evidence of the conveyance or transfer as is reasonably acceptable to the Association. In addition, the Association may request such other information as the Association determines is necessary or desirable in connection with obtaining and maintaining information regarding conveyances and transfers of Units. The Association or Managing Agent shall have the right to charge the Person a reasonable administrative fee for processing the transfer in the records of the Association.

Section 8.6 Declarant Control of the Association. In order to ensure an orderly commencement of the occupation and operation of the Project, there shall be a Period of Declarant Control of the Association, during which a Declarant, or persons designated by the Declarant, may appoint and remove the officers and members of the Board of Directors, notwithstanding any voting requirements or other procedural requirements set forth herein or in the Bylaws. The Period of Declarant Control shall commence upon the recording of this Declaration and shall terminate two (2) years thereafter.

Declarant may voluntarily surrender the right to appoint and remove officers and members of the Board of Directors before termination of that period, but in that event the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or Board of Directors, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

Section 8.7 Required Election of Residential Unit Owners. The Board of Directors shall consist of three (3) members, all of whom shall initially be appointed by the Declarant. Terms shall be for a period of two (2) years, except that the terms of one of the initial Board members shall be one (1) year. Not later than sixty (60) days after conveyance of the second Residential Unit to Unit Owners other than Declarant, one (1) member of the Board of Directors shall be elected by Residential Unit Owners. Following the period of Declarant Control, in order to insure representation of Residential Unit Owners and the Commercial Unit Owner in the affairs of the Association and to protect the valid interests of the Residential Units and the Commercial Unit in the operation of the Project, the Owners of the Residential Units, voting as a class, shall be entitled to elect one (1) member of the Board of Directors, and the Owner of the Commercial Unit shall be entitled to appoint one (1) member of the Board of Directors and the third director shall be elected by a majority of the votes. The Board of Directors shall elect the officers. The members of the Board of Directors and officers shall take office upon election.

Section 8.8 Removal of Members of the Board of Directors. Subject to Section 8.6 hereof, following notice and an opportunity to be heard as required by this Declaration and the Act, the Unit Owners, by ninety percent (90%) vote of all votes cast at a meeting of the Unit Owners at which a quorum is present, may remove a member of the Board of Directors with or without cause, other than a member appointed by the Declarant.

Section 8.9 Requirements for Turnover of Declarant Control. Within sixty (60) days the termination of the Period of Declarant Control, the Declarant shall deliver to the Association all property of the Unit Owners and of the Association held by or controlled by the Declarant, including without limitation the following items:

(a) the original or a certified copy of the recorded Declaration as amended, the Association's articles of incorporation, Bylaws, minute books, other books and records, and any Rules and Regulations which may have been promulgated;

(b) an accounting for Association funds and financial statements, from the date the Association received funds and ending on the date the Period of Declarant Control ends;

(c) the Association funds or control thereof;

(d) all of the Declarant's tangible personal property that has been represented by the Declarant to be the property of the Association or all of the Declarant's tangible personal property that is necessary for, and has been used exclusively in, the operation and enjoyment of the Common Elements, and inventories of these properties;

(e) a copy, for the non-exclusive use of the Association, of any plans and specifications used in the construction or renovation of the Improvements;

(f) all insurance policies then in force, in which the Unit Owners, the Association or its members of the Board of Directors and officers are named as insured persons;

(g) copies of any certificates of occupancy that may have been issued with respect to the Improvements;

(h) any other permits issued by governmental bodies applicable to the Project and which are currently in force or which were issued within one year prior to the date on which Unit Owners other than the Declarant took control of the Association;

(i) written warranties of the contractor, subcontractors, suppliers, and manufacturers that are still effective;

(j) a roster of Unit Owners and First Mortgagees and their addresses and telephone numbers, if known, as shown on the Declarant's records;

(k) employment contracts in which the Association is a contracting party;

(l) any service contract in which the Association is a contracting party or in which the Association or the Unit Owners have any obligation to pay a fee to the persons performing the services;

(m) operation and maintenance documentation of any and all equipment owned by the Association; and

(n) maintenance recommendations for Common Elements including but not limited to furnishings, equipment, elevators and corridor surfaces, spas furniture and garbage receptacles.

Section 8.10 Agent for Service of Process. The Association's initial agent for service of process as contemplated by the Act shall be the person identified as such in the Articles of Incorporation.

ARTICLE 9 - ASSOCIATION POWERS AND DUTIES

Section 9.1 Association Management Duties. Subject to the rights and obligations of Declarant and other Unit Owners as set forth in this Declaration, the Association shall be responsible for the administration and operation of the Project and for the exclusive management, control, maintenance, repair, replacement, and improvement of the Common Elements and the Limited Common Elements, and shall keep the same in good, clean, attractive, and sanitary condition, order, and repair. The expenses, costs, and fees of such management, operation, maintenance, and repair by the Association shall be part of the Assessments, and prior approval of the Unit Owners shall not be required in order for the Association to pay any such expenses, costs, and fees. The Association shall establish and maintain, out of the installments of the annual Assessments, an adequate reserve account for maintenance, repair, or replacement of those Common Elements that must be replaced on a periodic basis. The Association shall adopt and amend budgets for revenues, expenditures, and reserves which will be the basis for collection of Assessments for Common Expenses from Unit Owners. The Association shall keep financial records sufficiently detailed to enable the Association to comply with the requirement that it provide statements of status of Assessments. All financial and other records of the Association shall be made reasonably available for examination by any Unit Owner and such Unit Owner's authorized agents.

Section 9.2 Association Powers. The Association shall have, subject to the limitations contained in this Declaration and the Act, the powers necessary for the administration of the affairs of the Association and the upkeep of the Project which shall include, but not be limited to, the power to:

(a) adopt and amend Bylaws and Rules and Regulations;

(b) adopt and amend budgets for revenues, expenditures and reserves;

(c) collect assessments for Common Expenses from Owners;

(d) create and maintain reserve accounts;

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(e) hire and discharge Managing Agents;

(f) hire and discharge employees and agents, other than Managing Agents, and independent contractors;

(g) institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violation of the Declaration, Bylaws or Rules and Regulations in the Association's name on behalf of the Association or two or more Unit Owners on matters affecting the Project;

(h) make contracts and incur liabilities;

(i) regulate the use, maintenance, repair, replacement and modification of the Common Elements;

(j) cause additional improvements to be made as part of the Common Elements;

(k) acquire, hold, encumber, and convey in the Association's name any right, title or interest to real property or personal property, but Common Elements may be conveyed or subjected to a Security Interest only pursuant to the requirements of the Act;

(l) grant easements, including permanent easements, leases, licenses and concessions, through or over the Common Elements;

(m) impose and receive a payment, fee, or charge for the use, rental or operation of the Common Elements, other than Limited Common Elements, and for services provided to Unit Owners;

(n) impose a reasonable charge for late payment of Assessments, recover Costs of Enforcement for collection of Assessment and other actions to enforce the powers of the Association, regardless of whether or not suit was initiated and, after notice and hearing, levy reasonable fines for violations of this Declaration, Bylaws and Rules and Regulations of the Association;

(o) impose a reasonable charge for the preparation and recordation of amendments to this Declaration or for preparation of statements of unpaid Assessments;

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(p) provide for the indemnification of the Association's officers and Board of Directors and maintain Board of Directors' and officers' liability insurance;

(q) assign the Association's right to future income, including the right to receive Assessments;

(r) by resolution, establish committees of the Board of Directors and/or Unit Owners, permanent and standing, to perform any of the above functions under specifically delegated administrative standards, as designated in the resolution establishing the committee;

(s) exercise any other powers conferred by this Declaration or the Bylaws;

(t) establish policies and procedures for entry into Units under authority granted to the Association in the Project Documents for the purpose of cleaning, maid service, maintenance and repair including emergency repair, and for the purpose of abating a nuisance or a known or suspected dangerous or unlawful activity;

(u) exercise any other power that may be exercised in Idaho by legal entities of the same type as the Association; and

(v) exercise any other power necessary and proper for the governance and operation of the Association.

Section 9.3 Actions by Board of Directors. Except as specifically otherwise provided in this Declaration, the Bylaws or the Act, the Board of Directors may act in all instances on behalf of the Association.

Section 9.4 Board of Directors Meetings. All meetings of the Board of Directors, at which action is to be taken by vote, will be open to the Unit Owners and at the request of any member, agendas for meetings of the Board of Directors shall be made reasonably available for examination by the member of the Association or their representatives, except that meetings of the Board of Directors may be held in executive session(s), without giving notice and without the requirement that they be open to Unit Owners, in the following situations:

(a) budget consideration;

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(b) matters pertaining to employees of the Association or involving the employment, promotion, discipline or dismissal of an officer, agent, or employee of the Association;

(c) consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client;

(d) investigative proceedings concerning possible or actual criminal misconduct;

(e) matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings or matters from public disclosure;

(f) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy, including but not limited to violations and collections proceedings.

ARTICLE 10 – ASSESSMENTS

Section 10.1 Commencement of Annual Assessments. Until the Association makes an Assessment for Common Expenses, the Declarant shall pay all Common Expenses. After any Assessment has been made by the Association, Assessments shall be made no less frequently than annually and shall be based on a budget adopted no less frequently than annually by the Association.

Section 10.2 Annual Assessments. The Association shall levy annual Assessments to pay for the Common Expense Liability allocated to each Unit pursuant to this Declaration, and pay in accordance with Section 10.5. The total annual Assessments shall be based upon a budget of the Association's cash requirements for upkeep of the Project including maintenance, repair and replacement of the Common Elements as required by the Act and the Project Documents, and the funding of reserve funds created pursuant to Section 10.14 of this Declaration. Any surplus funds of the Association remaining after payment of or provision for Common Expenses and any prepayment of or provision for reserves shall be applied to (i) the following year's Annual Assessment, (2) a capital reserve fund, or (3) a refund or Owners or credit against future assessments as determined by the Board of Directors.

Section 10.3 Apportionment of Annual Assessments. The total annual Assessment for any fiscal year of the Association shall be assessed to the Units in proportion to their Percentage of Common Expenses Liability set forth on Exhibit B, subject to: (a) Common Expenses which are separately metered or assessed to the Units by third parties; (b) Common Expenses associated with the maintenance, repair or replacement of Limited Common Elements which shall be assigned equally or on such other equitable basis as the Board of Directors shall determine to the Units to which the specific Limited Common Elements are appurtenant; (c) Common Expenses or portions thereof benefiting fewer than all of the Units which shall be assessed exclusively against the Units benefited; (d) any increased cost of insurance based upon risk which shall be assessed to Units in proportion to the risk; (e) any Common Expense caused by the misconduct of any Unit Owner(s), which may be assessed exclusively or on such other equitable basis as the Board of Directors shall determine against such Unit Owner(s); and (f) any expenses which are charged equally to the Units. All such allocations of Common Expenses Liability to the Units on a basis other than the Units' Percentage of Common Expenses Liability shall be made by the Board of Directors. In making the allocations, the Board of Directors shall use as a guide the assignment of various Common Expenses to the following categories: utilities (unless separately metered or disproportionately benefiting fewer than all Units), insurance, exterior building maintenance and repairs, and reserves. All Common Expenses associated with maintenance, repair or replacement of areas that serve exclusively Residential Units or the Commercial Unit shall be allocated to only such Units.

Section 10.4 Special Assessments. In addition to the annual Assessments authorized above, the Board of Directors may at any time and from time to time determine, levy, and assess in any fiscal year a special Assessment applicable to that particular fiscal year (and for any such longer period as the Board of Directors may determine) for the purpose of defraying, in whole or in part, the unbudgeted costs, fees, and expenses of any construction, reconstruction, repair, demolishing, replacement, renovation or maintenance of the Project, specifically including any fixtures and personal property related to it. Any amounts determined, levied, and assessed pursuant to this Declaration shall be assessed to the Units pursuant to the provisions in Section 10.3 entitled "Apportionment of Annual Assessments" set forth above.

Section 10.5 Due Dates for Assessment Payments. Unless otherwise determined by the Board of Directors, the Assessments are to be paid in quarterly installments in advance and shall be due and payable to the Association at its office or as the Board of Directors may otherwise direct in any Management Agreement, without notice (except for the initial notice of any special Assessment), on the first day of each quarter. If any such installment shall not be paid within thirty (30) days after it shall

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have become due and payable, then the Board of Directors may assess a late charge, default interest charge (not to exceed the rate from time to time allowed by law), fee, or such other charge as the Board of Directors may fix by rule from time to time to cover the extra expenses involved in handling such delinquent Assessment installment. A Unit Owner's Assessment shall be prorated if the ownership of a Unit commences or terminates on a day other than the first day or last day, respectively, of a month or other applicable payment period. However, if the Common Expenses Liability is re-allocated, any installment(s) of an assessment not yet due shall be recalculated in accordance with the re-allocated Common Expenses Liability.

Section 10.6 Default Assessments. All Costs of Enforcement assessed against a Unit Owner pursuant to the Project Documents, or any expense of the Association which is the obligation of a Unit Owner pursuant to the Project Documents shall become a default Assessment assessed against the Unit Owner's Unit. Notice of the amount and demand for payment of such default Assessment shall be sent to the Unit Owner ten (10) days prior to enforcing any remedies for non-payment hereunder.

Section 10.7 Covenant of Personal Obligation for Assessments. Declarant, by creating the Units pursuant to this Declaration, and all other Unit Owners, by acceptance of the deed or other instrument of transfer of his Unit (whether or not it shall be so expressed in such deed or other instrument of transfer), are deemed to personally covenant and agree, jointly and severally, with all other Unit Owners and with the Association, and hereby do so covenant and agree to pay to the Association the (a) annual Assessments, (b) special Assessments, and (c) default Assessments applicable to the Unit Owner's Unit. No Unit Owner may waive or otherwise escape personal liability for the payment of the Assessments provided for in this Declaration by not using the Common Elements or the facilities contained in the Common Elements or by abandoning or leasing his Unit.

Section 10.8 Lien for Assessments; Assignment of Rents. The annual, special, and default Assessments (including installments of the Assessments) arising under the provisions of the Project Documents shall be burdens running with the specific Unit to which such Assessments apply. The Association may impose a lien upon a specific Unit, by preparing a written lien notice setting forth the description of the Unit, the amount of Assessments on the Unit unpaid as of the date of such lien notice, the rate of default interest as set by the Rules and Regulations, the name of the Unit Owner or Unit Owners of the Unit, and any and all other information that the Association may deem proper. The lien notice shall be signed by a member of the Board of Directors, an officer of the Association, or the Managing Agent and shall be recorded in the Records. Upon any default in the payment of annual, special, or default Assessments, the Association

shall also have the right to appoint a receiver to collect all rents, profits, or other income from the Unit payable to the Unit Owner and to apply all such rents, profits, and income to the payment of delinquent Assessments. Each Unit Owner, by ownership of a Unit, agrees to the assignment of such rents, profits and income to the Association effective immediately upon any default in the payment of annual, special, or default Assessments.

Section 10.9 Remedies for Nonpayment of Assessments. If any annual, special, or default Assessment (or any installment of the Assessment) is not fully paid within thirty (30) days after the same becomes due and payable, then as often as the same may happen, (a) interest shall accrue at the default rate set by the Rules and Regulations on any amount of the Assessment in default, accruing from the due date until date of payment, (b) the Association may declare due and payable all unpaid installments of the annual Assessment or any special Assessment otherwise due during the fiscal year during which such default occurred, (c) the Association may thereafter bring an action at law or in equity, or both, against any Unit Owner personally obligated to pay the same, (d) the Association may proceed to foreclose its lien against the particular Unit pursuant to the power of sale granted to the Association by this Declaration or in the manner and form provided by Idaho law for foreclosure of real estate mortgages and (e) the Association may suspend the Owner's right to vote in Association matters until the Assessment is paid. An action at law or in equity by the Association (or counterclaims or cross-claims for such relief in any action) against a Unit Owner to recover a money judgment for unpaid Assessments (or any installment thereof) may be commenced and pursued by the Association without foreclosing or in any way waiving the Association's lien for the Assessments. Foreclosure or attempted foreclosure by the Association of its lien shall not be deemed to stop or otherwise preclude the Association from again foreclosing or attempting to foreclose its lien for any subsequent Assessments (or installments thereof) which are not fully paid when due or for any subsequent default Assessments. The Association shall have the power and right to bid in or purchase any Unit at foreclosure or other legal sale and to acquire and hold, lease, mortgage, and to convey, or otherwise deal with the Unit acquired in such proceedings.

Section 10.10 Purchaser's Liability for Assessments. Notwithstanding the personal obligation of each Unit Owner to pay all Assessments on the Unit, all purchasers shall be jointly and severally liable with the prior Unit Owner(s) for any and all unpaid Assessments against such Unit, without prejudice to any such purchaser's right to recover from any prior Unit Owner any amounts paid thereon by such purchaser. A purchaser's obligation to pay Assessments shall commence upon the date the purchaser becomes the Unit Owner of a Unit. For Assessment purposes, the date a

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purchaser becomes the Unit Owner shall be determined as follows: (a) in the event of a conveyance or transfer by foreclosure, the date a purchaser becomes the Unit Owner shall be deemed to be upon the expiration of all applicable redemption periods; (b) in the event of a conveyance or transfer by deed in lieu of foreclosure a purchaser shall be deemed to become the Unit Owner of a Unit upon the execution and delivery of the deed or other instruments conveying or transferring title to the Unit, irrespective of the date the deed is recorded; and (c) in the event of conveyance or transfer by deed, a purchaser shall be deemed to become the Unit Owner upon the execution and delivery of the deed or other instruments conveying or transferring title of the Unit, irrespective of the date the deed is recorded. However, such purchaser shall be entitled to rely upon the existence and status of unpaid Assessments as shown upon any certificate issued by or on behalf of the Association to such named purchaser pursuant to the provisions of this Declaration.

Section 10.11 Waiver of Homestead Exemption; Subordination of Association's Lien for Assessments. By acceptance of the deed or other instrument of transfer of a Unit, each Unit Owner irrevocably waives the homestead exemption provided by Idaho Code § 55-1001 et seq., as amended. The Association's lien on a Unit for Assessments shall be superior to all other liens and encumbrances except the following:

(a) real property ad valorem taxes and special assessment liens duly imposed by an Idaho governmental or political subdivision or special taxing district, or any other liens made superior by statute; and

(b) the lien of any First Mortgagee except to the extent Idaho law grants priority for Assessments to the Association.

Any First Mortgagee who acquires title to a Unit by virtue of foreclosing a First Mortgage or by virtue of a deed or assignment in lieu of such a foreclosure, or any purchaser at a foreclosure sale of a First Mortgage, will take the Unit free of any claims for unpaid Assessments and Costs of Enforcement against the Unit which accrue prior to the time such party acquires title to the Unit, except to the extent the amount of the extinguished lien may be reallocated and assessed to all Units as a Common Expense and except to the extent the Act grants lien priority for Assessments to the Association. All other persons not holding liens described in this Section and obtaining a lien or encumbrance on any Unit after the recording of this Declaration shall be deemed to consent that any such lien or encumbrance shall be subordinate and inferior to the Association's lien for Assessments and Costs of Enforcement as provided in this Article, whether or not such consent is specifically set forth in the instrument creating any such lien or encumbrance.

Sale or other transfer of any Unit, (a) except as provided above with respect to First Mortgagees, (b) except in the case of foreclosure of any lien enumerated in this Section, and (c) except as provided in the next Section, shall not affect the Association's lien on such Unit for Assessments due and owing prior to the time such purchaser acquired title and shall not affect the personal liability of each Unit Owner who shall have been responsible for the payment thereof. Further, no such sale or transfer shall relieve the purchaser of a Unit from liability for, or the Unit from the lien of, any Assessments made after the sale or transfer.

Section 10.12 Statement of Status of Assessments. On or before fourteen (14) calendar days after receipt of written notice to the Managing Agent or, in the absence of a Managing Agent, to the Board of Directors and payment of a reasonable fee set from time to time by the Board of Directors, any Unit Owner, holder of a Security Interest, prospective purchaser of a Unit or their designees shall be furnished a statement of the Unit Owner's account setting forth:

(a) the amount of any unpaid Assessments then existing against a particular Unit;

(b) the amount of the current installments of the annual Assessment and the date that the next installment is due and payable;

(c) the date(s) for payment of any installments of any special Assessments outstanding against the Unit; and

(d) any other information, deemed proper by the Association, including the amount of any delinquent Assessments created or imposed under the terms of this Declaration.

Upon the issuance of such a certificate signed by a member of the Board of Directors, by an officer of the Association, or by a Managing Agent, the information contained therein shall be conclusive upon the Association as to the person or persons to whom such certificate is addressed and who rely on the certificate in good faith.

Section 10.13 Liens. Except for Assessment liens as provided in this Declaration, mechanics' liens (except as prohibited by this Declaration), tax liens, judgment liens and other liens validly arising by operation of law and liens arising under Security Interests, there shall be no other liens obtainable against the Common Elements or against the

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interest of any Unit Owner in the Common Elements except a Security Interest in the Common Elements granted by the Association pursuant to the requirements of the Act.

Section 10.14 Reserve Funds. The Association shall maintain (i) a capital reserve fund for the repair, restoration and replacement of the Common Elements; and (ii) a general operating reserve fund. The Association may increase the reserve funds or replace funds withdrawn from any reserve funds with funds collected through Assessments. The amounts held in such reserve funds shall be set at the discretion of the Board of Directors. All reserve funds shall be maintained in FDIC insured, interest bearing accounts.

ARTICLE 11 - MAINTENANCE RESPONSIBILITY

Section 11.1 Unit Owner's Rights and Duties with Respect to Interiors. Except as may be provided in the purchase and sale agreement or other conveyancing documents executed by Declarant in connection with sales to initial purchasers of the Units, each Owner of a Unit shall have the exclusive right and duty to paint, tile, paper, or otherwise decorate or redecorate and to maintain and repair the interior surfaces of the walls, floors, ceilings, windows and doors forming the boundaries of such Unit Owner's Unit and all walls, floors, ceilings, and doors within such boundaries. Notwithstanding the foregoing, no Residential Unit Owner shall be permitted to install any hardwood floor or other hard surface improvements in his Unit that might affect adjoining Units by increasing noise or vibrations, without the prior written approval of the Association, which approval may be denied, or conditioned, in the Association's sole discretion. Owners of the Units shall install and maintain window coverings at their own expense that are consistent with the standards adopted by the Association.

Any decoration, maintenance or repair to the Unit must be performed in such a manner, so that it shall be in compliance with industry standard codes and construction practices.

Section 11.2 Responsibility of the Unit Owner. The Unit Owner of any Unit shall, at the Unit Owner's expense, maintain and keep in repair all fixtures, equipment, and utilities installed and included in a Unit commencing at a point where the fixtures, equipment, and utilities enter the Unit. A Unit Owner shall not allow any action or work that will impair the structural soundness of the improvements, impair the proper functioning of the utilities, heating, ventilation, or plumbing systems or integrity of the Improvement(s), or impair any easement or hereditament. Subject to the Association's overall responsibility for maintenance of the Limited Common Elements, each Unit

Owner shall be responsible for routine maintenance and care of the walls, floors, ceilings, windows and doors, and any heating and/or cooling equipment for the exclusive use of the Unit and any Limited Common Elements appurtenant to the Unit Owner's Unit, and for keeping the same in a good, clean, sanitary, and attractive condition. The Commercial Unit Owner shall be responsible for the maintenance, repair and replacement of all windows and doors in the Commercial Unit. Notwithstanding the foregoing, Unit Owners shall not be responsible for damage to exterior doors and windows except if as a result of a negligent or willful act of said Owner. The Association shall not be responsible for repairs occasioned by casualty due to the act or negligence of the Unit Owner or Occupant of the Unit except as provided in Article 16.

The Association shall not be responsible for damage that occurs due to the Unit Owner's failure to abide by the operation recommendations included in Operation, Maintenance and/or Warranty Manuals for the Unit or for Common Elements.

Section 11.3 Unit Owner's Negligence. In the event that the need for maintenance, repair, or replacement of all or any portion of the Common Elements is caused through or by the negligent or willful act or omission of a Unit Owner or Occupant, then the expenses incurred by the Association for such maintenance, repair, or replacement shall be a personal obligation of such Unit Owner; and, if the Unit Owner fails to repay the expenses incurred by the Association within seven days after notice to the Unit Owner of the amount owed, then the failure to so repay shall be a default by the Unit Owner, and such expenses shall automatically become a default Assessment determined and levied against such Unit, enforceable by the Association in accordance with this Declaration.

Section 11.4 Responsibility of the Association. The Association, without the requirement of approval of the Unit Owners, shall maintain and keep in good repair, replace, and improve, as a Common Expense, all of the Project not required in this Declaration to be maintained and kept in good repair by a Unit Owner or by Declarant.

Section 11.5 Utilities and Services. The Association shall be responsible for obtaining utilities for Common Areas and to a Common Area demark to service all Units including, but not limited to, heating, cooling, water, sewer, electric, trash, recycling, and cable/internet. Such Utilities and Services shall be separately metered to each Unit to the extent reasonably feasible, and otherwise allocated by the Association based on a reasonable assessment of each Unit's relative usage.

ARTICLE 12 - MECHANICS' LIENS

Section 12.1 Mechanics' Liens. Subsequent to recording of this Declaration and the filing of the Plat in the Records, no labor performed or materials furnished for use and incorporated in any Unit with the consent of or at the request of the Unit Owner or the Unit Owner's agent, contractor or subcontractor, shall be the basis for the filing of a lien against a Unit of any other Unit Owner not expressly consenting to or requesting the same, or against any interest in the Common Elements except as to the undivided interest therein appurtenant to the Unit of the Unit Owner for whom such labor shall have been performed or such materials shall have been furnished. Each Unit Owner shall indemnify and hold harmless each of the other Unit Owners and the Association from and against any liability or loss arising from the claim of any mechanics' lien or for labor performed or for materials furnished in work on such Unit Owner's Unit, against the Unit of another Unit Owner or against the Common Elements, or any part thereof.

Section 12.2 Enforcement by the Association. At its own initiative or upon the written request of any Unit Owner (if the Association determines that further action by the Association is proper), the Association shall enforce the indemnity provided by the provisions of this Article 12 by collecting from the Unit Owner of the Unit on which the labor was performed or materials furnished the amount necessary to discharge by bond or otherwise any such mechanics' lien, to pay all costs and reasonable attorneys' fees incidental to the lien, and to obtain a release of such lien. If the Unit Owner of the Unit on which the labor was performed or materials furnished refuses or fails to indemnify within five (5) days after the Association shall have given notice to such Unit Owner of the total amount of the claim, then the failure to so indemnify shall be a default by such Unit Owner under the provisions of this Section 12.2, and such amount to be indemnified shall automatically become a default Assessment determined and levied against such Unit, and enforceable by the Association pursuant to this Declaration.

ARTICLE 13 - USE RESTRICTIONS

Section 13.1 Use of Units. Except for uses reserved to Declarant in Article 15 entitled "Special Declarant Rights and Additional Reserved Rights", all Residential Units shall be used for single family dwelling and lodging purposes only. Unit Owners of the Residential Units may rent or lease such Units to others for these purposes, however Short Term Rentals, (ie rentals for a period of less than thirty (30) days) shall not be allowed. The residential/housing portions of the Of the Commercial Unit shall likewise preclude Short Term Rentals.

Section 13.2 Use of Common Elements. There shall be no obstruction of the Common Elements, nor shall anything be kept or stored on any part of the Common Elements by any Residential Unit Owner without the prior written approval of the Association. Nothing shall be altered on, constructed in, or removed from the Common Elements by any Unit Owner without the prior written approval of the Association. There shall be no rubbish or debris of any kind placed or permitted to accumulate and no odors shall be permitted to arise from the property so as to render any portion of the Project unsanitary, unsightly, offensive or detrimental to any property or person. Trash, garbage or other waste shall be kept only in sanitary containers. No Unit Owner shall permit or cause any trash or refuse to be kept on any portion of the Project other than in receptacles customarily used for it, which shall be located in places specifically designed for such purpose. No smoking shall be permitted in Common Areas, including Limited Common Areas. Any exterior fire pit or grill located on Limited Common Area shall be fueled by natural gas; no wood or charcoal fires shall be allowed.

Section 13.3 Prohibition of Increases in Insurable Risks and Certain Activities. Nothing shall be done or kept in any Unit or in or on the Common Elements, or any part thereof, which would result in the cancellation of the insurance on all or any part of the Project or in an increase in the rate of the insurance on all or any part of the Project over what the Association, but for such activity, would pay, without the prior written approval of the Association. Nothing shall be done or kept in any Unit or in or on the Common Elements which would be in violation of any statute, rule, ordinance, regulation, permit, or other imposed requirement of any governmental body having jurisdiction over the Project. No damage to or waste of the Common Elements shall be committed by any Unit Owner or Occupant, and each Unit Owner shall indemnify and hold the Association and the other Unit Owners harmless against all loss resulting from any such damage or waste caused by him or an Occupant of his Unit. Failure to so indemnify shall be a default by such Unit Owner under this Section. At its own initiative or upon the written request of any Unit Owner (and if the Association determines that further action by the Association is proper), the Association shall enforce the foregoing indemnity as a default Assessment levied against such Unit.

Section 13.4 Structural Alterations and Exterior Appearance. No structural alterations to any Unit, including the construction of any additional skylight, window, door or other alteration visible from the exterior of the Unit or to any Common Element nor any modification of water distribution lines shall be made or caused to be made by any Unit Owner without the prior written approval of the Declarant during the Period of Declarant Control and, thereafter, the Association. No clothes lines, satellite dishes, television antennas, wiring or installation of air conditioning equipment, window coverings or other improvements, alterations or decorations visible from outside a Unit

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shall be added by a Unit Owner without the prior written approval of the Declarant during the Period of Declarant Control and, thereafter, the Association. Except for interior decorations not visible from outside a Unit and alteration or relocation of walls constituting Limited Common Elements, no alteration or subdivision of Units or relocation of boundaries between adjoining Units shall be made by the Unit Owners without the prior written approval of the Declarant during the Period of Declarant Control and, thereafter, by the Association. The Association shall promulgate Rules and Regulations establishing procedures for the approvals required by this Section 13.4. Such Rules and Regulations shall include, but shall not be limited to, requirements that the applicant submit (a) plans and specifications showing the nature, kind, shape, height, color, materials, and location of the proposed alterations in sufficient detail for the Association and Declarant to review them; and (b) processing and/or review fees, which may include any professional fees the Association or Declarant might incur in retaining architects or engineers to review the plans and specifications. The Rules and Regulations shall specifically consider the impact of the alteration on the harmony of external design and location in relation to surrounding structures and topography.

Section 13.5 Use Restrictions. No animal pens, sheds, fences or other structures of any kind shall be erected by any Unit Owner. No activity shall be allowed which interferes unduly with the peaceful possession and proper use of the Project by the Unit Owners, nor shall any fire hazard or unsightly accumulation of refuse be allowed. No lights shall be emitted which are unreasonably bright or cause unreasonable glare and all lighting must comply with the City of Ketchum's Dark Sky Ordinance. No sound shall be emitted which is unreasonably loud or annoying; and no odor shall be emitted which is nauseous or offensive to others. No livestock, animals, poultry or fowl shall be kept in any Unit other than domestic dogs and cats, which are not allowed below the ground floor, and provided that no such dog or cat which is or becomes an annoyance or nuisance to other Occupants of the Project shall thereafter be kept in any Unit. No pet shall be left at any time in the Common Area except when under the direct control of its owner. In the event Rules and Regulations relating to the Use Restrictions are adopted by the Association related to pets, the more stringent restriction on such use shall control.

Section 13.6 Limit on Timesharing. No Unit Owner, excluding Declarant, shall offer or sell any interest in such Unit under a "timesharing" or "interval ownership" plan, or any similar plan without the specific prior written approval of the Declarant during the Period of Declarant Control, and thereafter the Association.

Section 13.7 Restriction on Signs. No signs, billboards, posterboards, or advertising structure of any kind shall be displayed, erected, or maintained for any

purpose whatsoever except such signs as have been approved by the Declarant during the Period of Declarant Control and, thereafter, the Association. Any signs which are permitted under the foregoing restrictions shall be erected or maintained on the Project only with the prior written approval of the Declarant during the Period of Declarant Control, and thereafter the Association, which approval shall be given only if such signs are of attractive design and as small a size as reasonably possible and shall be placed or located as directed or approved by the Association.

Section 13.9 Restrictions on Use of Parking and Storage Areas. No parking shall be permitted at any location on the Property unless specifically designated for parking by the Association. All parking spaces shall be used for parking operable vehicles only. No boat, trailer, recreational vehicle, camper or commercial vehicle shall be parked or left within the Project. No storage is permitted outside of Units except in specifically designated storage areas. No Owner may use any parking or storage space assigned to another. No Owner may use any parking space for storage or use any parking or storage space in any manner that obstructs or interferes with any other Owner's parking or storage rights or that constitutes a safety hazard. Without limiting the generality of the powers of the Association with respect to parking or storage, the Association is specifically authorized, but not obligated, to remove any vehicle parked in any area not designated for parking, or any vehicle parked in any space that is assigned to another person or reserved for a specific use, or any vehicle parked in an obstructing or hazardous manner, or any improperly stored or hazardous materials, in all cases at the expense of the Owner or Occupant that owns such vehicle or materials. Expenses incurred by the Association in connection with such removal (and storage, if necessary) shall be a personal obligation of such Owner and, if the Owner fails to pay such amount within seven (7) days after notice to the Owner of the amount owed, then the failure to pay shall be a default by the Owner and such expenses shall automatically become a default Assessment determined and levied against such Unit enforceable by the Association as provided in this Declaration.

ARTICLE 14 - EASEMENTS

Section 14.1 Easement of Enjoyment. Every Unit Owner shall have a non-exclusive easement for the use and enjoyment of the Common Elements, which shall be appurtenant to and shall pass with the title to every Unit, subject to the easements set forth in this Article 14 and the easements and restrictions set forth in Article 7 entitled "Unit Owners' Property Rights in Common Elements".

Section 14.2 Delegation of Use. Any Unit Owner may delegate, in accordance with the Project Documents, the Unit Owner's right of enjoyment in the Common Elements to an Occupant of the Unit Owner's Unit.

Section 14.3 Recorded Easements. The Property shall be subject to any easements shown on any recorded plat affecting the Property, shown on the recorded Plat or reserved or granted under this Declaration.

Section 14.4 Easements for Encroachments. The Project, and all portions of it, is subject to easements hereby created for encroachments between Units and the Common Elements as follows:

(a) in favor of all Unit Owners, so that they shall have no legal liability when any part of the Common Elements encroaches upon a Unit;

(b) in favor of each Unit Owner, so that the Unit Owner shall have no legal liability when any part of his Unit encroaches upon the Common Elements or upon another Unit; and

(c) in favor of all Unit Owners, the Association, and the Unit Owner of any encroaching Unit for the maintenance and repair of such encroachments.

Encroachments referred to in this Section 14.4 include, but are not limited to, encroachments caused by error or variance from the original plans in the construction of the Improvements or any Unit constructed on the Property, by error in the Plat, by settling, rising, or shifting of the earth, or by changes in position caused by repair or reconstruction of any part of the Project. Such encroachments shall not be considered to be encumbrances upon any part of the Project; provided, however, that encroachments created by the intentional act of a Unit Owner shall not be deemed to create an easement on the Property and shall be considered an encroachment upon the Project. Such encroachment shall be removed at Unit Owner's expense immediately upon notice from the Association. In the event such encroachment is not timely removed, the Association may effect removal of the encroachment and the expense thereof shall be a default Assessment to the Unit Owner.

Section 14.6 Utility Easements. There is hereby created a general easement upon, across, over, in, and under all of the Property for ingress and egress and for installation, replacement, repair, and maintenance of all utilities, including but not limited to water, sewer, gas, telephone, electricity, and a cable communication system. By virtue of this easement, it shall be expressly permissible and proper for the

companies providing such utilities to erect and maintain the necessary equipment on the Property and to affix and maintain electrical, communications, and telephone wires, circuits, and conduits under the Property. Any utility company using this general easement shall use its best efforts to install and maintain the utilities provided without disturbing the uses of other utilities, the Unit Owners, the Association, and Declarant; shall complete its installation and maintenance activities as promptly as reasonably possible; and shall restore the surface to its original condition as soon as possible after completion of its work. Should any utility company furnishing a service covered by this general easement request a specific easement by separate recordable document, Declarant during the Period of Declarant Control and, thereafter, the Association, shall have the right and authority to grant such easement upon, across, over, or under any part or all of the Property without conflicting with the terms hereof. The easements provided for in this Section 14.6 shall in no way affect, avoid, extinguish, or modify any other recorded easement on the Property.

Section 14.7 Emergency Access Easement. A general easement is hereby granted to all police, sheriff, fire protection, ambulance, and all other similar emergency agencies or persons to enter upon all streets and upon the Property in the proper performance of their duties.

Section 14.8 Maintenance Easement. An easement is hereby granted to the Association and any Managing Agent and their respective officers, agents, employees and assigns upon, across, over, in, and under the Common Elements and a right to make such use of the Common Elements as may be necessary or appropriate to perform the duties and functions which they are obligated or permitted to perform pursuant to this Declaration.

Section 14.9 Easements of Access for Repair, Maintenance, and Emergencies. Some of the Common Elements are or may be located within the Units or may be conveniently accessible only through the Units. The Unit Owners and the Association shall have the irrevocable right, to be exercised by the Association as the Unit Owners' agent, to have access to each Unit and to all Common Elements from time to time during such reasonable hours as may be necessary for the maintenance, repair, removal, or replacement of any of the Common Elements therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the Common Elements or to any Unit. Unless caused by the negligent or willful act or omission of a Unit Owner or Occupant, damage to the interior of any part of a Unit resulting from the maintenance, repair, emergency repair, removal, or replacement of any of the Common Elements or as a result of emergency repair within another Unit at the instance of the Association or of the Unit Owners shall be a Common Expense.

Section 14.10 Easements Deemed Created. All conveyances of Units hereafter made, whether by Declarant or otherwise, shall be construed to grant and reserve the easements contained in this Article 14, even though no specific reference to such easements or to this Article 14 appears in the instrument for such conveyance.

ARTICLE 15 – SPECIAL DECLARANT RIGHTS AND ADDITIONAL RESERVED RIGHTS

Section 15.1 Special Declarant Rights. Declarant hereby reserves the right, from time to time, to perform the acts and exercise the rights hereinafter specified (the "Special Declarant Rights"). Declarant's Special Declarant Rights include the following:

(a) Completion of Improvements. The right to complete improvements indicated on the Plat filed with this Declaration and/or the right to complete construction of the Project as Declarant determines in its sole discretion.

(b) Sales Management and Marketing. The right to locate, relocate and maintain sales offices, management offices, signs advertising the Project, and models within any Unit or Units owned by Declarant and in the Common Elements. Declarant shall have the right to show Units and the Common Elements to prospective purchasers.

(c) Construction Easements. The right to create and use easements through the Common Elements for the purpose of making improvements within the Project. Declarant expressly reserves the right to perform warranty work, and repairs and construction work and to store materials in secure areas, in Units and in Common Elements, and the future right to control such work and repairs, and the right of access thereto, until its completion. Declarant may perform all work without the consent or approval of any Unit Owner or First Mortgagee or holder of a Security Interest. Declarant has such an easement through the Common Elements as may be reasonably necessary for the purpose of discharging Declarant's obligations and exercising Declarant's reserved rights in this Declaration. Such easement includes the right to construct underground utility lines, pipes, wires, ducts, conduits, and other facilities across the Property for the purpose of furnishing utility and other services to buildings and improvements to be constructed on any of the Property. Declarant's reserved construction easement includes the right to grant easements to public utility

companies and to convey improvements within those easements anywhere in the Common Elements not occupied by an Improvement containing Units.

(d) Control of Association and Board of Directors. Subject to Section 8.6, the right to appoint or remove any officer of the Association or any member of the Board of Directors.

(e) Amendment of Declaration. The right to amend this Declaration in connection with the exercise of any Development Rights.

(f) Amendment of Plat. The right to amend the Plat and any Development Agreement between Declarant and the City of Ketchum in connection with the exercise of any Development Rights.

(g) Signs. The right to maintain signs on the Common Elements advertising the Project.

(h) Post-Sales. The right to use the Common Elements to maintain customer relations and provide post-sale services to Unit Owners.

(i) Parking/Storage. The right to use and to allow others to use all parking and storage areas, except Limited Common Elements appurtenant to sold Units, in connection with its marketing efforts.

(j) Disputes With Association. The right to require that all disputes with the Association, including but not limited to those arising out of or relating to the purchase and sale of the Units, the construction or management of the Units or Common Elements, or the interpretation of this Declaration, be mediated by the American Arbitration Association under its Commercial Mediation Rules. Thereafter, Declarant shall have the right to require that any unresolved dispute or controversy or claim, including but not limited to the aforementioned, be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

(k) Payment of Common Expenses. The right, but not the obligation, to pay all or part of budgeted Common Expenses in lieu of the Association levying Assessments for the same for any period of time.

Section 15.2 Additional Reserved Rights. In addition to the Special Declarant Rights set forth in Section 15.1 above, Declarant also reserves the following additional rights (the "Additional Reserved Rights"):

(a) Dedications. The right to establish, from time to time, by dedication or otherwise, utility and other easements for purposes including but not limited to streets, paths, walkways, drainage, recreation areas, parking areas, driveways, ducts, shafts, flues, conduit installation areas, and to create other reservations, exceptions and exclusions for the benefit of and to serve the Unit Owners within the Project.

(b) Use Agreements. The right to enter into, establish, execute, amend, and otherwise deal with contracts and agreements for the use, lease, repair, maintenance or regulation of parking and/or recreational facilities, which may or may not be a part of the Project for the benefit of the Unit Owners and/or the Association.

(c) Easement Rights. The rights to an easement through the Common Elements as may be reasonably necessary for the purpose of discharging Declarant's obligations arising under this Declaration or the Act.

Section 15.3 Limitations on Special Declarant Rights and Additional Reserved Rights. Unless sooner terminated by an amendment to this Declaration executed by the Declarant, any Special Declarant Right or Additional Reserved Rights may be exercised by the Declarant for the Period of Declarant Control.

Section 15.4 Interference with Special Declarant Rights. Neither the Association nor any Unit Owners may take any action or adopt any rule and/or regulation that will interfere with or diminish any Special Declarant Rights or Additional Reserved Rights without the prior written consent of the Declarant.

Section 15.5 Rights Transferable. Any Special Declarant Rights or Additional Reserved Right created or reserved under this Article 15 for the benefit of Declarant may be transferred to any person by an instrument describing the rights transferred and recorded in the Records. Such instrument shall be executed by the transferor Declarant and the transferee.

Section 15.6 Owner Waivers, Releases and Assumption of Risk Rights Transferable. Each Owner by accepting a deed to a Unit thereby does agree to assume all responsibility for and all inherent risk of damage or injury that may occur while

owning or occupying a Unit or the Common Area, including but not limited to the following:

(a) Damage to land and other real property that is not part of a Unit, or that was not included in the purchase price for the Unit;

(b) Damage to spas and other recreational equipment or facilities driveways, boundary and retaining walls not necessary to the structural integrity of the Unit, fences, landscaping, sprinkler systems, patios, decks, stoops, steps and porches, or any other appurtenant structure or attachment to a Unit not part of the Unit;

(c) Damage or loss which arises while the Unit is being used for nonresidential purposes;

(d) Damage or loss which arises out of the use of the patio fireplace;

(e) Any condition, which does not result in actual physical damage to the Unit;

(f) Damage to Unit as a result of modifications or improvements to Units. Unit Owner shall restore the Unit to industry standard codes or to the level of construction, whichever is greater.

(g) Any loss or damage that is caused or made worse by any of the following causes, whether acting alone or in concert or in sequence or concurrence with any other cause or causes whatsoever:

(h) Negligence, improper maintenance, defective material or work supplied by, or improper operation by, anyone other than the Declarant or its contractors, including failure to comply with the warranty requirements of manufacturers of appliances, equipment or fixtures;

(i) Failure to give prompt and proper notice to any insurer, including to any Home Buyer's Warranty insurer;

(j) Riot or civil commotion, war, vandalism, hurricane, tornado, fire, explosion, blasting, smoke, water, groundwater, flood, earthquake, hail snow, ice storm, lighting, falling trees or other objects, aircraft, vehicles, mudslide, avalanche, or volcanic eruption;

(k) Abuse or use of a Unit, or any part thereof, beyond the reasonable capacity of such Unit for such use;

(l) Microorganisms, fungus, decay, wet rot, dry rot, mold, mildew, vermin, insects, rodents, wild or domestic animals, plants, corrosion, rust, radon, radiation, asbestos, any solid, liquid or gaseous pollutant, contaminant, toxin, irritant, or carcinogenic substance, and electromagnetic field or emission;

(m) Failure to minimize or mitigate any defect, condition, loss or damage as soon as practicable.

(n) Any damage known prior to acquiring the Unit;

(o) Loss caused, in whole or in part, by any peril or occurrence for which compensation is provided by private insurance, or state or federal funds;

(p) Diminished market value of the Unit;

(q) Any and all consequential loss or damage, including without limitation, any damage to property not covered by insurance, any damage to property not owned by the Owner, any bodily damage or personal injury of any kind, including physical or mental pain and suffering and emotional distress, and any medical or hospital expenses, or lost profits.

Each Owner further (i) releases Declarant and its members, employees, agents and representatives from any claim, loss, liability or cause of action in connection with the risks hereby assumed, (ii) waives and agrees not to sue, make any claim against, maintain an action against or recover from Declarant, its members, employees, agents, or representatives for damages sustained as a result of the risks hereby assumed, and (iii) to indemnify and hold harmless, Declarant and its members, employees, agents or representatives from all claims, judgments, costs, including attorneys' fees, incurred in connection with any action brought as a result of the risks hereby assumed.

ARTICLE 16 - INSURANCE

Section 16.1 Coverage. Commencing not later than the first conveyance of a Unit to a purchaser and to the extent reasonably available, the Association shall obtain and maintain insurance coverage as set forth in this Article. If such insurance is not reasonably available, and the Board of Directors determines that any insurance

described herein will not be maintained, the Board of Directors shall promptly cause notice of that fact to be hand delivered or sent prepaid by United States mail to all Unit Owners and Eligible First Mortgagees at their respective last known addresses.

(a) Property Insurance. The Association shall maintain property insurance on the Project for broad form covered causes of loss in amount of insurance not less than the full insurable replacement cost of the insured property less applicable deductibles at the time insurance is purchased and at each renewal date, exclusive of land, excavations, foundations, and other items normally excluded from property insurance policies.

(b) Liability Insurance. The Association shall maintain commercial general liability insurance against claims and liabilities arising in connection with the ownership, existence, use, or management of the Project, insuring the Association. The Board of Directors, the Managing Agent, and their respective employees and agents. The minimum limits of insurance will be $2,000,000 per occurrence, subject to an annual policy aggregate of $2,000,000 unless otherwise determined by the Board. The Declarant shall be included as an additional insured in such Declarant's capacity as a Unit Owner. Unit Owners and Eligible First Mortgagees shall be included as additional insureds but only for claims and liabilities arising in connection with the ownership, existence, use, of the Common Elements or membership in the Association.

(c) Fidelity Bond. The Association shall maintain a fidelity bond on all persons who control or disburse funds of the Association. Coverage shall not be less in the aggregate than two months' current Assessments plus reserves, as calculated from the current budget of the Association. Any person employed as an independent contractor by the Association, including the Property Management Company must obtain and maintain fidelity bond in like amount for the benefit of the Association unless the Association names such person as an insured employee in the bond specified above.

(d) Other Insurance. The Board of Directors may also procure insurance against such additional risks of a type normally carried with respect to properties of comparable character and use that the Board of Directors deems reasonable and necessary in order to protect the Project, the Association and the Unit Owners, including but not limited to Community Association Professional (aka Directors and Officers Liability), Company Reimbursement (or Company Indemnification) and Fiduciary Liability policies.

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(e) Unit Owners' Policies. Each Unit Owner shall obtain additional insurance at his own cost for his own benefit, including contents and personal liability of not less than $2,000,000. All policies shall name the Association as an additional insured and shall provide that the liability of the carriers issuing insurance to the Association hereunder shall not be affected or diminished by reason of any such insurance carried by any Unit Owner.

Section 16.2 Required Provisions. All insurance policies carried pursuant to the requirements of this Article 16 must provide that:

(a) each Unit Owner and each Eligible First Mortgagee is an insured person under the policy with respect to liability arising out of such Unit Owner's interest in the Common Elements or membership in the Association;

(b) no act or omission by any Unit Owner or Eligible First Mortgagee, unless acting within the scope of such Unit Owner's authority on behalf of the Association, will void the policy or be a condition to recovery under the policy;

(c) if, at the time of a loss under the Association policy, there is other insurance in the name of a Unit Owner covering the risks covered by the policy, the Association's policy provides primary insurance until the limits are exhausted, the Unit Owner coverage will then be excess;

(d) any loss covered by the policies must be adjusted by the Insurance Carrier with the Association;

(e) the insurance proceeds for any loss shall be payable to an insurance trustee designated for that purpose, or otherwise to the Association and not to any holder of a Security Interest;

(f) the insurer, or authorized representative, shall issue certificates of insurance to the Association and, upon request, to any Unit Owner or holder of a Security Interest; and

(g) the insurer issuing the policy may not cancel or refuse to renew it until forty-five (45) days after notice of the proposed cancellation or non-renewal has been mailed to the Association and any Unit Owner(s) and holder(s) of Security Interests to whom a certificate of insurance has been issued at their respective last known addresses.

Section 16.3 Adjustment of Claims. The Association may adopt and establish written nondiscriminatory policies and procedures relating to the submission of claims, responsibility for deductibles, and any other matters of claims adjustment that are required by the insurer. To the extent the Association settles a property insurance claim, it shall have the authority to assess negligent Unit Owners causing such loss or benefiting from such repair or restoration all deductibles paid by the Association. In the event more than one Unit is damaged by a loss, the Association in its reasonable discretion may assess each Unit Owner a pro rata share of any deductible paid by the Association.

Section 16.4 Copies of Policies. A copy of each insurance policy obtained by the Association shall be made available for inspection by any Unit Owner or Eligible First Mortgagee at reasonable times.

ARTICLE 17 - RESTORATION UPON DAMAGE OR DESTRUCTION

Section 17.1 Duty to Restore. Any portion of the Project, for which insurance is required under the Act or for which insurance carried by the Association is in effect, that is damaged or destroyed must be repaired or replaced promptly by the Association unless:

(a) the Project is terminated;

(b) repair or replacement would be illegal under a state statute or municipal ordinance governing health or safety;

(c) sixty-seven percent (67%) of the Unit Owners, including every Owner of a Unit or assigned Limited Common Element that will not be rebuilt, vote not to rebuild; or

(d) prior to the conveyance of any Unit to a purchaser, the holder of a Security Interest on the damaged portion of the Project rightfully demands all or a substantial part of the insurance proceeds.

In the event the Project is not repaired or replaced as allowed by Subparagraphs (a), (b) and (c) above, then the Real Estate in the Project shall be sold and the proceeds distributed pursuant to the procedures provided for in the Act for termination of condominium projects.

Section 17.2 Cost. The cost of repair or replacement in excess of insurance proceeds and reserves is a Common Expense.

Section 17.3 Plans. The Property must be repaired and restored in accordance with either the original plans and specifications or other plans and specifications which have been approved by the Board of Directors and a Majority of Owners.

Section 17.4 Replacement of Less Than Entire Property. If the entire Project is not repaired or replaced, the insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Project and, except to the extent that other persons will be distributees:

(a) the insurance proceeds attributable to a Unit and Limited Common Elements that are not rebuilt must be distributed to the Unit Owner of the Unit and the Unit Owner of the Unit to which the Limited Common Elements were allocated, or to holders of Security Interests, as their interests may appear;

(b) the remainder of the proceeds must be distributed to each Unit Owner or holders of Security Interests, as their interests may appear, in proportion to the Allocated Interests in the Common Elements of all the Units; and

(c) if the Unit Owners vote not to rebuild a Unit, the Allocated Interests of the Unit are reallocated upon the vote as if the Unit had been condemned, and the Association promptly shall prepare, execute and record an amendment to this Declaration reflecting the reallocations.

Section 17.5 Insurance Proceeds. The insurance trustee, or if there is no insurance trustee, then the Board of Directors, acting by the President, shall hold any insurance proceeds in trust for the Association, Unit Owners and holders of Security Interests as their interest may appear. Subject to the provisions of the Sections above, the proceeds shall be disbursed first for the repair or restoration of the damaged Property, and the Association, Unit Owners and holders of Security Interests are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Property has been completely repaired or restored, or the Project is terminated, in which event the surplus proceeds will be distributed as provided in this Declaration.

Section 17.6 Certificates by the Board of Directors. The insurance trustee, if any, may rely on the following certifications in writing made by the Board of Directors:

(a) whether or not damaged or destroyed Property is to be repaired or restored; and

(b) the amount or amounts to be paid for repairs or restoration and the names and addresses of the parties to whom such amounts are to be paid.

Section 17.7 Certificates by Attorneys or Title Insurance Companies. If payments are to be made to Unit Owners or holders of Security Interests, the Board of Directors, and the insurance trustee, if any, shall obtain and may rely on a title insurance company or attorney's certificate of title or a title insurance policy based on a search of the Records from the date of recording of this Declaration stating the names of the Unit Owners and the holders of Security Interest.

ARTICLE 18 - CONDEMNATION

Section 18.1 Sale by Unanimous Consent. If an action for condemnation of all or a portion of the Project is proposed or threatened by any governmental agency having the right of eminent domain, then, on unanimous written consent of all of the Unit Owners and after written notice to all mortgagees, the development, or a portion of it, may be sold by the Board of Directors acting as irrevocable attorney-in-fact of all of the Unit Owners for a price deemed fair and equitable by the Board of Directors, but in no event less than the aggregate unpaid balance of all mortgages encumbering all Units in the development.

Section 18.2 Distribution of Proceeds of Sale. On a sale occurring under Section 18.1, the proceeds shall be distributed to the Unit Owner and the mortgagees of each Unit in proportion to each Units relative interest in the Project as determined by an appraisal commissioned by the Board of Directors.

Section 18.3 Distribution of Condemnation Award. If the Project, or a portion of it, is not sold but is instead taken, the judgment of condemnation shall by its terms apportion the award among the Unit Owners and their respective mortgagees.

ARTICLE 19 - MORTGAGEE PROTECTIONS

Section 19.1 Introduction. This Article 19 establishes certain standards and covenants which are for the benefit of First Mortgagees. This Article 19 is supplemental

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to, and not in substitution for, any other provisions of this Declaration, but in the case of any conflict, this Article shall control.

Section 19.2 Percentage of First Mortgagees. Unless specifically provided otherwise, wherever in this Declaration the approval or consent of a specified percentage of Eligible First Mortgagees is required, it shall mean the approval or consent of sixty-seven percent (67%) of Eligible First Mortgagees. Each Eligible First Mortgagee shall be entitled to one vote for each Security Interest held by such Eligible First Mortgagee.

Section 19.3 Notice of Actions. If requested in writing to do so, the Association shall give prompt written notice of the following to each Eligible First Mortgagee making such request:

(a) any condemnation loss or any casualty loss which affects a material portion of the Common Elements or any Unit in which an interest is held by the Eligible First Mortgagee;

(b) any delinquency in the payment of Assessments which remains uncured for sixty (60) days by a Unit Owner whose Unit is encumbered by a Security Interest held by such Eligible First Mortgagee;

(c) any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

(d) any proposed action which would require the consent of Eligible First Mortgagees as set forth in this Article;

(e) any judgment rendered against the Association; and

(f) a copy of any financial statement of the Association.

Section 19.4 Consent Required. The Association may not take any of the following actions, except as such rights have been specifically reserved by Declarant under the provisions of this Declaration, without the consent of sixty-seven percent (67%) of the Eligible First Mortgagees:

(a) sale, conveyance or encumbrance of the Common Elements, separate from any Unit (provided, however, that the granting of easements for

public utilities, or for other purposes provided for in this Declaration will not be deemed a transfer within the meaning of this clause);

(b) restoration or repair of the Project (after hazard damage or partial condemnation) in a manner other than that specified in this Declaration;

(c) termination of this Declaration for reasons other than substantial destruction or condemnation, subject to the approval percentages required for such termination;

(d) any action not to repair or to replace the Common Elements except as permitted in this Declaration.

Section 19.5 Notice of Objection. Unless an Eligible First Mortgagee provides the Secretary of the Association with written notice of its objection, if any, to any proposed amendment or action requiring the approval of Eligible First Mortgagees within thirty (30) days following the receipt of notice of such proposed amendment or action, the Eligible First Mortgagee will be deemed conclusively to have consented to or approved the proposed amendment or action.

Section 19.6 First Mortgagees' Rights.

(a) Advances. First Mortgagees, jointly or singly, may pay taxes or other charges which are in default and which may or have become a charge against any of the Common Elements or improvements thereon, and may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for the Common Elements. First Mortgagees making such payments shall be owed immediate reimbursement from the Association.

(b) Cure Rights. First Mortgagees shall be entitled to cure any delinquency of the Unit Owner encumbered by a First Mortgage in the payment of Assessments. In that event, the First Mortgagee shall be entitled to obtain a release from the lien imposed or perfected by reason of such delinquency.

Section 19.7 Limitations on First Mortgagee's Rights. No requirement for approval or consent by a First Mortgagee provided in this Article 19 shall operate to:

(a) deny or delegate control over the general administrative affairs of the Association by the Unit Owners or the Board of Directors;

(b) prevent the Association or Board of Directors from commencing, intervening and/or settling any legal proceeding; or

(c) prevent any insurance trustee or the Association from receiving and distributing any insurance proceeds in accordance with the requirements of Article 18 entitled "Restoration Upon Damage or Destruction".

Section 19.8 Special Declarant Rights. No provision or requirement of this Article 19 entitled "Mortgagee Protections" shall apply to any Special Declarant Rights reserved to Declarant in this Declaration.

ARTICLE 20 - DURATION OF COVENANTS; AMENDMENT AND TERMINATION

Section 20.1 Term. This Declaration and any amendments or supplements to it shall remain in effect from the date of recordation for a period of fifty (50) years. Thereafter, this Declaration shall be automatically extended for successive periods of ten (10) years each, unless otherwise terminated or modified as provided in this Article.

Section 20.2 Amendment of Declaration. Except to the extent that this Declaration and the Act expressly permit or require amendments that may be executed by the Declarant or by the Association, this Declaration (including the Plat) may be amended only by a vote or agreement of Unit Owners to which more than sixty seven percent (67%) of the votes in the Association are allocated. Notwithstanding the foregoing, no amendment may create or increase Special Declarant Rights, increase the number of Units or change the boundaries of any Unit or the Allocated Interests of a Unit in the absence of a vote or agreement of the Unit Owners to which at least sixty seven percent (67%) of the votes of the Association, including sixty seven percent (67%) of the votes allocated to Units not owned by Declarant, are allocated, except to the extent otherwise permitted or required by this Declaration or the Act. Notwithstanding the foregoing, no amendment may change the uses to which any Unit is restricted in the absence of a vote or agreement of Unit Owners to which at least sixty seven percent (67%) of the votes of the Association are allocated, except to the extent otherwise permitted or required by this Declaration or the Act.

Section 20.3 Execution of Amendments; Expenses. Any amendment shall be prepared, executed and recorded either by the Declarant or by an officer of the Association designated for that purpose or, in the absence of a designation, by the President of the Association. All expenses associated with preparing and recording an amendment to this Declaration shall be the sole responsibility of: (a) any Unit Owners

desiring an amendment as provided for in this Declaration or the Act; (b) the Declarant, to the extent the right to amend this Declaration is reserved to the Declarant and exercised by the Declarant; or (c) in all other cases by the Association as a Common Expense.

Section 20.4 When Modifications Permitted. Notwithstanding the provisions of Section 20.2 above, no amendment or termination of this Declaration shall be effective in any event during the Period of Declarant Control, unless the written approval of Declarant is first obtained.

Section 20.5 Recording of Amendments. Any amendment to this Declaration made in accordance with this Article 20 shall be immediately effective upon the recording of the executed amendment in the Records together with a duly authenticated certificate of the Declarant or the Secretary of the Association stating that the required vote of Unit Owners, if any, and required consents of First Mortgagees (and/or Eligible First Mortgagee, as applicable) were obtained and are on file in the office of the Association. The amendment must be indexed in the grantee's index in the name of the Project and the Association and in the grantor's index in the name of each person or entity executing the Amendment.

Section 20.6 Rights of Eligible First Mortgagees. To the extent allowed by the Act, Eligible First Mortgagees shall have the rights to approve specified action of the Unit Owners or the Association as a condition to the effectiveness of those actions as provided in Article 19 entitled "Mortgagee Protections".

Section 20.7 Termination of the Project. The Project may only be terminated as provided in the Act.

ARTICLE 21 – ALLEGED DEFECTS

Section 21.1 Intention. It is Declarant's intent that all Improvements of every type and kind which may be installed by Declarant as part of the Project, including the fixtures in the Units and Common Elements within the Project (collectively, the "Declarant Improvements") be of a quality that is consistent with construction and development practices for a condominium of this type. Nevertheless, due to the complex nature of construction and the subjectivity involved in evaluating such quality, disputes may arise as to whether a defect exists and Declarant's responsibility therefor. It is Declarant's intent to resolve all disputes and claims regarding "Alleged Defects" (as defined below) amicably, and without the necessity of time consuming and costly

litigation. Accordingly, all Owners and the Association, as well as the Board shall be bound by the claim resolution procedure set forth in this Article 19.

Section 21.2 Declarant's Right to Cure. If the Association, the Board, or any Owner or Owners (collectively, "Claimant") claim, contend, or allege that any portion of a Unit and/or any Declarant Improvements are defective or incomplete, or that Declarant or its agents, consultants, contractors or subcontractors were negligent in the planning, design, engineering, grading, construction or other development thereof (collectively, an "Alleged Defect"), Declarant hereby reserves the right to inspect, cure, repair and/or replace such Alleged Defect as set forth herein.

Section 21.3 Notice to Declarant. If a Claimant discovers an Alleged Defect, Claimant shall, within a reasonable time after discovery, notify Declarant, in writing, at: Walnut & Fourth, LLC , 313 North Water Street, Idaho Falls, ID 83402, or such other address at which Declarant maintains its principal place of business, of the specific nature of such Alleged Defect ("Notice of Alleged Defect").

Section 21.4 Right to Enter, Inspect, Cure and/or Replace. Immediately after the receipt by Declarant of a Notice of Alleged Defect or the independent discovery of an Alleged Defect by Declarant or any governmental agency, and for a reasonable time thereafter, as part of Declarant's reservation of rights, Declarant shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into, as applicable, any Unit or the Common Elements, and/or any Declarant Improvements for the purposes of inspecting and, if deemed necessary by Declarant, curing, repairing and/or replacing the Alleged Defect. In conducting such inspection, cure, repairs and/or replacement, Declarant shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

Section 21.5 Claims. All Claims arising out of this Article 21 shall be submitted to binding Arbitration as provided in Section 21.8, below. No Claimant shall initiate any arbitration against Declarant alleging damages (a) for the costs of curing, repairing, or replacing any Alleged Defect, (b) for the diminution in value of any real or personal property resulting from such Alleged Defect or (c) for any consequential damages resulting from such Alleged Defect, unless and until Claimant has (i) delivered to Declarant a Notice of Alleged Defect and (ii) Declarant has, within 120 days after its receipt of the Notice of Alleged Defect, either (1) failed to cure, repair or replace the Alleged Defect or (2) if the Alleged Defect cannot reasonably be cured, repaired or replaced within such 120 day period, failed to commence such cure, repair or replacement of the Alleged Defect and, thereafter, failed to pursue diligently such cure, repair or replacement to completion. During any such period while Declarant is diligently pursuing to completion the cure, repair or replacement of the Alleged Defect,

Claimant shall not stop, restrict, hinder, interrupt or otherwise interfere with any reasonable action or activity taken by Declarant, its employees, agents, or independent contractors, to inspect, cure, repair or replace the Alleged Defect, whether or not such action or activity is taken, or is proposed to be taken, on property owned by Claimant.

Section 21.6 No Additional Obligations; Irrevocability and Waiver of Rights. Nothing set forth in this Article 21 shall be construed to impose any obligation on Declarant to inspect, cure, repair or replace any item or Alleged Defect for which Declarant is not otherwise obligated to do under applicable law or any limited warranty provided by Declarant in connection with the sale of the Units and/or the Declarant Improvements constructed thereon, nor shall anything set forth in this Article 21 constitute an express or implied representation, warranty or guarantee by Declarant concerning any Declarant Improvements or the Project. The right of Declarant to enter, inspect, cure, repair and/or replace reserved hereby shall be irrevocable and may not be waived and/or terminated except by a writing, in recordable form, executed and recorded by Declarant in the Records.

Section 21.7 Statutory Remedies. The terms, conditions and procedures set forth in this Article 21 are in addition to the terms, conditions and procedures set forth in Idaho Code §§ 6-2501, et seq., and shall, to the maximum extent permitted by law, be exercised by any Claimant prior to instituting a claim and/or commencing an action under Idaho Code §§ 6-2501, et seq. for "constructional defects"; provided, however, the procedures set forth in this Article 21 shall not abrogate any of the requirements of Claimant under Idaho Code §§ 6-2501, et seq. Further, to the extent any provisions of this Article 21 are inconsistent with the provision of Idaho Code §§ 6-2501, et seq., the provisions of this Section 21 shall apply to the maximum extent permitted by law and shall extend all the time periods set forth in Idaho Code §§ 6-2501, et seq. until expiration of the 120 day period set forth in this Article 21. It is the express intent of Declarant to provide, by this Article 21, an initial 120 day period for Declarant to investigate and cure any constructional defects alleged by Claimant before the provisions of Idaho Code §§ 6-2501, et seq. are implemented and initiated by Claimant including, without limitation, the notice of claim, inspection, offer of settlement, and repair provisions of Idaho Code §§ 6-2501, et seq. Each Owner, by acceptance of a deed or otherwise acquiring title to any Unit agrees to be bound by all of the provisions of this Article 21.

Section 21.8 Arbitration. Unless otherwise agreed, the exclusive method of binding dispute resolution for claims made by a Claimant arising out of this Article 21 shall be arbitration administered by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules in effect as of the date of this

Declaration. A demand for arbitration shall be made by such Claimant in writing, delivered to Declarant and filed with the entity administering the arbitration. No demand for arbitration shall be made until after the procedures set forth in Sections 21.3 through 21.6 have been fully complied with and the timeframes set forth therein have expired. In no event shall a claim for arbitration be made after the date when the initiation of legal or equitable proceedings based on the claim are barred by the applicable statute of limitations or statute of repose. For purposes of statutes of limitation and statutes of repose, receipt of the written demand for arbitration by the entity administering the arbitration shall constitute the initiation of legal action or equitable proceedings based on the claim. This agreement to arbitrate shall be specifically enforceable in accordance with applicable law in any court of competent jurisdiction, and any award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. In any such arbitration, the prevailing party shall, in addition to any other relief received, be entitled to an award of its reasonable attorneys' fees and costs arising from such claim.

Section 21.9 Additional Disclosures; Disclaimers and Releases

WITHOUT LIMITING ANY OTHER PROVISION IN THIS DECLARATION, THE ASSOCIATION AND, BY ACCEPTANCE OF A DEED OR ACQUIRING TITLE TO A UNIT, OR BY POSSESSION OR OCCUPANCY OF A UNIT, EACH OWNER FOR ITSELF AND FOR THE OWNER'S TENANTS, EMPLOYEES, FAMILY MEMBERS, GUESTS AND OTHER INVITEES, SHALL CONCLUSIVELY BE DEEMED TO UNDERSTAND, AND TO HAVE ACKNOWLEDGED AND AGREED TO, ALL OF THE FOLLOWING:

(a) Living in a multi-story building with commercial and residential components entails living in very close proximity to other persons and businesses, with attendant limitations on solitude and privacy. Walls, floors and ceilings have been designed to meet applicable building codes. However, Owners will hear noise from adjacent Units within the Project, including, but not limited to, noise from showers, bathtubs, sinks, toilets or other sources of running water and/or plumbing fixtures. Owners may also experience light entering the Units from commercial lighting in the vicinity and from street lights located in close proximity to the windows and doors of the Units.

(b) The Association has no control over the transmission of noise, light or odors within the Project and/or from the adjacent residential, retail and commercial developments, and the potential effect of such noise, light or odors on Units within the Project.

(c) Each Owner acknowledges that (i) there are no protected views in the Project, and no Unit is assured the existence or unobstructed continuation of any particular view, and (ii) any construction, landscaping or other installation of Improvements by the Declarant, other Owners or owners of other property in the vicinity of the Project may impair the view from any Unit, and each Owner consents to such view impairment.

(d) Certain portions of land (the "Neighboring Developments") outside, abutting and/or near the Project have not yet been developed or may be subject to redevelopment, and in the future may or will be developed by Declarant, or third parties over whom Declarant has no control. The Association has no jurisdiction over the future Neighboring Developments, and accordingly, there is no representation as to the nature, use or architecture of any future development or improvements on Neighboring Developments; and such use, development and/or construction on Neighboring Developments may result in noise, dust, or other "nuisance" to the Project or Owners.

(e) Residential and commercial construction is an industry inherently subject to variations and imperfections, and items which do not materially affect safety or structural integrity shall be deemed "expected minor flaws" (including, but not limited to: reasonable wear, tear or deterioration; shrinkage, swelling, expansion or settlement; squeaking, peeling, chipping, cracking or fading; touch-up painting; minor flaws or corrective work; and like items) and not constructional defects. Subsequent to the initial Conveyance of each Unit, each Owner hereby releases the Declarant from any and all claims arising from or relating to such expected minor flaws.

(f) The finished construction of each Unit, Common Elements and any Association Property, while within the standards of the industry in the City of Ketchum, Blaine County, Idaho, and while in substantial compliance with the plans and specifications, will be subject to variations and imperfections and expected minor flaws; and each Owner hereby releases the Declarant from any and all claims arising from or relating to such variations, imperfections and flaws.

(g) Indoor air quality of the Units may be affected in a manner and to a degree found in new construction within industry standards, including, without limitation, by particulates or volatiles emanating or evaporating from new carpeting or other building materials, fresh paint or other sealants or finishes, and similar products.

(h) Installation and maintenance of any security or traffic access device, operation, or method, shall not create any presumption or duty whatsoever of the Declarant or the Association (or their respective officers, directors,

managers, employees, agents, and/or contractors) with regard to security or protection of persons or property within or adjacent to the Project; and each Owner, by acceptance of a deed to a Unit, whether or not so stated in the deed, shall be deemed to have agreed to take any and all protective and security measures and precautions which such Owner would have taken if the Project had been located within public areas.

(i) The Units and other portions of the Project from time to time may, but need not necessarily, experience problems with bees, ants, spiders, termites, birds, and/or other insect, rodent or pest problems (collectively, "pests"); and Declarant hereby specifically disclaims any and all representations or warranties, express and implied, with regard to or pertaining to any pest, and each Owner must make its own independent determination regarding the existence or non-existence of any pest(s) which may be associated with the Unit or other portions of the Project.

(j) Even with a "slip sheet" underneath, certain hard surface flooring may still be subject to hairline cracks, and grout may crack and/or deteriorate, and furthermore, cracks in the walls may result from normal settlement and shifting around doors, windows, walls and ceilings; and each Owner shall be solely responsible for any such cracking or deterioration.

(k) "Cutting-out" (for example, but not limited to, for installation of speakers or "can" lights) or alteration of any portion of wall, ceiling, and/or floor by an Owner within a Unit is permitted only when such "cutting-out" is repaired, does not damage or adversely affect sound insulation or other important features of the Unit and complies with the pertinent fire codes.

(l) Other matters, limitations, and restrictions, uniquely applicable to this Project, are set forth in this Declaration, and may be supplemented from time to time by the Rules and Regulations.

(m) Declarant has complied with all Unit maintenance and operation procedures and has performed upgrades, modifications, and/or repairs consistent with or above industry standards. Declarant reserves the right to buy back Units deemed to be defective at the market rate. Should an Owner allege that a Unit is defective, an inspection shall be performed by an independent third party and shall be paid for by the Unit Owner. Should the Unit be deemed defective Declarant will reimburse Unit Owner 50% of the inspection cost.

Section 21.10 Releases. THE ASSOCIATION AND, BY ACCEPTANCE OF A DEED OR OTHERWISE ACQUIRING TITLE TO A UNIT, EACH OWNER, FOR ITSELF AND ALL PERSONS CLAIMING UNDER SUCH OWNER, SHALL CONCLUSIVELY BE DEEMED TO HAVE

ACKNOWLEDGED AND AGREED TO RELEASE THE DECLARANT AND ITS AFFILIATES, AND ALL OF THEIR RESPECTIVE OFFICERS, MANAGERS, AGENTS, EMPLOYEES, SUPPLIERS, AND CONTRACTORS, FROM ANY AND ALL CLAIMS, CAUSES OF ACTION, LOSS, DAMAGE OR LIABILITY (INCLUDING, BUT NOT LIMITED TO, ANY CLAIM FOR NUISANCE OR HEALTH HAZARD, PROPERTY DAMAGE, BODILY INJURY, AND/OR DEATH) ARISING FROM OR RELATED TO ALL AND/OR ANY ONE OR MORE OF THE CONDITIONS, ACTIVITIES, OCCURRENCES, OR OTHER MATTERS DESCRIBED IN THE FOREGOING SECTION 21.

ARTICLE 22 - MISCELLANEOUS

Section 22.1 Enforcement. Except as otherwise provided in this Declaration, enforcement of the covenants, conditions, restrictions, easements, reservations, rights-of-way, and other provisions contained in this Declaration and the other Project Documents shall be through any proceedings at law or in equity brought by any aggrieved Unit Owner, the Association, or Declarant against the Association or any Unit Owner. Such actions may seek remedy by injunction or restraint of a violation or attempted violation, or an action for damages, or any of them, without the necessity of making an election.

Section 22.2 Notices. All notices, demands, or other communications required or permitted to be given hereunder shall be in writing, and any and all such items shall be deemed to have been duly delivered upon personal delivery; upon actual receipt, in the case of notices forwarded by certified mail, return receipt requested, postage prepaid; as of 12:00 Noon on the immediately following business day after deposit with Federal Express or a similar overnight courier service; or as of the third business hour (a business hour being one of the hours from 8:00 a.m. to 5:00 p.m. on business days) after transmitting by telecopy.

Section 22.3 Nonwaiver. Failure by Declarant, the Association, or any Unit Owner or Eligible First Mortgagee to enforce any covenant, condition, restriction, easement, reservation, right-of-way, or other provision contained in the Project Documents shall in no way or event be deemed to be a waiver of the right to do so thereafter.

Section 22.4 Severability. The provisions of this Declaration shall be deemed to be independent and severable, and the invalidity of any one or more of the provisions of it by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which provisions shall remain in full force and effect. Any provision which would violate the rule against perpetuities and the rule

prohibiting unlawful restraints on alienation shall be construed in a manner as to make this Declaration valid and enforceable.

Section 22.5 Number and Gender. Unless the context provides or requires to the contrary, the use of the singular herein shall include the plural, the use of the plural shall include the singular, and the use of any gender shall include all genders.

Section 22.6 Captions. The captions to the Articles and Sections and the Table of Contents at the beginning of this Declaration are inserted only as a matter of convenience and for reference, and are in no way to be construed to define, limit, or otherwise describe the scope of this Declaration or the intent of any provision of this Declaration.

Section 22.7 Conflicts in Legal Documents. In case of conflicts between the provisions in this Declaration and the Articles of Incorporation or the Bylaws, this Declaration shall control. In case of conflicts in the provisions in the Articles of Incorporation and the Bylaws, the Articles of Incorporation shall control.

Section 22.8 Exhibits. All the Exhibits attached to and described in this Declaration are incorporated in this Declaration by this reference.

Section 22.9 Choice of Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Idaho.

Section 22.10 Construction. This Declaration shall be construed and interpreted without the application of any rule of construction based on the Declarant as the drafter of this Declaration.

Section 22.11 Legal Counsel. This Declaration was prepared by attorneys representing only the Declarant.

Executed as of the _____ day of _____ 2023.

Walnut & Fourth, LLC,
An Idaho limited liability company

By:_____
Greg Carr, Manager

DRAFT

DRAFT

State of Idaho)
) ss.
County of Blaine)

On this ____ day of _____ 2022, before me, a Notary Public in and for said State, personally appeared Greg Carr, known or identified to me to be the Manager of Walnut & Fourth, LLC , an Idaho limited liability company, who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

_____
Notary Public for Idaho
Residing at _____
My Commission expires _____

DRAFT

EXHIBIT A
TO
DECLARATION

LEGAL DESCRIPTION

Walnut & Fourth Condominiums, City of Ketchum, Blaine County, Idaho.

DRAFT

EXHIBIT B
TO
DECLARATION
TABLE OF ALLOCATED INTERESTS

Unit Identification	Unit Classification	Unit Area (sq. feet)	Percentage Share of Common Elements	Percentage Share of Common Expense Liability	Number of Votes
C-110	Commercial	2,471			1
C-120	Commercial	4,754			1
C-150	Commercial	1,141			1
C-160	Commercial	813			1
C-210	Commercial	1,382			1
C-220	Commercial	1,237			1
C-230	Commercial	992			1
C-240	Commercial	1,171			1
R-250	Residential	1,882			1
R-260	Residential	1,908			1
C-B1	Commercial	4,486			1
R-B2	Residential*	910			1
R-B3	Residential*	1,036			1
C-B4	Commercial**	193			1
C-B5	Commercial**	113			1
C-B8	Commercial**	898			1
C-B9	Commercial**	259			1
	TOTAL	25,646	100.00	100. 00	17
*	Community Housing				
**	Storage Unit				

DRAFT

EXHIBIT C
TO
DECLARATION

ASSOCIATION ARTICLES OF
INCORPORATION

DRAFT

EXHIBIT D
TO
DECLARATION

ASSOCIATION BYLAWS

DRAFT

Attachment B

Walnut & Fourth Condominiums Subdivision Preliminary Plat

Plan Set

A PLAT SHOWING

WALNUT & FOURTH CONDOMINIUMS

A CONDOMINIUM SUBDIVISION OF KETCHUM TOWNSITE: BLOCK 44, LOT 7A.

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

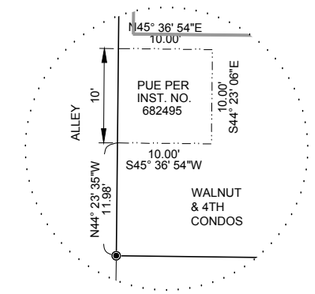
AUGUST 2023

PRELIMINARY PLAT

SCALE: 1" = 40'

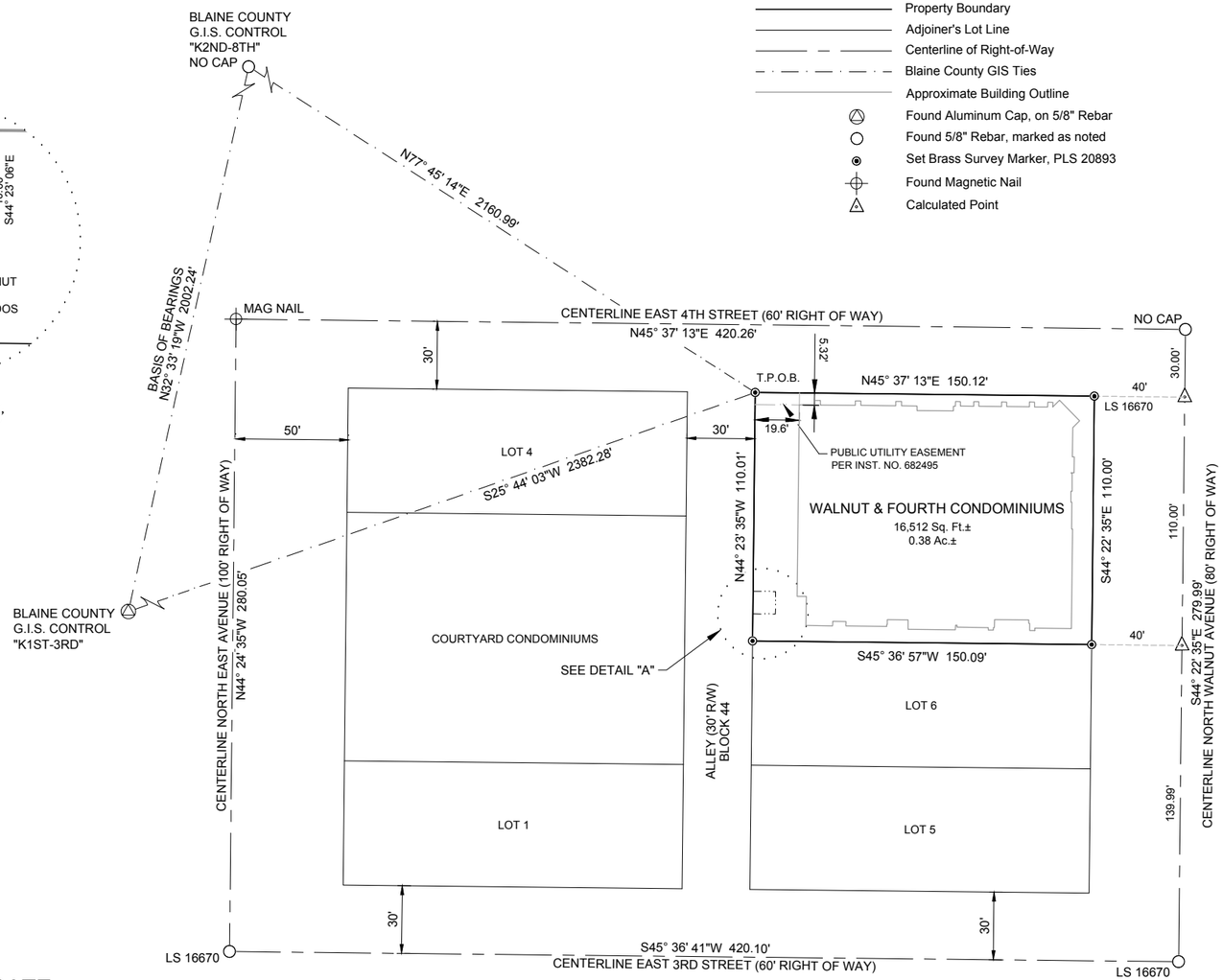
40 20 0 40 80 120

SCALE IN FEET



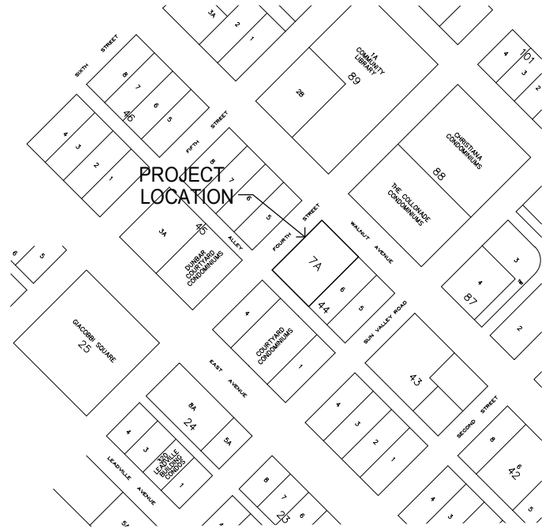
DETAIL A

SCALE: 1" = 10'



LEGEND

- Property Boundary
- Adjoiner's Lot Line
- Centerline of Right-of-Way
- Blaine County GIS Ties
- Approximate Building Outline
- Found Aluminum Cap, on 5/8" Rebar
- Found 5/8" Rebar, marked as noted
- Set Brass Survey Marker, PLS 20893
- Found Magnetic Nail
- Calculated Point



VICINITY MAP

NOT TO SCALE

SURVEY NARRATIVE & NOTES

1. The purpose of this plat is to create a Condominium Subdivision within Lot 7A, Block 44, Ketchum Townsite. The boundary shown is based on found centerline monuments and the Official Map of the Village of Ketchum, Instrument No. 302967, records of Blaine County, Idaho. Additional documents used during the course of this survey:

   – Plat of Ketchum Townsite: Block 44: Lot 7A, Instrument No. 682495, records of Blaine County, Idaho.

   – Lot Book Guarantee No. G–0000061556718, March 8, 2023 by Stewart Title Guaranty Company.

   – Quit Claim Deed, Instrument No. 665131, records of Blaine County, Idaho.

2. This plat is subject to the Declaration of Covenant's, Conditions & Restrictions for Walnut & Fourth Condominiums were recorded as Instrument No. _____, records of Blaine County, Idaho.

3. This plat is subject to the Right–of–Way Encroachment Agreement 22814, recorded as Inst. No. 698578, records of Blaine County, Idaho.

4. This plat is subject to the FAR Exceedance Agreement Contracts #20595 and 20595A, recorded as Inst. No. 682499 and 698234.

5. The Community Housing Agreement for Units R–B2 and R–B3 was recorded as Inst. No. _____, records of Blaine County, Idaho.

6. All basement storage uses must be directly ancillary to a unit whose use is permitted in accordance with the City of Ketchum zoning ordinances.

7. Parking spaces 1–5 may only be owned by individual condominium unit owners and may only be used for vehicle parking by an occupant of a condominium.

8. The owners of Unit R–250 and Unit R–260 must each own one of the five parking spaces.

9. Current zoning is CC–1, Retail Core of the Community Core.

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: _____.

_____

South Central Public Health District, REHS

PROFESSIONAL LAND SURVEYOR LICENSED 20893 STATE OF IDAHO ROBERT O. BREER

OWNER OF RECORD

WALNUT & 4TH, LLC
C/O GREGORY CARR
313 NORTH WATER AVENUE
IDAHO FALLS, ID 83402

WALNUT & FOURTH CONDOMINIUMS
GALENA - BENCHMARK ENGINEERING

File: 7819 condo -plat-CURRENT
August 2, 2023
SHEET 1 OF 7

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A PLAT SHOWING

WALNUT & FOURTH CONDOMINIUMS

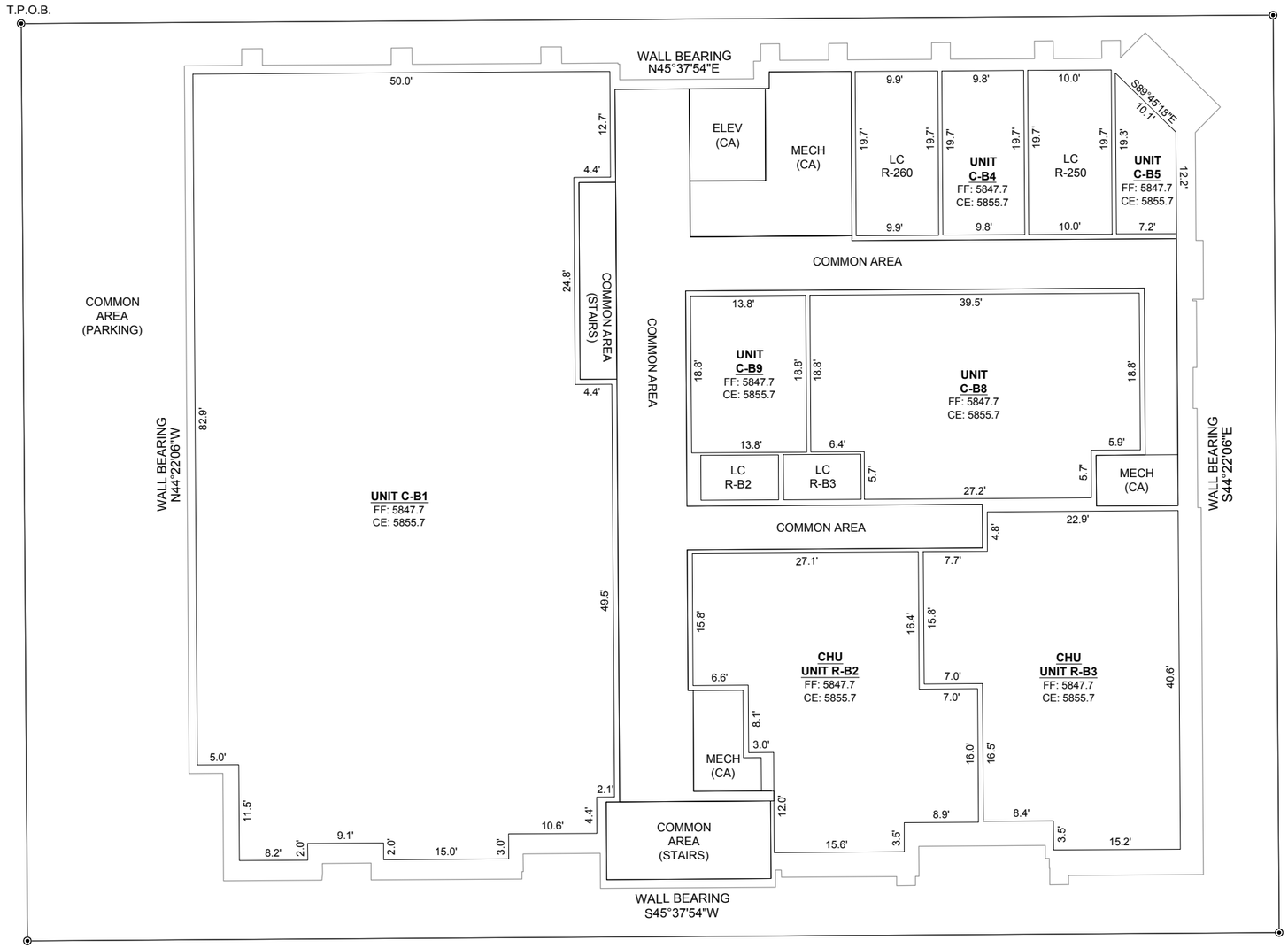
AUGUST 2023

10 5 0 10 20 30

SCALE IN FEET

PRELIMINARY PLAT

SCALE: 1" = 10



BASEMENT

LEGEND

- Property Boundary
- Approximate Basement Building Outline
- Set Brass Survey Marker , PLS 20893

CE = Ceiling Elevation
FF = Finished Floor Elevation
CA = Common Area
LC = Limited Common Area
R = Residential Unit
C = Commercial Unit
B = Basement Unit
MECH = Mechanical Room
ELEV = Elevator
T.P.O.B. = True Point of Beginning
CHU = Community Housing Unit

FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
2. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING: VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS, LIMITED COMMON AREAS AND PARKING SPACES.
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6. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
7. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.

PROFESSIONAL LAND SURVEYOR LICENSED 20893 STATE OF IDAHO ROBERT O. BREIER

WALNUT & FOURTH CONDOMINIUMS

GALENA - BENCHMARK ENGINEERING

Job No. 7819
File: 7819 condo -plat-CURRENT
SHEET 2 OF 7

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A PLAT SHOWING

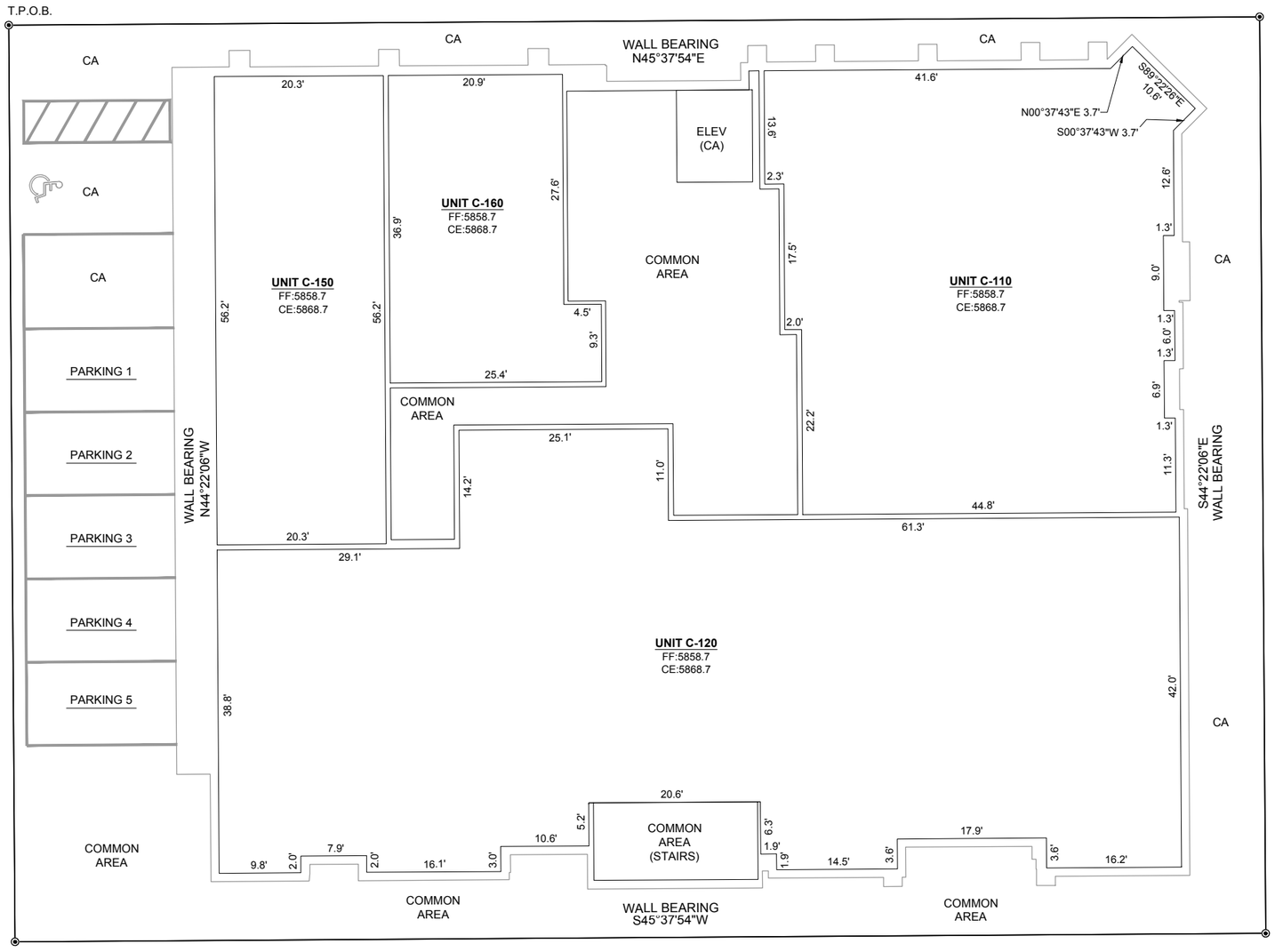
WALNUT & FOURTH CONDOMINIUMS

AUGUST 2023

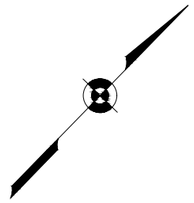
10 5 0 10 20 30

SCALE IN FEET

PRELIMINARY PLAT



FIRST FLOOR



SCALE: 1" = 10'

LEGEND

- Property Boundary
- Approximate First Level Building Outline
- Set Brass Survey Marker , PLS 20893

CE = Ceiling Elevation
FF = Finished Floor Elevation
CA = Common Area
LC = Limited Common Area
R = Residential Unit
C = Commercial Unit
B = Basement Unit
MECH = Mechanical Room
ELEV = Elevator
T.P.O.B. = True Point of Beginning

FLOORPLAN NOTES

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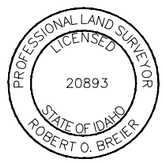

WALNUT & FOURTH CONDOMINIUMS

GALENA - BENCHMARK ENGINEERING

Job No. 7819
File: 7819 condo -plat-CURRENT
SHEET 3 OF 7

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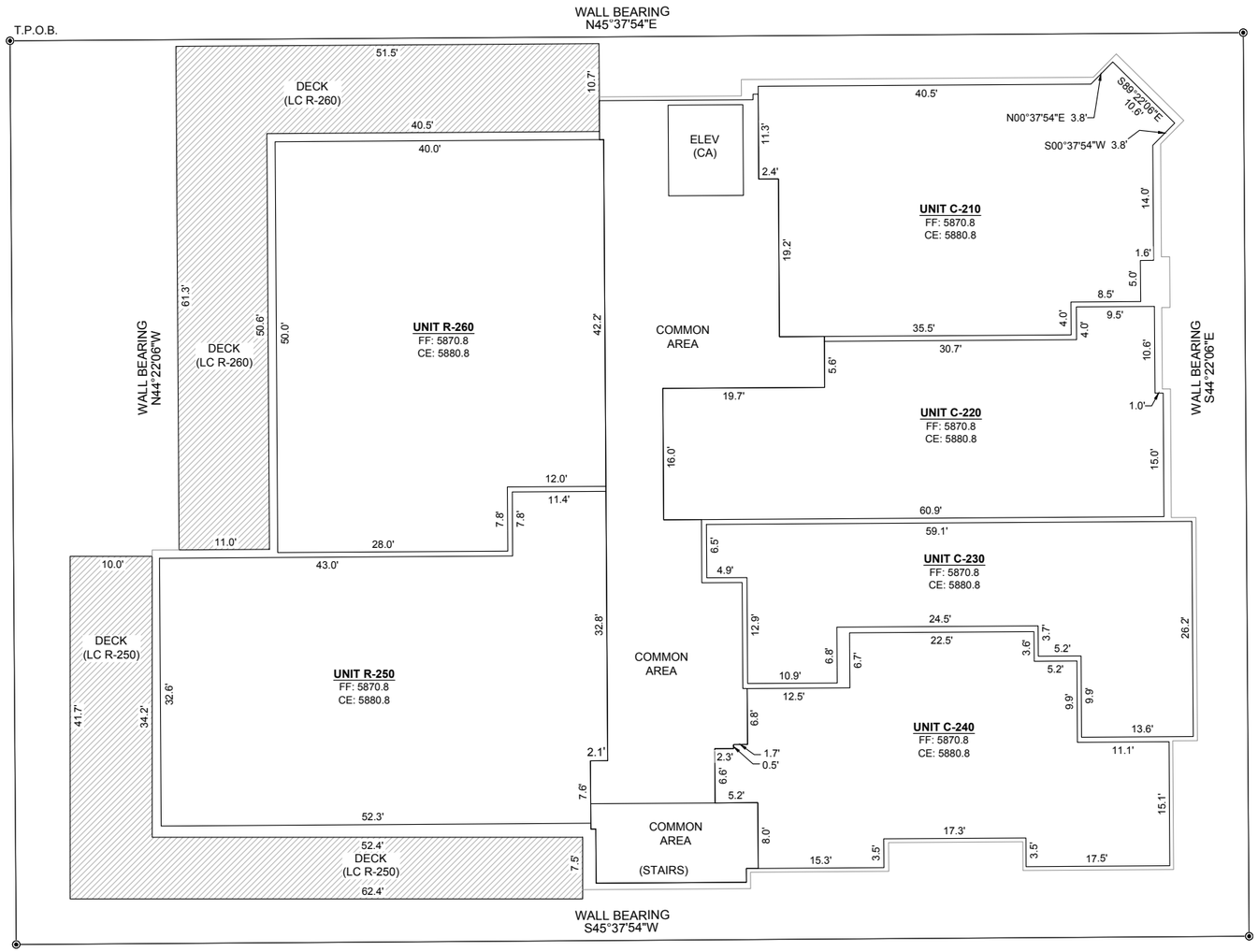
A PLAT SHOWING

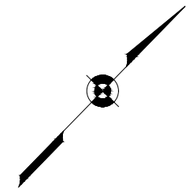
WALNUT & FOURTH CONDOMINIUMS

AUGUST 2023

PRELIMINARY PLAT



SECOND FLOOR



SCALE: 1" = 10'

10 5 0 10 20 30

SCALE IN FEET

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WALNUT & FOURTH CONDOMINIUMS

GALENA - BENCHMARK ENGINEERING

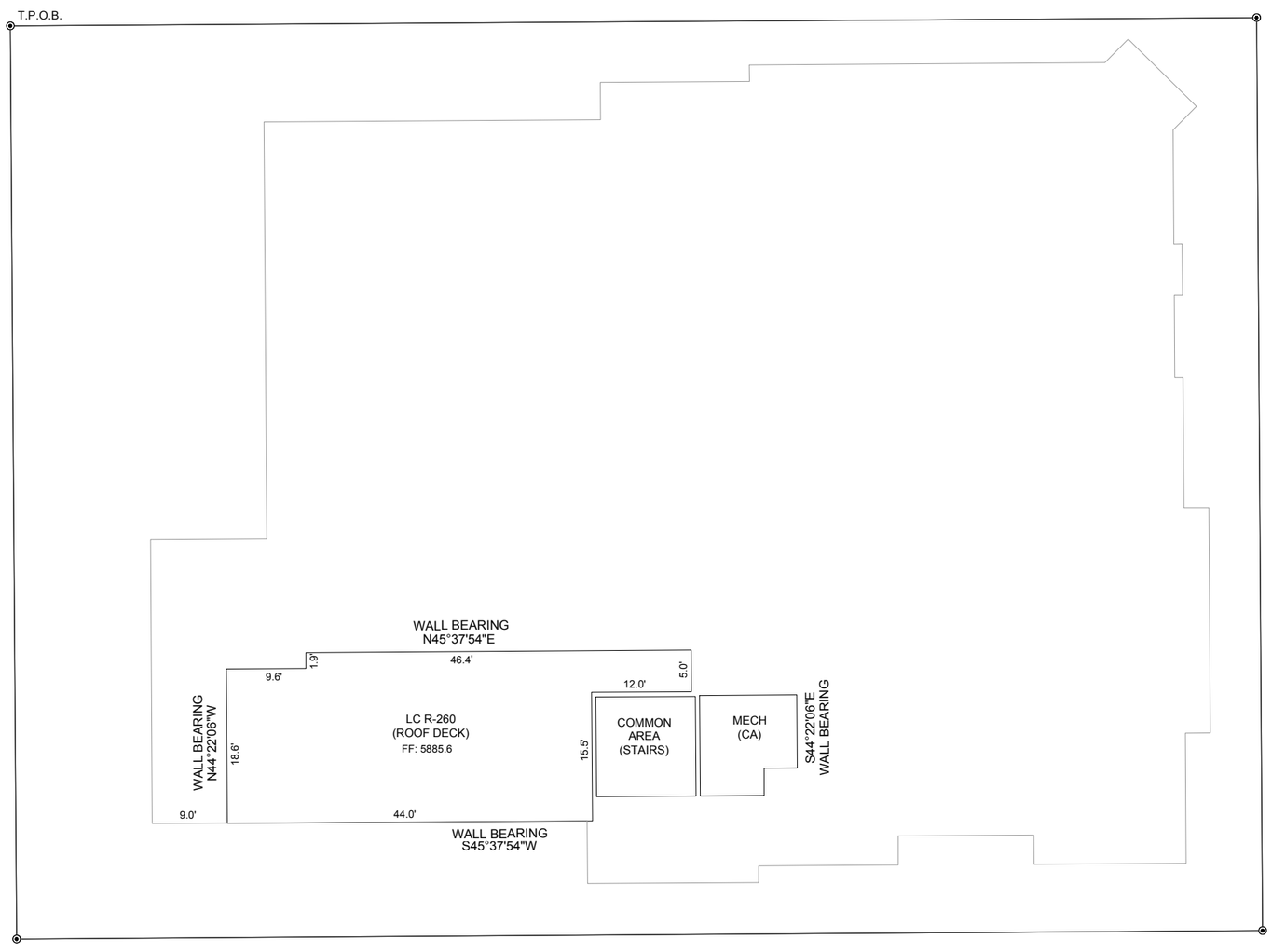
Job No. 7819
File: 7819 condo -plat-CURRENT
SHEET 4 OF 7

A PLAT SHOWING

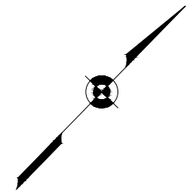
WALNUT & FOURTH CONDOMINIUMS

AUGUST 2023

PRELIMINARY PLAT



ROOF



SCALE: 1" = 10'

10 5 0 10 20 30

SCALE IN FEET

LEGEND

- Property Boundary
- Approximate First Level Building Outline
- Set Brass Survey Marker , PLS 20893

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WALNUT & FOURTH CONDOMINIUMS

GALENA - BENCHMARK ENGINEERING

Job No. 7819
File: 7819 condo -plat-CURRENT
SHEET 5 OF 7

Attachment C

Draft

Planning and Zoning Commission

Findings of Fact, Conclusions of Law, and Decision

City of Ketchum
Planning & Building

IN RE:	)
	)
Walnut & Fourth	) KETCHUM PLANNING AND ZONING COMMISSION
Condominium Subdivision Preliminary Plat	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
File Number: P23-053	) DECISION
	)
Date: October 10, 2023	)
	)

PROJECT:	Walnut & Fourth Condominiums
APPLICATION TYPE:	Condominium Subdivision – Preliminary Plat
FILE NUMBER:	P23-053
ASSOCIATED APPLICATIONS:	Pre-Application Design Review P20-024, Design Review P20-046, Design Review Amendment P20-46A, FAR Exceedance Agreement Contract 20595A, Lot Line Shift P21-015, Building Permit B21-009
PROPERTY OWNER:	Walnut & Fourth LLC
REPRESENTATIVE:	David Patrie, Galena-Benchmark Engineering
LOCATION:	580 4th Street E (Ketchum Townsite: Block 44: Lot 7A)
ZONING:	Retail Core of the Community Core (CC-1 Zone)
OVERLAY:	None

RECORD OF PROCEEDINGS

The City of Ketchum Planning & Building Department received Condominium Subdivision Preliminary Plat Application File No. P23-053 for the Walnut & Fourth Mixed-Use Development on June 8, 2023. The application was processed and deemed complete on June 8, 2023. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City department comments were provided to the applicant on July 21, 2023 and September 14, 2023. All comments have been addressed satisfactorily through the applicant's revisions to the project plans or conditions of approval.

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 September 20, 2023. The public hearing notice was

published in the Idaho Mountain Express on September 20, 2023. A notice was posted on the project site and the city's website on September 25, 2023.

The Planning and Zoning Commission ("Commission") considered Walnut & Fourth Condominiums Subdivision Preliminary Plat Application File No. P23-053 during their meeting on October 10, 2023. After considering staff's analysis, the applicant's presentation, and public comment, the Commission recommended approval of Walnut & Fourth Condominiums subdivision preliminary plat application to the City Council.

FINDINGS OF FACT

Project History and Background

The applicant is nearing completion on the construction of a new 21,383 gross-square-foot, two-story building located at the southwest corner of Walnut Avenue and 4th Street. The mixed-use building contains 2,489 square feet of food service, 3,288 square feet of retail, and a 3,252-square-foot cultural facility, on the ground floor. The second floor includes 4,999 square feet of office space and two residential units. Two community housing units, 1,104 square feet and 914 square feet in net-livable area, each with detached storage areas of approximately 50 square feet are provided within the basement. In addition, the basement contains storage units for commercial and residential uses on the first and second floors of the mixed-use building.

The Commission reviewed and approved Design Review Application File No. P20-046 for the Walnut & Fourth Mixed-Use Building on September 15, 2020. The project was issued a building permit (Application File No. B21-009) on June 22, 2021. The Commission reviewed and approved Design Review Amendment Application File No. P20-046A, which proposed modifications to the mixture of uses and their configurations within the mixed-use building, on September 27, 2022. The project is nearing completion and all required life safety, building code, and utility infrastructure requirements have been met. The Planning & Building Department has issued Temporary Certificates of Occupancy for ground-floor commercial units, two of the office units on the second floor, and the two community housing units.

Conformance with Subdivision Standards

The condominium subdivision preliminary plat application will subdivide the mixed-use building into eight commercial condominium units on the first and second floors, two residential condominium units on the second floor, two community housing units, basement storage units, limited common area, and common area.

During city department review, staff reviewed the condominium subdivision preliminary plat application for conformance with the procedures for subdivision approval (Ketchum Municipal Code §16.04.030), subdivision development and design standards (Ketchum Municipal Code §16.04.040), and condominium requirements (Ketchum Municipal Code §16.04.070). Certain standards are not applicable for one of the following reasons:

- The standard applies to the establishment of new subdivisions creating multiple new lots that will form blocks around new streets, and not the subject property, which is comprised of three existing platted lots within the original Ketchum townsite.
- The standard applies to an action that will be taken at the final plat stage of the process.
- The City Engineer has determined that the standard does not apply.

The proposed condominium preliminary plat application complies with all applicable subdivision requirements and standards.

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT REQUIREMENTS

Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant				
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Findings	*The Planning & Building Department received Condominium Subdivision Preliminary Plat Application File No. P23-053 for the Walnut & Fourth Mixed-Use Development on June 8, 2023. The application was processed and deemed complete on June 8, 2023. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City department comments were provided to the applicant on July 21, 2023 and September 14, 2023. All comments have been addressed satisfactorily through the applicant's revisions to the project plans or conditions of approval.*
☒	☐	☐	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			Findings	*The subdivision application was deemed complete on June 8, 2023.*
☒	☐	☐	16.04.030.J.1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			Findings	*This standard is met as shown on Sheet 1 of the preliminary plat.*
☒	☐	☐	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			Findings	*As shown on Sheet 1 of the preliminary plat, the plat is titled "Walnut & Fourth Condominiums" which is not the same as any other subdivision in Blaine County, Idaho.*
☒	☐	☐	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.

			Findings	*The name of the owner and surveyor is shown on Sheet 1 of the plat. The plat was prepared by Robert O. Breier, Professional Land Survey, of Galena-Benchmark Engineering.*
☒	☐	☐	16.04.030.J.4	Legal description of the area platted.
			Findings	*The legal description of the area platted is shown on page 1 of the preliminary plat.*
☒	☐	☐	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Findings	*The preliminary plat shows adjacent properties within block 44 of the original Ketchum townsite, including lots 1, 4, 5, and 6 and the Courtyard Condominiums.*
☒	☐	☐	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Findings	*Existing site conditions, including topography, are shown on the project plans submitted with Design Review Application File No. P20-046 and Design Review Amendment Application File No. P20-46A.*
☒	☐	☐	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Findings	*Sheet 1 of the preliminary plat shows the location of the adjacent streets, the block 44 alley, and the public utility easement recorded as Instrument Number 682495.*
☒	☐	☐	16.04.030.J.8	Boundary description and the area of the tract.
			Findings	*Sheet 1 provides the boundary description of the area. The total area of Lot 7A is 16,512 square feet as noted on the preliminary plat map.*
☒	☐	☐	16.04.030.J.9	Existing zoning of the tract.
			Findings	*Plat note #9 on Sheet 1 of the preliminary plat specifies the existing zoning of the subject property. The property is located in the Retail Core of the Community Core (CC-1 Zone).*
☒	☐	☐	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Findings	*The preliminary plat shows the locations and lot lines for the master lot and lot lines of condominium units. No new streets or blocks are being proposed with this application.*
☒	☐	☐	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.

			Findings	*The plat shows all common area elements within the condominium subdivision.*
☒	☐	☐	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the proposed drainage and right-of-way improvements proposed for the project.*
☐	☐	☒	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			Findings	*This standard does not apply as no new streets are proposed.*
☐	☐	☒	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	*This standard does not apply as no new drainage canals or structures are proposed.*
☐	☐	☒	16.04.030.J.15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Findings	*This standard does not apply as no additional tests are required.*
☒	☐	☐	16.04.030.J.16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			Findings	*The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.*
☒	☐	☐	16.04.030.J.17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			Findings	*Sheet 1 of the preliminary plat includes a vicinity map.*
☐	☐	☒	16.04.030.J.18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			Findings	*The subject property is not within a floodplain, floodway, or avalanche zone district.*
☐	☐	☒	16.04.030.J.19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.

			Findings	*A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.*
☒	☐	☐	16.04.030.J.20	Lot area of each lot.
			Findings	*The preliminary plat shows the area of the overall lot and the area of each condominium unit.*
☒	☐	☐	16.04.030.J.21	Existing mature trees and established shrub masses.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show existing mature trees and shrub masses.*
☒	☐	☐	16.04.030.J.22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Findings	*The applicant submitted a lot book guarantee report and a warranty deed with the preliminary plat application.*
☒	☐	☐	16.04.030.J.23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			Findings	*The City of Ketchum received digital copies of the preliminary plat at the time of application.*

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the proposed utility, drainage, or right-of-way improvements proposed for the project,*

				which have been reviewed and approved by City Departments, including the City Engineer.
☐	☐	☒	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			Findings	*This standard is not applicable to the preliminary plat application.*
☐	☐	☒	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			Findings	*This standard is not applicable to the preliminary plat application.*
☐	☐	☒	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	*This standard is not applicable to the preliminary plat application.*

☐	☐	☒	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			Findings	*The applicant shall meet the required monumentation standards prior to recordation of the final plat.*
☐	☐	☒	16.04.040.F	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.

				b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			Findings	*This standard is not applicable as no new lots are created with the condominium subdivision.*
☐	☐	☒	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	*This standard is not applicable as no new lots or blocks are proposed with the condominium subdivision preliminary plat.*
☒	☐	☐	16.04.040.H	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing

				and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°); 10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of

				three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets; 11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited; 12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets; 13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval; 14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement; 19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section; 20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city; 21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;

				22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and 23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the right-of-way improvements proposed for the project, which have been reviewed and approved by City Departments, including the City Engineer.*
☒	☐	☐	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	*The project proposes alley improvements, including grading and resurfacing the alley with asphalt. These improvements are shown on the project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009.*
☐	☐	☒	16.04.040.J	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are

				minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			Findings	*This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainage way, channel, or stream.*
☒	☐	☐	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the proposed sewer improvements for the project, which have been reviewed and*

				approved by City Departments, including the City Engineer and Wastewater Department.
☐	☐	☒	16.04.040.L	Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the proposed water service improvements for the project, which have been reviewed and approved by City Departments, including the City Engineer and Utilities Department.*
☐	☐	☒	16.04.040.M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Findings	*This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed condominium subdivision.*
☐	☐	☒	16.04.040.N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

				2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out

				within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			Findings	*This standard does not apply as this application does not create a new subdivision. The preliminary plat proposed to subdivide the mixed-use building into condominium units.*
☒	☐	☐	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the proposed drainage improvements for the project, which have been reviewed and approved by City Departments, including the City Engineer and Streets Department.*
☒	☐	☐	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			Findings	*The project plans submitted with Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B 21-009 show the proposed utility improvements for the project, which have been reviewed and*

				approved by City Departments, including the City Engineer and Utilities Department.
☐	☐	☒	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Findings	*The proposed condominium development does not create substantial additional traffic; therefore, no off-site improvements are required.*
☐	☐	☒	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	*N/A as this property is not located within the Avalanche Zone or Mountain Overlay.*
☐	☐	☒	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	*The City Arborist conducted a site inspection determined that the existing trees are not healthy or mature, and therefore, do not require replacement.*

FINDINGS REGARDING COMPLIANCE WITH CONDOMINIUM PLAT REQUIREMENTS

Condominium Plat Requirements (Ketchum Municipal Code §16.04.070)				
Compliant				
Yes	No	N/A	City Code	Standards
☒	☐	☐	16.04.070.B	The subdivider of the condominium project shall submit with the preliminary plat application a copy of the proposed bylaws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control and maintenance of all common areas, recreational facilities and open space.
			Findings	*The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.*
☐	☐	☒	16.04.070.D	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. No garage may be condominiumized or sold separate from a condominium unit.

			Findings	The Walnut & Fourth mixed-use development does not include any attached or detached garages. Surface parking is provided adjacent to the rear property line along the alley.
☒	☐	☐	16.04.070.E	Adequate storage areas shall be provided for boats, campers and trailers, as well as adequate interior storage space for personal property of the resident of each condominium unit.
			Findings	Storage for each residential unit and community housing unit has been provided in the basement.
☒	☐	☐	16.04.070.F	A maintenance building or room shall be provided of adequate size and location for the type and size of the condominium project for storage of maintenance equipment and supplies for common areas.
			Findings	The applicant has provided adequate space for the storage of common area maintenance equipment and supplies within the mechanical rooms labeled as MECH(CA). 3 common area mechanical rooms are provided within the basement as indicated on sheet 2 of the preliminary plat.
☒	☐	☐	16.04.070.G	The subdivider shall dedicate to the common use of the homeowners adequate open space of such shape and area usable and convenient to the residents of the condominium subdivision. Location of building sites and common area shall maximize privacy and solar access.
			Findings	*The preliminary plat designates adequate open space for the residents of the condominium subdivision.*
☒	☐	☐	16.04.070.H	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium subdivisions.
			Findings	*The project has been reviewed for compliance with all other section of the subdivision standards. The project conforms with all subdivision regulations as discussed above.*

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 Condominium Subdivision Preliminary Plat application for the development and use of the project site.

2. The Commission has authority to review and approve the applicant's Condominium Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.

4. The Condominium Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.

5. The Walnut & Fourth Condominiums Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **recommends approval** of this Condominium Subdivision Preliminary Plat Application File No. P23-053 this Tuesday, October 10, 2023 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This preliminary plat application is subject to all conditions of approval for Design Review P20-046, Design Review Amendment P20-46A, and Building Permit B21-009.
2. Prior to forwarding the preliminary plat application to City Council, the applicant shall revise plat note 6 to state, "Basement storage units C-B1, C-B4, C-B5, C-B8, and C-B9 must be designated as accessory storage assigned to Unit R-250, Unit R-260, CHU Unit R-B2, CHU Unit R-B3, Unit C-150, Unit C-160, Unit C-110, Unit C-120, Unit C-210, Unit C-220, Unit C-230, or Unit C-240 or designated as storage for common areas of this plat."
3. Prior to forwarding the preliminary plat application to City Council, the applicant shall revise plate note 7 to state, "Parking spaces 1-5 may only be owned by individual condominium unit owners of this plat and may only be used for vehicle parking by occupants or tenants of condominium units within this plat."
4. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 10th day of October 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF OCTOBER 10, 2023

PROJECT:	Warm Springs Ranch Residences Lots 32-34
FILE NUMBER:	P23-017, P23-018, and P23-019
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 three (3) 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)
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. The public hearing for this project has been continued from the Planning & Zoning Commission meeting on September 12, 2023.

I. EXECUTIVE SUMMARY:

The Planning and Zoning Commission reviewed the proposed development during their regular meeting on September 12, 2023 (see Attachment I for the staff report). At the meeting, concerns were raised by the public regarding the building height of the proposed residence on Lot 33. The Commission echoed these concerns regarding the height of the proposed residence on Lot 33 and its

visual impact along the Warm Spring Road view corridor. In addition, the Commission expressed concerns regarding the height of the proposed landscaping along Warm Springs Road on Lots 32-34.

Upon review of the application materials, staff and applicant presentation, and public comment, the Commission approved the Design Review application for Lot 35 only. The Commission moved to continue the Design Review applications for Lots 32-34 and requested the applicant provide the following information:

- A rendering of Lots 32-34 from the vantage point of the bike path on Warm Springs Road
- Comprehensive landscaping plan for Lots 32-34
- Specify the type of pine trees proposed on the plant legend for Lots 32-34
- Verify the roof materials for Lots 32-34
- Analyze the design of the roof on Lot 32 to mitigate the visual impact of bulk and flatness
- Evaluate the building height of the proposed home on Lot 33

The applicant has provided revised development proposals for Lots 32-34 (Attachments B, C, and D) and additional documentation (Attachments A and E) to address comments provided by the Commission. The following documents and development changes include:

- Comprehensive landscape plan for Lots 32-34
- Photomontage taken from the bike path looking east and west of the structures
- Renderings of the structures from Warm Springs Road
- Lot 32:
    - Addition of a gable end to the north elevation of the roof facing Warm Springs Road
    - Relocated rear fence to the south of the public utility easement and made the fence location consistent throughout the plan set
    - Specified Mugo Pine and Subalpine Fir pine trees on the plant legend
    - Added lilac shrubs to the rear of lot
- Lot 33:
    - Building height reduced by 1’-6” (new maximum building height of 33’-2”)
    - Elevator shaft height reduced by 2’-2”
    - Chimney height reduced by 2’
    - Gravel ballast added to membrane roof
    - Exterior siding color has been changed to a darker natural wood tone
    - Relocated rear fence to the south of the public utility easement and made the fence location consistent throughout the plan set
    - Specified Mugo Pine and Subalpine Fir pine trees on the plant legend
    - Added lilac shrubs to the rear of lot
- Lot 34:
    - Gravel ballast added to membrane roof
    - Relocated rear fence to the south of the public utility easement and made the fence location consistent throughout the plan set
    - Specified Mugo Pine and Subalpine Fir pine trees on the plant legend
    - Added lilac shrubs to the rear of lot

Staff believes the applicant has adequately addressed the Commission’s concerns and requests for clarifications in the revised plan sets and recommends approval 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. The Planning and Zoning Commission conducted a public hearing and reviewed the Design Review applications for the proposed homes on Lots 32-35 during their regular meeting on September 12, 2023, and moved to continue the Design Review applications for the proposed residences on Lots 32-34.

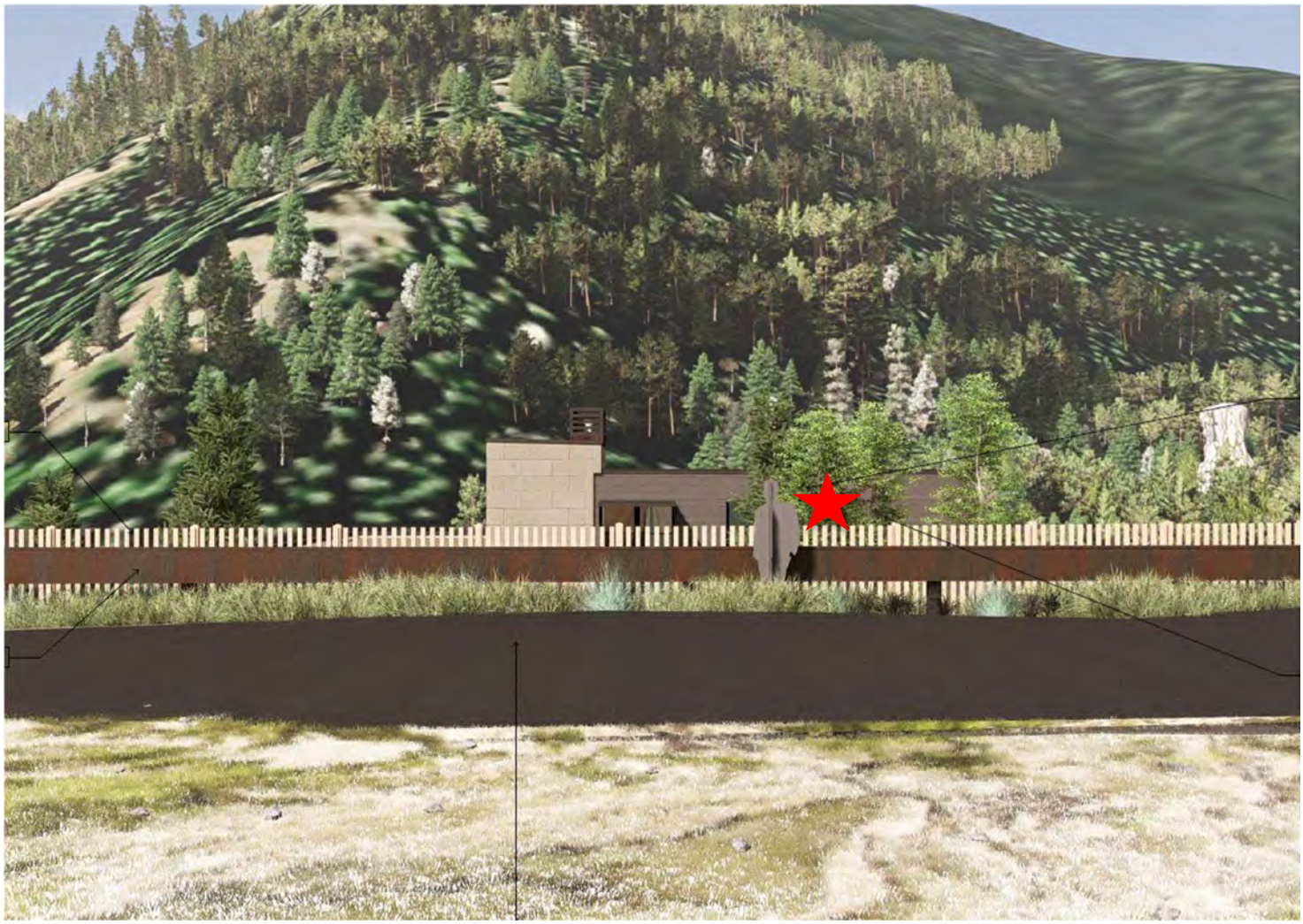
III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

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

For a full review of Criteria #1, please see the staff report from the September 12 meeting, included as Attachment I. The Comprehensive Plan reads strongly about the protection and enhancement of mountain views and natural features. During the September 12th meeting, the Commission expressed concerns regarding the visual impact to the view corridor from Warm Springs Road due to the height of the structure on Lot 33. The revised plans indicate that the building height has been reduced by 1'-6" for a new maximum building height of 33'-2". The new building height projects just 6'-2" above the elevation of Warm Springs Road. Also, the height of the elevator shaft has been reduced by 2'-2" and the height of the chimney has been reduced by 2'. A new rendering of the structure on Lot 33, as shown in Figure 1 below, indicates how the structure on Lot 33 will be perceived from neighboring properties across Warm Springs Road and depicts a person for scale (indicated by a red star). Upon review of the rendering below, staff believes that the visual impact on Bald Mountain Road for neighboring properties will be minimal.

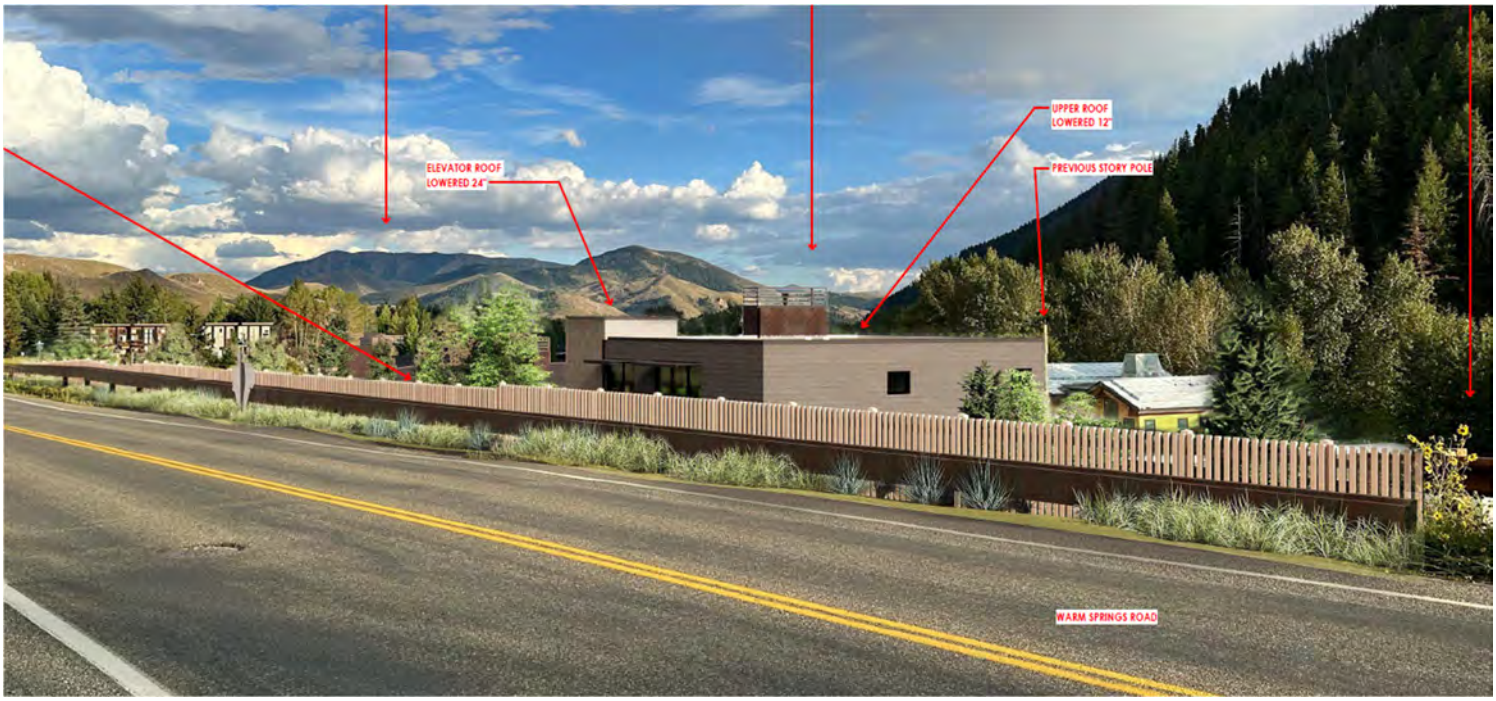
Figure 1: Rendering of Lot 33 Structure Across Warm Springs Road



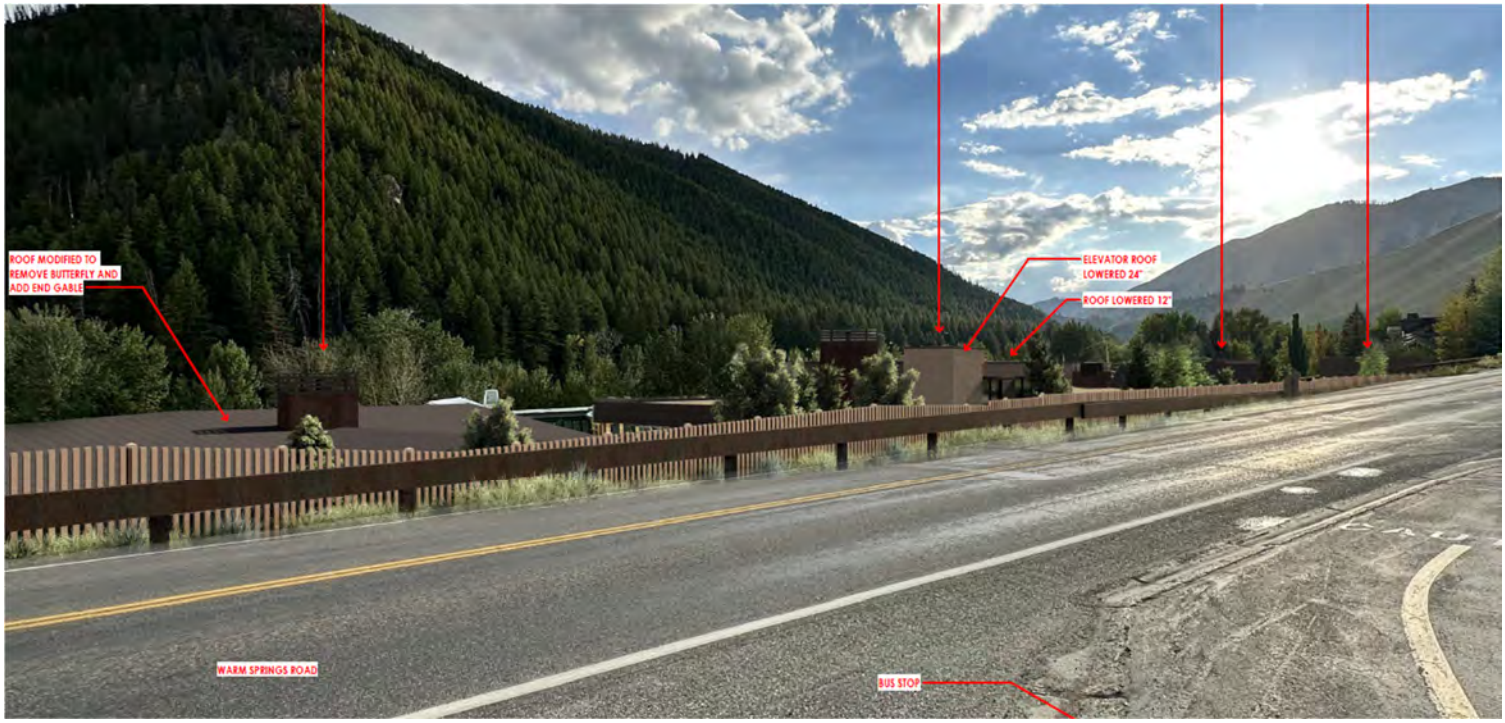
All four residences propose roof appurtenances which extend above the roof ridges; however, staff believes the proposed building heights on Lots 32-34 are reasonable because the visual impact on the Warm Springs Road view corridor is minimal. The structures' heights are well below the existing one- and two-story structures along Warm Springs Road to the east and west of the Warm Springs Ranch Residences Subdivision. The applicant included a photomontage looking east and west from the bike path within their resubmittal package. As shown in Figure 2 below, the photomontage provides a realistic representation of the minimal visual impact the structures will have on the view of Bald Mountain.

Figure 2: Photomontage of Lots 32-35 Looking East and West From Bike Path

Looking East From Bike Path



Looking West From Bike Path

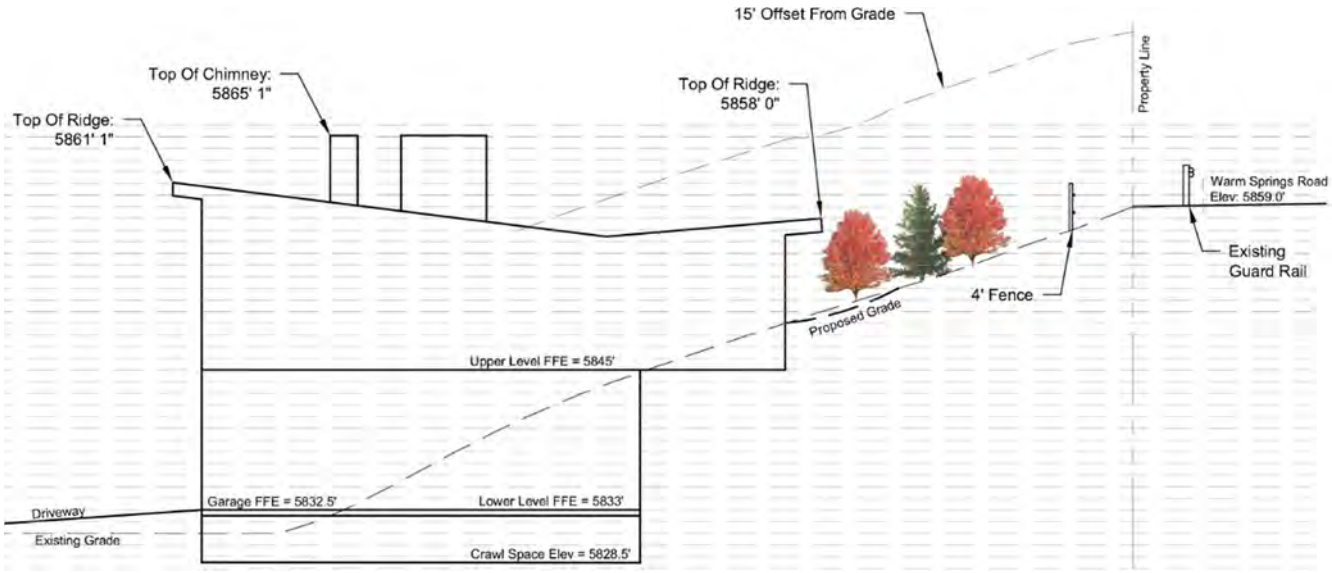


The Commission also expressed concerns related to the height of the landscaping on the rear of Lots 32-34 impacting the view from Warm Springs Road. The Commission requested that the applicant specify the type of pine tree proposed and provide a comprehensive landscape plan for Lots 32-34. The revised landscape plan plant legends indicate that the proposed pine trees are Mugo Pine and

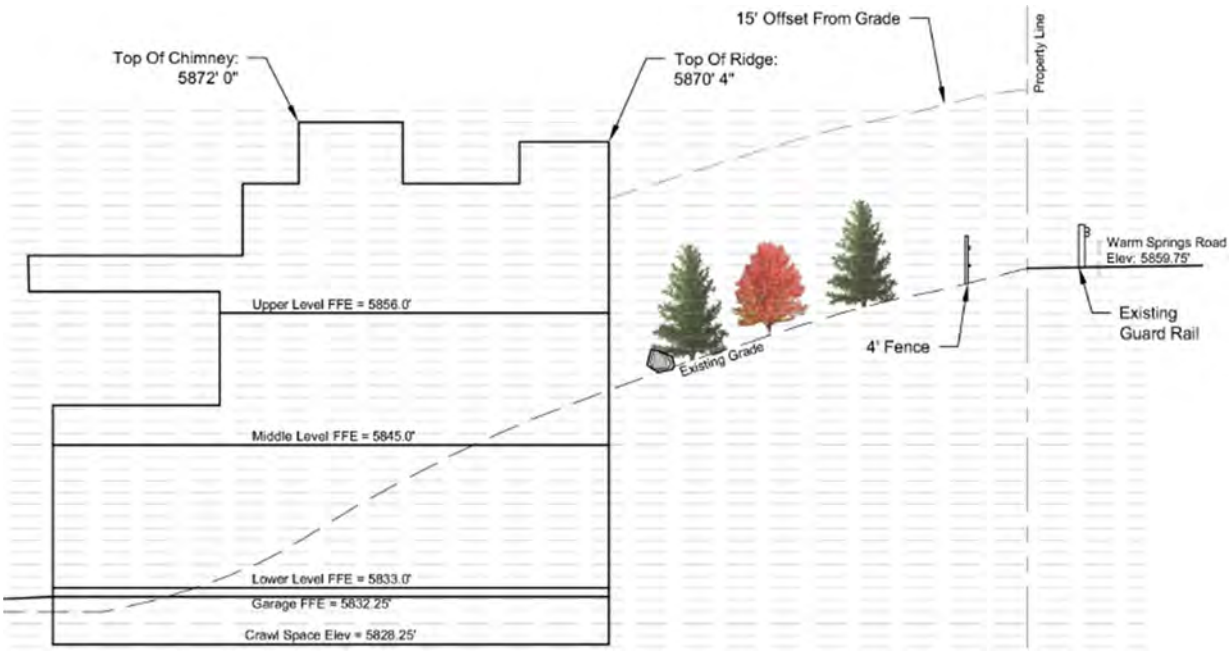
Subalpine Fir. The plan sets indicate that Mugo Pine trees (12'-16' in size) and Ginnala Maple trees (6' in size) will be planted in the rear yards, which slope downhill from Warm Springs Road. The landscaping is sited approximately 4'-8' feet lower than the elevation of Warm Springs Road. By planting these trees down the hillside, only the tops of the tree crowns will be seen from Warm Springs Road and neighboring properties. The full extent of the height of the trees at their maturity will not be visible from their lower elevation. The applicant also provided a comprehensive landscaping plan, which includes cross sections for Lots 32-34 to compare the proposed trees in relation to the new residences from the elevation of Warm Springs Road (please see Figure 3 below for details). Staff does not believe that the landscaping will have a significant impact on the view corridor from Warm Springs Road.

Figure 3: Lots 32-34 Landscaping Cross Section

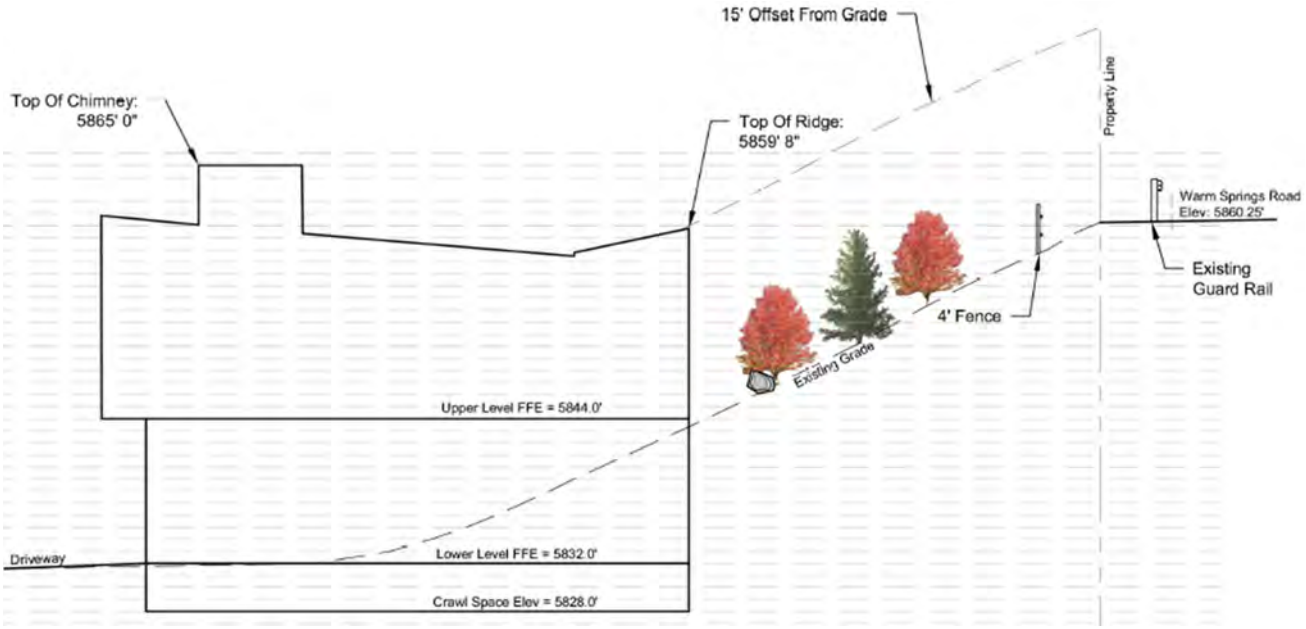
<u>*Lot 32*</u>



<u>*Lot 33*</u>



Lot 34



Upon review of the resubmittal package, 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.

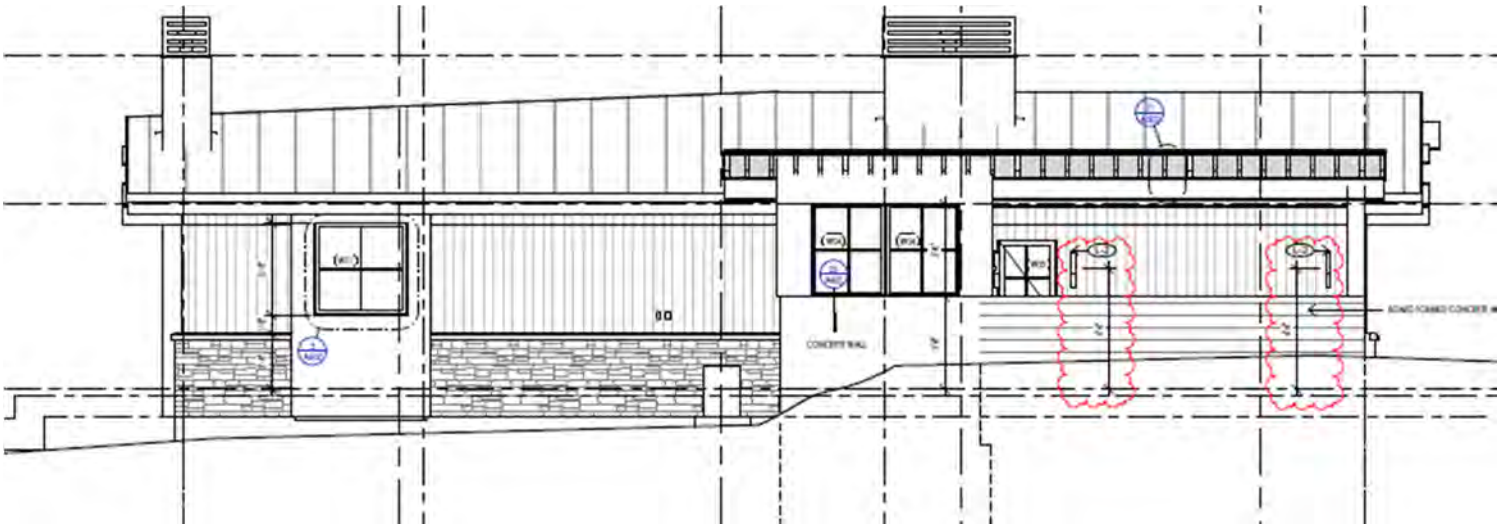
Criteria #2: Applicable Standards and Criteria

Conformance with Design Review Improvements and Standards

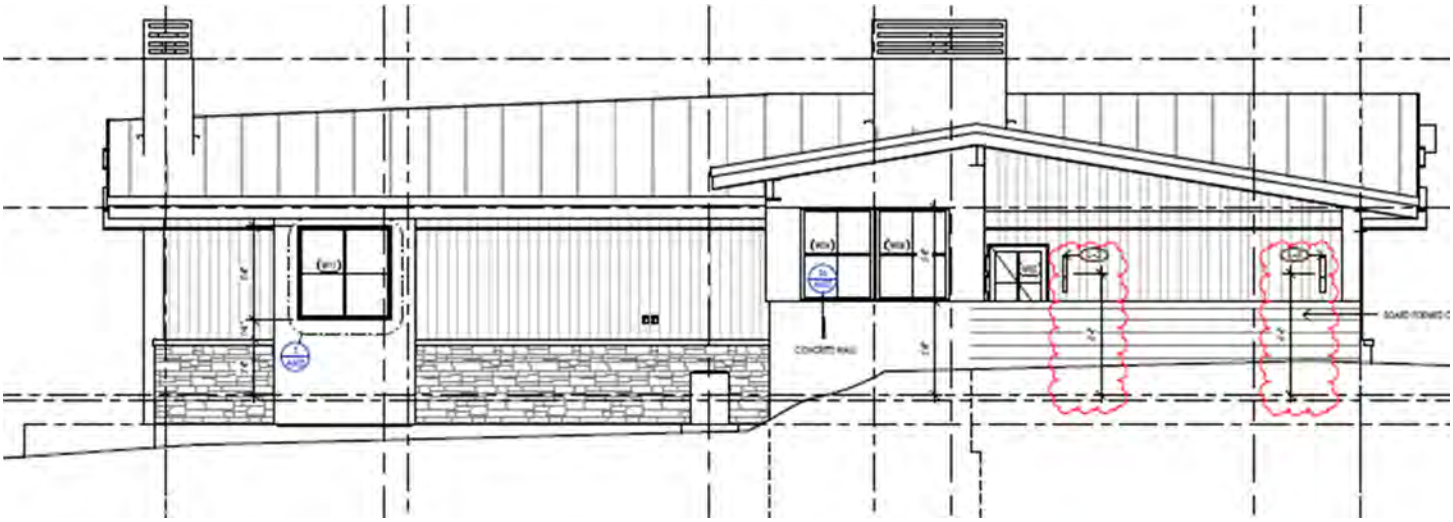
Due to the structures being situated at a lower elevation on Bald Mountain Road, all the roofs will be slightly visible along the Warm Springs Road view corridor. The Commission voiced concerns regarding the roof materials for Lots 32-34 and the appearance of bulk and flatness of the roof for the proposed residence on Lot 32. The Commission requested that for Lots 33 and 34 the roof material be verified and for Lot 32 verify that the roof material is nonreflective and to analyze the roof design. The revised plan set indicates that gravel ballast was added over the membrane roof for Lots 33 and 34. This was added in an effort to soften their visual appearance from Warm Springs Road. Also, the revised plan set for Lot 32 indicates that the roof material is a standing seam metal with a dark bronze color. As stated by the applicant in their response narrative, "This is a low reflectance color based on MBCI roofing color charts." Additionally, on the north elevation of Lot 32, the roof was modified to remove the butterfly and add a gable end to reduce the appearance of the roof's bulk and flatness from Warm Springs Road. Please see Figure 4 below for a comparison of the architectural plan's previous and revised illustration of the rear roof from the north elevation.

Figure 4: Lot 32 North Elevation Roof Comparison

Previous North Elevation



Revised North Elevation



Staff believes that the north elevation gable end reduces the roof's appearance of bulk and flatness on Lot 32 and that the addition of gravel ballast added to the roofs of Lots 33 and 34 softens their visual appearance. The project remains in conformance with all other Design Review improvements and standards requirements.

Conformance with Zoning Regulations

The initial plan sets for Lots 32-34 indicated that the 4' fence along the rear of the lots was on top of the public utility easement and that the locations of the fence shown on the plans were inconsistent. In the staff report from the September 12 meeting, staff recommended a condition of approval that stated all plan sets shall be revised to relocate the fence to the south of the public utility easement in a consistent location prior to building permit application. The applicant has revised all plan sets to show that the fence is located to the south of the public utility easement and is setback 5'-2" from the rear

property line. Therefore, staff no longer recommend the condition of approval related to the fence. The project remains in conformance with all other zoning regulations, including dimensional standards.

STAFF RECOMMENDATION

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

1. This Design Review approval is based on the project plans for Lots 32-34 presented at the October 10, 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.

IV. RECOMMENDED MOTIONS

Design Review:

"I move to approve the Lots 32-34, 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 32-34 and Supplemental Documents
B. Lot 32 – Plan Set
C. Lot 33 – Plan Set
D. Lot 34 – Plan Set
E. Lots 32-34 – Renderings, Photomontage, and Comprehensive Landscaping Plan
F. Design Review Standards Analysis
G. Zoning and Dimensional Standards Analysis
H. Warm Springs Ranch Subdivision Development Agreement
I. Staff Report – September 12, 2023 Planning and Zoning Meeting
J. Lot 32 – Draft Findings of Fact, Conclusions of Law and Decision
K. Lot 33 – Draft Findings of Fact, Conclusions of Law and Decision
L. Lot 34 – Draft Findings of Fact, Conclusions of Law and Decision

City of Ketchum

Attachment A:

Lots 32-34 Design Review Applications 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 ☐ No ☐	

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:	

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.

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:	☐Floodplain	☐ Avalanche	☐Mountain
Type of Construction:	■New	☐Addition	☐Remodel ☐Other
Anticipated Use: Single Family Residence		Number of Residential Units: 1	

TOTAL FLOOR AREA		
	Proposed	Existing
Basements	2,009 Sq. Ft.	0 Sq. Ft.
1st Floor	1,706 Sq. Ft.	Sq. Ft.
2nd Floor	Sq. Ft.	Sq. Ft.
3rd Floor	Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	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	
■ Municipal Service	☐ 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:
   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 ☐ No ☐	

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:	

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.

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:	☐Floodplain	☐ Avalanche	☐Mountain
Type of Construction:	■New	☐Addition	☐Remodel ☐Other
Anticipated Use: Single Family Residence		Number of Residential Units: 1	

TOTAL FLOOR AREA		
	Proposed	**Existing**
Basements	1,811 Sq. Ft.	0 Sq. Ft.
1st Floor	1,514 Sq. Ft.	Sq. Ft.
2nd Floor	663 Sq. Ft.	Sq. Ft.
3rd Floor	Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	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	
■ Municipal Service	☐ 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:
   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:	P23-019
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes ☐ No ☐	

Design Review Application

APPLICANT INFORMATION	
Project Name: Warm springs Lot 34	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:	

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.

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:	☐Floodplain	☐ Avalanche	☐Mountain
Type of Construction:	■New	☐Addition	☐Remodel ☐Other
Anticipated Use: Single Family Residence		Number of Residential Units: 1	

TOTAL FLOOR AREA		
	Proposed	**Existing**
Basements	1,693 Sq. Ft.	0 Sq. Ft.
1st Floor	1,812 Sq. Ft.	Sq. Ft.
2nd Floor	Sq. Ft.	Sq. Ft.
3rd 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	
■ Municipal Service	☐ 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:
   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.

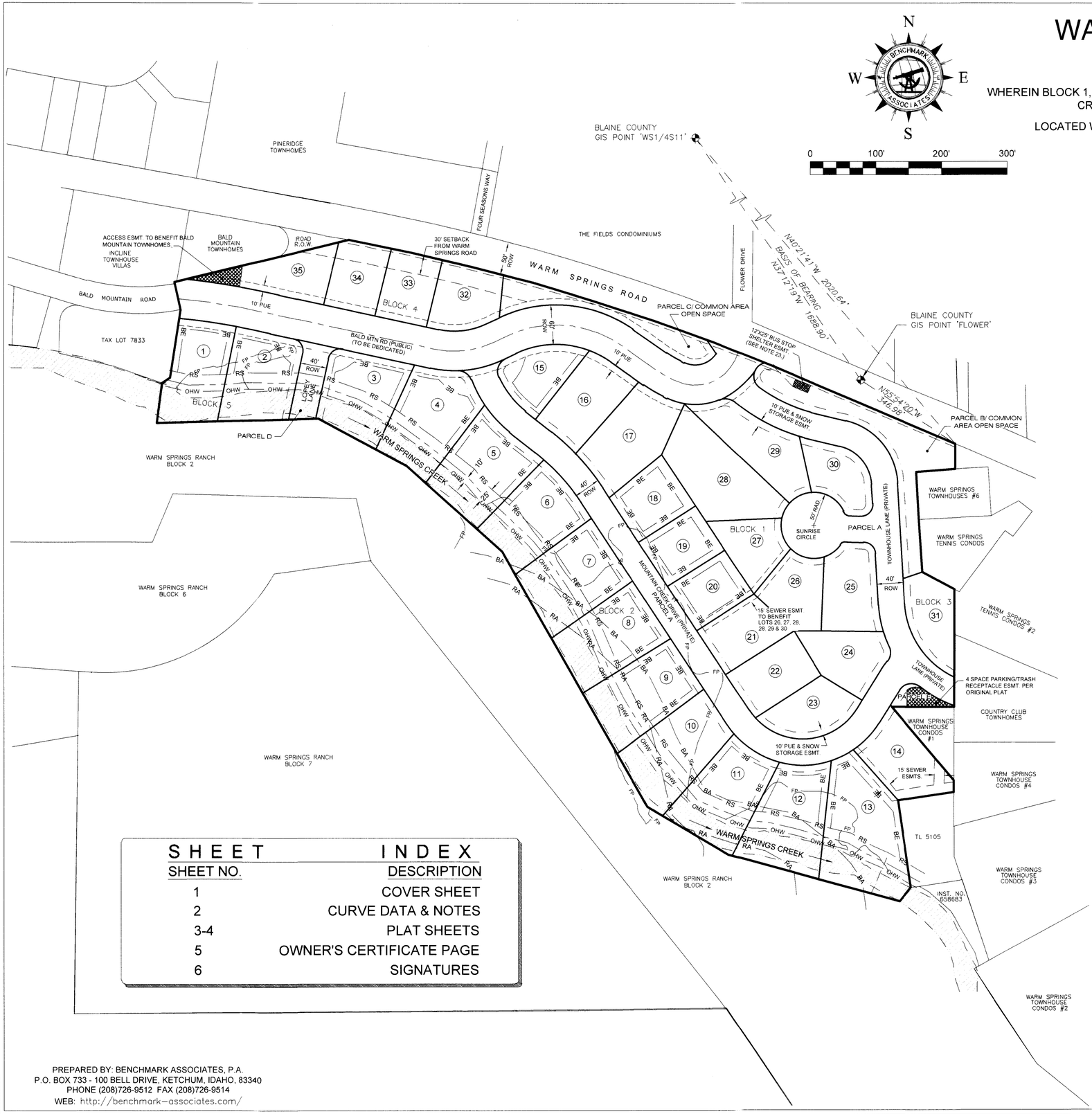
C. Drainage:
   1. All storm water shall be retained on site.
   2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
   3. The Public Works Director may require additional drainage improvements as necessary,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

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. 638398.

LEGEND

———	BLOCK BOUNDARY
———	LOT/PARCEL BOUNDARY
———	ADJOINING PROPERTY LINES
——— BE ——— BE ———	BUILDING ENVELOPE
——— – ——— – ———	CENTERLINE ROAD R.O.W.
— — — — — —	EASEMENT LINE - TYPE & WIDTH AS SHOWN
— — — — — —	10' PUE & SNOW STORAGE ESMT.
——— FP ——— FP ———	1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010
——— OHW ——— OHW ———	ORDINARY HIGH WATER (SEE NOTE 11)
——— RS ——— RS ———	25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14)
— — — — — —	10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12)
——— BA ——— BA ———	BLUE AVALANCHE LINE (SEE NOTE 10)
——— RA ——— RA ———	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

PROFESSIONAL LAND SURVEYOR REGISTERED 9561 11/2/21 STATE OF IDAHO RANDALL K. FRENCH

SHEET INDEX

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/

BENCHMARK ASSOCIATES

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: 1 OF 6

WARM SPRINGS RANCH RESIDENCES

OCTOBER 2021

LINE DATA:

LINE	BEARING	DISTANCE
L1	N07°38'03"E	60.91'
L2	N53°50'54"E	14.14'
L3	N08°50'54"E	13.38'
L4	N11°45'45"W	17.44'
L5	N11°45'45"W	25.42'
L6	N71°00'13"W	10.00'
L7	S00°00'59"E	38.17'
L8	S85°48'13"W	59.78'
L9	S62°04'40"E	55.18'
L10	S00°20'15"W	69.10'
L11	S00°16'51"W	65.21'
L12	S00°16'51"W	43.15'
L13	S00°16'51"W	1.48'
L14	N89°44'14"W	94.44'
L15	S00°00'11"W	18.23'
L16	S37°41'40"W	26.81'
L17	N64°48'59"E	23.06'
L18	S54°46'51"E	61.68'
L19	S63°47'55"E	5.88'
L20	S77°48'37"E	69.63'
L21	S77°48'37"E	79.97'
L22	S77°48'37"E	80.09'
L23	S77°48'37"E	19.11'
L24	N64°48'59"E	23.06'
L25	S54°46'51"E	61.68'
L26	S63°47'55"E	5.81'
L27	N34°00'40"W	25.30'
L28	S77°48'37"E	35.52'
L29	S77°48'37"E	78.00'
L30	S77°48'37"E	111.56'
L31	S77°48'37"E	24.28'
L32	N64°48'59"E	4.49'
L33	N64°48'59"E	18.56'
L34	S54°46'51"E	52.72'
L35	S54°46'51"E	8.96'
L36	S63°47'55"E	5.92'
L37	N11°52'53"E	102.14'
L38	N11°52'53"E	92.19'
L39	S51°44'23"E	50.81'
L40	S33°25'05"E	28.24'
L41	S33°25'05"E	114.02'
L42	S33°25'05"E	104.81'
L43	S33°25'05"E	92.28'
L44	S33°25'05"E	65.16'
L45	N32°01'13"E	32.63'
L46	N32°01'13"E	26.22'
L48	S03°26'00"E	38.49'
L49	S03°26'00"E	145.28'
L50	S76°20'34"E	54.53'
L51	S76°20'34"E	54.93'
L52	S03°26'00"E	29.18'
L53	S03°26'00"E	78.53'
L54	S31°59'20"W	54.38'
L55	S31°59'20"W	15.59'
L56	N33°25'05"W	65.61'
L57	N33°25'05"W	80.01'
L58	N33°25'05"W	80.46'
L59	N33°25'05"W	79.93'
L60	N33°25'05"W	81.62'
L61	N33°25'05"W	16.88'
L62	N51°44'23"W	31.52'
L63	N51°44'23"W	19.29'
L64	N11°15'43"E	146.40'
L65	N24°55'01"E	141.27'
L66	N37°14'32"E	147.90'
L67	N44°25'56"E	146.18'
L68	N53°25'57"E	143.82'
L69	N54°56'10"E	150.91'
L70	N58°19'00"E	157.20'
L71	N53°26'18"E	164.33'
L72	N41°15'56"E	165.04'
L73	N26°50'27"E	158.19'
L74	N06°09'53"E	180.63'
L75	N41°28'32"W	102.11'
L76	N40°04'18"W	3.77'
L77	N71°49'36"E	31.18'
L78	N57°36'11"E	102.92'
L79	N57°55'30"E	102.98'
L80	N57°34'26"E	103.00'
L81	S43°37'18"E	42.90'
L82	N08°15'58"E	32.91'

CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	CHORD LENGTH
C1	3205.76'	674.43'	S73°28'04"E	12°03'14"	673.19'
C2	3205.76'	66.21'	N78°54'11"W	1°11'00"	66.21'
C3	3205.76'	79.63'	N77°36'00"W	1°25'24"	79.63'
C4	3205.76'	95.82'	N76°01'55"W	1°42'46"	95.82'
C5	3205.76'	324.87'	N72°16'21"W	5°48'23"	324.73'
C6	3205.76'	51.18'	N68°54'43"W	0°54'53"	51.18'
C7	3205.76'	44.43'	N68°03'27"W	0°47'39"	44.43'
C8	3205.76'	12.29'	N67°33'02"W	0°13'11"	12.29'
C9	1084.15'	148.51'	S80°39'07"E	7°50'55"	148.40'
C10	142.44'	92.92'	N83°30'11"E	37°22'24"	91.28'
C11	173.57'	182.98'	S84°58'56"E	60°24'10"	174.62'
C12	177.25'	30.10'	S59°38'45"E	9°43'49"	30.06'
C13	68.52'	119.46'	N65°21'10"E	99°53'55"	104.90'
C14	1114.15'	143.36'	S80°25'43"E	7°22'20"	143.26'
C15	112.44'	73.35'	N83°30'11"E	37°22'24"	72.05'
C16	203.57'	214.61'	S84°58'56"E	60°24'10"	204.80'
C17	147.25'	25.18'	S59°40'50"E	9°47'58"	25.15'
C18	38.52'	55.40'	N73°48'01"E	82°24'13"	50.74'
C19	1054.15'	87.98'	S81°56'56"E	4°46'54"	87.95'
C20	1054.15'	52.36'	N78°08'07"W	2°50'44"	52.35'
C21	172.44'	42.06'	S84°47'53"E	13°58'33"	41.96'
C22	172.44'	70.42'	N76°30'55"E	23°23'51"	69.93'
C23	143.57'	114.52'	S87°40'09"W	45°42'19"	111.51'
C24	143.57'	36.83'	N62°07'46"W	14°41'51"	36.73'
C25	207.25'	35.00'	S59°37'09"E	9°40'36"	34.96'
C26	98.52'	27.63'	S72°35'02"E	16°04'14"	27.54'
C27	98.52'	54.17'	N83°37'48"E	31°30'06"	53.49'
C28	135.32'	71.67'	N50°09'53"E	30°20'37"	70.83'
C29	21.00'	20.04'	N54°53'36"E	54°40'16"	19.29'
C30	19.00'	29.74'	S32°57'52"E	89°41'29"	26.80'
C31	19.00'	29.95'	N57°02'08"E	90°18'31"	26.94'
C32	21.00'	26.14'	S56°07'35"E	71°19'09"	24.48'
C33	182.60'	43.73'	S27°19'39"E	13°43'18"	43.63'
C34	182.60'	55.94'	S42°57'50"E	17°33'05"	55.72'
C35	321.50'	16.79'	S50°14'35"E	2°59'35"	16.79'
C36	321.50'	86.01'	S41°04'56"E	15°19'43"	85.76'
C37	137.00'	16.87'	S36°56'42"E	7°03'15"	16.86'
C38	137.00'	82.47'	S57°43'03"E	34°29'27"	81.23'
C39	137.00'	80.24'	N88°15'21"E	33°33'32"	79.10'
C40	137.00'	37.59'	N63°36'57"E	15°43'16"	37.47'
C41	137.00'	56.83'	N43°52'19"E	23°45'59"	56.42'
C42	21.00'	35.65'	N80°38'43"E	97°15'12"	31.52'
C43	173.00'	59.82'	S60°38'05"E	19°48'47"	59.53'
C44	133.00'	141.57'	S33°55'41"E	60°59'22"	134.98'
C45	103.00'	131.07'	N39°53'17"W	72°54'34"	122.40'
C46	235.73'	87.72'	N64°28'51"W	21°19'17"	87.22'
C47	21.00'	29.83'	N13°07'52"W	81°22'41"	27.38'
C48	21.00'	32.84'	N20°00'48"E	89°36'24"	29.60'
C49	24.00'	25.82'	S81°18'03"E	61°38'25"	24.59'
C50	275.73'	111.05'	S62°01'06"E	23°04'33"	110.30'
C51	275.73'	8.06'	S74°23'39"E	1°40'32"	8.06'
C52	63.00'	80.17'	S39°53'17"E	72°54'34"	74.87'
C53	18.00'	29.13'	S42°55'35"W	92°43'10"	26.05'
C54	180.00'	19.83'	N87°33'27"W	6°18'46"	19.82'
C55	5.00'	3.98'	N61°36'52"W	45°34'23"	3.87'
C56	26.00'	5.95'	S32°16'24"E	13°06'35"	5.94'
C57	50.00'	59.13'	N59°35'47"W	67°45'21"	55.74'
C58	50.00'	38.57'	S64°25'39"W	44°11'46"	37.62'
C59	50.00'	25.29'	S27°50'24"W	28°58'43"	25.02'
C60	50.00'	50.99'	S15°52'00"E	58°26'07"	48.81'
C61	50.00'	55.76'	S77°02'01"E	63°53'55"	52.92'
C62	50.00'	30.38'	N53°36'41"E	34°48'41"	29.91'
C63	26.00'	4.26'	N40°54'10"E	9°23'40"	4.26'
C64	5.00'	4.38'	N70°40'35"E	50°09'11"	4.24'
C65	220.00'	28.17'	S87°54'53"E	7°20'08"	28.15'
C66	18.00'	27.69'	S47°30'29"E	88°08'57"	25.04'
C67	173.00'	40.76'	S10°11'00"E	13°30'00"	40.67'
C68	173.00'	24.65'	S21°00'56"E	8°09'51"	24.63'
C69	21.00'	23.68'	S07°12'13"W	64°36'08"	22.44'
C70	120.00'	15.74'	S35°44'48"W	7°30'57"	15.73'
C71	97.00'	179.57'	S85°01'19"W	106°03'57"	155.00'
C72	97.00'	14.44'	N37°40'54"W	8°31'38"	14.42'
C73	361.50'	67.39'	N38°45'30"W	10°40'50"	67.29'
C74	361.50'	48.21'	N47°55'09"W	7°38'28"	48.17'
C75	142.60'	67.07'	N38°15'53"W	26°56'59"	66.46'
C76	1114.15'	83.02'	N81°58'48"W	4°16'10"	83.00'

NOTES:

1. REFER TO THE PLAT OF WARM SPRINGS RANCH LARGE BLOCK PLAT, INST. NO. 688398, FOR CONDITIONS, RESTRICTIONS, EASEMENTS & PLAT NOTES AFFECTING THIS PROPERTY.
2. THE DECLARATION ESTABLISHING COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WARM SPRINGS RANCH SUBDIVISION HOMEOWNERS ASSOCIATION IS RECORDED UNDER INST. NO. 688400, RECORDS OF BLAINE COUNTY, IDAHO.
3. REFER TO THE WARM SPRINGS RANCH REZONE AND DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 682013, RECORDS OF BLAINE COUNTY IDAHO.
4. CURRENT ZONING FOR THIS SUBDIVISION IS GENERAL RESIDENTIAL LOW-DENSITY (GR-L).
5. PARCELS A & D ARE PRIVATE ROADS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PRIVATE ROADS SHALL MAINTAIN A FREE AND CLEAR WIDTH OF 26 FEET FOR EMERGENCY VEHICLES. A 40-FOOT-WIDE ACCESS AND PUBLIC UTILITY EASEMENT TO BENEFIT WARM SPRINGS RANCH LARGE BLOCK PLAT BLOCKS 2-7 IS GRANTED WITHIN PARCELS A & D AS SHOWN HEREON. A 10-FOOT WIDE SNOW STORAGE AND UTILITY EASEMENT IS GRANTED ADJACENT TO ALL PRIVATE ROAD PARCELS. NO PUBLIC PARKING IS PERMITTED IN PARCELS A & D.
6. PARCELS B & C ARE COMMON AREA OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SNOW STORAGE IS GRANTED WITHIN ALL OF PARCELS B & C.
7. A PUBLIC UTILITY EASEMENT IS GRANTED WITHIN ALL OF PARCELS A, B, C & D.
8. PARCEL D IS DEDICATED AS A PUBLIC PEDESTRIAN EASEMENT FOR ACCESS TO THE 10' FISHERMAN'S AND NATURE STUDY EASEMENT.
9. THE ACCESS AND PUBLIC UTILITY EASEMENT BENEFITING THE COUNTRY CLUB TOWNHOMES AND WARM SPRINGS TOWNHOUSE CONDOMINIUMS KNOWN AS TOWNHOUSE LANE IS RELOCATED WITHIN PARCEL A AS SHOWN HEREON.
10. AVALANCHE WARNING: PORTIONS OF THE WARM SPRINGS RANCH CONTAIN AVALANCHE HAZARDS. THESE HAZARDS ARE INDENTIFIED ON THIS PLAT AND ARE DERIVED FROM THE AVALANCHE HAZARD AND MAPPING ANALYSIS: WARM SPRINGS RANCH, PREPARED BY ARTHUR MEARS, P.E., INC. IN APRIL, 2001. THE CURRENT CONDITIONS ARE SUBJECT TO CHANGE DUE TO HUMAN ACTIVITY OR NATURAL OCCURRENCES. A SITE SPECIFIC AVALANCHE STUDY MAY BE PERFORMED AND COULD CHANGE THE HAZARD BOUNDARY. ANY CONSTRUCTION IN THE AVALANCHE OVERLAY ZONE SHALL MEET THE REQUIREMENTS OF KETCHUM ZONING CODE CHAPTER 17.92.
11. ORDINARY HIGH WATER DELINEATION PER SAWTOOTH ENVIRONMENTAL CONSULTING, LLC, JUNE 2020. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
12. A 10-FOOT WIDE FISHERMAN'S/SPORTSMAN'S AND NATURE STUDY EASEMENT IS GRANTED ON BOTH SIDES OF THE CREEK FROM THE ORDINARY HIGH-WATER MARK ON WARM SPRINGS CREEK 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 SUBDIVISION. THE LOCATION OF SAID EASEMENT SHALL SHIFT IN ACCORDANCE WITH THE LOCATION OF THE ORDINARY HIGH WATER MARK.
13. A 25-FOOT WIDE RIPARIAN SETBACK AND SCENIC EASEMENT IS GRANTED ALONG THE NORTH BANK OF WARM SPRINGS CREEK AS SHOWN HEREON. LOCATION OF SAID EASEMENT SHALL SHIFT IN ACCORDANCE WITH THE LOCATION OF THE ORDINARY HIGH WATER MARK.
14. THE RIPARIAN ZONE IDENTIFIED WITHIN THIS SUBDIVISION 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 ALTERATIONS MUST CONFORM TO THE APPROVED PLAN.
15. FLOODPLAIN: THE 1% CHANCE OF FLOOD LINE (FP), AS DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) KETCHUM COMMUNITY NUMBER 160023 - PANEL NO. 0434 E - NOVEMBER 26, 2010.
16. FLOODPLAIN LINES, ORDINARY HIGH WATER AND SETBACKS ARE SUBJECT TO CHANGE WITH UPDATED FLOOD STUDIES BY FEMA AND CHANGES IN THE COURSE OF THE CREEK OVER TIME. THIS PLAT REFLECTS THE CURRENT CONDITIONS BUT SHOULD NOT BE RELIED UPON AS THE DEFINITIVE SOURCE FOR THIS INFORMATION.
17. FLOOD WARNING: SHEET FLOODING CAN AND WILL OCCUR ON THE PROPERTY SHOWN HEREON, AND FLOODING MAY EXTEND BEYOND THE FLOODWAY AND FLOODPLAIN BOUNDARY LINES IDENTIFIED.
18. ANY DEVELOPMENT WITHIN THE REGULATORY FLOODPLAIN (AS MAY BE AMENDED) SHALL OBTAIN A FLOODPLAIN DEVELOPMENT PERMIT AND COMPLY WITH THE REQUIREMENTS IN KETCHUM ZONING CODE 17.88, AS MAY BE AMENDED.
19. DEVELOPMENT IN THIS SUBDIVISION 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 SPECIFIED IN KETCHUM MUNICIPAL CODE AT THE TIME DEVELOPMENT IS PROPOSED.
20. LOTS 15, 16 & 17 SHALL BE ACCESSED FROM MOUNTAIN CREEK DRIVE.
21. DRIVEWAY ACCESS TO LOTS 32, 33, 34 AND 35 SHALL BE RESTRICTED TO BALD MOUNTAIN ROAD.
22. DEVELOPMENT ON LOTS 32, 33, 34 AND 35 SHALL BE SUBJECT TO THE STANDARDS OF KETCHUM MUNICIPAL CODE, CHAPTER 17.96, DESIGN REVIEW. LOTS 32-35 ARE NOT CONSIDERED TO HAVE NATURAL SLOPES OR GRADES FOR PURPOSES OF SUBDIVISION OR ZONING STANDARDS.
23. A BUS STOP SHELTER EASEMENT IS GRANTED WITHIN PARCEL B TO BENEFIT MOUNTAIN RIDES AS SHOWN HEREON. THE BUS SHELTER SHALL BE MAINTAINED BY MOUNTAIN RIDES, OR ITS SUCCESSORS.
24. A 5-FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO WARM SPRINGS ROAD IS GRANTED AS SHOWN HEREON.
25. A 10-FOOT WIDE PUBLIC UTILITY EASEMENT AND SNOW STORAGE EASEMENT ADJACENT TO TOWNHOUSE LANE, MOUNTAIN CREEK DRIVE, SUNRISE CIRCLE & LOPEY LANE IS GRANTED AS SHOWN HEREON.
26. AN ACCESS EASEMENT TO BENEFIT BALD MOUNTAIN TOWNHOMES IS GRANTED WITHIN LOT 35, AS SHOWN HEREON.
27. A PARKING/TRASH RECEPTACLE EASEMENT IS GRANTED WITHIN PARCEL E, AS SHOWN HEREON.
28. A 15-FOOT WIDE SEWER EASEMENT IS GRANTED WITHIN LOTS 20, 21, 26 & 27 TO BENEFIT LOTS 26, 27, 28, 29 & 30 AND THE CITY OF KETCHUM AS SHOWN HEREON.
29. A 15-FOOT WIDE SEWER EASEMENT IS GRANTED WITHIN LOTS 13 & 14 TO BENEFIT THE CITY OF KETCHUM, AS SHOWN HEREON.
30. THE USE OF CHEMICALS, FERTILIZERS, PESTICIDES, HERBICIDES, ETC. IS SUBJECT TO THE RESTRICTIONS IN KETCHUM MUNICIPAL CODE 17.88.040.C.3-6, AND AS MAY BE AMENDED.
31. 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.
32. THE PUBLIC SHALL BE PERMITTED ACCESS ON ALL PRIVATE ROADS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF WALKING AND DRIVING. NO PUBLIC PARKING OR OTHER USE SHALL BE PERMITTED ON PRIVATE ROADS. RESIDENT PARKING SHALL BE PERMITTED ON PRIVATE ROADS.

PROFESSIONAL LAND SURVEYOR — REGISTERED — 9561 — 11/2/21 — STATE OF IDAHO — RANDALL K. FRENCH

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/

BENCHMARK ASSOCIATES

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: 2 OF 6

WARM SPRINGS RANCH RESIDENCES

OCTOBER 2021

0 50' 100' 150'

N W E S

BENCHMARK ASSOCIATES

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

BALD MOUNTAIN TOWNHOMES

INCLINE TOWNHOUSE VILLAS

ROAD R.O.W.

LS #4345

30' SETBACK FROM WARM SPRINGS ROAD

50' ROW

WARM SPRINGS ROAD

FLOWER DRIVE

BALD MTN. ROAD

L32 L33 C22 PARCEL A LOT 15 C48

DETAIL "B"
NTS

PARCEL C/ COMMON AREA
OPEN SPACE
10,170± SF
0.23± AC

FD MAG NAIL W/BRASS TAG LS #9561

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

5' PUE

ILLEGIBLE

N76°25'30"E 272.35'

239.21'

89.42'

17.44'

NO CAP

N08°50'54"E 104.09'

74.71'

16.00'

16' W.C.

ENCROACHMENT SEE DETAIL "A", SHEET 4

LS #9561

LS #12723

S88°28'28"W 244.94'

91.98'

108.14'

PARCEL D
4802± SF
0.11± AC

WARM SPRINGS RANCH BLOCK 2

WARM SPRINGS RANCH BLOCK 6

BLOCK 4

BLOCK 5

BLOCK 1

BLOCK 2

35 9907± SF 0.23± AC

34 8347± SF 0.19± AC

33 8429± SF 0.19± AC

32 9552± SF 0.22± AC

1 13637± SF 0.31± AC

2 14124± SF 0.32± AC

3 14330± SF 0.33± AC

4 16837± SF 0.39± AC

5 16345± SF 0.38± AC

6 14791± SF 0.34± AC

7 16502± SF 0.38± AC

8 15440± SF 0.35± AC

15 8983± SF 0.21± AC

16 11,769± SF 0.27± AC

17 14,473± SF 0.33± AC

18 8995± SF 0.21± AC

19 8256± SF 0.19± AC

20 8252± SF 0.19± AC

27 8113± SF 0.19± AC

28 17,251± SF 0.40± AC

29 12,514± SF 0.29± AC

30 8366± SF 0.19± AC

26 8896± SF 0.20± AC

25 10775± SF 0.25± AC

S77°48'37"E 249.08'

BALD MTN RD (PUBLIC) (TO BE DEDICATED)

60' ROW

40' ROW

LOPEY LANE

10' PUE

15' TYP. FRONT YARD

10' TYP. SIDE YARD

15' TYP. REAR YARD

10' FISHERMAN'S & NATURE STUDY ESMT.

25' RIPARIAN SETBACK & SCENIC ESMT.

WARM SPRINGS CREEK

N61°47'04"W 152.74'

N48°13'41"W 195.25'

N29°39'54"W 445.20'

99.20'

53.54'

38.49'

104.51'

110.69'

66.19'

95.92'

MOUNTAIN CREEK DRIVE (PRIVATE)

PARCEL A 75,271± SF 1.73± AC

SUNRISE CIRCLE

50' RAD.

SEWER ESMT. TO BENEFIT 28, 29 & 30

N87°31'13"E 115.52'

N24°05'21"E 83.94'

N41°47'43"E 145.66'

N08°10'16"E 132.75'

S46°39'33"E 219.50'

S33°26'45"E 121.21'

S33°26'45"E 132.36'

S47°42'22"E 83.02'

N39°10'23"E 88.34'

N02°22'08"E 113.04'

S12°25'32"E 86.91'

N51°08'48"E 103.33'

41.29'

LEGEND

	BLOCK BOUNDARY
	LOT/PARCEL BOUNDARY
	ADJOINING PROPERTY LINES
BE BE	BUILDING ENVELOPE
	CENTERLINE ROAD R.O.W.
	EASEMENT LINE - TYPE & WIDTH AS SHOWN
	10' PUE & SNOW STORAGE ESMT.
FP FP	1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010
OHW OHW	ORDINARY HIGH WATER (SEE NOTE 11)
RS RS	25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14)
	10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12)
BA BA	BLUE AVALANCHE LINE (SEE NOTE 10)
RA RA	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
W.C.	WITNESS CORNER

PROFESSIONAL LAND SURVEYOR REGISTERED 9561 STATE OF IDAHO RANDALL K. FRENCH 11/2/21

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
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BENCHMARK ASSOCIATES

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

0 50' 100' 150'

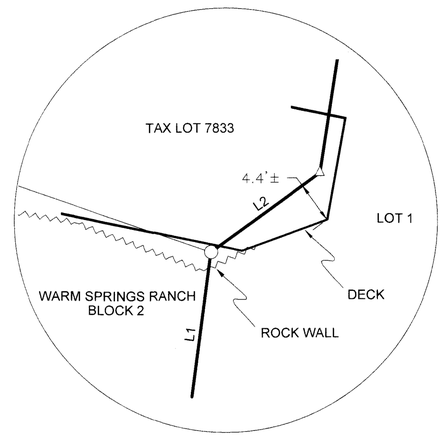
N

W BENCHMARK ASSOCIATES E

S

LEGEND

- BLOCK BOUNDARY
- LOT/PARCEL BOUNDARY
- ADJOINING PROPERTY LINES
- BE — BUILDING ENVELOPE
- CENTERLINE ROAD R.O.W.
- EASEMENT LINE - TYPE & WIDTH AS SHOWN
- 10' PUE & SNOW STORAGE ESMT.
- FP — 1% ANNUAL CHANCE FLOOD LINE - PER FEMA 2010
- OHW — ORDINARY HIGH WATER (SEE NOTE 11)
- RS — 25' RIPARIAN SETBACK & SCENIC ESMT. (SEE NOTES 13 & 14)
- BA — 10' FISHERMAN'S & NATURE STUDY ESMT. (SEE NOTE 12)
- RA — 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
- W.C. WITNESS CORNER



DETAIL "A"

SCALE: 1" = 10'

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
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PROFESSIONAL LAND SURVEYOR REGISTERED 9561 STATE OF IDAHO RANDALL K. FRENCH 11/2/21

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY that BRENNAN HOLDINGS NO. 300, LLC, an Idaho Limited Liability Company, is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Idaho, more particularly described as follows:

Block 1 of WARM SPRINGS RANCH LARGE BLOCK PLAT, as shown on the official plat thereof, recorded as Instrument No. 688398, records of Blaine County, Idaho.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, I have hereunto set my hand.

BRENNAN HOLDINGS NO. 300, LLC, an Idaho Limited Liability Company

BY: Robert M. Brennan
ROBERT M. BRENNAN, MANAGER

Signed this 28th day of October, 2021.

ACKNOWLEDGMENT

STATE OF IDAHO)
)ss.
COUNTY OF BLAINE)

On this 28TH day of OCTOBER, in the year of 2021, before me, the undersigned, personally appeared ROBERT M. BRENNAN, known or identified to me (or proved to me), to be the Manager of Brennan Holdings No. 300, LLC, and acknowledged to me that he and said limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.

Cinda P. Lewis
Notary Public

CINDA P LEWIS NOTARY PUBLIC Comm. No. 35760 STATE OF IDAHO

Residing at: KETCHUM, ID

Commission Expires: 9-28-2026

BENCHMARK ASSOCIATES

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: 20071-BLOCK1-CRT.DWG
FINAL PLAT	DATE: OCTOBER 2021	SHEET: 5 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

PROFESSIONAL LAND SURVEYOR REGISTERED 9561 STATE OF IDAHO RANDALL K. FRENCH

10/27/21

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.

BLAINE COUNTY SURVEYOR

11/1/21
DATE

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

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, City Clerk

CITY OF KETCHUM SEAL BLAINE COUNTY IDAHO

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:

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

BENCHMARK ASSOCIATES

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

STAKING WORKSHEET

ELECTRONIC DATA:
GALENA–BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY GALENA–BENCHMARK ENGINEERING ONLY.

NOTES

1. HOUSE LOCATION AS SHOWN WAS CALCULATED PER SITE PLAN E-MAILED TO GALENA-BENCHMARK ENGINEERING ON 8/30/23.
   PLANS BY: THINK ARCHITECTURE
   PROVIDED BY: ROBERT
   DATED: 6/30/23
2. CALCULATED POINTS AS SHOWN WERE DETERMINED BY SAID PLANS.
3. ELEVATION DATUM: PER SURVEY:
   PLANS BY: BMA
   PROVIDED BY: BMA
   DATED: 11/24/21
4. CONSULT APPROVED PLANS FOR ANY DATUM CONVERSION.
5. POINTS AS STAKED ARE FOR VIEWING PURPOSES ONLY.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONS WITH APPROVED PLANS. ONLY APPROVED PLANS ARE TO BE USED FOR CONSTRUCTION. GALENA-BENCHMARK ENGINEERING, ACCEPTS NO RESPONSIBILITY IF THIS DRAWING IS USED WITHOUT REFERENCE TO THE APPROVED PLANS.

WARM SPRINGS ROAD

0 20 40

HOUSE

LOT 33

LOT 32

BALD MOUNTAIN ROAD

PARCEL C/COMMON AREA OPEN SPACE

5' PUE (PER PLAT)

10' PUE (PER PLAT)

30' SETBACK FROM WARM SPRINGS ROAD (PER PLAT)

SIDEWALK

TOP BACK CURB

SFP PAINTED BLUE WATER SERVICE?

SFP PAINTED GREEN SEWER SERVICE?

ELEC. MARKER

SIGN

N 13°36'08" E 105.26'

S 05°47'00" W 65.59'

S 64°48'59" W 23.06'

N 77°48'37" W 19.11'

100 MAG 5831.7

894 895 896 897 898 889 890 891

1207 2006 2005

158 5860 5855 5850 5845 5840 5835 5830

C1 C2

PREPARED BY: GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL:mail@bma5b.com
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GALENA ELEVATION ABOVE SEA 9230 FEET
SURVEYING ENGINEERING PLANNING BENCHMARK

WARM SPRINGS RESIDENCES
BLOCK 4, LOTS 32 & 33

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

PREPARED FOR : VPCOMPANIES

PROJECT NO. 22073	DWG BY: DWS	22073.CRD	23073 STAKE.DWG
A STAKING WORKSHEET	DATE OF SURVEY: 10/04/2023		SHEET: 1 OF 1

G:\BMA\W\Warm springs ranch – LOTS\Lots 32–35 STAKING\22073 STAKE.dwg, 10/4/2023 2:21:38 PM

REAR FENCE EXAMPLE

WARM SPRINGS ROAD

EXISTING VEHICULAR GAURDRAIL

PROPERTY LINE

5'-0" P.U.E.

4'-0" WOOD SLAT FENCE

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

stake with height 5866'-3"

stake with height 5866'-3"

LOT 34

LOT 32

5' PUE (PER PLAT)

30' SETBACK FROM WARM SPRINGS ROAD (PER PLAT)

REAR SETBACK

ACTUAL SETBACK

FRONT SETBACK

SIDE SETBACK

ELEVATOR PENTHOUSE

LINE OF BUILDING FOOTPRINT

T.O.RIDGE 5866' - 3" 33'-0" ABOVE E.G.

T.O.RIDGE 5868' - 7" 23'-2" ABOVE E.G.

T.O.CHIMNEY 5868' 35'-0" ABOVE E.G.

T.O.RIDGE 5860' - 7" 30'-7" ABOVE E.G.

32'-1" ABOVE E.G.

N 13°34'32" E 105.57'

S 13°56'08" W 105.66'

N 77°48'37" W 80.09'

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

10' PUE (PER PLAT)

ELEC. MARKER

SFP PAINTED GREEN SEWER SERVICE?

SFP PAINTED BLUE WATER SERVICE?

SIGN

CATCH BASIN 5830.5

CATCH BASIN 5830.1

CATCH BASIN 5832.9

TOP BACK CURB

SIDEWALK

BALD MOUNTAIN ROAD

C2

RIM=5832.0

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:
SEE CIVIL DOCUMENTS FOR UTILITES
SEE LANDSCAPE FOR GRADING

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

1 A101

0 10 20 30

N W E S

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITES 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 CUMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTORE AS PER THE FIRE CIDE 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-L
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.

RECESED LIGHT LOCATION
WALL SCONCE LOCATION

LEGAL DESCRIPTION:
LOT 33 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 CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-L
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.
9. SITE SETBACKS TO BE BASED ON 1/3 OF THE BUILDING HEIGHT

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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STATE OF UTAH JOHN M. STANLEY 8471446 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A101

PERMIT SET

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Plot Date: 9/26/2023 8:36:34 PM

Think
Architecture

+Architecture
+Landscape Architecture
+Land Planning
+Construction Management
+Interior Design

City of Ketchum
Planning Department
P.O. Box 2315 | 191 5th St. West | Ketchum, ID 83340
o: 208.806.7013

2023.10.03

Attn: Paige Nied

Paige,

This letter is a summary of changes made to the Planning Commission requested information based on the planning commission meeting on September 12th, 2023.

Lot 32 items:

1. It was requested that the roof design be analyzed as it may be visible from Warm Springs Road.
    a. The roof design is proposed to be revised with a gable end facing Warm Springs Road. This replaced the butterfly roof on the north side of the home.
    b. Additional renderings provided showing the view from the pedestrian path along Warm Springs Road. This shows that the roof of home 32 is not visible.
2. Request to verify the roofing material.
    a. The roof material on Lot 32 is a standing seam metal roof with a dark bronze color. This is a low reflectance color based on MBCI roofing color charts.
3. Landscape design. Request to view Lots 32-24 landscape plans combined as a single plan.
    a. This plan has been included in the additional file "WARM SPRINGS VIEWS OF LOTS 32-34 2023.09.25.pdf".
    b. Landscape trees are clustered for privacy purposed of the residences and to create a noise buffer from Warm springs Road.
    c. Size of trees to be installed are 12-16' in height.
    d. (9) evergreens proposed along Warm Springs Road across (3) lots.
    e. Landscape legend defines species.
4. Rear fence along Warm springs road – location set outside of public utility easement.
    a. Fence is located outside of P.U.E. set 5'-2" off of property line.
        i. The proposed fence is 4'-0" in height designed to screen headlights of warm springs from the homes.
            1. 4'-0" in height has been designed to allow view over the fence.
            2. See renderings and photomontage showing fence location and screening of the homes while allowing view across the valley.
    b. The existing vehicular guardrail is set just north of the property line and will remain in place.

Lot 33 items:

1. Building height. It has been requested to review the proposed building height of 34'.
    a. It is proposed to reduce the upper building roof height by 18" to 33'-1" from the previous 34'-7". This height reduction was taken from the floor to floor height and reduced the parapet height.

7927 High Point Parkway
Suite 300
Sandy, Utah 84094
801-269-0055
www.thinkaec.com

b. It is proposed that the clear height of the elevator be reduced. This was taken from the floor to floor height and the overhead roof structure thickness to the bare minimum. This reduction brought the elevator roof 2'-2".
    i. This elevator roof is now 35' in height and fits within the allowable building height of this lot without using the mechanical equipment exception.
    ii. The Chimney height is also brought down and is 35'-0" in height and within the allowable building height.

2. Landscape design. Request to view Lots 32-24 landscape plans combined as a single plan.
    a. This plan has been included in the additional file "WARM SPRINGS VIEWS OF LOTS 32-34 2023.09.25.pdf".
    b. Landscape trees are clustered for privacy purposed of the residences and to create a noise buffer from Warm springs Road.
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        i. The proposed fence is 4'-0" in height designed to screen headlights of warm springs from the homes.
            1. 4'-0" in height has been designed to allow view over the fence.
            2. See renderings and photomontage showing fence location and screening of the homes while allowing view across the valley.
4. Material revisions.
    a. The siding color has been revised to a darker natural wood tone in order to blend in with the surroundings.
    b. Roofing material legend on sheet A107 calls for a gravel ballast over the roofing membrane.

Lot 34 items:

1. Landscape design. Request to view Lots 32-24 landscape plans combined as a single plan.
    a. This plan has been included in the additional file "WARM SPRINGS VIEWS OF LOTS 32-34 2023.09.25.pdf".
    b. Landscape trees are clustered for privacy purposed of the residences and to create a noise buffer from Warm springs Road.
    c. Size of trees to be installed are 12-16' in height.
    d. (9) evergreens proposed along Warm Springs Road across (3) lots.
    e. Landscape legend defines species.
2. Rear fence along Warm springs road – location set outside of public utility easement.
    a. Fence is located outside of P.U.E. set 5'-2" off of property line.
        i. The proposed fence is 4'-0" in height designed to screen headlights of warm springs from the homes.
            1. 4'-0" in height has been designed to allow view over the fence.

2. See renderings and photomontage showing fence location and screening of the homes while allowing view across the valley.

Overall

1. Photomontage provided to show views looking West and East from Warm springs Road. Images have been taken from the pedestrian path to show the visual impact of lots 32,33 and 34. Lot 35 has also been included.
    a. Across the (3) lots of roughly 250' linear feet of road, only 31'-0" extend above the grade level of Warm Springs Road.
    b. Of the area which extends above the grade of Warm springs Road, This extends 6'-2" above road grade.

We hope this additional information and revisions will be found to satisfy the request of the community and Planning Commission.

Thank you,
John M. Shirley AIA
Principal

Think Architecture

City of Ketchum

Attachment B:
Lot 32 Plan Set

WARM SPRINGS #32

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

DRAWING INDEX

GENERAL

SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-27-2023
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	3	09-13-2023
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 & ELEVATIONS		
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

STRUCTURAL

SHEET #	SHEET NAME	#	DATE
S101	Structural		

PROJECT TEAM

ARCHITECT:
THINK ARCHITECTURE:
7927 SOUTH HIGH POINT WAY, SUITE 300
SANDY, UT 84094
801.269.0055

STRUCTURAL ENGINEER:
VECTOR ENGINEERS
1550 S. CLOVERDALE ROAD, SUITE 315
BOISE, ID 83709
208.996.0303

MECHANICAL ENGINEER:
DESIGN BUILD
.
.
.

ELECTRICAL ENGINEER:
DESIGN BUILD
.
.
.

CIVIL ENGINEER:
BENCHMARK ASSOCIATES PA
100 BELL DRIVE
KETCHUM, ID 83340
208.726.9512

LANDSCAPE ARCHITECT:
EGGERS ASSOCIATES, PA
560 NORTH 2ND AVE
KETCHUM, ID 83340
208.725.0988

GENERAL CONTRACTOR:
MAGLEBY CONSTRUCTION SUN VALLEY
511 EAST AVENUE NORTH SUITE 201
KETCHUM, IDAHO 83340
208.725.3923

OWNER:
VP PROPERTIES
240 LEADVILLE
KETCHUM, IDAHO 83340
208.726.1875

SEAL

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 (NFPA 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-B	BUILDING TYPE:	TYPE V-B
FIRE SPRINKLERED:	YES	FIRE SPRINKLER TYPE:	NFPA 72	ADDRESSABLE FIRE ALARM:	YES
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, & KEE MEMBRANE 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 COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

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. JACUZZI DRAWINGS AND SPECIFICATIONS.
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.
6. PROJECT TRIPLE PLAY - (PHONE, DATA, T.V.) SHALL BE PROVIDED BY DEFFERED 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

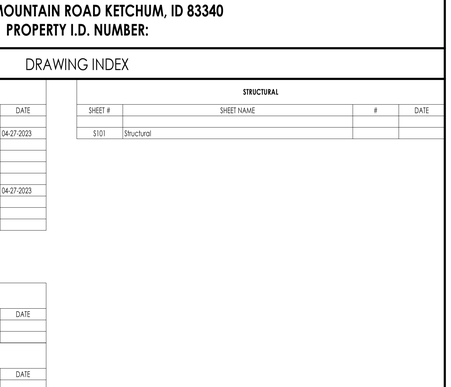
#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT.	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL.	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQD.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND.	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	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
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
GYPSUM BOARD OR GROUT
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP



CITY APPROVAL STAMP

BUILDING AREAS

SEE SHEET G003 FOR AREA PLANS

OWNER & MUNICIPAL DRAWING APPROVALS

OWNER:	DATE:	CITY ENGINEER:	DATE:
CITY PLANNING & ZONING DEPARTMENT:	DATE:	CITY FIRE DEPARTMENT:	DATE:
CITY BUILDING DEPARTMENT:	DATE:	CITY POLICE DEPARTMENT:	DATE:

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Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH · JOHN M. GINGERY · 8824408 · LICENSED ARCHITECT

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER

PERMIT SET

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Plot Date: 9/25/2023 1:38:15 PM

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, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN 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 COMPLIMENTARY 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.

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.

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 BACKING MAY 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 PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). 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 IN THE CONTRACT DOCUMENTS. AT THE END 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 STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND 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 BY 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 SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE 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 NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.

a. STORAGE STRUCTURE:
PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT 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 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 WEATHERTIGHT, 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 PACKING, 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 IDENTIFICATIONS:
NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED 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 DEBRIS. PROVIDE TEMPORARY BARRICADES 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 DEFINED 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 INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F. IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.

b. VENTILATION:
VENTILATE ENCLOSED AREAS TO ASSIST 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 INTERVALS 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 FOR 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.

a. 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 DISFIGUREMENT.

b. EXPANSION AND MOVEMENT:
ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.

c. ISOLATION OF DISSIMILAR ITEMS:
ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETERIORATION AND ELECTROLYTIC ACTION.

d. 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.

e. ADJUSTMENTS:
ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.

C33. EXAMINATION OF CONDITIONS:
EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.

C34. 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.

C35. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.

C36. GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. IN ADDITION ALL WINDOWS MUST MEET THE "AAMA" WINDOW STANDARDS FOR INSTALLATION. THE CONTRACTOR SHALL OBTAIN, AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAMA" STANDARDS IN ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDED WITHIN THE DRAWINGS.

C37. ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEMBRANE SHALL BE PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS.

C38. 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 MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. 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 LANDLORD 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 FIRST 90 DAYS OF WORK.

S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURED" 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 ORDERLY 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 ARCHITECTS 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 ¼ 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 ¼ 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 ¼ 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 ¼ 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 CLOSEOUT:

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 PUNCHLIST 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.

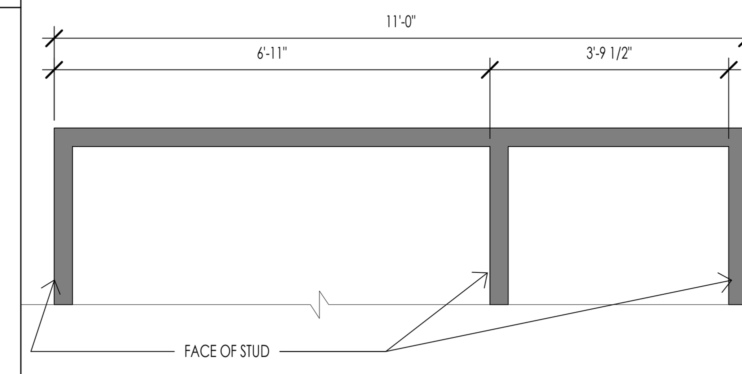
e. MAINTENANCE MANUALS AND WARRANTIES:
FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.

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.

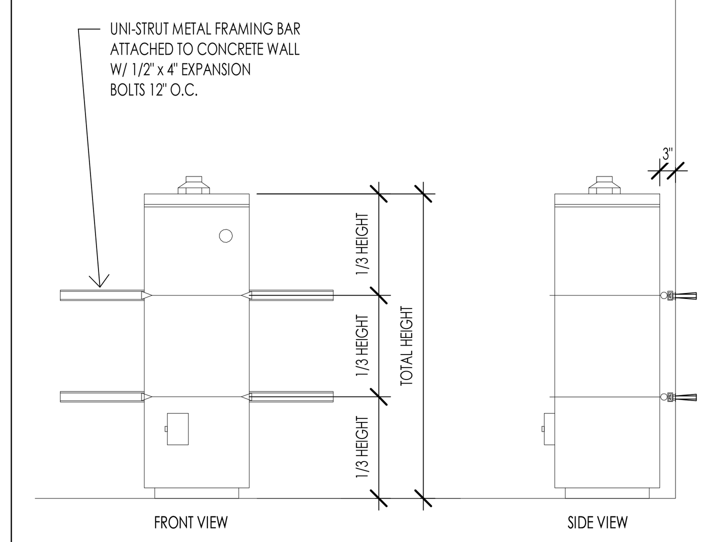
g. SUBCONTRACTORS:
PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.

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. 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 / G002)
1/2" = 1'-0"



WATER HEATER SIESMIC STRAPPING (2 / G002)
1/2" = 1'-0"

INSULATION SCHEDULE

ENERGY STRATEGY:

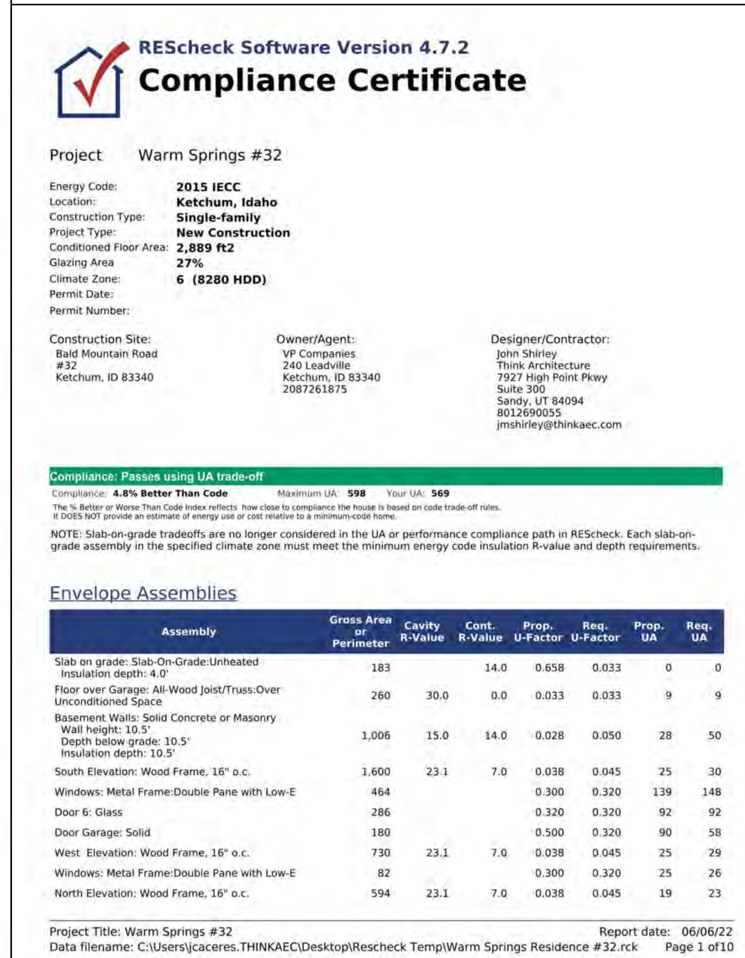
PRESCRIPTIVE PER IBC ☐ RESCHECK - 2015 IECC ☒

	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	OWENS CORNING FORMULAR CW15/CW25 PLUS 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-21	JOHNS MANVILLE **SPIDER® 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-21 R-14.7	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
4.	FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
5.	ROOFING: VENT BAFFELS	BELOW 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 **CORBOND® MCS** CLOSED-CELL SPRAY FOAM INSULATION
7.	ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE **CLIMATE PRO® FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
9.	RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
10.	AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
11.	MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
12.	INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® 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 AT WARM SIDE ONLY.

PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:
(A) BLOWER DOOR TEST FOR BUIDLING 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.
1. AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.
2. TO BE PERFORMED AFTER DRYWALL INSTALLATION AND MUD AND TAPE.
3. CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALATION OF ENVELOPE SEALING.

RESCHECK/ ENERGY COM CHECK



REScheck Software Version 4.7.2
Compliance Certificate

Project Warm Springs #32

Energy Code: **2015 IECC**
Location: **Ketchum, Idaho**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **2,889 ft2**
Glazing Area **27%**
Climate Zone: **6 (8280 HDD)**
Permit Date:
Permit Number:

Construction Site: Bald Mountain Road #32 Ketchum, ID 83340
Owner/Agent: VP Companies 240 Leadville Ketchum, ID 83340 2087261875
Designer/Contractor: John Shirley Think Architecture 7927 High Point Pkwy Suite 300 Sandy, UT 84094 8012690055 jmshirley@thinkaec.com

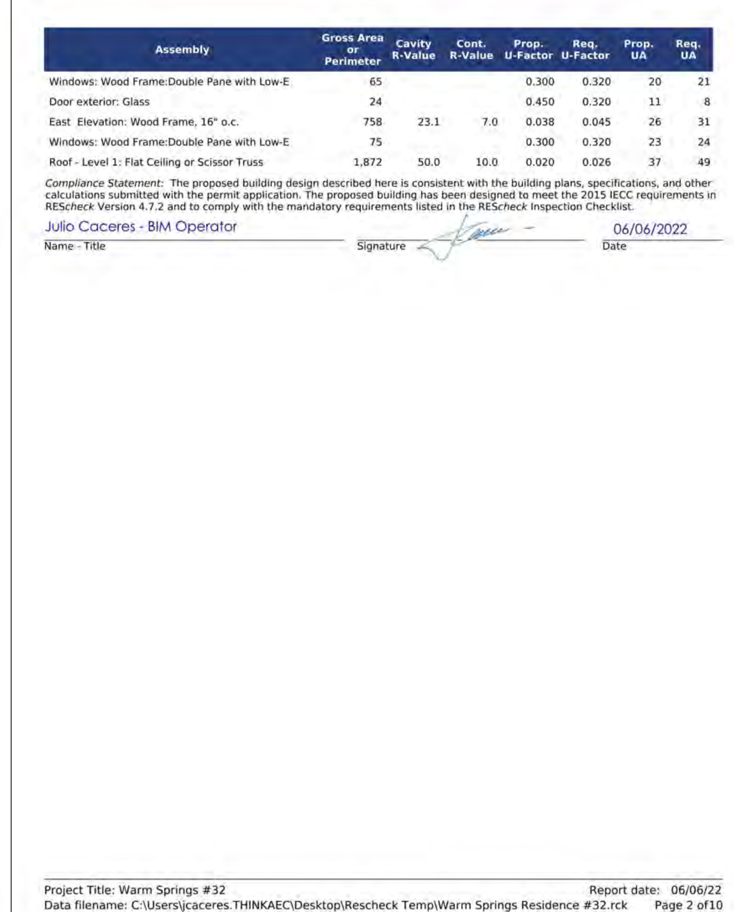
Compliance: Passes using UA trade-off
Compliance: **4.8% Better Than Code** Maximum UA: **598** Your UA: **569**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path 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

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Slab on grade: Slab-On-Grade:Unheated Insulation depth: 4.0'	183		14.0	0.658	0.033	0	0
Floor over Garage: All-Wood Joist/Truss:Over Unconditioned Space	260	30.0	0.0	0.033	0.033	9	9
Basement Walls: Solid Concrete or Masonry Wall height: 10.5' Depth below grade: 10.5' Insulation depth: 10.5'	1,006	15.0	14.0	0.028	0.050	28	50
South Elevation: Wood Frame, 16" o.c.	1,600	23.1	7.0	0.038	0.045	25	30
Windows: Metal Frame:Double Pane with Low-E	464			0.300	0.320	139	148
Door 6: Glass	286			0.320	0.320	92	92
Door Garage: Solid	180			0.500	0.320	90	58
West Elevation: Wood Frame, 16" o.c.	730	23.1	7.0	0.038	0.045	25	29
Windows: Metal Frame:Double Pane with Low-E	82			0.300	0.320	25	26
North Elevation: Wood Frame, 16" o.c.	594	23.1	7.0	0.038	0.045	19	23

Project Title: Warm Springs #32 Report date: 06/06/22
Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #32.rck Page 1 of10



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Windows: Wood Frame:Double Pane with Low-E	65			0.300	0.320	20	21
Door exterior: Glass	24			0.450	0.320	11	8
East Elevation: Wood Frame, 16" o.c.	758	23.1	7.0	0.038	0.045	26	31
Windows: Wood Frame:Double Pane with Low-E	75			0.300	0.320	23	24
Roof - Level 1: Flat Ceiling or Scissor Truss	1,872	50.0	10.0	0.020	0.026	37	49

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit 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.

Julio Caceres - BIM Operator — Name - Title
Signature
06/06/2022 — Date

Project Title: Warm Springs #32 Report date: 06/06/22
Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #32.rck Page 2 of10

Think © 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: 2023.09.25
REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G002

PERMIT SET

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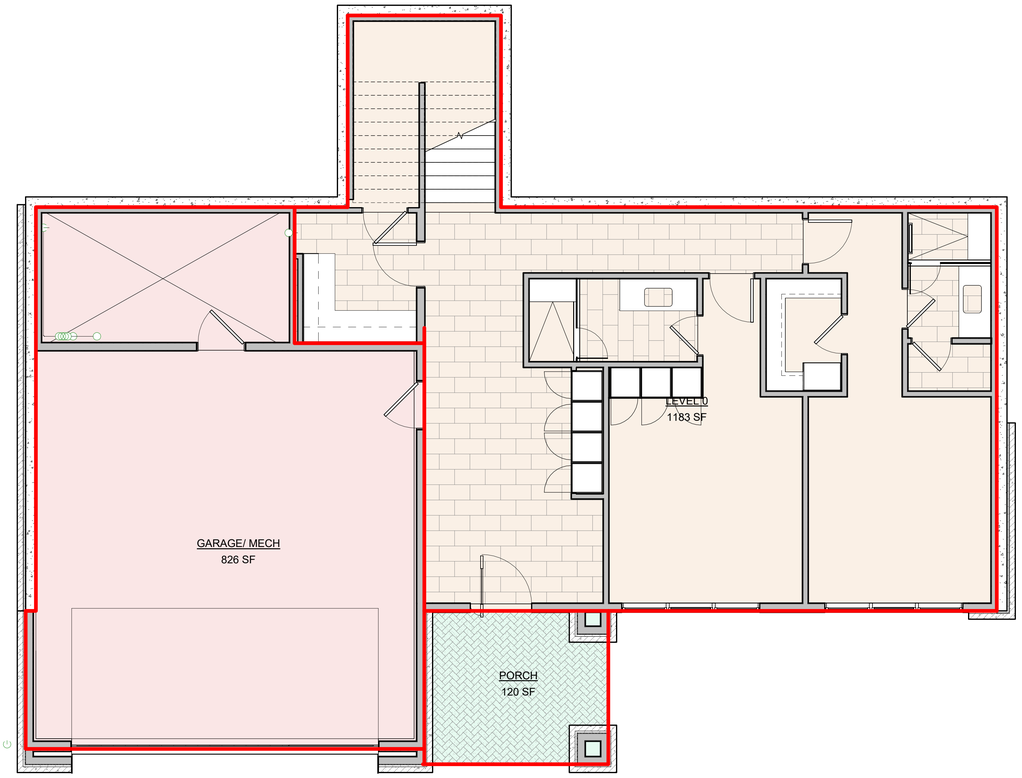
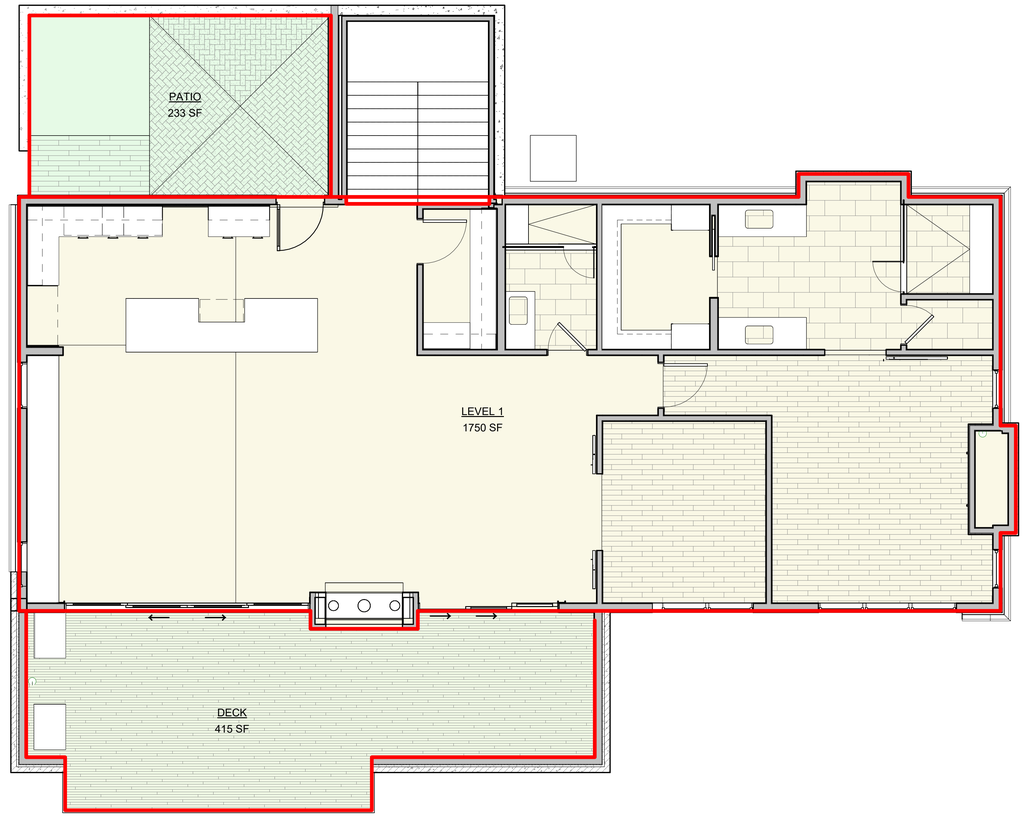
Plot Date: 9/25/2023 1:39:03 PM



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 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

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH · JOHN M. GINGERY · 8674446 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G003

PERMIT SET

Plot Date: 9/25/2023 1:39:06 PM

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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 106.4 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-SUBMITT 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 SOMEPLACE AND ARE NOT CONTRADICTORY WITH OTHER PORTIONS OF THE DRAWINGS AND SPECIFICATIONS. NO FRAGMENT OF THE PLANS AND SPECS TAKE PRECEDENCE OVER OTHER FRAGMENTS. THE DOCUMENTS MUST BE CONSIDERED AS A WHOLE. IF A CONFLICT OR CONTRADITION DOES OCCUR, THE MOST STINGENT 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 APPROVED 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 A.1 & A.2
ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83340
OWNER: VP 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 BY 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 TO 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, ASI, 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 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.

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

01-07 OPERATION AND MAINTENANCE DATA

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

GENERAL
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 ROOFING 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 RESUBMITTALS.

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 ARCHITECT'S 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 ARCHITECT'S 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 COPIE(S) 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 ACCURATELY 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.

e. 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 ARCHITECTURAL/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 CONTROLS
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC.
6. FACTORY BUILT FIREPLACES.

DEFERRED SUBMITTAL PROCESS:

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 SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL 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 INTENT OF THE STRUCTURE.

4. THE REVIEWED 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 REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL.

7. 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 4,000 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.

EXECUTION
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 3,000 PSI MINIMUM COMPRESSIVE STREGTH, 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.

EXECUTION
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 6" 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 4,000 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"-W1.4 X W1.4 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

EXECUTION
ALL SLABS SHALL BE PLACED ON 2" RIGID INSULATION BOARD OVER 6 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 HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE DUCTWORK AS PER PLANS PROVIDED 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 4,000 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" -W1.4 X W1.4 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

EXECUTION
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 4,000 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.

EXECUTION
ALL STEPS SHALL BE PLACED ON 6" 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 STEPS.

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 3,000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECENDENCE OVER MINIMUM STANDARDS SPECIFIED.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXECUTION
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 6" 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.

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 FORM WORK, 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.

CONTRACTOR SHALL COORDINATE PLACEMENT OF WEEP HOLES AT THE BASE OF THE CONCRETE RETAINING WALL.

03-18 CAST IN PLACE GARAGE CONCRETE SLABS

GENERAL/PRODUCTS
INTERIOR CONCRETE GARAGE SLABS TO BE 4,000 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" -W1.4 X W1.4 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.

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

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

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.

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

THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL DESIGN BUILD CONTRACTOR FOR EXTENT OF RADIANT HEATING TUBES IN CONCRETE SLAB. CONTRACTOR SHALL COORDINATE PLACEMENT,. AND ASSURE THAT ALL TUBES ARE IN TOP HALF OF CONCRETE SLAB. PROVIDE 1 1/2" RIGID INSULATION UNDER ALL SLABS WITH RADIANT HEATING. COORDINATE WITH DETAILS ON PLANS.

03-62 CONCRETE TOPPING SLABS

GENERAL/PRODUCTS
1 1/2" LIGHTWEIGHT CONCRETE TOPPING SLAB ON PLYWOOD FLOORING.

COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI

15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING

EXECUTION
COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

PLACE CONCRETE FLOOR TOPPING CONTINUOUSLY IN A SINGLE LAYER, TAMPING AND CONSOLIDATING TO ACHIEVE TIGHT CONTACT WITH BONDING SURFACE.

SCREED SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF TO CORRECT ELEVATIONS, AND SLOPE SURFACES UNIFORMLY WHERE INDICATED.

RADIANT TUBES SHALL BE PLACED ON TOP OF PLYWOOD FLOORING PRIOR TO PLACEMENT OF TOPPING SLAB. LAYOUT OF TUBING SHALL BE PROVIDED BY THE DESIGN BUILD GENERAL CONTRACTOR, AND SHALL BE PROTECTED FROM PUNCTURE PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT ALL TUBING TO PREVENT DAMAGE TO ANY PIPES. ALL DAMAGE WILL THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL/ PLUMBING CONTRACTORS TO REPAIR AT NO COST TO THE OWNER.

CONTRACTOR ALTERNATE:
THE CONTRACTOR SHALL PROVIDE AS AN ALTERNATE TO THE OWNER THE PRICE TO PROVIDE 1/2" RIGID INSULATION UNDER THE LIGHTWEIGHT CONCRETE SLAB FOR ISOLATION OF RADIANT TUBES TO PLYWOOD. PROVIDE PRICING AS AN ADD ALTERNATE FOR OWNER APPROVALS

DIVISION 4 MASONRY

04-40 EXTERIOR STONE VENEER

GENERAL/PRODUCTS
STONE VENEER AT EXTERIOR OF BUILDING AS SHOWN ON DRAWINGS.

STONE TO BE : QUARTZITE FROM LOCAL QUARRY

PATTERN: RANDOM HORIZONTAL ASHLER LAY TO BE VERIFIED BY THE ARCHITECT FROM MOCK-UP

COLOR: MIX OF BUFF AND GRAY

MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.

JOINTS IN STONE VENEER TO BE: DRY-STACK AS APPROVED BY ARCHITECT AT TIME OF MOCKUP.

FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.

SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.

SUBMITTALS
4 FT X 4 FT SAMPLE PANEL AT SITE OF EACH STONE TYPE INDICATED AND LAY PATTERN INDICATED. CONTACT ARCHITECT AND OWNER TO REVIEW AFTER SAMPLE PANEL IS COMPLETE FOR APPROVAL. PROVIDE 1 WEEK NOTICE.

EXECUTION
ARRANGE STONES IN PATTERN AS APPROVED BY ARCHITECT FROM SAMPLE PANEL ON SUBMITTALS

PLACE WEEP HOLES AND VENTS IN JOINTS WHERE MOISTURE MAY ACCUMULATE, INCLUDING AT BASE OF CAVITY WALLS, ABOVE SHELF ANGLES, AND AT FLASHING.

ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN DRAWINGS.
SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.

MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND VAPOR BARRIER.

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS. AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

STONE AND MASONRY VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 703 TABLE R703.4 AND FIGURE R703.7.2.1 AND R703.7.2.2. THESE VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. HEIGHTS MAY BE EXCEEDED IF ENGINEERED PER I.R.C.

MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R703, R1001 AND R1003.

A. MASONRY VENEERS SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS, OR OTHER APPROVED MATERIALS AS PER INTERNATIONAL RESIDENTIAL CODE. (I.R.C. R703.7.2)
B. MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1 INCH. (R703.7.4) WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES. (I.R.C. R703.7.4)
C. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. (I.R.C. R703.7.4.2), OTHERWISE PROVIDE APPROVED MEMBRANE PER IRC TABLE R703.4 NOTE M. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE. (I.R.C. R703.7.4.3)
D. ANCHORAGE SIZE & SPACING, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE X 7/8 INCH CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. (I.R.C. R703.7.4.1)

EXCEPTIONS: IN SEISMIC DESIGN CATEGORY D1 OR D2 & IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT, EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. IRC 703.7.4.1 EXCEPTION.

E. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER & PLACED WITHIN 12 INCHES OF THE WALL OPENING. (SEE I.R.C. SECTION R703.7.4.1.1)
F. MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTABLE MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN TABLE R703.7.3 OF THE I.R.C. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. (I.R.C. R703.7.3)
G. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT (IRC 703.7.5). FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT ENTRY OF WATER INTO THE BUILDING AS PER IRC 703.8.
H. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLE SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. (I.R.C. R703.7.6)
I. IN SEISMIC CATEGORY OTHER THAN A,B, OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. SEE STRUCTURAL FOR SEISMIC CATEGORY. (I.R.C. R703.7). MASONRY HEIGHT SHALL BE LIMITED PER 703 EXCEPTIONS. IN CATEGORY D1, MASONRY VENEER HALL NOT EXCEED 20' ABOVE THE FOUNDATION WITH AN ADDITIONAL 8' PERMITTED FOR GABLED ENDS AND WHERE THE LOWER 10' MAX. HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10' IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN CONNECTORS AS REQUIRED PER R703.7 EXCEPTION 3 OR 4 AS APPLICABLE. HEIGHT MAY BE EXCEEDED IF ENGINEERED PER I.R.C. R301.
J. PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED AS PER I.R.C. TABLE R703.4 UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.

04-48, 04-49 STONE VENEER COMPONENTS

GENERAL/PRODUCTS
STONE VENEER COMPONENTS ARE:
CUT STONE WALL CAPS- CHOPPED SANDSTONE
CUT STONE WINDOW SILLS - CHOPPED SANDSTONE
CUT STONE COLUMN CAPS- CHOPPED SANDSTONE
CUT STONE WINDOW /DOOR HEADERS- CHOPPED SANDSTONE

STONE TO BE : QUARTZITE FROM LOCAL QUARRY
STONE COLOR TO BE: MIX OF BUFF AND GRAY

MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.

STONE TO BE CUT AND INSTALLED PER DETAILS WITHIN DRAWINGS

FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.

SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.

SUBMITTALS
PROVIDE SAMPLE OF EACH COMPONENT TO BE INCLUDED WITHIN THE SAMPLE BOARD FOR REVIEW BY OWNER AND ARCHITECT.

EXECUTION
WALL CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS LEVEL AND SHALL SLOPE AS INDICATED ON DRAWINGS OR WITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAGE AWAY FROM BUILDING.

WINDOW SILLS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL SILLS LEVEL AND SHALL SLOPE AS INDICATED ON DRAWINGS FOR DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAGE AWAY FROM BUILDING

COLUMN CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS TO SLOPE AS INDICATED ON DRAWINGS OR WITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. COLUMN CAPS SHALL BE PROVIDED IN 4 PIECES WITH ALL JOINTS AT CORNERS, UNLESS SHOWN OTHERWISE ON DRAWINGS. TOP SHALL SLOPE AWAY FROM CENTER TO EDGE AS NOTED ON DRAWINGS.

WINDOW AND DOOR HEADERS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL DOOR AND WINDOW HEADERS LEVEL.

ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN DRAWINGS.

SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.

MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND DRAIN PLANE AND WEATHER BARRIER.

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS.AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G004

PERMIT SET

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Plot Date: 9/25/2023 1:39:07 PM

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, SPLICES, 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-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 ROUGHNESS. REMOVE BLEMISHES BY FILLING 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.

05-02, 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, SPLICES, 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.

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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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, SPLICES, 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 NUTS; 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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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 ROUGHNESS.

REMOVE BLEMISHES BY FILLING 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, SPLICES, 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 ROUGHNESS.
REMOVE BLEMISHES BY FILLING 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-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat.
3) Topcoat: Epoxy-modified latex, interior, eggshell, (Gloss Level 3), MPI #254/MPI #254X-Green: S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, B73-300 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 R311.7.7:

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 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 NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

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

1. TYPE I. HANDRAILS WITH A CIRCULAR CORSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 ¼ 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 4 INCHES (102 MM) AND NOT GREATER THAN 6 ¼ INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ 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 ¾ INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST 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 ¾ INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES (32 MM) TOA MAXIMUM OF 2 ¾ INCHES (70 MM). EDGES SHALL HAVE 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 FABRICATONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

1- CHIMNEY COVER CHASE. FINISH AS NOTE #2 BELOW.

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, 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 NUTS; 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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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-Cryl Universal Primer, B66-310 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, B66-650 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 ROUGHNESS.

REMOVE BLEMISHES BY FILLING 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" SOLID 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 SUPPORT AND ANCHOR STAIRS AND PLATFORMS ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND JOIN SO 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
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. SEE I.R.C. SECTION R317& LOCAL JURISDICTION'S REGULATIONS.

EXECUTION
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O. COORDINATE WITH STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT (I.R.C. R319.1). SEE I.R.C. SECTION R319 & LOCAL JURISDICTION'S REGULATIONS AS REQUIRED BY IRC. TABLE R301.2(1) ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN INDIVIDUAL SECTIONS.

WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R319.1 (5)).

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. (I.R.C. R323.1 (2 & 3)) WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARdvTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES. INSTALL SILL SEALER FOAM UNDER ALL SILL PLATES AT CONCRETE FOUNDATION WALLS AND SLABS.

PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.

HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
A. APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.
B. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.
C. BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

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 (302.11.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.11. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.

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 SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 (1))

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (IRC 302.11 (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. (IRC 302.11 (3) AND IRC 302.7)

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (IRC 302.11 (4))

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (IRC 302.11 (5))

F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB 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 FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (IRC 302.12)

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. (IRC 302.11 (1)).

H. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELLING UNIT SEPARATION. (IRC 302.11 (6))

06-15 WOOD FURRING

GENERAL/PRODUCTS
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTERWOOD STUDS AS SHOWN ON DRAWINGS.

EXECUTION
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O.

PROVIDE 2X SOLID WOOD FIREBLOCKING 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 SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.

HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)).

PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.

APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

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.

06-22, 06-23 HEAVY TIMBER FRAMING

GENERAL/PRODUCTS
TIMBER BEAMS/COLUMNS/ TRUSSES/ROOF PURLINS /HAUNCHES 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 RESYSTA

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.
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.

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 JOIST/TRUSSES.

PROVIDE BLOCKING AT ALL PANEL EDGES

COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL HOLD DOWNS, HURRICANE TIES.

06-45 PLYWOOD/ OSB FLOOR SHEATHING

GENERAL/PRODUCTS
FLOOR SHEATHING TO BE: 3/4" T & G A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

EXTENT OF PLYWOOD FLOOR SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

EXECUTION
NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS.

PROVIDE BLOCKING AT ALL PANEL EDGES

PROVIDE CONTINUOUS CONSTRUCTION ADHESIVE AT ALL FLOOR SHEATHING TO FLOOR JOIST.

06-50 PRE-ENGINEERED ROOF TRUSSES

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF ROOF TRUSSES

06-55 PRE-ENGINEERED FLOOR JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, REQUIRED FOR INSTALLATION OF FLOOR JOISTS

COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH FLOOR TRUSSES.

PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS.

MEET REQUIEMENTS PER IRC 502.4.
A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD.

B. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER I.R.C. SECTION R408.4.

06-56 PRE-ENGINEERED ROOF JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF FRAMING MEMBERS.

COORDINATE WITH OTHER TRADES(MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS.

06-58 STRUCTURAL LAMINATED BEAMS

GENERAL/PRODUCTS
LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC.

GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

ALL JOIST AND BEAM HANGERS SHALL BE PER STRUCTURAL DRAWINGS, AND INTENDED FOR USE SHOWN. DO NOT USED JOIST HANGERS NOT INTENDED FOR USE SPECIFIED.

06-59 STRUCTURAL COLUMNS

GENERAL/PRODUCTS
COLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL LUMBER, ETC.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

06-62 EXTERIOR WOOD TRIM

GENERAL/PRODUCTS
ALL EXTERIOR WOOD TRIM WORK AS SPECIFIED ON DRAWINGS AND DETAILS. CONTRACTOR TO COORDINATE WITH DRAWINGS AND DETAILS.

MANUFACTURER: ----
WOOD TRIM TO BE: CEDAR BOARDS
WOOD TRIM GRADE: SELECT
WOOD TRIM FINISH TO BE: STAINED
STAIN COLOR/MANUF TO BE: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

FASCIA AND SOFFIT TO BE :
FASCIA- CEDAR BOARDS BUILT-UP AS PER DETAILS IN THE DRAWINGS.
SOFFIT- 1 X 6 T & G CEDAR
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

SUBMITTALS
SUBMIT 12" SAMPLE OF EACH TYPE OF TRIM, FINISH AND EACH STAIN OR PAINT COLOR.

EXECUTION
ALL EXTERIOR WOODWORK TO BE PRE-PAINTED OR STAINED PRIOR TO INSTALLATION ON ALL SIDES OF TRIM.

ALL INSTALLATION SHALL BE PER MANUFACTURERS OR APPLICABLE STANDARDS FOR INSTALLATION.

NAIL ALL TRIM WITH GALVANIZED OR STAINLESS STEEL FINISH NAILS. ALL NAILING SHALL EXTEND THROUGH WALL SHEATHING AND INTO STUD FRAMING MINIMUM OF 1". COUNTERSINK ALL NAIL HEADS.

INSTALL SIDING AND TRIM OVER WALL VENTILATION MATRIX OVER TYVEK OR EQUAL VAPOR BARRIER.

06-75 INTERIOR STAIR FRAMING

GENERAL/PRODUCTS
ALL STAIR FRAMING AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.

UNLESS SPECIFIED ON DRAWINGS, CONTRACTOR SHALL PROVIDE 1 1/4" X 11 7/8" LVL STRINGERS AT INTERIOR STAIRS. PROVIDE ONE (1) STRINGER AT EACH SIDE, AND A MINIMUM OF TWO (2) STRINGERS BETWEEN. IN NO INSTANCE SHALL A STRINGER EXCEED 16" O.C. SPACING.

PROVIDE 5/4" HARDWOOD TREAD MATERIAL OVER 3/4" PLYWOOD STAIR TREAD. GLUE AND SCREW MATERIAL TO STRINGERS.

PROVIDE 3/4" HARDWOOD RISER MATERIAL OVER 3/4" PLYWOOD STAIR RISER. GLUE AND SCREW MATERIAL TO STRINGERS.

EXECUTION
STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.

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.

C. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.5.

D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM « 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)

06-84 INTERIOR STANDING AND RUNNING TRIM

GENERAL/PRODUCTS
BASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CROWN MOLD: PROFILE AS SELECTED BY INTERIOR DESIGNER.
WINDOW SILL: PROFILEAS SELECTED BY INTERIOR DESIGNER.
MANUFACTURER: SEE INTERIOR DESIGNER DRAWINGS.
MATERIAL: SEE INTERIOR DESIGNER DRAWINGS.
STAIN- CUSTOM AS SELECTED

COORDINATE WITH INTERIOR DRAWINGS FOR TYPE OF INTERIOR TRIM. TRIM TO BE EITHER PAINT OR STAIN GRADE

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

EXECUTION
INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.

ALL TRIM MUST BE LEVEL AND PLUMB.

06-85 INTERIOR STAIR RAILING

GENERAL/PRODUCTS
ALL INTERIOR STAIR RAILING AS PER INTERIOR DESIGN DRAWINGS, AND ARE NOT INCLUDED WITHIN THE SHELL PACKAGE OF THE BUILDING. SEE INTERIOR DESIGN PACKAGE.

THE INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.

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.

EXECUTION
SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS.

06-89 INTERIOR WOOD COLUMNS

GENERAL/PRODUCTS
ALL INTERIOR WOOD COLUMNS WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

06-90 INTERIOR WOOD BEAMS

GENERAL/PRODUCTS
ALL INTERIOR WOOD BEAM WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING

GENERAL/PRODUCTS
FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND FOUNDATIONS.

DAMPPROOFING SHALL BE: HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFING

FOUNDATION DRAIN: SEE SECTION 31-06 -DEWATERING, FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA FOR SPECIFIED PRODUCT. PROVIDE SAMPLES, WARRANTIES, ETC. FOR REVIEW/APPROVAL

EXECUTION
BE SURE SURFACES IS CLEAN AND IN GOOD REPAIR. SURFACE MUST BE FREE OF DIRT, RESIDUES, WATER REPELLENT COMPOUNDS.

ALL HOLES, CRACKS AND RECESSED JOINTS MUST BE FILLED WITH CEMENT MORTAR FOR A SMOOTH, CLEAN SURFACE.

PROVIDE TWO (2) COAT SYSTEM WITH A BASE COAT APPLIED AT A RATE OF 1.5 GAL PER 100 SQ. FT. ALLOW 24 HOURS DRYING PRIOR TO SECOND COAT APPLIED AT 2 GAL. PER 100 SQ. FT. ALLOW 48 HOURS DRYING PRIOR TO BACK FILL.

DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE.

TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.

07-02 SPRAY APPLIED FOUNDATION WATERPROOFING

GENERAL/PRODUCTS
RUBBERIZED-ASPHALT WATERPROOFING MEMBRANE, REINFORCED WITH MOLDED-SHEET DRAINAGE PANELS, AND INSULATION WHERE SHOWN ON DRAWINGS.

MEMBRANCE MANUFACTURE TO BE.
CARLISLE COATINGS & WATERPROOFING INC.; CCW-500R OR EQUAL.
CARLISLE COATINGS & WATERPROOFING INC.: MIRADRAIN 2000 OR EQUAL.

FOUNDATION DRAIN:
SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

SHOP DRAWINGS: SHOW LOCATIONS AND EXTENT OF WATERPROOFING. INCLUDE DETAILS FOR SUBSTRATE JOINTS AND CRACKS, SHEET FLASHINGS, PENETRATIONS, INSIDE AND OUTSIDE CORNERS, TIE-INS TO ADJOINING WATERPROOFING, AND OTHER TERMINATION CONDITIONS.

EXECUTION
WARRANTY PERIOD: [FIVE] YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

A FIRM THAT IS APPROVED OR LICENSED BY MANUFACTURER FOR INSTALLATION OF WATERPROOFING REQUIRED FOR THIS PROJECT AND IS ELIGIBLE TO RECEIVE SPECIAL WARRANTIES SPECIFIED.
CONDUCT PRE-INSTALLATION CONFERENCE AT PROJECT SITE.
APPLY WATERPROOFING WITHIN THE RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY WATERPROOFING MANUFACTURER. DO NOT APPLY WATERPROOFING TO A DAMP OR WET SUBSTRATE, OR WHEN TEMPERATURE IS BELOW 0 DEG F.
CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE CLEAN, DUST-FREE, AND DRY SUBSTRATE FOR WATERPROOFING APPLICATION.
REMOVE GREASE, OIL, FORM-RELEASE AGENTS, PAINTS, CURING COMPOUNDS, AND OTHER PENETRATING CONTAMINANTS OR FILM-FORMING COATINGS FROM CONCRETE.
PREPARE AND TREAT SUBSTRATES TO RECEIVE WATERPROOFING MEMBRANE, INCLUDING JOINTS AND CRACKS, DECK DRAINS, CORNERS, AND PENETRATIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

PERMIT SET

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G005

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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 OR 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	2"	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			
FLOOR INSULATION			
FLOOR OVER UNHEATED BASEMENT	UNFACED BATTS	VERIFY	R-30
FLOOR UNDER RADIANT HEAT	BLOWN-IN	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 TO BE CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)	BLOWN-IN	5 1/2"	R-22.5
2 X 4 WOOD FURRED-EXTERIOR WALLS (CERTAINTEED CertaSpray with 2.0 pcf and R-value of 6.5 per inch))	CLOSED-CELL FOAM	3 1/2"	R-22.75
ROOF INSULATION			
ROOF AT SHALLOWER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS			R-24.5
PLUS FULL DEPTH OF JOIST CAVITY			R-38.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)		TOTAL=	R-49.0
ROOF AT DEEPER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS			R-24.5
PLUS FULL DEPTH OF JOIST CAVITY			R-56.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)		TOTAL=	R-80.5
INTERIOR AND SPECIALITY REQUIRED INSULATION			
INTERIOR WALLS SOUND	BATTS	3-1/2"	R11
MECHANICAL TYPE ROOMS WALLS AND (CEILINGS WHERE APPLICABLE) SOUND	BATTS	5"	R19
BATHROOMS SOUND BATTS INSULATION BATTS	BATTS	5 1/2" OR 3 1/2"	R-11 - R19
INTERIOR FLOORS/ CEILING SOUND RATING REQ'D	BATTS	3 1/2"	R-11
DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED	1"
MECHANICAL AND PLUMBING STUD CAVITY WITH PLUMBING DRAIN 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 MANUFACTURERE DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

EXECUTION
FILL ALL VOIDS AS REQUIRED.

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

EXECUTION
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 EXCEED 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 WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

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 MANUFACTURES 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 OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

START WEATHER BARRIER INSTALLATION AT A BUILDING CORNER, LEAVING 6-12 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. ENSURE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 6 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.

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: 1X4 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: 1X8 SHIP-LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR SEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSROADS".

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 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 MANUFACTURER'S 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.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FACTORY PRIMED 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 WATERTIGHT; DO NOT PERMIT THE PASSAGE OF WATER; AND RESIST SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATING SHALL BE A UL CLASS B RATING.

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 BODIES 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 MANUFACTURER'S 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 MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S 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: FIBERTITE,DOW ROOFING SYSTEMS, CARLILE ROOFING, OR APPROVED EQUAL REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS. 1

ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:
A. MEMBRANE TYPE: KEE.
B. MEMBRANE THICKNESS: 30 MIL.
C. COLOR:ENERGY EFFICIENT GREY.
D. FLASHINGS MEMBRANE: SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSUPPORTED MEMBRANE FOR FIELD-FABRICATED DETAILS USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED WITH SCRIM-REINFORCED MEMBRANE.
E. COVER BOARD: DENSDECK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

SUBMITTALS
PRODUCT DATA:, INCLUDING:MANUFACTURER'S 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; MANUFACTURER'S STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURER'S 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 MANUFACTURE'S STANDARD. DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURER'S 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. NAILERS 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 MANUFACTURER'S 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 BILLOWING DURING APPLICATION.

VERIFY ALL ROOFTOP 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

07-164 METAL SHEET BATTEN-SEAM ROOFING
GENERAL/PRODUCTS

ARCHITECTURAL METAL ROOFING: BONDERIZED METAL
MBCI- MANUFACTURE
COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY".
DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

SUBMITTALS
SAMPLES FOR VERIFICATION OF SHINGLE 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 PERPENDICULA RAFTERS) 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 KEYED 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, EDGE 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.

SLIP SHEET: BUILDING PAPER, 3-LB/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 LOOSEN, AND SHALL REMAIN WATERTIGHT. 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, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.

INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERTIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.

SPACE CLEATS 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 CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMACNA.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WATERTIGHT 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 WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

UNDER AND AT THE ENDS 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 BUILT-IN GUTTERS.

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.
(ELECTRICAL CONTRACTOR TO PROVIDE SPECIFICATION OF HEAT TAPE WITH VOLTAGE FOR HEAT TAPE AT CHAIN AT DOWNSPOUTS

EXECUTION
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 36 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERTIGHT 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 1-1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 60 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 WATERTIGHT 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.
MANUF . CUSTOM ENTRY DOOR- BY MILL SELECTED
SPECIES DOUG-FIR
COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

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 REQUIRMENTS.

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

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

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.

08-39 EXTRUDED ALUMINUM WOOD SLIDING DOORS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN,
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS
PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.
COLOR OF SCREENS TO BE: AS DETERMINED BY ARCHITECT.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH EXTRUDED ALUMINUM CLAD EXTERIOR BOTH FRAME AND SASH- NO EXCEPTIONS. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS 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

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)

1. MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4. THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5. WINDOW 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. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES
INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATION, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308)
A. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

B. 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.

C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED 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 60 INCHES ABOVE THE WALKING SURFACE.

D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

E. 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

F. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.

G. 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 60 INCHES ABOVE THE WALKING SURFACE.

H. 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.

08-67 OVERHEAD SECTIONAL DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES AND OPERATION.
DOOR MANUFACTURER:
DOOR STYLE SHALL BE: AS SHOWN ON DRAWINGS
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

EXECUTION
INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

GENERAL/PRODUCTS
TEMPERED OR LAMINATED SAFETY GLASS FOR SHOWER DOORS OR SHOWER ENCLOSURES.
SHOWER ENCLOSURES TO BE: EUROPEAN STYLE ALUMINUM FRAMED SHOWER ENCLOSURE

SUBMITTALS
PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED.
PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

EXECUTION
PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL.

INSTALL DOORS TO SWING OUTWARD, TYPICAL. (2006 IRC R308 P2708.1)

08-132 EXTRUDED ALUMINUM CLAD WOOD WINDOWS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.
WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS,

PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED OTHERWISE).

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS 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

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)
1.MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2.THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3.THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4.THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5.WINDOW 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. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).
SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:
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 UNIT IS GLAZED.
2- PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED 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 60 INCHES ABOVE THE WALKING SURFACE.
3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
4- 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE.
5- PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
6- PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7- 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.

08-146 UNIT SKYLIGHT

GENERAL/PRODUCTS
14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING

SUBMITTALS
SUBMIT SKYLIGHT WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SHOP DRAWINGS ON HOW TO INSTALL ON ROOF AND INTERFACE WITH CEILING FINISH.

PROVIDE MAINTENANCE AND WARRANTY INFORMATION.

DO NOT INSTALL WITHIN 3-FT OF INSIDE FACE OF FIRE-RATED WALLS.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL.

08-151 DOOR HARDWARE

GENERAL/PRODUCTS
ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER

SUBMITTALS
SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND HARDWARE LIST ASSIGNED TO EACH DOOR.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS

08-174 MIRRORS

GENERAL/PRODUCTS
MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

DIVISION 9- FINISHES

09-21 GYPSUM WALL BOARD

GENERAL/PRODUCTS
5/8" TYPE "X" GYPSUM BOARD AT GARAGE AND AT FIRE-RATED SEPARATION WALL
WALLS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

CEILINGS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.
FINISH TO BE: SMOOTH

EXTERIOR LOCATIONS: 5/8" GLAS-MAT GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

SUBMITTALS
4'-0" X 4'-0" MOCK-UP OF WALL AND CEILING TO INDICATE COMPLIANCE OF FINISH SPECIFIED.

EXECUTION
PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

THE GYPSUM BOARD SHALL BE ATTACHED TO FRAMING WITH APPROVED SCREWS AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE PROVIDE A LEVEL 4 GYPSUM BOARD FINISH ON ALL WALLS AS PER INDUSTRY STANDARDS

PROVIDE SQUARE CORNER BEAD / TRIM FINISH.

CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH.

PROVIDE GLAS-MAT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE GLAS-MAT GYPSUM BOARD TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT SURFACES TO RECEIVE TILE.

09-27 CERAMIC TILE

GENERAL/PRODUCTS
EXTENT OF CERAMIC TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE CERAMIC TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-37 STONE TILE

GENERAL/PRODUCTS
EXTENT OF STONE TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-102 STONE FLOORING

GENERAL/PRODUCTS
EXTENT OF STONE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-109 WOOD FLOORING

GENERAL/PRODUCTS
EXTENT OF WOOD FLOORING INDICATED ON FINISH FLOOR PLANS AND AS PER INTERIOR DESIGNER.

SEE WOOD FLOOR SCHEDULE FOR WOOD FLOOR SPECIES AND STYLE.

FINISH OF WOOD FLOOR AS SPECIFIED IN WOOD FLOOR SCHEDULE.

SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR INSTALLED OVER PLYWOOD WITH STAIN FINISH FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION IN NWFA's "INSTALLATION GUIDELINES: WOOD FLOORING.

MAINTAIN AN AMBIENT TEMPERATURE BETWEEN 65 AND 75 DEGF AND RELATIVE HUMIDITY PLANNED FOR BUILDING OCCUPANTS IN SPACES TO RECEIVE WOOD FLOORING DURING THE CONDITIONING PERIOD FOR NOT LESS THAN SEVEN DAYS BEFORE WOOD FLOORING INSTALLATION, AND CONTINUOUS THROUGH INSTALLATION, AND CONTINUES NOT LESS THAN SEVEN DAYS AFTER WOOD FLOORING INSTALLATION.

PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING AS PER MANUFACTURE RECOMMENDATIONS.

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER CLEANING, EXAMINE SUBSTRATES FOR MOISTURE, ALKALINE SALTS, CARBONATION, OR DUST. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

09-167 CARPET (SHEET) FLOORING

GENERAL/PRODUCTS
EXTENT OF CARPET FLOORING 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 A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
ALL INSTALLATION OF MATERIALS AS SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED PER MANUFACTURER STANDARDS AND AS PER INTERIOR DESIGNER SPECIFICATIONS.

09-208 EXTERIOR PAINTING

GENERAL/PRODUCTS
EXTERIOR SEMI-TRANSPARENT WOOD STAIN
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.
MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT.
CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING.

09-221 INTERIOR PAINTING

GENERAL/PRODUCTS
EXTENT OF INTERIOR PAINTING 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.
ALL WALLS MUST BE SMOOTH AND FREE OF DEFECTS PRIOR TO PAINTING.

09-230 STAIN FINISH

GENERAL/PRODUCTS
EXTENT OF INTERIOR STAIN FINISH 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

09-235 EPOXY FLOOR COATINGS

GENERAL/PRODUCTS
EXTENT OF EPOXY FLOOR COATINGS 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

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

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
SPECIFICATIONS

PERMIT SET
SHEET NUMBER:
G006

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Plot Date: 9/25/2023 1:39:08 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 10- SPECIALITIES

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 MANUFACTURERS' 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:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP-VENT TO EXTERIOR WALL)
GREAT ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)
MASTER BEDROOM FIREPLACE TO BE:	MONTIGO "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, FLUE MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S.

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 MATERIAL 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 HEIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G2427.5.3.

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 ANSI 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 MANUFACTURES INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' 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 CABINETRY 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.

INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

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, DEFECTIVECOUNTERTOPS, 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 PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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.

CPVC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS MANUFACTURED BY LUBRIZOL 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 80 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 VIWT AND HFYH.

ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CPVC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THUS LISTED ON PIPE, FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/BM/CZ™ 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 F402. 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 CPVC 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 UN-DRIED 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

CPVC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER ULC OR C-UL FOR USE IN:

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT BE LESS THAN 175 PSI AT 150°F. REFER TO CPVC PIPE AND FITTING MANUFACTURERS' 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

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.

CPVC 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 LISTING 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 13D).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- PLUMBING

22-00 GENERAL PLUMBING

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'-0" 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.

LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 60 PSI.

WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SEISMIC 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 MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET 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 DEVISES SET AT 120 DEGREES FOR BATHTUBS 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 "K" 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 SOLDIER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BAND FITTINGS FOR POLY PIPE. 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.

PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE "INTERMOUNTAIN WATER INC." MODEL: "PATRIOT" SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

STEAM SHOWER UNITS TO BE "KOHLER" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT 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.

22-01 PLUMBING FIXTURES

GENERAL/PRODUCT
SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.

INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.

CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIFIED COMPONENTS.

INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.

TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.

EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.

WATER HEATERS TO BE:	A.O. SMITH OR EQUAL
CAPACITY SHALL BE:	50 GALLONS

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.

PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.

FOR HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT AS PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS, TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.

PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AND POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER DISTRIBUTION SYSTEM

DELIVER MATERIALS IN MANUFACTURE'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT UNTIL READY FOR INSTALLATION

STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS OR UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT

WARRANTY
MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND FITTINGS PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGES FOR A WARRANTY PERIOD FOR PEX TUBING AND SUBSEQUENT SYSTEM SHALL BE 25 YEAR NON-PRORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORKMANSHIP, BEGINNING WITH THE DATE OF INSTALLATION

SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONENTS, ETC. SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTURER. THE CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS.

TUBING
CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAVE A PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 73°F, 100 PSI AT 180°F AND 80 PSI AT 200°F

TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WITH ASTM F876 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY

FITTINGS
FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENTIFIED ON THE FITTING

CRIMP SYSTEMS
ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF QICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW ALL ASTM TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES.

MANIFOLDS
MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM; CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER

VALVES
SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH THE APPROPRIATE MARK ON THE PRODUCT

SUBMITTALS
SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS

SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.

SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

EXECUTION
COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMO'S, INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING; ZURN OR EQUAL PEX PLUMBING INSTALLATION GUIDE

VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO NOT PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED

DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSED LIGHT FIXTURES

DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE. MAKE SWEAT CONNECTIONS PRIOR TO MAKING PEX CONNECTIONS

ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR PERMISSION FROM THE TUBING MANUFACTURER

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS

USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS

USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER

PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR

USE NAIL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRUCK WITH A SCREW OR NAIL

ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND CONTRACTION

PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APPLICABLE CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 40 PSI WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR

TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER OTHER TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DAMAGED ACCORDING TO MANUFACTURER'S RECOMMENDATION

22-06 PLUMBING WASTE COMPONENT/PIPING

GENERAL/PRODUCTS
THIS SPECIFICATION COVERS ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS USED IN SANITARY DRAIN, WASTE, AND VENT (DWV), SEWER, AND STORM DRAINAGE APPLICATIONS. THIS SYSTEM IS INTENDED FOR USE IN NON-PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 160°F.

ALL WASTE PIPING SHALL BE THE FOLLOWING:

ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS

PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WITH A CELL CLASS OF 42222 AS IDENTIFIED IN ASTM D 3965. FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS COMPOUNDS WITH A CELL CLASS OF 32222 AS IDENTIFIED IN ASTM D 3965.

ABS CELLULAR CORE PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. ABS DWV FITTINGS SHALL CONFORM TO ASTM D 2661. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTILIZE A SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14.

EXECUTION
IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL GROUND WHICH IS DRY AND FREE FROM SHARP OBJECTS. IF DIFFERENT SCHEDULES OF PIPE ARE STACKED TOGETHER, THE PIPE WITH THE THICKEST WALLS SHOULD BE ON THE BOTTOM.

PIPE DIAMETER SHALL BE 3-INCH MIN. WHEN PENETRATING A ROOF ASSEMBLY.

THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

PROVIDE INSULATION AT ALL WASTE LINES WITHIN AREAS EXPOSED TO WEATHER.

PROVIDE INSULATION FOR ALL WASTE /DRAIN LINES FROM UPPER LEVELS TO LOWEST POINT IN STRUCTURE. INSULATION TO INDIVIDUALLY WRAP WASTE LINE, AND INSULATE STUD CAVITY WASTE LINE IS LOCATED WITHIN.
ALL SHOWER TRAPS AND TRAP ARMS ARE TO BE SIZED ACCORDING TO THE FLOW RATES OF ALL SHOWERHEADS AND BODYSPRAYS THE DRAIN SERVES (P3201.7)

INSTALLATION SHALL COMPLY WITH THE LATEST INSTALLATION INSTRUCTIONS PUBLISHED BY PIPE AND FITTING MANUFACTURER, AND AND SHALL CONFORM TO ALL APPLICABLE PLUMBING, FIRE, AND BUILDING CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENT JOINTS SHALL BE MADE WITH A SOLVENT CEMENT CONFORMING TO ASTM D 2235. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH ABS COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G007

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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 OWNER'S 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 METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN 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 IN CONSTRUCTION. (I.R.C. M1502)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS 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 FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 1DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 EQUALING 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 MECHANCAIL 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 DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW 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 AMD 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 KINK 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 BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. 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 NO LESS THAN 1 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, R156-56-709 (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 PLACES 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 FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 DEDGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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)

EXECUTION
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 KINK 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.

EXECUTION
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

EXECUTION
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.

EXECUTION
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 PLYSTYRENE, AND IS AVAILABLE IN 4" OR A 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.
DBX 1000M- METAL DRYER VENT BOX WITH SNAP ON TRIM RING
THE DBX 1000M IS 9 ¾" X 13 7/8" AND 3 ½" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. THE DBX 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M FOR UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:
CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

EXECUTION
FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
DBX 1000 - PLASTIC INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPRIATE TOP OR REAR 4-INCH OVAL VENT PIPEKNOCK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT OF PIPE TO EXTEND INSIDE BOX
2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1⅝ STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE 8 FINS WITH AUTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE FINS WILL FLEX INWARD 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 IS FROM 2¼ TO 2⅝ INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED FLOOR COVERING. TABS MAY BE REMOVED IF ADIFFERENT SPACING IS DESIRED.
5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING THE 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 1¾ 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. ORIENT 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 2 5/8" 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 ¼") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:
1. TRIM CARPENTER TO LEAVE 1 ½" 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 ½" OR 5/8" 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 SELECTED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALITY 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, 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. (I.R.C. E3801)

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. E3508.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE 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 FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

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 "LUTRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) 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 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" 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.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND 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 WET 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 RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210-12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC. TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.
CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 313.2 AND STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

EXECUTION
ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL BUILDING 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, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 IRC 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 SHADES BY LUTRON. MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.

EXECUTION
LIGHT 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 - LUTRON "DIVA" ROCKER SERIES IN WHITE

EXECUTION
ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN 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 6
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
PROTECTING 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.

EXECUTION
SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED 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 SRUVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTINT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL
PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES 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.

TREE PROTECTION
ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.

DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.

REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES
LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

EXISTING UTILITIES: DON OT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ARCHITECT'S PERMISSION.

CLEARING AND GRUBBING
FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

TOPSOIL STRIPPING
REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING 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
DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S 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.

31-02 EARTHWORK

GENERAL/PRODUCTS
PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS AND GRASSES, AND EXTERIOR PLANTS.

EXCAVATING AND BACKFILLING FOR BUILDING AND STRUCTURES.

DRAINAGE COURSE FOR SLABS-ON-GRADE.

SUBBASE COURSE FOR CONCRETE WALKS, PAVEMENTS.

SUBBASE AND BASE COURSE FOR ASPHALT PAVING.

EXCAVATING AND BACKFILLING FOR UTILIITY TRENCHES.

PROJECT CONDITIONS
EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.

SOIL MATERIALS
GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS

SATISFACTORY SOILS: [ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM] [AASHTO M 145 SOIL CLASSIFICATIONS GROUPS A-1, A-2-4, A-2-5, AND A-3], OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

UNSATISFACTORY SOILS: SOILS CLASSIFICATION GROUPS [GC, SC,CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487] [A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

EXECUTION
PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PREPARATION OF SUBGRADE FOR EARTHWORK OPERATIONS INCLUDING REMOVAL OF VEGETATION, TOPSOIL, DEBRIS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE.

PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS.

IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

EXCAVATE FOR STRUCTURES TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.

STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.

STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS: UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
1. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 92 PERCENT.
2. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACE EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
3. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85 PERCENT.

GRADING
GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECITONS, LINES, AND ELEVATIONS INDICATED.
SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH.
2. WALKS: PLUS OR MINUS 1 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ½ INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

SUBBASE AND BASE COURSES
SUBBASE [AND BASE] COURSE ON SUBGRADES FREE OF MUD, FROST, NOW, OR ICE.
ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:

1. SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE [AND BASE] COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO [ASTM D 698] [ASTM D 1557].

DRAINAGE COURSE
PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

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 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.

PROTECTION
WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

31-03 TEMPORARY SHORING

GENERAL/PRODUCTS
SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

PERFORMANCE REQUIREMENTS
FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.

SUBMITTALS
SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM.

DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

PROJECT CONDITIONS
SURVEY WORK: ENGAGE A QUALIFIED LAND SURVEYOR OR PROFESSIONAL ENGINEER TO SURVEY ADJACENT EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS; ESTABLISH EXACT ELEVATIONS AT FIXED POINTS TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING ELEVATIONS.

DURING INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS, REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.

MATERIALS
GENERAL: PROVIDE MATERIALS THAT ARE EITHER NEW OR IN SERVICEABLE CONDITION.

STRUCTURAL STEEL: ASTM A 36/A 36M, ASTM A 690/A 690M, OR ASTM A 992/A 992M.

STEEL SHEET PILING: ASTM A 328/A 328M, ASTM A 572/A 572M, OR ASTM A 690/A 690M; WITH CONTINUOUS INTERLOCKS.

WOOD LAGGING: LUMBER, MIXED HARDWOOD, NOMINAL ROUGH THICKNESS OR [SIZE AND STRENGTH REQUIRED FOR APPLICATION]

CAST-IN-PLACE CONCRETE: AC1301, OF COMPRESSIVE STRENGTH REQUIRED FOR APPLICATION.

REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.

EXECUTION
INSTALLATION

SOLDIER PILES: INSTALL STEEL SOLDIER PILES BEFORE STARTING EXCAVATION. EXTEND SOLDIER PILES BELOW EXCAVATION GRADE LEVEL TO DEPTHS ADEQUATE TO PREVENT LATERAL MOVEMENT. SPACE SOLDIER PILES AT REGULAR INTERVALS NOT TO EXCEED ALLOWABLE FLEXURAL STRENGTH OF WOOD LAGGING. ACCURATELY ALIGN EXPOSED FACES OF FLANGES TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE NAD NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT.
1.INSTALL WOOD LAGGING WITHIN FLANGES OF SOLDIER PILES AS EXCAVATION PROCEEDS. TRIM EXCAVATION AS REQUIRED TO INSTALL LAGGING. FILL VOIDS BEHIND LAGGING WITH SOIL, AND COMPACT.
2.INSTALL WALES HORIZONTALLY AT LOCATIONS INDICATED ON DRAWINGS AND SECURE TO SOLDIER PILES.

SHEET PILING: BEFORE STARTING EXCAVATION, INSTALL ONE-PIECE SHEET PILING LENGTHS AND TIGHTLY INTERLOCK TO FORM A CONTINUOUS BARRIER. ACCURATELY PLACE THE PILING, USING TEMPLATES AND GUIDE FRAMES UNLESS OTHERWISE RECOMMENDED IN WRITING BY THE SHEET PILING MANUFACTURER. LIMIT VERTICAL OFFSET OF ADJACENT SHEET PILING TO 60 INCHES (1500 MM). ACCURATELY ALIGN EXPOSED FACES OF SHEET PILING TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE AND NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE.
1.DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT.
2.INSTALL INTERNAL BRACING, IF REQUIRED, TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.

MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNITL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND LATERAL EARTH AND HYDROSTATIC PRESSURES.

REMOVAL
REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

31-05 FINISH GRADE

GENERAL/PRODUCTS
FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE BUILDING. (IRC R401.3)

ALL GRADING REQUIREMENTS ARE PER CIVIL ENGINEER'S DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL GRADING WITH CIVIL ENGINEERING DRAWINGS.

31-06 DEWATERING

GENERAL/PRODUCTS
ALL DEWATERING IS NOT INCLUDED WITHIN ARCHITECTURAL DESIGN.

DETERMINATION OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER AND OWNER.

ALL DESIGNS OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER, SOILS ENGINEER AND CIVIL ENGINEER. ALL COORDINATION OF SUCH SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

31-07 TERMITE CONTROL

GENERAL/PRODUCTS
SOIL TREATMENT WITH TERMITICIDE.

WOOD TREATMENT WITH BORATE.

SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE THE EPA-REGISTERED LABEL.

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.
3. BRAND NAME AND MANUFACTURER OF TERMITICIDE.
4. QUANTITY OF UNDILUTED TERMITICIDE USED.
5. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.
6. AREAS OF APPLICATION.
7. WATER SOURCE FOR APPLICATION.

WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. BRAND NAME AND MANUFACTURER OF BORATE.
3. QUANTITY OF UNDILUTED BORATE USED.
4. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICITON WHERE PROJECT IS LOCATED [AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS].

REGULATORY REQUIREMENTS: FORMULATE AND APPY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

WARRANTY
SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREATMENT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.
1. WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SERVICE
CONTINUING SERVICE: BEGINNING AT SUBSTANTIAL COMPLETION, PROVIDE 12 MONTHS CONTINUING SERVICE INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

MANUFACTURERS
AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. TERMITICIDES
A. AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.
B. BAYER CORPORATION; PREMISE 75.
C. DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY]
D. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO].
E. SYNGENTA; DEMON TC.
2. BORATES:
A. NISCUS CORP.; BORA-CARE, JECTA.
B. NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.
C. U.S. BORAX INC.; TIM-BOR

SOIL TREATMENT
TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

WOOD TREATMENT
BORATE: PROVIDE AN EPA-REGISTERED BORATE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FOR SPRAY APPLICATION AND A GEL SOLUTION FOR PRESSURE INJECTION, FORMULATED TO PREVENT TERMITE INFESTATION IN WOOD. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND

EXECUTION
PREPARATION
1. GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS.
2. SOIL TREATMENT PREPARATION: LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

APPLYING SOIL
1. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCEY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMIUM SPECIFICED CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL BARRIER OR TREATED. ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. DISTRIBUTE TREATMENT EVENLY.
A. SLABS-ON-GRADE AND BASEMENT SLABS: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDNG SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.
B. FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS, PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.
C. CRAWLSPACES: SOIL UNDER AND ADJACENT TO FOUNDATIONS AS PREVIOUSLY INDICATED. TREAT ADJACENT AREAS INCLUDING AROUND ENTRANCE PLATFORM, PORCHES, AND EQUIPMENT BASES. APPLY OVERALL TREATMENT ONLY WHERE ATTACHED CONCRETE PLATFORM AND PORCHES ARE ON FILL OR GROUND.
D. MASONRY: TREAT VOIDS.
E. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.
2. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.
3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.
4. POST WARNING SIGNS IN AREAS OF APPLICATION.
5. REAPPLY SOIL TREATMENT SOLUTION TO ARES DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

APPLYING BORATE TREATMENT
1. APPLICATION: MIX WOOD TREATMENT BORATE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF BORATE, ACCORDING TO MANUFACTURER'S EPA REGISTERED LABEL, SO THAT WOOD FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT.
A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE COVERAGE.
B. WOOD MEMBERS THICKER THAN 4 INCHES: INJECT BORATE GELL SOLUTION UNDER PRESSURE INTO HOLES OF SIZE AND SPACING REQURIED BY MANUFACTURER FOR TREATMENT.
C.EXTERIOR UNCOATED WOOD TRIM AND SIDING: APPLY BORATE SOLUTION TO BARE WOOD SIDING. AFTER 48 HOURS, APPLY A SEAL COAT OF STAIN AS SPECIFIED IN DIVISION 09 PAINTING SECTIONS.

31-11 EROSION CONTROL

GENERAL/PRODUCTS
ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS.

ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

Think© Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G008

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Plot Date: 9/25/2023 1:39:09 PM

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 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 PAVER 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.

Plot Date: 9/25/2023 1:39:10 PM

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Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH
JOHN M. GINGERY
8874406
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

PERMIT SET

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G009

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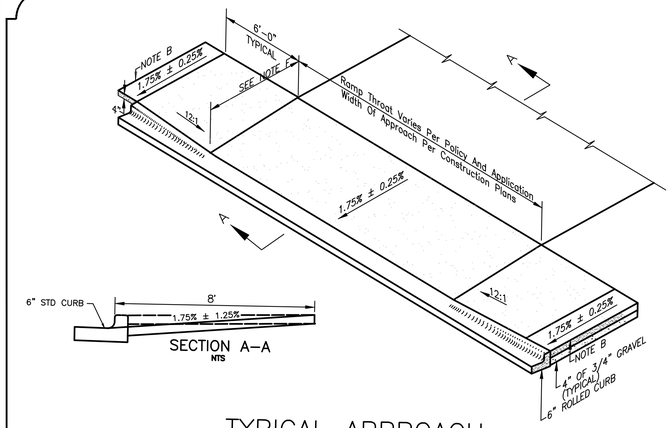


TYPICAL APPROACH

NOTES:

(A) APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.

(B) INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.

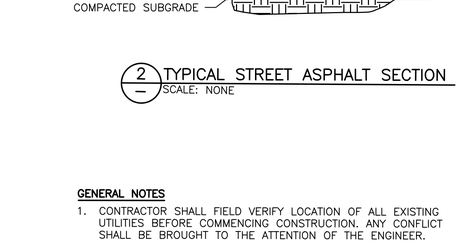
(C) BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.

(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



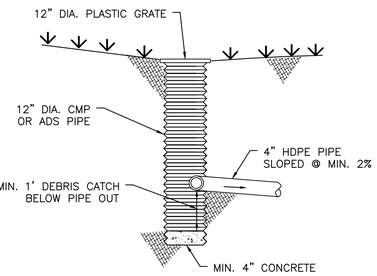
2 TYPICAL STREET ASPHALT SECTION
SCALE: NONE

GENERAL NOTES

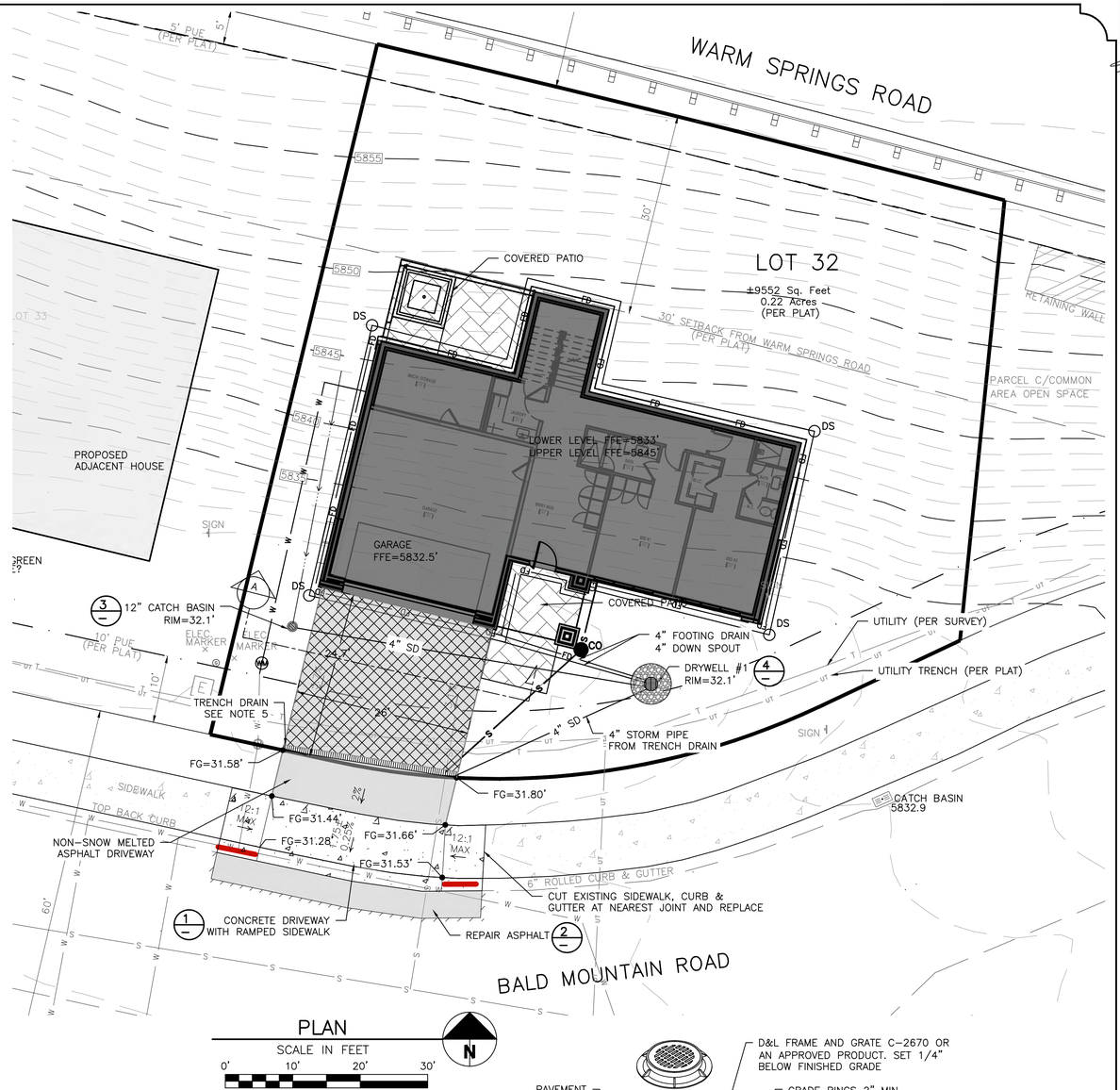
1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE 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 H20 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.

LEGEND

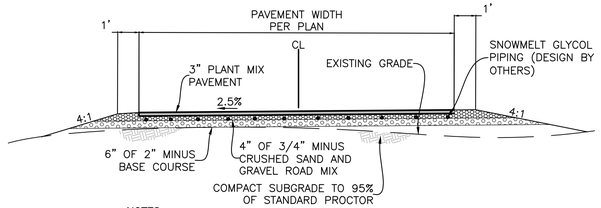
PROPERTY LINE	
ADJOINING PROPERTY LINE	
EASEMENT	
FENCE	X
EDGE OF PAVEMENT	
SEWER	S
SEWER MANHOLE (MH)	
WATER	W
WATER GATE VALVE	
HYDRANT	
CURB STOP	
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	5775
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	
CURB TRANSITION	
FLOW LINE	
FOOTING DRAIN	FD
STORM DRAIN PIPE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



3 12" CATCH BASIN PROFILE
NOT TO SCALE



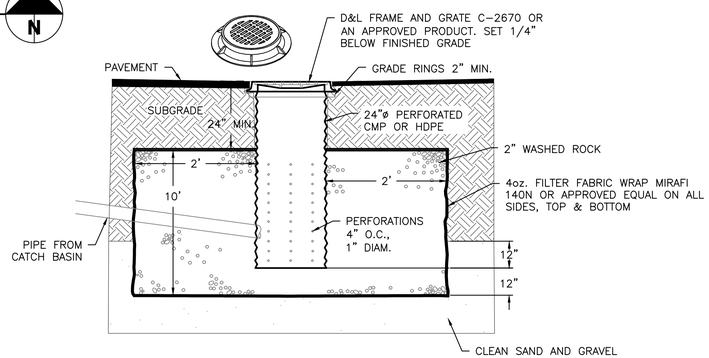
PLAN
SCALE IN FEET
0' 10' 20' 30'



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



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

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

REVISIONS

No.	DESCRIPTION	DATE	BY
1			

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 32
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

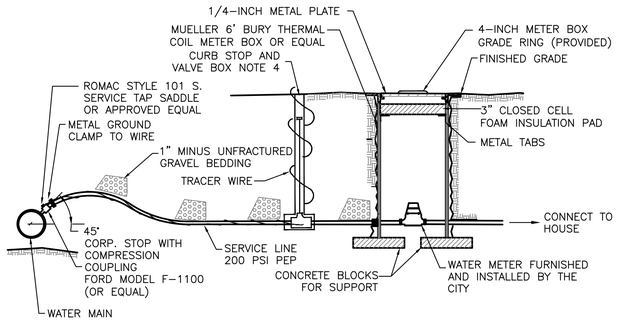
DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PLJ
DATE: 03/13/2023
PROJECT NO.: 22073

DRAWING NO.

C-1

UTILITY LEGEND

SEWER PROPOSED	S
SEWER CLEANOUT	CO
WATER PROPOSED	W
WATER METER PROPOSED	



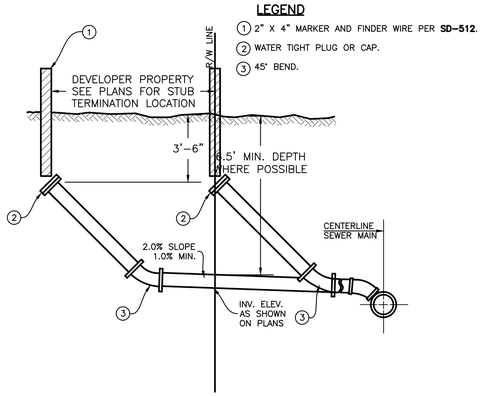
NOTES

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.

LEGEND

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

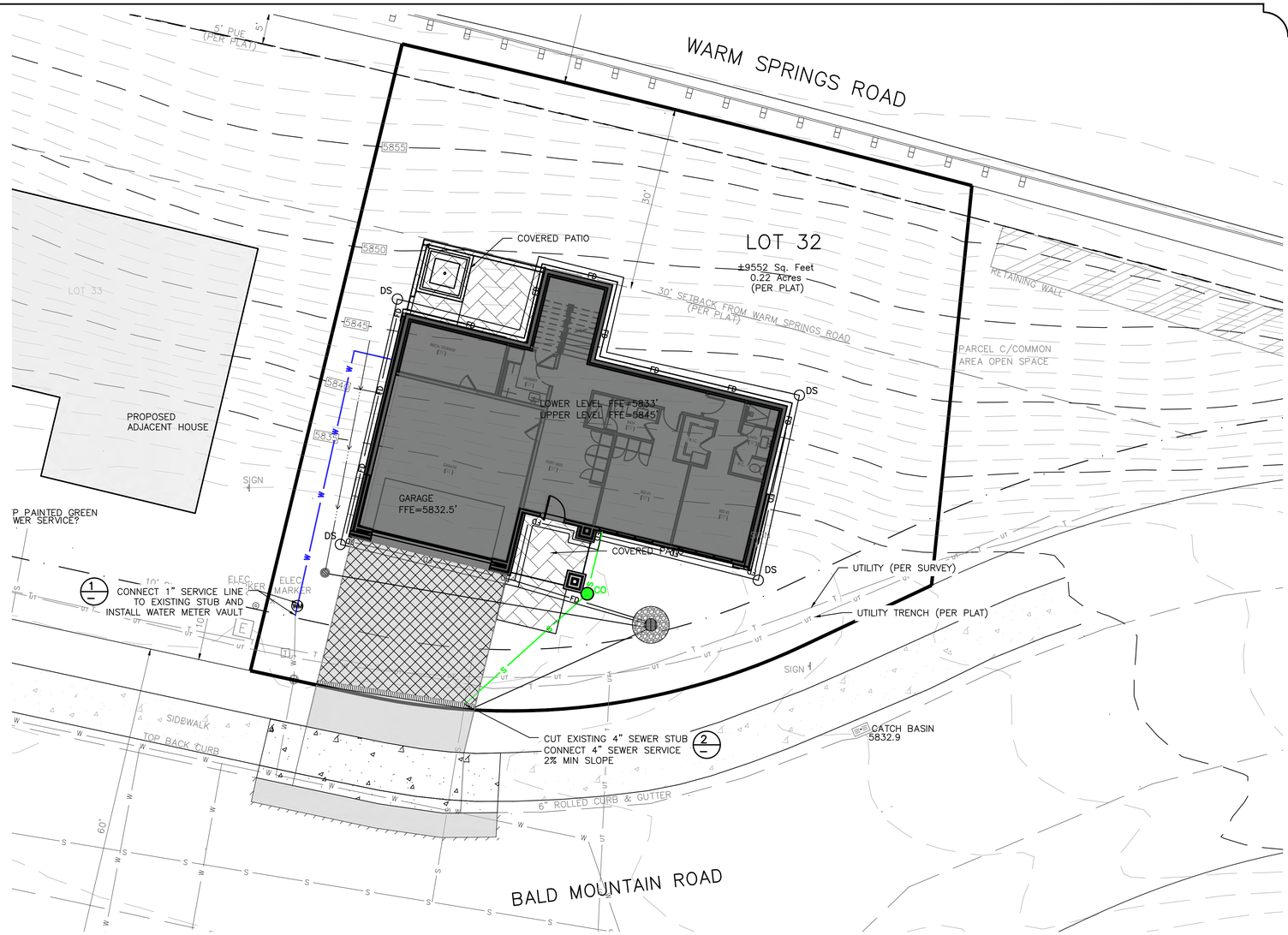


PROFILE

NOTES

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

2/— STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE



PLAN
SCALE IN FEET
0' 10' 20' 30'
N

3/13/2023

REVISIONS

No.	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
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MAIL: WWW.BMA5B.COM

UTILITY PLAN

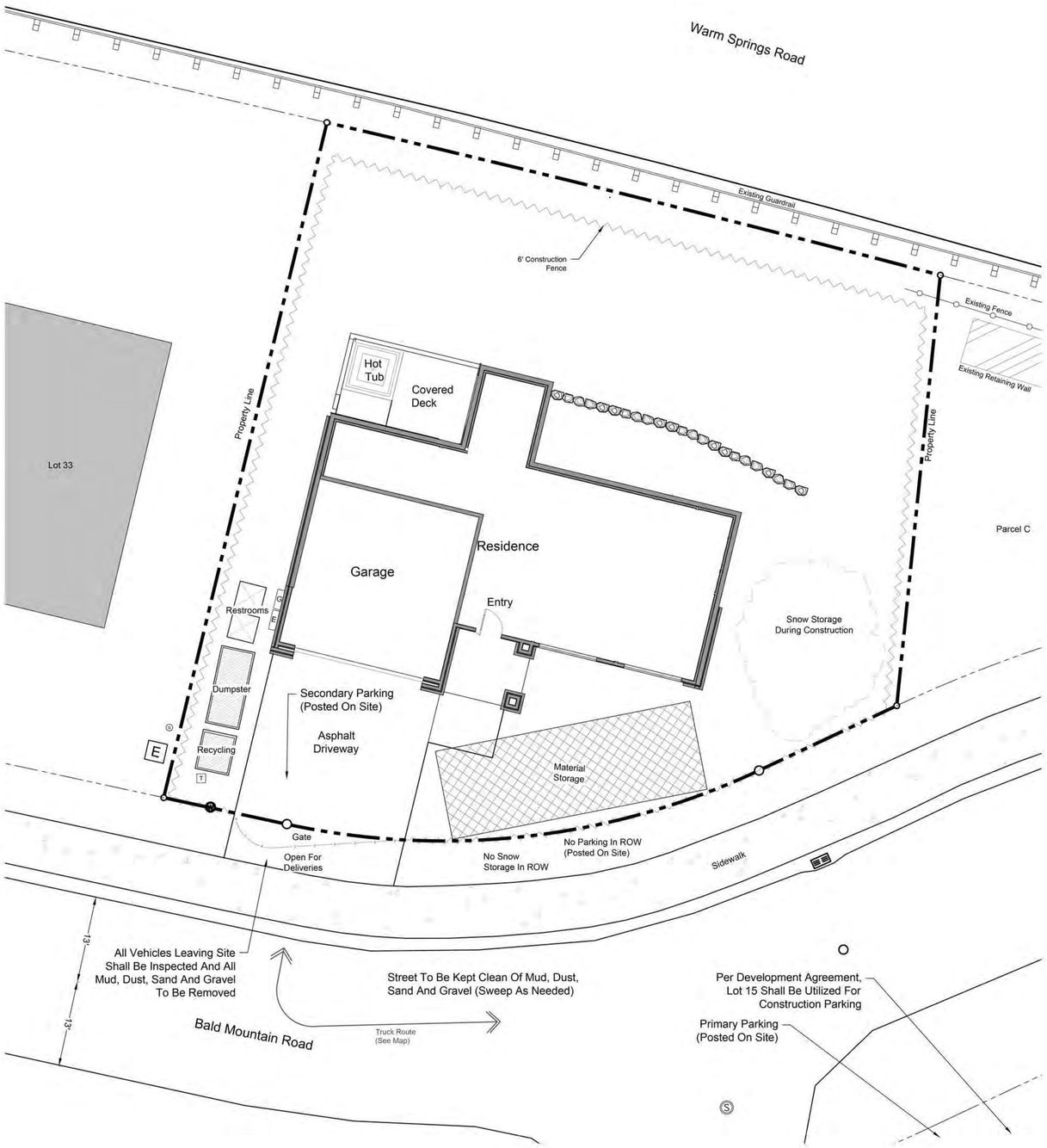
WARM SPINGS RANCH LOT 32
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

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

DRAWING NO.

C-2



Cut And Fill:

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

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.

Plan Legend

- Property Line
- Construction Fence
- Utilities (G)
- Material Storage

Truck Route Bald Mtn Road - Warm Springs Road - Hwy 75

6' Construction Fence

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.

N W E S

0 4 8 16 24

Scale: 1/8" = 1' - 0"

DESIGN REVIEW RVSD - 05/01/23

WSR Residences Lot 32

EGGERS ASSOCIATES, P.A.
landscape architecture
T (208) 725-0968
F (208) 725-0972
P.O. Box 955
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	03/17/23
DRRVSD	05/01/23

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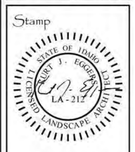
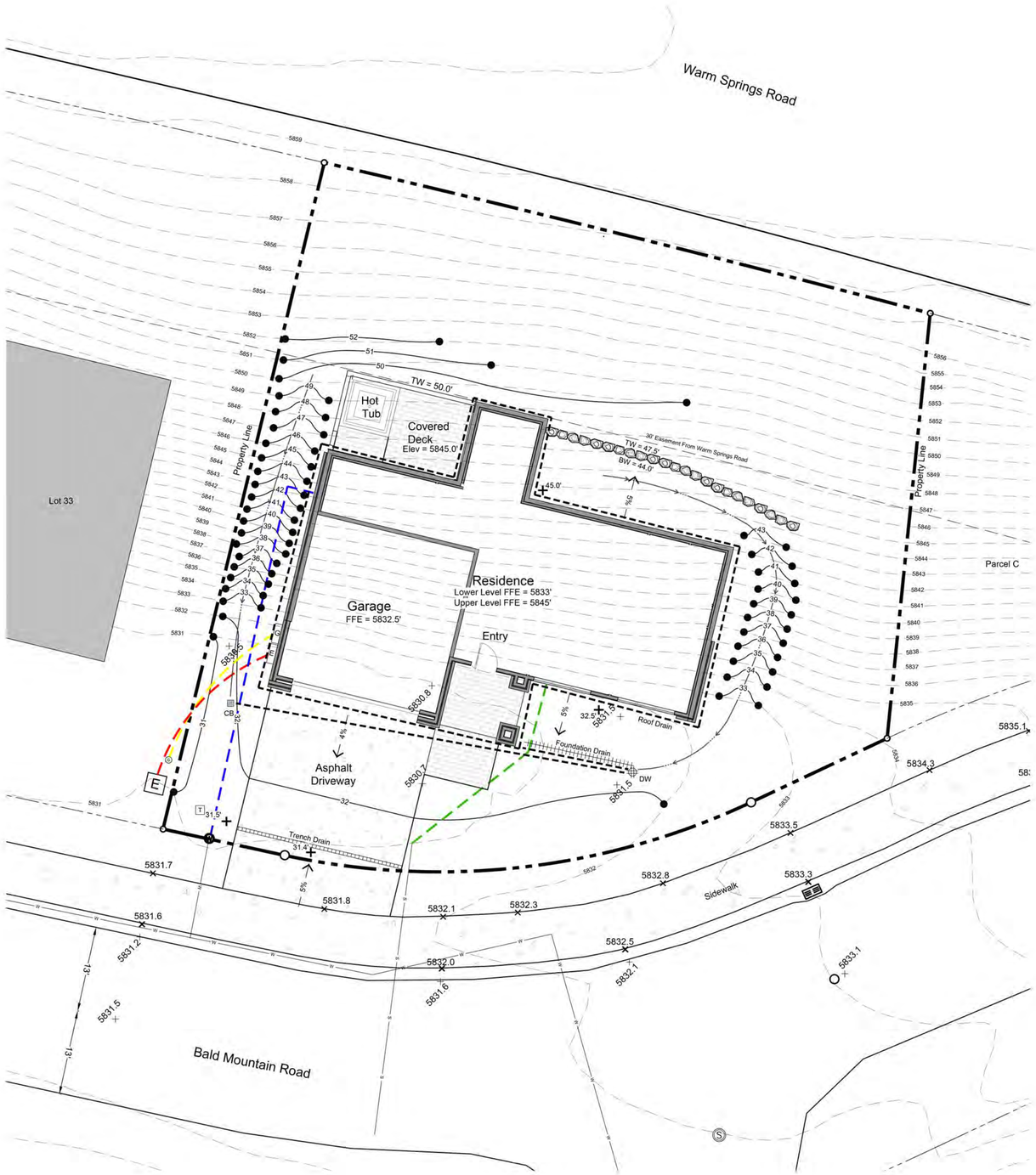
Stamp



Sheet Title: Construction Management

Sheet No: L1



*See Civil Plan For Site Grading And Drainage

General Notes

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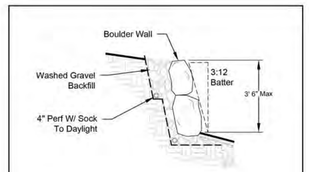


1 Drystack Retaining Wall Section
Scale: 1/8" = 1 ' - 0"

Cut & Fill

Excavation:

Building/Garage:	750 Cu/Yds
Site:	30 Cu/Yds
Total Cut:	780 Cu/Yds

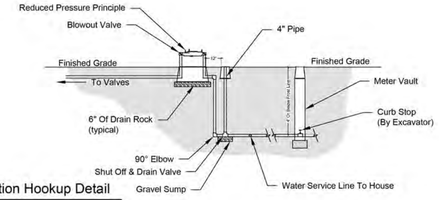
Fill:

Site Landscape Fill:	30 Cu/Yds
Driveway:	50 Cu/Yds
Total Fill:	80 Cu/Yds
Total Export:	700 Cu/Yds

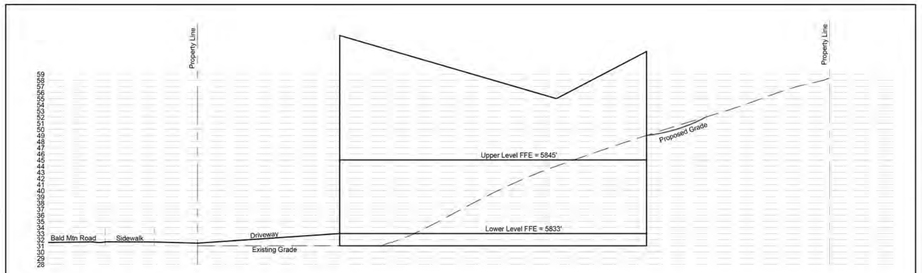
Plan Legend

- Property Line
- 5787 — Existing Contour
- X 92.7 (92.5) + Existing Spot Elevations
- 95 — Proposed Contour
- Proposed Fence
- 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
- Electrical Service
- Gas Service
- Water Service
- Sewer Service

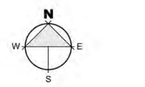
Note: Water Meter To Be Inspected And Approved By Ketchum Water & Sewer District.

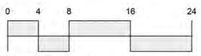


Irrigation Hookup Detail
Scale: No Scale



Site Cross Section
Scale: 1" = 10'





Scale: 1/8" = 1' - 0"

WSR Residences Lot 32

EGGERS ASSOCIATES, P.A.
landscape architecture
T (208) 725-0988
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P.O. Box 933
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 03/17/23
DRRVSD 03/01/23

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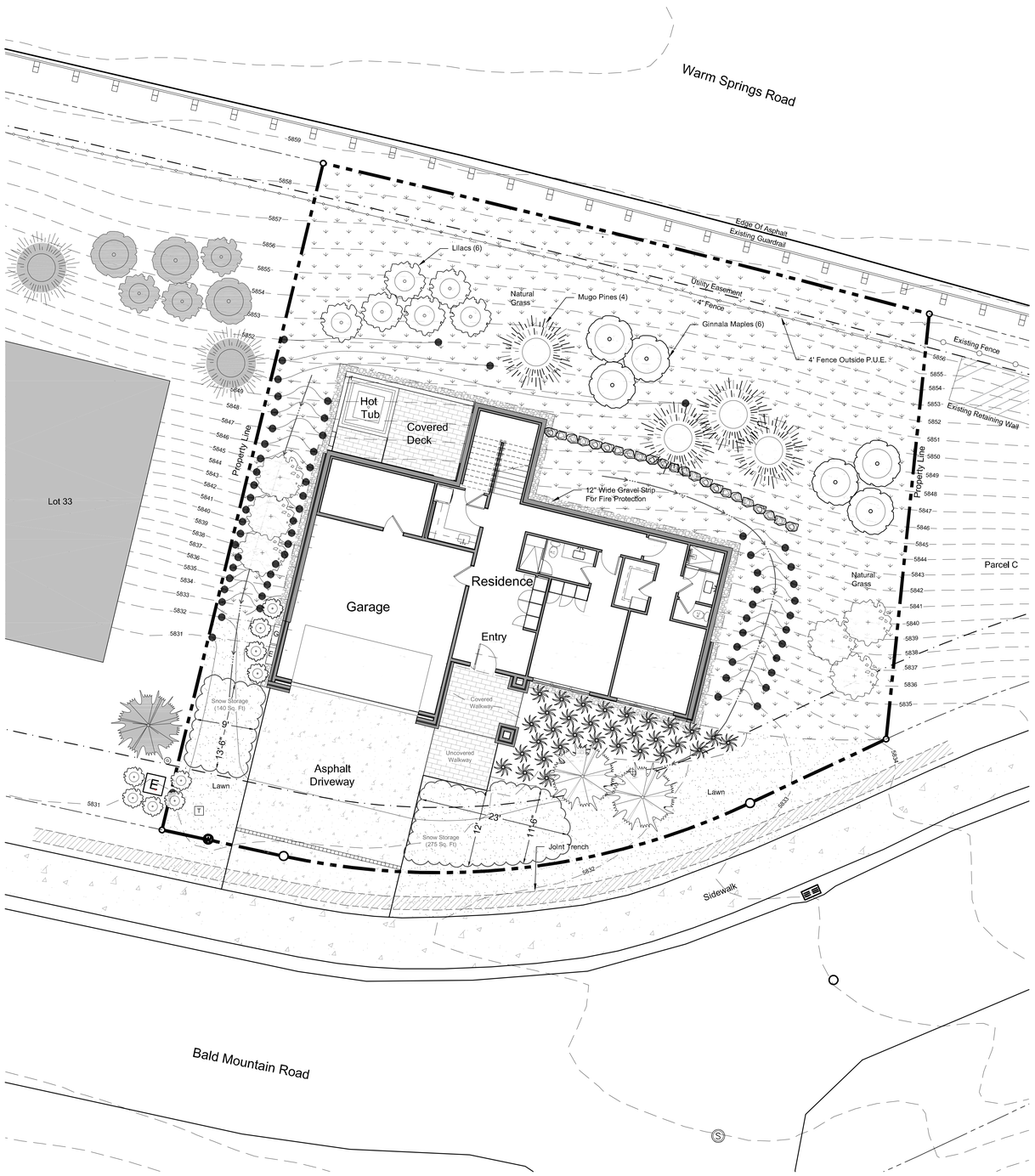
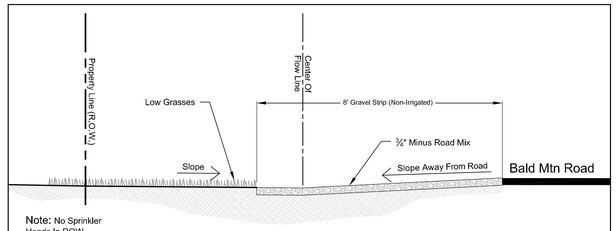
STATE OF IDAHO · CHRISTOPHER J. EGGERS · LA - 212 · LANDSCAPE ARCHITECT

Sheet Title: Grading Plan

Sheet No: L2

*See Civil Plan For Site Grading And Drainage





Note: No Sprinkler Heads In ROW.

Cross Section A - Right Of Way

Scale: ½" = 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) 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.

Plant Legend

Qty.	Common Name	Botanical Name	Size
	Conifer Trees		
4	Mugo Pine	*Pinus mugo*	**12' -16'**
2	Subalpine Fir	*Abies lasiocarpa*	**12'-14'**
	Decidduous Trees		
6	Aspen	*Populus tremuloides*	**12'-14'**
6	Ginnala Maple	*Acer spp.*	**20 gal. (6')**
16	**Decidduous Shrubs**		**5-20 gal.**
	Lilac	*Syringa spp.*	
	Alpine Currant	*Ribes alpinum*	
	Burning Bush	*Euonymus alatus*	
	Cotoneaster	*Cotoneaster spp.*	
	Dogwood	*Cornus spp.*	
	Mockorange	*Philadelphus spp.*	
	Ninebark	*Physocarpus spp.*	
	Snowberry	*Symphoricarpos spp.*	
	Spirea	*Spirea spp.*	
30	**Ornamental Grasses**		**Flats**
	Blue Fescue	*Festuca ovina gluca*	
	Ribbon Grass	*Phalaris arundinacea 'Picata'*	
	Karl Foerster Feather Reed	*C arundinacea 'Karl Foerster'*	
3,380 Sq.Ft.	**Grasses & Wildflowers**		**Sod or Seed**
(20%)	Hard Fescue	*Festuca trachyphylla*	
(20%)	Chewing Fescue	*Festuca rubra var. commutata*	
(20%)	Sheep Fescue	*Festuca ovina*	
(20%)	Creeping Red Fescue	*Festuca rubra*	
(20%)	Wildflowers	*Various*	
1,500 Sq.Ft.	**Grasses - Lawn Mix**		**Sod or Seed**
(33%)	Tall Fescue	*Festuca arundinacea*	
(33%)	Hard Fescue	*Festuca trachyphylla*	
(33%)	Chewing Fescue	*Festuca rubra var. commutata*	

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.

Plan Legend

- Property Line
- PUE And Snow Storage Easement
- Proposed Contour
- 4' Fence
- Landscape Drywell
- Concrete Pavers
- Asphalt
- Gravel

Irrigation Calculation

(Lot = ± .22 Acres)

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

Snow Storage

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

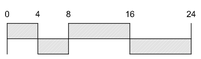
4) Isolate Zones Per Plant Type And Exposure.

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.



Scale: 1/8" = 1' - 0"

WSR Residences Lot 32

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

Job No: 22.25

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/31/23
DR RVSD	06/23/23
DR RVSD	10/03/23

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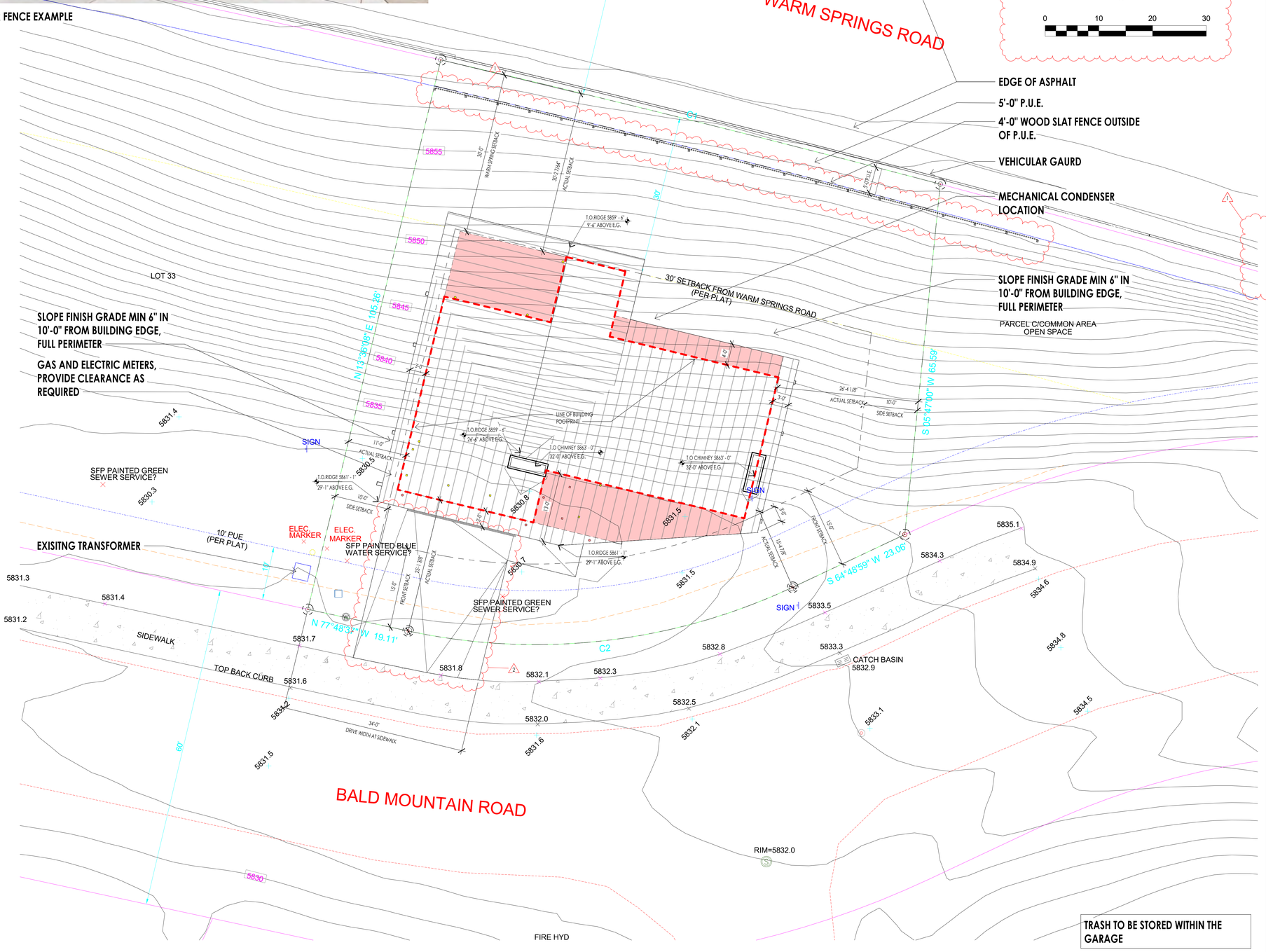
STATE OF IDAHO · CHRIST T. EGGERS · REGISTERED LANDSCAPE ARCHITECT · LA - 212

Sheet Title: Landscape Plan

Sheet No: L3

REAR FENCE EXAMPLE



SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITES 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 CLIMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTORE AS PER THE FIRE CIDE 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-L
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.

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:
SEE CIVIL DOCUMENTS FOR UTILITES
SEE LANDSCAPE FOR GRADING

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 CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-L
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.

SITE PLAN
1/8" = 1'-0"
1 / A101

Think Architecture

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Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH — JOHN M. GINNETT — 8874446 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.32
DATE: 2023.09.25

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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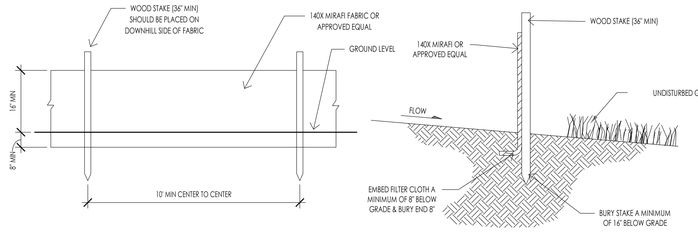
Plot Date: 10/2/2023 3:39:01 PM



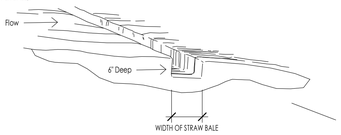
FRONT VIEW

SIDE VIEW

SILT FENCE DETAIL

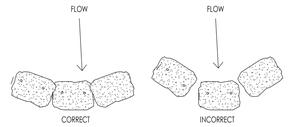
MATERIALS

- STRAW BALES BOUND WITH WIRE OR TWINE.
- WOOD OR STEEL STAKES 4' LONG MIN. SIDE OF THE BARRIER, 2 STAKES PER BALE).



1. DIG A 6"X 2' TRENCH. ALIGN TRENCH ALONG CONTOUR BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE (2.) BELOW)

2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.

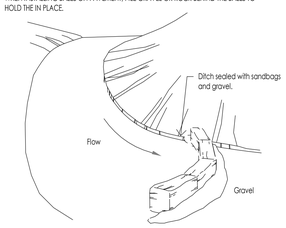


3. ANCHOR EACH BALE WITH 2 STAKES HAMMERED 1 1/2' TO 2' INTO GROUND.

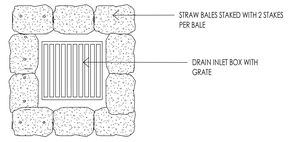
ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE END BALES. (SEE (2.) BELOW)

4. WEDGE LOOSE STRAW BETWEEN BALES. BACK FILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.

WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THE IN PLACE.



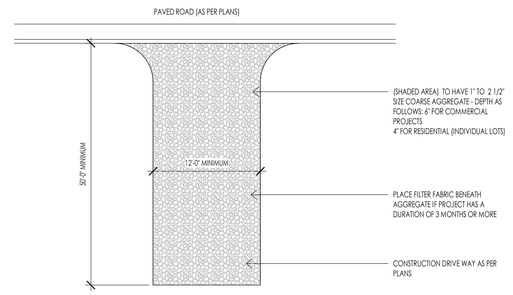
- INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED BALES; RE-ANCHOR DISPLACED ONES.
- CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE BALES.
- DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.



STRAW BALE EROSION CONTROL

INSTALLATION:
1. INSTALL AT ANY POINT FOR INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. 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%.
3. COMPACT SUB GRADE AND PLACE FILTER FABRIC IF REQUIRED.
4.. PLACE COARSE AGGREGATE, 1" TO 2 1/2" SIZE, TO A MINIMUM DEPTH OF 6' FOR COMMERCIAL PROJECTS AND 4' FOR RESIDENTIAL PROJECTS.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY
SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITIONS.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.



CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES

1 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.

2 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 CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY.

3 ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4 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.

5 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.

6 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.
7 CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, 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 ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN.

8 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.

9 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.

10 CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

11 SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10'X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR, BEFORE REVEGETATION.

12 ALL DITCHES AND SWALES BETWEEN 5PERCENT AND 8PERCENT SHALL BE ARMORED WITH A STRAW TYPE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTED REVEGETATION.

13 RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES EXCEEDING 8 PERCENT.

14 RIP RAP SHALL BE LOCATED FOR WATER DISPERSAL AT CULVERT OUTLETS.

15 THE TIMING FOR STABILIZATION PRACTICES MUST READ PER SECTION 38(4) OF APPENDIX A OF ORDINANCE 381, [DEALS WITH TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, ETC. WITHIN 5 DAYS OF OPERATIONS TEMPORARILY OR PERMANENTLY CEASING OPERATIONS ON ANY AREA OF THE PROJECT.]

16 SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/REVEGITATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER.

17 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.

18 STABILIZED CONSTRUCTION ENTRANCES MUST BE UTILIZED IF THE EXISTING PAVEMENT IS REMOVED DURING THE SITE GRADING WHERE CONSTRUCTION TRAFFIC ACCESSES PUBLIC AND PRIVATE ROADWAYS.

19 PROTECT ALL EXISTING STORM DRAIN BOX INLETS.

20 SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS:

SEED TYPES	PERCENT OF MIX
PERENNIAL RYEGRASS (LOLIUM PERENNE)	25PERCENT
SLENDER WHEATGRASS (AGROPYRON TRACHYCAULUM)	15PERCENT
20 PERCENT BLUEBUNCH WHEATGRASS (AGROPYRON SPICATUM)	15PERCENT
WESTERN WHEATGRASS (AGROPYRON SMITHII)	10PERCENT
SHEEP FESCUE (FESTUCA OVINA)	8PERCENT
BLUE FLAX (LINUM LEWISII)	7PERCENT
CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	10PERCENT

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

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Architecture

Architecture
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STATE OF UTAH
JOHN M. GRINDLEY
7838466
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

PERMIT SET

SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
A102

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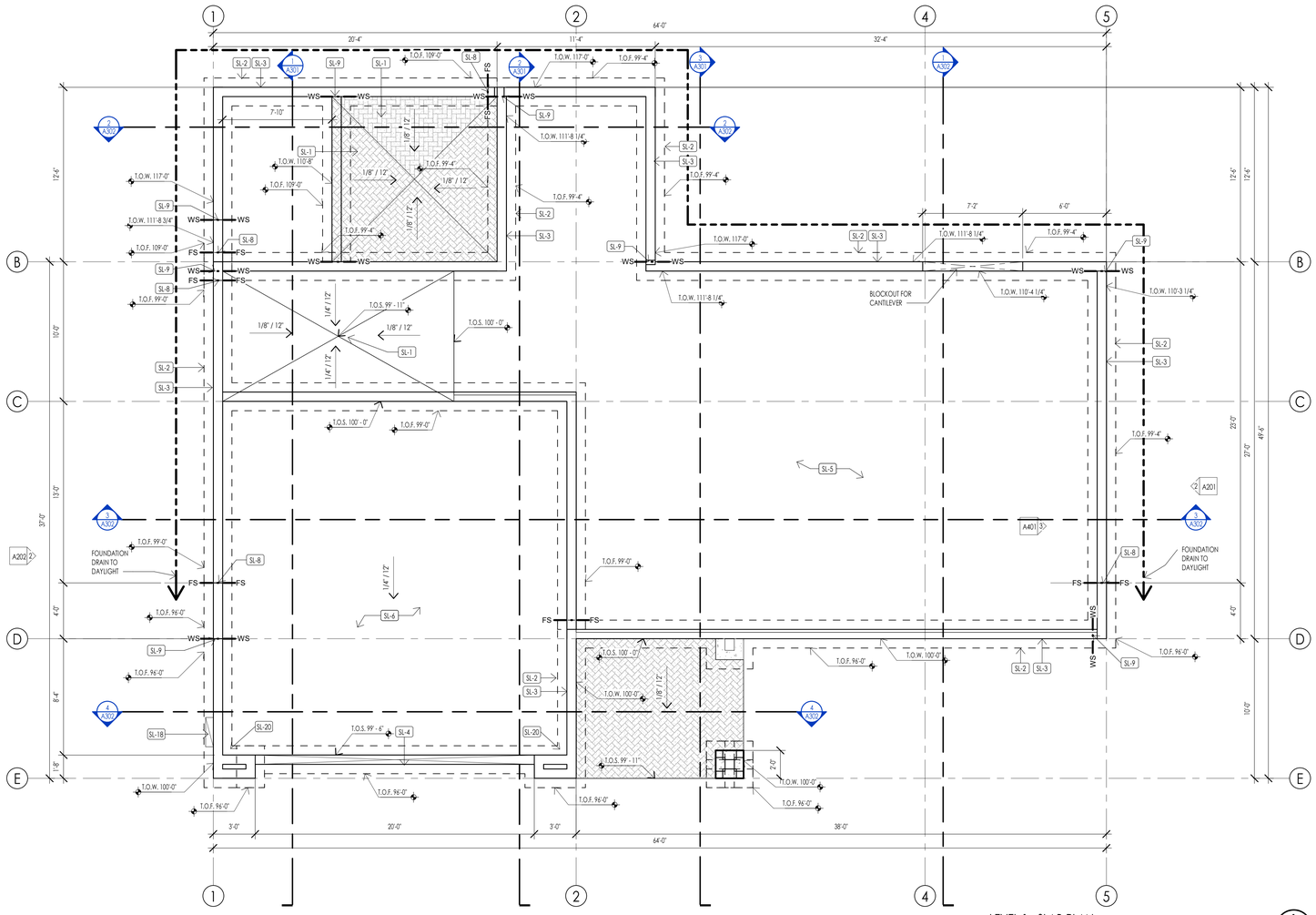
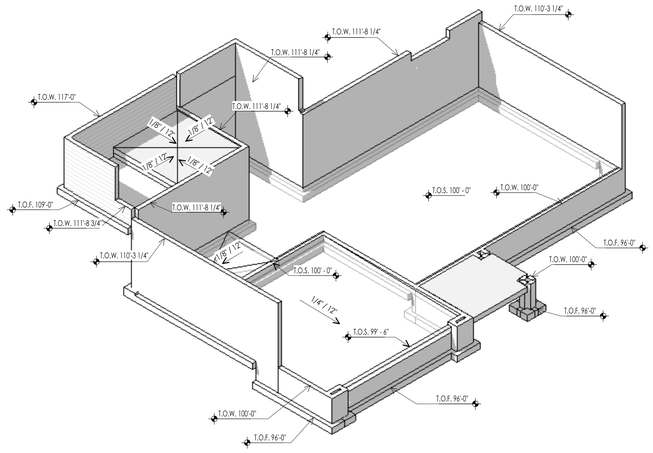
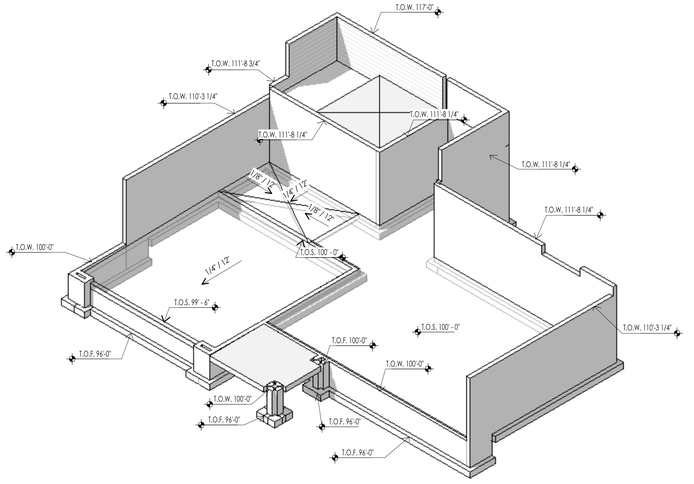
Plot Date: 9/25/2023 1:38:17 PM



LEVEL 1 - SLAB PLAN
1/4" = 1'-0"
1 A103



FOUNDATION ISOMETRIC A
2 A103



FOUNDATION ISOMETRIC B
3 A103

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
FS FS	FOOTING STEP
WS 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

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.

3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

4. 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.

5. 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 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 N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING

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STATE OF UTAH — JOHN PHILLIP PHILLIPS — 8874466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A103

PERMIT SET

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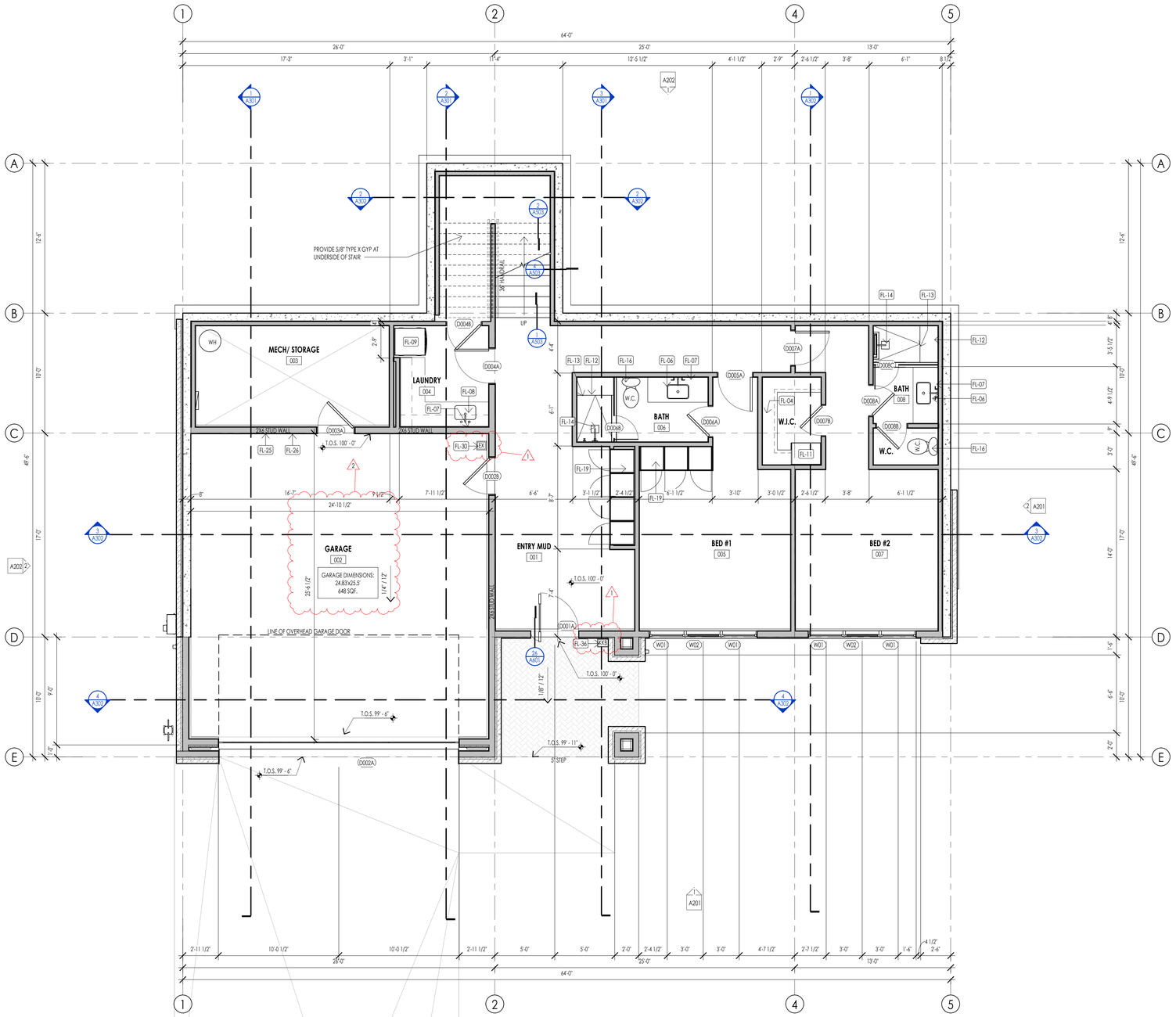

FLOOR PLAN LEGEND

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

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD 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 2X6 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 THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION 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 INCH 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 OR 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 CONTINUOS 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 NEWEL POSTS, VOLUTES, 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 THOUGH IT.

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 SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE 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" PERSUADE CURV 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 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 KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 5FT HOR. FROM MAIN DOOR AND NO MORE THAT 5.5FT VERTICAL- VERIFY LOCAL CODE.

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

1 / A104

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STATE OF UTAH · JOHN M. GINNAVE · 8674466 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A104

PERMIT SET

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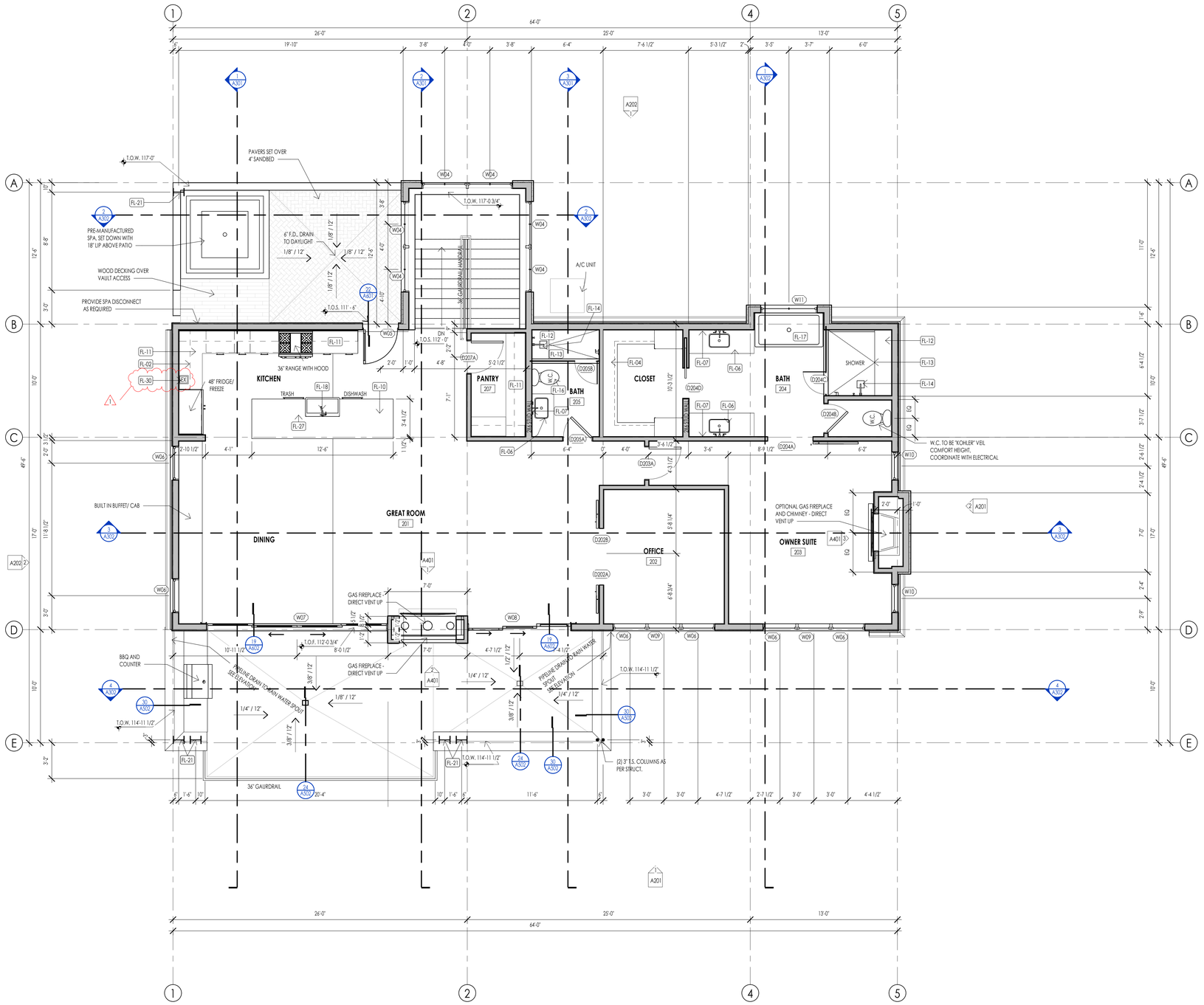

LEVEL 2 - FLOOR PLAN

1/4" = 1'-0"

1 A105

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 PLYWOOD 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 2X6 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 RESCHECK).

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 THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION 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 INCH 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 OR 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 CONTINUOS 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 NEWEL POSTS. VOLUTES, 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 THOUGH IT.

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 SYSTEMS/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE 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" PERSUADE CURV COMFORT
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGN
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 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

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STATE OF UTAH — JOHN M. GINDLEY — 8874406 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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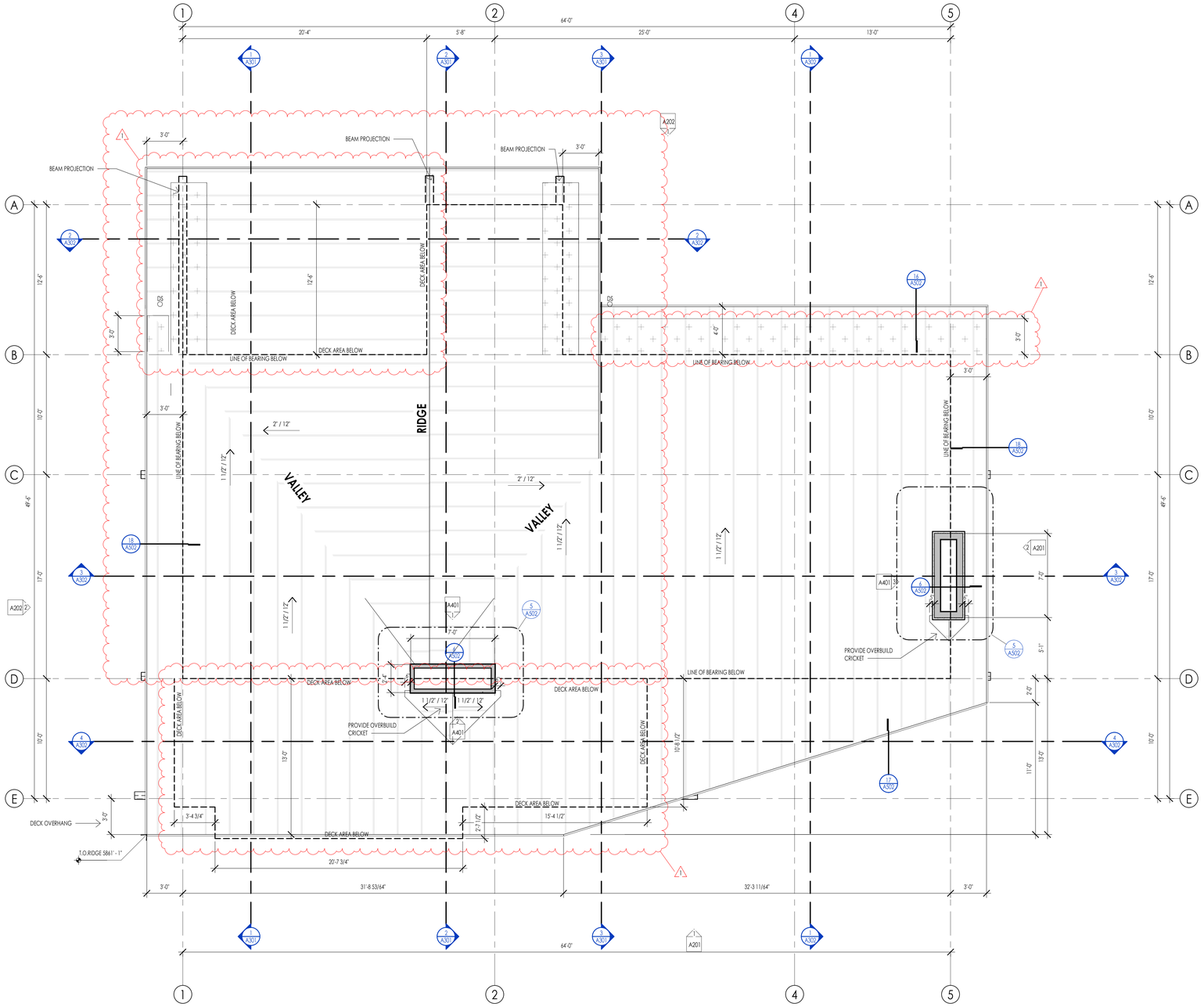

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	KEE RIB ROOFING MEMBRANE		
	LOCATION OF SNOW RETENTION SYSTEM - TO BE DESIGNED AND ENGINEERED BY OTHERS - SEE DETAILS BELOW		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

TRA SNOW & SUN ROOF ACCESSORY SYSTEMS

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American Fork, UT. 84003
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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 clamp-on 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: 2.67"L X VARI"W X VARI"H
- Height (HT) of clamp varies based on rib type and height
- Carriage bolt (2) 3/8" Dia X 1-3/4" or 2"

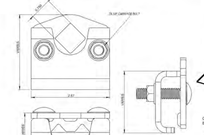
MATERIALS
- Zinc Coated Steel: 3/16" (ASTM A36)
- Stainless Steel: .165" (ASTM A666-03)

COLORS/FINISHES
- Zinc Plated Steel
- Hot-Dipped Galvanized Steel
- Mill Finish Stainless Steel
- Powder coating available in many colors visit https://trasnowandsun.com/color-chart/ to see 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.

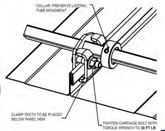
1 RAIL CLAMP-ON SNOW FENCE SYSTEM

USED ON: STANDING SEAM METAL



* These dimensions vary based on the panel rib type and height.

DIMENSIONS
DO NOT SCALE



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 801-756-8666.

SNOW RETENTION SYSTEMS

Revision:(4/25/22) ©TRA Snow and Sun, Inc., 2022

ROOF PLAN GENERAL NOTES

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

ROOF PLAN KEYNOTES

ROOF PLAN
1/4" = 1'-0"

1 / A106

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STATE OF UTAH · JOHN M. GINGERICH · 8874426 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

1	04-27-2023	PER CITY COMMENTS
3	09-13-2023	PER COUNCIL COMMENTS

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A106

PERMIT SET

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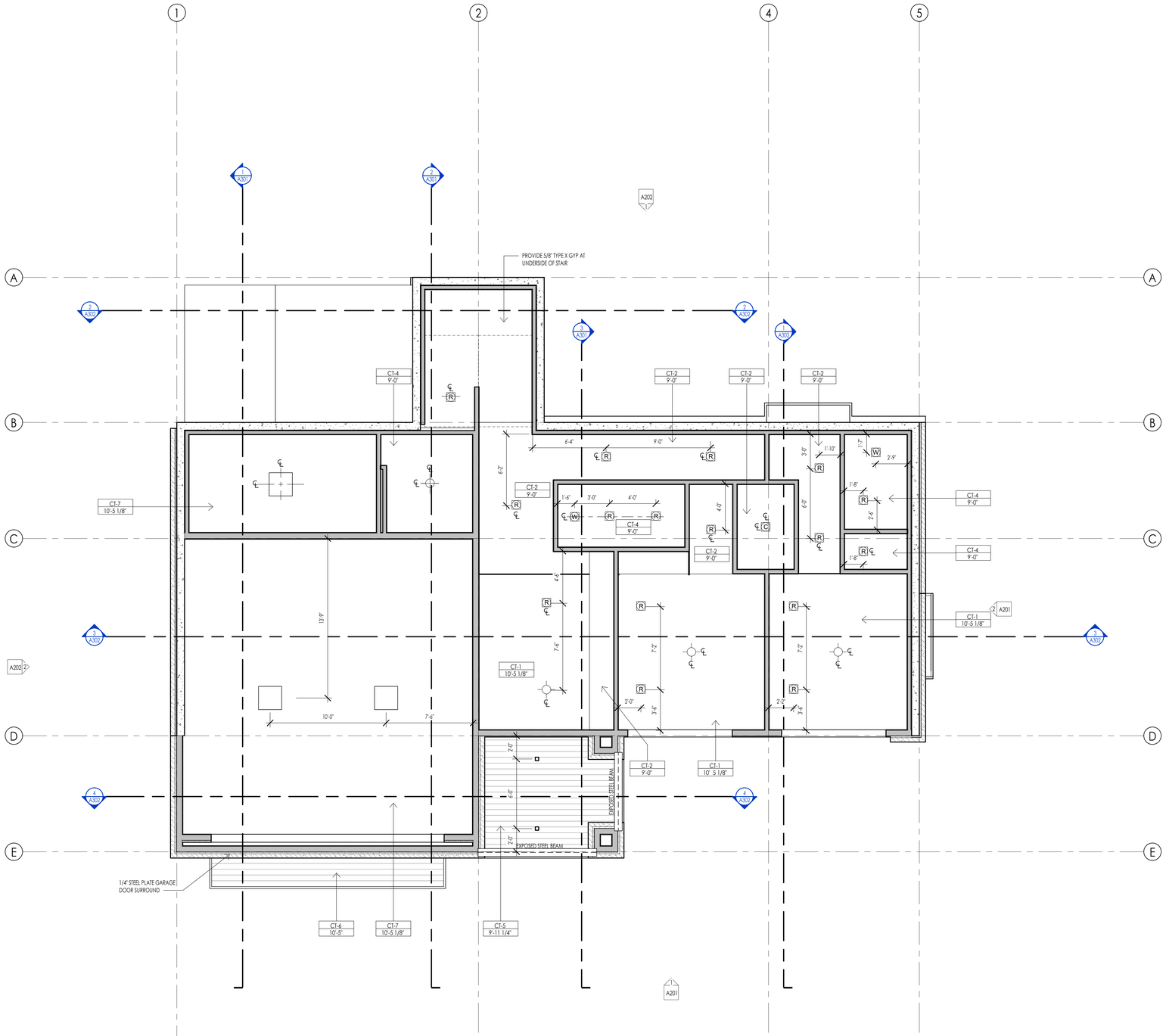
Plot Date: 9/25/2023 1:38:26 PM



REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING.		CT-7	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT
	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" - 2x4 T+G			
	CT-6	3/4" - T+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 G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

7. COORDINATE WITH ELECTRCIAL 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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING PLAN KEYNOTES

KEYNOTES

LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"
1 / A110

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STATE OF UTAH — JOHN M. GINDLEY — 8874406 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

PERMIT SET

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A110

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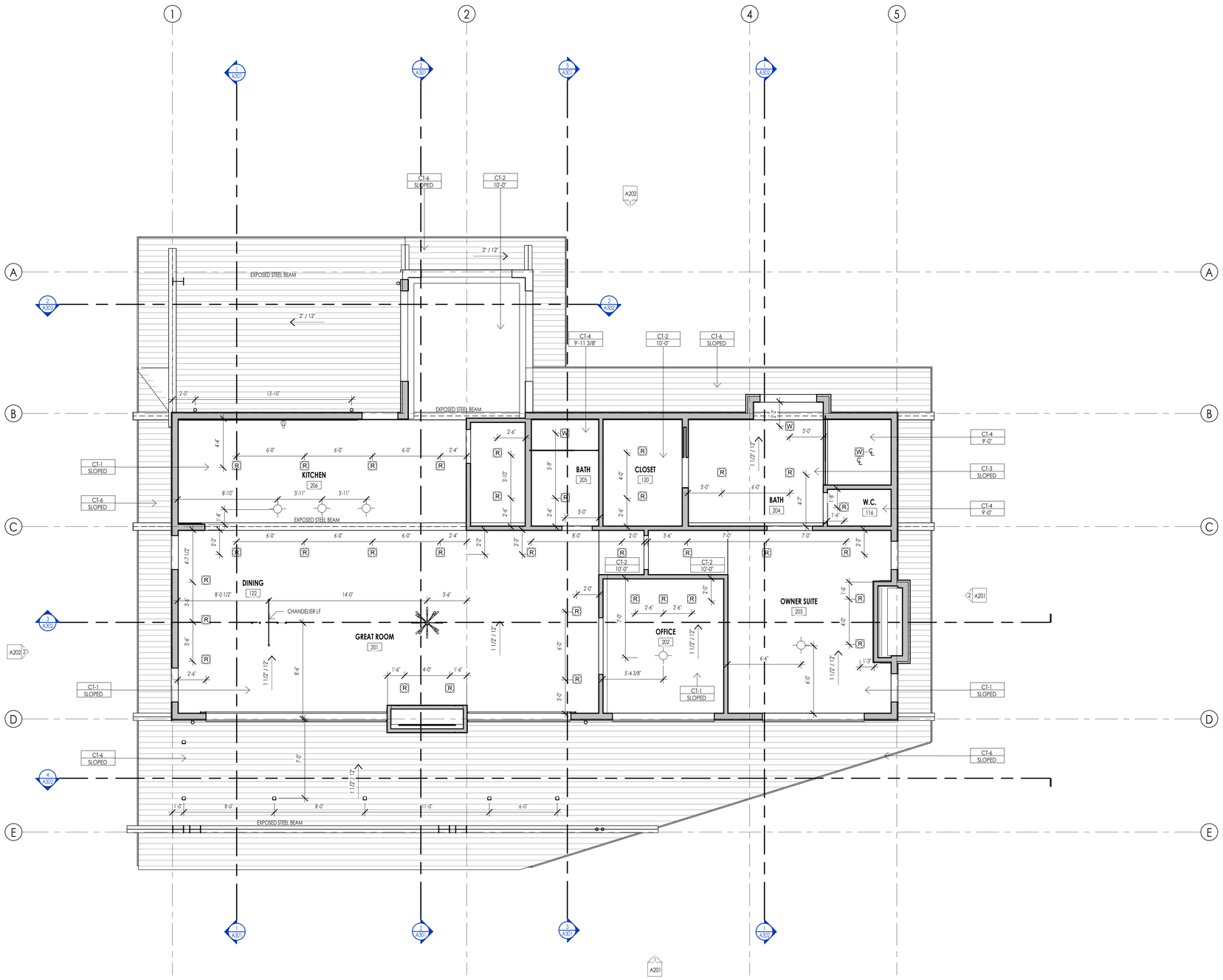
Plot Date: 9/25/2023 1:58:28 PM



SEE ENLARGED UNIT PLANS FOR CEILING TYPES AND ELEVATIONS

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

1 / A111

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING.		CT-7	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT
	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" - 2x4 T+G			
	CT-6	3/4" - T+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 G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

7. COORDINATE WITH ELECTRICIAL 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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING PLAN KEYNOTES

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STATE OF UTAH — JOHN M. GINNETT — 8674488 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

PERMIT SET

SHEET TITLE:
LEVEL 2 CEILING PLAN

SHEET NUMBER:
A111

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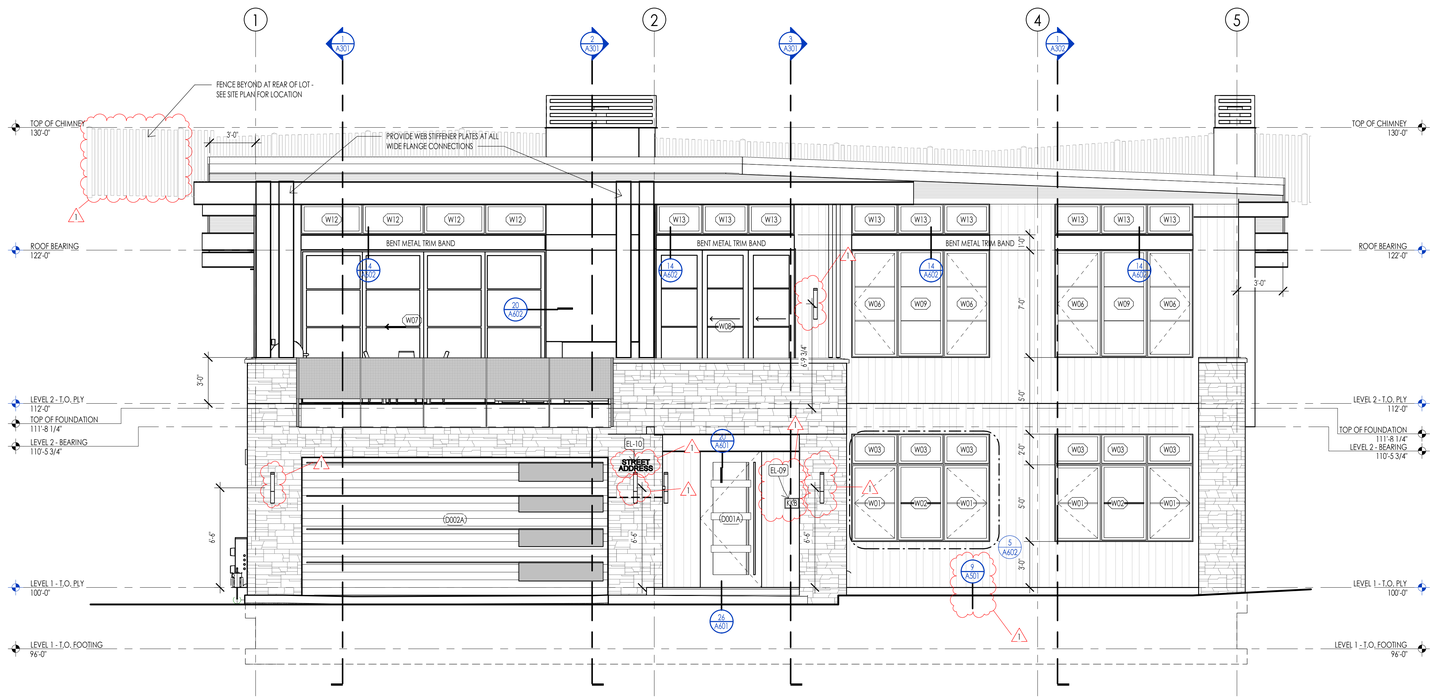
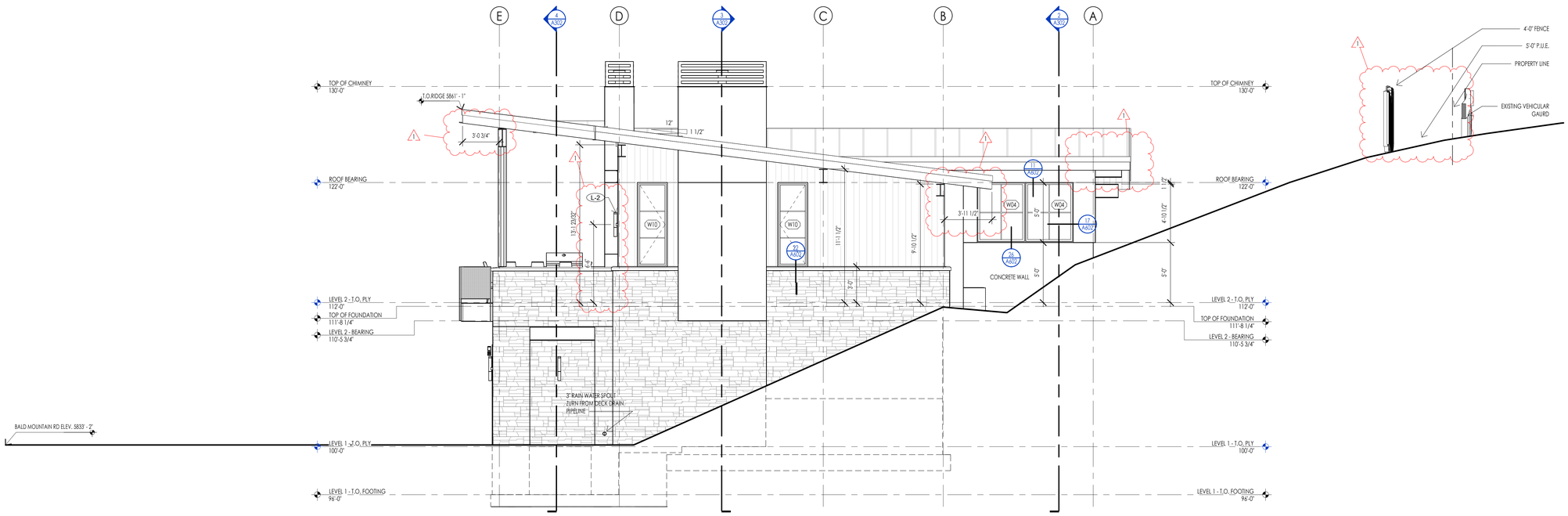


SOUTH ELEVATION
1/4" = 1'-0"

1 / A201



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

2 / A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	1X6 1x8 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 THAT 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 ½" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.

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JOHN M. GRIMLEY — STATE OF UTAH — 8879486 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

PERMIT SET

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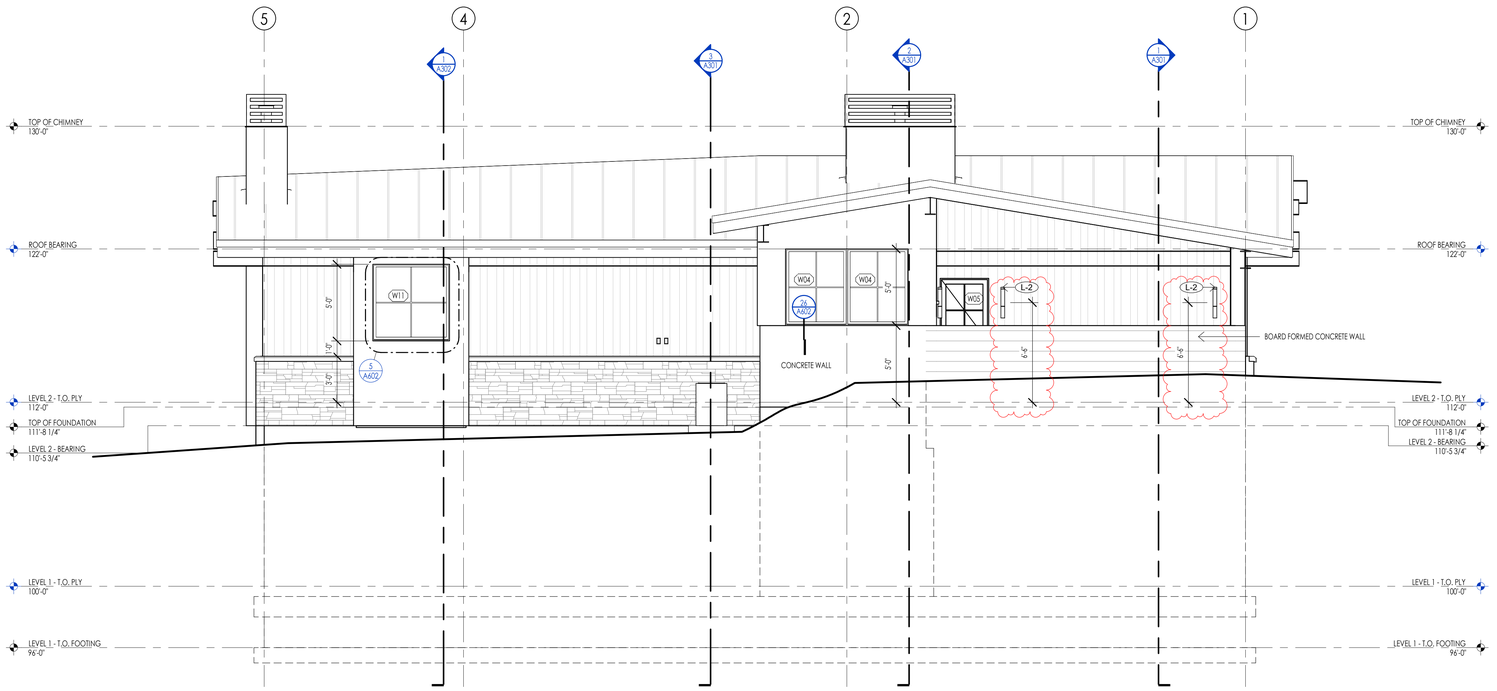
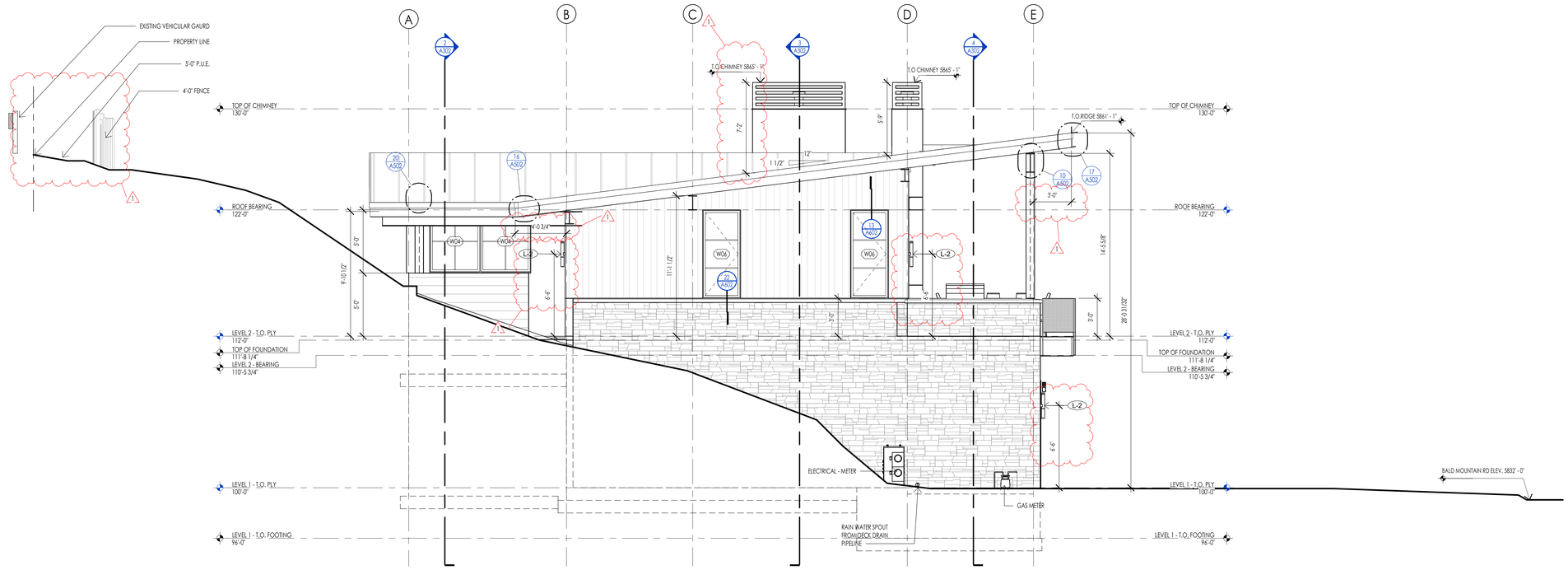


NORTH ELEVATION
1/4" = 1'-0"

1 A202



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

2 A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	1X6, 1x8 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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JOHN M. GRIMLEY 178466 LICENSED ARCHITECT STATE OF UTAH

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

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1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

PERMIT SET

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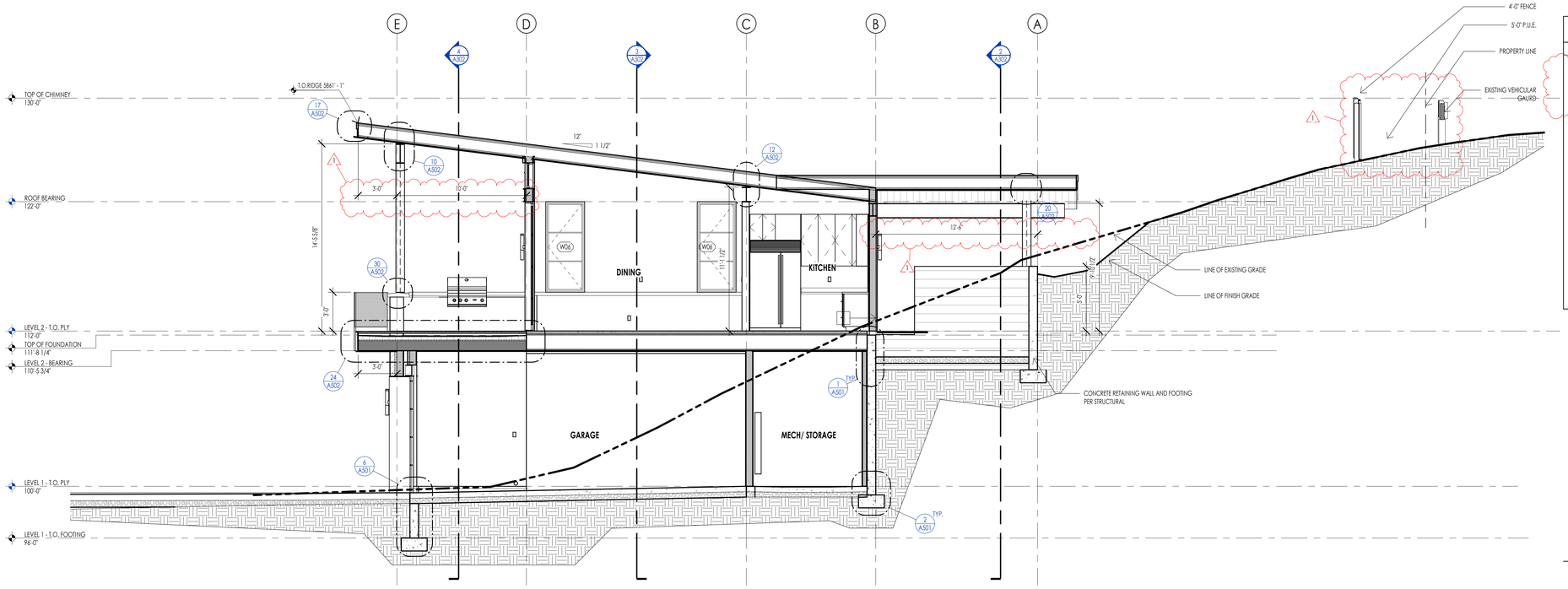
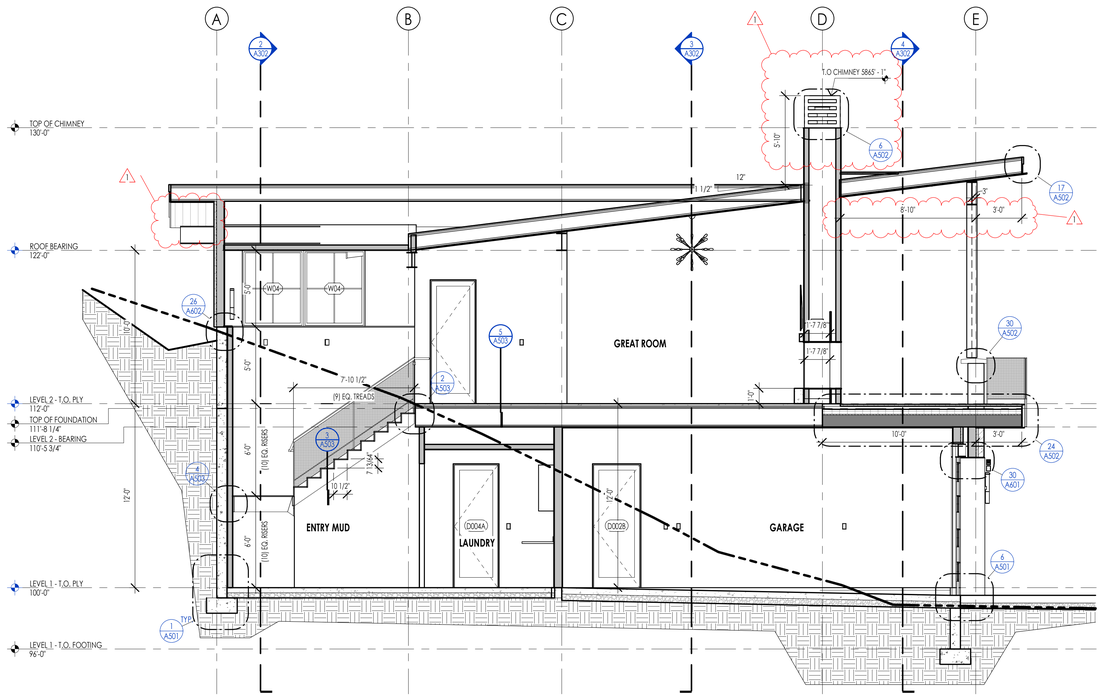


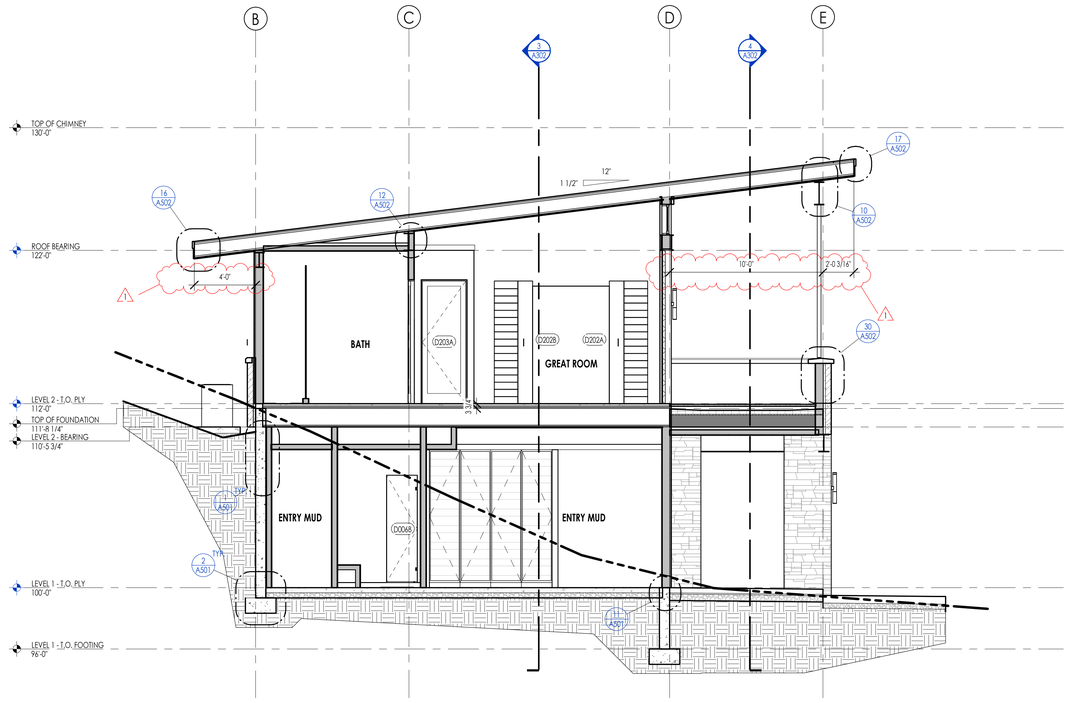
SECTION 01
1/4" = 1'-0"
1 / A301

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	1X6, 1x8 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 02
1/4" = 1'-0"
2 / A301



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

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STATE OF UTAH
JOHN M. GINGERY
7874406
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

PERMIT SET

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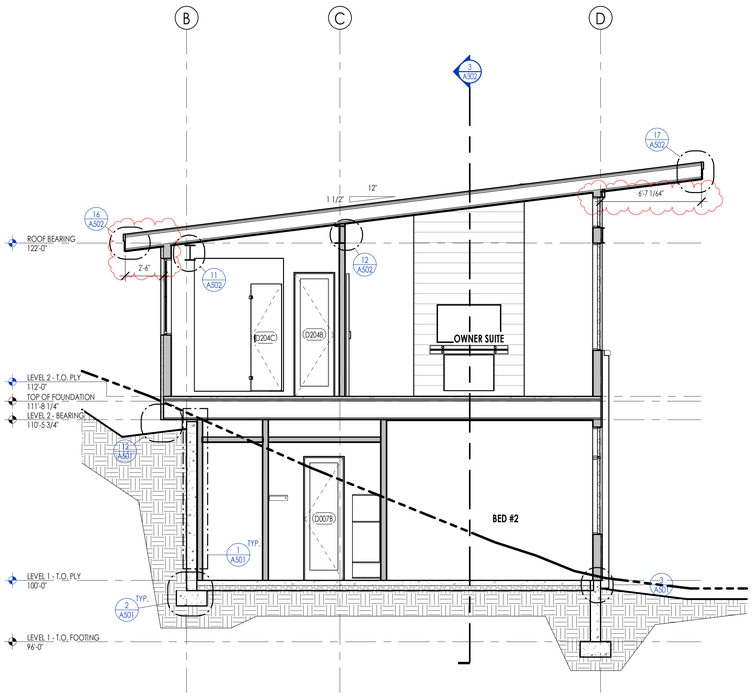
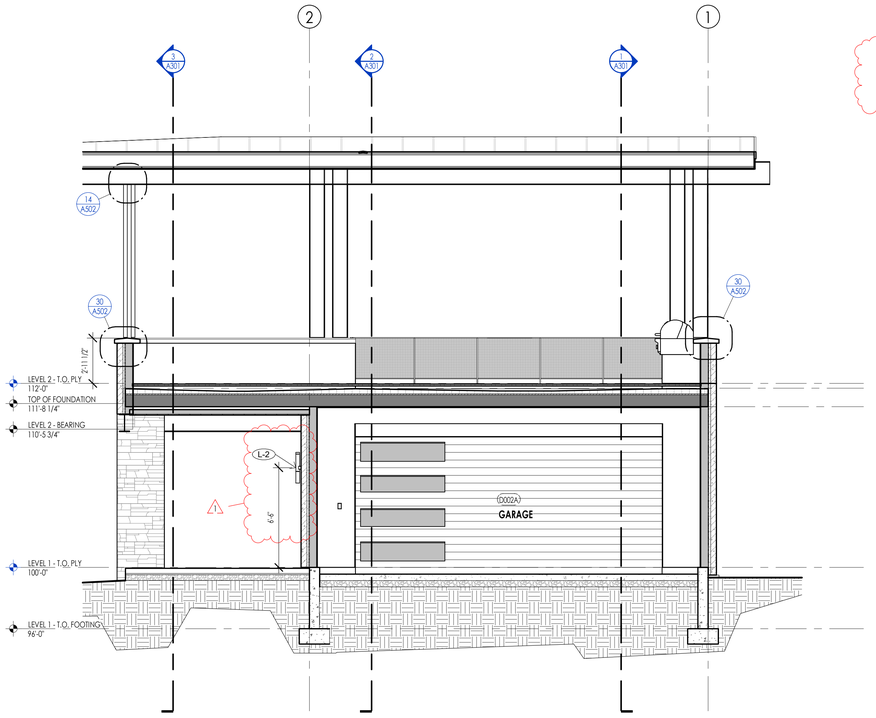


SECTION 04
1/4" = 1'-0"
1 A302

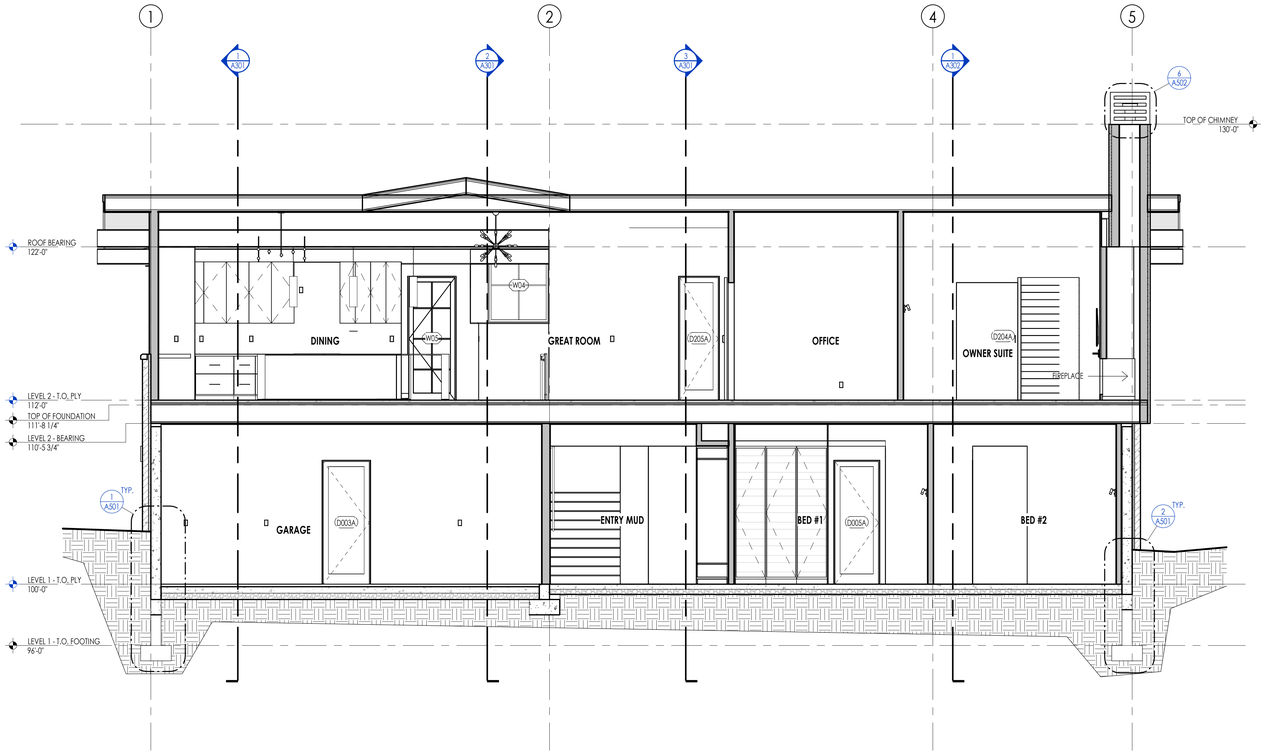


SECTION C
1/4" = 1'-0"
4 A302

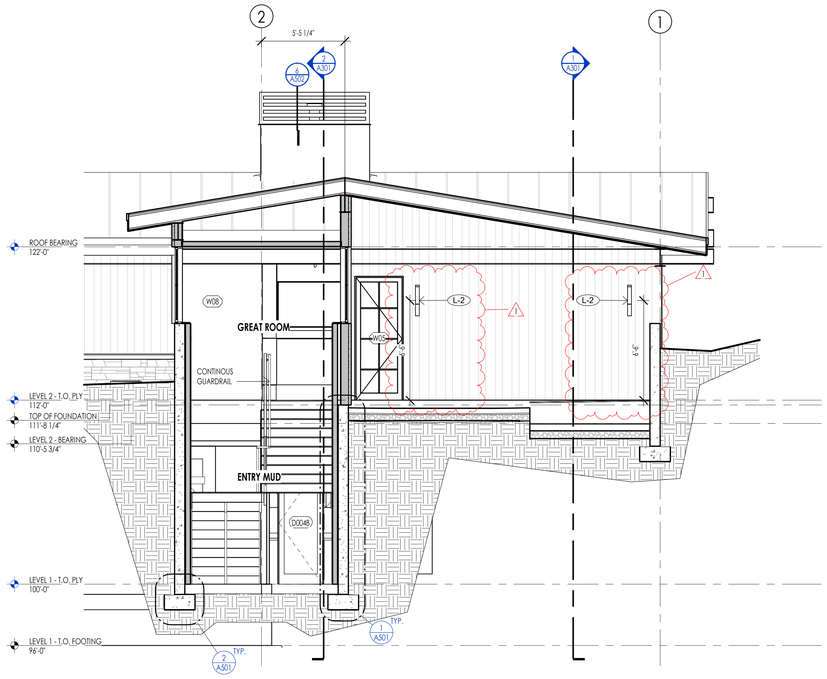
ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	1X6, 1x8 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 B
1/4" = 1'-0"
3 A302



SECTION A
1/4" = 1'-0"
2 A302

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STATE OF UTAH
JOHN M. GINGERY
8876408
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302

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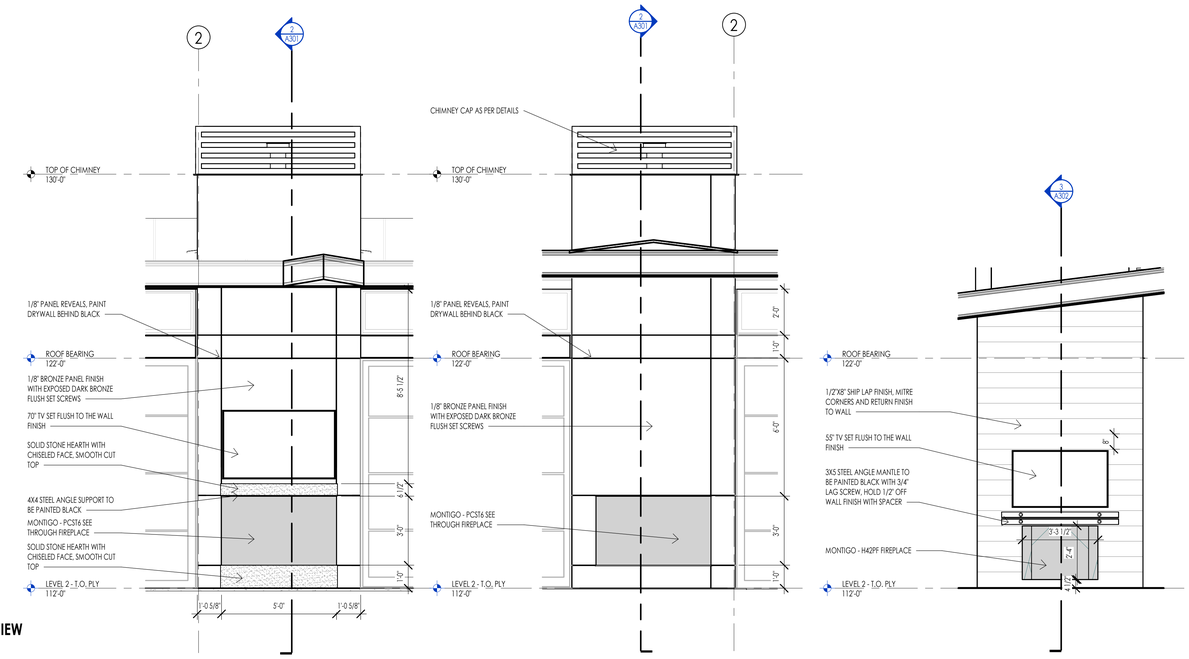
PERMIT SET

Plot Date: 9/26/2023 7:48:59 PM

GREAT ROOM INTERIOR VIEW

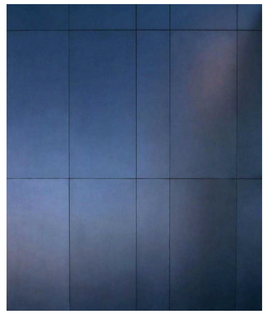


GREAT ROOM FIREPLACE ELEVATION 1 A401
3/8" = 1'-0"

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

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

INTERIOR WOOD SLAT FINISH



STEEL FIREPLACE SURROUND

OUTDOOR LIVING VIEW

OWNER SUITE INTERIOR VIEW

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STATE OF UTAH · JOHN M. GINNETT · 8874406 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
FIREPLACE ELEVATIONS

SHEET NUMBER:
A401

PERMIT SET

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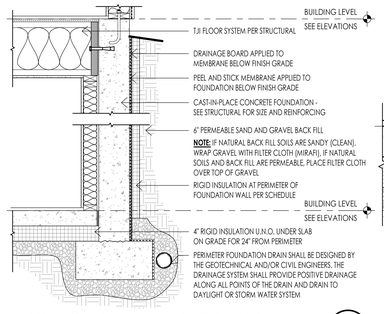
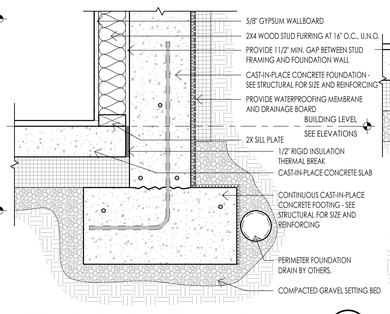
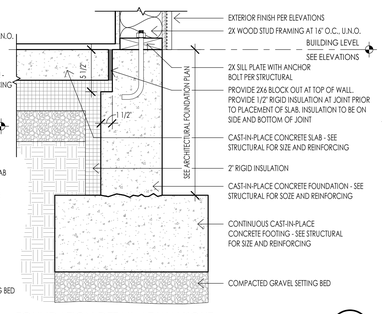


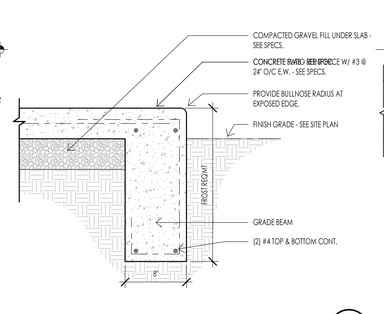
TYPICAL FOUNDATION WATERPROOFING DETAIL 1 A501
3/4" = 1'-0"



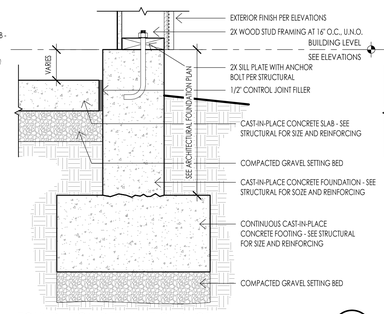
TYPICAL FOUNDATION FURR OUT WALL DETAIL 2 A501
1 1/2" = 1'-0"



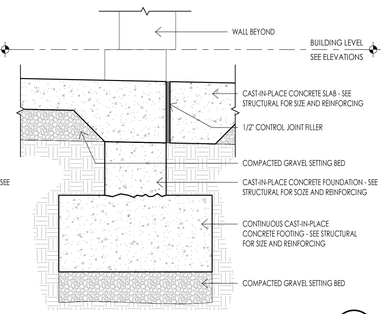
FOUNDATION DETAIL AT WALKOUT 3 A501
1 1/2" = 1'-0"



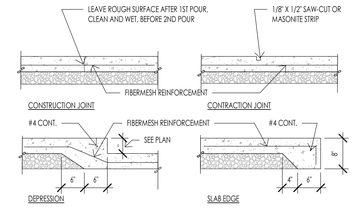
TYPICAL SLAB EDGE DETAIL W/GRADE BEAM 4 A501
1 1/2" = 1'-0"



FOUNDATION DETAIL AT GARAGE 5 A501
1 1/2" = 1'-0"

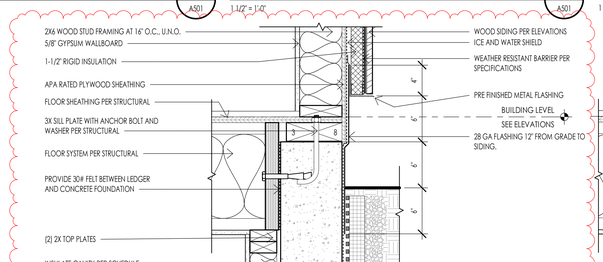


FOUNDATION DETAIL AT GARAGE DOOR 6 A501
1 1/2" = 1'-0"

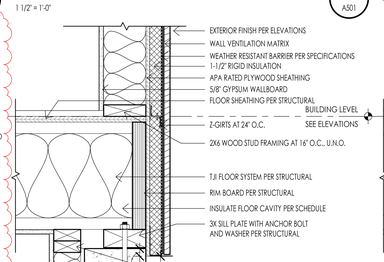


NOTE: GRADE SLAB SHALL HAVE CONTROL JOINT (CONSTRUCTION JOINT OR CONTRACTION JOINT) AT APPROX. 26 FEET APART IN EACH DIRECTION. CONTRACTOR TO VERIFY

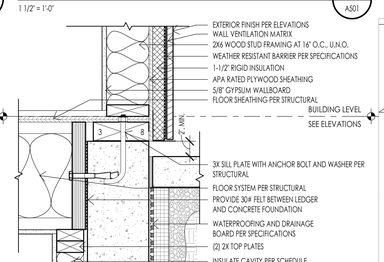
TYPICAL SLAB DETAILS 7 A501
3/4" = 1'-0"



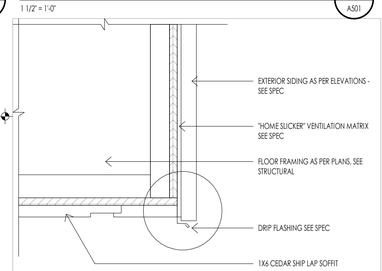
FRAMING -FLASHING DETAIL - SIDING AT GRADE 9 A501
1 1/2" = 1'-0"



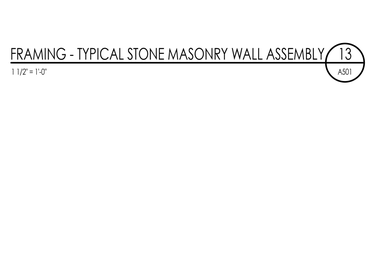
TYPICAL FLOOR DETAIL AT FOUNDATION 10 A501
1 1/2" = 1'-0"



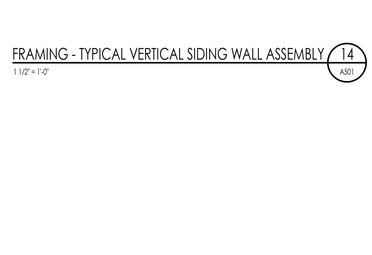
FLOOR DETAIL AT FOUNDATION/PATIO 11 A501
1 1/2" = 1'-0"



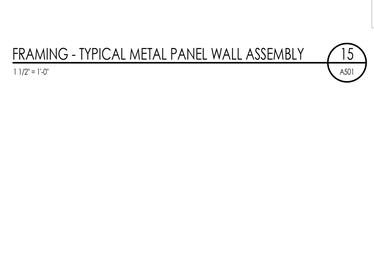
DRIP FLASHING DETAIL 12 A501
3" = 1'-0"



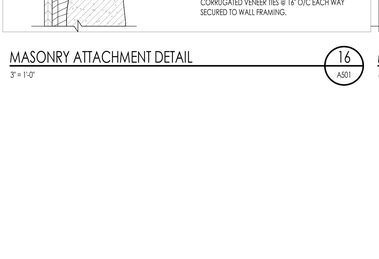
FRAMING - TYPICAL STONE MASONRY WALL ASSEMBLY 13 A501
1 1/2" = 1'-0"



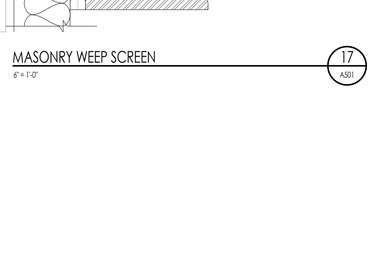
FRAMING - TYPICAL VERTICAL SIDING WALL ASSEMBLY 14 A501
1 1/2" = 1'-0"



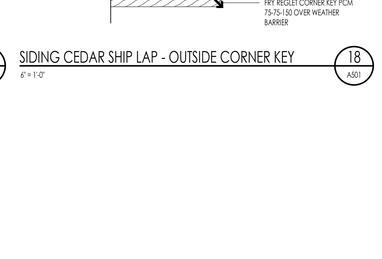
FRAMING - TYPICAL METAL PANEL WALL ASSEMBLY 15 A501
1 1/2" = 1'-0"



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



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



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

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STATE OF UTAH — JOHN M. PINKNEY — 8674446 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

1 04-27-2023 PER CITY COMMENTS

PERMIT SET

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A501

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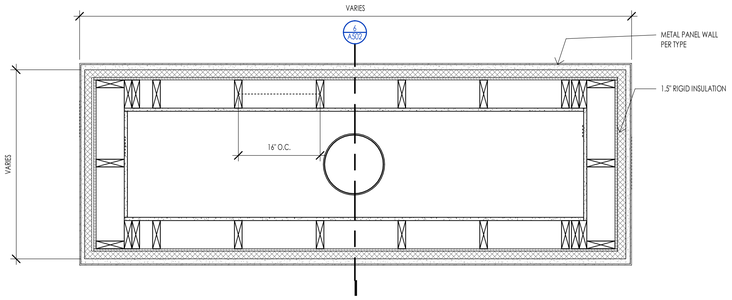
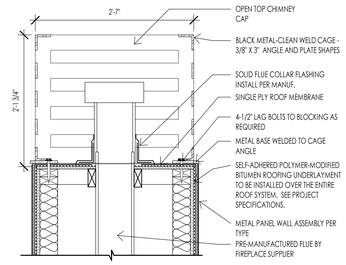
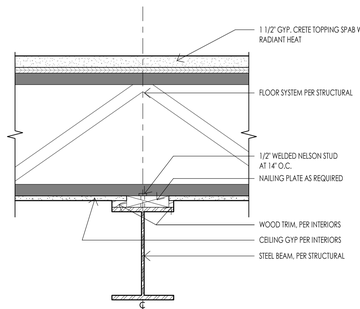
Plot Date: 9/25/2023 1:38:46 PM



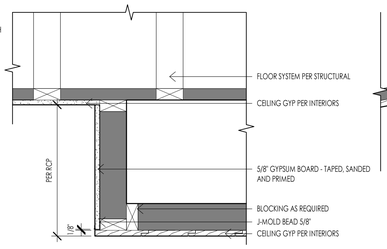


ROOF - CHIMNEY TYPICAL FRAMING 5 A502
1" = 1'-0"

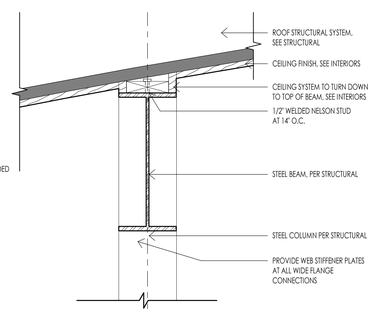
ROOF - OPEN TOP CHIMNEY CAP DETAIL 6 A502
1" = 1'-0"



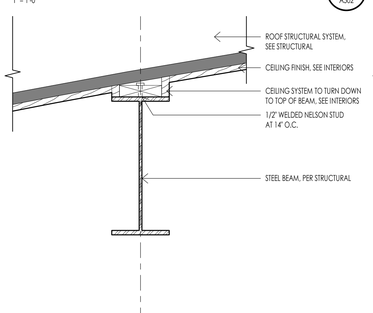
CEILING - EXPOSED INTERIOR BEAM 8 A502
1 1/2" = 1'-0"



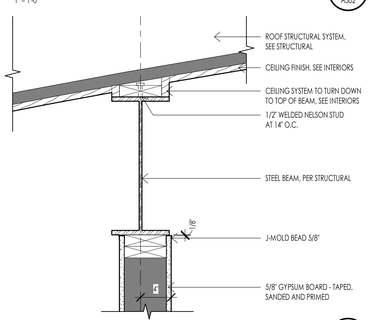
CEILING - DROP SOFFIT 9 A502
1 1/2" = 1'-0"



SOFFIT - EXTERIOR BEAM @ CURVED SOFFIT 10 A502
1 1/2" = 1'-0"



CEILING - INTERIOR BEAM @ CURVED CEILING 11 A502
1 1/2" = 1'-0"



CEILING - INTERIOR BEAM @ CURVED CEILING W/ WALL 12 A502
1 1/2" = 1'-0"

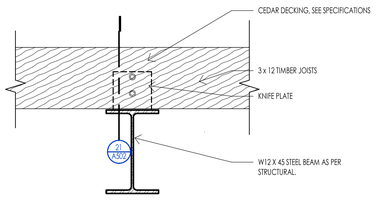
DECK - PIPE COLUMN TO STEEL BEAM DETAIL 14 A502
1" = 1'-0"

DECK -PIPE COLUMN TO STEEL BEAM SECTION 15 A502
1" = 1'-0"

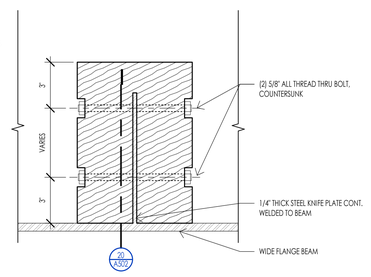
PITCHED EAVE DETAIL AT LOW SIDE 16 A502
1 1/2" = 1'-0"

PITCHED EAVE DETAIL AT HIGH SIDE 17 A502
1 1/2" = 1'-0"

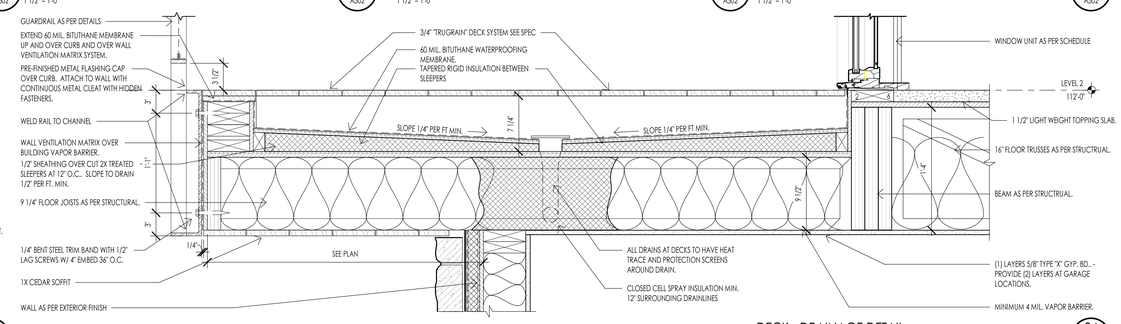
TYPICAL RAKE DETAIL 18 A502
1 1/2" = 1'-0"



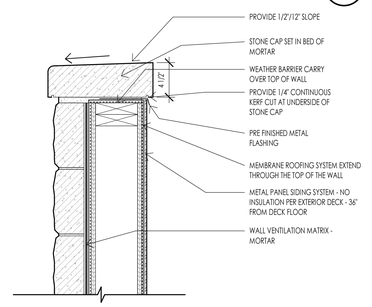
DECK - STEEL BEAM TO JOIST DETAIL 20 A502
1" = 1'-0"



DECK - TYPICAL TIMBER CONNECTION 21 A502
3" = 1'-0"



DECK - DRAINAGE DETAIL 24 A503
1 1/2" = 1'-0"



DECK - EXTERIOR DECK WALL STONE CAP 30 A502
1 1/2" = 1'-0"

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STATE OF UTAH JOHN M. GINNETY 8674406 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A502

PERMIT SET

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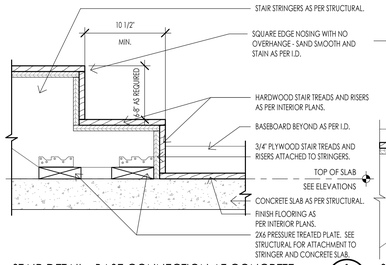
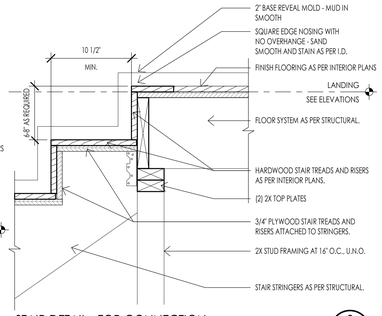
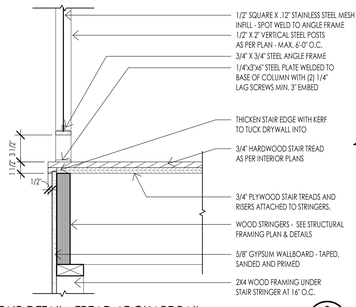
Plot Date: 9/25/2023 1:38:48 PM



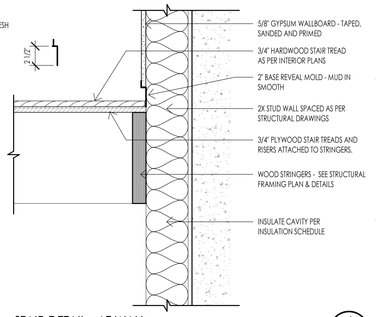
STAIR DETAIL - BASE CONNECTION AT CONCRETE 1 A503
1 1/2" = 1'-0"



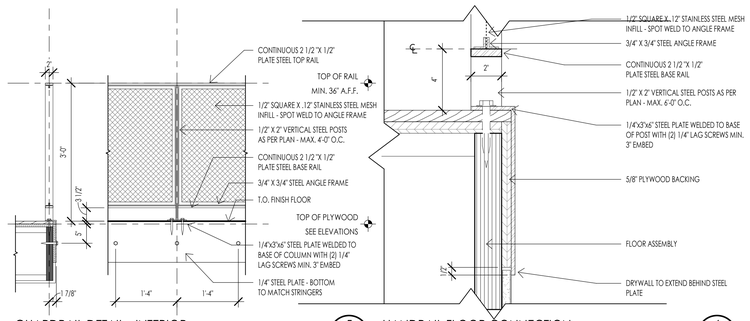
STAIR DETAIL - TOP CONNECTION 2 A503
1 1/2" = 1'-0"



STAIR DETAIL - TREAD AT GUARDRAIL 3 A503
1 1/2" = 1'-0"

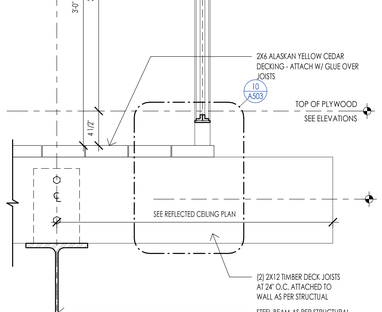


STAIR DETAIL - AT WALL 4 A503
1 1/2" = 1'-0"



GUARDRAIL DETAIL - INTERIOR 5 A503
3/4" = 1'-0"

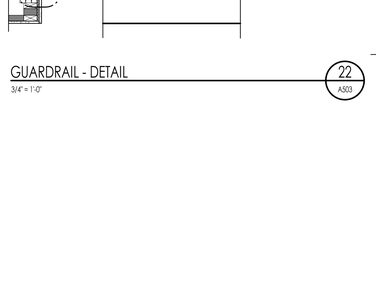
HANDRAIL FLOOR CONNECTION 6 A503
3" = 1'-0"



HANDRAIL SECTION - RAILING CONNECTION 7 A503
6" = 1'-0"

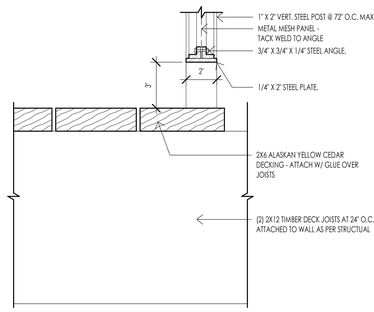
HANDRAIL SECTION AT WALL 8 A503
6" = 1'-0"

HANDRAIL DETAIL AT WALL 9 A503
6" = 1'-0"

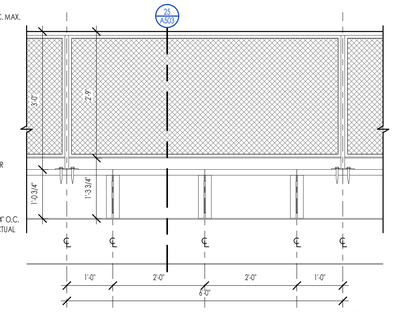


GUARDRAIL - CAP DETAIL 10 A503
3" = 1'-0"

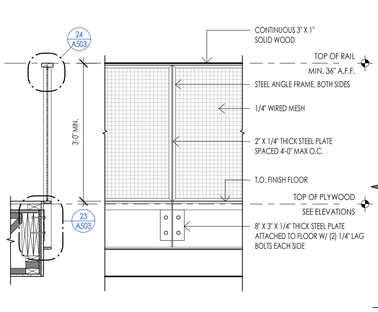
GUARDRAIL - SECTION DETAIL 25 A503
1 1/2" = 1'-0"



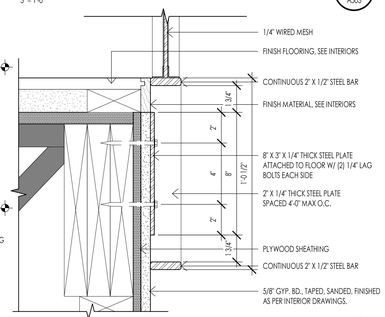
GUARDRAIL - BASE ATTACHMENT @ DECK 17 A503
3" = 1'-0"



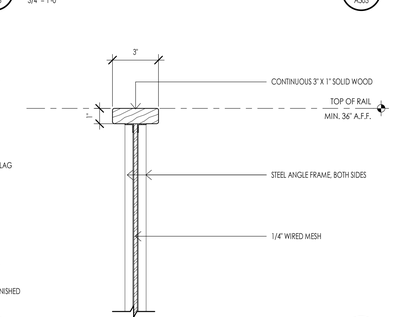
GUARDRAIL - ELEVATION 18 A503
3/4" = 1'-0"



GUARDRAIL - DETAIL 22 A503
3/4" = 1'-0"



GUARDRAIL - CONNECTION DETAIL1 23 A503
3" = 1'-0"



GUARDRAIL - CAP DETAIL2 24 A503
3" = 1'-0"

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STATE OF UTAH
JOHN M. GINGERY
7842408
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

PERMIT SET

SHEET TITLE:
STAIR/ RAIL DETAILS

SHEET NUMBER:
A503

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Plot Date: 9/25/2023 1:38:50 PM

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				NON-RATED		PIVOT DOOR - METAL - GLASS - WOOD
D002A	20'-0"	9'-0"			D8		30/A601	30/A601					NON-RATED		GARAGE DOOR - METAL - GLASS - WOOD
D002B	3'-0"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F3	PER I.D.	NON-RATED		
D003A	3'-0"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D004A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D004B	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D005A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D006A	2'-6"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D006B	2'-0"	7'-0"	1/4"	GLASS	D6										
D007A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D007B	2'-6"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D008A	2'-6"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D008B	2'-6"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D008C	2'-0"	7'-0"	1/4"	GLASS	D6										
D202A	2'-6"	8'-0"	1 3/4"	WOOD	D2					WOOD	FRAMELESS	PER I.D.	NON-RATED		BARN DOOR WOOD PANEL
D202B	2'-6"	8'-0"	1 3/4"	WOOD	D2					WOOD	FRAMELESS	PER I.D.	NON-RATED		BARN DOOR WOOD PANEL
D203A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D204A	4'-0"	8'-0"	1 3/4"	WOOD	D2					WOOD	FRAMELESS	PER I.D.	NON-RATED		BARN DOOR WOOD PANEL
D204B	2'-6"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D204C	2'-0"	7'-0"	1/4"	GLASS	D6										
D204D	2'-8"	8'-0"	1 1/2"	WOOD	D5	PER I.D.				WOOD	FRAMELESS	PER I.D.			
D205A	2'-6"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D205B	2'-0"	7'-0"	1/4"	GLASS	D6										
D207A	2'-10"	8'-0"	2"	WOOD	D4	PER I.D.	28/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		

DOOR SCHEDULE GENERAL NOTES

1. SEE SHEET A601 FOR DOOR AND FRAME TYPES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
3. 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.
4. 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.
5. ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
6. REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
7. 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
- PAIR SPRING HINGES
- 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

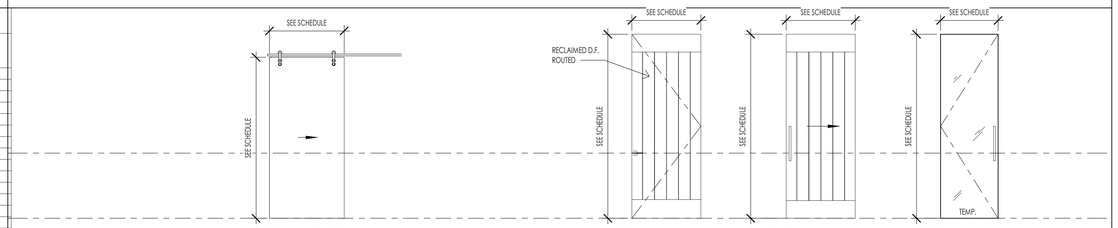
H9 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 KNOBS (SINGLE SIDE ONLY)

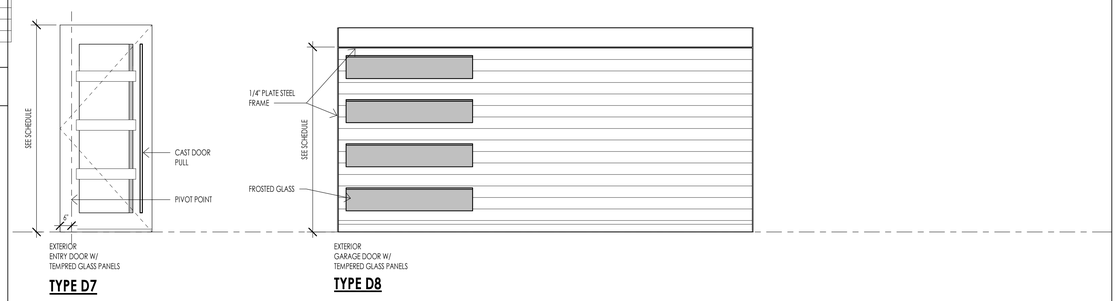
H10 ENTRY DOOR
- 1 WEATHER STRIP
- 1 THRESHOLD
- 1 LOCKSET
- 1 DEADBOLT
- 1 PIVOT HINGE (TOP AND BOTTOM)

H11 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 PASAGE SET

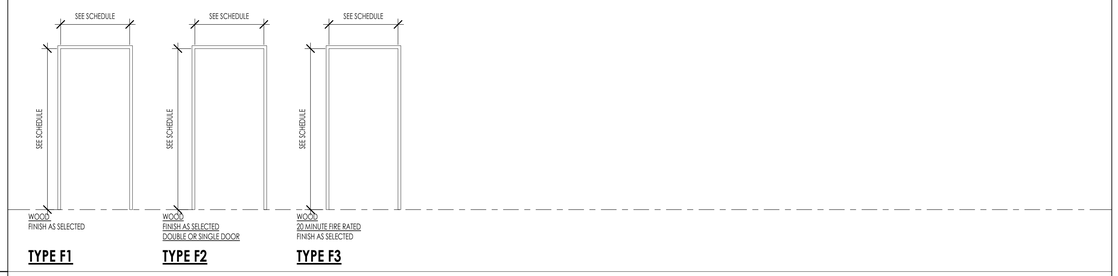
H12 POCKET DOOR

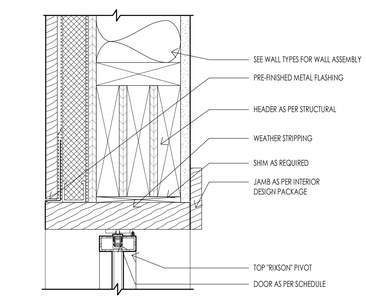
DOOR TYPES



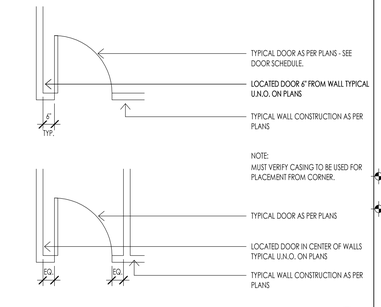


FRAME TYPES

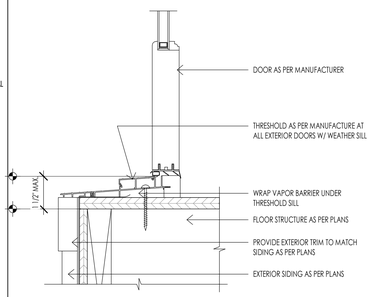




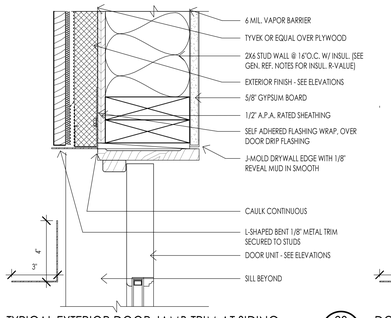
DOOR - PIVOT HEAD DETAIL — 20 / A601
3" = 1'-0"



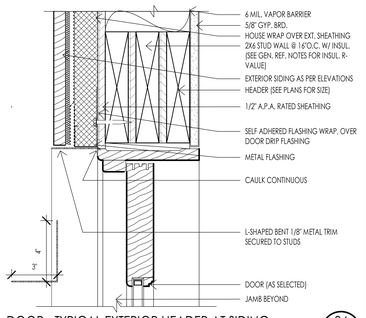
DOOR - TYPICAL PLACEMENT DETAIL — 21 / A601
3/8" = 1'-0"



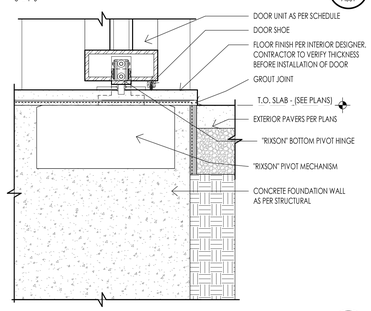
TYPICAL THRESHOLD DETAIL — 22 / A601
3" = 1'-0"



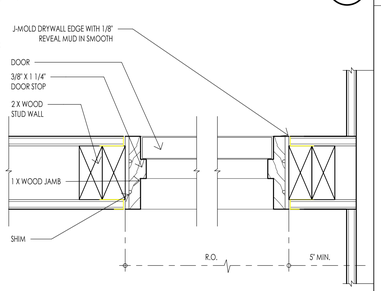
TYPICAL EXTERIOR DOOR JAMB TRIM AT SIDING — 23 / A601
3" = 1'-0"



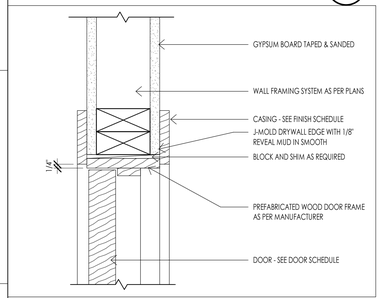
DOOR - TYPICAL EXTERIOR HEADER AT SIDING — 24 / A601
3" = 1'-0"



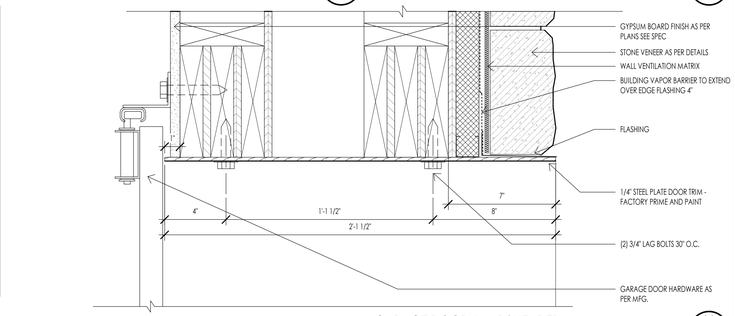
DOOR - PIVOT SILL DETAIL — 26 / A601
6" = 1'-0"



DOOR INTERIOR JAMB — 27 / A601
3" = 1'-0"



DOOR - TYPICAL INTERIOR HEADER — 28 / A601
3" = 1'-0"



GARAGE DOOR JAMB/ HEADER — 30 / A601
3" = 1'-0"

Think Architecture

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Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH — JOHN M. PRINDLE — 8824366 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

PERMIT SET

Plot Date: 9/25/2023 1:38:53 PM

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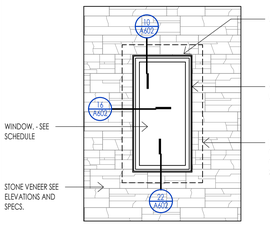
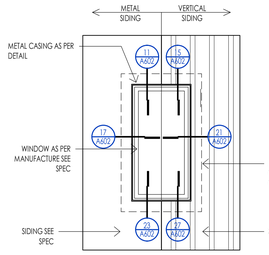
WINDOW SCHEDULE

WINDOW SCHEDULE

MARK	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING THICKNESS	GLAZING TYPE	COMMENTS
W01	3'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.		21/A602	27/A602			
W02	3'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	VARIES	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	26/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	16'-0"	10'-0"	10'-0"	DOOR SLIDER QUAD 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	27/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.

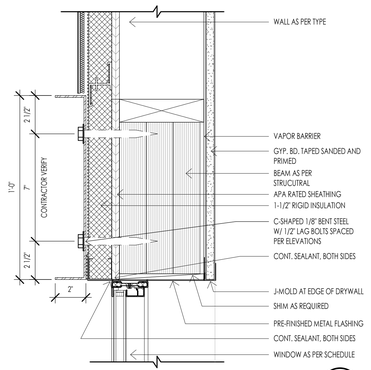
WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS: _____
_____
_____
_____
BASIS OF DESIGN: _____
WINDOW TYPE: _____
WINDOW COLOR: _____
WINDOW GLAZING: _____

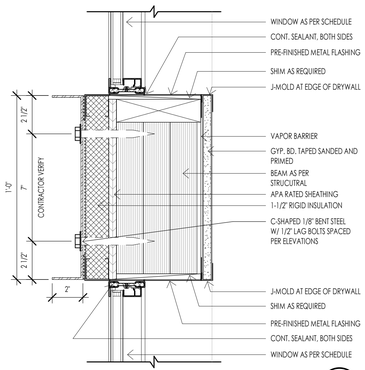
MINIMUM U-VALUE: _____
SCREENS REQUIRED: _____
SCREEN COLOR: _____
TYPICAL JAMB WIDTH: _____
SDL WIDTH: _____
SDL TYPE: _____

WINDOW GENERAL NOTES

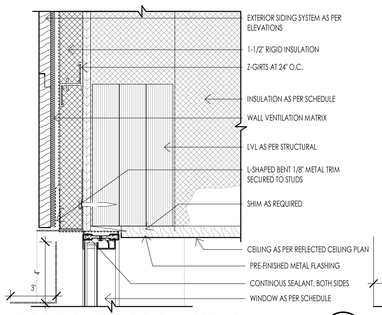
1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THH FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
   A. BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
   B. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 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.
   C. 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
   D. 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
   E. 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 USEABLE 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
   F. 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
2. 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.
   A. 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.
   B. 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 60 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)
   C. 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)
   D. 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   F. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   G. 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)
3. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
4. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
5. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIRMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL.
6. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.



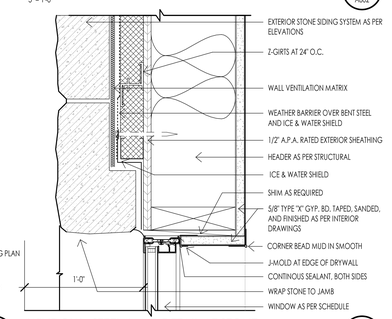
WINDOW - STEEL HEADER TRIM BAND 1 — 13 / A602
3" = 1'-0"



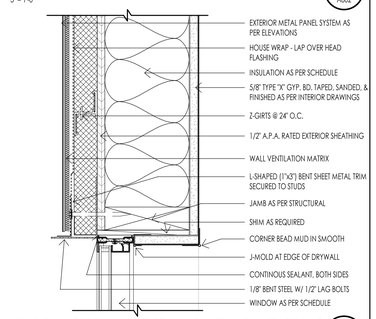
WINDOW - STEEL HEADER TRIM BAND — 14 / A602
3" = 1'-0"



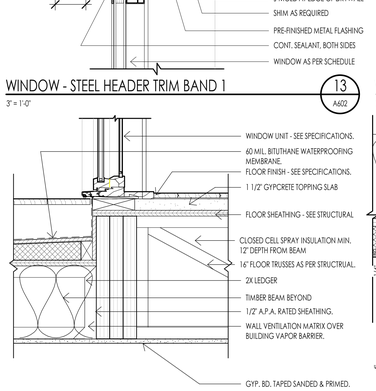
WINDOW - STEEL HEAD DETAIL AT SIDING — 15 / A602
3" = 1'-0"



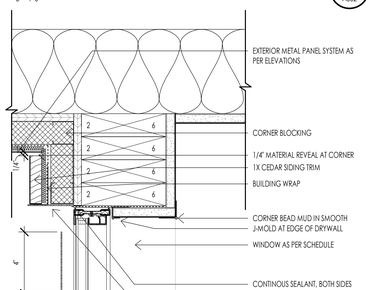
WINDOW - STEEL JAMB DETAIL AT STONE — 16 / A602
3" = 1'-0"



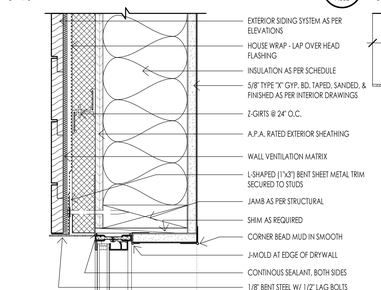
WINDOW - STEEL JAMB DETAIL AT METAL PANEL SIDING — 17 / A602
3" = 1'-0"



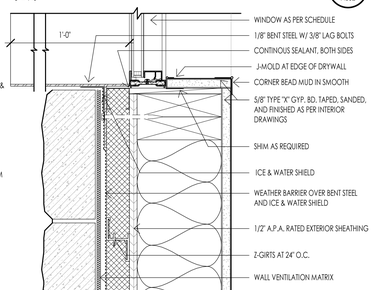
WINDOW - SILL AT GREAT ROOM - DECK — 19 / A602
1 1/2" = 1'-0"



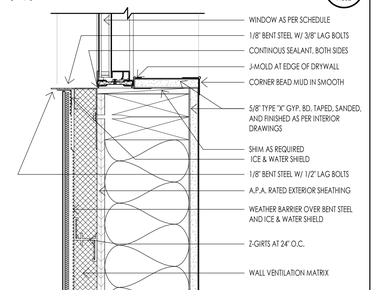
WINDOW - WOOD JAMB DETAIL AT METAL TRANSITION — 20 / A602
3" = 1'-0"



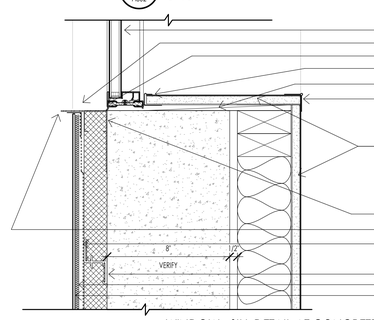
WINDOW - STEEL JAMB DETAIL AT SIDING — 21 / A602
3" = 1'-0"



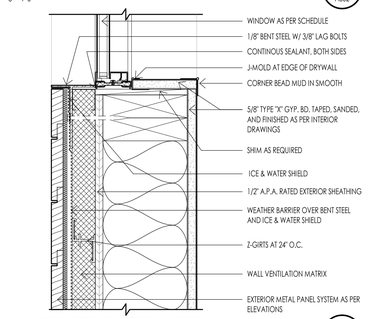
WINDOW - STEEL SILL DETAIL AT STONE — 22 / A602
3" = 1'-0"



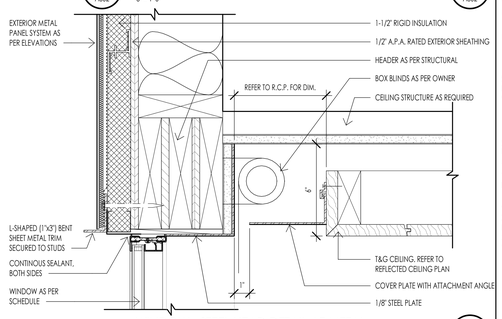
WINDOW - STEEL SILL DETAIL AT METAL PANEL SIDING — 23 / A602
3" = 1'-0"



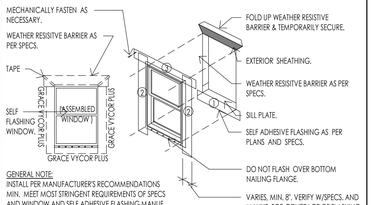
WINDOW - SILL DETAIL AT CONCRETE — 26 / A602
3" = 1'-0"



WINDOW - STEEL SILL DETAIL AT SIDING — 27 / A602
3" = 1'-0"



WINDOW - STEEL HEAD DETAIL AT METAL — 29 / A602
3" = 1'-0"



WINDOW - TYPICAL FLASHING DETAIL — 1 / A602
1 1/2" = 1'-0"

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JOHN M. PHINNEY — 8674548 — LICENSED ARCHITECT — STATE OF UTAH

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE & DETAILS

SHEET NUMBER:
A602

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Plot Date: 9/25/2023 1:38:56 PM

ELECTRICAL GENERAL NOTES

1. 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.

2. 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, RIXTURES RECEPTACLES, ETC.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 RECESSED 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.

9. 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)

10. 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.

11. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

12. 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.

13. 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.

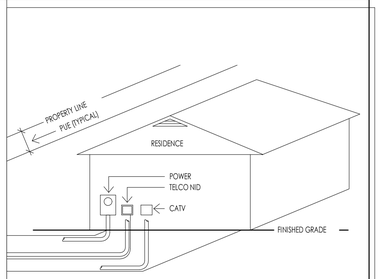
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.

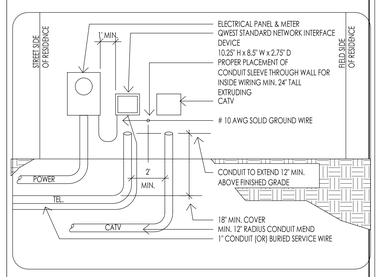
15. A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.

16. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.

17. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.

18. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



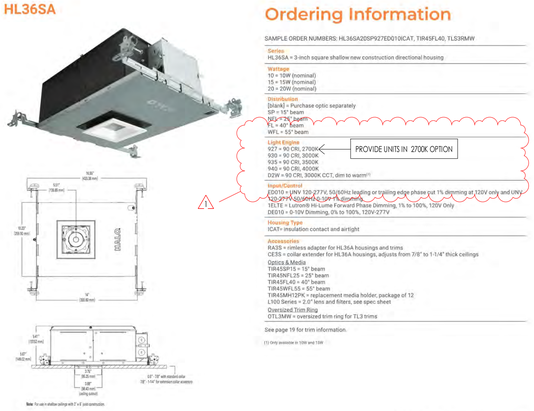


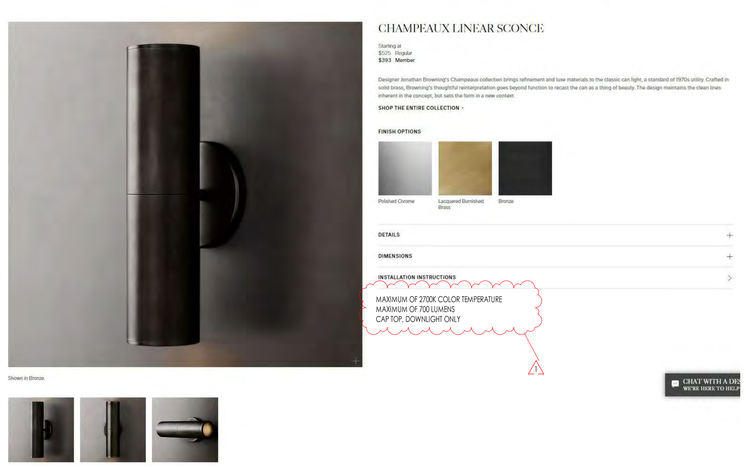
TYPICAL DRY UTILITY LOCATION DETAIL

1/2" = 1'-0"

1
E101

L-1 RECESSED EXTERIOR SOFFIT LIGHT





L-2 DECORATIVE EXTERIOR WALL SCONCE

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STATE OF UTAH JOHN M. PRIMLEY 8174288 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

1 04-27-2023 PER CITY COMMENTS

PERMIT SET

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

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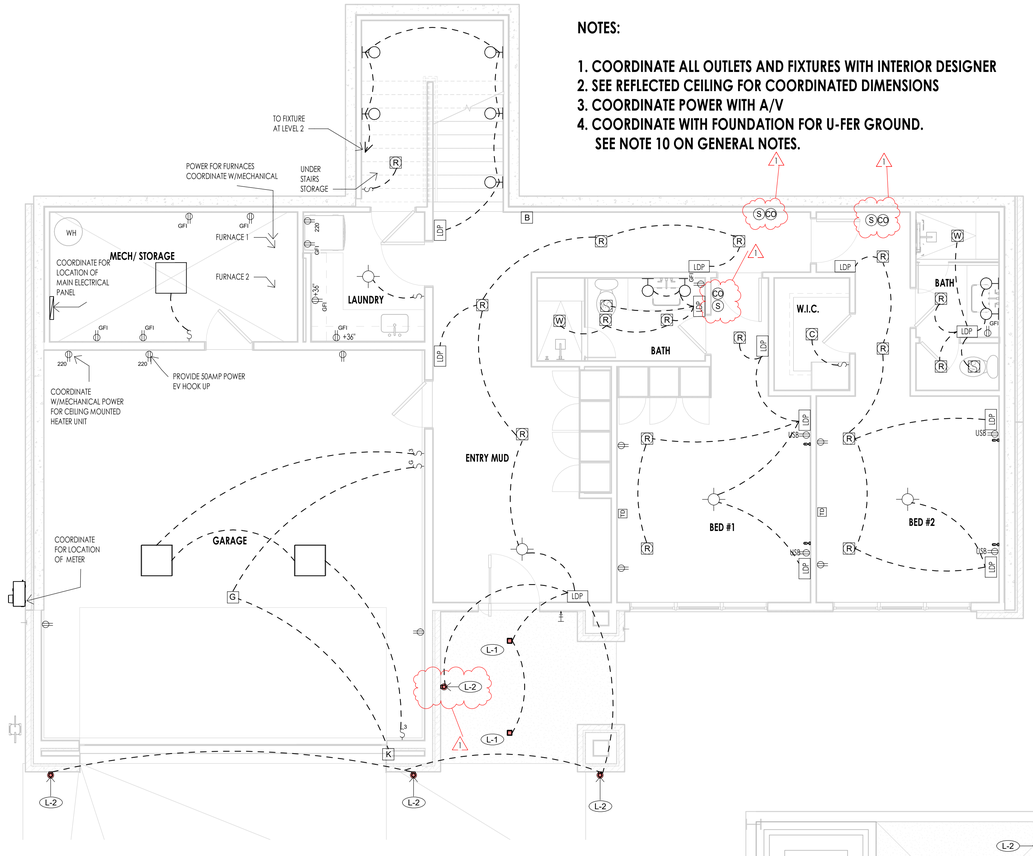
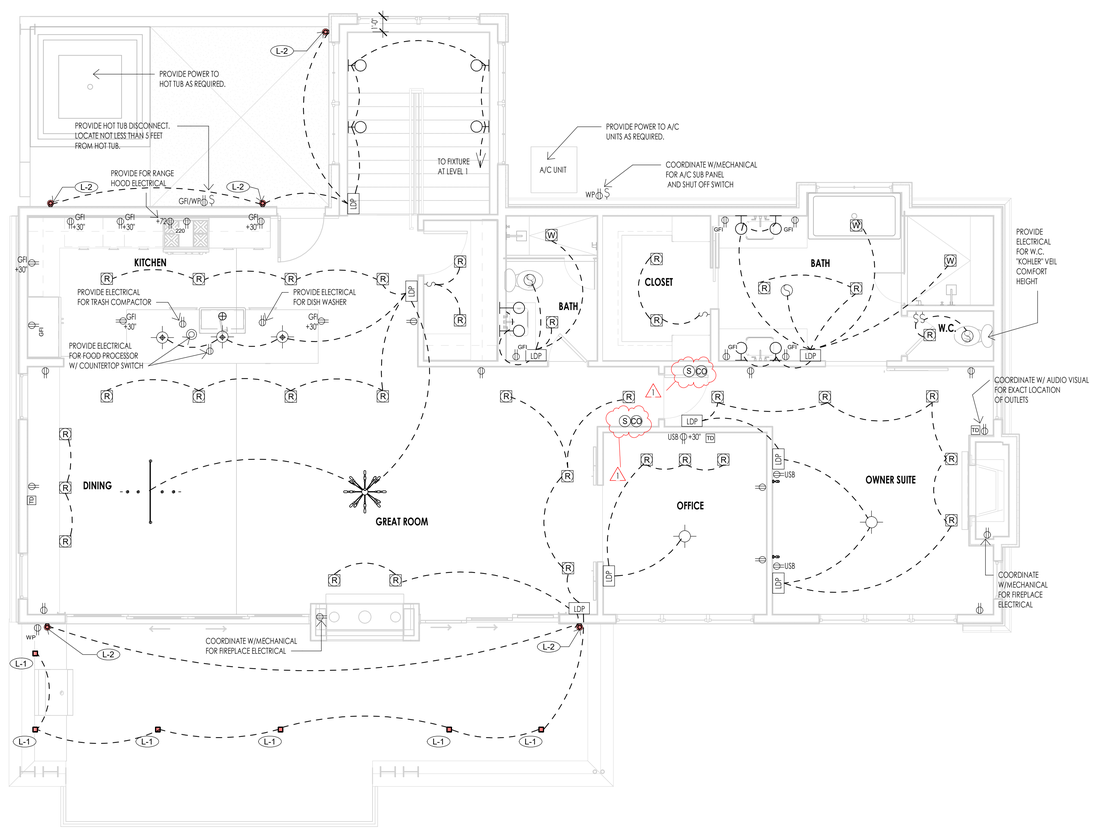
Plot Date: 9/25/2023 1:38:57 PM

NOTES:

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



LEVEL 1 - ELECTRICAL
1/4" = 1'-0"
1 E102



LEVEL 2 - ELECTRICAL
1/4" = 1'-0"
2 E102

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
L-1	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
L-2	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
L-3	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
LDP	LIGHTING DIGITAL PAD
	DOOR BELL SWITCH
	WALL MOUNTED BED LIGHT

ELECTRICAL GENERAL NOTES

1. SEE SPECS FOR ELECTRICAL INFORMATION.

2. 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.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.

5. 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.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC., WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. 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. E3508.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MP3 SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

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JOHN M. GINNAITY — REG. NO. 14488 — STATE OF UTAH — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25

REVISIONS:

1 04-27-2023 PER CITY COMMENTS

PERMIT SET

SHEET TITLE:
ELECTRICAL PLANS

SHEET NUMBER:
E102

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Plot Date: 9/25/2023 1:39:01 PM

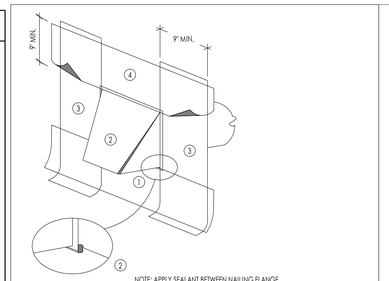
MECHANICAL GENERAL NOTES

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 CONTACTOR 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 HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
7. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPOER FIXTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FIXUTRE 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 FIXTURE USE SIMUTANEOUSLY 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 FIXUTRES SHALL BE ALBE 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 "L" COPPER. TO INCLUDED PIPING TO MANIFOLDS. 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 MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPPING SHALL BE BRASS FITTINGS WITH COMPRESSION BAND FITTINGS.
12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" 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 PERORMED 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 EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

MECHANICAL GENERAL NOTES

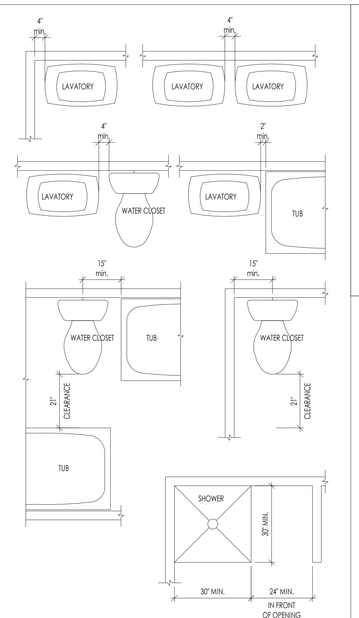
1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM 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 CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXSITNG 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 EXTEIOR.
   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 FURNANCES
    a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE 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 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.
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES.
11. GAS FIRE BOILERS
    a. 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.
    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 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
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
12. DUCTWORK
    a. ALL DUCTWORK SHALL BE 26 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 DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED 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.



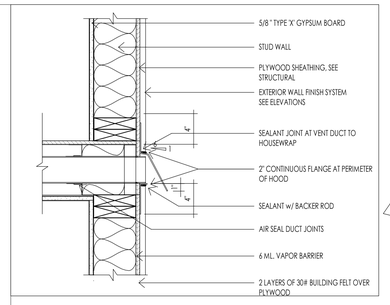
NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING.

1. 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
2. METAL EXTERIOR VENT
   26 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.
3. 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 SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
4. HEAD FLASHING
   APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

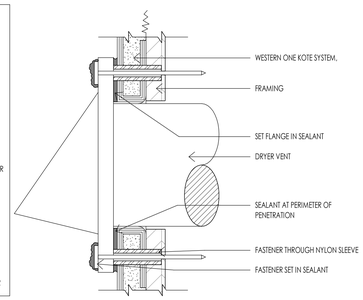
EXHAUST VENT DETAIL — 1 M101
1 1/2" = 1'-0"



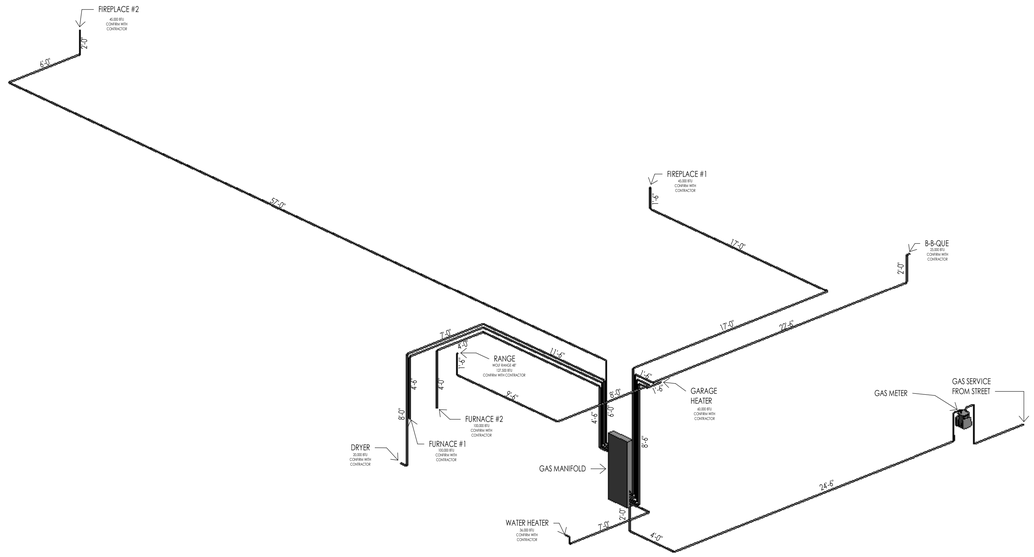
MINIMUM PLUMBING FIXTURE CLEARANCES — 2 M101
1/8" = 1'-0"



WALL EXHAUST VENT — 3 M101
1 1/2" = 1'-0"



TYPICAL DRYER VENT (SHOWN WITH STUCCO) — 4 M101
6" = 1'-0"



GAS SCHEMATIC — 5 M101

Think Architecture

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Interior Design
Landscape Architecture
Land Planning
Construction Management

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ph. 801.269.0055
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www.thinkaec.com

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STATE OF UTAH — JOHN M. PRIMLEY — 8874549 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
MECHANICAL GENERAL NOTES

SHEET NUMBER:
M101

PERMIT SET

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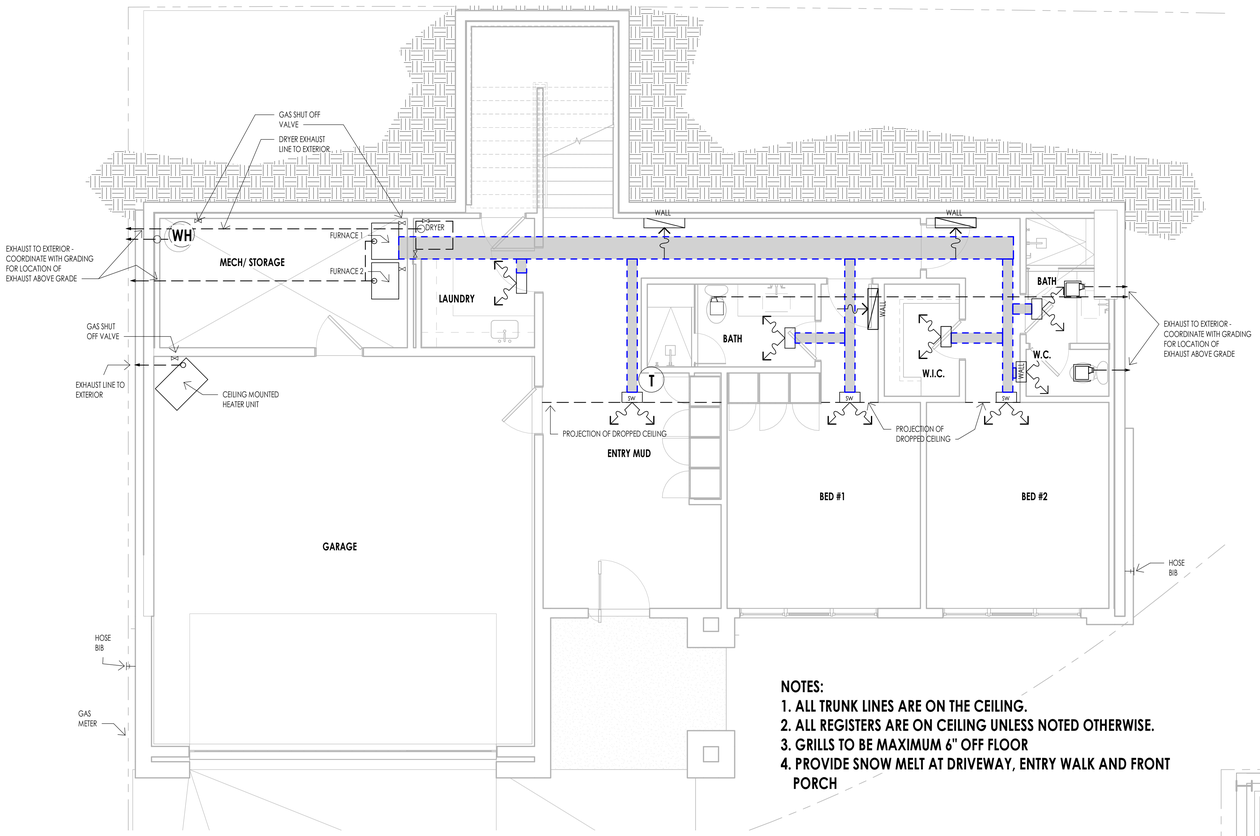
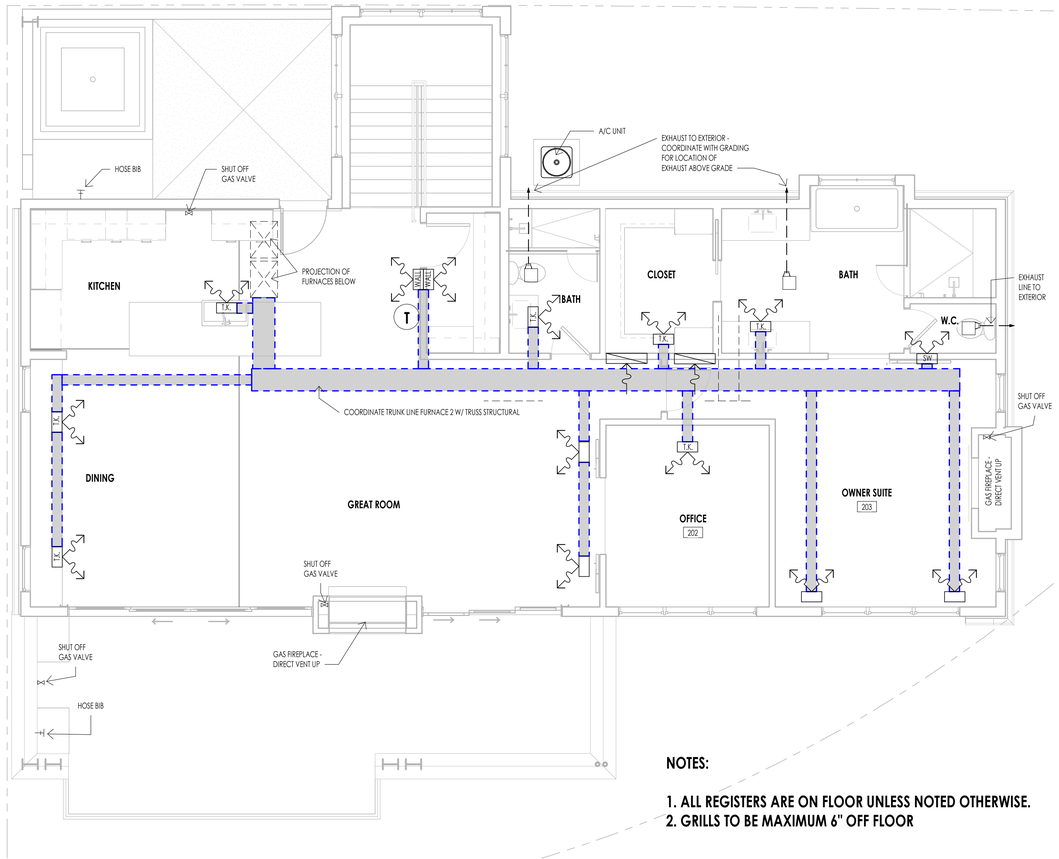
Plot Date: 9/25/2023 1:39:11 PM



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

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
T	THERMOSTAT
WH	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.

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STATE OF UTAH — JOHN M. GINGERY — 8674446 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.32
DATE: 2023.09.25
REVISIONS:

SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M102

PERMIT SET

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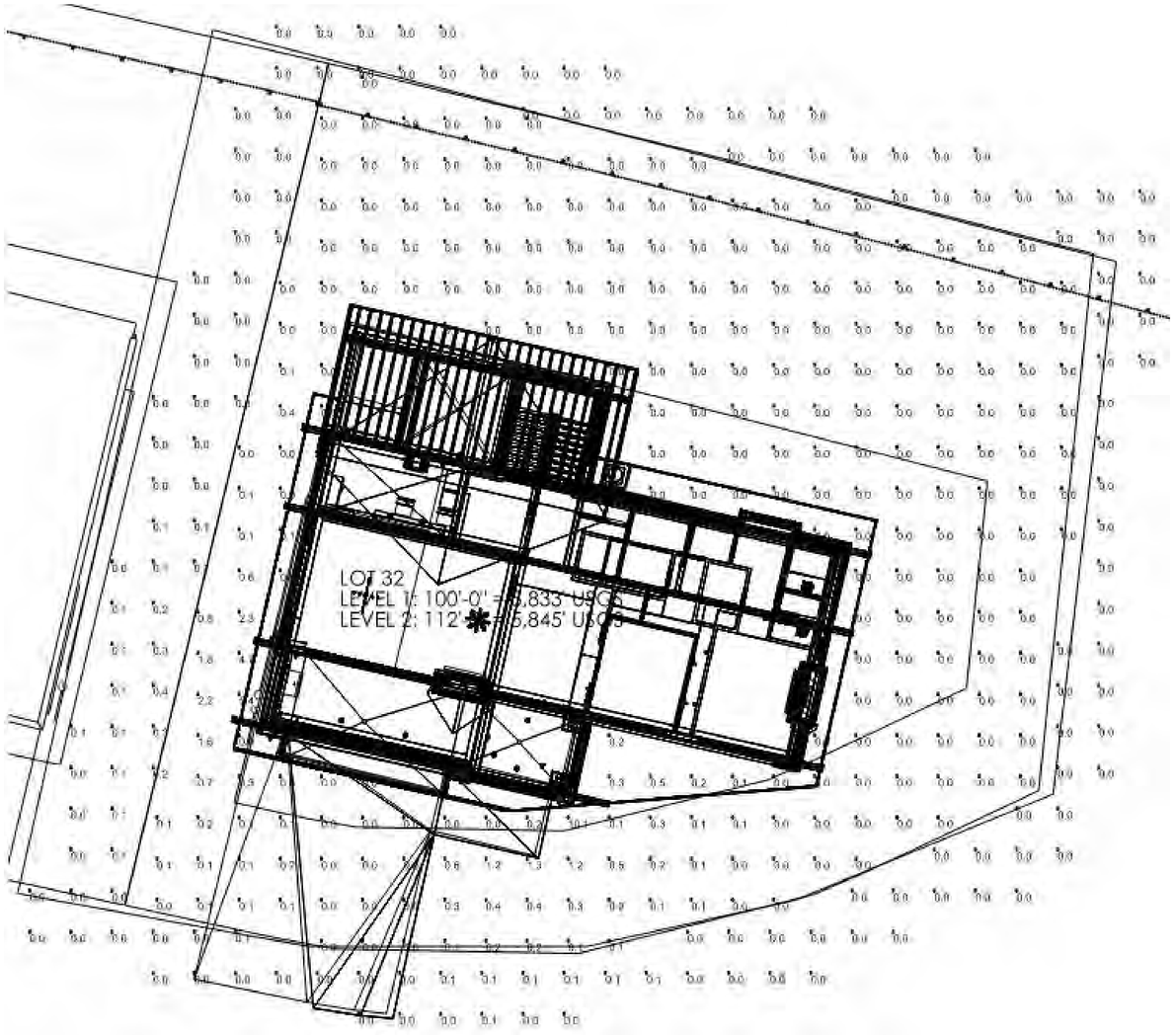
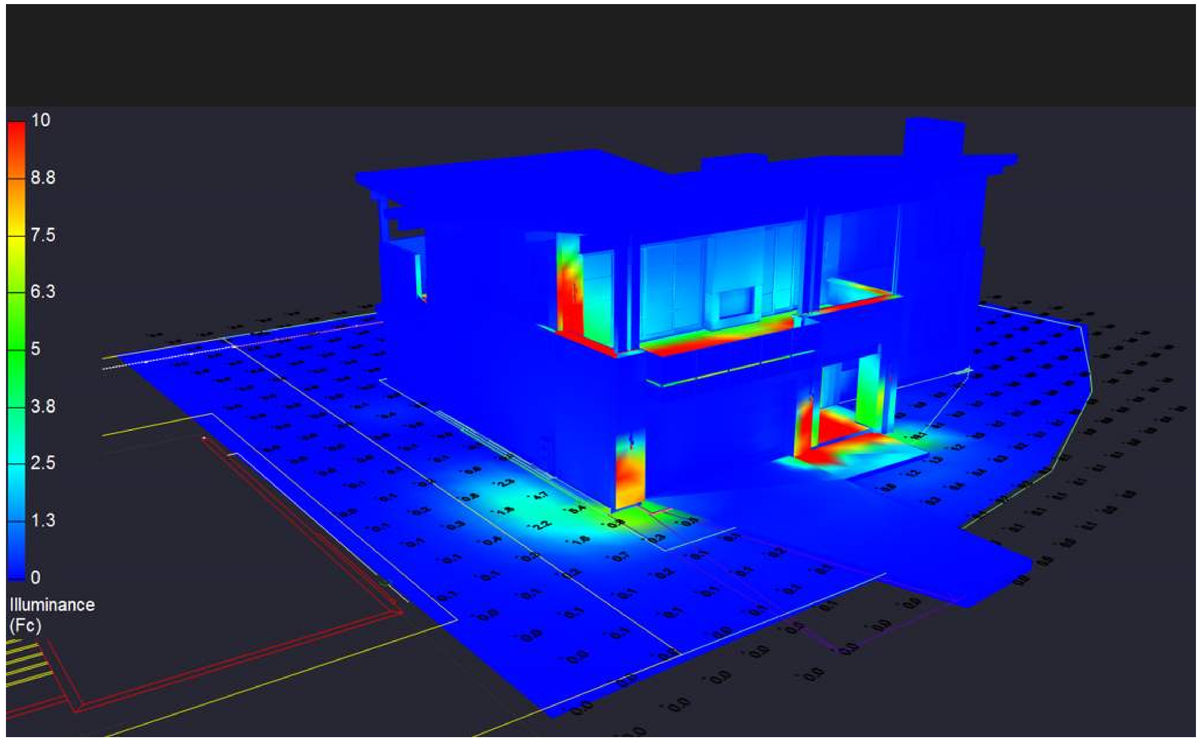
Plot Date: 9/25/2023 1:39:13 PM





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 CALCUATION AND SUMMARIES
(5 FOOT GRID)

PROFESSIONAL ENGINEER LICENSED 18688 07-25-2023 STATE OF IDAHO SPENCER C. LITTLE

SPECTRUM ENGINEERS

WARM SPRING RESIDENCES
KETCHUM, ID

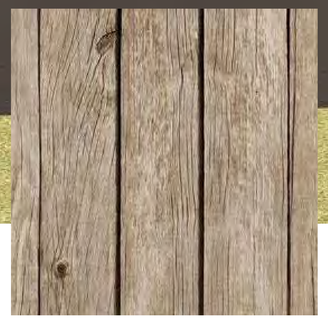
LOT 32 CALCULATIONS AND RENDERINGS

THINSET MASONRY:

ELDORADO STONE:
TIGHT DRY STACKED STONE
BLACK RIVER

VERTICAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING



GARAGE DOOR FINISH:

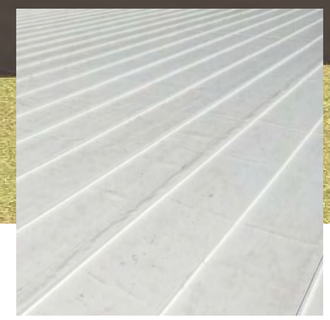
RECLAIMED DOUGLAS FIR

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

2023.09.25

VIEW FROM BALD MOUNTAIN ROAD LOOKING WEST

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2023.09.25

VIEW FROM BALD MOUNTAIN ROAD LOOKING WEST

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D301

2023.09.25

VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH WEST

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2023.09.25

VIEW FROM WARM SPRINGS ROAD LOOKING WEST AT START OF THE BUS STOP PULL OFF

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D303

2023.09.25

VIEW FROM WARM SPRINGS ROAD LOOKING SOUTH EAST

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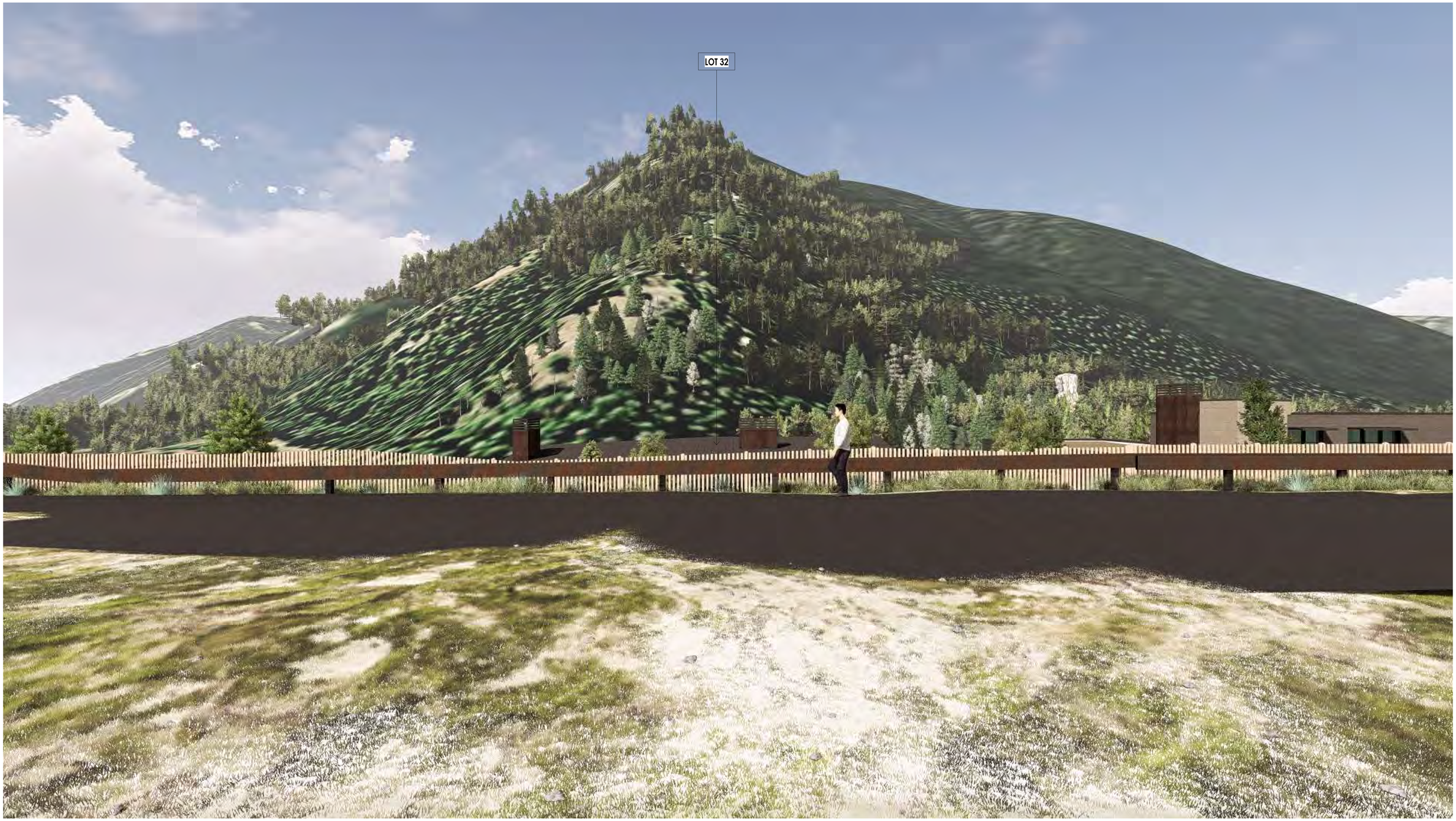
WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2023.09.25



VIEW FROM WARM SPRINGS ROAD BUS STOP LOOKING SOUTH

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.09.25

VIEW FROM WARM SPRINGS LOOKING NORTH

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2023.09.25

AERIAL VIEW FROM SOUTH LOOKING NORTH

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WARM SPRINGS RESIDENCE #32

160 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.09.25

City of Ketchum

Attachment C:

Lot 33 Plan Set

WARM SPRINGS #33

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

DRAWING INDEX

GENERAL

SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-24-2023
G002	GENERAL NOTES		
G003	BUILDING AREA ANALYSIS		
G005	SPECIFICATIONS		
G006	SPECIFICATIONS		
G007	SPECIFICATIONS	1	04-24-2023
G008	SPECIFICATIONS		
G009	SPECIFICATIONS		
G010	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
A104	LEVEL 1 FLOOR PLAN	2	06-14-2023
A105	LEVEL 2 FLOOR PLAN		
A106	LEVEL 3 FLOOR PLAN		
A107	ROOF PLAN	1	04-24-2023
A109	LEVEL 1 CEILING PLAN		
A110	LEVEL 2 CEILING PLAN		
A111	LEVEL 3 CEILING PLAN		
A201	EXTERIOR ELEVATIONS	1	04-24-2023
A202	EXTERIOR ELEVATIONS	2	06-14-2023
A301	BUILDING SECTIONS	1	04-24-2023
A302	BUILDING SECTIONS	1	04-24-2023
A303	BUILDING SECTIONS		
A401	FIREPLACE ELEVATIONS		
A501	ARCHITECTURAL DETAILS		
A502	ARCHITECTURAL DETAILS	1	04-24-2023
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A601	DOOR SCHEDULE & ELEVATIONS		
A602	WINDOW SCHEDULE & ELEVATIONS		
A603	WINDOW DETAILS		

STRUCTURAL

SHEET #	SHEET NAME	#	DATE
S101	Structural		

MECHANICAL

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

ELECTRICAL

SHEET #	SHEET NAME	#	DATE
E101	ELECTRICAL GENERAL NOTES	1	04-24-2023
E102	ELECTRICAL PLANS	1	04-24-2023

PROJECT TEAM

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THINK ARCHITECTURE:
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.

ELECTRICAL ENGINEER:
DESIGN BUILD
.
.

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OWNER:
VP PROPERTIES
240 LEADVILLE
KETCHUM, IDAHO 83340
208.726.1875

SEAL

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 (NFPA 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-B	BUILDING TYPE:	TYPE V-B
FIRE SPRINKLERD:	YES	FIRE SPRINKLER TYPE:	NFPA 72	ADDRESSABLE FIRE ALARM:	YES
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, KEE 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 COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

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. JACUZZI DRAWINGS AND SPECIFICATIONS.
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.
6. PROJECT TRIPLE PLAY - (PHONE, DATA, T.V.) SHALL BE PROVIDED BY DEFFERED 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	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV.	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DTL./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

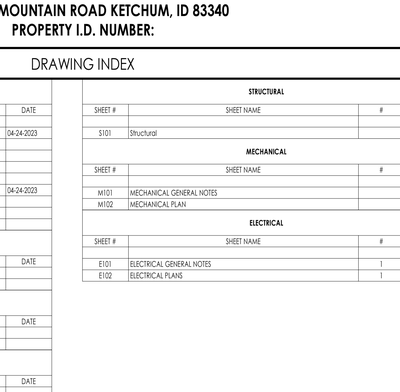
GRAPHIC SYMBOLS/ MATERIAL LEGENDS

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
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
GYPSUM BOARD OR GROUT
MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP



CITY APPROVAL STAMP

BUILDING AREAS

SEE SHEET G003 FOR AREA PLANS

OWNER & MUNICIPAL DRAWING APPROVALS

OWNER:	DATE:	CITY ENGINEER:	DATE:
CITY PLANNING & ZONING DEPARTMENT:	DATE:	CITY FIRE DEPARTMENT:	DATE:
CITY BUILDING DEPARTMENT:	DATE:	CITY POLICE DEPARTMENT:	DATE:

Plot Date: 9/25/2023 11:13:25 AM

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STATE OF UTAH — JOHN M. GINGERY — 8827496 — LICENSED ARCHITECT

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

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

PERMIT SET

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 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, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN 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 COMPLIMENTARY 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.

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.

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 BACKING MAY 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 PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). 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 IN THE CONTRACT DOCUMENTS. AT THE END 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 STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND 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 BY 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 SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE 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 NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.

a. STORAGE STRUCTURE:
PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT 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 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 WEATHERTIGHT, 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 PACKING, 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 IDENTIFICATIONS:
NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED 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 DEBRIS. PROVIDE TEMPORARY BARRICADES 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 DEFINED 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 INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F. IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.

b. VENTILATION:
VENTILATE ENCLOSED AREAS TO ASSIST 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 INTERVALS 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 FOR 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.

a. 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 DISFIGUREMENT.

b. EXPANSION AND MOVEMENT:
ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.

c. ISOLATION OF DISSIMILAR ITEMS:
ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETERIORATION AND ELECTROLYTIC ACTION.

d. 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.

e. ADJUSTMENTS:
ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.

C33. EXAMINATION OF CONDITIONS:
EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.

C34. 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.

C35. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.

C36. GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. IN ADDITION ALL WINDOWS MUST MEET THE "AAMA" WINDOW STANDARDS FOR INSTALLATION. THE CONTRACTOR SHALL OBTAIN, AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAMA" STANDARDS IN ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDED WITHIN THE DRAWINGS.

C37. ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEMBRANE SHALL BE PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS.

C38. 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 MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. 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 LANDLORD 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 FIRST 90 DAYS OF WORK.

S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURED" 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 ORDERLY 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 ARCHITECTS 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 ¼ 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 ¼ 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 ¼ 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 ¼ 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 CLOSEOUT:

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 PUNCHLIST 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.

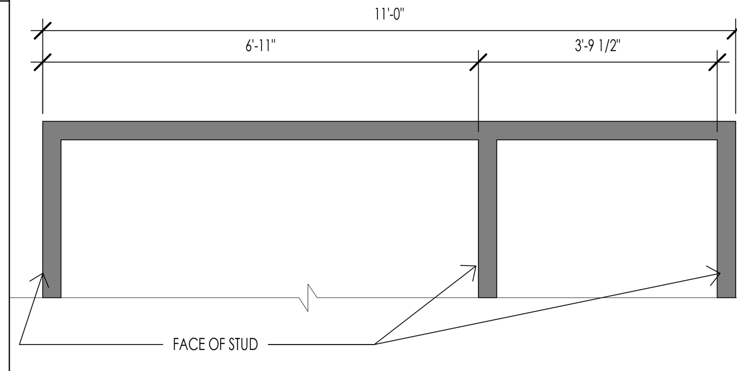
e. MAINTENANCE MANUALS AND WARRANTIES:
FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.

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.

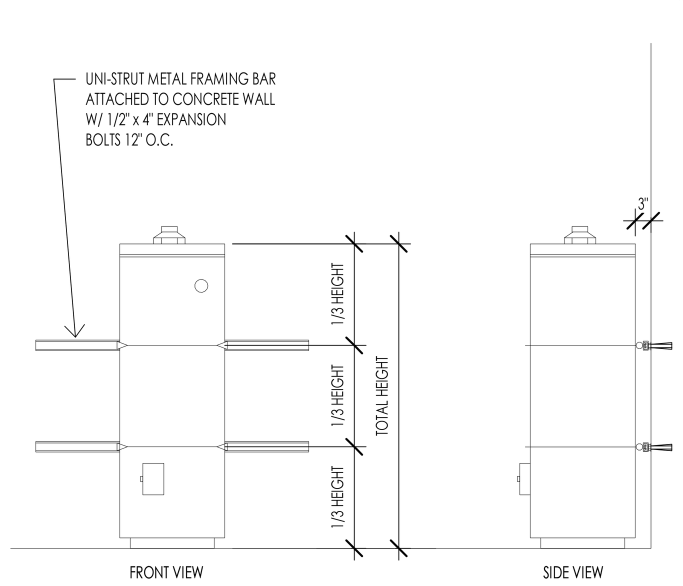
g. SUBCONTRACTORS:
PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.

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. 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 G002
1/2" = 1'-0"



WATER HEATER SIESMIC STRAPPING 2 G002
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	OWENS CORNING FORMULAR CW15/CW25 PLUS 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	JOHNS MANVILLE **SPIDER® 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 **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
4.	FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
5.	ROOFING: VENT BAFFELS	BELOW 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 **CORBOND® MCS** CLOSED-CELL SPRAY FOAM INSULATION
7.	ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE **CLIMATE PRO® FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
9.	RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
10.	AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
11.	MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
12.	INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® 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 AT WARM SIDE ONLY.

PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:
(A) BLOWER DOOR TEST FOR BUIDLING 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.
1. AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.
2. TO BE PERFORMED AFTER DRYWALL INSTALLATION AND MUD AND TAPE.
3. CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALATION OF ENVELOPE SEALING.

RESCHECK/ ENERGY COM CHECK

REScheck Software Version 4.7.2
Compliance Certificate

Project Warm Springs #33

Energy Code:	**2015 IECC**
Location:	**Ketchum, Idaho**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**3,043 ft2**
Glazing Area	**22%**
Climate Zone:	**6 (8280 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
Bald Mountain Road
#33
Ketchum, ID 83340

Owner/Agent:
VP Companies
240 Leadville
Ketchum, ID 83340
208-726-1875

Designer/Contractor:
John Shirley
Think Architecture
7927 High Point Pkwy
Suite 300
Sandy, UT 84094
8012690055
jmshirley@thinkaec.com

Compliance: Passes using UA trade-off

Compliance: **3.8% Better Than Code** Maximum UA: **526** Your UA: **506**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path 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

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Slab on grade: Slab-On-Grade:Unheated Insulation depth: 4.0'	189		14.0	0.658	0.033	0	0
Floor over Garage: All-Wood Joist/Truss:Over Unconditioned Space	638	30.0	0.0	0.033	0.033	21	21
Basement Walls: Solid Concrete or Masonry Wall height: 10.5' Depth below grade: 10.5' Insulation depth: 10.5'	770	15.0	14.0	0.028	0.050	22	39
South Elevation: Wood Frame, 16" o.c.	1,508	23.1	7.0	0.038	0.045	29	35
Windows: Metal Frame:Double Pane with Low-E	324			0.300	0.320	97	104
Doors: Glass	216			0.320	0.320	69	69
Door Garage: Solid	200			0.500	0.320	100	64
West Elevation: Wood Frame, 16" o.c.	1,009	23.1	7.0	0.038	0.045	37	44
Windows: Metal Frame:Double Pane with Low-E	40			0.300	0.320	12	13
North Elevation: Wood Frame, 16" o.c.	389	23.1	7.0	0.038	0.045	9	11

Project Title: Warm Springs #33 Report date: 06/06/22
Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #33.rck Page 1 of10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Windows: Metal Frame:Double Pane with Low-E	147			0.300	0.320	44	47
East Elevation: Wood Frame, 16" o.c.	609	23.1	7.0	0.038	0.045	21	25
Windows: Metal Frame:Double Pane with Low-E	45			0.300	0.320	14	14
Roof - Level 1: Flat Ceiling or Scissor Truss	1,540	50.0	10.0	0.020	0.026	31	40

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit 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.

Julio Caceres - BIM Operator — 06/06/2022
Name - Title Signature Date

Project Title: Warm Springs #33 Report date: 06/06/22
Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #33.rck Page 2 of10

Think© Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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fax 801.269.1425
www.thinkaec.com

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STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

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

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G002

PERMIT SET

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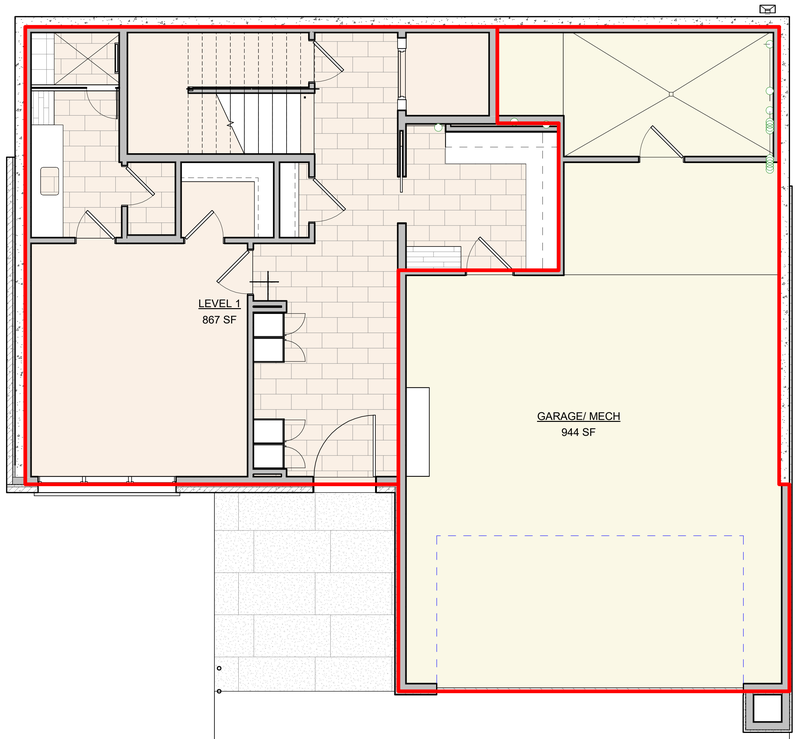
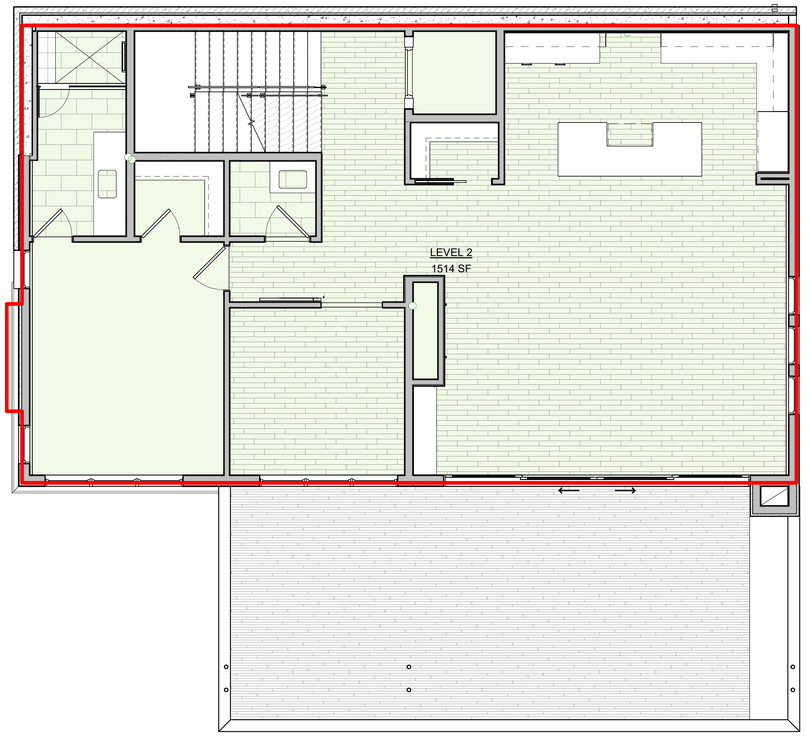
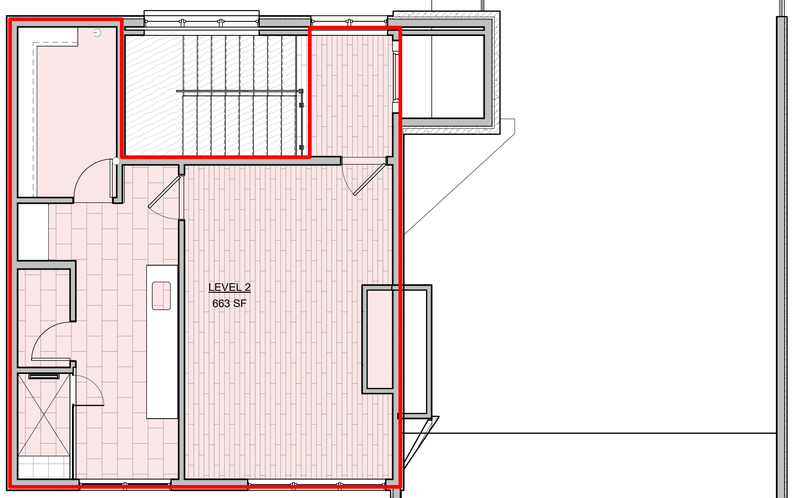
Plot Date: 9/25/2023 11:13:34 AM



AREA PLAN LEVEL 1 — 1/4" = 1'-0" — 1 G003



AREA PLAN LEVEL 2 — 1/4" = 1'-0" — 2 G003



AREA PLAN LEVEL 3 — 1/4" = 1'-0" — 3 G003

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	

Plot Date: 9/25/2023 11:13:37 AM

PERMIT SET

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH — JOHN M. GRINLEY — 8874408 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
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 106.4 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-SUBMITT 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 SOMEPLACE AND ARE NOT CONTRADICTORY WITH OTHER PORTIONS OF THE DRAWINGS AND SPECIFICATIONS. NO FRAGMENT OF THE PLANS AND SPECS TAKE PRECEDENCE OVER OTHER FRAGMENTS. THE DOCUMENTS MUST BE CONSIDERED AS A WHOLE. IF A CONFLICT OR CONTRADITION DOES OCCUR, THE MOST STINGENT 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 APPROVED 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 A.1 & A.2
ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83340
OWNER: VP 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 BY 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 TO 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, ASI, 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 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.

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

01-07 OPERATION AND MAINTENANCE DATA

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

GENERAL
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 ROOFING 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 RESUBMITTALS.

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 ARCHITECT'S 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 ARCHITECT'S 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 COPIE(S) 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 ACCURATELY 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.

e. 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 ARCHITECTURAL/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 CONTROLS
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC.
6. FACTORY BUILT FIREPLACES.

DEFERRED SUBMITTAL PROCESS:

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 SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL 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 INTENT OF THE STRUCTURE.

4. THE REVIEWED 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 REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL.

7. 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 4,000 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.

EXECUTION
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 3,000 PSI MINIMUM COMPRESSIVE STREGTH, 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.

EXECUTION
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 6" 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 4,000 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"-W1.4 X W1.4 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

EXECUTION
ALL SLABS SHALL BE PLACED ON 2" RIGID INSULATION BOARD OVER 6 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 HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE DUCTWORK AS PER PLANS PROVIDED 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 4,000 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" -W1.4 X W1.4 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

EXECUTION
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 4,000 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.

EXECUTION
ALL STEPS SHALL BE PLACED ON 6" 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 STEPS.

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 3,000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECENDENCE OVER MINIMUM STANDARDS SPECIFIED.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXECUTION
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 6" 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.

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 FORM WORK, 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.

CONTRACTOR SHALL COORDINATE PLACEMENT OF WEEP HOLES AT THE BASE OF THE CONCRETE RETAINING WALL.

03-18 CAST IN PLACE GARAGE CONCRETE SLABS

GENERAL/PRODUCTS
INTERIOR CONCRETE GARAGE SLABS TO BE 4,000 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" -W1.4 X W1.4 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.

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

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

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.

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

THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL DESIGN BUILD CONTRACTOR FOR EXTENT OF RADIANT HEATING TUBES IN CONCRETE SLAB. CONTRACTOR SHALL COORDINATE PLACEMENT,. AND ASSURE THAT ALL TUBES ARE IN TOP HALF OF CONCRETE SLAB. PROVIDE 1 1/2" RIGID INSULATION UNDER ALL SLABS WITH RADIANT HEATING. COORDINATE WITH DETAILS ON PLANS.

03-62 CONCRETE TOPPING SLABS

GENERAL/PRODUCTS
1 1/2" LIGHTWEIGHT CONCRETE TOPPING SLAB ON PLYWOOD FLOORING.

COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI

15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING

EXECUTION
COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

PLACE CONCRETE FLOOR TOPPING CONTINUOUSLY IN A SINGLE LAYER, TAMPING AND CONSOLIDATING TO ACHIEVE TIGHT CONTACT WITH BONDING SURFACE.

SCREED SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF TO CORRECT ELEVATIONS, AND SLOPE SURFACES UNIFORMLY WHERE INDICATED.

RADIANT TUBES SHALL BE PLACED ON TOP OF PLYWOOD FLOORING PRIOR TO PLACEMENT OF TOPPING SLAB. LAYOUT OF TUBING SHALL BE PROVIDED BY THE DESIGN BUILD GENERAL CONTRACTOR, AND SHALL BE PROTECTED FROM PUNCTURE PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT ALL TUBING TO PREVENT DAMAGE TO ANY PIPES. ALL DAMAGE WILL THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL/ PLUMBING CONTRACTORS TO REPAIR AT NO COST TO THE OWNER.

CONTRACTOR ALTERNATE:
THE CONTRACTOR SHALL PROVIDE AS AN ALTERNATE TO THE OWNER THE PRICE TO PROVIDE 1/2" RIGID INSULATION UNDER THE LIGHTWEIGHT CONCRETE SLAB FOR ISOLATION OF RADIANT TUBES TO PLYWOOD. PROVIDE PRICING AS AN ADD ALTERNATE FOR OWNER APPROVALS

DIVISION 4 MASONRY

04-40 EXTERIOR STONE VENEER

GENERAL/PRODUCTS
STONE VENEER AT EXTERIOR OF BUILDING AS SHOWN ON DRAWINGS.

STONE TO BE : QUARTZITE FROM LOCAL QUARRY

PATTERN: RANDOM HORIZONTAL ASHLER LAY TO BE VERIFIED BY THE ARCHITECT FROM MOCK-UP

COLOR: MIX OF BUFF AND GRAY

MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.

JOINTS IN STONE VENEER TO BE: DRY-STACK AS APPROVED BY ARCHITECT AT TIME OF MOCKUP.

FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.

SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.

SUBMITTALS
4 FT X 4 FT SAMPLE PANEL AT SITE OF EACH STONE TYPE INDICATED AND LAY PATTERN INDICATED. CONTACT ARCHITECT AND OWNER TO REVIEW AFTER SAMPLE PANEL IS COMPLETE FOR APPROVAL. PROVIDE 1 WEEK NOTICE.

EXECUTION
ARRANGE STONES IN PATTERN AS APPROVED BY ARCHITECT FROM SAMPLE PANEL ON SUBMITTALS

PLACE WEEP HOLES AND VENTS IN JOINTS WHERE MOISTURE MAY ACCUMULATE, INCLUDING AT BASE OF CAVITY WALLS, ABOVE SHELF ANGLES, AND AT FLASHING.

ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN DRAWINGS.
SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.

MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND VAPOR BARRIER.

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS. AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

STONE AND MASONRY VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 703 TABLE R703.4 AND FIGURE R703.7.2.1 AND R703.7.2.2. THESE VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. HEIGHTS MAY BE EXCEEDED IF ENGINEERED PER I.R.C.

MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R703, R1001 AND R1003.

A. MASONRY VENEERS SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS, OR OTHER APPROVED MATERIALS AS PER INTERNATIONAL RESIDENTIAL CODE. (I.R.C. R703.7.2)
B. MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1 INCH. (R703.7.4) WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES. (I.R.C. R703.7.4)
C. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. (I.R.C. R703.7.4.2), OTHERWISE PROVIDE APPROVED MEMBRANE PER IRC TABLE R703.4 NOTE M. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE. (I.R.C. R703.7.4.3)
D. ANCHORAGE SIZE & SPACING, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE X 7/8 INCH CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. (I.R.C. R703.7.4.1)

EXCEPTIONS: IN SEISMIC DESIGN CATEGORY D1 OR D2 & IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT, EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. IRC 703.7.4.1 EXCEPTION.

E. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER & PLACED WITHIN 12 INCHES OF THE WALL OPENING. (SEE I.R.C. SECTION R703.7.4.1.1)
F. MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTABLE MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN TABLE R703.7.3 OF THE I.R.C. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. (I.R.C. R703.7.3)
G. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT (IRC 703.7.5). FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT ENTRY OF WATER INTO THE BUILDING AS PER IRC 703.8.
H. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLE SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. (I.R.C. R703.7.6)
I. IN SEISMIC CATEGORY OTHER THAN A,B, OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. SEE STRUCTURAL FOR SEISMIC CATEGORY. (I.R.C. R703.7). MASONRY HEIGHT SHALL BE LIMITED PER 703 EXCEPTIONS. IN CATEGORY D1, MASONRY VENEER HALL NOT EXCEED 20' ABOVE THE FOUNDATION WITH AN ADDITIONAL 8' PERMITTED FOR GABLED ENDS AND WHERE THE LOWER 10' MAX. HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10' IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN CONNECTORS AS REQUIRED PER R703.7 EXCEPTION 3 OR 4 AS APPLICABLE. HEIGHT MAY BE EXCEEDED IF ENGINEERED PER I.R.C. R301.
J. PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED AS PER I.R.C. TABLE R703.4 UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.

04-48, 04-49 STONE VENEER COMPONENTS

GENERAL/PRODUCTS
STONE VENEER COMPONENTS ARE:
CUT STONE WALL CAPS- CHOPPED SANDSTONE
CUT STONE WINDOW SILLS - CHOPPED SANDSTONE
CUT STONE COLUMN CAPS- CHOPPED SANDSTONE
CUT STONE WINDOW /DOOR HEADERS- CHOPPED SANDSTONE

STONE TO BE : QUARTZITE FROM LOCAL QUARRY
STONE COLOR TO BE: MIX OF BUFF AND GRAY

MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.

STONE TO BE CUT AND INSTALLED PER DETAILS WITHIN DRAWINGS

FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.

SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.

SUBMITTALS
PROVIDE SAMPLE OF EACH COMPONENT TO BE INCLUDED WITHIN THE SAMPLE BOARD FOR REVIEW BY OWNER AND ARCHITECT.

EXECUTION
WALL CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS LEVEL AND SHALL SLOPE AS INDICATED ON DRAWINGS OR WITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAGE AWAY FROM BUILDING.

WINDOW SILLS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL SILLS LEVEL AND SHALL SLOPE AS INDICATED ON DRAWINGS FOR DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAGE AWAY FROM BUILDING

COLUMN CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS TO SLOPE AS INDICATED ON DRAWINGS OR WITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. COLUMN CAPS SHALL BE PROVIDED IN 4 PIECES WITH ALL JOINTS AT CORNERS, UNLESS SHOWN OTHERWISE ON DRAWINGS. TOP SHALL SLOPE AWAY FROM CENTER TO EDGE AS NOTED ON DRAWINGS.

WINDOW AND DOOR HEADERS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL DOOR AND WINDOW HEADERS LEVEL.

ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN DRAWINGS.

SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.

MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND DRAIN PLANE AND WEATHER BARRIER.

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS.AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G005

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Plot Date: 9/25/2023 11:13:37 AM

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, SPLICES, 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-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 ROUGHNESS. REMOVE BLEMISHES BY FILLING 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.

05-02, 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, SPLICES, 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.

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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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, SPLICES, 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 NUTS; 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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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 ROUGHNESS.

REMOVE BLEMISHES BY FILLING 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, SPLICES, 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 ROUGHNESS.
REMOVE BLEMISHES BY FILLING 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-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat.
3) Topcoat: Epoxy-modified latex, interior, eggshell, (Gloss Level 3), MPI #254/MPI #254X-Green: S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, B73-300 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 R311.7.7:

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 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 NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

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

1. TYPE I. HANDRAILS WITH A CIRCULAR CORSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 ¼ 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 4 INCHES (102 MM) AND NOT GREATER THAN 6 ¼ INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ 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 ¾ INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST 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 ¾ INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES (32 MM) TOA MAXIMUM OF 2 ¾ INCHES (70 MM). EDGES SHALL HAVE 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 FABRICATONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

1- CHIMNEY COVER CHASE. FINISH AS NOTE #2 BELOW.

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, 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 NUTS; 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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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-Cryl Universal Primer, B66-310 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, B66-650 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 ROUGHNESS.

REMOVE BLEMISHES BY FILLING 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" SOLID 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 SUPPORT AND ANCHOR STAIRS AND PLATFORMS ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND JOIN SO 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
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. SEE I.R.C. SECTION R317& LOCAL JURISDICTION'S REGULATIONS.

EXECUTION
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O. COORDINATE WITH STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT (I.R.C. R319.1). SEE I.R.C. SECTION R319 & LOCAL JURISDICTION'S REGULATIONS AS REQUIRED BY IRC. TABLE R301.2(1) ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN INDIVIDUAL SECTIONS.

WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R319.1 (5)).

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. (I.R.C. R323.1 (2 & 3)) WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARdvTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES. INSTALL SILL SEALER FOAM UNDER ALL SILL PLATES AT CONCRETE FOUNDATION WALLS AND SLABS.

PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.

HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
A. APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.
B. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.
C. BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

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 (302.11.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.11. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.

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 SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 (1))

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (IRC 302.11 (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. (IRC 302.11 (3) AND IRC 302.7)

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (IRC 302.11 (4))

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (IRC 302.11 (5))

F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB 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 FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (IRC 302.12)

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. (IRC 302.11 (1)).

H. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELLING UNIT SEPARATION. (IRC 302.11 (6))

06-15 WOOD FURRING

GENERAL/PRODUCTS
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTERWOOD STUDS AS SHOWN ON DRAWINGS.

EXECUTION
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O.

PROVIDE 2X SOLID WOOD FIREBLOCKING 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 SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.

HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)).

PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.

APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

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.

06-22, 06-23 HEAVY TIMBER FRAMING

GENERAL/PRODUCTS
TIMBER BEAMS/COLUMNS/ TRUSSES/ROOF PURLINS /HAUNCHES 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 RESYSTA

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.
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.

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 JOIST/TRUSSES.

PROVIDE BLOCKING AT ALL PANEL EDGES

COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL HOLD DOWNS, HURRICANE TIES.

06-45 PLYWOOD/ OSB FLOOR SHEATHING

GENERAL/PRODUCTS
FLOOR SHEATHING TO BE: 3/4" T & G A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

EXTENT OF PLYWOOD FLOOR SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

EXECUTION
NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS.

PROVIDE BLOCKING AT ALL PANEL EDGES

PROVIDE CONTINUOUS CONSTRUCTION ADHESIVE AT ALL FLOOR SHEATHING TO FLOOR JOIST.

06-50 PRE-ENGINEERED ROOF TRUSSES

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF ROOF TRUSSES

06-55 PRE-ENGINEERED FLOOR JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, REQUIRED FOR INSTALLATION OF FLOOR JOISTS

COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH FLOOR TRUSSES.

PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS.

MEET REQUIEMENTS PER IRC 502.4.
A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD.

B. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER I.R.C. SECTION R408.4.

06-56 PRE-ENGINEERED ROOF JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF FRAMING MEMBERS.

COORDINATE WITH OTHER TRADES(MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS.

06-58 STRUCTURAL LAMINATED BEAMS

GENERAL/PRODUCTS
LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC.

GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

ALL JOIST AND BEAM HANGERS SHALL BE PER STRUCTURAL DRAWINGS, AND INTENDED FOR USE SHOWN. DO NOT USED JOIST HANGERS NOT INTENDED FOR USE SPECIFIED.

06-59 STRUCTURAL COLUMNS

GENERAL/PRODUCTS
COLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL LUMBER, ETC.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

06-62 EXTERIOR WOOD TRIM

GENERAL/PRODUCTS
ALL EXTERIOR WOOD TRIM WORK AS SPECIFIED ON DRAWINGS AND DETAILS. CONTRACTOR TO COORDINATE WITH DRAWINGS AND DETAILS.

MANUFACTURER: ----
WOOD TRIM TO BE: CEDAR BOARDS
WOOD TRIM GRADE: SELECT
WOOD TRIM FINISH TO BE: STAINED
STAIN COLOR/MANUF TO BE: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

FASCIA AND SOFFIT TO BE :
FASCIA- CEDAR BOARDS BUILT-UP AS PER DETAILS IN THE DRAWINGS.
SOFFIT- 1 X 6 T & G CEDAR
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

SUBMITTALS
SUBMIT 12" SAMPLE OF EACH TYPE OF TRIM, FINISH AND EACH STAIN OR PAINT COLOR.

EXECUTION
ALL EXTERIOR WOODWORK TO BE PRE-PAINTED OR STAINED PRIOR TO INSTALLATION ON ALL SIDES OF TRIM.

ALL INSTALLATION SHALL BE PER MANUFACTURERS OR APPLICABLE STANDARDS FOR INSTALLATION.

NAIL ALL TRIM WITH GALVANIZED OR STAINLESS STEEL FINISH NAILS. ALL NAILING SHALL EXTEND THROUGH WALL SHEATHING AND INTO STUD FRAMING MINIMUM OF 1". COUNTERSINK ALL NAIL HEADS.

INSTALL SIDING AND TRIM OVER WALL VENTILATION MATRIX OVER TYVEK OR EQUAL VAPOR BARRIER.

06-75 INTERIOR STAIR FRAMING

GENERAL/PRODUCTS
ALL STAIR FRAMING AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.

UNLESS SPECIFIED ON DRAWINGS, CONTRACTOR SHALL PROVIDE 1 1/4" X 11 7/8" LVL STRINGERS AT INTERIOR STAIRS. PROVIDE ONE (1) STRINGER AT EACH SIDE, AND A MINIMUM OF TWO (2) STRINGERS BETWEEN. IN NO INSTANCE SHALL A STRINGER EXCEED 16" O.C. SPACING.

PROVIDE 5/4" HARDWOOD TREAD MATERIAL OVER 3/4" PLYWOOD STAIR TREAD. GLUE AND SCREW MATERIAL TO STRINGERS.

PROVIDE 3/4" HARDWOOD RISER MATERIAL OVER 3/4" PLYWOOD STAIR RISER. GLUE AND SCREW MATERIAL TO STRINGERS.

EXECUTION
STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.

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.

C. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.5.

D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM « 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)

06-84 INTERIOR STANDING AND RUNNING TRIM

GENERAL/PRODUCTS
BASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CROWN MOLD: PROFILE AS SELECTED BY INTERIOR DESIGNER.
WINDOW SILL: PROFILEAS SELECTED BY INTERIOR DESIGNER.
MANUFACTURER: SEE INTERIOR DESIGNER DRAWINGS.
MATERIAL: SEE INTERIOR DESIGNER DRAWINGS.
STAIN- CUSTOM AS SELECTED

COORDINATE WITH INTERIOR DRAWINGS FOR TYPE OF INTERIOR TRIM. TRIM TO BE EITHER PAINT OR STAIN GRADE

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

EXECUTION
INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.

ALL TRIM MUST BE LEVEL AND PLUMB.

06-85 INTERIOR STAIR RAILING

GENERAL/PRODUCTS
ALL INTERIOR STAIR RAILING AS PER INTERIOR DESIGN DRAWINGS, AND ARE NOT INCLUDED WITHIN THE SHELL PACKAGE OF THE BUILDING. SEE INTERIOR DESIGN PACKAGE.

THE INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.

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.

EXECUTION
SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS.

06-89 INTERIOR WOOD COLUMNS

GENERAL/PRODUCTS
ALL INTERIOR WOOD COLUMNS WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

06-90 INTERIOR WOOD BEAMS

GENERAL/PRODUCTS
ALL INTERIOR WOOD BEAM WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING

GENERAL/PRODUCTS
FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND FOUNDATIONS.

DAMPPROOFING SHALL BE: HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFING

FOUNDATION DRAIN: SEE SECTION 31-06 -DEWATERING, FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA FOR SPECIFIED PRODUCT. PROVIDE SAMPLES, WARRANTIES, ETC. FOR REVIEW/APPROVAL

EXECUTION
BE SURE SURFACES IS CLEAN AND IN GOOD REPAIR. SURFACE MUST BE FREE OF DIRT, RESIDUES, WATER REPELLENT COMPOUNDS.

ALL HOLES, CRACKS AND RECESSED JOINTS MUST BE FILLED WITH CEMENT MORTAR FOR A SMOOTH, CLEAN SURFACE.

PROVIDE TWO (2) COAT SYSTEM WITH A BASE COAT APPLIED AT A RATE OF 1.5 GAL PER 100 SQ. FT. ALLOW 24 HOURS DRYING PRIOR TO SECOND COAT APPLIED AT 2 GAL. PER 100 SQ. FT. ALLOW 48 HOURS DRYING PRIOR TO BACK FILL.

DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE.

TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.

07-02 SPRAY APPLIED FOUNDATION WATERPROOFING

GENERAL/PRODUCTS
RUBBERIZED-ASPHALT WATERPROOFING MEMBRANE, REINFORCED WITH MOLDED-SHEET DRAINAGE PANELS, AND INSULATION WHERE SHOWN ON DRAWINGS.

MEMBRANCE MANUFACTURE TO BE.
CARLISLE COATINGS & WATERPROOFING INC.; CCW-500R OR EQUAL.
CARLISLE COATINGS & WATERPROOFING INC.: MIRADRAIN 2000 OR EQUAL.

FOUNDATION DRAIN:
SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

SHOP DRAWINGS: SHOW LOCATIONS AND EXTENT OF WATERPROOFING. INCLUDE DETAILS FOR SUBSTRATE JOINTS AND CRACKS, SHEET FLASHINGS, PENETRATIONS, INSIDE AND OUTSIDE CORNERS, TIE-INS TO ADJOINING WATERPROOFING, AND OTHER TERMINATION CONDITIONS.

EXECUTION
WARRANTY PERIOD: [FIVE] YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

A FIRM THAT IS APPROVED OR LICENSED BY MANUFACTURER FOR INSTALLATION OF WATERPROOFING REQUIRED FOR THIS PROJECT AND IS ELIGIBLE TO RECEIVE SPECIAL WARRANTIES SPECIFIED.
CONDUCT PRE-INSTALLATION CONFERENCE AT PROJECT SITE.
APPLY WATERPROOFING WITHIN THE RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY WATERPROOFING MANUFACTURER. DO NOT APPLY WATERPROOFING TO A DAMP OR WET SUBSTRATE, OR WHEN TEMPERATURE IS BELOW 0 DEG F.
CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE CLEAN, DUST-FREE, AND DRY SUBSTRATE FOR WATERPROOFING APPLICATION.
REMOVE GREASE, OIL, FORM-RELEASE AGENTS, PAINTS, CURING COMPOUNDS, AND OTHER PENETRATING CONTAMINANTS OR FILM-FORMING COATINGS FROM CONCRETE.
PREPARE AND TREAT SUBSTRATES TO RECEIVE WATERPROOFING MEMBRANE, INCLUDING JOINTS AND CRACKS, DECK DRAINS, CORNERS, AND PENETRATIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G006

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Plot Date: 9/25/2023 11:13:38 AM

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 OR 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	2"	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

FLOOR INSULATION			
FLOOR OVER UNHEATED BASEMENT	UNFACED BATTS	VERIFY	R-30
FLOOR UNDER RADIANT HEAT	BLOWN-IN	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 TO BE CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)	BLOWN-IN	5 1/2"	R-22.5
2 X 4 WOOD FURRED-EXTERIOR WALLS (CERTAINTEED CertaSpray with 2.0 pcf and R-value of 6.5 per inch))	CLOSED-CELL FOAM	3 1/2"	R-22.75
ROOF INSULATION			
ROOF AT SHALLOWER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS			R-24.5
PLUS FULL DEPTH OF JOIST CAVITY			R-38.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)		TOTAL=	R-49.0
ROOF AT DEEPER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS			R-24.5
PLUS FULL DEPTH OF JOIST CAVITY			R-56.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)		TOTAL=	R-80.5
INTERIOR AND SPECIALITY REQUIRED INSULATION			
INTERIOR WALLS — SOUND	BATTS	3-1/2"	R11
MECHANICAL TYPE ROOMS WALLS AND (CEILINGS WHERE APPLICABLE) — SOUND	BATTS	5"	R19
BATHROOMS — SOUND BATTS / INSULATION BATTS	BATTS	5 1/2" OR 3 1/2"	R-11 - R19
INTERIOR FLOORS/ CEILING SOUND RATING REQ'D	BATTS	3 1/2"	R-11
DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED	1"
MECHANICAL AND PLUMBING — STUD CAVITY WITH PLUMBING DRAIN 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 MANUFACTURERE DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

EXECUTION
FILL ALL VOIDS AS REQUIRED.

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

EXECUTION
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 EXCEED 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 WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

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 MANUFACTURES 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 OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

START WEATHER BARRIER INSTALLATION AT A BUILDING CORNER, LEAVING 6-12 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. ENSURE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 6 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.

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: 1X4 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: 1X8 SHIP-LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR SEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSROADS".

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 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 MANUFACTURER'S 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.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FACTORY PRIMED 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 WATERTIGHT; DO NOT PERMIT THE PASSAGE OF WATER; AND RESIST SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATING SHALL BE A UL CLASS B RATING.

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 BODIES 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 MANUFACTURER'S 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 MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S 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: FIBERTITE,DOW ROOFING SYSTEMS, CARLILE ROOFING, OR APPROVED EQUAL REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

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ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:
A. MEMBRANE TYPE: KEE.
B. MEMBRANE THICKNESS: 30 MIL.
C. COLOR:ENERGY EFFICIENT GREY.
D. FLASHINGS MEMBRANE: SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSUPPORTED MEMBRANE FOR FIELD-FABRICATED DETAILS USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED WITH SCRIM-REINFORCED MEMBRANE.
E. COVER BOARD: DENSDECK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

SUBMITTALS
PRODUCT DATA:, INCLUDING:MANUFACTURER'S 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; MANUFACTURER'S STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURER'S 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 MANUFACTURE'S STANDARD. DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURER'S 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. NAILERS 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 MANUFACTURER'S 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 BILLOWING DURING APPLICATION.

VERIFY ALL ROOFTOP 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

07-164 METAL SHEET BATTEN-SEAM ROOFING
GENERAL/PRODUCTS
ARCHITECTURAL METAL ROOFING: BONDERIZED METAL
MBCI- MANUFACTURE
COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY".
DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

SUBMITTALS
SAMPLES FOR VERIFICATION OF SHINGLE 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 PERPENDICULA RAFTERS) 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 KEYED 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, EDGE 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.

SLIP SHEET: BUILDING PAPER, 3-LB/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 LOOSEN, AND SHALL REMAIN WATERTIGHT. 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, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.

INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERTIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.

SPACE CLEATS 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 CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMACNA.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WATERTIGHT 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 WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

UNDER AND AT THE ENDS 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 BUILT-IN GUTTERS.

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.
(ELECTRICAL CONTRACTOR TO PROVIDE SPECIFICATION OF HEAT TAPE WITH VOLTAGE FOR HEAT TAPE AT CHAIN AT DOWNSPOUTS

EXECUTION
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 36 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERTIGHT 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 1-1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 60 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 WATERTIGHT 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.
MANUF . CUSTOM ENTRY DOOR- BY MILL SELECTED
SPECIES DOUG-FIR
COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

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 REQUIRMENTS.

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

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

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.

08-39 EXTRUDED ALUMINUM WOOD SLIDING DOORS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN,
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS
PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.
COLOR OF SCREENS TO BE: AS DETERMINED BY ARCHITECT.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH EXTRUDED ALUMINUM CLAD EXTERIOR BOTH FRAME AND SASH- NO EXCEPTIONS. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS 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

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)

1. MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4. THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5. WINDOW 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. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES
INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATION, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308)
A. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

B. 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.

C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED 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 60 INCHES ABOVE THE WALKING SURFACE.

D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

E. 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

F. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.

G. 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 60 INCHES ABOVE THE WALKING SURFACE.

H. 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.

08-67 OVERHEAD SECTIONAL DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES AND OPERATION.
DOOR MANUFACTURER:
DOOR STYLE SHALL BE: AS SHOWN ON DRAWINGS
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

EXECUTION
INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

GENERAL/PRODUCTS
TEMPERED OR LAMINATED SAFETY GLASS FOR SHOWER DOORS OR SHOWER ENCLOSURES.
SHOWER ENCLOSURES TO BE: EUROPEAN STYLE ALUMINUM FRAMED SHOWER ENCLOSURE

SUBMITTALS
PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED.
PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

EXECUTION
PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL.

INSTALL DOORS TO SWING OUTWARD, TYPICAL. (2006 IRC R308 P2708.1)

08-132 EXTRUDED ALUMINUM CLAD WOOD WINDOWS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.
WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS,

PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED OTHERWISE).

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS 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

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)
1.MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2.THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3.THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4.THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5.WINDOW 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. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).
SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:
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 UNIT IS GLAZED.
2- PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED 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 60 INCHES ABOVE THE WALKING SURFACE.
3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
4- 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE.
5- PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
6- PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7- 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.

08-146 UNIT SKYLIGHT

GENERAL/PRODUCTS
14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING

SUBMITTALS
SUBMIT SKYLIGHT WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SHOP DRAWINGS ON HOW TO INSTALL ON ROOF AND INTERFACE WITH CEILING FINISH.

PROVIDE MAINTENANCE AND WARRANTY INFORMATION.

DO NOT INSTALL WITHIN 3-FT OF INSIDE FACE OF FIRE-RATED WALLS.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL.

08-151 DOOR HARDWARE

GENERAL/PRODUCTS
ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER

SUBMITTALS
SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND HARDWARE LIST ASSIGNED TO EACH DOOR.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS

08-174 MIRRORS

GENERAL/PRODUCTS
MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

DIVISION 9- FINISHES

09-21 GYPSUM WALL BOARD

GENERAL/PRODUCTS
5/8" TYPE "X" GYPSUM BOARD AT GARAGE AND AT FIRE-RATED SEPARATION WALL
WALLS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

CEILINGS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.
FINISH TO BE: SMOOTH

EXTERIOR LOCATIONS: 5/8" GLAS-MAT GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

SUBMITTALS
4'-0" X 4'-0" MOCK-UP OF WALL AND CEILING TO INDICATE COMPLIANCE OF FINISH SPECIFIED.

EXECUTION
PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

THE GYPSUM BOARD SHALL BE ATTACHED TO FRAMING WITH APPROVED SCREWS AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE PROVIDE A LEVEL 4 GYPSUM BOARD FINISH ON ALL WALLS AS PER INDUSTRY STANDARDS

PROVIDE SQUARE CORNER BEAD / TRIM FINISH.

CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH.

PROVIDE GLAS-MAT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE GLAS-MAT GYPSUM BOARD TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT SURFACES TO RECEIVE TILE.

09-27 CERAMIC TILE

GENERAL/PRODUCTS
EXTENT OF CERAMIC TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE CERAMIC TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-37 STONE TILE

GENERAL/PRODUCTS
EXTENT OF STONE TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-102 STONE FLOORING

GENERAL/PRODUCTS
EXTENT OF STONE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-109 WOOD FLOORING

GENERAL/PRODUCTS
EXTENT OF WOOD FLOORING INDICATED ON FINISH FLOOR PLANS AND AS PER INTERIOR DESIGNER.

SEE WOOD FLOOR SCHEDULE FOR WOOD FLOOR SPECIES AND STYLE.

FINISH OF WOOD FLOOR AS SPECIFIED IN WOOD FLOOR SCHEDULE.

SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR INSTALLED OVER PLYWOOD WITH STAIN FINISH FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION IN NWFA's "INSTALLATION GUIDELINES: WOOD FLOORING.

MAINTAIN AN AMBIENT TEMPERATURE BETWEEN 65 AND 75 DEGF AND RELATIVE HUMIDITY PLANNED FOR BUILDING OCCUPANTS IN SPACES TO RECEIVE WOOD FLOORING DURING THE CONDITIONING PERIOD FOR NOT LESS THAN SEVEN DAYS BEFORE WOOD FLOORING INSTALLATION, AND CONTINUOUS THROUGH INSTALLATION, AND CONTINUES NOT LESS THAN SEVEN DAYS AFTER WOOD FLOORING INSTALLATION.

PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING AS PER MANUFACTURE RECOMMENDATIONS.

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER CLEANING, EXAMINE SUBSTRATES FOR MOISTURE, ALKALINE SALTS, CARBONATION, OR DUST. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

09-167 CARPET (SHEET) FLOORING

GENERAL/PRODUCTS
EXTENT OF CARPET FLOORING 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 A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
ALL INSTALLATION OF MATERIALS AS SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED PER MANUFACTURER STANDARDS AND AS PER INTERIOR DESIGNER SPECIFICATIONS.

09-208 EXTERIOR PAINTING

GENERAL/PRODUCTS
EXTERIOR SEMI-TRANSPARENT WOOD STAIN
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.
MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT.
CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING.

09-221 INTERIOR PAINTING

GENERAL/PRODUCTS
EXTENT OF INTERIOR PAINTING 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.
ALL WALLS MUST BE SMOOTH AND FREE OF DEFECTS PRIOR TO PAINTING.

09-230 STAIN FINISH

GENERAL/PRODUCTS
EXTENT OF INTERIOR STAIN FINISH 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

09-235 EPOXY FLOOR COATINGS

GENERAL/PRODUCTS
EXTENT OF EPOXY FLOOR COATINGS 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G007

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Plot Date: 9/25/2023 11:13:39 AM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 10- SPECIALITIES

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 MANUFACTURERS' 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:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP-VENT TO EXTERIOR WALL)
GREAT ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)
MASTER BEDROOM FIREPLACE TO BE:	MONTIGO "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, FLUE MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S.

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 MATERIAL 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 HEIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G2427.5.3.

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 ANSI 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 MANUFACTURES INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' 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 CABINETRY 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.

INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

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, DEFECTIVECOUNTERTOPS, 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 PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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.

CPVC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS MANUFACTURED BY LUBRIZOL 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 80 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 VIWT AND HFYH.

ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CPVC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THUS LISTED ON PIPE, FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/BM/CZ™ 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 F402. 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 CPVC 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 UN-DRIED 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

CPVC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER ULC OR C-UL FOR USE IN:

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT BE LESS THAN 175 PSI AT 150°F. REFER TO CPVC PIPE AND FITTING MANUFACTURERS' 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

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.

CPVC 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 LISTING 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 13D).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- PLUMBING

22-00 GENERAL PLUMBING

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'-0" 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.

LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 60 PSI.

WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SEISMIC 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 MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET 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 DEVISES SET AT 120 DEGREES FOR BATHTUBS 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 "K" 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 SOLDIER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BAND FITTINGS FOR POLY PIPE. 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.

PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE "INTERMOUNTAIN WATER INC." MODEL: "PATRIOT" SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

STEAM SHOWER UNITS TO BE "KOHLER" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT 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.

22-01 PLUMBING FIXTURES

GENERAL/PRODUCT
SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.

INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.

CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIFIED COMPONENTS.

INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.

TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.

EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.

WATER HEATERS TO BE:	A.0. SMITH OR EQUAL
CAPACITY SHALL BE:	50 GALLONS

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.

PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.

FOR HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT AS PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS, TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.

PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AND POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER DISTRIBUTION SYSTEM

DELIVER MATERIALS IN MANUFACTURE'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT UNTIL READY FOR INSTALLATION

STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS OR UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT

WARRANTY
MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND FITTINGS PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGES FOR A WARRANTY PERIOD FOR PEX TUBING AND SUBSEQUENT SYSTEM SHALL BE 25 YEAR NON-PRORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORKMANSHIP, BEGINNING WITH THE DATE OF INSTALLATION

SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONENTS, ETC. SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTURER. THE CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS.

TUBING
CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAVE A PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 73°F, 100 PSI AT 180°F AND 80 PSI AT 200°F

TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WITH ASTM F876 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY

FITTINGS
FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENTIFIED ON THE FITTING

CRIMP SYSTEMS
ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF QICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW ALL ASTM TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES.

MANIFOLDS
MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM; CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER

VALVES
SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH THE APPROPRIATE MARK ON THE PRODUCT

SUBMITTALS
SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS

SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.

SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

EXECUTION
COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMO'S, INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING; ZURN OR EQUAL PEX PLUMBING INSTALLATION GUIDE

VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO NOT PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED

DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSED LIGHT FIXTURES

DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE. MAKE SWEAT CONNECTIONS PRIOR TO MAKING PEX CONNECTIONS

ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR PERMISSION FROM THE TUBING MANUFACTURER

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS

USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS

USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER

PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR

USE NAIL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRUCK WITH A SCREW OR NAIL

ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND CONTRACTION

PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APPLICABLE CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 40 PSI WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR

TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER OTHER TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DAMAGED ACCORDING TO MANUFACTURER'S RECOMMENDATION

22-06 PLUMBING WASTE COMPONENT/PIPING

GENERAL/PRODUCTS
THIS SPECIFICATION COVERS ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS USED IN SANITARY DRAIN, WASTE, AND VENT (DWV), SEWER, AND STORM DRAINAGE APPLICATIONS. THIS SYSTEM IS INTENDED FOR USE IN NON-PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 160°F.

ALL WASTE PIPING SHALL BE THE FOLLOWING:

ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS

PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WITH A CELL CLASS OF 42222 AS IDENTIFIED IN ASTM D 3965. FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS COMPOUNDS WITH A CELL CLASS OF 32222 AS IDENTIFIED IN ASTM D 3965.

ABS CELLULAR CORE PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. ABS DWV FITTINGS SHALL CONFORM TO ASTM D 2661. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTILIZE A SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14.

EXECUTION
IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL GROUND WHICH IS DRY AND FREE FROM SHARP OBJECTS. IF DIFFERENT SCHEDULES OF PIPE ARE STACKED TOGETHER, THE PIPE WITH THE THICKEST WALLS SHOULD BE ON THE BOTTOM.

PIPE DIAMETER SHALL BE 3-INCH MIN. WHEN PENETRATING A ROOF ASSEMBLY.

THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

PROVIDE INSULATION AT ALL WASTE LINES WITHIN AREAS EXPOSED TO WEATHER.

PROVIDE INSULATION FOR ALL WASTE /DRAIN LINES FROM UPPER LEVELS TO LOWEST POINT IN STRUCTURE. INSULATION TO INDIVIDUALLY WRAP WASTE LINE, AND INSULATE STUD CAVITY WASTE LINE IS LOCATED WITHIN.
ALL SHOWER TRAPS AND TRAP ARMS ARE TO BE SIZED ACCORDING TO THE FLOW RATES OF ALL SHOWERHEADS AND BODYSPRAYS THE DRAIN SERVES (P3201.7)

INSTALLATION SHALL COMPLY WITH THE LATEST INSTALLATION INSTRUCTIONS PUBLISHED BY PIPE AND FITTING MANUFACTURER, AND AND SHALL CONFORM TO ALL APPLICABLE PLUMBING, FIRE, AND BUILDING CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENT JOINTS SHALL BE MADE WITH A SOLVENT CEMENT CONFORMING TO ASTM D 2235. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH ABS COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

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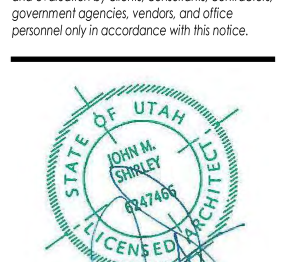

WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G008

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Plot Date: 9/25/2023 11:13:39 AM

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 OWNER'S 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 METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN 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 IN CONSTRUCTION. (I.R.C. M1502)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS 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 FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 1DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 EQUALING 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 MECHANCAIL 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 DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW 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 AMD 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 KINK 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 BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. 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 NO LESS THAN 1 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, R156-56-709 (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 PLACES 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 FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 DEDGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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)

EXECUTION
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 KINK 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.

EXECUTION
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

EXECUTION
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.

EXECUTION
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 PLYSTYRENE, AND IS AVAILABLE IN 4" OR A 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.
DBX 1000M- METAL DRYER VENT BOX WITH SNAP ON TRIM RING
THE DBX 1000M IS 9 ¾" X 13 7/8" AND 3 ½" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. THE DBX 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M FOR UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:
CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

EXECUTION
FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
DBX 1000 - PLASTIC INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPRIATE TOP OR REAR 4-INCH OVAL VENT PIPEKNOCK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT OF PIPE TO EXTEND INSIDE BOX
2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1⅝ STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE 8 FINS WITH AUTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE FINS WILL FLEX INWARD 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 IS FROM 2¼ TO 2⅝ INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED FLOOR COVERING. TABS MAY BE REMOVED IF ADIFFERENT SPACING IS DESIRED.
5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING THE 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 1¾ 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. ORIENT 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 2 5/8" 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 ¼") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:
1. TRIM CARPENTER TO LEAVE 1 ½" 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 ½" OR 5/8" 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 SELECTED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALITY 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, 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. (I.R.C. E3801)

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. E3508.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE 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 FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

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 "LUTRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) 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 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" 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.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND 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 WET 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 RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210-12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC. TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.
CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 313.2 AND STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

EXECUTION
ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL BUILDING 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, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 IRC 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 SHADES BY LUTRON. MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.

EXECUTION
LIGHT 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 - LUTRON "DIVA" ROCKER SERIES IN WHITE

EXECUTION
ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN 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 6
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
PROTECTING 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.

EXECUTION
SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED 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 SRUVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTINT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL
PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES 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.

TREE PROTECTION
ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.

DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.

REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES
LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

EXISTING UTILITIES: DON OT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ARCHITECT'S PERMISSION.

CLEARING AND GRUBBING
FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

TOPSOIL STRIPPING
REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING 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
DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S 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.

31-02 EARTHWORK

GENERAL/PRODUCTS
PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS AND GRASSES, AND EXTERIOR PLANTS.

EXCAVATING AND BACKFILLING FOR BUILDING AND STRUCTURES.

DRAINAGE COURSE FOR SLABS-ON-GRADE.

SUBBASE COURSE FOR CONCRETE WALKS, PAVEMENTS.

SUBBASE AND BASE COURSE FOR ASPHALT PAVING.

EXCAVATING AND BACKFILLING FOR UTILIITY TRENCHES.

PROJECT CONDITIONS
EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.

SOIL MATERIALS
GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS

SATISFACTORY SOILS: [ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM] [AASHTO M 145 SOIL CLASSIFICATIONS GROUPS A-1, A-2-4, A-2-5, AND A-3], OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

UNSATISFACTORY SOILS: SOILS CLASSIFICATION GROUPS [GC, SC,CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487] [A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

EXECUTION
PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PREPARATION OF SUBGRADE FOR EARTHWORK OPERATIONS INCLUDING REMOVAL OF VEGETATION, TOPSOIL, DEBRIS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE.

PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS.

IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

EXCAVATE FOR STRUCTURES TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.

STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.

STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS: UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
1. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 92 PERCENT.
2. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACE EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
3. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85 PERCENT.

GRADING
GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECITONS, LINES, AND ELEVATIONS INDICATED.
SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH.
2. WALKS: PLUS OR MINUS 1 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ½ INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

SUBBASE AND BASE COURSES
SUBBASE [AND BASE] COURSE ON SUBGRADES FREE OF MUD, FROST, NOW, OR ICE.
ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:

1. SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE [AND BASE] COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO [ASTM D 698] [ASTM D 1557].

DRAINAGE COURSE
PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

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 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.

PROTECTION
WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

31-03 TEMPORARY SHORING

GENERAL/PRODUCTS
SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

PERFORMANCE REQUIREMENTS
FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.

SUBMITTALS
SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM.

DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

PROJECT CONDITIONS
SURVEY WORK: ENGAGE A QUALIFIED LAND SURVEYOR OR PROFESSIONAL ENGINEER TO SURVEY ADJACENT EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS; ESTABLISH EXACT ELEVATIONS AT FIXED POINTS TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING ELEVATIONS.

DURING INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS, REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.

MATERIALS
GENERAL: PROVIDE MATERIALS THAT ARE EITHER NEW OR IN SERVICEABLE CONDITION.

STRUCTURAL STEEL: ASTM A 36/A 36M, ASTM A 690/A 690M, OR ASTM A 992/A 992M.

STEEL SHEET PILING: ASTM A 328/A 328M, ASTM A 572/A 572M, OR ASTM A 690/A 690M; WITH CONTINUOUS INTERLOCKS.

WOOD LAGGING: LUMBER, MIXED HARDWOOD, NOMINAL ROUGH THICKNESS OR [SIZE AND STRENGTH REQUIRED FOR APPLICATION]

CAST-IN-PLACE CONCRETE: AC1301, OF COMPRESSIVE STRENGTH REQUIRED FOR APPLICATION.

REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.

EXECUTION
INSTALLATION

SOLDIER PILES: INSTALL STEEL SOLDIER PILES BEFORE STARTING EXCAVATION. EXTEND SOLDIER PILES BELOW EXCAVATION GRADE LEVEL TO DEPTHS ADEQUATE TO PREVENT LATERAL MOVEMENT. SPACE SOLDIER PILES AT REGULAR INTERVALS NOT TO EXCEED ALLOWABLE FLEXURAL STRENGTH OF WOOD LAGGING. ACCURATELY ALIGN EXPOSED FACES OF FLANGES TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE NAD NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT.
1.INSTALL WOOD LAGGING WITHIN FLANGES OF SOLDIER PILES AS EXCAVATION PROCEEDS. TRIM EXCAVATION AS REQUIRED TO INSTALL LAGGING. FILL VOIDS BEHIND LAGGING WITH SOIL, AND COMPACT.
2.INSTALL WALES HORIZONTALLY AT LOCATIONS INDICATED ON DRAWINGS AND SECURE TO SOLDIER PILES.

SHEET PILING: BEFORE STARTING EXCAVATION, INSTALL ONE-PIECE SHEET PILING LENGTHS AND TIGHTLY INTERLOCK TO FORM A CONTINUOUS BARRIER. ACCURATELY PLACE THE PILING, USING TEMPLATES AND GUIDE FRAMES UNLESS OTHERWISE RECOMMENDED IN WRITING BY THE SHEET PILING MANUFACTURER. LIMIT VERTICAL OFFSET OF ADJACENT SHEET PILING TO 60 INCHES (1500 MM). ACCURATELY ALIGN EXPOSED FACES OF SHEET PILING TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE AND NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE.
1.DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT.
2.INSTALL INTERNAL BRACING, IF REQUIRED, TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.

MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNITL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND LATERAL EARTH AND HYDROSTATIC PRESSURES.

REMOVAL
REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

31-05 FINISH GRADE

GENERAL/PRODUCTS
FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE BUILDING. (IRC R401.3)

ALL GRADING REQUIREMENTS ARE PER CIVIL ENGINEER'S DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL GRADING WITH CIVIL ENGINEERING DRAWINGS.

31-06 DEWATERING

GENERAL/PRODUCTS
ALL DEWATERING IS NOT INCLUDED WITHIN ARCHITECTURAL DESIGN.

DETERMINATION OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER AND OWNER.

ALL DESIGNS OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER, SOILS ENGINEER AND CIVIL ENGINEER. ALL COORDINATION OF SUCH SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

31-07 TERMITE CONTROL

GENERAL/PRODUCTS
SOIL TREATMENT WITH TERMITICIDE.

WOOD TREATMENT WITH BORATE.

SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE THE EPA-REGISTERED LABEL.

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.
3. BRAND NAME AND MANUFACTURER OF TERMITICIDE.
4. QUANTITY OF UNDILUTED TERMITICIDE USED.
5. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.
6. AREAS OF APPLICATION.
7. WATER SOURCE FOR APPLICATION.

WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. BRAND NAME AND MANUFACTURER OF BORATE.
3. QUANTITY OF UNDILUTED BORATE USED.
4. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICITON WHERE PROJECT IS LOCATED [AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS].

REGULATORY REQUIREMENTS: FORMULATE AND APPY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

WARRANTY
SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREATMENT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.
1. WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SERVICE
CONTINUING SERVICE: BEGINNING AT SUBSTANTIAL COMPLETION, PROVIDE 12 MONTHS CONTINUING SERVICE INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

MANUFACTURERS
AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. TERMITICIDES
A. AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.
B. BAYER CORPORATION; PREMISE 75.
C. DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY]
D. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO].
E. SYNGENTA; DEMON TC.
2. BORATES:
A. NISCUS CORP.; BORA-CARE, JECTA.
B. NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.
C. U.S. BORAX INC.; TIM-BOR

SOIL TREATMENT
TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

WOOD TREATMENT
BORATE: PROVIDE AN EPA-REGISTERED BORATE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FOR SPRAY APPLICATION AND A GEL SOLUTION FOR PRESSURE INJECTION, FORMULATED TO PREVENT TERMITE INFESTATION IN WOOD. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND

EXECUTION
PREPARATION
1. GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS.
2. SOIL TREATMENT PREPARATION: LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

APPLYING SOIL
1. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCEY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMIUM SPECIFICED CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL BARRIER OR TREATED. ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. DISTRIBUTE TREATMENT EVENLY.
A. SLABS-ON-GRADE AND BASEMENT SLABS: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDNG SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.
B. FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS, PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.
C. CRAWLSPACES: SOIL UNDER AND ADJACENT TO FOUNDATIONS AS PREVIOUSLY INDICATED. TREAT ADJACENT AREAS INCLUDING AROUND ENTRANCE PLATFORM, PORCHES, AND EQUIPMENT BASES. APPLY OVERALL TREATMENT ONLY WHERE ATTACHED CONCRETE PLATFORM AND PORCHES ARE ON FILL OR GROUND.
D. MASONRY: TREAT VOIDS.
E. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.
2. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.
3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.
4. POST WARNING SIGNS IN AREAS OF APPLICATION.
5. REAPPLY SOIL TREATMENT SOLUTION TO ARES DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

APPLYING BORATE TREATMENT
1. APPLICATION: MIX WOOD TREATMENT BORATE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF BORATE, ACCORDING TO MANUFACTURER'S EPA REGISTERED LABEL, SO THAT WOOD FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT.
A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE COVERAGE.
B. WOOD MEMBERS THICKER THAN 4 INCHES: INJECT BORATE GELL SOLUTION UNDER PRESSURE INTO HOLES OF SIZE AND SPACING REQURIED BY MANUFACTURER FOR TREATMENT.
C.EXTERIOR UNCOATED WOOD TRIM AND SIDING: APPLY BORATE SOLUTION TO BARE WOOD SIDING. AFTER 48 HOURS, APPLY A SEAL COAT OF STAIN AS SPECIFIED IN DIVISION 09 PAINTING SECTIONS.

31-11 EROSION CONTROL

GENERAL/PRODUCTS
ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS.

ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

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

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G009

PERMIT SET

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Plot Date: 9/25/2023 11:13:40 AM

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 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 PAVER 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.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
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DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G010

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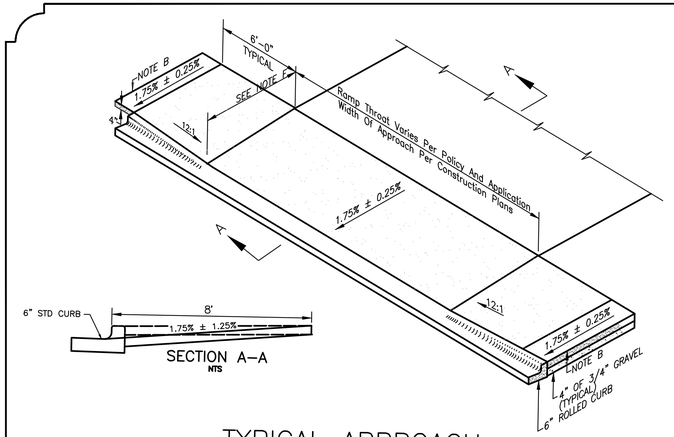


TYPICAL APPROACH

NOTES:

(A) APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.

(B) INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.

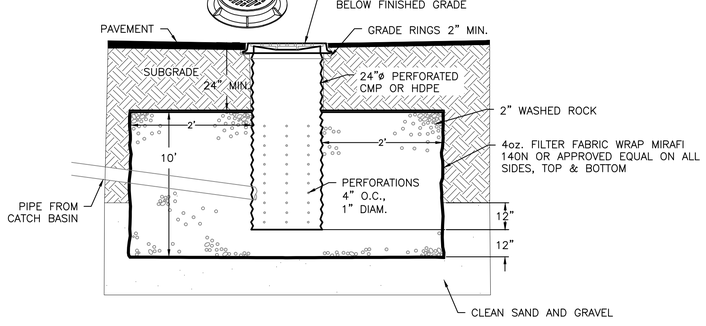
(C) BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.

(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



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.

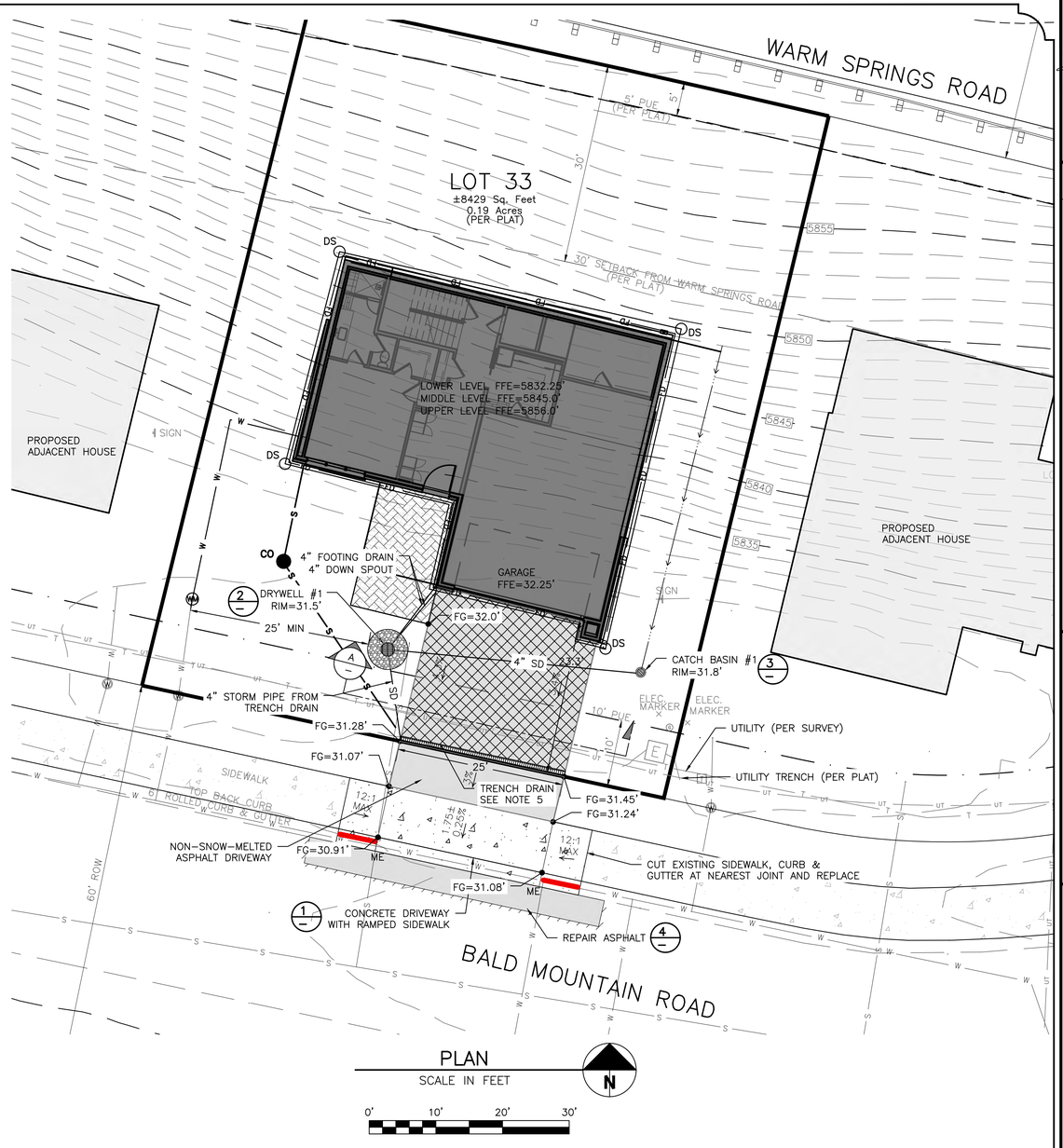
2 — TYPICAL DRYWELL DETAIL
SCALE: NONE

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	DS
CATCH BASIN-CITY	
CATCH BASIN	
DRYWELL	
LANDSCAPE DRYWELL	
ASPHALT PAVEMENT	
ASPHALT PAVEMENT (SNOW MELTED)	
PAVERS	
CONCRETE	
FG	FINISHED GRADE
EG	EXISTING GROUND
GB	GRADE BREAK
ME	MATCH EXISTING

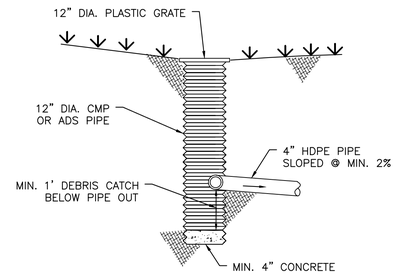
GENERAL NOTES

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 H20 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.

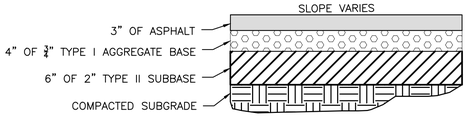


PLAN
SCALE IN FEET

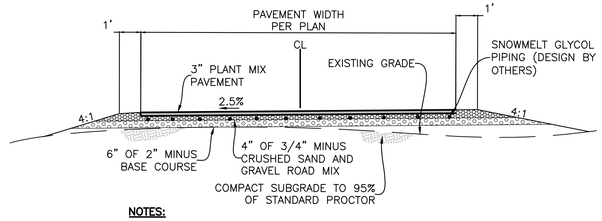
0' 10' 20' 30'



3 — 12" CATCH BASIN PROFILE
NOT TO SCALE



4 — TYPICAL STREET ASPHALT SECTION
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

PROFESSIONAL ENGINEER — LICENSED — PHOEBE JOHANNESSEN — 17661 — STATE OF IDAHO
3/13/23

No.	DESCRIPTION	DATE	BY
1			

REVISIONS

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

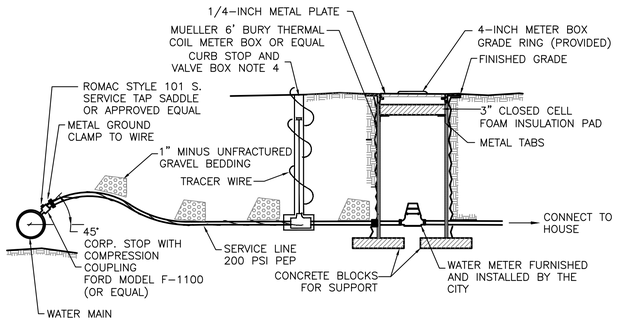
WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

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

DRAWING NO.

C-1



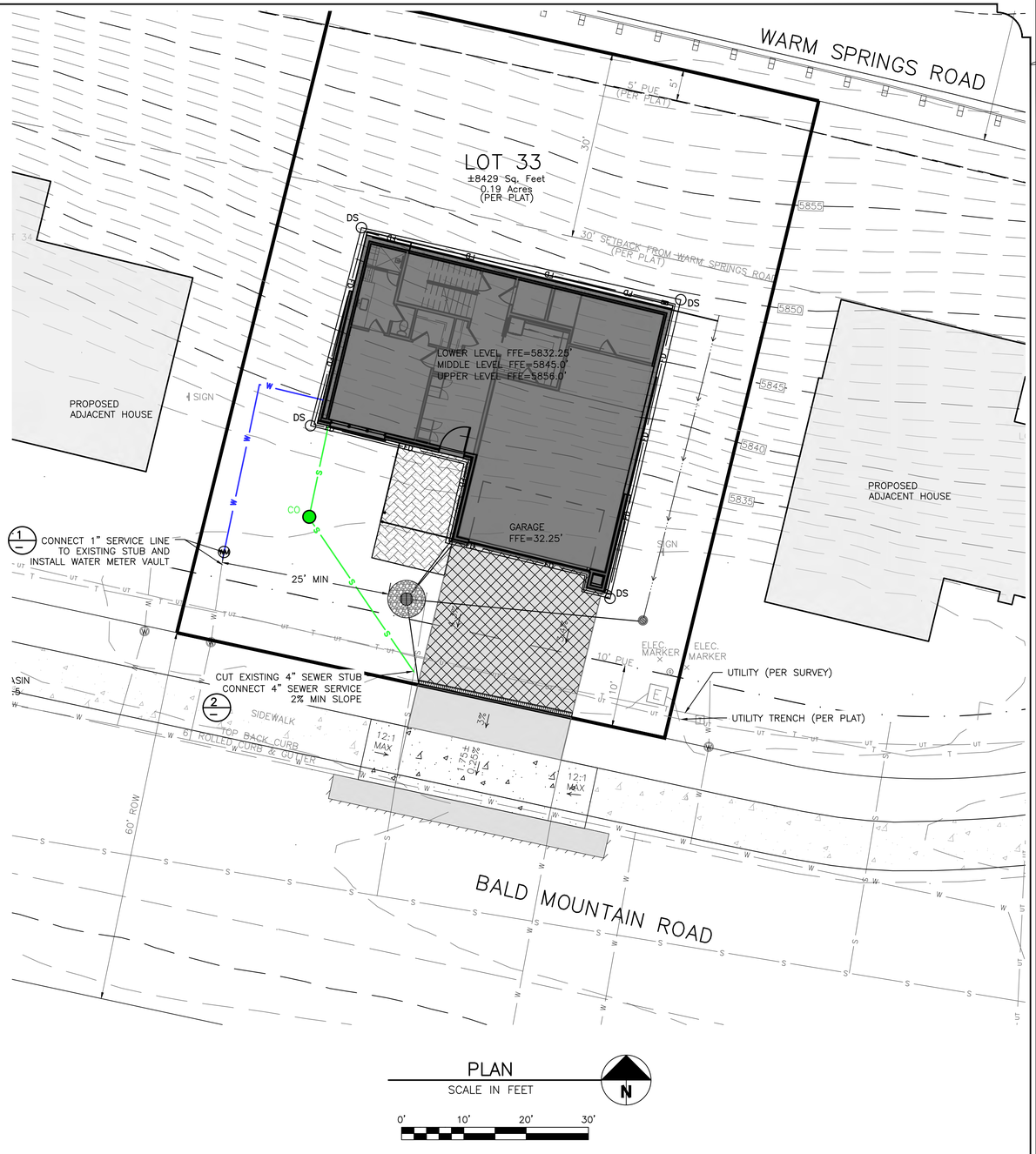
NOTES

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.

UTILITY LEGEND

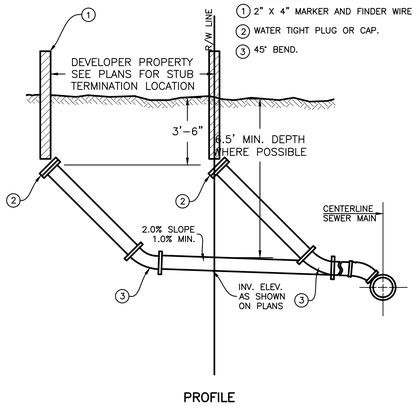
SEWER PROPOSED	S
SEWER CLEANOUT	CO
WATER PROPOSED	W
WATER METER PROPOSED	



PLAN
SCALE IN FEET
0' 10' 20' 30'

LEGEND

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



PROFILE

NOTES

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

2 STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE

PROFESSIONAL ENGINEER
LICENSED
17661
STATE OF IDAHO
PHOEBE JOHANNESSEN
3/13/23

REVISIONS

No.	DESCRIPTION	DATE	BY
1			

PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
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KETCHUM, IDAHO 83340
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WEB: WWW.BMA5B.COM
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UTILITY PLAN

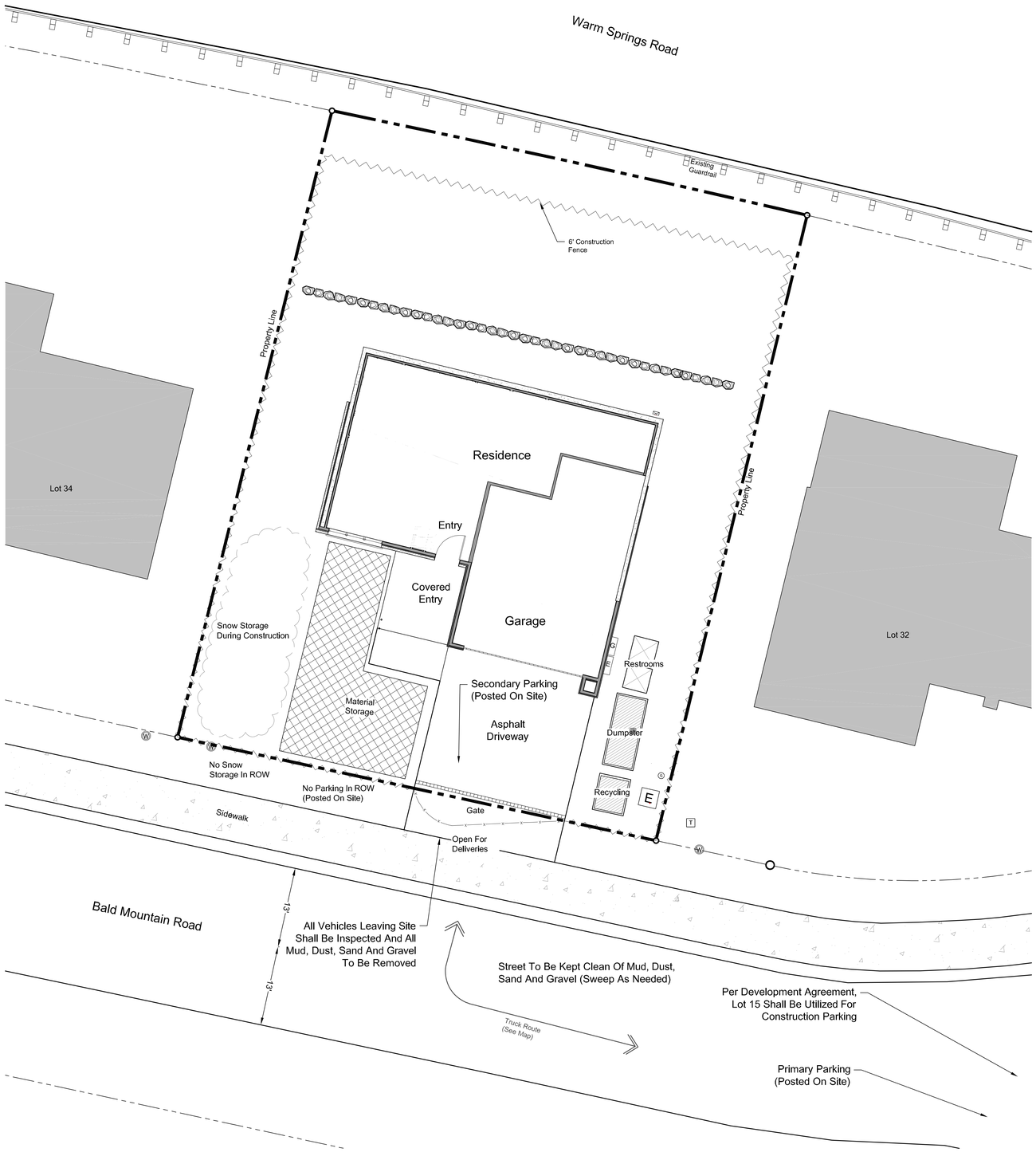
WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

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

DRAWING NO.

C-2



Cut And Fill:

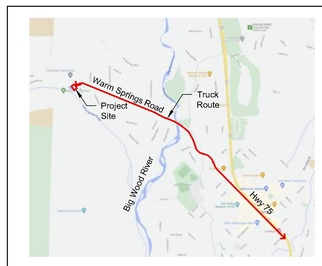
Total Cut =	700 Cubic Yards
Total Fill =	0 Cubic Yards
Total Export =	700 Cubic Yards

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.

Plan Legend

- Property Line
- Construction Fence
- Utilities (PB / G)
- Material Storage



Truck Route — Bald Mtn Road - Warm Springs Road - Hwy 75

6' Construction Fence

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.

N
W E
S

0 4 8 16 24

Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

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F (208) 725-0972
P.O. Box 353
Ketchum, ID. 83340

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

Job No: 22.26

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
RVSD	05/08/23

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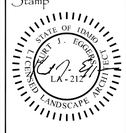
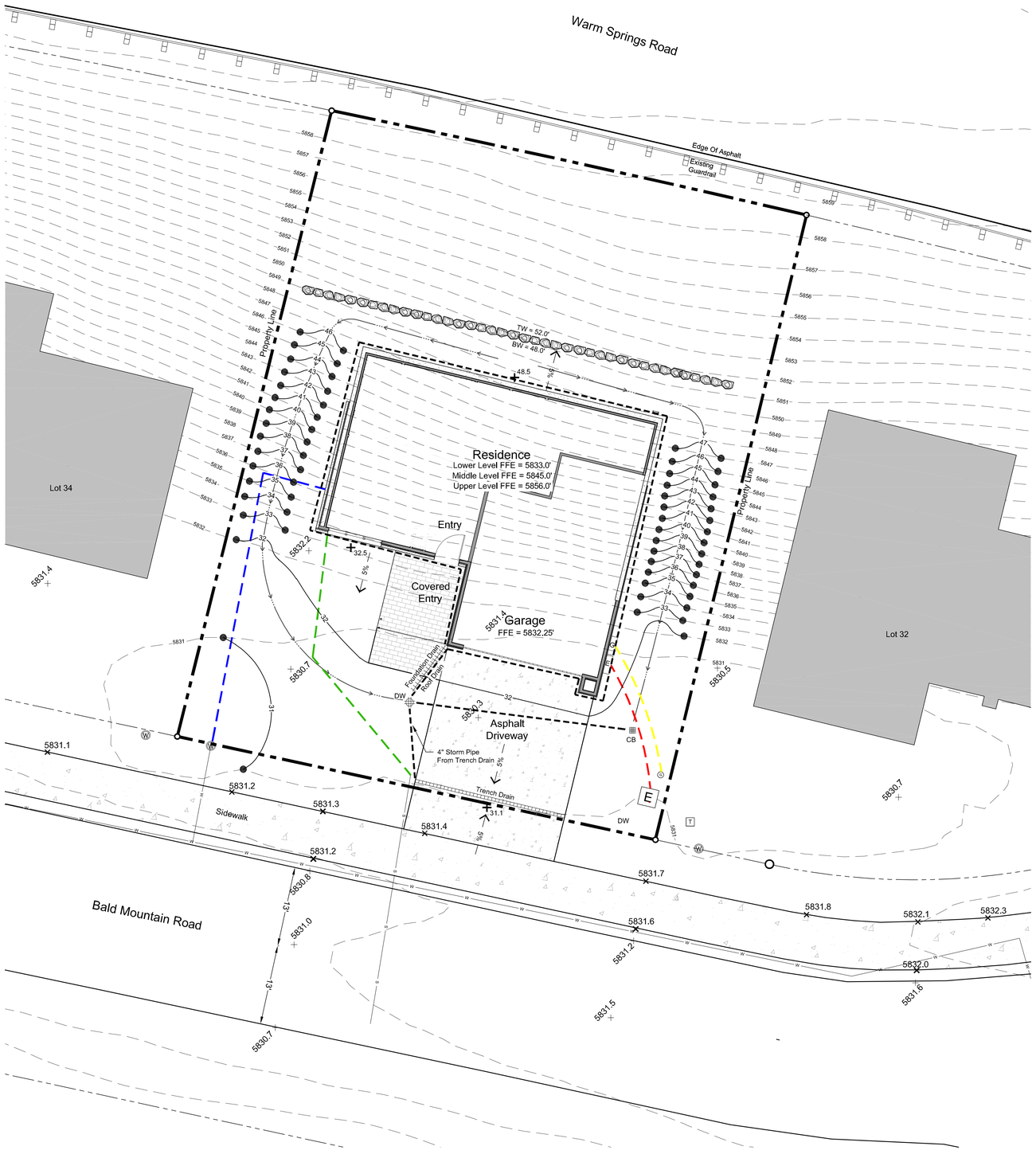
Stamp



Sheet Title: Construction Management

Sheet No: L1



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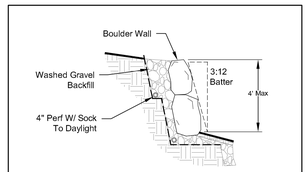
*See Civil Plan (C1) For Site Grading And Drainage



1 Drystack Retaining Wall Section
Scale: 1/8" = 1 ' - 0"

Cut & Fill

Excavation:

Building/Garage:	700 Cu/Yds
Site:	0 Cu/Yds
Total Cut:	700 Cu/Yds

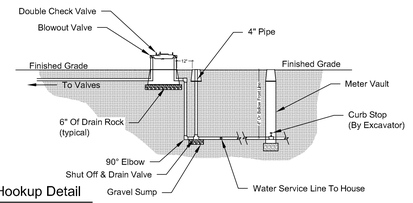
Fill:

Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
Total Fill:	0 Cu/Yds
Total Export:	700 Cu/Yds

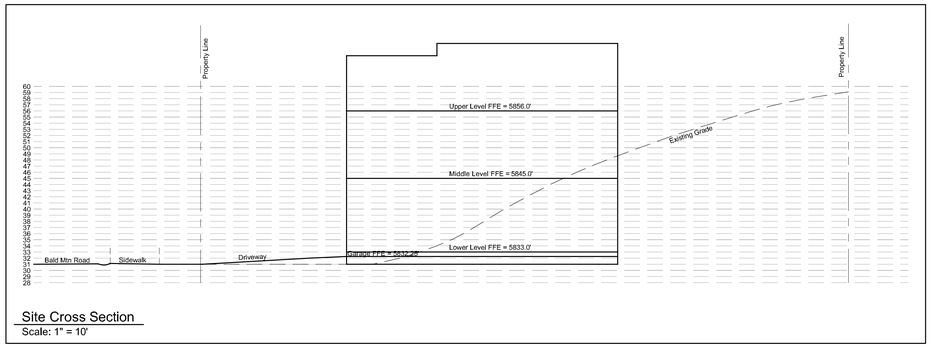
Plan Legend

- Property Line
- 5787 — Existing Contour
- X 92.7 (92.5') + Existing Spot Elevations
- 95 — Proposed Contour
- Landscape Drywell
- Catch Basin
- 2% Slope — D → 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
- Electrical Service
- Gas Service
- Water Service
- Sewer Service

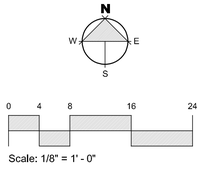
Note: Water Meter To Be Inspected And Approved By Ketchum Water & Sewer District.



Irrigation Hookup Detail
Scale: No Scale



Site Cross Section
Scale: 1" = 10'



Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

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P.O. Box 933
Ketchum, ID 83340

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

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

Issue/Revisions:	Date:
Design Review	03/17/23
RVSD	05/08/23

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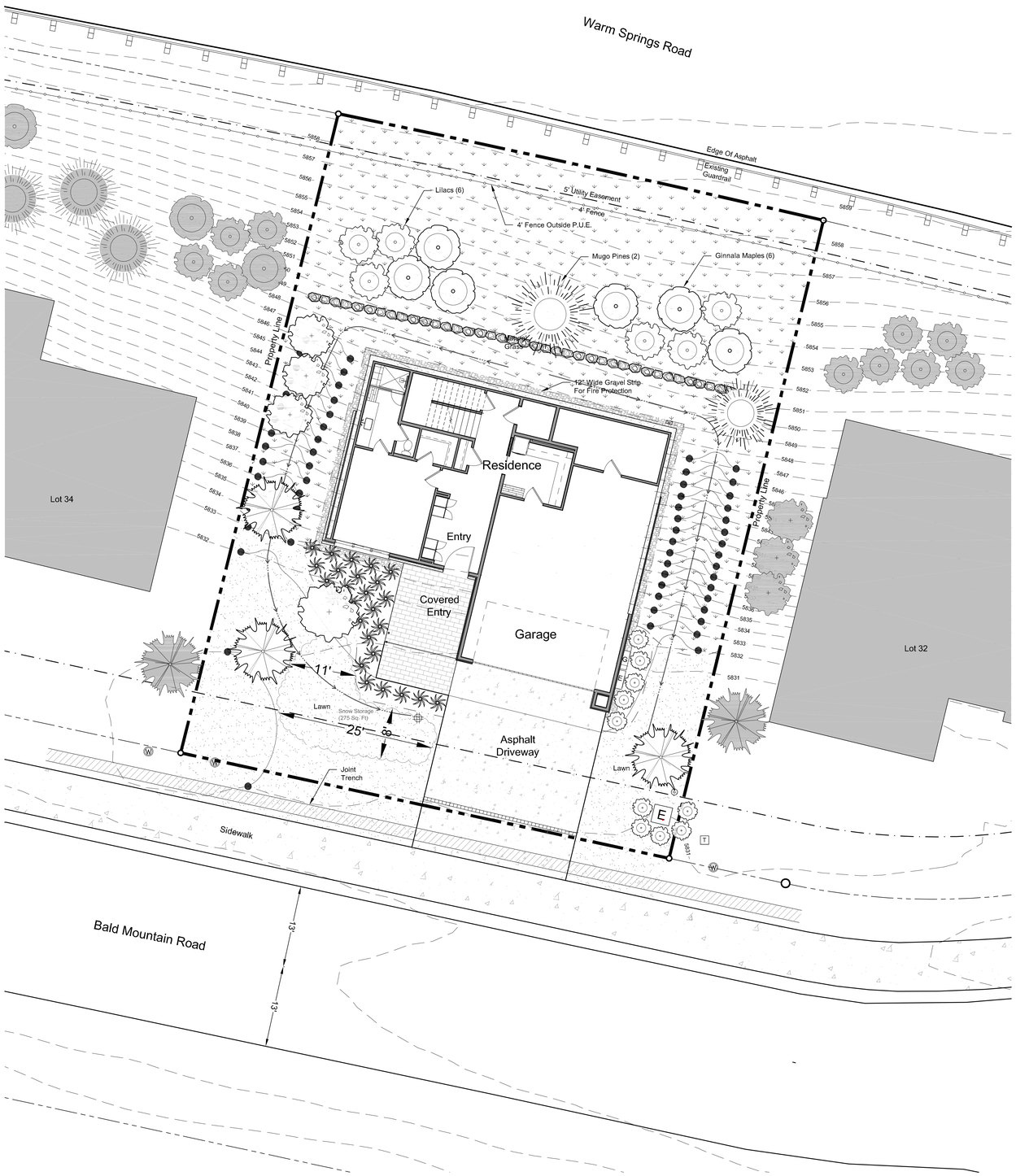
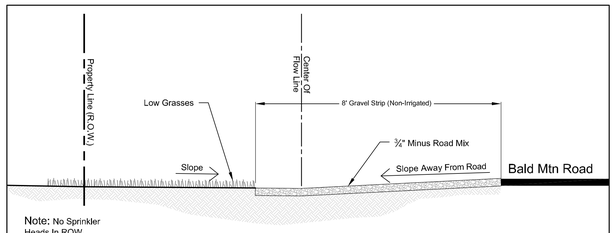
Stamp

Sheet Title: Grading Plan

Sheet No: L2





Note: No Sprinkler Heads In ROW.

Cross Section A - Right Of Way — Scale: ½" = 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) 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
	Conifer Trees		
2	Mugo Pine	*Pinus mugo*	**12' -16'**
3	Subalpine Fir	*Abies lasiocarpa*	**12'-14'**
	Deciduous Trees		
4	Aspen	*Populus tremuloides*	**12'-14'**
6	Ginnala Maple	*Acer spp.*	**20 gal. (6')**
16	**Deciduous Shrubs**		**5-20 gal.**
	Lilac	*Syringa* spp.	
	Alpine Currant	*Ribes alpinum*	
	Burning Bush	*Euonymus alatus*	
	Cotoneaster	*Cotoneaster* spp.	
	Dogwood	*Cornus* spp.	
	Mockorange	*Philadelphus* spp.	
	Ninebark	*Physocarpus* spp.	
	Snowberry	*Symphoricarpos* spp.	
	Spirea	*Spirea* spp.	
30	**Ornamental Grasses**		**Flats**
	Blue Fescue	*Festuca ovina gluca*	
	Ribbon Grass	*Phalaris arundinacea 'Picata'*	
	Karl Foerster Feather Reed	*C arundinacea 'Karl Foerster'*	
3,700 Sq.Ft.	**Grasses & Wildflowers**		**Sod or Seed**
(20%)	Hard Fescue	*Festuca trachyphylla*	
(20%)	Chewing Fescue	*Festuca rubra var. commutata*	
(20%)	Sheep Fescue	*Festuca ovina*	
(20%)	Creeping Red Fescue	*Festuca rubra*	
(20%)	Wildflowers	*Various*	
1,600 Sq.Ft.	**Grasses - Lawn Mix**		**Sod or Seed**
(33%)	Tall Fescue	*Festuca arundinacea*	
(33%)	Hard Fescue	*Festuca trachyphylla*	
(33%)	Chewing Fescue	*Festuca rubra var. commutata*	

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.

Plan Legend

- Property Line
- PUE And Snow Storage Easement
- Proposed Contour
- 4' Fence
- Landscape Drywell
- Concrete Pavers
- Asphalt
- Gravel

Irrigation Calculation

(Lot = ± .22 Acres)

Description	Square Footage
Natural Grass	5,300 sq.ft.
Planter Beds	100 sq.ft.
Total Irrigated Area	5,400 sq.ft. +/- .12 Acres

Snow Storage

Driveway Area:	765 sq ft
Walkway Area:	72 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.

Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

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F (208) 725-0972

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

Job No: 22.26

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	06/23/23
DR RVSD	10/03/23

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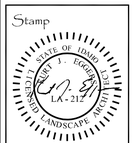
Stamp



Sheet Title: Landscape Plan

Sheet No: L3

DESIGN REVIEW RVSD - 10/03/23

REAR FENCE EXAMPLE

WARM SPRINGS ROAD

EXISTING VEHICULAR GAURDRAIL

PROPERTY LINE

5'-0" P.U.E.

4'-0" WOOD SLAT FENCE OUTSIDE OF P.U.E.

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

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 UTILITES
SEE LANDSCAPE FOR GRADING

RIM=5832.0

LOT 34

LOT 32

BALD MOUNTAIN ROAD

5' PUE (PER PLAT)

30' SETBACK FROM WARM SPRINGS ROAD (PER PLAT)

10' PUE (PER PLAT)

N 13°10'32" E 105.57'

S 13°10'32" W 105.66'

N 77°48'37" W 80.09'

ELEVATOR PENTHOUSE

LINE OF BUILDING FOOTPRINT

T.O.RIDGE 5866 - 3'
33'-0" ABOVE E.G.

T.O.RIDGE 5868 - 2'
23'-2" ABOVE E.G.

T.O.CHIMNEY 5868
35'-0" ABOVE E.G.

T.O.RIDGE 5866 - 3'
33'-0" ABOVE E.G.

T.O.RIDGE 5860 - 1'
30'-1" ABOVE E.G.

32'-1" ABOVE E.G.

REAR SETBACK 35'-0"

FRONT SETBACK 15'-0"

SIDE SETBACK 11'-8"

ACTUAL SETBACK 15'-0"

ACTUAL SETBACK 38'-2"

ACTUAL SETBACK 14'-3 7/32"

ACTUAL SETBACK 25'-1 9/32"

30'-11 1/2"

146'-11 5/8"

38'-0"

60'

10'

ELEC. MARKER

ELEC. MARKER

SFP PAINTED GREEN SEWER SERVICE?

SFP PAINTED BLUE WATER SERVICE?

SIGN

CATCH BASIN 5830.5

CATCH BASIN 5830.1

CATCH BASIN 5832.9

TOP BACK CURB

SIDEWALK

C2

5860 5855 5850 5845 5840 5835 5830

5831.6 5832.4 5831.1 5832.2 5831.4 5831.2 5831.1 5831.5 5831.2 5831.3 5831.4 5831.2 5830.9 5830.8 5831.0 5830.6 5830.7 5830.7 5830.3 5830.5 5830.8 5831.5 5831.7 5831.8 5832.1 5832.3 5832.8 5833.3 5833.5 5832.5 5832.0 5832.1 5831.6 5831.2 5831.5 5833.1

N S E W

0 10 20 30

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

1 A101

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITES 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 CUMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTORE AS PER THE FIRE CIDE 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-L
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.

1

RECESSED LIGHT LOCATION
WALL SCONCE LOCATION

LEGAL DESCRIPTION:
LOT 33 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 CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-L
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.
9. SITE SETBACKS TO BE BASED ON 1/3 OF THE BUILDING HEIGHT

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STATE OF UTAH · JOHN M. O'MALLEY · 8874446 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A101

PERMIT SET

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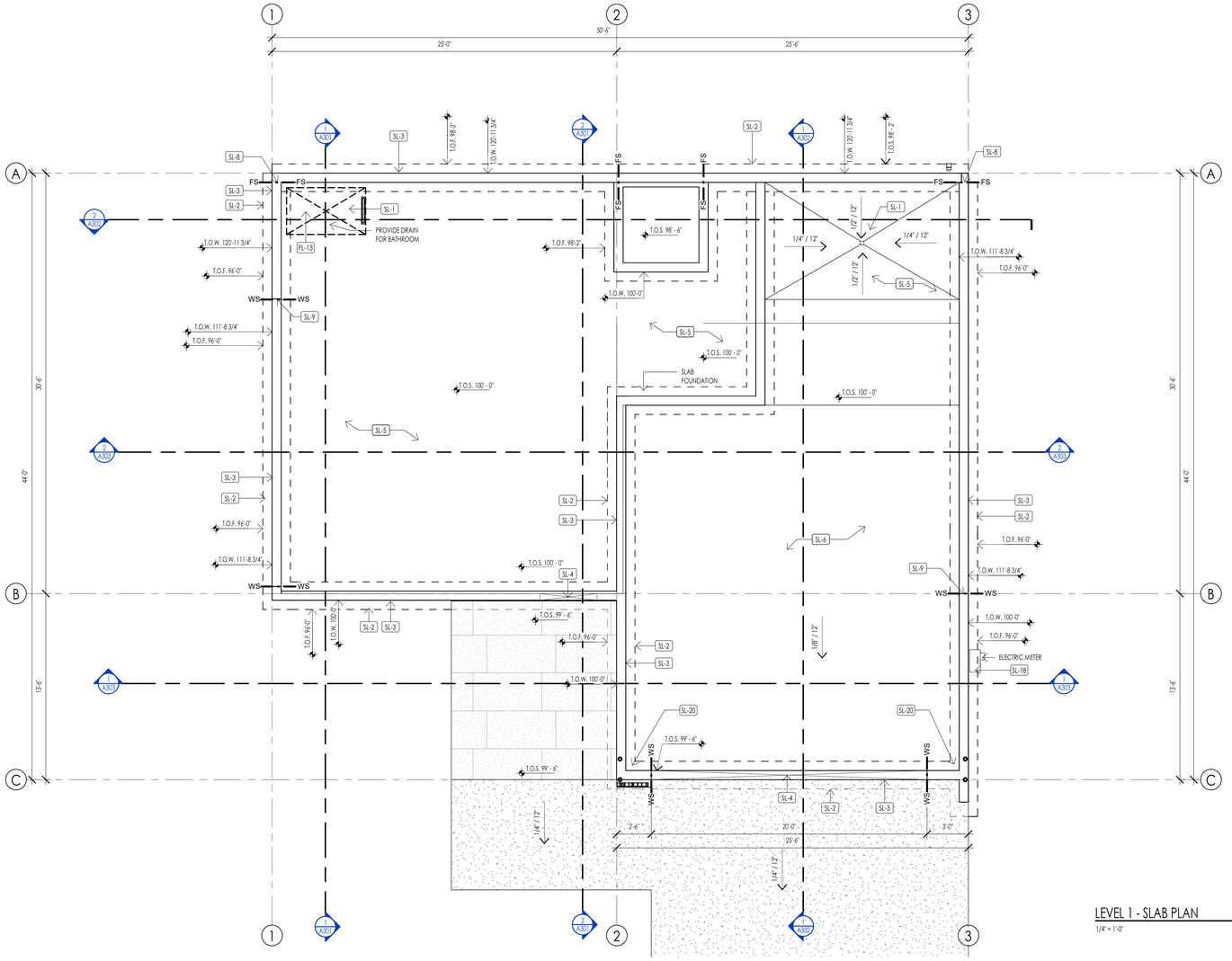
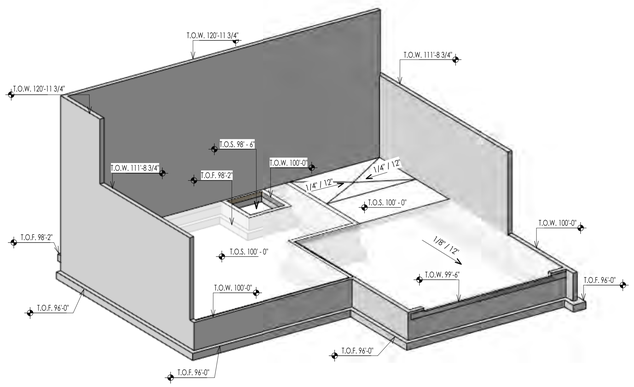
Plot Date: 10/2/2023 3:35:08 PM



LEVEL 1 - SLAB PLAN

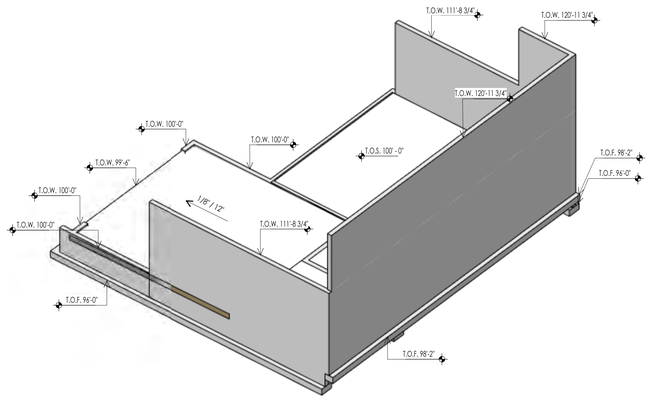
1/4" = 1'-0"

1 A103



FOUNDATION ISOMETRIC A

2 A103



FOUNDATION ISOMETRIC B

3 A103

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
FS FS	FOOTING STEP
WS 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

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.

3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

4. 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.

5. 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 "SCHLTER" KERDI-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 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 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 N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING

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STATE OF UTAH — JOHN PHILLIP BRAMLEY — 8874466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A103

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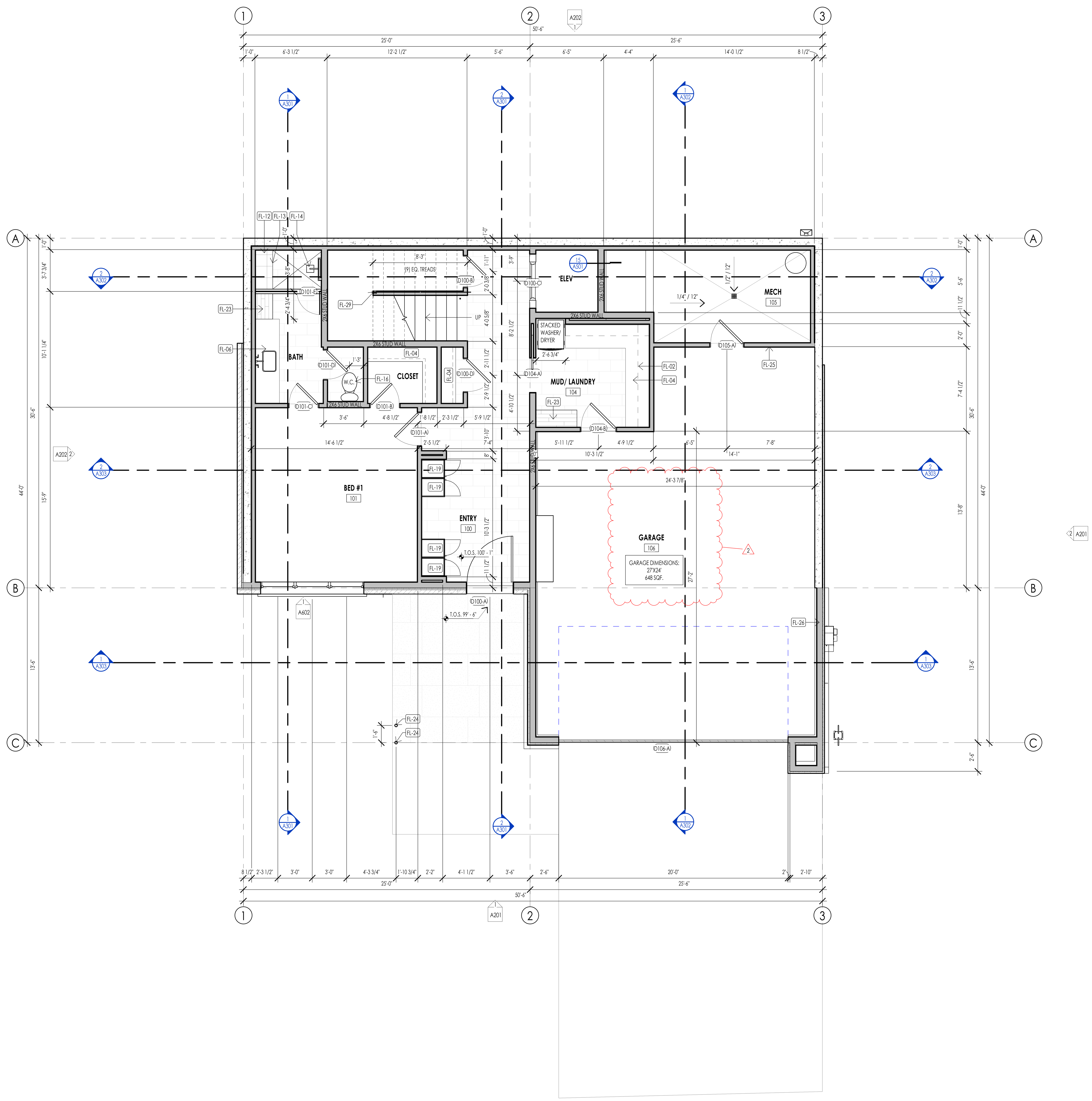

LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

1
A104

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 PLYWOOD 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 2X6 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).

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" KERDI-LINE 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" PERSUADE CURV 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 HOT/COLD HOOK UP
FL-26	PROVIDE 50 AMP EV CONNECTION POINT
FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:

2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A104

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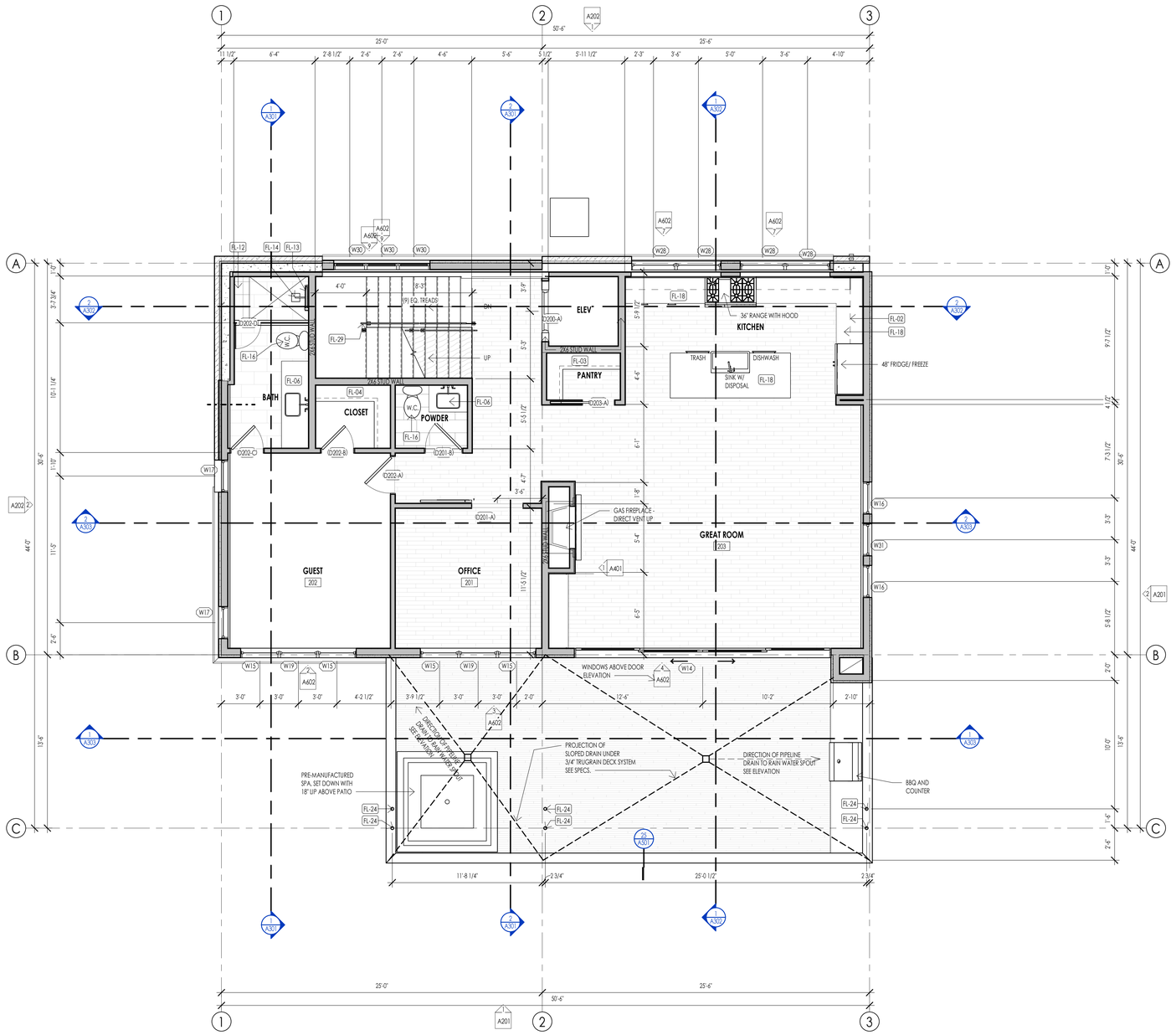

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	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 PLYWOOD 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 2X6 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).

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-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE 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" PERSUADE CURV COMFORT
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGN
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET

LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"
1 / A105

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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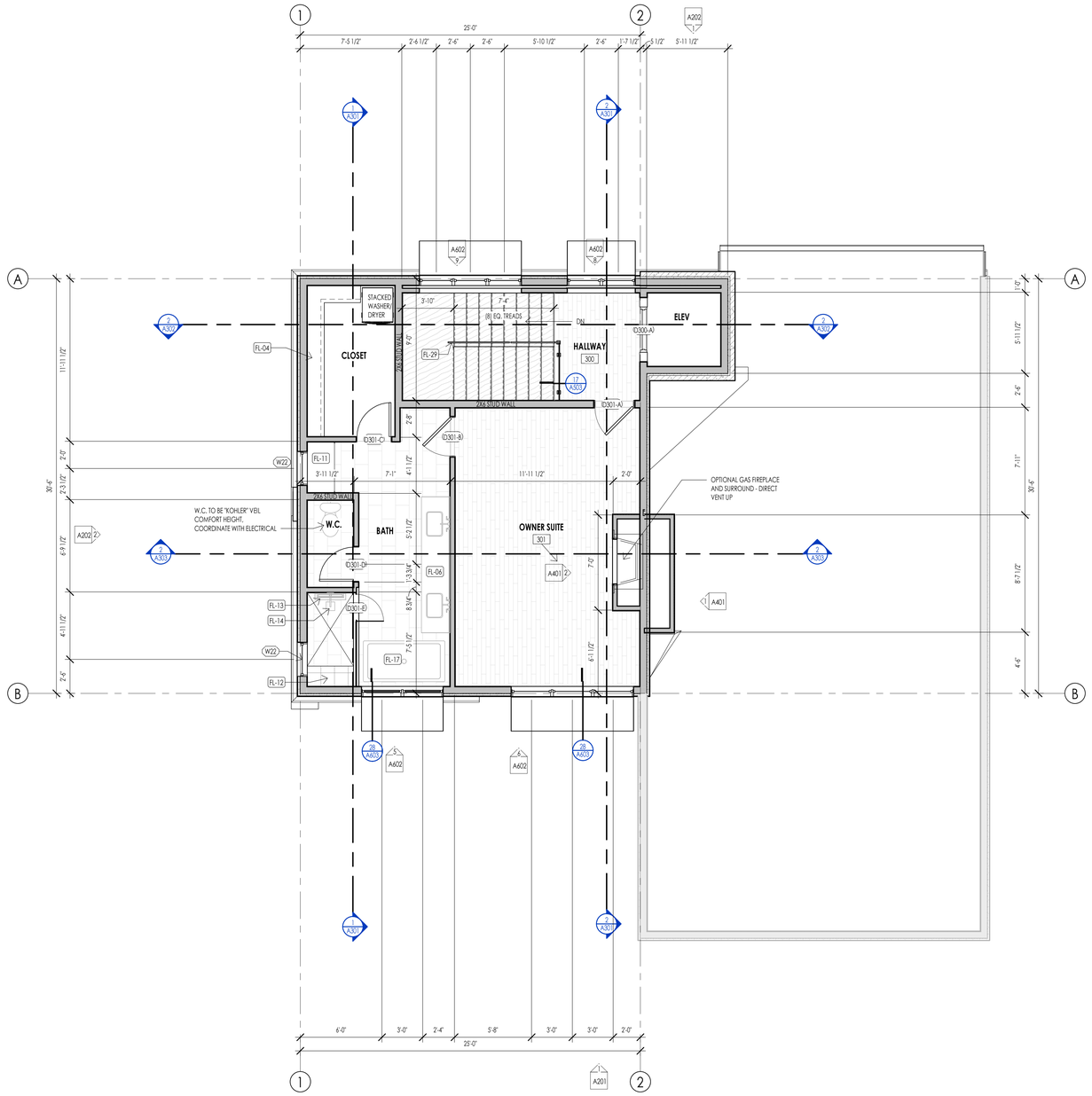

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD 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 2X6 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).

FLOOR PLAN KEYNOTES

KEYNOTES	
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 DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGN
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET

LEVEL 3 - FLOOR PLAN
1/4" = 1'-0"
1 / A106

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STATE OF UTAH · JOHN M. GINNATY · 387808 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A106

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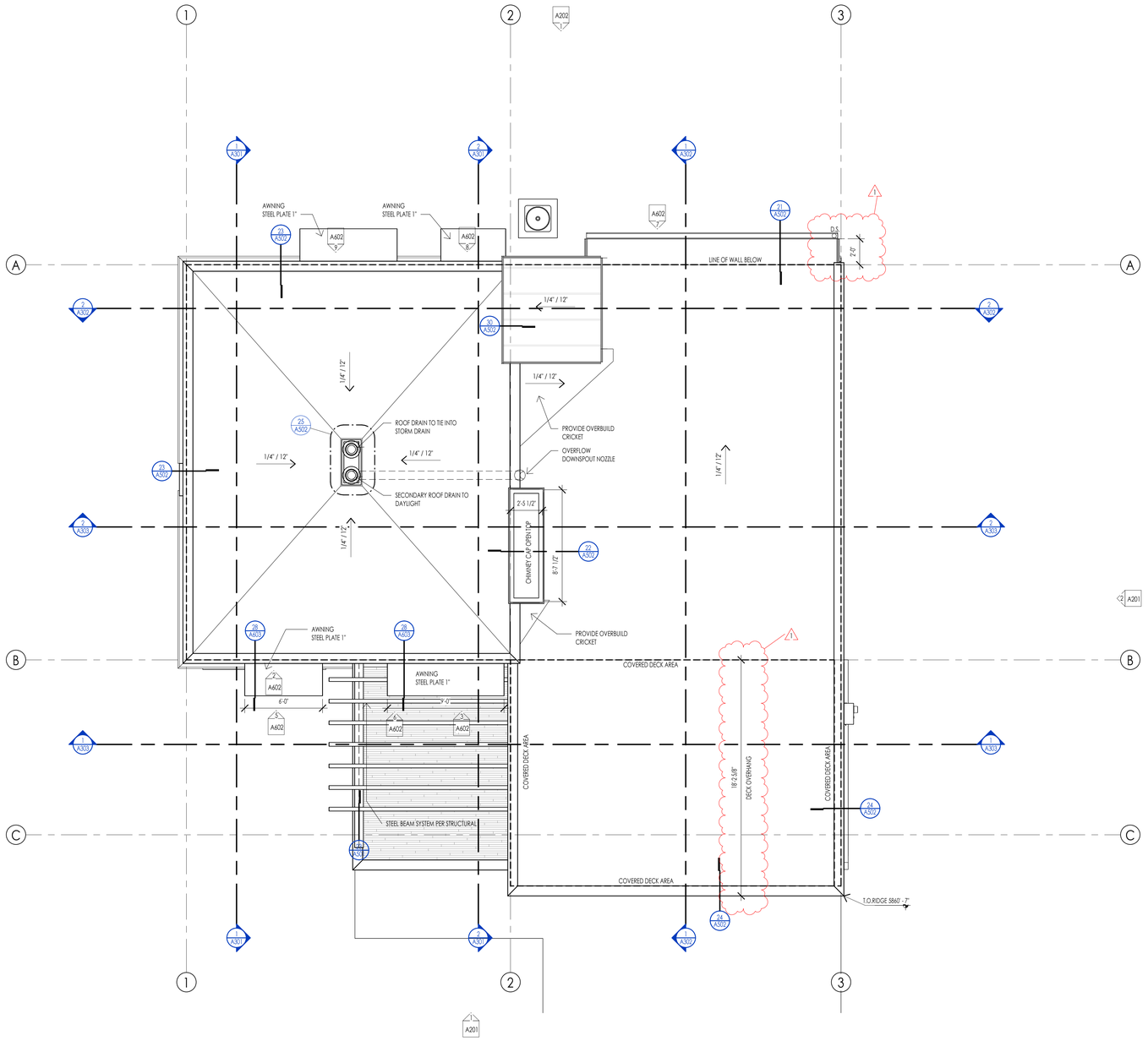

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE WITH GRAVEL BALLAST		
	STANDING SEAM METAL ROOFING SYSTEM		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

ROOF PLAN GENERAL NOTES

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

ROOF PLAN KEYNOTES

KEYNOTES

ROOF PLAN
1/4" = 1'-0"
1 A107

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STATE OF UTAH JOHN M. GINGERY 7874406 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

PERMIT SET

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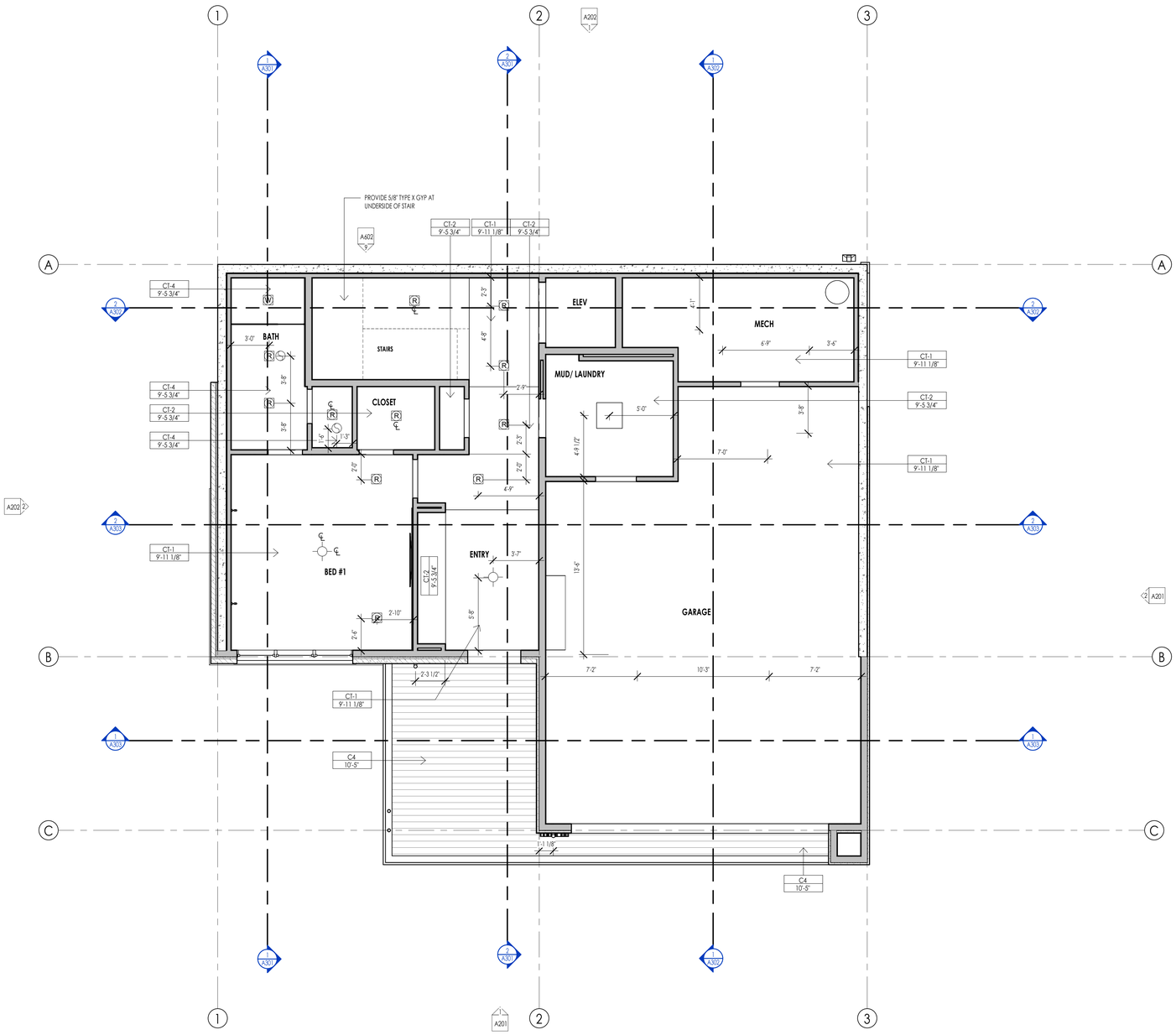
Plot Date: 10/2/2023 3:35:51 PM



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

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

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 ELECTRCIAL 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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING PLAN KEYNOTES

KEYNOTES

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STATE OF UTAH — JOHN M. PHILLEY — 8874406 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A109

PERMIT SET

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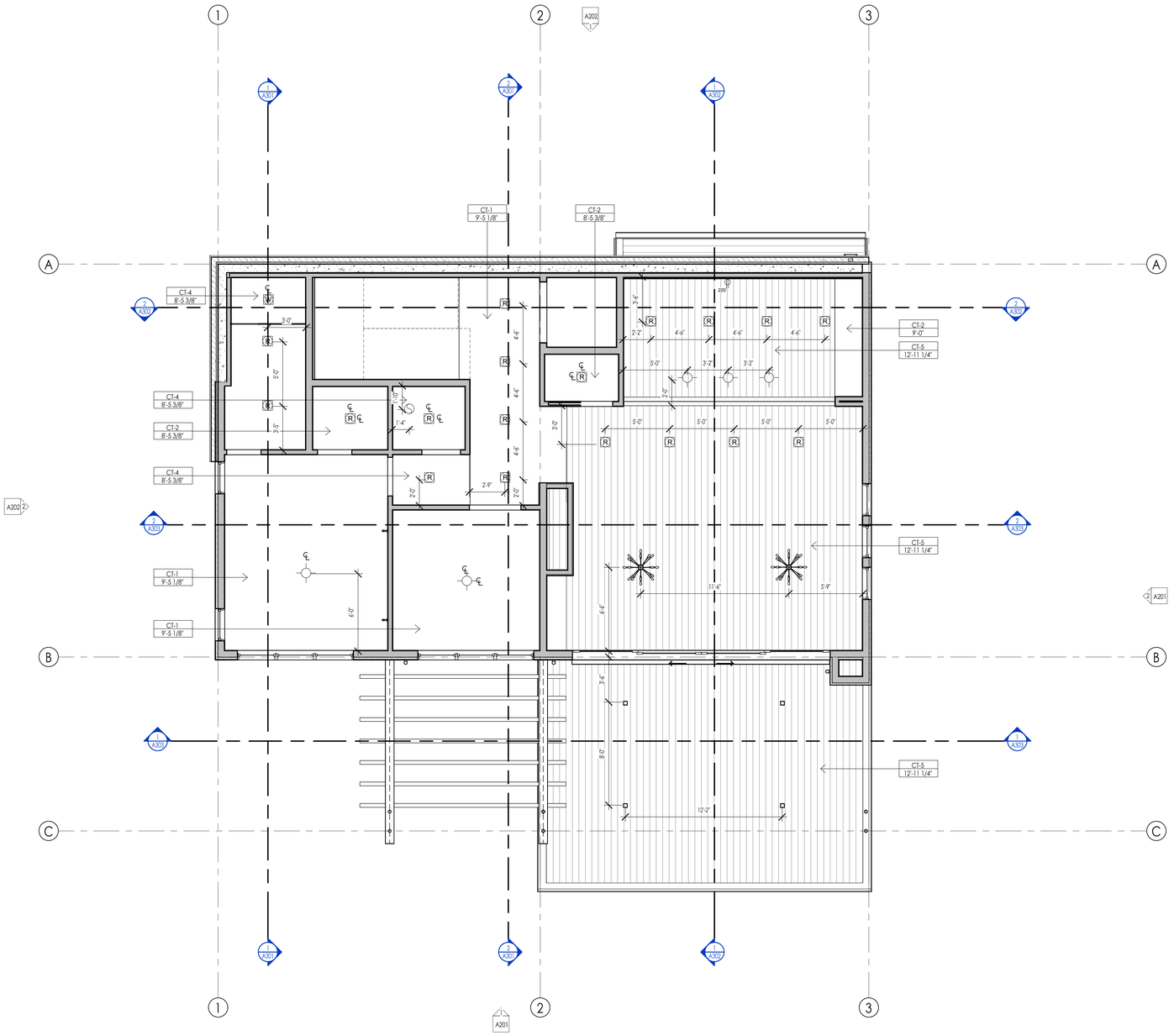

REFLECTED CEILING PLAN MATERIAL LEGEND

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

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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING PLAN KEYNOTES

LEVEL 2 - REFLECTED CEILING PLAN
1/4" = 1'-0"
1 / A110

SEE ENLARGED UNIT PLANS FOR CEILING TYPES AND ELEVATIONS

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STATE OF UTAH — JOHN M. QUIGLEY — 8821408 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

PERMIT SET

SHEET TITLE:
LEVEL 2 CEILING PLAN

SHEET NUMBER:
A110

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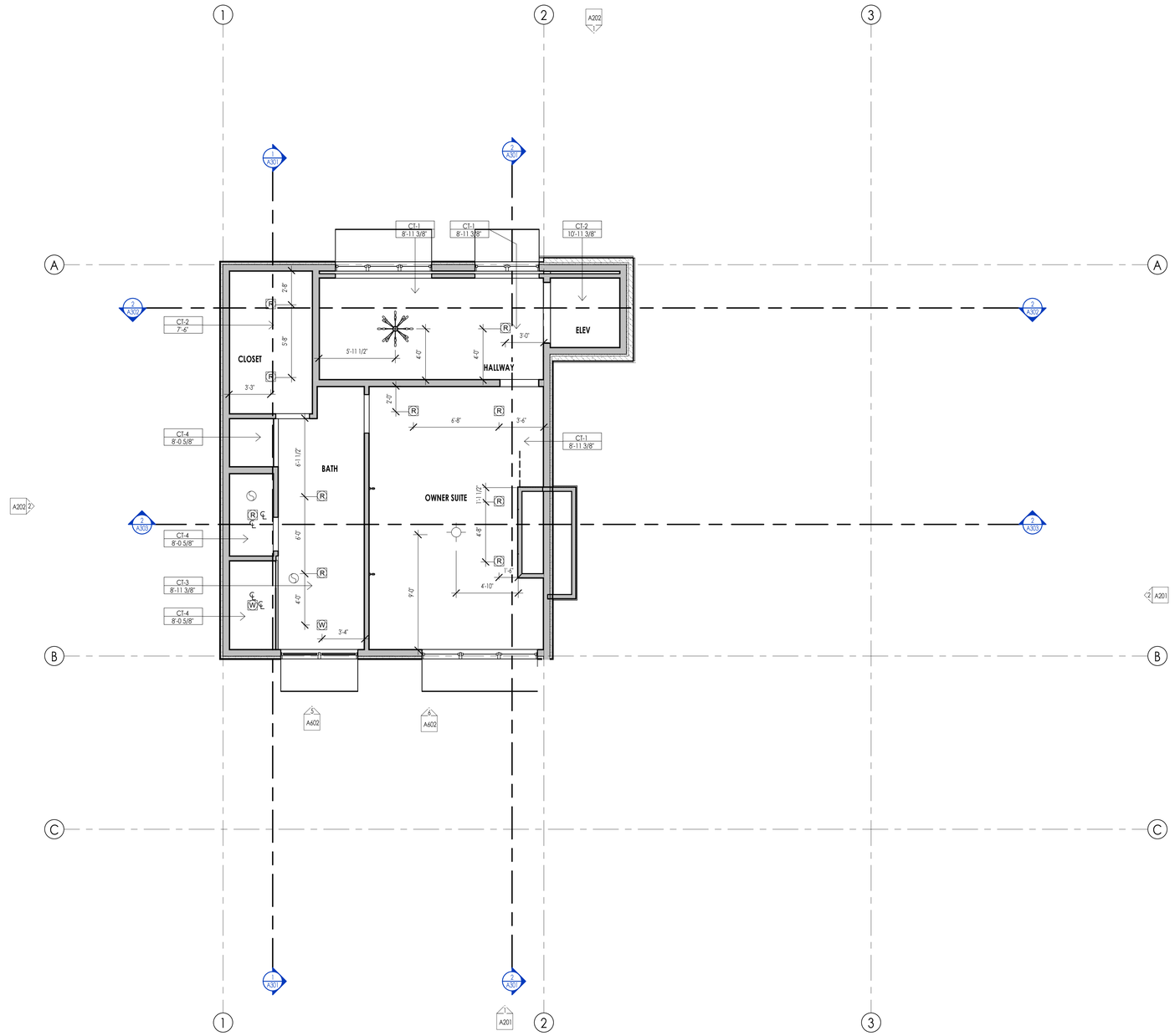

REFLECTED CEILING PLAN MATERIAL LEGEND

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

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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING PLAN KEYNOTES

LEVEL 3 - REFLECTED CEILING PLAN
1/4" = 1'-0"
1 / A111

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STATE OF UTAH · JOHN M. QUIGLEY · 8874406 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
LEVEL 3 CEILING PLAN

SHEET NUMBER:
A111

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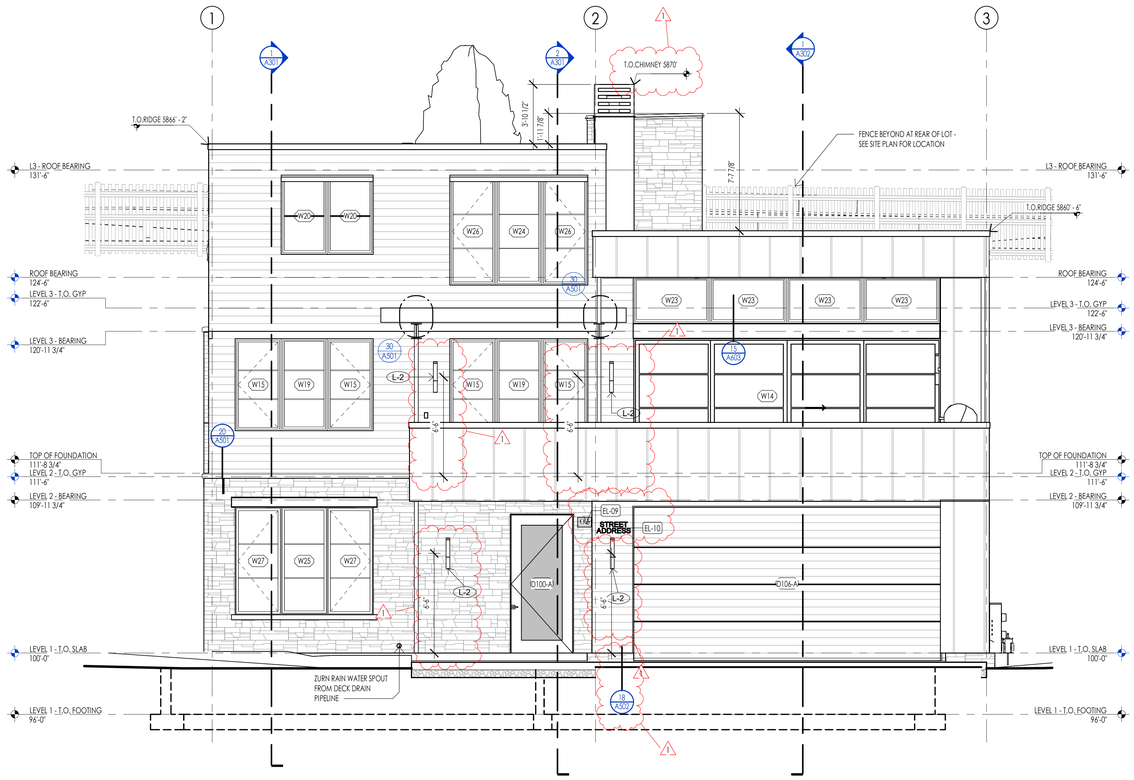
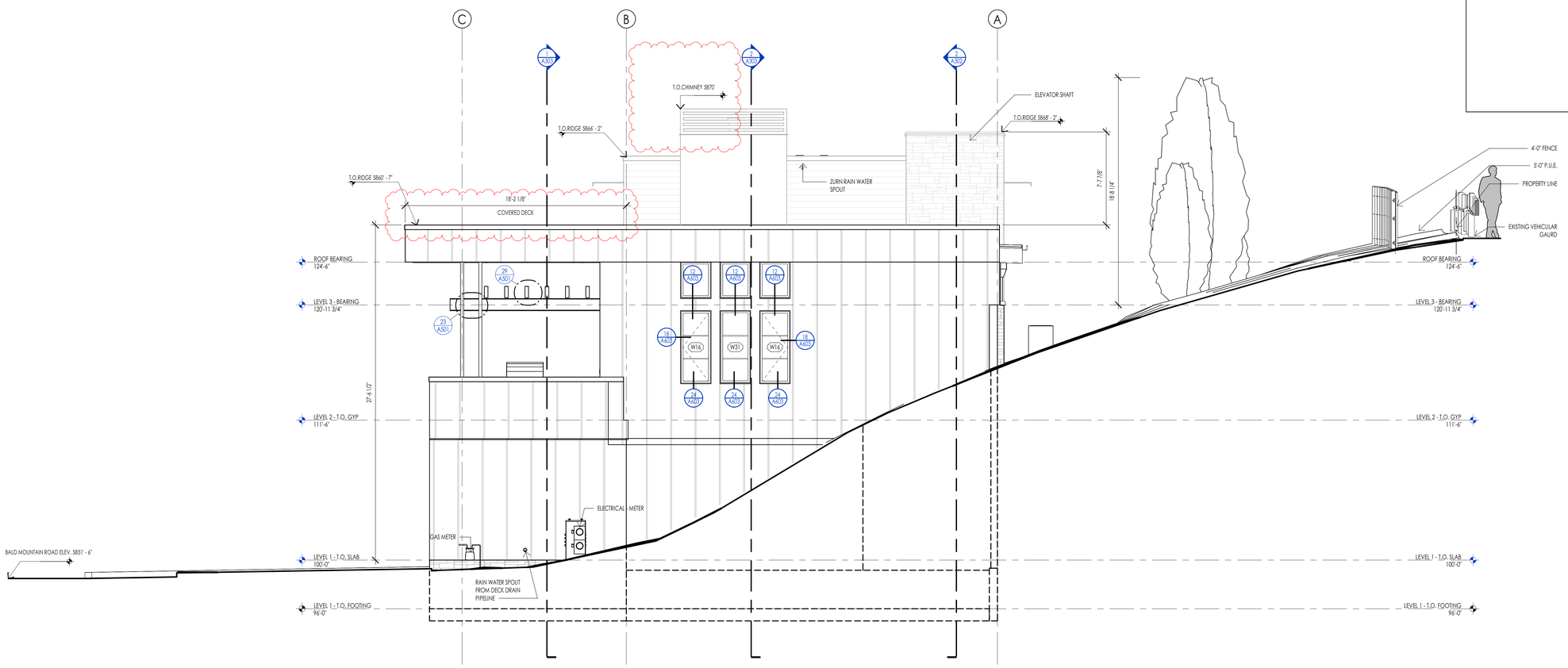


SOUTH ELEVATION
1/4" = 1'-0"
1 A201



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

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 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 KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 5FT HOR. FROM MAIN DOOR AND NO MORE THAT 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 ½" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.

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STATE OF UTAH JOHN M. GINGERY 8827496 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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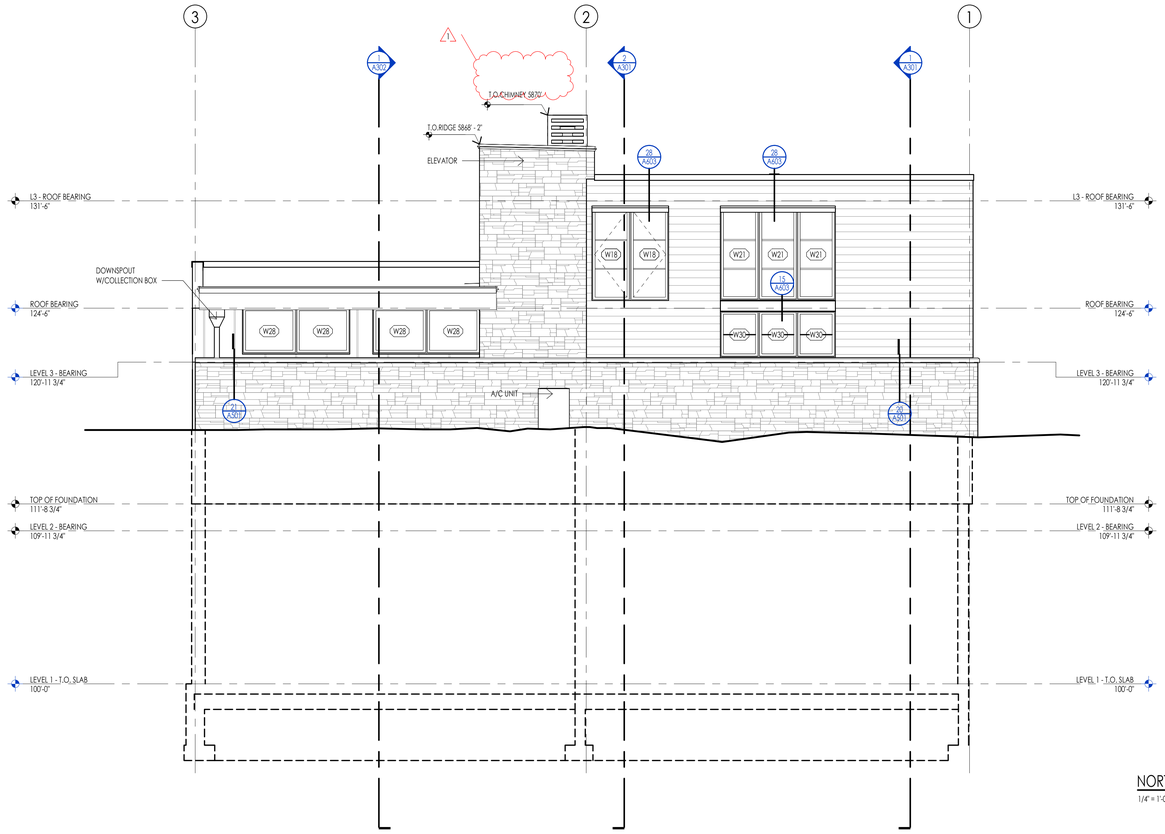
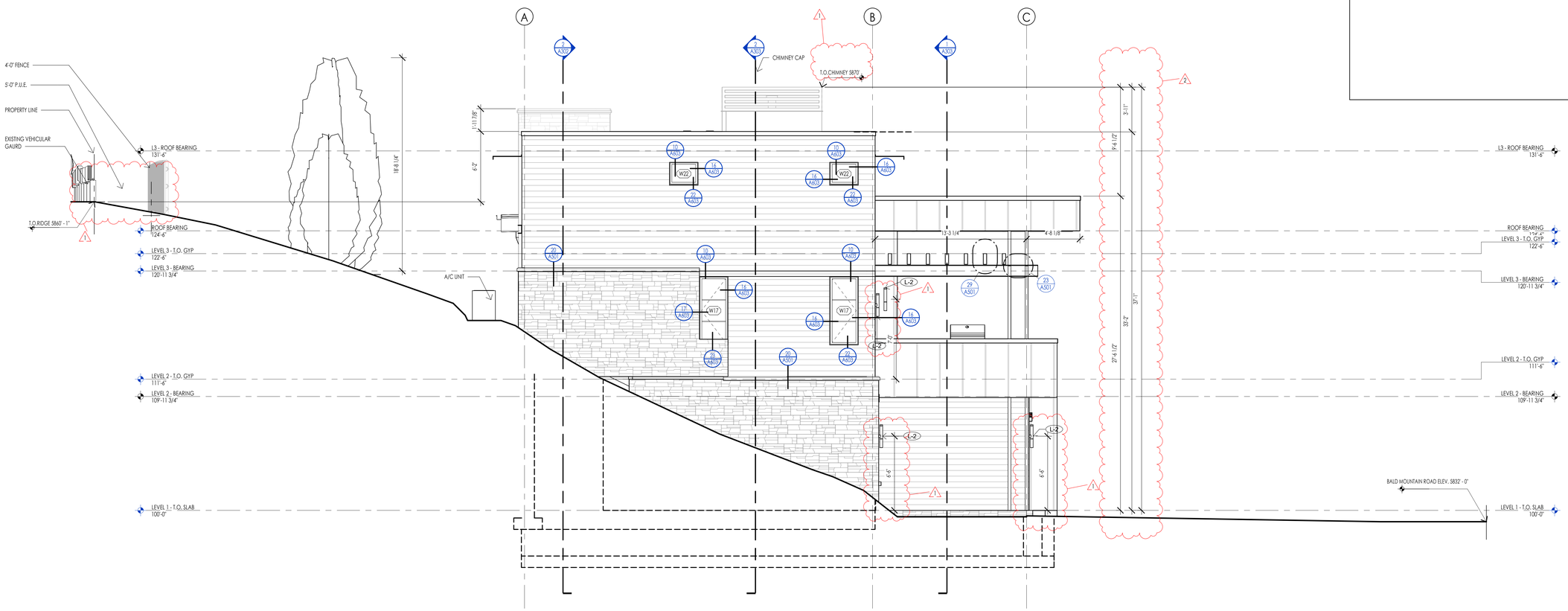


NORTH ELEVATION
1/4" = 1'-0"
1 A202



WEST ELEVATION
1/4" = 1'-0"
2 A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
1	STANDING SEAM METAL ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
1	2X6 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

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STATE OF UTAH · JOHN M. GINNETY · 387496 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

PERMIT SET

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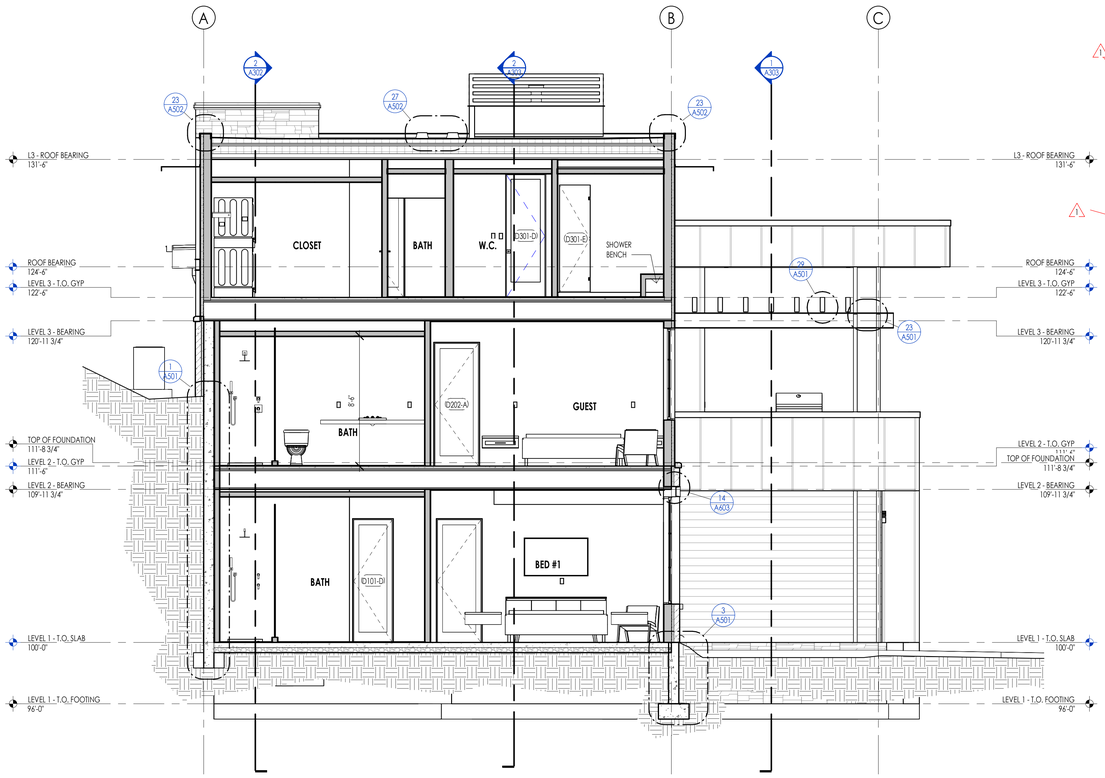
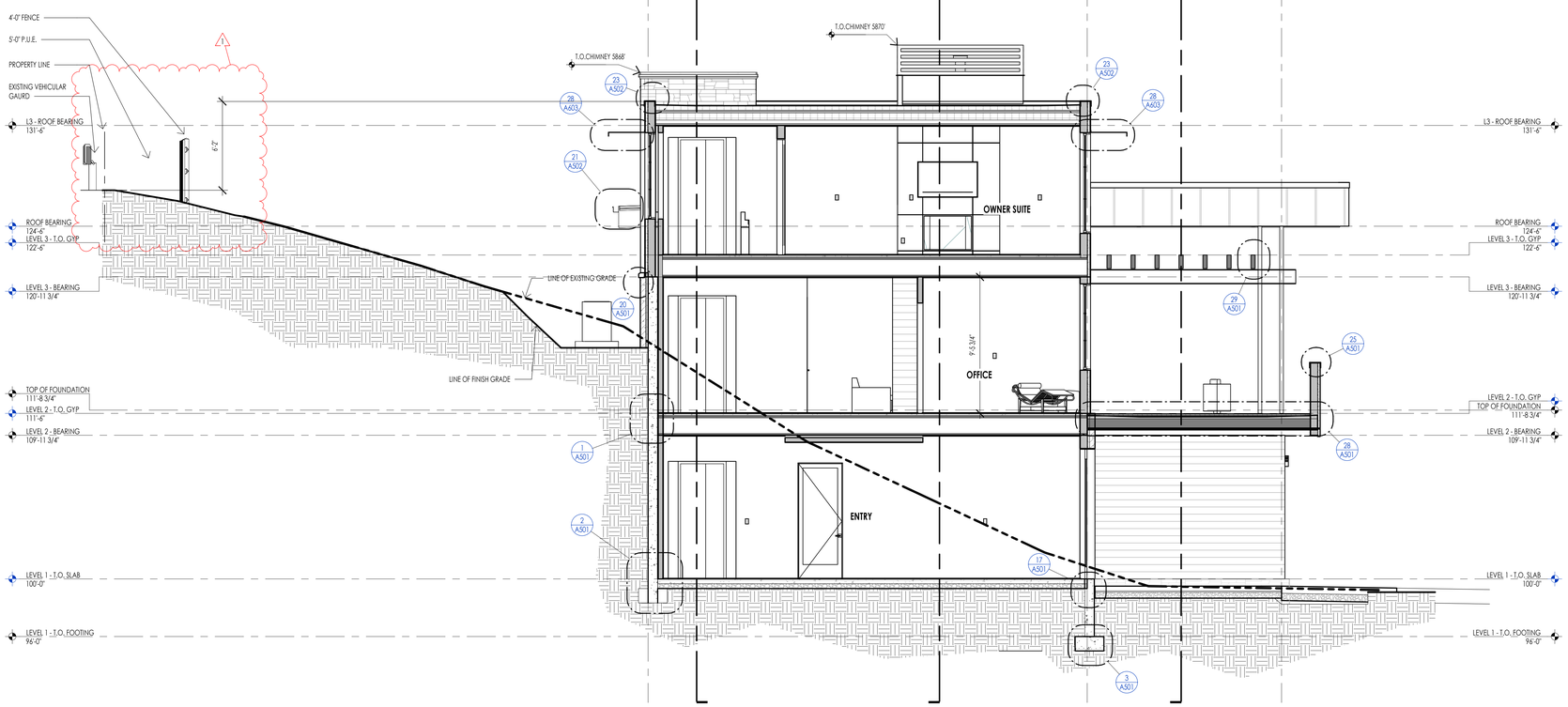


Section 1
1/4" = 1'-0"



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

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 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

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JOHN M. GRIMLEY — 317496 — LICENSED ARCHITECT — STATE OF UTAH

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

PERMIT SET

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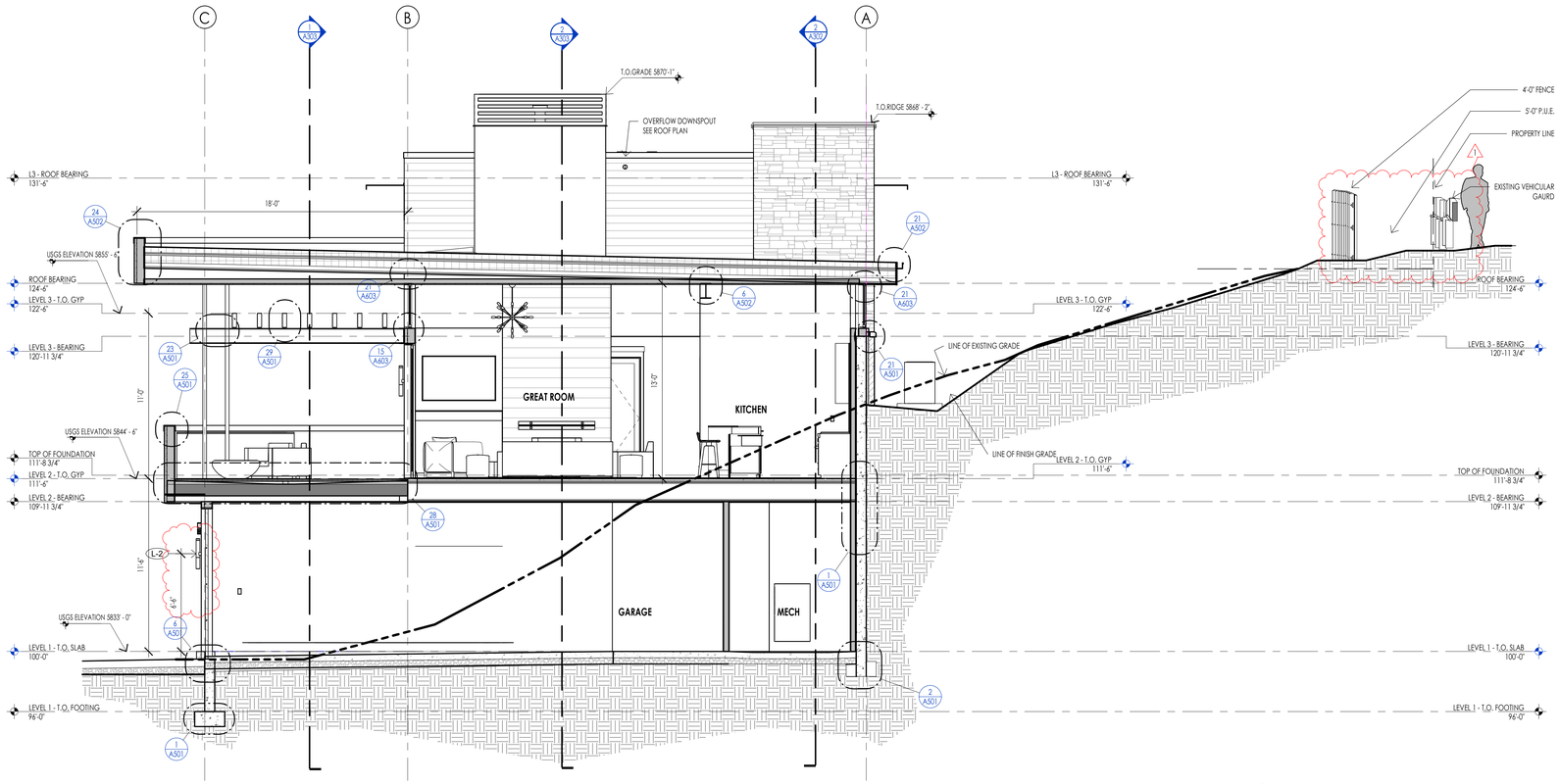
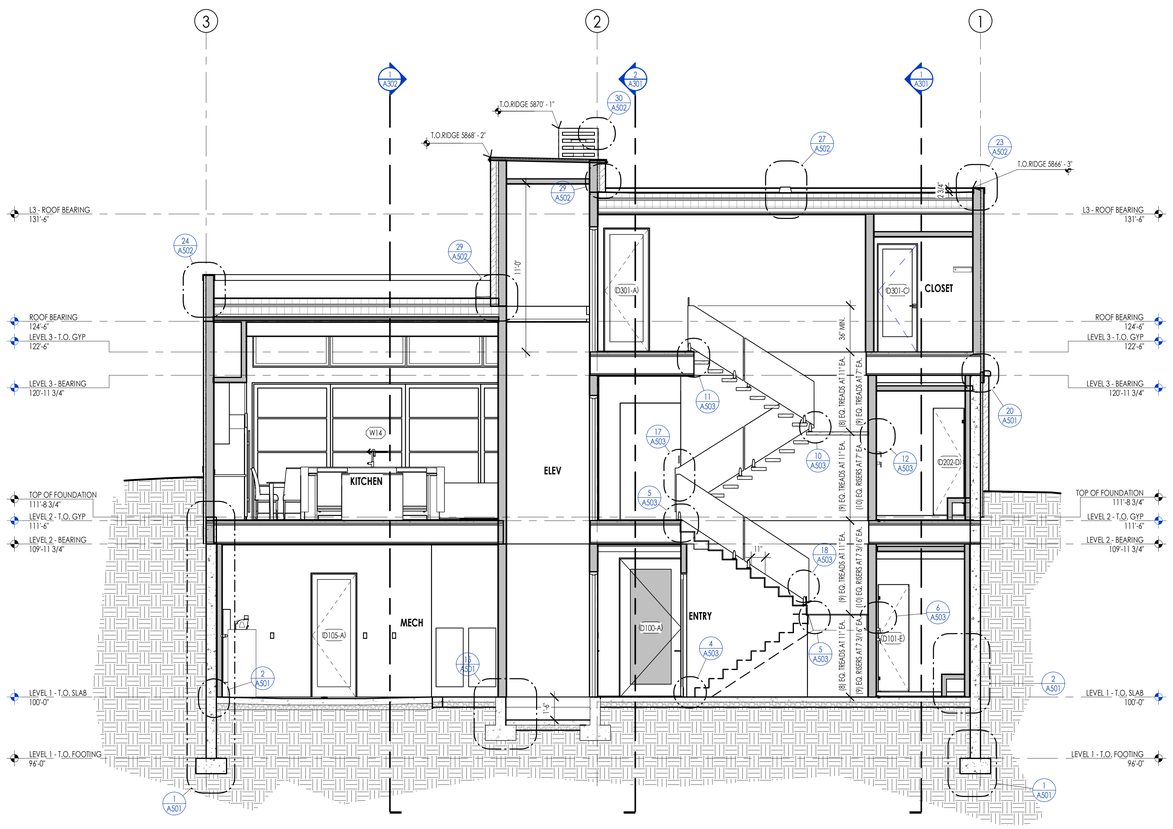


Section 3
1/4" = 1'-0"
1 A302



Section 4
1/4" = 1'-0"
2 A302

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 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

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STATE OF UTAH · JOHN M. GINGERY · 8827408 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302

PERMIT SET

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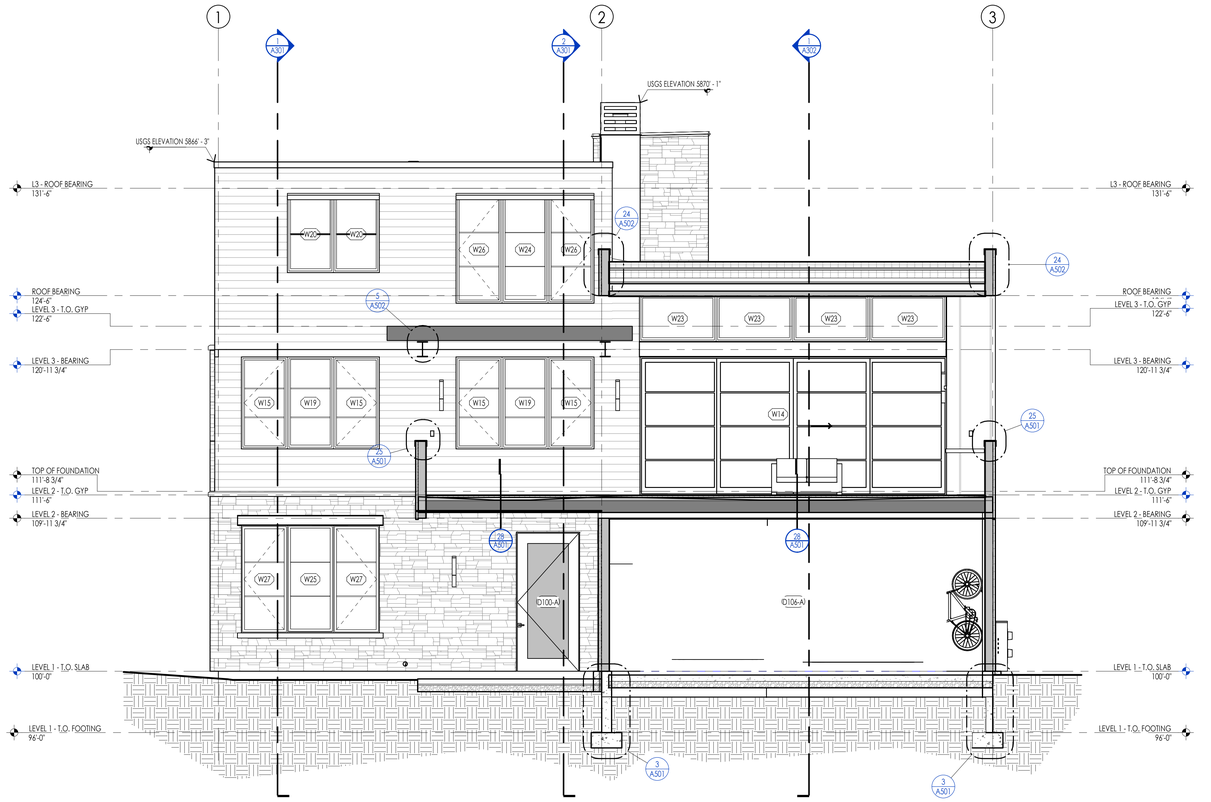
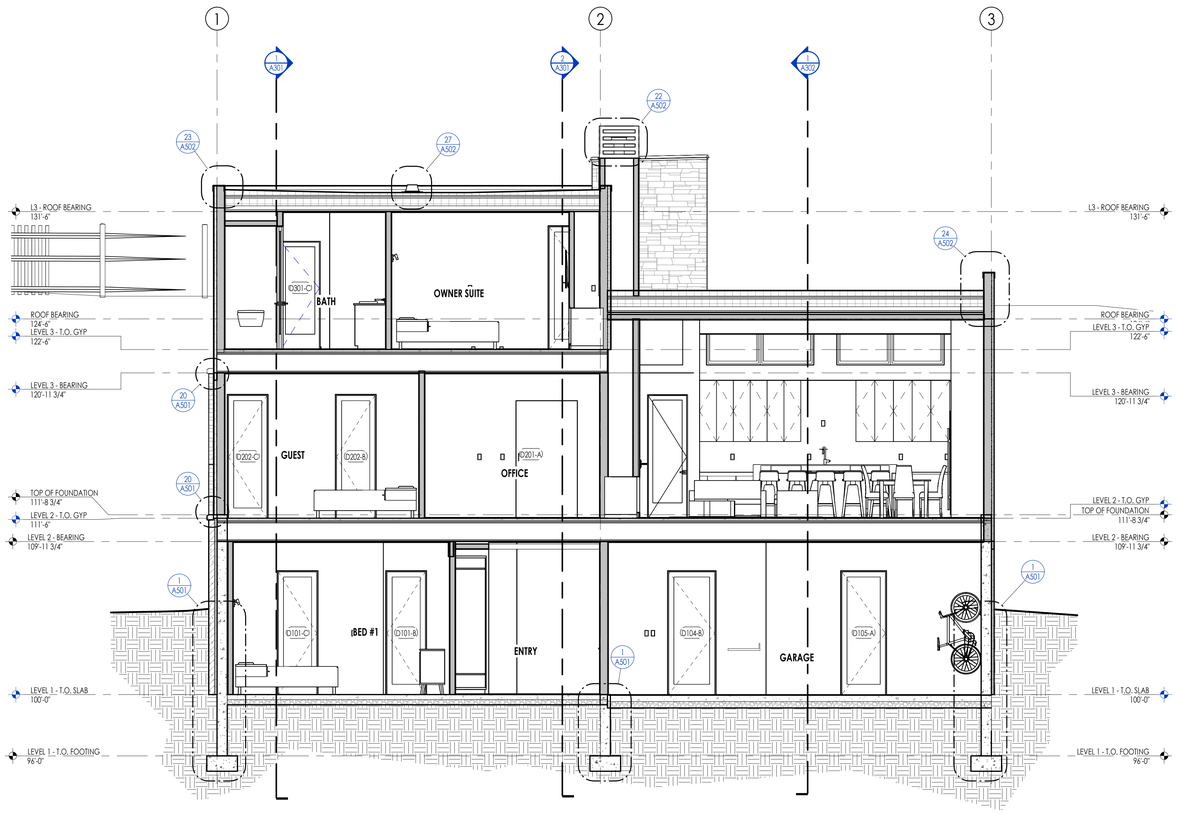
Plot Date: 9/26/2023 8:36:39 PM



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



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

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
1	STANDING SEAM METAL ROOFING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
1	2X6 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

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STATE OF UTAH
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8827496
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A303

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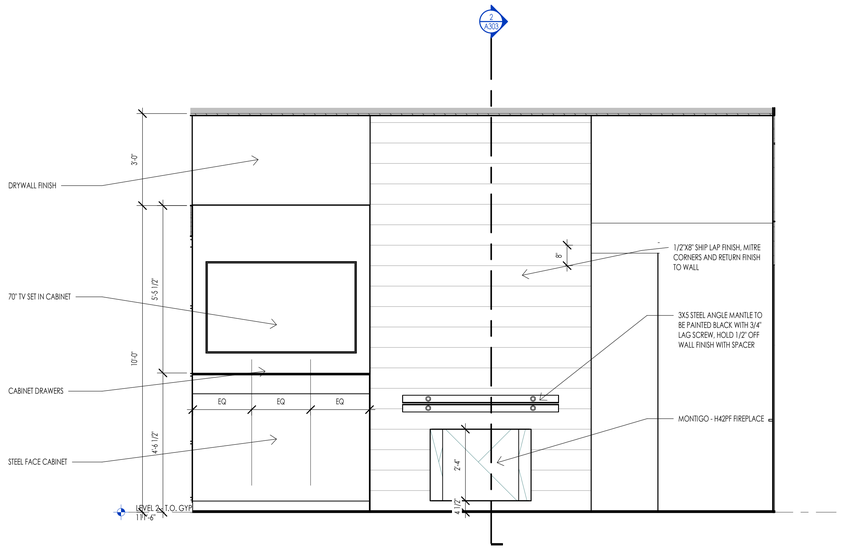
Plot Date: 9/26/2023 8:36:40 PM

GREAT ROOM INTERIOR VIEW



GREAT ROOM FIREPLACE ELEVATION

1/2" = 1'-0"

1 A401

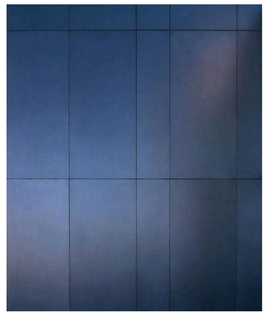
OWNER SUITE INTERIOR VIEW

OWNER'S SUITE FIREPLACE ELEVATION

1/2" = 1'-0"

2 A401

INTERIOR WOOD SLAT FINISH



STEEL FIREPLACE SURROUND

Plot Date: 9/26/2023 11:13:11 AM

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Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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STATE OF UTAH JOHN M. GINNETY 8874406 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
FIREPLACE ELEVATIONS

SHEET NUMBER:
A401

PERMIT SET

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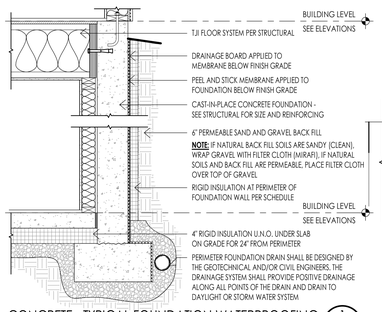
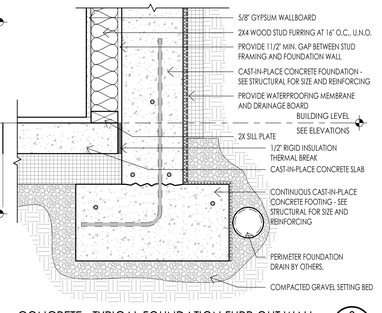
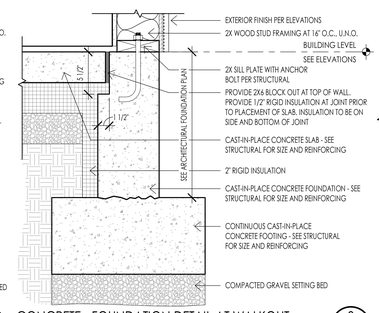


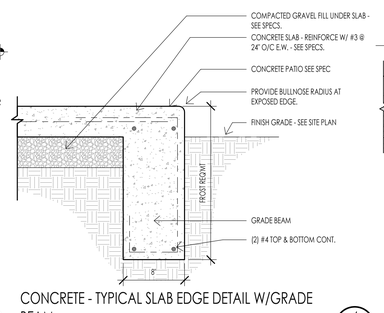
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1 A501
3/4" = 1'-0"



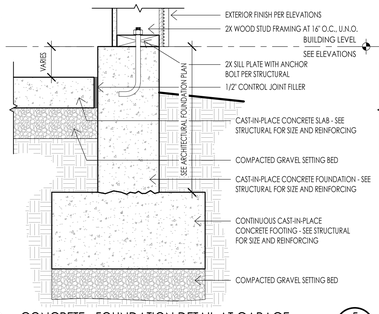
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2 A501
1 1/2" = 1'-0"



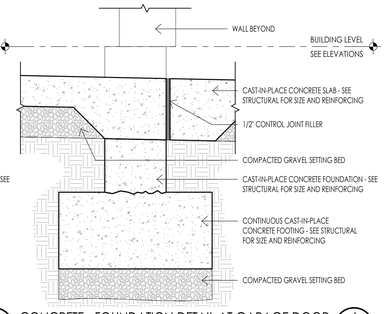
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3 A501
1 1/2" = 1'-0"



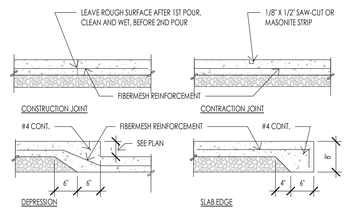
CONCRETE - TYPICAL SLAB EDGE DETAIL W/GRADE BEAM 4 A501
1 1/2" = 1'-0"



CONCRETE - FOUNDATION DETAIL AT GARAGE 5 A501
1 1/2" = 1'-0"

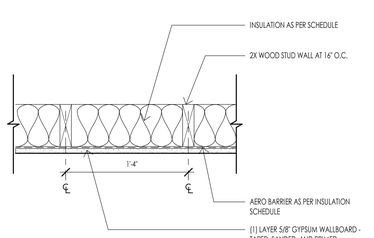


CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6 A501
1 1/2" = 1'-0"

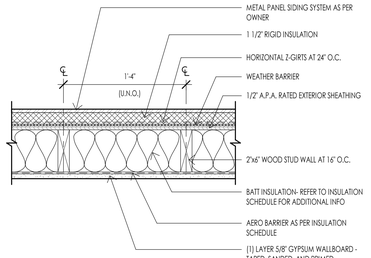


NOTE: GRADE SLAB SHALL HAVE CONTROL JOINT (CONSTRUCTION JOINT OR CONTRACTION JOINT) AT APPROX. 26 FEET APART IN EACH DIRECTION. CONTRACTOR TO VERIFY

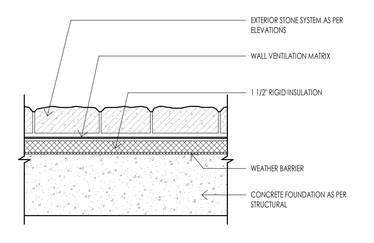
CONCRETE - TYPICAL SLAB DETAILS 7 A501
3/4" = 1'-0"



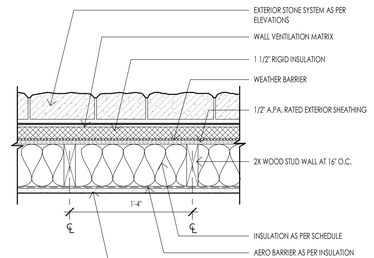
FRAMING- FURR OUT WALL ASSEMBLY 8 A501
1 1/2" = 1'-0"



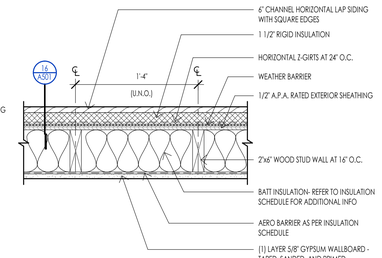
FRAMING- METAL PANEL WALL ASSEMBLY 9 A501
1 1/2" = 1'-0"



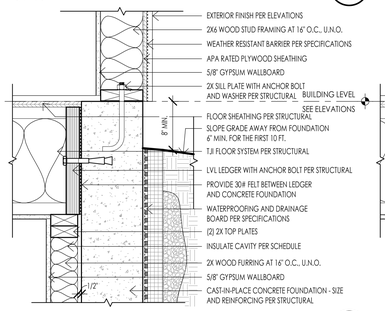
FRAMING- STONE ASSEMBLY W/INSULATION 10 A501
1 1/2" = 1'-0"



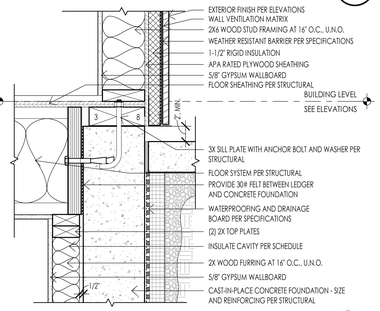
FRAMING- STONE MASONRY WALL ASSEMBLY 11 A501
1 1/2" = 1'-0"



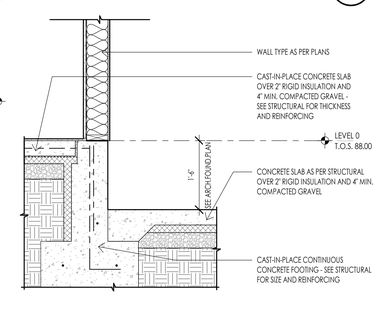
FRAMING- WOOD SIDING WALL ASSEMBLY 12 A501
1 1/2" = 1'-0"



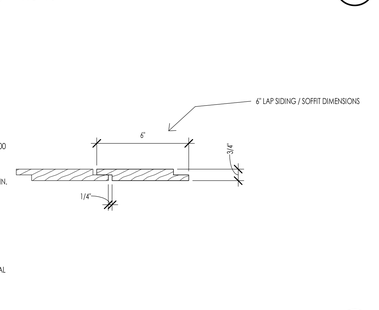
TYPICAL FLOOR DETAIL AT FOUNDATION 13 A501
1 1/2" = 1'-0"



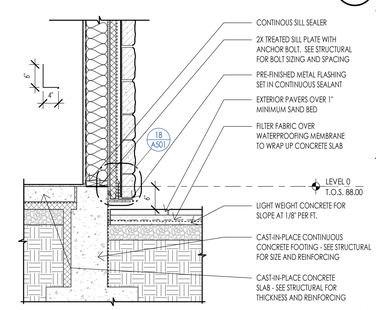
FLOOR DETAIL AT FOUNDATION/PATIO 14 A501
1 1/2" = 1'-0"



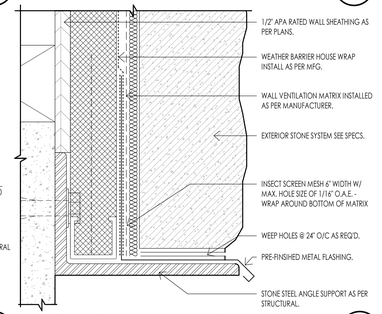
CONCRETE - ELEVATOR PIT DETAIL 15 A501
3/4" = 1'-0"



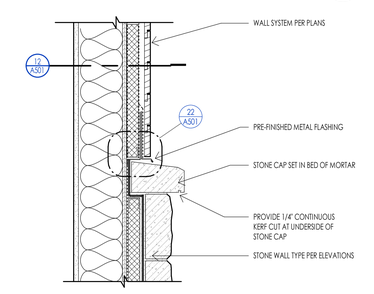
FRAMING - TYPICAL WOOD SIDING DETAIL 16 A501
3" = 1'-0"



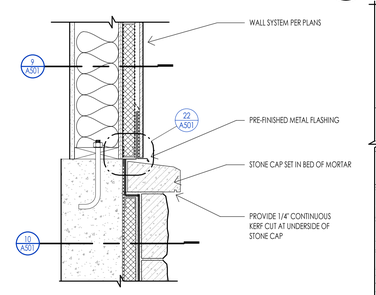
CONCRETE - FOUNDATION AT PAVERS 17 A501
3/4" = 1'-0"



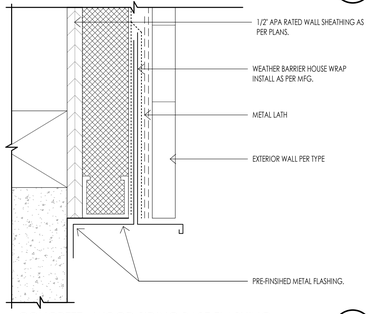
MASONRY - STONE BASE FLASHING 18 A501
6" = 1'-0"



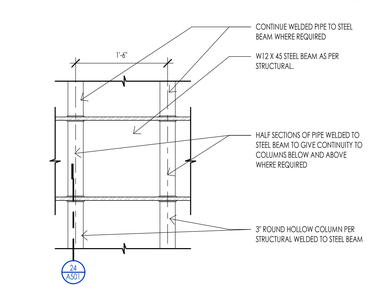
MASONRY - TRANSITION STONE WALL TO SIDING 20 A501
1 1/2" = 1'-0"



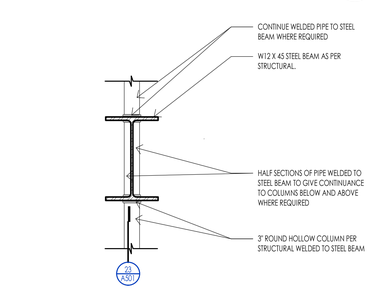
MASONRY - STONE WALL TO METAL PANEL WALL 21 A501
1 1/2" = 1'-0"



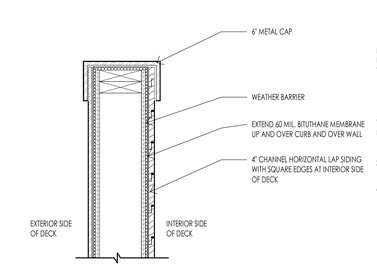
CONCRETE - WOOD SIDING BASE FLASHING 22 A501
6" = 1'-0"



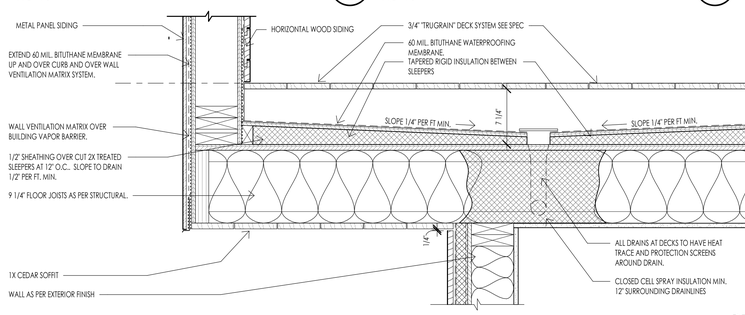
DECK - PIPE COLUMN TO STEEL BEAM DETAIL 23 A501
1" = 1'-0"



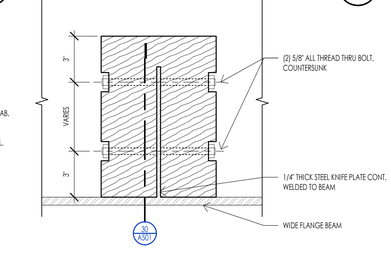
DECK -PIPE COLUMN TO STEEL BEAM SECTION 24 A501
1" = 1'-0"



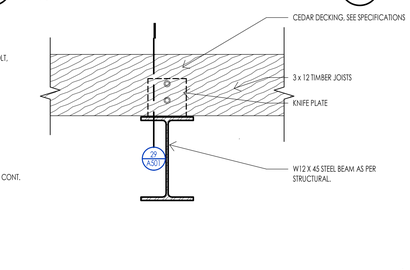
DECK - CAP OVER WALL DETAIL 25 A501
1 1/2" = 1'-0"



DECK - DRAINAGE DETAIL 28 A501
1 1/2" = 1'-0"



DECK - TYPICAL TIMBER CONNECTION 29 A501
3" = 1'-0"



DECK - STEEL BEAM TO JOIST DETAIL 30 A501
1" = 1'-0"

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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STATE OF UTAH — JOHN M. PRINDLE — 8874366 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A501

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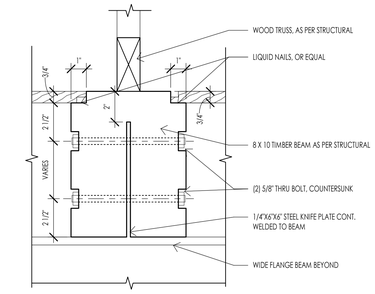
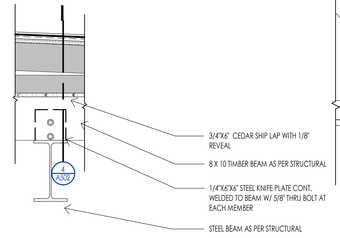
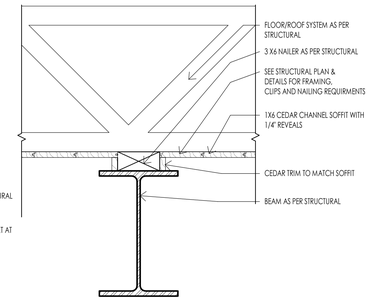
Plot Date: 9/25/2023 11:13:14 AM



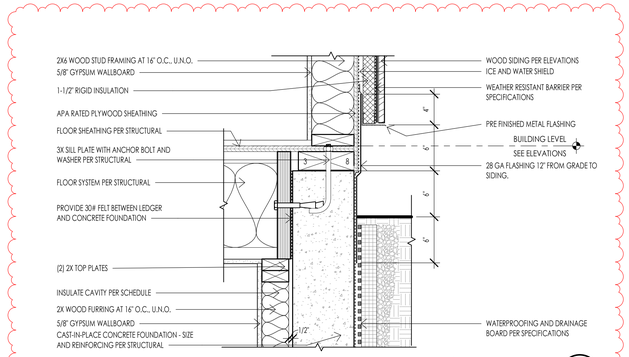
CEILING - TIMBER/BEAM CONNECTION 4 A502
3" = 1'-0"



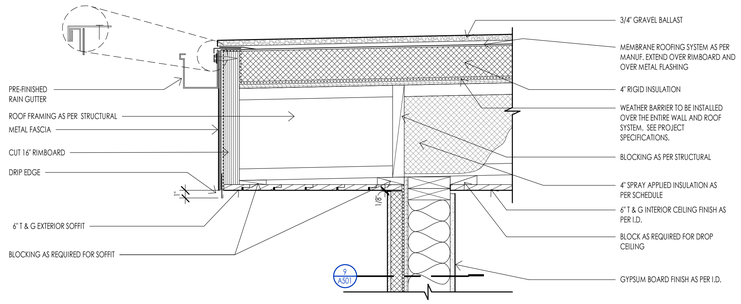
CEILING - STEEL BEAM/ TIMBER BEAM CONNECTION 5 A502
1" = 1'-0"



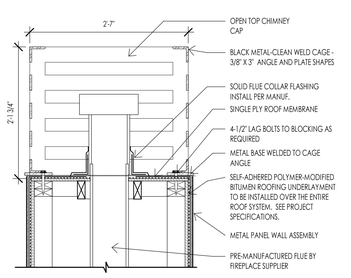
CEILING - BEAM AT T&G CEILING 6 A502
1 1/2" = 1'-0"



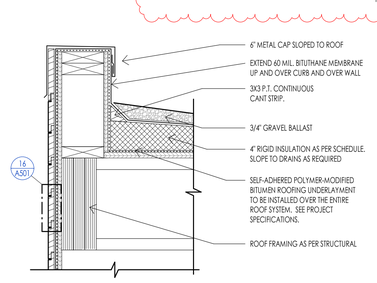
FRAMING -FLASHING DETAIL - SIDING AT GRADE 18 A502
1 1/2" = 1'-0"



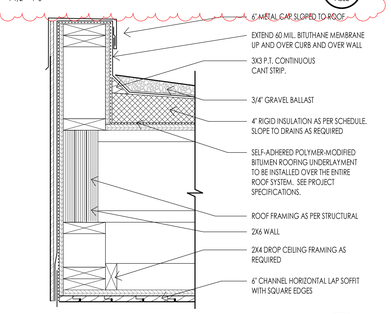
ROOF - EAVE DETAIL 21 A502
1 1/2" = 1'-0"



ROOF - OPEN TOP CHIMNEY CAP DETAIL 22 A502
1" = 1'-0"



ROOF - WOOD SIDING PARAPET TO ROOF 23 A502
1 1/2" = 1'-0"



ROOF - PARAPET DETAIL 24 A502
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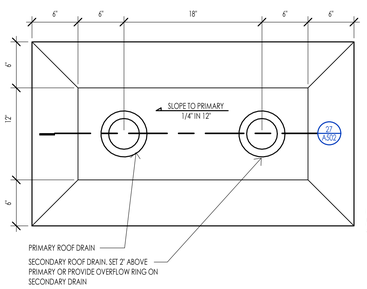

ROOF - ENLARGED DRAIN DETAIL 25 A502
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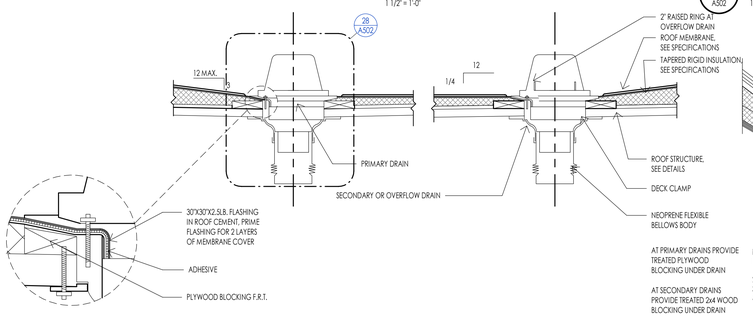
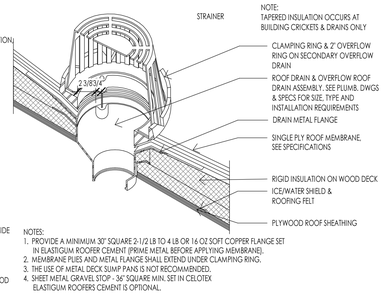
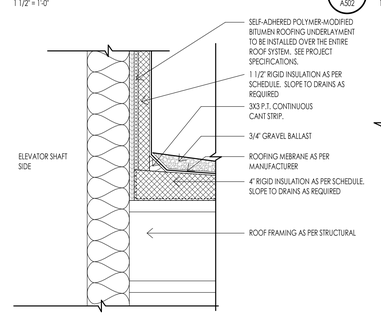


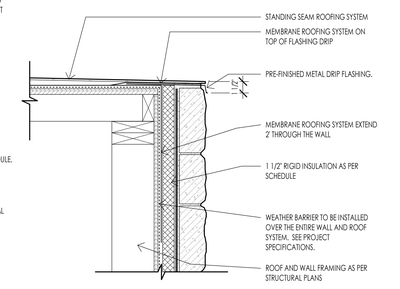
ROOF - DRAIN SECTION 27 A502
1" = 1'-0"



ROOF - DRAIN DETAIL 28 A502
1 1/2" = 1'-0"



ROOF - ELEVATOR WALL TO ROOF DETAIL 29 A502
1 1/2" = 1'-0"



ROOF -METAL ROOF AT ELEVATOR SHAFT 30 A502
1 1/2" = 1'-0"

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STATE OF UTAH · JOHN M. GINGERY · 8871406 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A502

PERMIT SET

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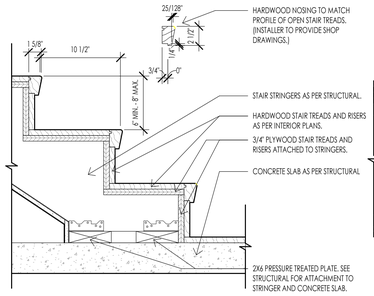
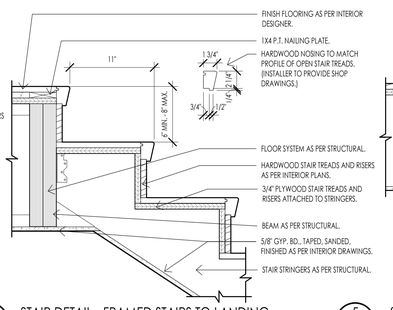
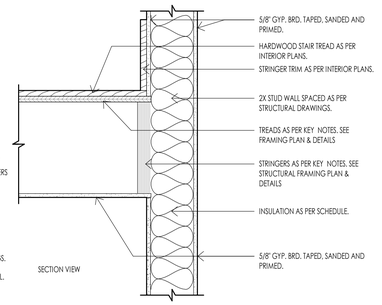
Plot Date: 9/25/2023 11:13:16 AM



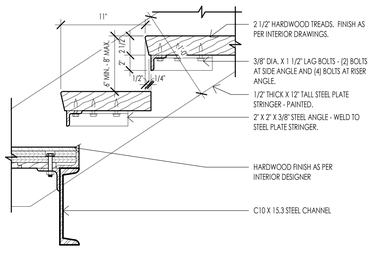
STAIR DETAIL - FRAMED STAIRS TO BASEMENT FLOOR 4 A503
1 1/2" = 1'-0"



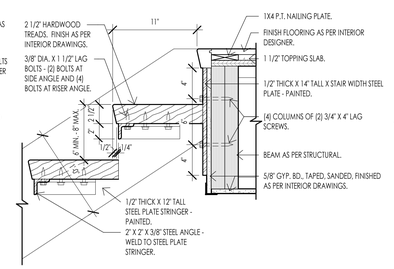
STAIR DETAIL - FRAMED STAIRS TO LANDING 5 A503
1 1/2" = 1'-0"



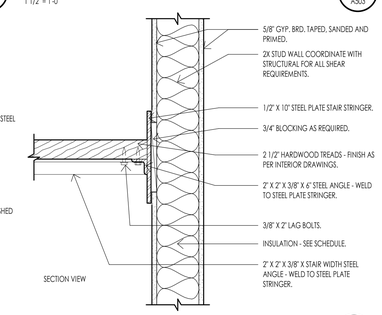
STAIR DETAIL - FRAMED STAIRS TO SIDE WALL 6 A503
1 1/2" = 1'-0"



STAIR DETAIL - LANDING UP 10 A503
1 1/2" = 1'-0"



STAIR DETAIL - DOWN AT OPEN FRAMED STAIRS 11 A503
1 1/2" = 1'-0"



STAIR DETAIL - OPEN STAIRS TO SIDE WALL 12 A503
1 1/2" = 1'-0"

GLASS GUARDRAIL AT STAIR 17 A503
3/4" = 1'-0"

GLASS GUARDRAIL - FLOOR CONNECTION 18 A503
3" = 1'-0"

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Architecture

Architecture
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STATE OF UTAH · JOHN M. GINNETT · 8874406 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:

PERMIT SET

SHEET TITLE:
STAIR/ RAIL DETAILS

SHEET NUMBER:
A503

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Plot Date: 9/25/2023 11:13:17 AM

DOOR SCHEDULE

MARK	DOOR						FRAME						FIRE RATING	HARDWARE	REMARKS
	SIZE			MATERIAL	TYPE	FINISH	DETAILS			MATERIAL	TYPE	FINISH			
	WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL						
D100-A	4'-0"	9'-0"	1 3/4"	WOOD-GLASS	D6		24/A601	23/A601	22/A601	WOOD	F1	PER I.D.			
D100-B	2'-8"	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.						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		
D106-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.			-			ELEVATOR DOOR
D201-A	4'-0"	8'-0"	1 3/4"	WOOD	D2	PER I.D.				WOOD			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.	-	-	-						-
D203-A	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.			
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										

DOOR SCHEDULE GENERAL NOTES

1. SEE SHEET A601 FOR DOOR AND FRAME TYPES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
3. 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.
4. 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.
5. ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
6. REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
7. 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
- PAIR SPRING HINGES
- 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

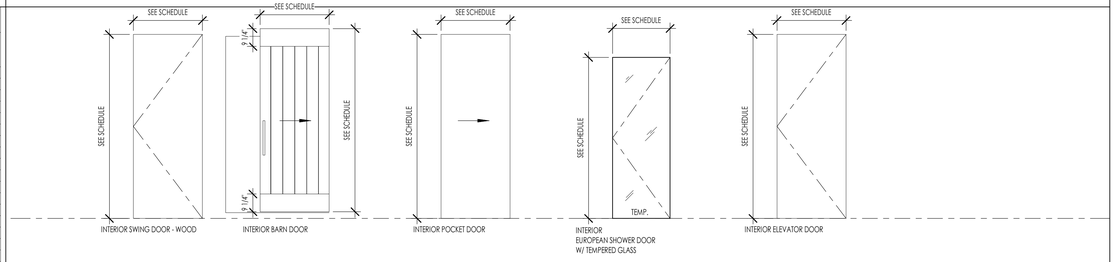
H9 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 KNOBS (SINGLE SIDE ONLY)

H10 ENTRY DOOR
- 1 WEATHER STRIP
- 1 THRESHOLD
- 1 LOCKSET
- 1 DEADBOLT
- 1 PIVOT HINGE (TOP AND BOTTOM)

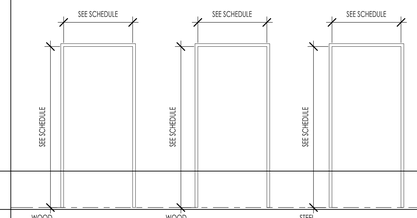
H11 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 PASAGE SET

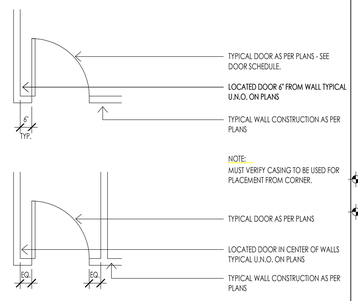
H12 POCKET DOOR
-

DOOR TYPES

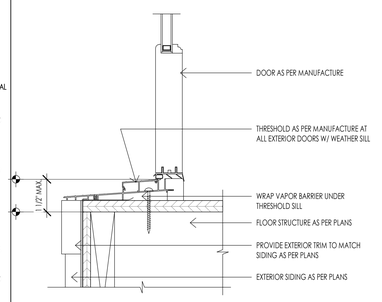


FRAME TYPES

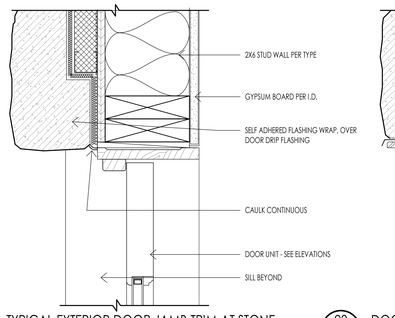




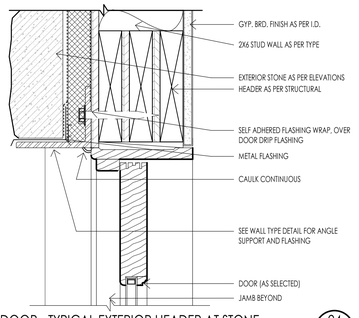
DOOR - TYPICAL PLACEMENT DETAIL 21 A601
3/8" = 1'-0"



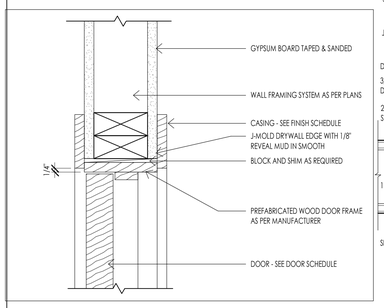
TYPICAL THRESHOLD DETAIL 22 A601
3" = 1'-0"



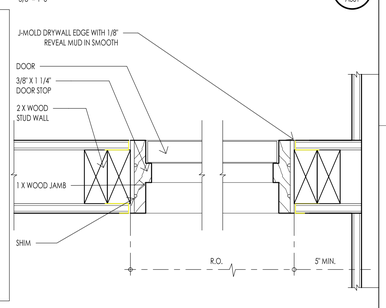
TYPICAL EXTERIOR DOOR JAMB TRIM AT STONE 23 A601
3" = 1'-0"



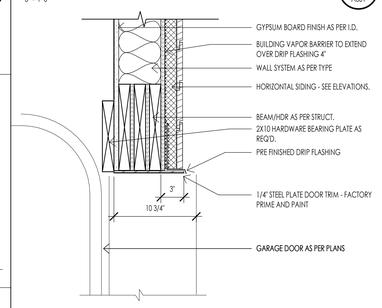
DOOR - TYPICAL EXTERIOR HEADER AT STONE 24 A601
3" = 1'-0"



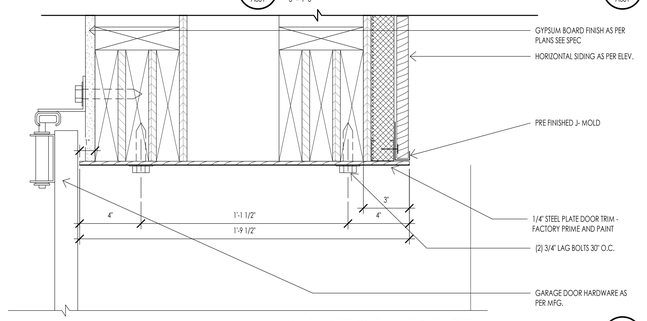
DOOR - TYPICAL INTERIOR HEADER 26 A601
3" = 1'-0"



DOOR INTERIOR JAMB 27 A601
3" = 1'-0"



GARAGE DOOR - HEAD DETAIL 28 A601
1 1/2" = 1'-0"



GARAGE DOOR JAMB/ HEADER 30 A601
3" = 1'-0"

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STATE OF UTAH · JOHN M. PRINDLE · 8874548 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:

SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

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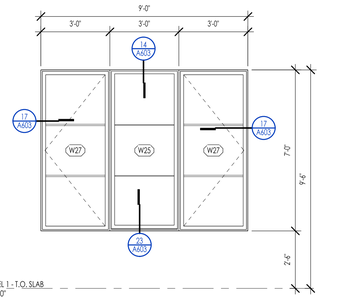
Plot Date: 9/25/2023 11:13:20 AM

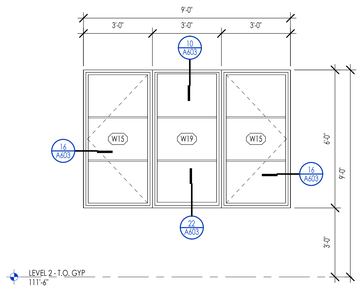
WINDOW SCHEDULE

WINDOW SCHEDULE

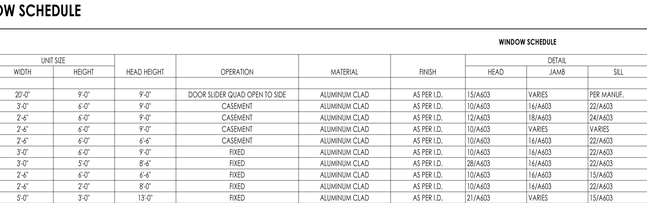
MARK	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING THICKNESS	GLAZING TYPE	COMMENTS
W14	20'-0"	9'-0"	9'-0"	DOOR SLIDER QUAD OPEN TO SIDE	ALUMINUM CLAD	AS PER I.D.	15/A603	VARIES	PER MANUF.			
W15	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W16	2'-6"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			
W17	2'-6"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	VARIES	VARIES			
W18	2'-6"	6'-6"	9'-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"	8'-6"	FIXED	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W21	2'-6"	6'-0"	6'-6"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	15/A603			
W22	2'-6"	7'-0"	8'-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	VARIES	15/A603			
W24	3'-0"	7'-0"	8'-6"	FIXED	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W25	3'-0"	7'-0"	9'-6"	FIXED	ALUMINUM CLAD	AS PER I.D.	14/A603	17/A603	23/A603			
W26	3'-0"	7'-0"	8'-6"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W27	3'-0"	7'-0"	9'-6"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	14/A603	17/A603	23/A603			
W28	3'-6"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	21/A603	18/A603	24/A603			
W30	2'-6"	3'-0"	<varies>	FIXED	ALUMINUM CLAD	AS PER I.D.	<varies>	<varies>	<varies>			
W31	2'-6"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			



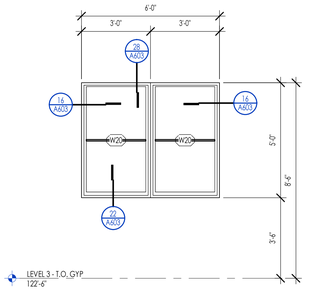
WINDOW GROUP 01 — 1 / A602
3/8" = 1'-0"



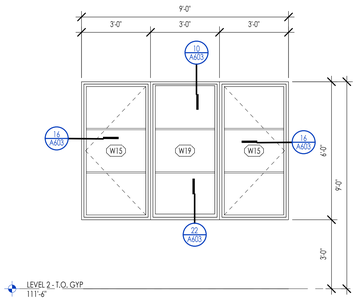
WINDOW GROUP 02 — 2 / A602
3/8" = 1'-0"



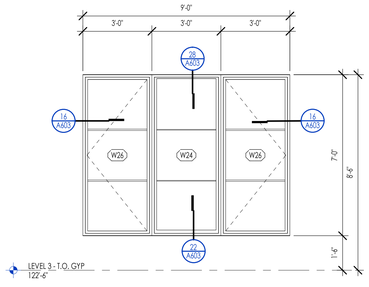
WINDOW GROUP 04 — 4 / A602
3/8" = 1'-0"



WINDOW GROUP 05 — 5 / A602
3/8" = 1'-0"

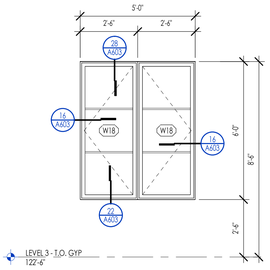


WINDOW GROUP 03 — 3 / A602
3/8" = 1'-0"

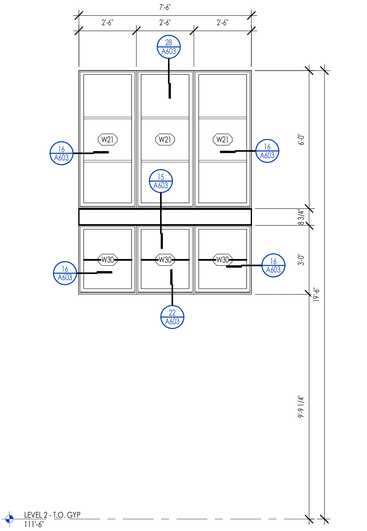


WINDOW GROUP 06 — 6 / A602
3/8" = 1'-0"

WINDOW GROUP 07 — 7 / A602
3/8" = 1'-0"



WINDOW GROUP 08 — 8 / A602
3/8" = 1'-0"



WINDOW GROUP 09 — 9 / A602
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: _____
_____
_____
BASIS OF DESIGN: _____
WINDOW TYPE: _____
WINDOW COLOR: _____
WINDOW GLAZING: _____

MINIMUM U-VALUE: _____
SCREENS REQUIRED: _____
SCREEN COLOR: _____
TYPICAL JAMB WIDTH: _____
SDL WIDTH: _____
SDL TYPE: _____

WINDOW GENERAL NOTES

1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THH FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
   - A. BASEMENTS 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.
   - B. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 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. R310.0.1 TO R310.1.4.
   - C. 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
   - D. 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
   - E. 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 USEABLE 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
   - F. 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
2. 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.
   - A. 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.
   - B. 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 60 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)
   - C. 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)
   - D. 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   - E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   - F. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   - G. 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)
3. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
4. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
5. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL.
6. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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Land Planning
Construction Management

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STATE OF UTAH — JOHN M. GINNETT — 8874466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE & ELEVATIONS

SHEET NUMBER:
A602

PERMIT SET

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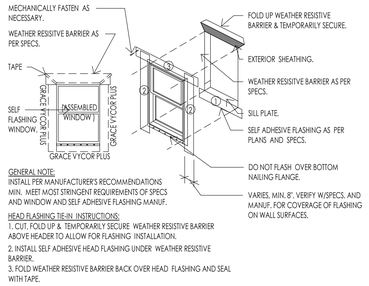
Plot Date: 9/25/2023 11:13:22 AM

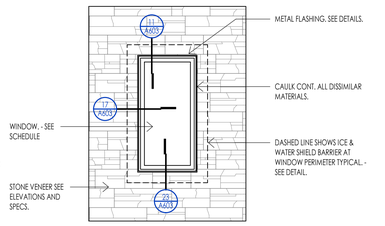


GENERAL NOTE:
INSTALL PER MANUFACTURER'S RECOMMENDATIONS
MIN. MEET MOST STRINGENT REQUIREMENTS OF SPECS AND WINDOW AND SELF ADHESIVE FLASHING MANUF.

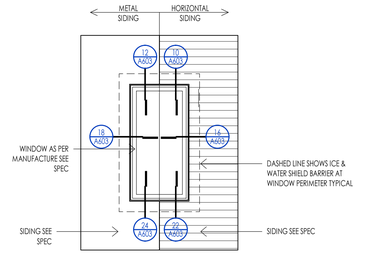
HEAD FLASHING TIE-IN INSTRUCTIONS:
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL SELF ADHESIVE HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE.

WINDOW - TYPICAL FLASHING DETAIL
4 / A603
1-1/2" = 1'-0"

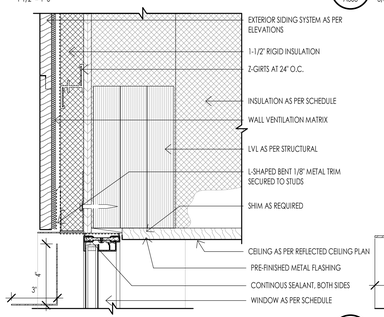
NOTE:
COORDINATE WITH DETAILS FOR ADDITIONAL INSTALLATION REQUIREMENT.

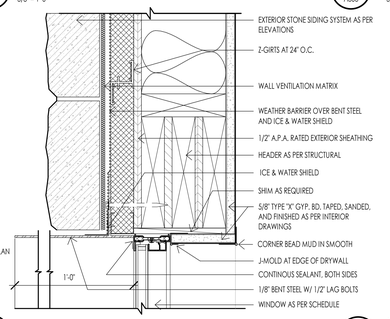


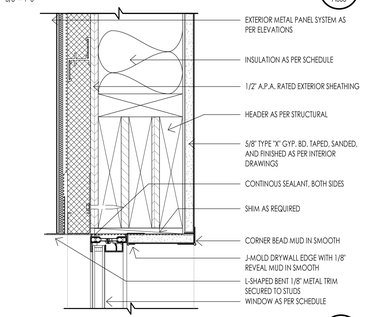
WINDOW - ELEVATION STONE AT STEEL
5 / A603
3/8" = 1'-0"



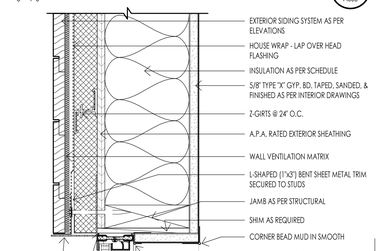
WINDOW - ELEVATION SIDING AT STEEL
6 / A603
3/8" = 1'-0"



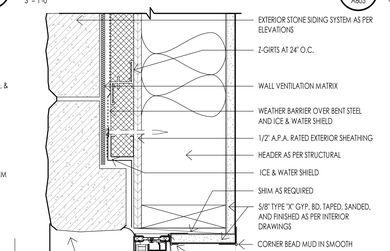




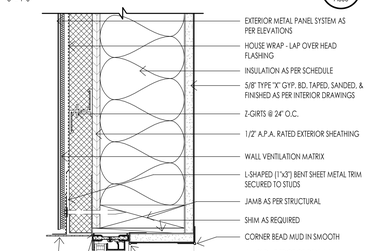
WINDOW - STEEL HEAD DETAIL AT SIDING
10 / A603
3" = 1'-0"

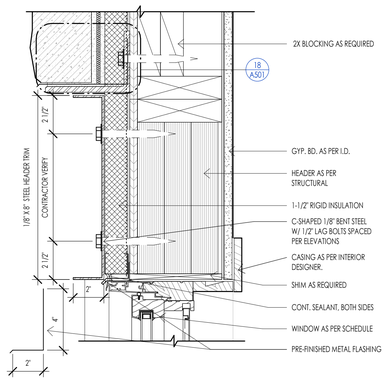


WINDOW - STEEL HEAD DETAIL AT STONE
11 / A603
3" = 1'-0"

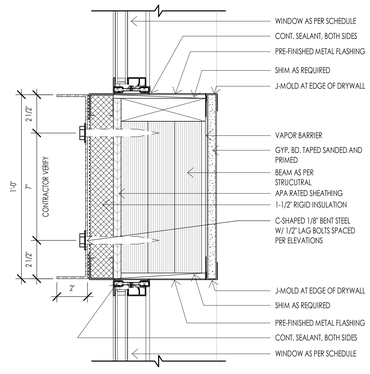


WINDOW - STEEL HEAD DETAIL AT METAL PANEL SIDING
12 / A603
3" = 1'-0"

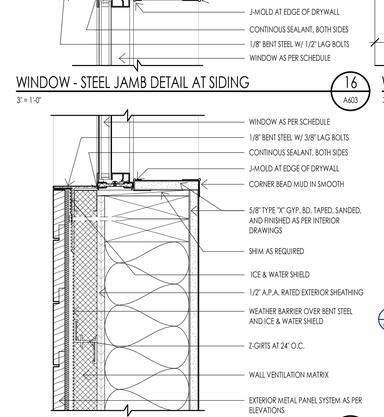




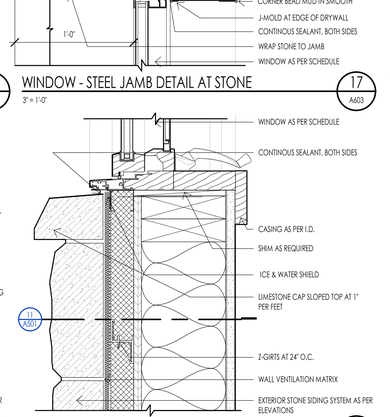
WINDOW - STEEL HEADER TRIM BAND/ STONE
14 / A603
3" = 1'-0"



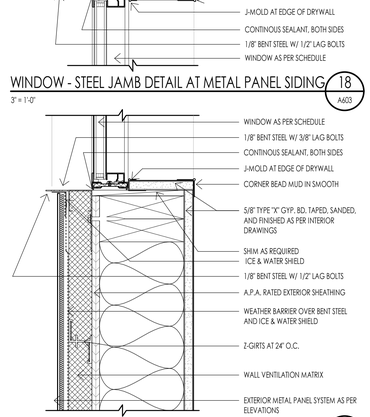
WINDOW - STEEL HEADER TRIM BAND
15 / A603
3" = 1'-0"



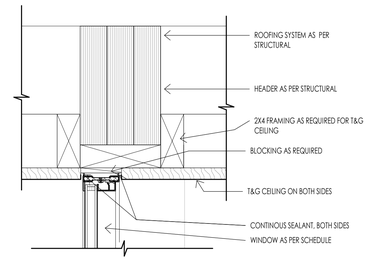
WINDOW - STEEL JAMB DETAIL AT SIDING
16 / A603
3" = 1'-0"



WINDOW - STEEL JAMB DETAIL AT STONE
17 / A603
3" = 1'-0"



WINDOW - STEEL JAMB DETAIL AT METAL PANEL SIDING
18 / A603
3" = 1'-0"

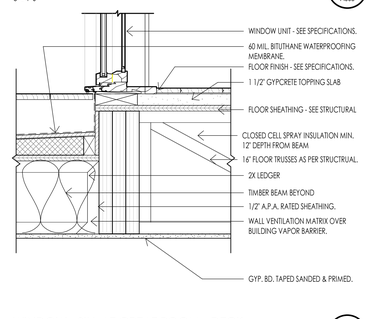


WINDOW - STEEL HEAD DETAIL AT T&G CEILING
21 / A603
3" = 1'-0"

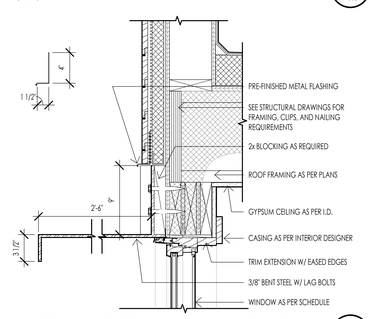
WINDOW - STEEL SILL DETAIL AT SIDING
22 / A603
3" = 1'-0"

WINDOW - SILL DETAIL AT STONE
23 / A603
3" = 1'-0"

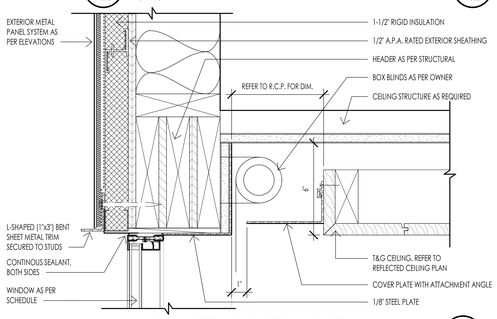
WINDOW - STEEL SILL DETAIL AT METAL PANEL SIDING
24 / A603
3" = 1'-0"



WINDOW - SILL AT GREAT ROOM - DECK
27 / A603
1 1/2" = 1'-0"



WINDOW - HEAD DETAIL W/ AWNING AT SIDING
28 / A603
1 1/2" = 1'-0"



WINDOW - STEEL HEAD DETAIL AT METAL
30 / A603
3" = 1'-0"

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STATE OF UTAH · JOHN P. GINALICK · 8821408 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

PERMIT SET

SHEET TITLE:
WINDOW DETAILS

SHEET NUMBER:
A603

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Plot Date: 9/25/2023 11:13:25 AM

ELECTRICAL GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 RECESSED 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.

9. 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)

10. 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.

11. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

12. 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.

13. 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.

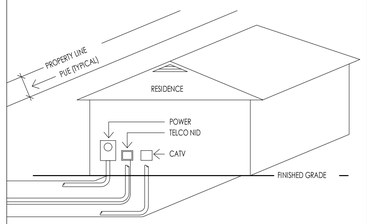
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.

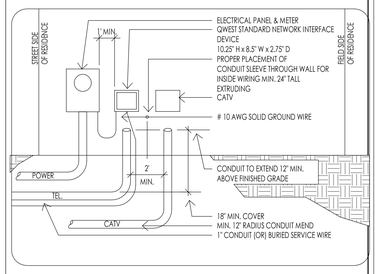
15. A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.

16. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.

17. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.

18. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)

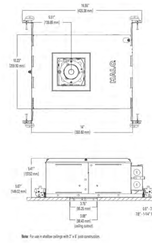




TYPICAL DRY UTILITY LOCATION DETAIL — 1 / E101

1/2" = 1'-0"

HL36SA



Ordering Information

SAMPLE ORDER NUMBERS: HL36SA20SP927ED10ICAT, TIR45FL40, TLS3RMW

Series
HL36SA = 3-inch square shallow new construction directional housing

Wattage
10 = 10W (nominal)
15 = 15W (nominal)
20 = 20W (nominal)

Distribution
[blank] = Purchase optic separately
SP = 15° beam
NFL = 25° beam
FL = 40° beam
WFL = 55° beam

Light Source
927 = 90 CRI, 2,700K
930 = 90 CRI, 3,000K
935 = 90 CRI, 3500K
940 = 90 CRI, 4000K
02W = 90 CRI, 3000K CCT, dim to warm[1]

Input/Control
ED10 = UNV 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and UNV 120-277V 50/60Hz 0-10V 1% dimming
1ELTE = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only
DED10 = 0-10V Dimming, 0% to 100%, 120V-277V

Housing Type
ICAT= insulation contact and airtight

Accessories
RA3S = rimless adapter for HL36A housings and trims
CESS = collar extender for HL36A housings, adjusts from 7/8" to 1-1/4" thick ceilings

Optics & Media
TIR45SP15 = 15° beam
TIR45NFL25 = 25° beam
TIR45FL40 = 40° beam
TIR45WFL55 = 55° beam
TIR45MEDIA = replacement media holder, package of 12
LT6S Series = 2.5" lens and filters, see spec sheet

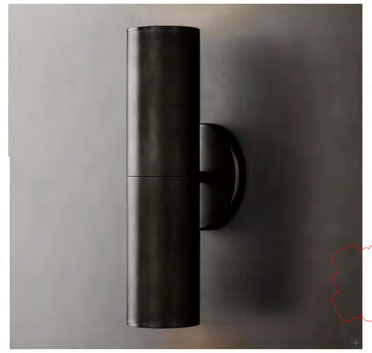
Oversized Trim Ring
OTL3MW = oversized trim ring for TL3 trims

See page 19 for trim information.

(1) Only available in 10W and 15W

L-1 RECESSED EXTERIOR SOFFIT LIGHT

RH MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN GALLERIES SHOP ROOMS SIGN IN CART 2
LIVING DINING BED BATH LIGHTING TEXTILES RUGS WINDOWS HARDWARE DECOR ART OUTDOOR SALE



CHAMPEAUX LINEAR SCONCE

Starting at
$525 Regular
$393 Member

Designer Jonathan Browning's Champeaux collection brings refinement and luxe materials to the classic can light, a standard of 1970s utility. Crafted in solid brass, Browning's thoughtful reinterpretation goes beyond function to recast the can as a thing of beauty. The design maintains 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 +

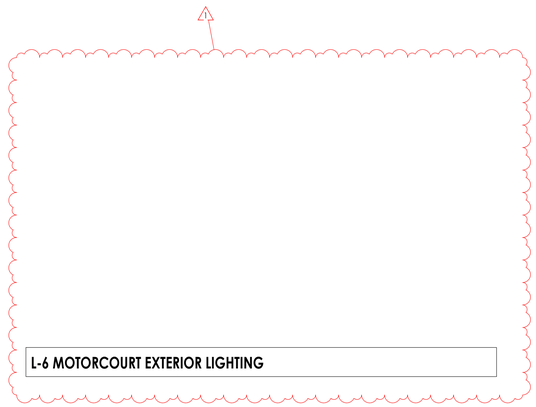
INSTALLATION INSTRUCTIONS >

MAXIMUM OF 2,700K COLOR TEMPERATURE
MAXIMUM OF 700 LUMENS
CAP TOP, DOWNLIGHT ONLY

CHAT WITH A DESIGNER
WE'RE HERE TO HELP

Shown in Bronze.

L-2 DECORATIVE EXTERIOR WALL SCONCE



L-6 MOTORCOURT EXTERIOR LIGHTING

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Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
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STATE OF UTAH JOHN M. PHINNEY 8674446 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

PERMIT SET

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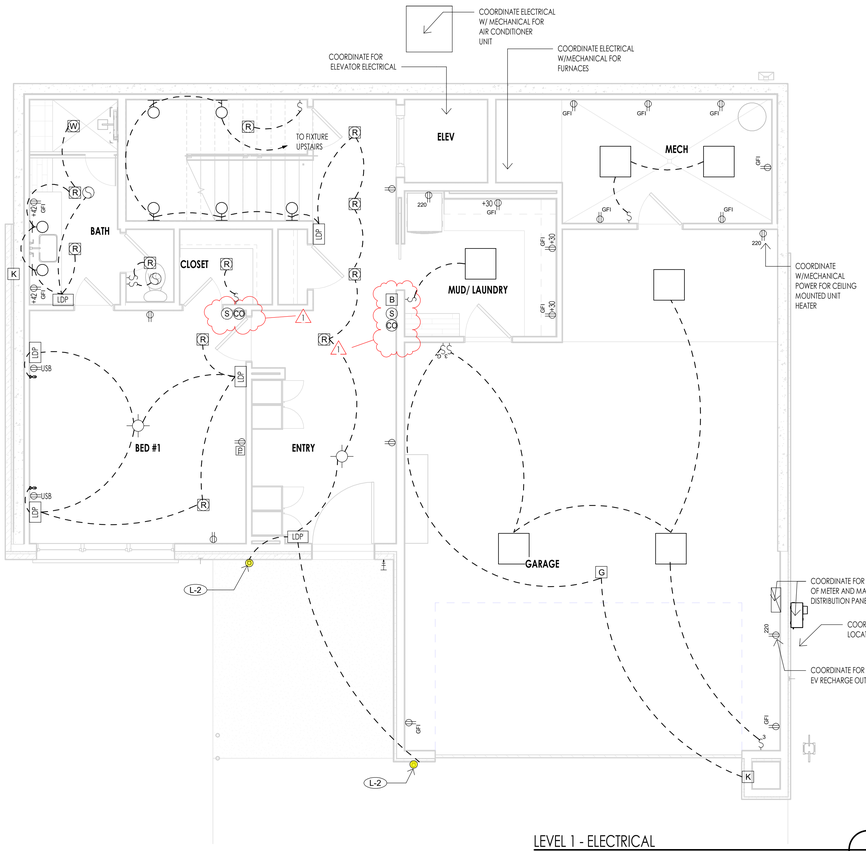
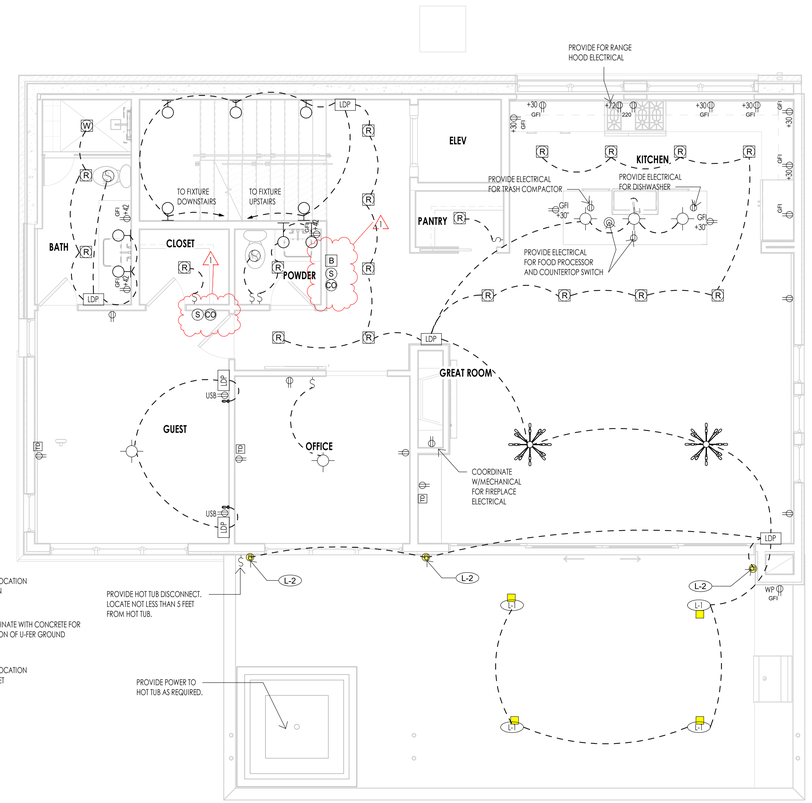
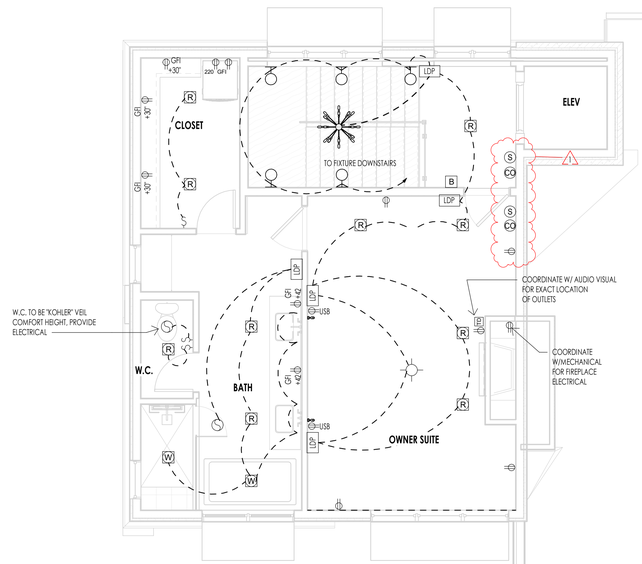
Plot Date: 9/25/2023 11:13:26 AM



LEVEL 1 - ELECTRICAL
1/4" = 1'-0"
1 E102



LEVEL 2 - ELECTRICAL
1/4" = 1'-0"
2 E102



NOTES:

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

LEVEL 3 - ELECTRICAL
1/4" = 1'-0"
3 E102

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SD	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP GFI	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
L-1	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
L-2	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
L-3	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
LDP	LIGHTING DIGITAL PAD
	DOOR BELL SWITCH
	WALL MOUNTED BED LIGHT

ELECTRICAL GENERAL NOTES

1. SEE SPECS FOR ELECTRICAL INFORMATION.

2. 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.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.

5. 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.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC., WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. 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. E3508.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

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STATE OF UTAH JOHN M. GINNETT 8874408 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ELECTRICAL PLANS

SHEET NUMBER:
E102

PERMIT SET

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Plot Date: 9/25/2023 11:13:32 AM

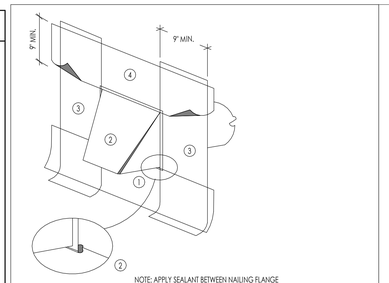
MECHANICAL GENERAL NOTES

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 CONTACTOR 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 HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
7. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPOER FIXTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FIXUTRE 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 FIXTURE USE SIMUTANEOUSLY 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 FIXUTRES SHALL BE ALBE 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 "L" COPPER. TO INCLUDED PIPING TO MANIFOLDS. 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 MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPPING SHALL BE BRASS FITTINGS WITH COMPRESSION BAND FITTINGS.
12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" 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 PERORMED 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 EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

MECHANICAL GENERAL NOTES

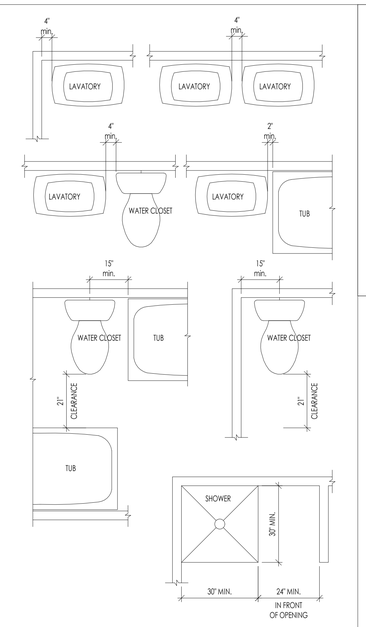
1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM 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 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.
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 EXTEIOR.
   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 FURNANCES
    a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE 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 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.
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES.
11. GAS FIRE BOILERS
    a. 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.
    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 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
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
12. DUCTWORK
    a. ALL DUCTWORK SHALL BE 26 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 DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED 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.



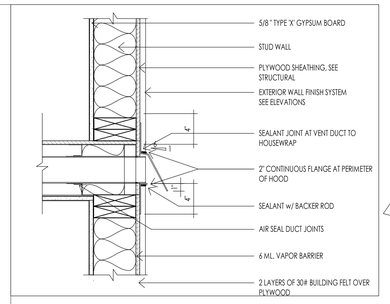
NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING.

1. 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
2. METAL EXTERIOR VENT
   26 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.
3. 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 SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
4. HEAD FLASHING
   APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

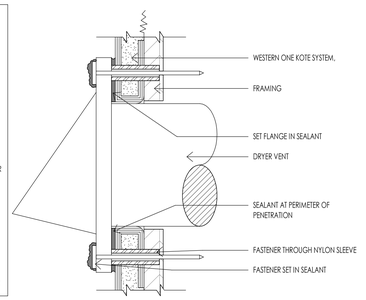
EXHAUST VENT DETAIL — 1 M101
1 1/2" = 1'-0"



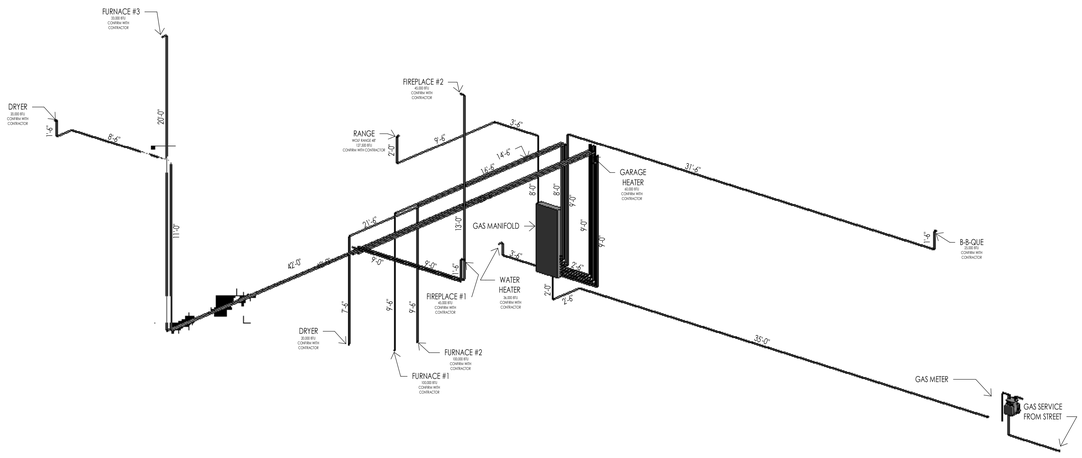
MINIMUM PLUMBING FIXTURE CLEARANCES — 2 M101
1/8" = 1'-0"



WALL EXHAUST VENT — 3 M101
1 1/2" = 1'-0"



TYPICAL DRYER VENT (SHOWN WITH STUCCO) — 4 M101
6" = 1'-0"



GAS SCHEMATIC — 5 M101

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

PERMIT SET

SHEET TITLE:
MECHANICAL GENERAL NOTES

SHEET NUMBER:
M101

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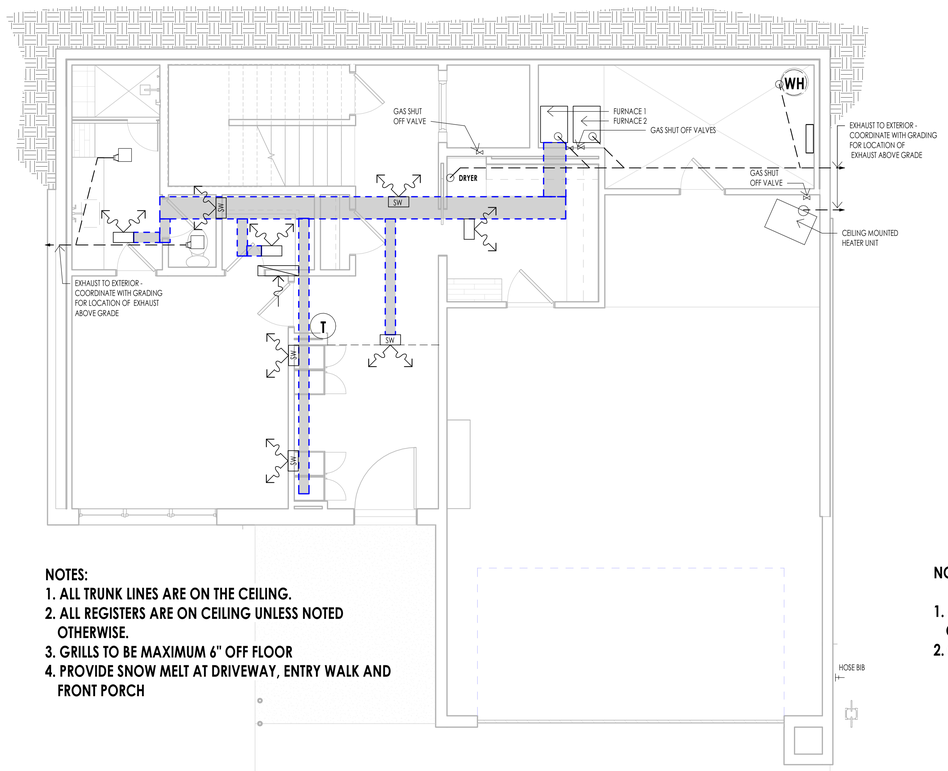
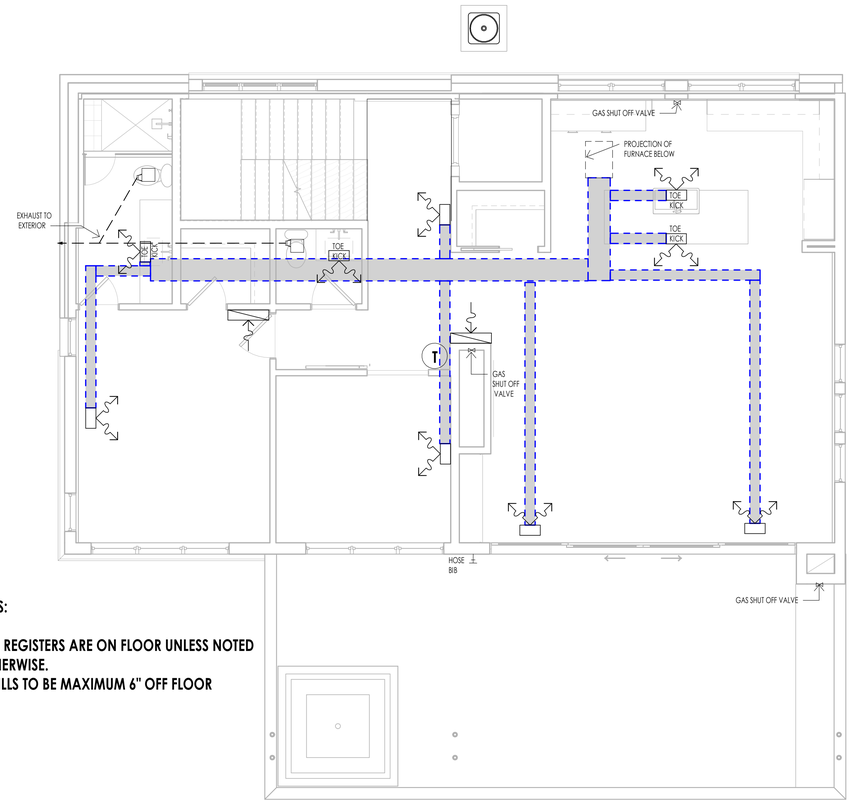
Plot Date: 9/25/2023 11:13:42 AM



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

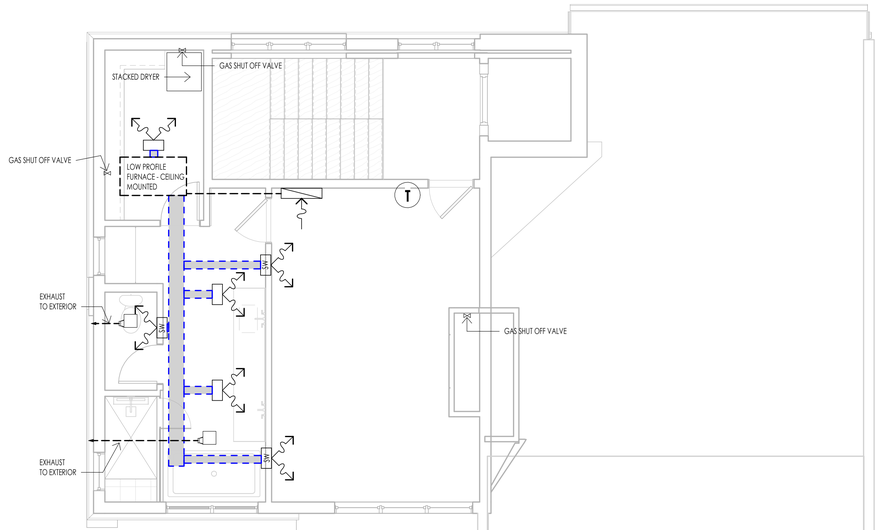
LEVEL 1 - MECHANICAL
1/4" = 1'-0"
1 M102



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



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

LEVEL 3 - MECHANICAL
1/4" = 1'-0"
3 M102

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
T	THERMOSTAT
WH	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.

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH JOHN M. GINALICK 8821406 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.09.21
REVISIONS:

SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M102

PERMIT SET

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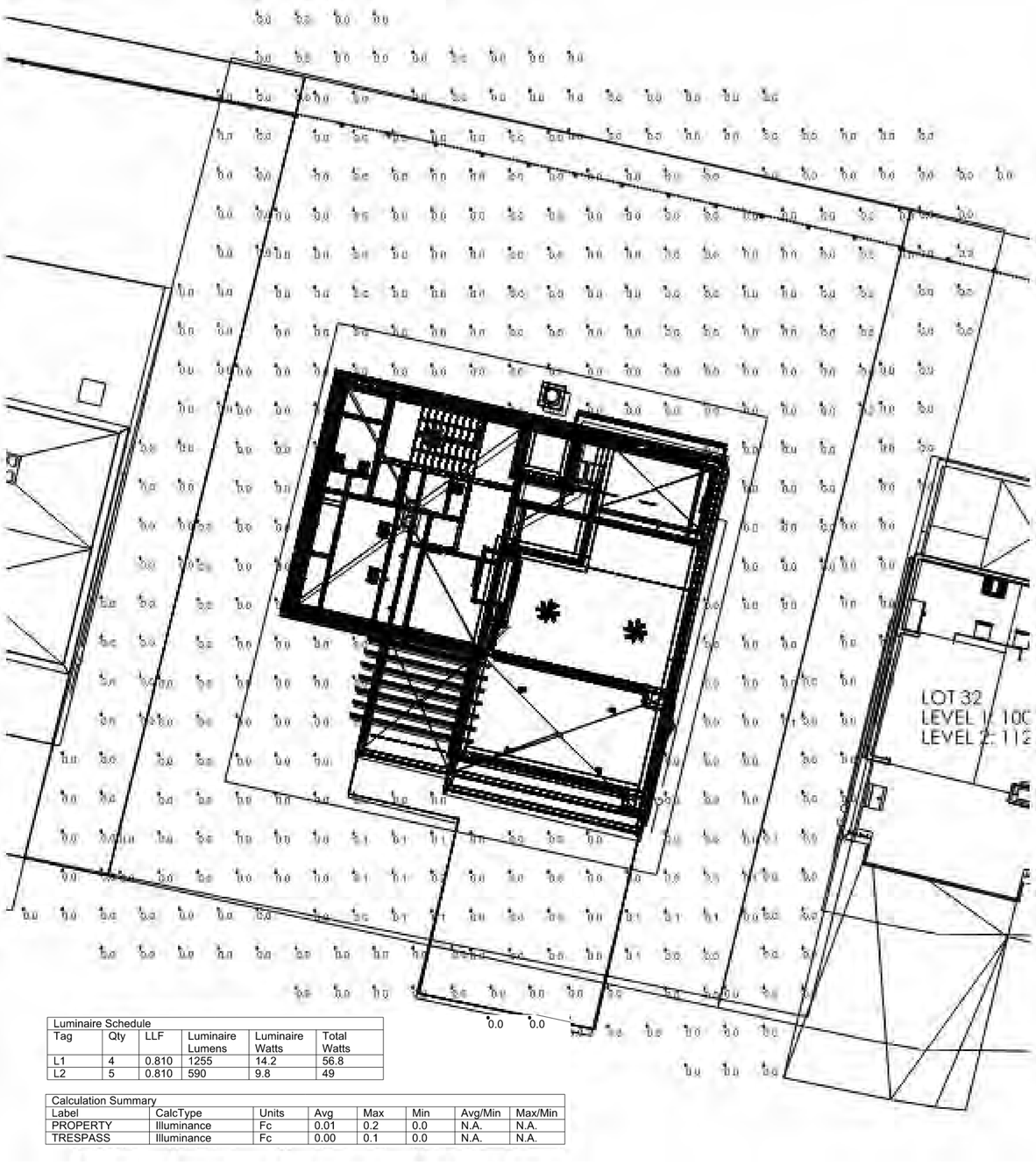
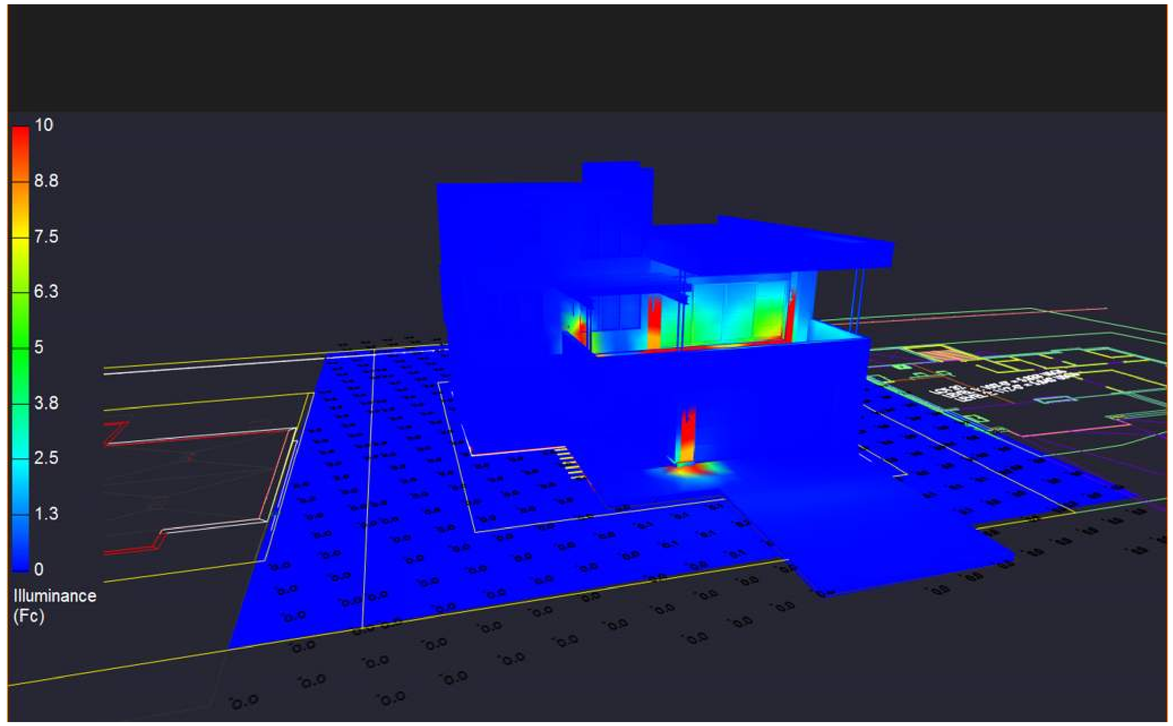
Plot Date: 9/25/2023 11:13:43 AM



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 CALCUATION AND SUMMARIES
(5 FOOT GRID)



PSEUDO RENDERING WITH ILLUMINANCE SCALE

PROFESSIONAL ENGINEER LICENSED
18688
07-25-2023
STATE OF IDAHO
SPENCER C. LITTLE

SPECTRUM ENGINEERS

WARM SPRING RESIDENCES
KETCHUM, ID

LOT 33 CALCULATIONS AND RENDERINGS

THINSET MASONRY:

ELDORADO STONE:
MARQUE 24 STONE
SANDERLING

HORIZONTAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING

HORIZONTAL METAL SIDING:

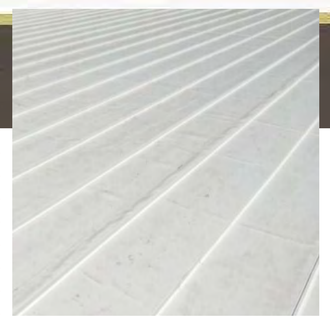
BONDERIZED ZINC

METAL SIDING AT CHIMNEY:

STEEL TRIM
COLOR: AGED STEEL, LIGHT RUST FINISH

WINDOWS:

ALUMINUM CLAD WOOD WINDOWS
COLOR: DARK BRONZE



TPO WITH GRAVEL BALLAST

ROOFING MEMBRANE

METAL ROOFING ON ELEVATOR:

STANDING SEAM METAL ROOF
BONDERIZED ZINC NATURAL PATINA

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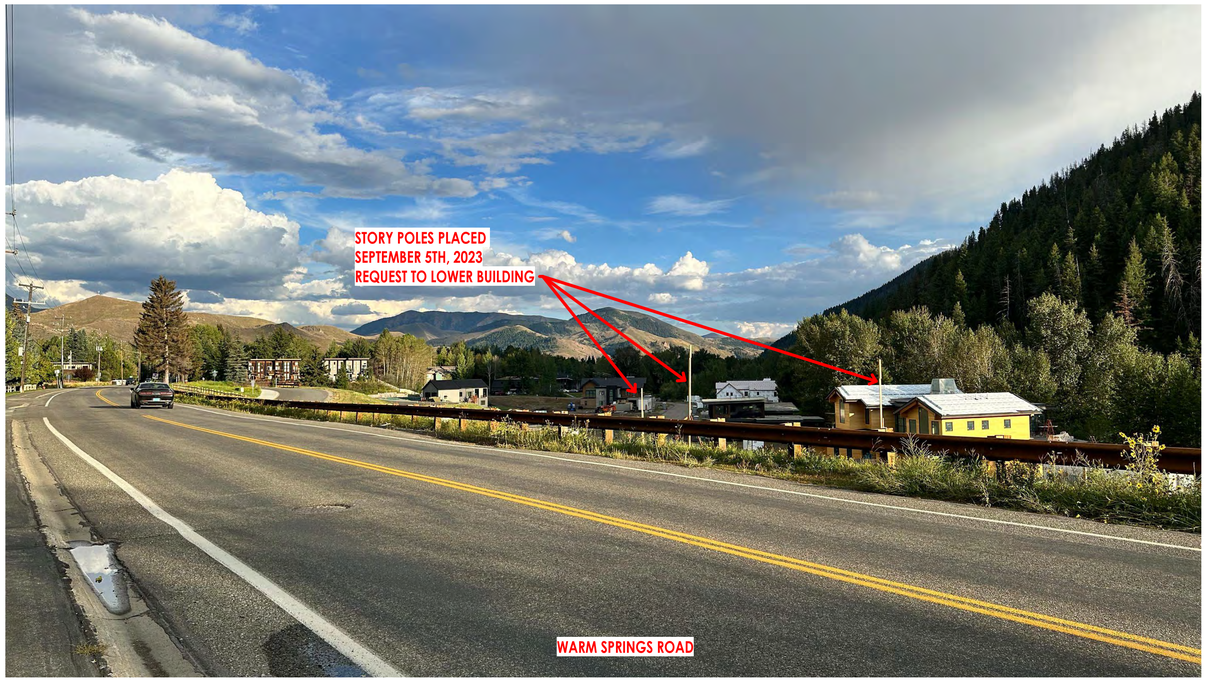
WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

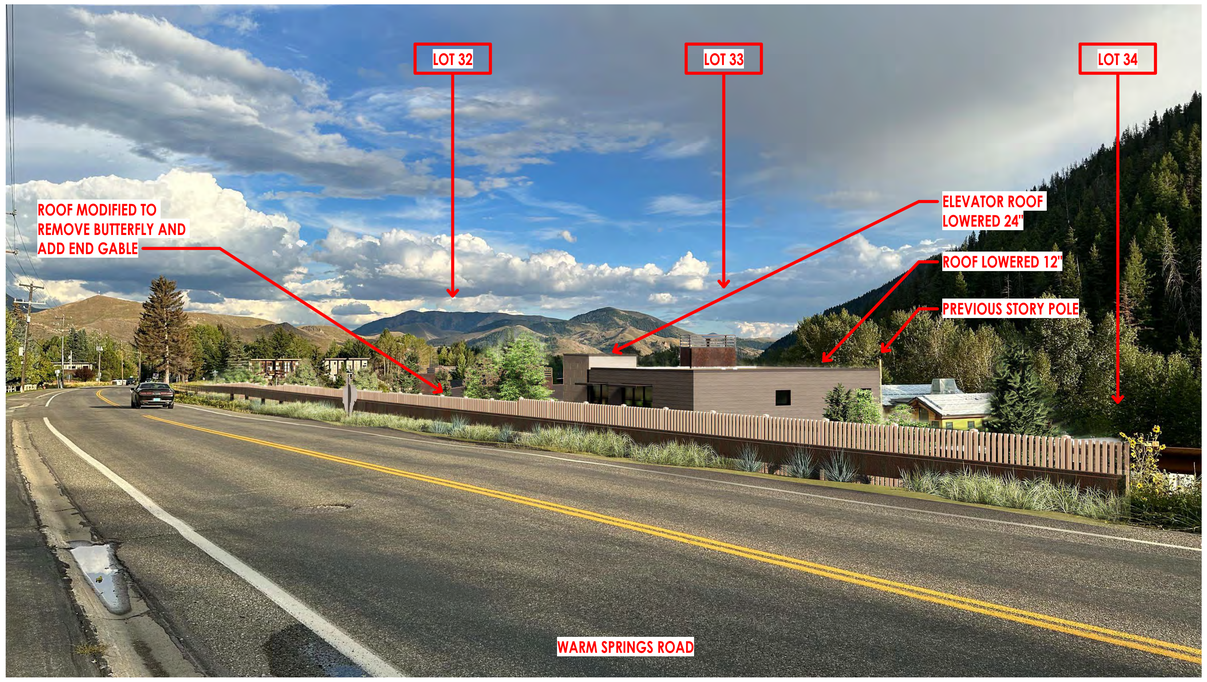
MATERIAL BOARD

D202

2023.09.21

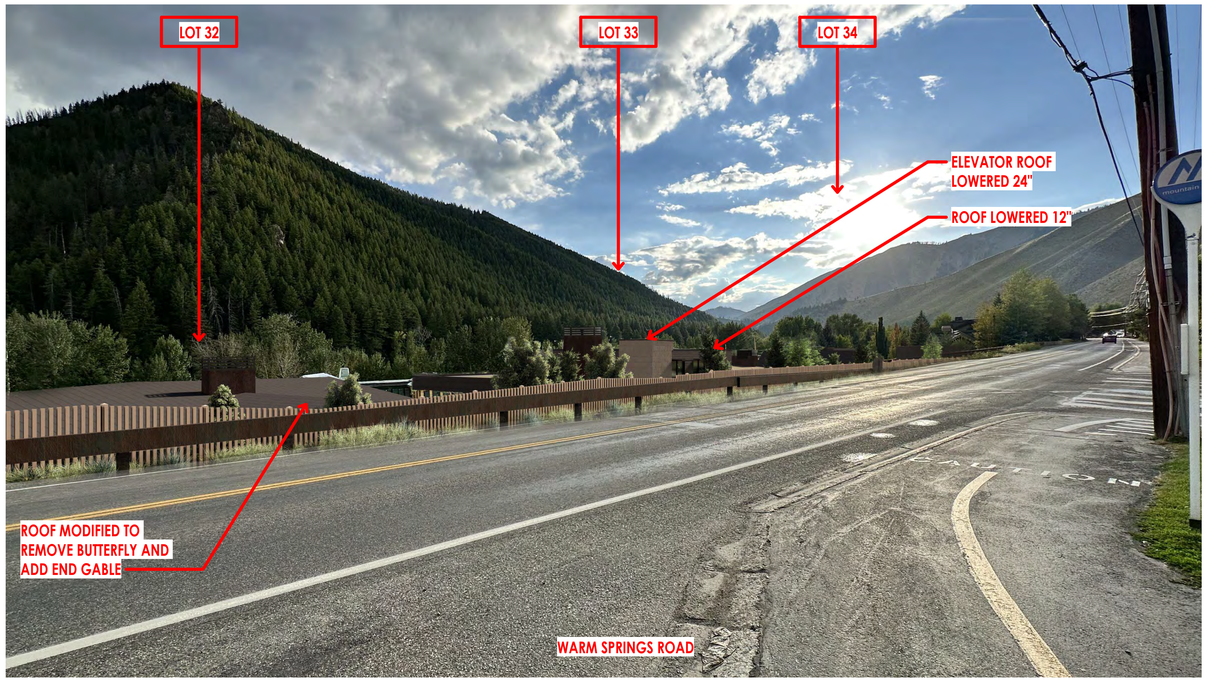


WARM SPINGS ROAD LOOKING EAST - ORIGONAL



WARM SPINGS ROAD LOOKING EAST

WARM SPINGS ROAD LOOKING EAST - ORIGONAL



WARM SPINGS ROAD LOOKING WEST

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PHOTOMONTAGE

D203

2023.09.21

NORTH

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

WARM SPRINGS AERIAL

D204

2023.09.21

WARM SPINGS ROAD LOOKING EAST

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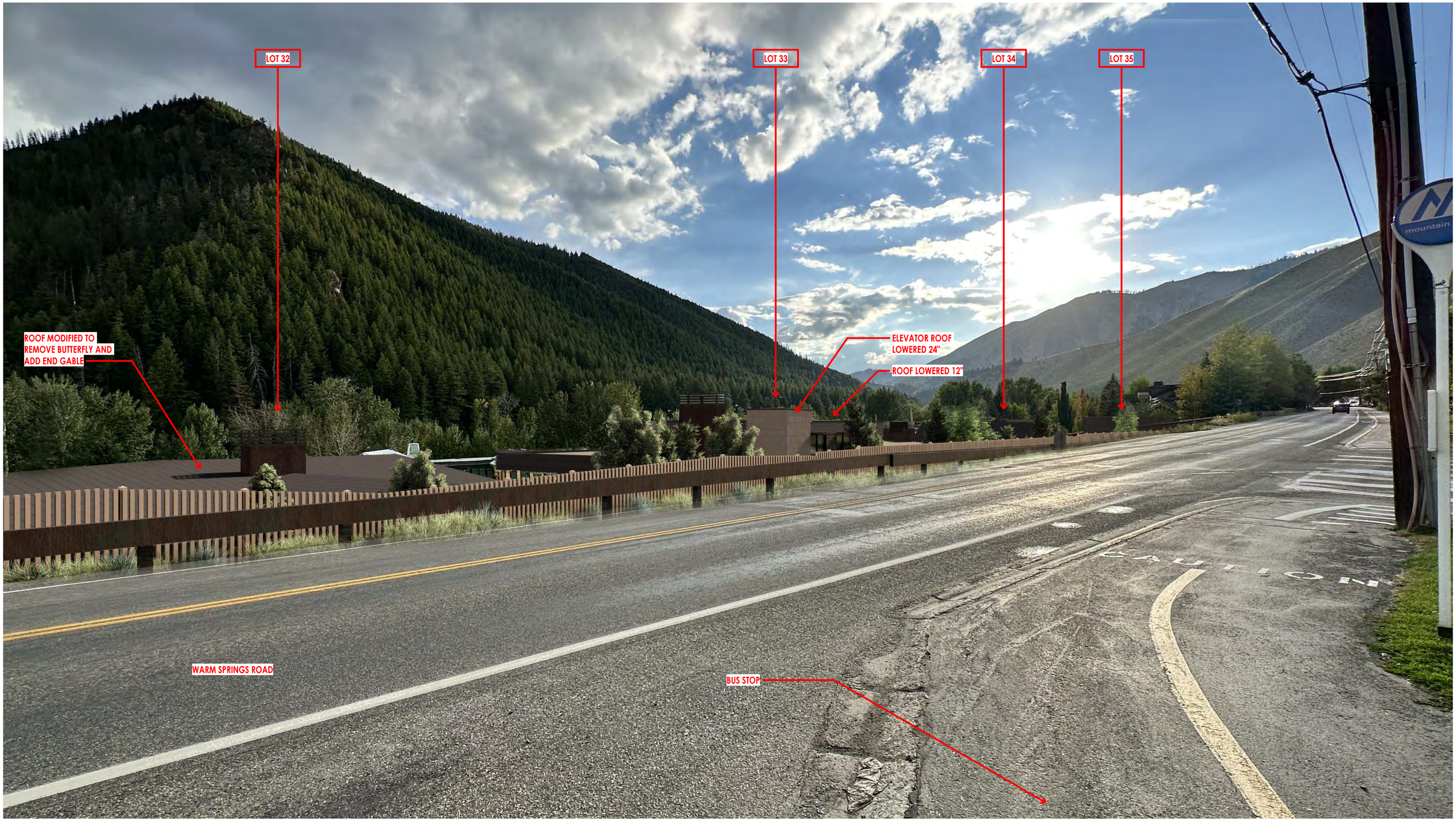
WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PHOTOMONTAGE LOOKING EAST

D205

2023.09.21



WARM SPINGS ROAD LOOKING WEST

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PHOTOMONTAGE LOOKING WEST

D206

2023.09.21

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2023.09.21

LOT 33

BALD MOUNTAIN ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D301

2023.09.21

BALD MOUNTAIN ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2023.09.21

WARM SPRINGS ROAD LOOKING SOUTH

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D303

2023.09.21

WARM SPRINGS ROAD LOOKING SOUTH

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2023.09.21

BIRDS EYE VIEW LOOKING EAST OVER BALD MOUNTAIN ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.09.21

LOT 33

LOT 33

LOT 32

BALD MOUNTAIN ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2023.09.21

VIEW FROM SECOND STORY WINDOW ON NORTH SIDE OF WARM SPRINGS ROAD LOOKING WEST

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.09.21

BIRDS EYE VIEW LOOKING EAST OVER WARM SPRINGS ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D308

2023.09.21

City of Ketchum

Attachment D:

Lot 34 Plan Set

WARM SPRINGS #34

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

DRAWING INDEX

GENERAL			
SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-27-2023
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
A103	FOUNDATION PLAN		
A104	LEVEL 1 FLOOR PLAN	2	06-14-2023
A105	LEVEL 2 FLOOR PLAN	1	04-27-2023
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A109	LEVEL 1 CEILING PLAN		
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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		

STRUCTURAL			
SHEET #	SHEET NAME	#	DATE
S101	Structural		
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

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
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www.thinkaec.com

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STATE OF UTAH — JOHN M. GINNETT — 8824466 — LICENSED ARCHITECT

PROJECT TEAM

ARCHITECT:
THINK ARCHITECTURE
7927 SOUTH HIGHPOINT WAY, SUITE 300
SANDY, UT 84094
801.269.0055

STRUCTURAL ENGINEER:
VECTOR ENGINEERS
1550 S. CLOVERDALE ROAD, SUITE 315
BOISE, ID 83709
208.996.0303

MECHANICAL ENGINEER:
DESIGN BUILD
.
.
.

ELECTRICAL ENGINEER:
DESIGN BUILD
.
.
.

CIVIL ENGINEER:
BENCHMARK ASSOCIATES PA
100 BELL DRIVE
KETCHUM, ID 83340
208.726.9512

LANDSCAPE ARCHITECT:
EGGERS ASSOCIATES, PA
560 NORTH 2ND AVE
KETCHUM, ID 83340
208.725.0988

GENERAL CONTRACTOR:
MAGLEBY CONSTRUCTION SUN VALLEY
511 EAST AVENUE NORTH SUITE 201
KETCHUM, IDAHO 83340
208.725.3923

OWNER:
VP PROPERTIES
240 LEADVILLE
KETCHUM, IDAHO 83340
208.726.1875

SEAL

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 (NFPA 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-B	BUILDING TYPE:	TYPE V-B
FIRE SPRINKLERED:	YES	FIRE SPRINKLER TYPE:	NFPA 72	ADDRESSABLE FIRE ALARM:	YES
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, KEE MEMBRANE 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 COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

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. JACUZZI DRAWINGS AND SPECIFICATIONS.
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.
6. PROJECT TRIPLE PLAY - (PHONE, DATA, T.V.) 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	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT.	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

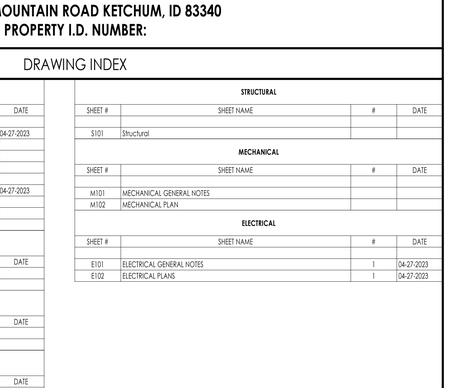
GRAPHIC SYMBOLS/ MATERIAL LEGENDS

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
GYPSUM BOARD OR GROUT
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP



CITY APPROVAL STAMP

BUILDING AREAS

SEE SHEET G003 FOR AREA PLANS

OWNER & MUNICIPAL DRAWING APPROVALS

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

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER

PERMIT SET

Plot Date: 7/10/2023 3:06:05 PM

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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, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN 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 COMPLIMENTARY 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.

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.

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 BACKING MAY 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 PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). 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 IN THE CONTRACT DOCUMENTS. AT THE END 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 STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND 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 BY 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 SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE 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 NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.

a. STORAGE STRUCTURE:
PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT 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 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 WEATHERTIGHT, 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 PACKING, 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 IDENTIFICATIONS:
NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED 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 DEBRIS. PROVIDE TEMPORARY BARRICADES 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 DEFINED 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 INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F. IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.

b. VENTILATION:
VENTILATE ENCLOSED AREAS TO ASSIST 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 INTERVALS 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 FOR 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.

a. 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 DISFIGUREMENT.

b. EXPANSION AND MOVEMENT:
ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.

c. ISOLATION OF DISSIMILAR ITEMS:
ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETERIORATION AND ELECTROLYTIC ACTION.

d. 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.

e. ADJUSTMENTS:
ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.

C33. EXAMINATION OF CONDITIONS:
EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.

C34. 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.

C35. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.

C36. GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. IN ADDITION ALL WINDOWS MUST MEET THE "AAMA" WINDOW STANDARDS FOR INSTALLATION. THE CONTRACTOR SHALL OBTAIN, AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAMA" STANDARDS IN ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDED WITHIN THE DRAWINGS.

C37. ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEMBRANE SHALL BE PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS.

C38. 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 MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. 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 LANDLORD 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 FIRST 90 DAYS OF WORK.

S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURED" 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 ORDERLY 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 ARCHITECTS 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 ¼ 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 ¼ 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 ¼ 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 ¼ 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 CLOSEOUT:

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 PUNCHLIST 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.

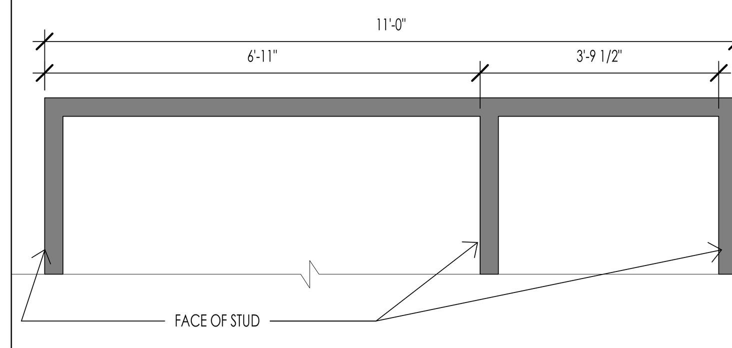
e. MAINTENANCE MANUALS AND WARRANTIES:
FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.

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.

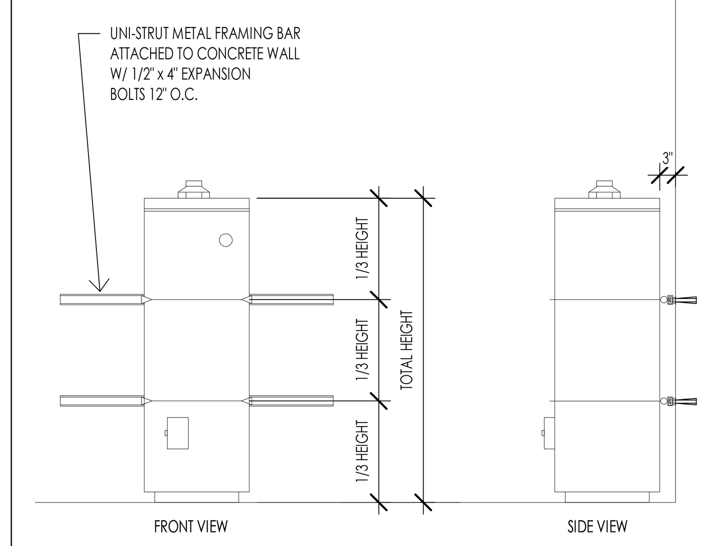
g. SUBCONTRACTORS:
PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.

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. 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 G002
1/2" = 1'-0"



WATER HEATER SIESMIC STRAPPING 2 G002
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	OWENS CORNING FORMULAR CW15/CW25 PLUS 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	JOHNS MANVILLE **SPIDER® 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 **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
4.	FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
5.	ROOFING: VENT BAFFELS	BELOW 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 **CORBOND® MCS** CLOSED-CELL SPRAY FOAM INSULATION
7.	ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE **CLIMATE PRO® FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
9.	RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
10.	AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
11.	MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
12.	INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® 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 AT WARM SIDE ONLY.

PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:
(A) BLOWER DOOR TEST FOR BUIDLING 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.
1. AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY.
2. TO BE PERFORMED AFTER DRYWALL INSTALLATION AND MUD AND TAPE.
3. CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALATION 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**
Project Type: **New Construction**
Conditioned Floor Area: **2,714 ft2**
Glazing Area **24%**
Climate Zone: **6 (8280 HDD)**
Permit Date:
Permit Number:

Construction Site:
Bald Mountain Road
#34
Ketchum, ID 83340

Owner/Agent:

Designer/Contractor:
John Shirley
Think Architecture
7927 High Point Pkwy
Suite 300
Sandy, UT 84094
8012690055
jmshirley@thinkaec.com

Compliance: Passes using UA trade-off
Compliance: **4.3% Better Than Code** Maximum UA: **579** Your UA: **554**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path 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

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Slab on grade: Slab-On-Grade:Unheated Insulation depth: 4.0'	174		14.0	0.658	0.033	0	0
Floor over Garage: All-Wood Joist/Truss:Over Unconditioned Space	819	30.0	0.0	0.033	0.033	27	27
Floor over Garage Outside: All-Wood Joist/Truss:Over Outside Air	64	30.0	0.0	0.033	0.033	2	2
Basement Walls: Solid Concrete or Masonry Wall height: 10.5' Depth below grade: 10.5' Insulation depth: 10.5'	871	15.0	14.0	0.028	0.050	24	44
South Elevation: Wood Frame, 16" o.c.	1,391	23.1	7.0	0.038	0.045	25	30
Windows: Metal Frame:Double Pane with Low-E	252			0.300	0.320	76	81
Doors: Glass	276			0.320	0.320	88	88
Door Garage: Solid	200			0.500	0.320	100	64
West Elevation: Wood Frame, 16" o.c.	828	23.1	7.0	0.038	0.045	27	32
Windows: Metal Frame:Double Pane with Low-E	116			0.300	0.320	35	37

Project Title: Warm Springs #34 Report date: 06/06/22
Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #34.rck Page 1 of10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
North Elevation: Wood Frame, 16" o.c.	694	23.1	7.0	0.038	0.045	19	22
Windows: Metal Frame:Double Pane with Low-E	178			0.300	0.320	53	57
Door 3: Glass	24			0.320	0.320	8	8
East Elevation: Wood Frame, 16" o.c.	670	23.1	7.0	0.038	0.045	25	29
Windows: Metal Frame:Double Pane with Low-E	24			0.300	0.320	7	8
Roof - Level 1: Flat Ceiling or Scissor Truss	1,915	50.0	10.0	0.020	0.026	38	50

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit 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.

Julio Caceres - BIM Operator 06/06/2022
Name - Title Signature Date

Project Title: Warm Springs #34 Report date: 06/06/22
Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #34.rck Page 2 of10

Think© Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH JOHN M. SHIRLEY 6247466 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G002

PERMIT SET

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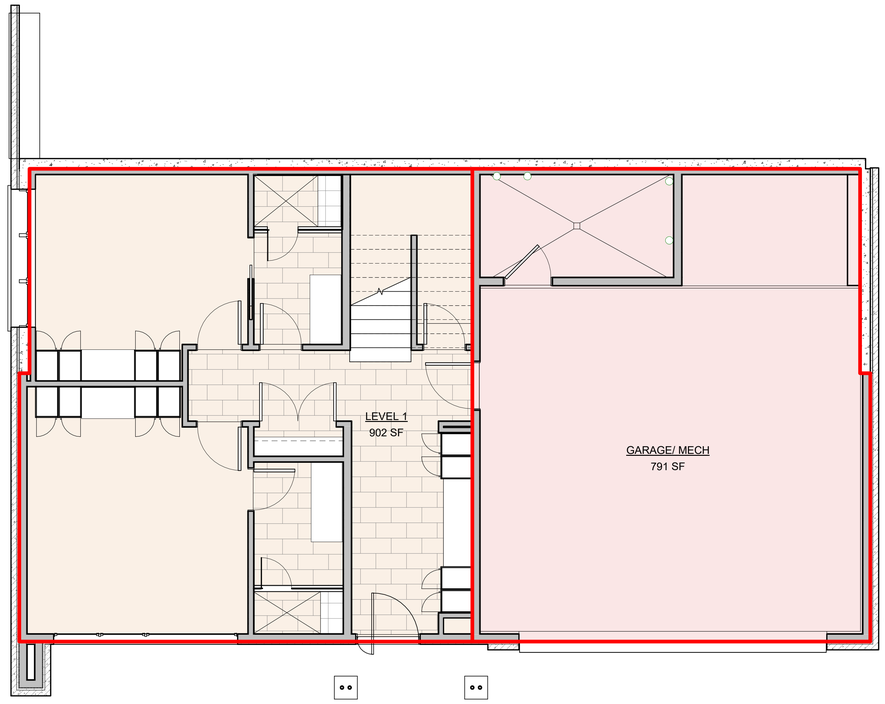
Plot Date: 7/10/2023 3:06:17 PM



AREA PLAN LEVEL 1 — 3 G003
1/4" = 1'-0"

AREA PLAN LEVEL 2 — 2 G003
1/4" = 1'-0"

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	

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Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH — JOHN M. GINGERY — 8471446 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:

PERMIT SET

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G003

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Plot Date: 7/10/2023 3:06:21 PM

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 106.4 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-SUBMITT 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 SOMEPLACE AND ARE NOT CONTRADICTORY WITH OTHER PORTIONS OF THE DRAWINGS AND SPECIFICATIONS. NO FRAGMENT OF THE PLANS AND SPECS TAKE PRECEDENCE OVER OTHER FRAGMENTS. THE DOCUMENTS MUST BE CONSIDERED AS A WHOLE. IF A CONFLICT OR CONTRADITION DOES OCCUR, THE MOST STINGENT 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 APPROVED 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 A.1 & A.2
ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83340
OWNER: VP 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 BY 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 TO 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, ASI, 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 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.

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

01-07 OPERATION AND MAINTENANCE DATA
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
GENERAL
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 ROOFING 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 RESUBMITTALS.

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 ARCHITECT'S 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 ARCHITECT'S 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 COPIE(S) 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 ACCURATELY 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.

e. 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 ARCHITECTURAL/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 CONTROLS
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC.
6. FACTORY BUILT FIREPLACES.

DEFERRED SUBMITTAL PROCESS:

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 SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL 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 INTENT OF THE STRUCTURE.

4. THE REVIEWED 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 REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL.

7. 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 4,000 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.

EXECUTION
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 3,000 PSI MINIMUM COMPRESSIVE STREGTH, 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.

EXECUTION
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 6" 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 4,000 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"-W1.4 X W1.4 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

EXECUTION
ALL SLABS SHALL BE PLACED ON 2" RIGID INSULATION BOARD OVER 6 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 HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE DUCTWORK AS PER PLANS PROVIDED 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 4,000 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" -W1.4 X W1.4 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

EXECUTION
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 4,000 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.

EXECUTION
ALL STEPS SHALL BE PLACED ON 6" 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 STEPS.

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 3,000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECENDENCE OVER MINIMUM STANDARDS SPECIFIED.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXECUTION
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 6" 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.

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 FORM WORK, 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.

CONTRACTOR SHALL COORDINATE PLACEMENT OF WEEP HOLES AT THE BASE OF THE CONCRETE RETAINING WALL.

03-18 CAST IN PLACE GARAGE CONCRETE SLABS
GENERAL/PRODUCTS
INTERIOR CONCRETE GARAGE SLABS TO BE 4,000 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" -W1.4 X W1.4 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.

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

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

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.

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

THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL DESIGN BUILD CONTRACTOR FOR EXTENT OF RADIANT HEATING TUBES IN CONCRETE SLAB. CONTRACTOR SHALL COORDINATE PLACEMENT,. AND ASSURE THAT ALL TUBES ARE IN TOP HALF OF CONCRETE SLAB. PROVIDE 1 1/2" RIGID INSULATION UNDER ALL SLABS WITH RADIANT HEATING. COORDINATE WITH DETAILS ON PLANS.

03-62 CONCRETE TOPPING SLABS
GENERAL/PRODUCTS
1 1/2" LIGHTWEIGHT CONCRETE TOPPING SLAB ON PLYWOOD FLOORING.

COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI

15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING

EXECUTION
COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

PLACE CONCRETE FLOOR TOPPING CONTINUOUSLY IN A SINGLE LAYER, TAMPING AND CONSOLIDATING TO ACHIEVE TIGHT CONTACT WITH BONDING SURFACE.

SCREED SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF TO CORRECT ELEVATIONS, AND SLOPE SURFACES UNIFORMLY WHERE INDICATED.

RADIANT TUBES SHALL BE PLACED ON TOP OF PLYWOOD FLOORING PRIOR TO PLACEMENT OF TOPPING SLAB. LAYOUT OF TUBING SHALL BE PROVIDED BY THE DESIGN BUILD GENERAL CONTRACTOR, AND SHALL BE PROTECTED FROM PUNCTURE PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT ALL TUBING TO PREVENT DAMAGE TO ANY PIPES. ALL DAMAGE WILL THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL/ PLUMBING CONTRACTORS TO REPAIR AT NO COST TO THE OWNER.

CONTRACTOR ALTERNATE:
THE CONTRACTOR SHALL PROVIDE AS AN ALTERNATE TO THE OWNER THE PRICE TO PROVIDE 1/2" RIGID INSULATION UNDER THE LIGHTWEIGHT CONCRETE SLAB FOR ISOLATION OF RADIANT TUBES TO PLYWOOD. PROVIDE PRICING AS AN ADD ALTERNATE FOR OWNER APPROVALS

DIVISION 4 MASONRY

04-40 EXTERIOR STONE VENEER
GENERAL/PRODUCTS
STONE VENEER AT EXTERIOR OF BUILDING AS SHOWN ON DRAWINGS.

STONE TO BE : QUARTZITE FROM LOCAL QUARRY

PATTERN: RANDOM HORIZONTAL ASHLER LAY TO BE VERIFIED BY THE ARCHITECT FROM MOCK-UP

COLOR: MIX OF BUFF AND GRAY

MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.

JOINTS IN STONE VENEER TO BE: DRY-STACK AS APPROVED BY ARCHITECT AT TIME OF MOCKUP.

FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.

SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.

SUBMITTALS
4 FT X 4 FT SAMPLE PANEL AT SITE OF EACH STONE TYPE INDICATED AND LAY PATTERN INDICATED. CONTACT ARCHITECT AND OWNER TO REVIEW AFTER SAMPLE PANEL IS COMPLETE FOR APPROVAL. PROVIDE 1 WEEK NOTICE.

EXECUTION
ARRANGE STONES IN PATTERN AS APPROVED BY ARCHITECT FROM SAMPLE PANEL ON SUBMITTALS

PLACE WEEP HOLES AND VENTS IN JOINTS WHERE MOISTURE MAY ACCUMULATE, INCLUDING AT BASE OF CAVITY WALLS, ABOVE SHELF ANGLES, AND AT FLASHING.

ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN DRAWINGS.
SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.

MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND VAPOR BARRIER.

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS. AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

STONE AND MASONRY VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 703 TABLE R703.4 AND FIGURE R703.7.2.1 AND R703.7.2.2. THESE VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. HEIGHTS MAY BE EXCEEDED IF ENGINEERED PER I.R.C.

MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R703, R1001 AND R1003.

A. MASONRY VENEERS SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS, OR OTHER APPROVED MATERIALS AS PER INTERNATIONAL RESIDENTIAL CODE. (I.R.C. R703.7.2)
B. MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1 INCH. (R703.7.4) WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES. (I.R.C. R703.7.4)
C. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. (I.R.C. R703.7.4.2), OTHERWISE PROVIDE APPROVED MEMBRANE PER IRC TABLE R703.4 NOTE M. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE. (I.R.C. R703.7.4.3)
D. ANCHORAGE SIZE & SPACING, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE X 7/8 INCH CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. (I.R.C. R703.7.4.1)

EXCEPTIONS: IN SEISMIC DESIGN CATEGORY D1 OR D2 & IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT, EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. IRC 703.7.4.1 EXCEPTION.

E. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER & PLACED WITHIN 12 INCHES OF THE WALL OPENING. (SEE I.R.C. SECTION R703.7.4.1.1)
F. MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTABLE MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN TABLE R703.7.3 OF THE I.R.C. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. (I.R.C. R703.7.3)
G. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT (IRC 703.7.5). FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT ENTRY OF WATER INTO THE BUILDING AS PER IRC 703.8.
H. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLE SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. (I.R.C. R703.7.6)
I. IN SEISMIC CATEGORY OTHER THAN A,B, OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. SEE STRUCTURAL FOR SEISMIC CATEGORY. (I.R.C. R703.7). MASONRY HEIGHT SHALL BE LIMITED PER 703 EXCEPTIONS. IN CATEGORY D1, MASONRY VENEER HALL NOT EXCEED 20' ABOVE THE FOUNDATION WITH AN ADDITIONAL 8' PERMITTED FOR GABLED ENDS AND WHERE THE LOWER 10' MAX. HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10' IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN CONNECTORS AS REQUIRED PER R703.7 EXCEPTION 3 OR 4 AS APPLICABLE. HEIGHT MAY BE EXCEEDED IF ENGINEERED PER I.R.C. R301.
J. PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED AS PER I.R.C. TABLE R703.4 UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.

04-48, 04-49 STONE VENEER COMPONENTS
GENERAL/PRODUCTS
STONE VENEER COMPONENTS ARE:
CUT STONE WALL CAPS- CHOPPED SANDSTONE
CUT STONE WINDOW SILLS - CHOPPED SANDSTONE
CUT STONE COLUMN CAPS- CHOPPED SANDSTONE
CUT STONE WINDOW /DOOR HEADERS- CHOPPED SANDSTONE

STONE TO BE : QUARTZITE FROM LOCAL QUARRY
STONE COLOR TO BE: MIX OF BUFF AND GRAY

MORTAR COLOR: TO BE DETERMINED BY ARCHITECT AT TIME OF MOCKUP.

STONE TO BE CUT AND INSTALLED PER DETAILS WITHIN DRAWINGS

FLASHING: SEE SECTION 07 FOR FLASHING SPECIFICATIONS, SCHEDULE, REQUIREMENTS, ETC.

SEE DETAILS ON DRAWINGS FOR PROFILES OF FLASHING AT LOCATION SPECIFIED AND SHOWN ON DRAWINGS.

SUBMITTALS
PROVIDE SAMPLE OF EACH COMPONENT TO BE INCLUDED WITHIN THE SAMPLE BOARD FOR REVIEW BY OWNER AND ARCHITECT.

EXECUTION
WALL CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS LEVEL AND SHALL SLOPE AS INDICATED ON DRAWINGS OR WITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAGE AWAY FROM BUILDING.

WINDOW SILLS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL SILLS LEVEL AND SHALL SLOPE AS INDICATED ON DRAWINGS FOR DRAINAGE. IF NOT SPECIFIED PROVIDE TOP TO SLOPE TO PROVIDE DRAINAGE AWAY FROM BUILDING

COLUMN CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS TO SLOPE AS INDICATED ON DRAWINGS OR WITH A MINIMUM OF 1/8" PER FT. FOR DRAINAGE. COLUMN CAPS SHALL BE PROVIDED IN 4 PIECES WITH ALL JOINTS AT CORNERS, UNLESS SHOWN OTHERWISE ON DRAWINGS. TOP SHALL SLOPE AWAY FROM CENTER TO EDGE AS NOTED ON DRAWINGS.

WINDOW AND DOOR HEADERS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL DOOR AND WINDOW HEADERS LEVEL.

ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN DRAWINGS.

SET STONE IN FULL BED OF MORTAR WITH FULL HEAD JOINTS UNLESS OTHERWISE INDICATED. BUILD ANCHORS INTO MORTAR JOINTS AS STONE IS SET.

MORTAR TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND DRAIN PLANE AND WEATHER BARRIER.

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS.AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN STONE MASONRY AS FOLLOWS:

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, TEST CLEANING METHODS ON MOCKUP; LEAVE ONE-HALF OF PANEL UNCLEAN FOR COMPARISON PURPOSES. PROTECT ADJACENT STONE AND NON-MASONRY SURFACES FROM CONTACT WITH CLEANER BY COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. CLEAN STONE MASONRY WITH PROPRIETARY ACIDIC CLEANER APPLIED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G004

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Plot Date: 7/10/2023 3:06:22 PM

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, SPLICES, 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-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 ROUGHNESS. REMOVE BLEMISHES BY FILLING 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.

05-02, 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, SPLICES, 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.

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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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, SPLICES, 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 NUTS; 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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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 ROUGHNESS.

REMOVE BLEMISHES BY FILLING 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, SPLICES, 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 ROUGHNESS.
REMOVE BLEMISHES BY FILLING 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-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat.
3) Topcoat: Epoxy-modified latex, interior, eggshell, (Gloss Level 3), MPI #254/MPI #254X-Green: S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, B73-300 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 R311.7.7:

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 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 NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

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

1. TYPE I. HANDRAILS WITH A CIRCULAR CORSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 ¼ 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 4 INCHES (102 MM) AND NOT GREATER THAN 6 ¼ INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ 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 ¾ INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST 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 ¾ INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES (32 MM) TOA MAXIMUM OF 2 ¾ INCHES (70 MM). EDGES SHALL HAVE 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 FABRICATONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

1- CHIMNEY COVER CHASE. FINISH AS NOTE #2 BELOW.

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, 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 NUTS; 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 S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 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-Cryl Universal Primer, B66-310 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, B66-650 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 ROUGHNESS.

REMOVE BLEMISHES BY FILLING 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" SOLID 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 SUPPORT AND ANCHOR STAIRS AND PLATFORMS ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND JOIN SO 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
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. SEE I.R.C. SECTION R317& LOCAL JURISDICTION'S REGULATIONS.

EXECUTION
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O. COORDINATE WITH STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT (I.R.C. R319.1). SEE I.R.C. SECTION R319 & LOCAL JURISDICTION'S REGULATIONS AS REQUIRED BY IRC. TABLE R301.2(1) ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN INDIVIDUAL SECTIONS.

WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R319.1 (5)).

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. (I.R.C. R323.1 (2 & 3)) WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARdvTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES. INSTALL SILL SEALER FOAM UNDER ALL SILL PLATES AT CONCRETE FOUNDATION WALLS AND SLABS.

PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.

HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
A. APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.
B. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.
C. BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES.
CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

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 (302.11.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.11. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.

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 SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 (1))

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (IRC 302.11 (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. (IRC 302.11 (3) AND IRC 302.7)

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (IRC 302.11 (4))

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (IRC 302.11 (5))

F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB 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 FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (IRC 302.12)

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. (IRC 302.11 (1)).

H. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELLING UNIT SEPARATION. (IRC 302.11 (6))

06-15 WOOD FURRING

GENERAL/PRODUCTS
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTERWOOD STUDS AS SHOWN ON DRAWINGS.

EXECUTION
PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O.

PROVIDE 2X SOLID WOOD FIREBLOCKING 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 SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

PROVIDE FIRE BLOCKING AT MID SPAN AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" O.C.

HOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)).

PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.

APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES.
CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

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.

06-22, 06-23 HEAVY TIMBER FRAMING

GENERAL/PRODUCTS
TIMBER BEAMS/COLUMNS/ TRUSSES/ROOF PURLINS /HAUNCHES 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 RESYSTA

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.
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.

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 JOIST/TRUSSES.

PROVIDE BLOCKING AT ALL PANEL EDGES

COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL HOLD DOWNS, HURRICANE TIES.

06-45 PLYWOOD/ OSB FLOOR SHEATHING

GENERAL/PRODUCTS
FLOOR SHEATHING TO BE: 3/4" T & G A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

EXTENT OF PLYWOOD FLOOR SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

EXECUTION
NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS.

PROVIDE BLOCKING AT ALL PANEL EDGES

PROVIDE CONTINUOUS CONSTRUCTION ADHESIVE AT ALL FLOOR SHEATHING TO FLOOR JOIST.

06-50 PRE-ENGINEERED ROOF TRUSSES

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF ROOF TRUSSES

06-55 PRE-ENGINEERED FLOOR JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, REQUIRED FOR INSTALLATION OF FLOOR JOISTS

COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH FLOOR TRUSSES.

PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS.

MEET REQUIEMENTS PER IRC 502.4.
A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD.

B. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER I.R.C. SECTION R408.4.

06-56 PRE-ENGINEERED ROOF JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF FRAMING MEMBERS.

COORDINATE WITH OTHER TRADES(MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS.

06-58 STRUCTURAL LAMINATED BEAMS

GENERAL/PRODUCTS
LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC.

GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

ALL JOIST AND BEAM HANGERS SHALL BE PER STRUCTURAL DRAWINGS, AND INTENDED FOR USE SHOWN. DO NOT USED JOIST HANGERS NOT INTENDED FOR USE SPECIFIED.

06-59 STRUCTURAL COLUMNS

GENERAL/PRODUCTS
COLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL LUMBER, ETC.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

06-62 EXTERIOR WOOD TRIM

GENERAL/PRODUCTS
ALL EXTERIOR WOOD TRIM WORK AS SPECIFIED ON DRAWINGS AND DETAILS. CONTRACTOR TO COORDINATE WITH DRAWINGS AND DETAILS.

MANUFACTURER:	----
WOOD TRIM TO BE:	CEDAR BOARDS
WOOD TRIM GRADE:	SELECT
WOOD TRIM FINISH TO BE:	STAINED
STAIN COLOR/MANUF TO BE:	SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

FASCIA AND SOFFIT TO BE :
FASCIA- CEDAR BOARDS BUILT-UP AS PER DETAILS IN THE DRAWINGS.
SOFFIT- 1 X 6 T & G CEDAR
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

SUBMITTALS
SUBMIT 12" SAMPLE OF EACH TYPE OF TRIM, FINISH AND EACH STAIN OR PAINT COLOR.

EXECUTION
ALL EXTERIOR WOODWORK TO BE PRE-PAINTED OR STAINED PRIOR TO INSTALLATION ON ALL SIDES OF TRIM.

ALL INSTALLATION SHALL BE PER MANUFACTURERS OR APPLICABLE STANDARDS FOR INSTALLATION.

NAIL ALL TRIM WITH GALVANIZED OR STAINLESS STEEL FINISH NAILS. ALL NAILING SHALL EXTEND THROUGH WALL SHEATHING AND INTO STUD FRAMING MINIMUM OF 1". COUNTERSINK ALL NAIL HEADS.

INSTALL SIDING AND TRIM OVER WALL VENTILATION MATRIX OVER TYVEK OR EQUAL VAPOR BARRIER.

06-75 INTERIOR STAIR FRAMING

GENERAL/PRODUCTS
ALL STAIR FRAMING AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.

UNLESS SPECIFIED ON DRAWINGS, CONTRACTOR SHALL PROVIDE 1 1/4" X 11 7/8" LVL STRINGERS AT INTERIOR STAIRS. PROVIDE ONE (1) STRINGER AT EACH SIDE, AND A MINIMUM OF TWO (2) STRINGERS BETWEEN. IN NO INSTANCE SHALL A STRINGER EXCEED 16" O.C. SPACING.

PROVIDE 5/4" HARDWOOD TREAD MATERIAL OVER 3/4" PLYWOOD STAIR TREAD. GLUE AND SCREW MATERIAL TO STRINGERS.

PROVIDE 3/4" HARDWOOD RISER MATERIAL OVER 3/4" PLYWOOD STAIR RISER. GLUE AND SCREW MATERIAL TO STRINGERS.

EXECUTION
STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.

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.

C. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.5.

D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM « 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)

06-84 INTERIOR STANDING AND RUNNING TRIM

GENERAL/PRODUCTS

BASE:	PROFILE AS SELECTED BY INTERIOR DESIGNER.
CASE:	PROFILE AS SELECTED BY INTERIOR DESIGNER.
CROWN MOLD:	PROFILE AS SELECTED BY INTERIOR DESIGNER.
WINDOW SILL:	PROFILEAS SELECTED BY INTERIOR DESIGNER.
MANUFACTURER:	SEE INTERIOR DESIGNER DRAWINGS.
MATERIAL:	SEE INTERIOR DESIGNER DRAWINGS.
STAIN-	CUSTOM AS SELECTED

COORDINATE WITH INTERIOR DRAWINGS FOR TYPE OF INTERIOR TRIM. TRIM TO BE EITHER PAINT OR STAIN GRADE

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

EXECUTION
INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.

ALL TRIM MUST BE LEVEL AND PLUMB.

06-85 INTERIOR STAIR RAILING

GENERAL/PRODUCTS
ALL INTERIOR STAIR RAILING AS PER INTERIOR DESIGN DRAWINGS, AND ARE NOT INCLUDED WITHIN THE SHELL PACKAGE OF THE BUILDING. SEE INTERIOR DESIGN PACKAGE.

THE INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.

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.

EXECUTION
SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS.

06-89 INTERIOR WOOD COLUMNS

GENERAL/PRODUCTS
ALL INTERIOR WOOD COLUMNS WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

06-90 INTERIOR WOOD BEAMS

GENERAL/PRODUCTS
ALL INTERIOR WOOD BEAM WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING

GENERAL/PRODUCTS
FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND FOUNDATIONS.

DAMPPROOFING SHALL BE: HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFING

FOUNDATION DRAIN: SEE SECTION 31-06 -DEWATERING, FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA FOR SPECIFIED PRODUCT. PROVIDE SAMPLES, WARRANTIES, ETC. FOR REVIEW/APPROVAL

EXECUTION
BE SURE SURFACES IS CLEAN AND IN GOOD REPAIR. SURFACE MUST BE FREE OF DIRT, RESIDUES, WATER REPELLENT COMPOUNDS.

ALL HOLES, CRACKS AND RECESSED JOINTS MUST BE FILLED WITH CEMENT MORTAR FOR A SMOOTH, CLEAN SURFACE.

PROVIDE TWO (2) COAT SYSTEM WITH A BASE COAT APPLIED AT A RATE OF 1.5 GAL PER 100 SQ. FT. ALLOW 24 HOURS DRYING PRIOR TO SECOND COAT APPLIED AT 2 GAL. PER 100 SQ. FT. ALLOW 48 HOURS DRYING PRIOR TO BACK FILL.

DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE.

TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.

07-02 SPRAY APPLIED FOUNDATION WATERPROOFING

GENERAL/PRODUCTS
RUBBERIZED-ASPHALT WATERPROOFING MEMBRANE, REINFORCED WITH MOLDED-SHEET DRAINAGE PANELS, AND INSULATION WHERE SHOWN ON DRAWINGS.

MEMBRANCE MANUFACTURE TO BE.
CARLISLE COATINGS & WATERPROOFING INC.; CCW-500R OR EQUAL.
CARLISLE COATINGS & WATERPROOFING INC.: MIRADRAIN 2000 OR EQUAL.

FOUNDATION DRAIN:
SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

SHOP DRAWINGS: SHOW LOCATIONS AND EXTENT OF WATERPROOFING. INCLUDE DETAILS FOR SUBSTRATE JOINTS AND CRACKS, SHEET FLASHINGS, PENETRATIONS, INSIDE AND OUTSIDE CORNERS, TIE-INS TO ADJOINING WATERPROOFING, AND OTHER TERMINATION CONDITIONS.

EXECUTION
WARRANTY PERIOD: [FIVE] YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

A FIRM THAT IS APPROVED OR LICENSED BY MANUFACTURER FOR INSTALLATION OF WATERPROOFING REQUIRED FOR THIS PROJECT AND IS ELIGIBLE TO RECEIVE SPECIAL WARRANTIES SPECIFIED.
CONDUCT PRE-INSTALLATION CONFERENCE AT PROJECT SITE.
APPLY WATERPROOFING WITHIN THE RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY WATERPROOFING MANUFACTURER. DO NOT APPLY WATERPROOFING TO A DAMP OR WET SUBSTRATE, OR WHEN TEMPERATURE IS BELOW 0 DEG F.
CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE CLEAN, DUST-FREE, AND DRY SUBSTRATE FOR WATERPROOFING APPLICATION.
REMOVE GREASE, OIL, FORM-RELEASE AGENTS, PAINTS, CURING COMPOUNDS, AND OTHER PENETRATING CONTAMINANTS OR FILM-FORMING COATINGS FROM CONCRETE.
PREPARE AND TREAT SUBSTRATES TO RECEIVE WATERPROOFING MEMBRANE, INCLUDING JOINTS AND CRACKS, DECK DRAINS, CORNERS, AND PENETRATIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

PERMIT SET

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G005

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Plot Date: 7/10/2023 3:06:25 PM

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 OR 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	2"	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			
FLOOR INSULATION			
FLOOR OVER UNHEATED BASEMENT	UNFACED BATTS	VERIFY	R-30
FLOOR UNDER RADIANT HEAT	BLOWN-IN	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 TO BE CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)	BLOWN-IN	5 1/2"	R-22.5
2 X 4 WOOD FURRED-EXTERIOR WALLS (CERTAINTEED CertaSpray with 2.0 pcf and R-value of 6.5 per inch))	CLOSED-CELL FOAM	3 1/2"	R-22.75
ROOF INSULATION			
ROOF AT SHALLOWER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS			R-24.5
PLUS FULL DEPTH OF JOIST CAVITY			R-38.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)		TOTAL=	R-49.0
ROOF AT DEEPER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS			R-24.5
PLUS FULL DEPTH OF JOIST CAVITY			R-56.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)		TOTAL=	R-80.5
INTERIOR AND SPECIALITY REQUIRED INSULATION			
INTERIOR WALLS SOUND	BATTS	3-1/2"	R11
MECHANICAL TYPE ROOMS WALLS AND (CEILINGS WHERE APPLICABLE) SOUND	BATTS	5"	R19
BATHROOMS SOUND BATTS INSULATION BATTS	BATTS	5 1/2" OR 3 1/2"	R-11 - R19
INTERIOR FLOORS/ CEILING SOUND RATING REQ'D	BATTS	3 1/2"	R-11
DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED	1"
MECHANICAL AND PLUMBING STUD CAVITY WITH PLUMBING DRAIN 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 MANUFACTURERE DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

EXECUTION
FILL ALL VOIDS AS REQUIRED.

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

EXECUTION
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 EXCEED 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 WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

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 MANUFACTURES 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 OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

START WEATHER BARRIER INSTALLATION AT A BUILDING CORNER, LEAVING 6-12 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. ENSURE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 6 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.

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: 1X4 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: 1X8 SHIP-LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR SEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSROADS".

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 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 MANUFACTURER'S 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.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FACTORY PRIMED 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 WATERTIGHT; DO NOT PERMIT THE PASSAGE OF WATER; AND RESIST SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATING SHALL BE A UL CLASS B RATING.

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 BODIES 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 MANUFACTURER'S 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 MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S 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: FIBERTITE,DOW ROOFING SYSTEMS, CARLILE ROOFING, OR APPROVED EQUAL REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

1

ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:
A. MEMBRANE TYPE: KEE
B. MEMBRANE THICKNESS: 30 MIL.
C. COLOR:ENERGY EFFICIENT GREY.
D. FLASHINGS MEMBRANE: SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSUPPORTED MEMBRANE FOR FIELD-FABRICATED DETAILS USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED WITH SCRIM-REINFORCED MEMBRANE.
E. COVER BOARD: DENSDECK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

SUBMITTALS
PRODUCT DATA:, INCLUDING:MANUFACTURER'S 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; MANUFACTURER'S STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURER'S 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 MANUFACTURE'S STANDARD. DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURER'S 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. NAILERS 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 MANUFACTURER'S 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 BILLOWING DURING APPLICATION.

VERIFY ALL ROOFTOP 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

07-164 METAL SHEET BATTEN-SEAM ROOFING
GENERAL/PRODUCTS

ARCHITECTURAL METAL ROOFING: BONDERIZED METAL
MBCI- MANUFACTURE
COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY".
DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

SUBMITTALS
SAMPLES FOR VERIFICATION OF SHINGLE 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 PERPENDICULA RAFTERS) 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 KEYED 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, EDGE 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.

SLIP SHEET: BUILDING PAPER, 3-LB/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 LOOSEN, AND SHALL REMAIN WATERTIGHT. 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, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.

INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERTIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.

SPACE CLEATS 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 CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMACNA.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WATERTIGHT 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 WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

UNDER AND AT THE ENDS 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 BUILT-IN GUTTERS.

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.
(ELECTRICAL CONTRACTOR TO PROVIDE SPECIFICATION OF HEAT TAPE WITH VOLTAGE FOR HEAT TAPE AT CHAIN AT DOWNSPOUTS

EXECUTION
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 36 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERTIGHT 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 1-1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 60 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 WATERTIGHT 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.
MANUF . CUSTOM ENTRY DOOR- BY MILL SELECTED
SPECIES DOUG-FIR
COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

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 REQUIRMENTS.

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

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

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.

08-39 EXTRUDED ALUMINUM WOOD SLIDING DOORS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN,
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS
PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.
COLOR OF SCREENS TO BE: AS DETERMINED BY ARCHITECT.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH EXTRUDED ALUMINUM CLAD EXTERIOR BOTH FRAME AND SASH- NO EXCEPTIONS. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS 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

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)

1. MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4. THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5. WINDOW 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. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES
INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATION, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308)
A. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

B. 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.

C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED 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 60 INCHES ABOVE THE WALKING SURFACE.

D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

E. 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

F. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.

G. 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 60 INCHES ABOVE THE WALKING SURFACE.

H. 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.

08-67 OVERHEAD SECTIONAL DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES AND OPERATION.
DOOR MANUFACTURER:
DOOR STYLE SHALL BE: AS SHOWN ON DRAWINGS
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

EXECUTION
INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

GENERAL/PRODUCTS
TEMPERED OR LAMINATED SAFETY GLASS FOR SHOWER DOORS OR SHOWER ENCLOSURES.
SHOWER ENCLOSURES TO BE: EUROPEAN STYLE ALUMINUM FRAMED SHOWER ENCLOSURE

SUBMITTALS
PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED.
PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

EXECUTION
PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL.

INSTALL DOORS TO SWING OUTWARD, TYPICAL. (2006 IRC R308 P2708.1)

08-132 EXTRUDED ALUMINUM CLAD WOOD WINDOWS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.
WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS,

PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED OTHERWISE).

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS 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

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)
1.MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2.THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3.THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4.THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5.WINDOW 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. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).
SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:
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 UNIT IS GLAZED.
2- PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED 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 60 INCHES ABOVE THE WALKING SURFACE.
3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
4- 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE.
5- PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
6- PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7- 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.

08-146 UNIT SKYLIGHT

GENERAL/PRODUCTS
14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING

SUBMITTALS
SUBMIT SKYLIGHT WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SHOP DRAWINGS ON HOW TO INSTALL ON ROOF AND INTERFACE WITH CEILING FINISH.

PROVIDE MAINTENANCE AND WARRANTY INFORMATION.

DO NOT INSTALL WITHIN 3-FT OF INSIDE FACE OF FIRE-RATED WALLS.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL.

08-151 DOOR HARDWARE

GENERAL/PRODUCTS
ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER

SUBMITTALS
SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND HARDWARE LIST ASSIGNED TO EACH DOOR.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS

08-174 MIRRORS

GENERAL/PRODUCTS
MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

DIVISION 9- FINISHES

09-21 GYPSUM WALL BOARD

GENERAL/PRODUCTS
5/8" TYPE "X" GYPSUM BOARD AT GARAGE AND AT FIRE-RATED SEPARATION WALL
WALLS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

CEILINGS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.
FINISH TO BE: SMOOTH

EXTERIOR LOCATIONS: 5/8" GLAS-MAT GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

SUBMITTALS
4'-0" X 4'-0" MOCK-UP OF WALL AND CEILING TO INDICATE COMPLIANCE OF FINISH SPECIFIED.

EXECUTION
PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

THE GYPSUM BOARD SHALL BE ATTACHED TO FRAMING WITH APPROVED SCREWS AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE PROVIDE A LEVEL 4 GYPSUM BOARD FINISH ON ALL WALLS AS PER INDUSTRY STANDARDS

PROVIDE SQUARE CORNER BEAD / TRIM FINISH.

CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH.

PROVIDE GLAS-MAT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE GLAS-MAT GYPSUM BOARD TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT SURFACES TO RECEIVE TILE.

09-27 CERAMIC TILE

GENERAL/PRODUCTS
EXTENT OF CERAMIC TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE CERAMIC TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-37 STONE TILE

GENERAL/PRODUCTS
EXTENT OF STONE TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-102 STONE FLOORING

GENERAL/PRODUCTS
EXTENT OF STONE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-109 WOOD FLOORING

GENERAL/PRODUCTS
EXTENT OF WOOD FLOORING INDICATED ON FINISH FLOOR PLANS AND AS PER INTERIOR DESIGNER.

SEE WOOD FLOOR SCHEDULE FOR WOOD FLOOR SPECIES AND STYLE.

FINISH OF WOOD FLOOR AS SPECIFIED IN WOOD FLOOR SCHEDULE.

SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR INSTALLED OVER PLYWOOD WITH STAIN FINISH FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION IN NWFA's "INSTALLATION GUIDELINES: WOOD FLOORING.

MAINTAIN AN AMBIENT TEMPERATURE BETWEEN 65 AND 75 DEGF AND RELATIVE HUMIDITY PLANNED FOR BUILDING OCCUPANTS IN SPACES TO RECEIVE WOOD FLOORING DURING THE CONDITIONING PERIOD FOR NOT LESS THAN SEVEN DAYS BEFORE WOOD FLOORING INSTALLATION, AND CONTINUOUS THROUGH INSTALLATION, AND CONTINUES NOT LESS THAN SEVEN DAYS AFTER WOOD FLOORING INSTALLATION.

PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING AS PER MANUFACTURE RECOMMENDATIONS.

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER CLEANING, EXAMINE SUBSTRATES FOR MOISTURE, ALKALINE SALTS, CARBONATION, OR DUST. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

09-167 CARPET (SHEET) FLOORING

GENERAL/PRODUCTS
EXTENT OF CARPET FLOORING 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 A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
ALL INSTALLATION OF MATERIALS AS SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED PER MANUFACTURER STANDARDS AND AS PER INTERIOR DESIGNER SPECIFICATIONS.

09-208 EXTERIOR PAINTING

GENERAL/PRODUCTS
EXTERIOR SEMI-TRANSPARENT WOOD STAIN
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.
MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT.
CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING.

09-221 INTERIOR PAINTING

GENERAL/PRODUCTS
EXTENT OF INTERIOR PAINTING 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.
ALL WALLS MUST BE SMOOTH AND FREE OF DEFECTS PRIOR TO PAINTING.

09-230 STAIN FINISH

GENERAL/PRODUCTS
EXTENT OF INTERIOR STAIN FINISH 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

09-235 EPOXY FLOOR COATINGS

GENERAL/PRODUCTS
EXTENT OF EPOXY FLOOR COATINGS 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 A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

Think Architecture

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Landscape Architecture
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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G006

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Plot Date: 7/10/2023 3:06:28 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 10- SPECIALITIES

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 MANUFACTURERS' 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:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP-VENT TO EXTERIOR WALL)
GREAT ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)
MASTER BEDROOM FIREPLACE TO BE:	MONTIGO "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, FLUE MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S.

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 MATERIAL 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 HEIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G2427.5.3.

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 ANSI 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 MANUFACTURES INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' 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 CABINETRY 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.

INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

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, DEFECTIVECOUNTERTOPS, 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 PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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.

CPVC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS MANUFACTURED BY LUBRIZOL 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 80 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 VIWT AND HFYH.

ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CPVC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THUS LISTED ON PIPE, FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/BM/CZ™ 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 F402. 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 CPVC 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 UN-DRIED 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

CPVC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER ULC OR C-UL FOR USE IN:

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT BE LESS THAN 175 PSI AT 150°F. REFER TO CPVC PIPE AND FITTING MANUFACTURERS' 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

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.

CPVC 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 LISTING 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 13D).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- PLUMBING

22-00 GENERAL PLUMBING

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'-0" 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.

LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 60 PSI.

WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SEISMIC 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 MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET 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 DEVISES SET AT 120 DEGREES FOR BATHTUBS 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 "K" 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 SOLDIER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BAND FITTINGS FOR POLY PIPE. 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.

PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE "INTERMOUNTAIN WATER INC." MODEL: "PATRIOT" SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

STEAM SHOWER UNITS TO BE "KOHLER" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT 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.

22-01 PLUMBING FIXTURES

GENERAL/PRODUCT
SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.

INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.

CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIFIED COMPONENTS.

INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.

TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.

EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.

WATER HEATERS TO BE:	A.0. SMITH OR EQUAL
CAPACITY SHALL BE:	50 GALLONS

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.

PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.

FOR HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT AS PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS, TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.

PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AND POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER DISTRIBUTION SYSTEM

DELIVER MATERIALS IN MANUFACTURE'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT UNTIL READY FOR INSTALLATION

STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS OR UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT

WARRANTY
MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND FITTINGS PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGES FOR A WARRANTY PERIOD FOR PEX TUBING AND SUBSEQUENT SYSTEM SHALL BE 25 YEAR NON-PRORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORKMANSHIP, BEGINNING WITH THE DATE OF INSTALLATION

SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONENTS, ETC. SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTURER. THE CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS.

TUBING
CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAVE A PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 73°F, 100 PSI AT 180°F AND 80 PSI AT 200°F

TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WITH ASTM F876 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY

FITTINGS
FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENTIFIED ON THE FITTING

CRIMP SYSTEMS
ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF QICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW ALL ASTM TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES.

MANIFOLDS
MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM; CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER

VALVES
SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH THE APPROPRIATE MARK ON THE PRODUCT

SUBMITTALS
SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS

SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.

SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

EXECUTION
COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMO'S, INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING; ZURN OR EQUAL PEX PLUMBING INSTALLATION GUIDE

VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO NOT PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED

DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSED LIGHT FIXTURES

DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE. MAKE SWEAT CONNECTIONS PRIOR TO MAKING PEX CONNECTIONS

ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR PERMISSION FROM THE TUBING MANUFACTURER

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS

USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS

USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER

PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR

USE NAIL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRUCK WITH A SCREW OR NAIL

ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND CONTRACTION

PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APPLICABLE CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 40 PSI WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR

TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER OTHER TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DAMAGED ACCORDING TO MANUFACTURER'S RECOMMENDATION

22-06 PLUMBING WASTE COMPONENT/PIPING

GENERAL/PRODUCTS
THIS SPECIFICATION COVERS ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS USED IN SANITARY DRAIN, WASTE, AND VENT (DWV), SEWER, AND STORM DRAINAGE APPLICATIONS. THIS SYSTEM IS INTENDED FOR USE IN NON-PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 160°F.

ALL WASTE PIPING SHALL BE THE FOLLOWING:

ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS

PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WITH A CELL CLASS OF 42222 AS IDENTIFIED IN ASTM D 3965. FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS COMPOUNDS WITH A CELL CLASS OF 32222 AS IDENTIFIED IN ASTM D 3965.

ABS CELLULAR CORE PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. ABS DWV FITTINGS SHALL CONFORM TO ASTM D 2661. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTILIZE A SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14.

EXECUTION
IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL GROUND WHICH IS DRY AND FREE FROM SHARP OBJECTS. IF DIFFERENT SCHEDULES OF PIPE ARE STACKED TOGETHER, THE PIPE WITH THE THICKEST WALLS SHOULD BE ON THE BOTTOM.

PIPE DIAMETER SHALL BE 3-INCH MIN. WHEN PENETRATING A ROOF ASSEMBLY.

THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

PROVIDE INSULATION AT ALL WASTE LINES WITHIN AREAS EXPOSED TO WEATHER.

PROVIDE INSULATION FOR ALL WASTE /DRAIN LINES FROM UPPER LEVELS TO LOWEST POINT IN STRUCTURE. INSULATION TO INDIVIDUALLY WRAP WASTE LINE, AND INSULATE STUD CAVITY WASTE LINE IS LOCATED WITHIN.
ALL SHOWER TRAPS AND TRAP ARMS ARE TO BE SIZED ACCORDING TO THE FLOW RATES OF ALL SHOWERHEADS AND BODYSPRAYS THE DRAIN SERVES (P3201.7)

INSTALLATION SHALL COMPLY WITH THE LATEST INSTALLATION INSTRUCTIONS PUBLISHED BY PIPE AND FITTING MANUFACTURER, AND AND SHALL CONFORM TO ALL APPLICABLE PLUMBING, FIRE, AND BUILDING CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENT JOINTS SHALL BE MADE WITH A SOLVENT CEMENT CONFORMING TO ASTM D 2235. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH ABS COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

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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

PERMIT SET

SHEET NUMBER:
G007

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Plot Date: 7/10/2023 3:06:29 PM

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 OWNER'S 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 METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN 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 IN CONSTRUCTION. (I.R.C. M1502)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS 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 FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 1DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 EQUALING 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 MECHANCAIL 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 DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW 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 AMD 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 KINK 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 BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. 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 NO LESS THAN 1 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, R156-56-709 (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 PLACES 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 FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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 DEDGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 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. M1401.3. 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 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES 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)

EXECUTION
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 KINK 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.

EXECUTION
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

EXECUTION
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.

EXECUTION
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 PLYSTYRENE, AND IS AVAILABLE IN 4" OR A 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.
DBX 1000M- METAL DRYER VENT BOX WITH SNAP ON TRIM RING
THE DBX 1000M IS 9 ¾" X 13 7/8" AND 3 ½" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. THE DBX 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M FOR UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:
CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

EXECUTION
FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
DBX 1000 - PLASTIC INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPRIATE TOP OR REAR 4-INCH OVAL VENT PIPEKNOCK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT OF PIPE TO EXTEND INSIDE BOX
2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1⅝ STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE 8 FINS WITH AUTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE FINS WILL FLEX INWARD 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 IS FROM 2¼ TO 2⅝ INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED FLOOR COVERING. TABS MAY BE REMOVED IF ADIFFERENT SPACING IS DESIRED.
5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING THE 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 1¾ 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. ORIENT 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 2 5/8" 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 ¼") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:
1. TRIM CARPENTER TO LEAVE 1 ½" 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 ½" OR 5/8" 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 SELECTED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALITY 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, 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. (I.R.C. E3801)

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. E3508.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE 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 FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

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 "LUTRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) 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 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" 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.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND 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 WET 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 RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210-12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC. TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.
CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 313.2 AND STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

EXECUTION
ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL BUILDING 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, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 IRC 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 SHADES BY LUTRON. MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.

EXECUTION
LIGHT 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 - LUTRON "DIVA" ROCKER SERIES IN WHITE

EXECUTION
ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN 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 6
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
PROTECTING 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.

EXECUTION
SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED 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 SRUVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTINT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL
PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES 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.

TREE PROTECTION
ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.

DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.

REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES
LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

EXISTING UTILITIES: DON OT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ARCHITECT'S PERMISSION.

CLEARING AND GRUBBING
FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

TOPSOIL STRIPPING
REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING 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
DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S 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.

31-02 EARTHWORK

GENERAL/PRODUCTS
PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS AND GRASSES, AND EXTERIOR PLANTS.

EXCAVATING AND BACKFILLING FOR BUILDING AND STRUCTURES.

DRAINAGE COURSE FOR SLABS-ON-GRADE.

SUBBASE COURSE FOR CONCRETE WALKS, PAVEMENTS.

SUBBASE AND BASE COURSE FOR ASPHALT PAVING.

EXCAVATING AND BACKFILLING FOR UTILIITY TRENCHES.

PROJECT CONDITIONS
EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.

SOIL MATERIALS
GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS

SATISFACTORY SOILS: [ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM] [AASHTO M 145 SOIL CLASSIFICATIONS GROUPS A-1, A-2-4, A-2-5, AND A-3], OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

UNSATISFACTORY SOILS: SOILS CLASSIFICATION GROUPS [GC, SC,CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487] [A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

EXECUTION
PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PREPARATION OF SUBGRADE FOR EARTHWORK OPERATIONS INCLUDING REMOVAL OF VEGETATION, TOPSOIL, DEBRIS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE.

PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS.

IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

EXCAVATE FOR STRUCTURES TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.

STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.

STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS: UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
1. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 92 PERCENT.
2. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACE EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
3. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85 PERCENT.

GRADING
GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECITONS, LINES, AND ELEVATIONS INDICATED.
SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH.
2. WALKS: PLUS OR MINUS 1 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ½ INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

SUBBASE AND BASE COURSES
SUBBASE [AND BASE] COURSE ON SUBGRADES FREE OF MUD, FROST, NOW, OR ICE.
ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:

1. SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE [AND BASE] COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO [ASTM D 698] [ASTM D 1557].

DRAINAGE COURSE
PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

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 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.

PROTECTION
WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

31-03 TEMPORARY SHORING

GENERAL/PRODUCTS
SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

PERFORMANCE REQUIREMENTS
FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.

SUBMITTALS
SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM.

DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

PROJECT CONDITIONS
SURVEY WORK: ENGAGE A QUALIFIED LAND SURVEYOR OR PROFESSIONAL ENGINEER TO SURVEY ADJACENT EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS; ESTABLISH EXACT ELEVATIONS AT FIXED POINTS TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING ELEVATIONS.

DURING INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS, REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.

MATERIALS
GENERAL: PROVIDE MATERIALS THAT ARE EITHER NEW OR IN SERVICEABLE CONDITION.

STRUCTURAL STEEL: ASTM A 36/A 36M, ASTM A 690/A 690M, OR ASTM A 992/A 992M.

STEEL SHEET PILING: ASTM A 328/A 328M, ASTM A 572/A 572M, OR ASTM A 690/A 690M; WITH CONTINUOUS INTERLOCKS.

WOOD LAGGING: LUMBER, MIXED HARDWOOD, NOMINAL ROUGH THICKNESS OR [SIZE AND STRENGTH REQUIRED FOR APPLICATION]

CAST-IN-PLACE CONCRETE: AC1301, OF COMPRESSIVE STRENGTH REQUIRED FOR APPLICATION.

REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.

EXECUTION
INSTALLATION

SOLDIER PILES: INSTALL STEEL SOLDIER PILES BEFORE STARTING EXCAVATION. EXTEND SOLDIER PILES BELOW EXCAVATION GRADE LEVEL TO DEPTHS ADEQUATE TO PREVENT LATERAL MOVEMENT. SPACE SOLDIER PILES AT REGULAR INTERVALS NOT TO EXCEED ALLOWABLE FLEXURAL STRENGTH OF WOOD LAGGING. ACCURATELY ALIGN EXPOSED FACES OF FLANGES TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE NAD NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT.
1.INSTALL WOOD LAGGING WITHIN FLANGES OF SOLDIER PILES AS EXCAVATION PROCEEDS. TRIM EXCAVATION AS REQUIRED TO INSTALL LAGGING. FILL VOIDS BEHIND LAGGING WITH SOIL, AND COMPACT.
2.INSTALL WALES HORIZONTALLY AT LOCATIONS INDICATED ON DRAWINGS AND SECURE TO SOLDIER PILES.

SHEET PILING: BEFORE STARTING EXCAVATION, INSTALL ONE-PIECE SHEET PILING LENGTHS AND TIGHTLY INTERLOCK TO FORM A CONTINUOUS BARRIER. ACCURATELY PLACE THE PILING, USING TEMPLATES AND GUIDE FRAMES UNLESS OTHERWISE RECOMMENDED IN WRITING BY THE SHEET PILING MANUFACTURER. LIMIT VERTICAL OFFSET OF ADJACENT SHEET PILING TO 60 INCHES (1500 MM). ACCURATELY ALIGN EXPOSED FACES OF SHEET PILING TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE AND NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE.
1.DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT.
2.INSTALL INTERNAL BRACING, IF REQUIRED, TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.

MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNITL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND LATERAL EARTH AND HYDROSTATIC PRESSURES.

REMOVAL
REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

31-05 FINISH GRADE

GENERAL/PRODUCTS
FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE BUILDING. (IRC R401.3)

ALL GRADING REQUIREMENTS ARE PER CIVIL ENGINEER'S DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL GRADING WITH CIVIL ENGINEERING DRAWINGS.

31-06 DEWATERING

GENERAL/PRODUCTS
ALL DEWATERING IS NOT INCLUDED WITHIN ARCHITECTURAL DESIGN.

DETERMINATION OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER AND OWNER.

ALL DESIGNS OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER, SOILS ENGINEER AND CIVIL ENGINEER. ALL COORDINATION OF SUCH SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

31-07 TERMITE CONTROL

GENERAL/PRODUCTS
SOIL TREATMENT WITH TERMITICIDE.

WOOD TREATMENT WITH BORATE.

SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE THE EPA-REGISTERED LABEL.

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.
3. BRAND NAME AND MANUFACTURER OF TERMITICIDE.
4. QUANTITY OF UNDILUTED TERMITICIDE USED.
5. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.
6. AREAS OF APPLICATION.
7. WATER SOURCE FOR APPLICATION.

WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. BRAND NAME AND MANUFACTURER OF BORATE.
3. QUANTITY OF UNDILUTED BORATE USED.
4. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICITON WHERE PROJECT IS LOCATED [AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS].

REGULATORY REQUIREMENTS: FORMULATE AND APPY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

WARRANTY
SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREATMENT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.
1. WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SERVICE
CONTINUING SERVICE: BEGINNING AT SUBSTANTIAL COMPLETION, PROVIDE 12 MONTHS CONTINUING SERVICE INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

MANUFACTURERS
AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. TERMITICIDES
A. AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.
B. BAYER CORPORATION; PREMISE 75.
C. DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY]
D. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO].
E. SYNGENTA; DEMON TC.
2. BORATES:
A. NISCUS CORP.; BORA-CARE, JECTA.
B. NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.
C. U.S. BORAX INC.; TIM-BOR

SOIL TREATMENT
TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

WOOD TREATMENT
BORATE: PROVIDE AN EPA-REGISTERED BORATE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FOR SPRAY APPLICATION AND A GEL SOLUTION FOR PRESSURE INJECTION, FORMULATED TO PREVENT TERMITE INFESTATION IN WOOD. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND

EXECUTION
PREPARATION
1. GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS.
2. SOIL TREATMENT PREPARATION: LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

APPLYING SOIL
1. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCEY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMIUM SPECIFICED CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL BARRIER OR TREATED. ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. DISTRIBUTE TREATMENT EVENLY.
A. SLABS-ON-GRADE AND BASEMENT SLABS: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDNG SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.
B. FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS, PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.
C. CRAWLSPACES: SOIL UNDER AND ADJACENT TO FOUNDATIONS AS PREVIOUSLY INDICATED. TREAT ADJACENT AREAS INCLUDING AROUND ENTRANCE PLATFORM, PORCHES, AND EQUIPMENT BASES. APPLY OVERALL TREATMENT ONLY WHERE ATTACHED CONCRETE PLATFORM AND PORCHES ARE ON FILL OR GROUND.
D. MASONRY: TREAT VOIDS.
E. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.
2. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.
3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.
4. POST WARNING SIGNS IN AREAS OF APPLICATION.
5. REAPPLY SOIL TREATMENT SOLUTION TO ARES DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

APPLYING BORATE TREATMENT
1. APPLICATION: MIX WOOD TREATMENT BORATE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF BORATE, ACCORDING TO MANUFACTURER'S EPA REGISTERED LABEL, SO THAT WOOD FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT.
A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE COVERAGE.
B. WOOD MEMBERS THICKER THAN 4 INCHES: INJECT BORATE GELL SOLUTION UNDER PRESSURE INTO HOLES OF SIZE AND SPACING REQURIED BY MANUFACTURER FOR TREATMENT.
C.EXTERIOR UNCOATED WOOD TRIM AND SIDING: APPLY BORATE SOLUTION TO BARE WOOD SIDING. AFTER 48 HOURS, APPLY A SEAL COAT OF STAIN AS SPECIFIED IN DIVISION 09 PAINTING SECTIONS.

31-11 EROSION CONTROL

GENERAL/PRODUCTS
ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS.

ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

Think© Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G008

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Plot Date: 7/10/2023 3:06:31 PM

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 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 PAVER 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.

Plot Date: 7/10/2023 3:06:32 PM

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STATE OF UTAH
JOHN M. GINGERY
8834446
LICENSED ARCHITECT

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

PERMIT SET

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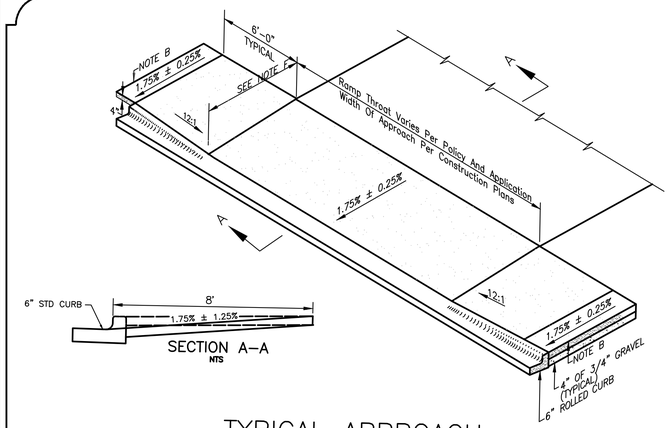


TYPICAL APPROACH

NOTES:

Ⓐ APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.

Ⓑ INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.

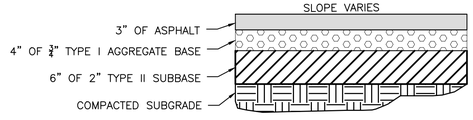
Ⓒ BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.

Ⓓ 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.

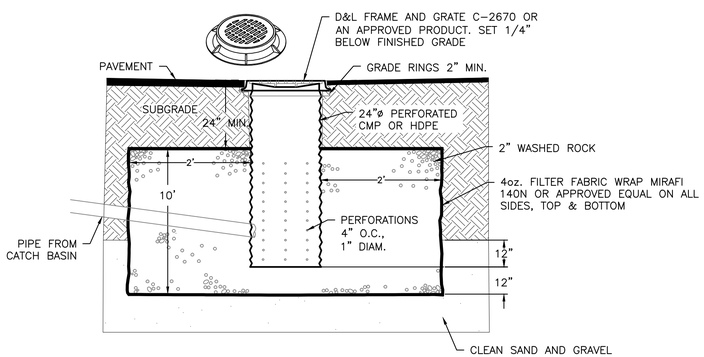
Ⓔ ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703. SEE GENERAL NOTES 7 & 8.

Ⓕ SIDEWALK WIDTH IS 8 FEET.

1 — CONCRETE DRIVEWAY WITH RAMPED SIDEWALK
SCALE: NONE



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.

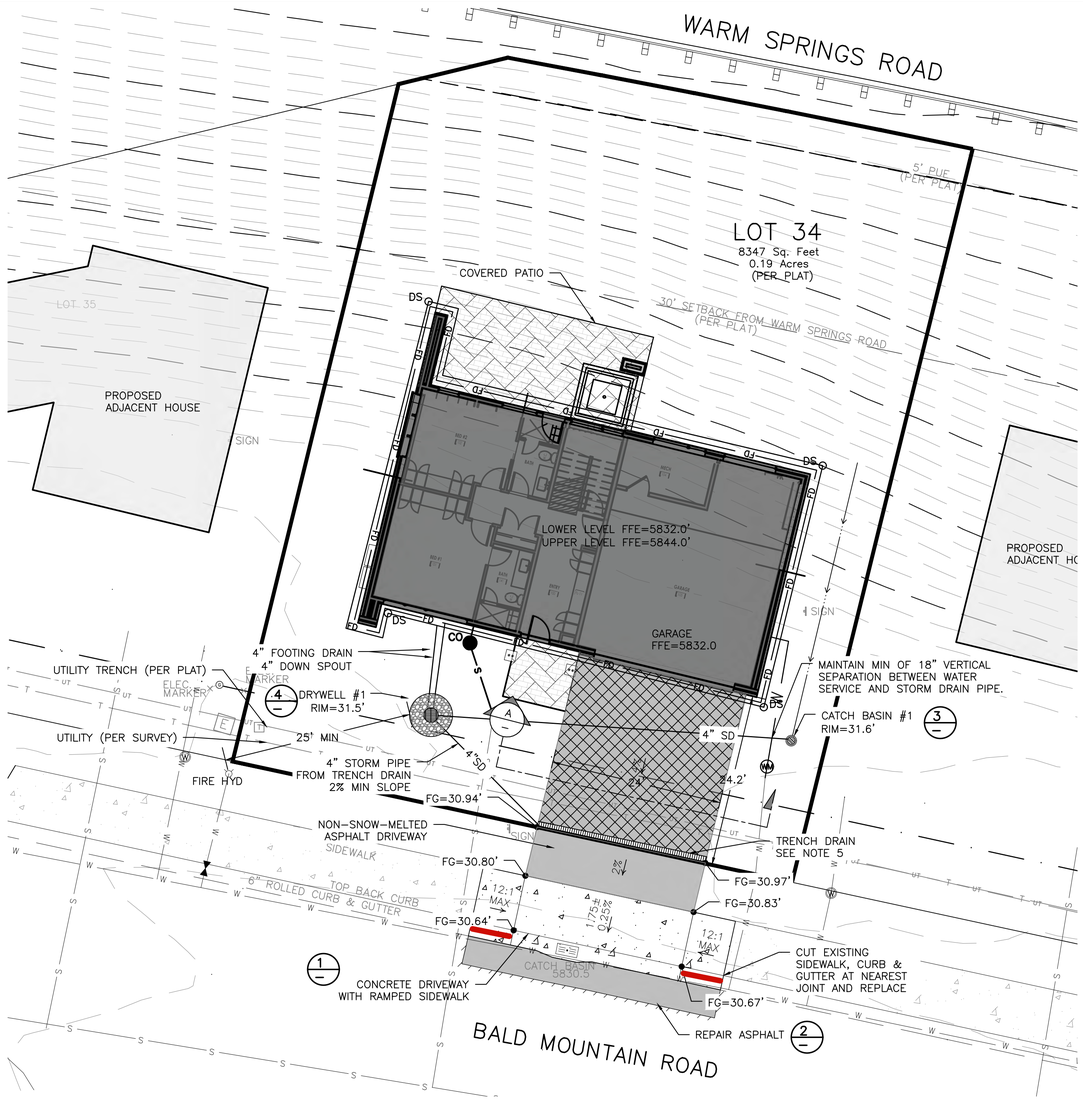
4 — TYPICAL DRYWELL DETAIL
SCALE: NONE

LEGEND

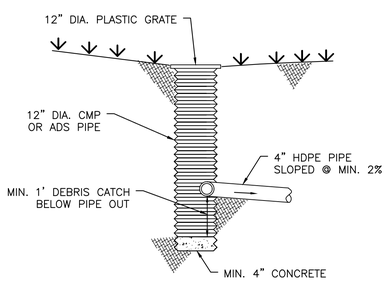
PROPERTY LINE	
ADJOINING PROPERTY LINE	
EASEMENT	
FENCE	X
EDGE OF PAVEMENT	
SEWER	S
SEWER MANHOLE (MH)	
WATER	W
WATER GATE VALVE	
HYDRANT	
CURB STOP	
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	5775
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	
CURB TRANSITION	
FLOW LINE	
FOOTING DRAIN	FD
STORM DRAIN PIPE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

GENERAL NOTES

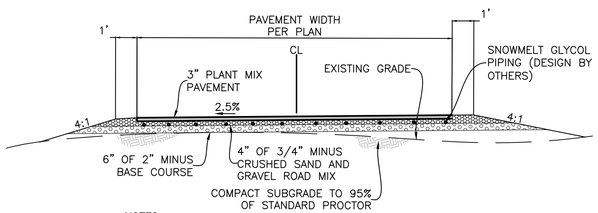
1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE 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 H20 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

LICENSED PROFESSIONAL ENGINEER
17661
STATE OF IDAHO
PHOEBE JOHANNESSEN
3/13/23

REVISIONS

No.	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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GRADING & DRAINAGE PLAN

WARM SPINGS RANCH LOT 34
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

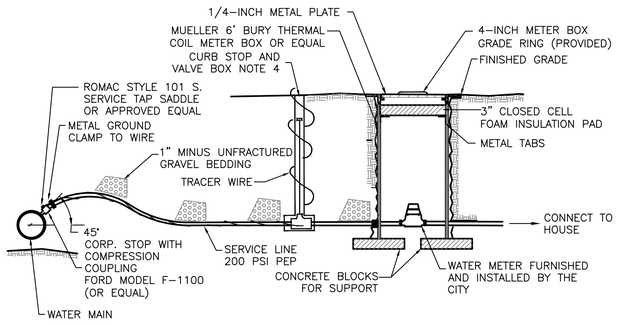
DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PJJ
DATE: 03/13/2023
PROJECT NO.: 22075

DRAWING NO.

C-1

UTILITY LEGEND

SEWER PROPOSED	S
SEWER CLEANOUT	CO
WATER PROPOSED	W
WATER METER PROPOSED	



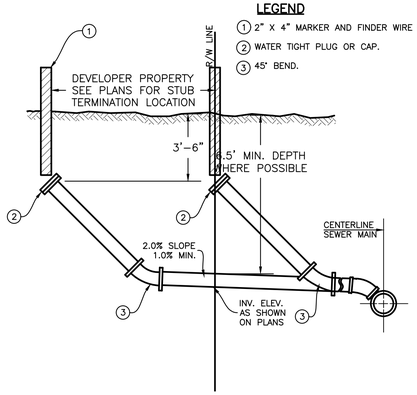
NOTES

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.

LEGEND

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

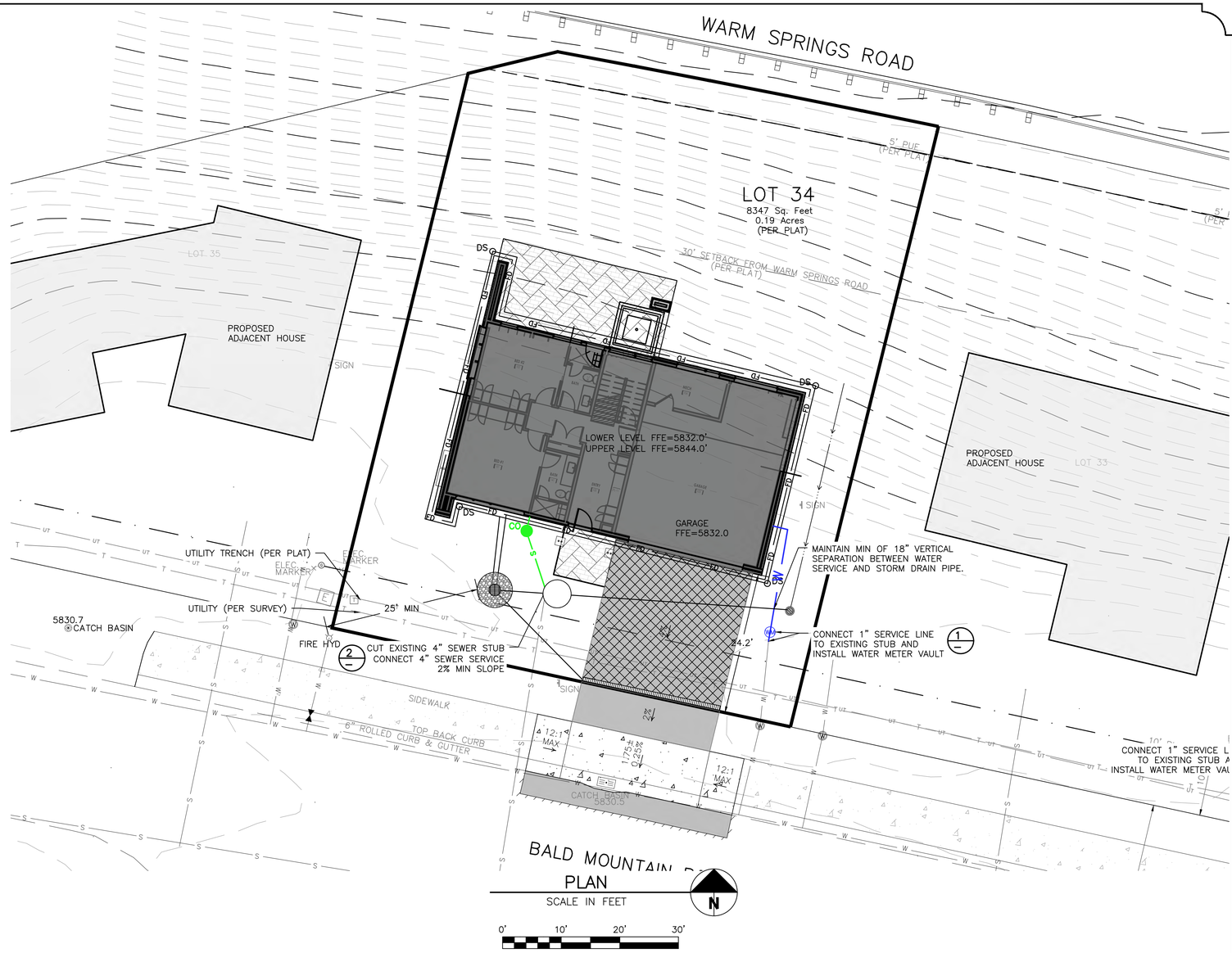


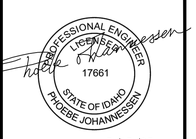
PROFILE

NOTES

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

2/– STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE





3/13/23

REVISIONS			
No.	DESCRIPTION	DATE	BY
1			

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

UTILITY PLAN

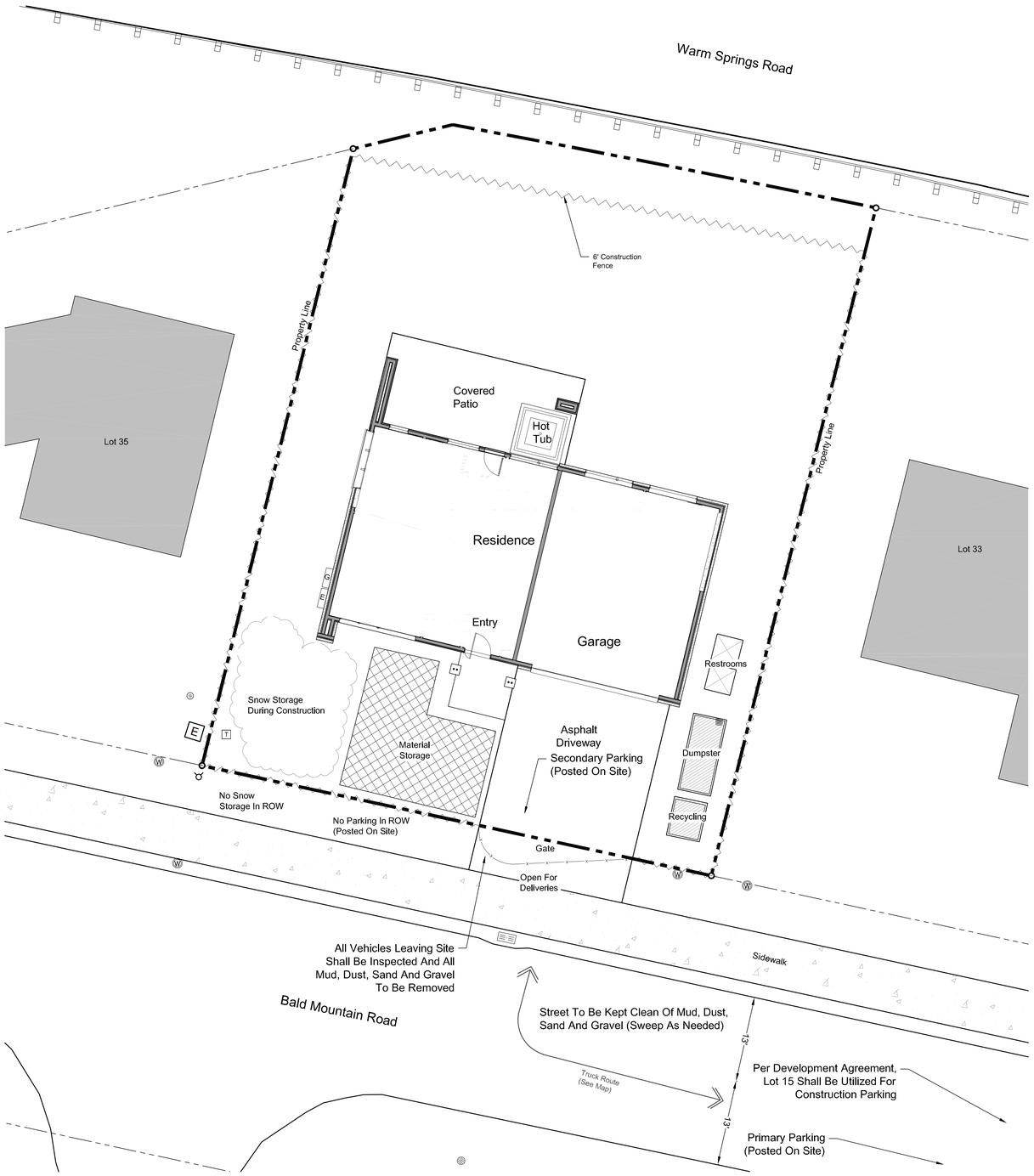
WARM SPINGS RANCH LOT 34
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PLJ
DATE: 03/13/2023
PROJECT NO.: 22075

DRAWING NO.

C-2



Cut And Fill:

Total Cut =	350 Cubic Yards
Total Fill =	0 Cubic Yards
Total Export =	350 Cubic Yards

General Notes

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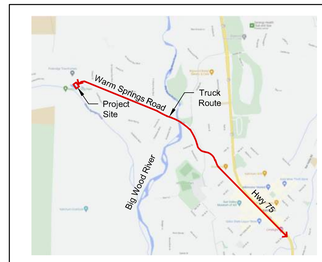
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Construction Fence
- Utilities (PB, G)
- Material Storage



Truck Route Bald Mtn Road - Warm Springs Road - Hwy 75

6' Construction Fence

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.

N W E S

0 4 8 16 24

Scale: 1/8" = 1' - 0"

WSR Residences Lot 34

EGGERS ASSOCIATES, P.A.
landscape architecture
T (208) 725-0968
F (208) 725-0972
P.O. Box 933
Ketchum, ID 83340

Warm Springs Ranch Residences
Block 1, Lot 34
Ketchum, Idaho

Job No: 22.27

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
RVSD	05/08/23

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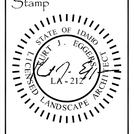
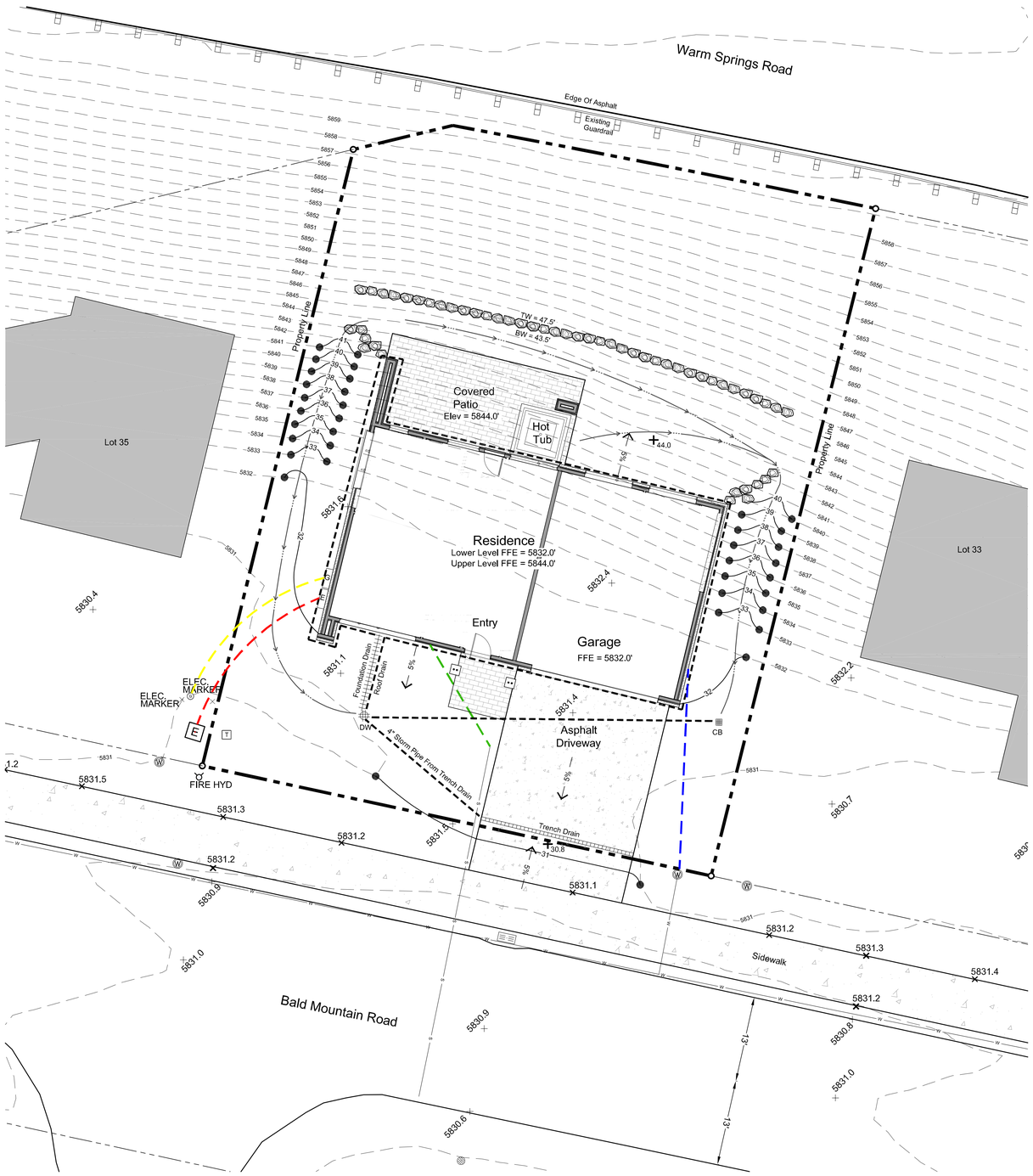
Stamp



Sheet Title: Construction Management

Sheet No: L1



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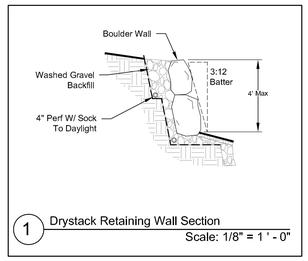
*See Civil Plan (C1) For Site Grading And Drainage



1 Drystack Retaining Wall Section
Scale: 1/8" = 1 ' - 0"

Cut & Fill

Excavation:

Building/Garage:	350 Cu/Yds
Site:	0 Cu/Yds
Total Cut:	350 Cu/Yds

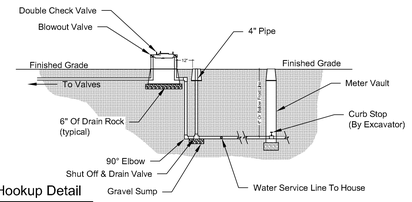
Fill:

Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
Total Fill:	0 Cu/Yds
Total Export:	350 Cu/Yds

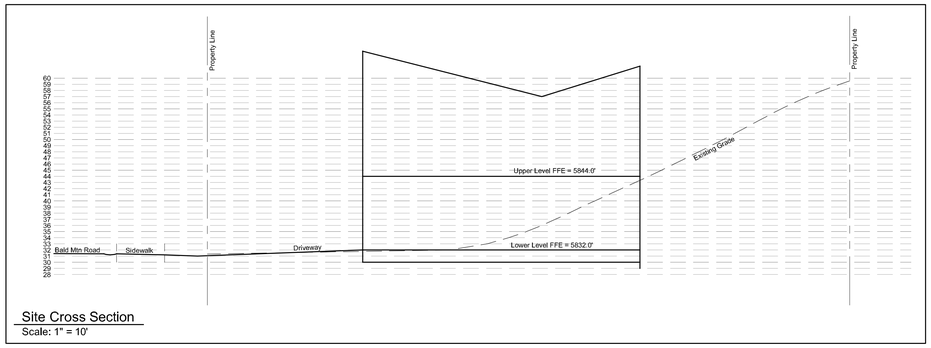
Plan Legend

- Property Line
- 5787 — Existing Contour
- X 92.7 (92.5') + Existing Spot Elevations
- 95 Proposed Contour
- Landscape Drywell
- Catch Basin
- 2% Slope D → 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

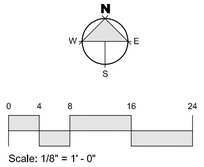
Note: Water Meter To Be Inspected And Approved By Ketchum Water & Sewer District.



Irrigation Hookup Detail
Scale: No Scale



Site Cross Section
Scale: 1" = 10'



Scale: 1/8" = 1' - 0"

WSR Residences Lot 34

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F (208) 725-0972
P.O. Box 933
Ketchum, ID 83340

Warm Springs Ranch Residences
Block 1, Lot 34
Ketchum, Idaho

Job No: 22.27
Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
RVSD	05/08/23

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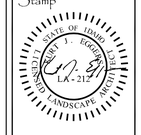
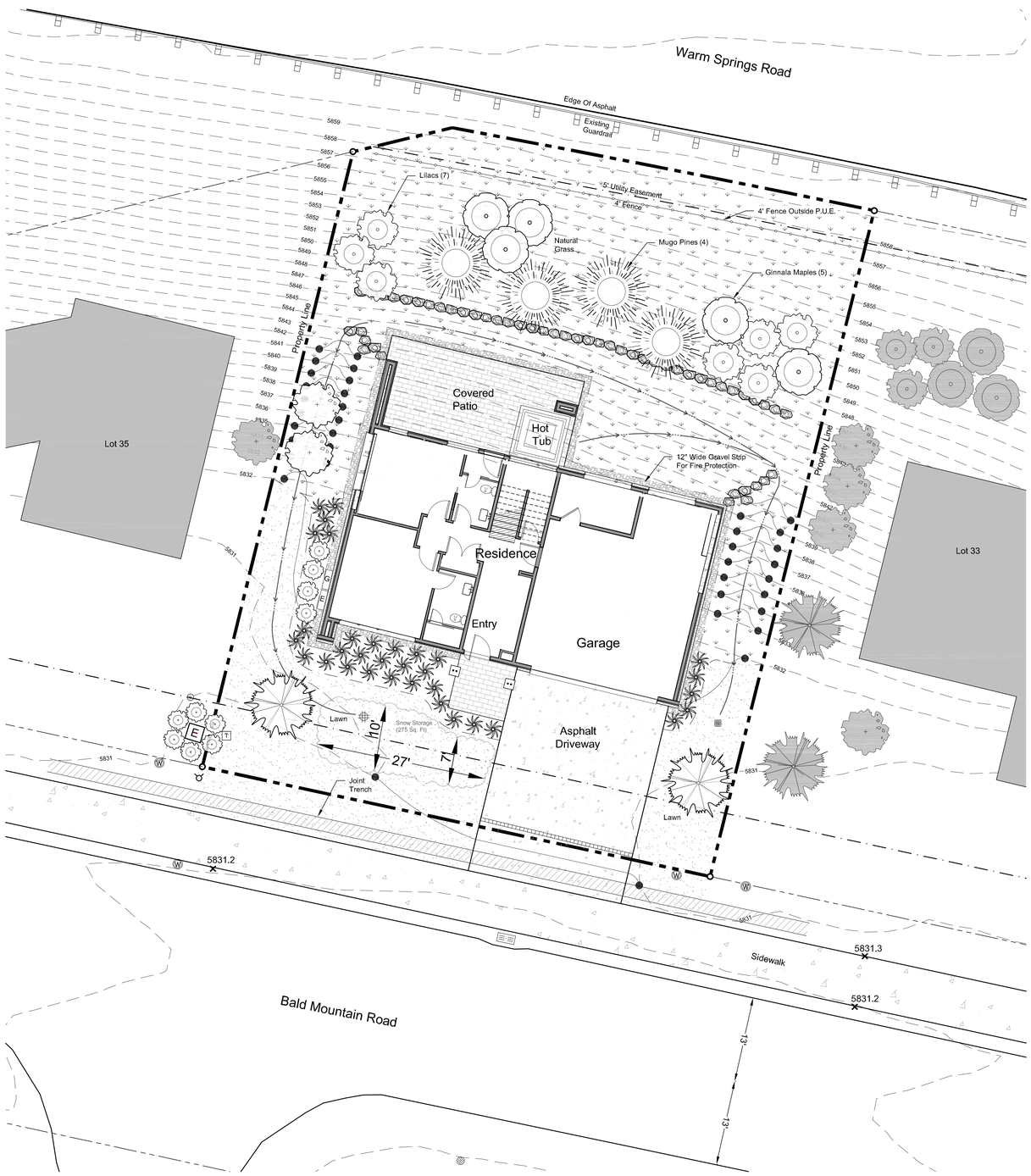
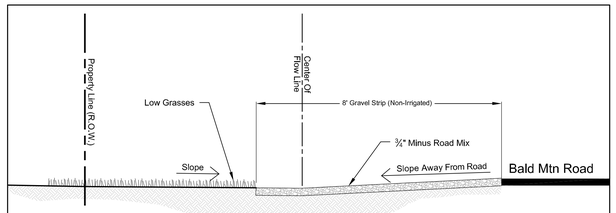


Sheet Title: Grading Plan

Sheet No: L2





Note: No Sprinkler Heads In ROW.

Cross Section A - Right Of Way — Scale: ½" = 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) 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
	Conifer Trees		
4	Mugo Pine	*Pinus mugo*	**12' -16'**
2	Subalpine Fir	*Abies lasiocarpa*	**12'-14'**
	Deciduous Trees		
2	Aspen	*Populus tremuloides*	**12'-14'**
5	Ginnala Maple	*Acer spp.*	**20 gal. (6')**
14	**Decilduous Shrubs**		**5-20 gal.**
	Lilac	*Syringa* spp.	
	Alpine Currant	*Ribes alpinum*	
	Burning Bush	*Euonymus alatus*	
	Cotoneaster	*Cotoneaster* spp.	
	Dogwood	*Cornus* spp.	
	Mockorange	*Philadelphus* spp.	
	Ninebark	*Physocarpus* spp.	
	Snowberry	*Symphoricarpos* spp.	
	Spirea	*Spirea* spp.	
40	**Ornamental Grasses**		**Flats**
	Blue Fescue	*Festuca ovina gluca*	
	Ribbon Grass	*Phalaris arundinacea 'Picata'*	
	Karl Foerster Feather Reed	*C arundinacea 'Karl Foerster'*	
3,600 Sq.Ft.	**Grasses & Wildflowers**		**Sod or Seed**
(20%)	Hard Fescue	*Festuca trachyphylla*	
(20%)	Chewing Fescue	*Festuca rubra var. commutata*	
(20%)	Sheep Fescue	*Festuca ovina*	
(20%)	Creeping Red Fescue	*Festuca rubra*	
(20%)	Wildflowers	*Various*	
1,700 Sq.Ft.	**Grasses - Lawn Mix**		**Sod or Seed**
(33%)	Tall Fescue	*Festuca arundinacea*	
(33%)	Hard Fescue	*Festuca trachyphylla*	
(33%)	Chewing Fescue	*Festuca rubra var. commutata*	

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.

Plan Legend

- Property Line
- PUE And Snow Storage Easement
- Proposed Contour
- 4' Fence
- 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.

Scale: 1/8" = 1' - 0"

WSR Residences Lot 34

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Warm Springs Ranch Residences
Block 1, Lot 34
Ketchum, Idaho

Job No: 22.27

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	06/23/23
DR RVSD	10/03/23

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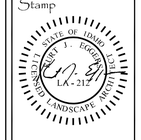

Sheet Title: Landscape Plan

Sheet No: L3

Design Review - RVSD - 10/03/23

REAR FENCE EXAMPLE

WARM SPRINGS ROAD

4'-0" WOOD SLAT FENCE

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

N 76°25'30" E 15.70'

C1

5' PUE (PER PLAT)

30' SETBACK FROM WARM SPRINGS ROAD (PER PLAT)

LOT 35

LOT 33

N 13°46'19" E 97.47'

S 13°50'42" W 106.57'

TRASH TO BE STORED WITHIN THE GARAGE

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

MECHANICAL CONDENSER LOCATION

GAS AND ELECTRIC METERS, PROVIDE CLEARANCE AS REQUIRED

EXISTING TRANSFORMER LOCATION

SFP PAINTED GREEN SEWER SERVICE?

SFP PAINTED BLUE WATER SERVICE?

ELEC. MARKER

FIRE HYD

CATCH BASIN

SIGN

N 77°48'37" W 79.97'

TOP BACK CURB

CATCH BASIN 5830.5

10' PUE (PER PLAT)

SIDEWALK

BALD MOUNTAIN ROAD

RECYCLING CONTAINER

CATCH BASIN 5830.1

LINE OF BUILDING FOOTPRINT

T.O.CHIMNEY 5865' - 0" 34'-0" ABOVE E.G.

T.O.RIDGE 5861' - 1" 30'-1" ABOVE E.G.

T.O.RIDGE 5857' - 1" 26'-1" ABOVE E.G.

T.O.RIDGE 5857' - 0" 18'-0" ABOVE E.G.

SIDE SETBACK

CHIMNEY SETBACK

ACTUAL SETBACK

FRONT SETBACK

REAR SETBACK

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:
SEE CIVIL DOCUMENTS FOR UTILITES
SEE LANDSCAPE FOR GRADING

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

1 A101

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITES 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 CUMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTORE AS PER THE FIRE CIDE 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-L
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.

RECESED 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 CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-L
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.

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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Sandy, Utah 84094
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fax 801.269.1425
www.thinkaec.com

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STATE OF UTAH · JOHN M. GINNETT · 8874446 · LICENSED ARCHITECT

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

PERMIT SET

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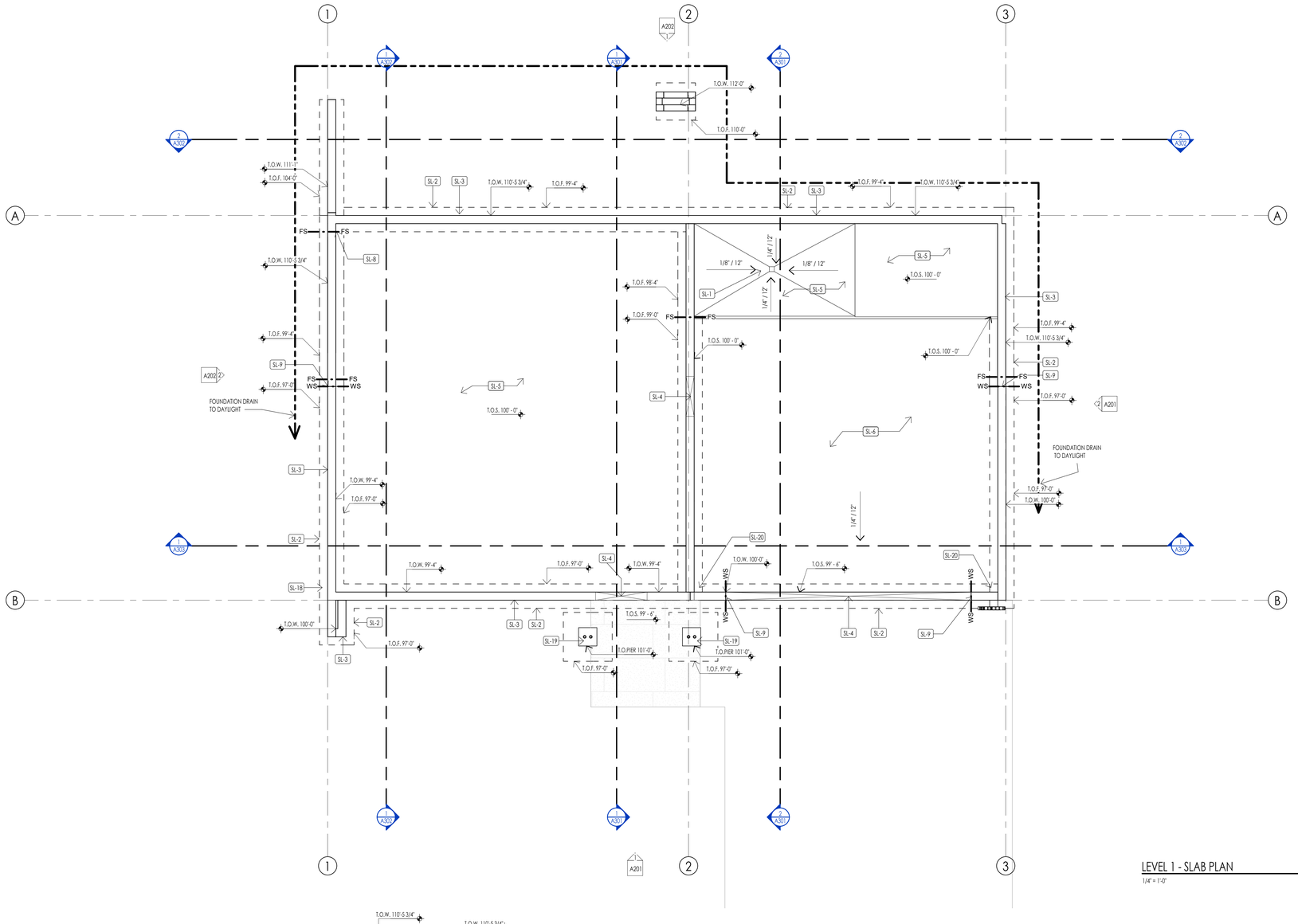
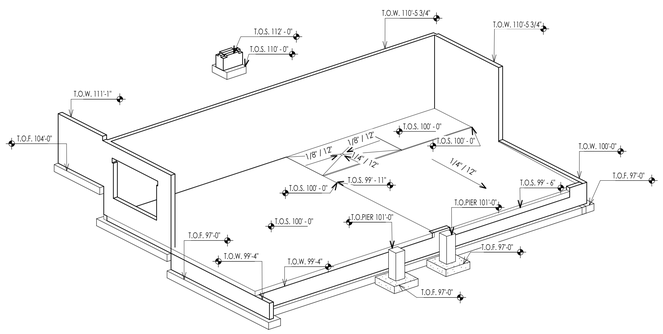
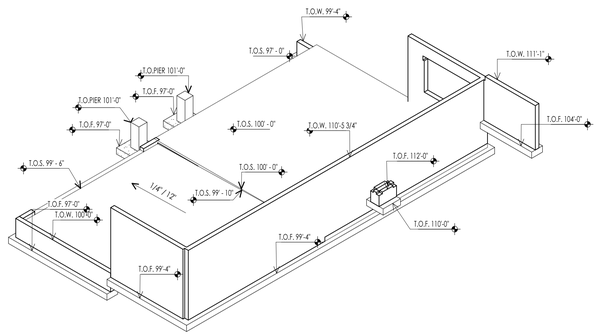
Plot Date: 7/17/2023 3:51:47 PM



LEVEL 1 - SLAB PLAN
1/4" = 1'-0"
1 A103



ISOMETRIC A
2 A103



ISOMETRIC B
3 A103

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
FS FS	FOOTING STEP
WS 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

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.

3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

4. 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.

5. 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 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 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

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STATE OF UTAH · JOHN M. GINNETT · 8874466 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A103

PERMIT SET

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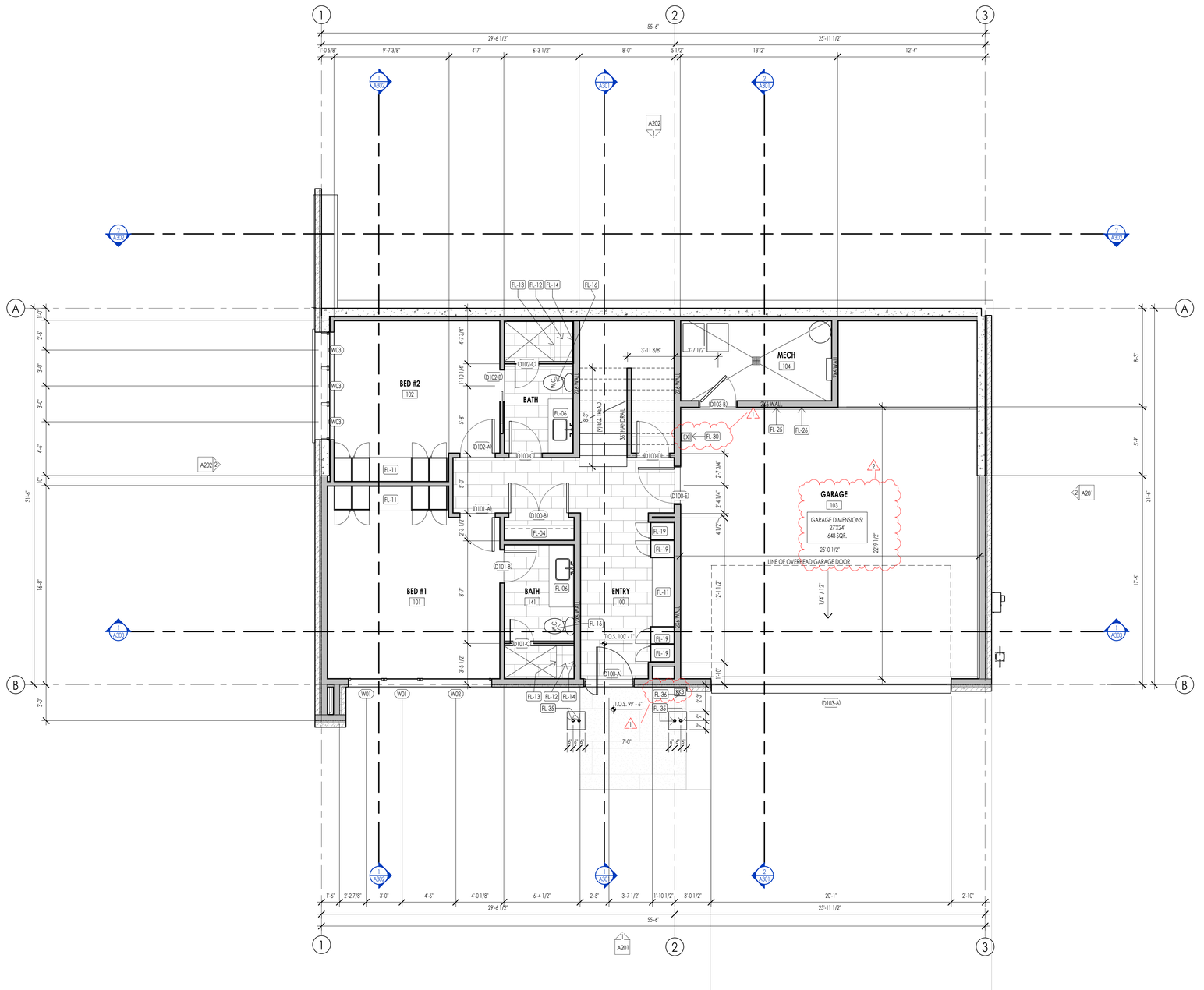

FLOOR PLAN LEGEND

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

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD 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 2X6 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 RESCHECK).

FLOOR PLAN KEYNOTES

KEYNOTES	
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 DESIGN
FL-13	PROVIDE "SCHLITER" KERDI-LINE 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" PERSUADE CURV 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 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-35	FIRE STEEL COLUMNS - 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 KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 5FT HOR. FROM MAIN DOOR AND NO MORE THAT 5.5FT VERTICAL- VERIFY LOCAL CODE.

LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"
1 A104

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STATE OF UTAH · JOHN W. GINNATY · 8874466 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

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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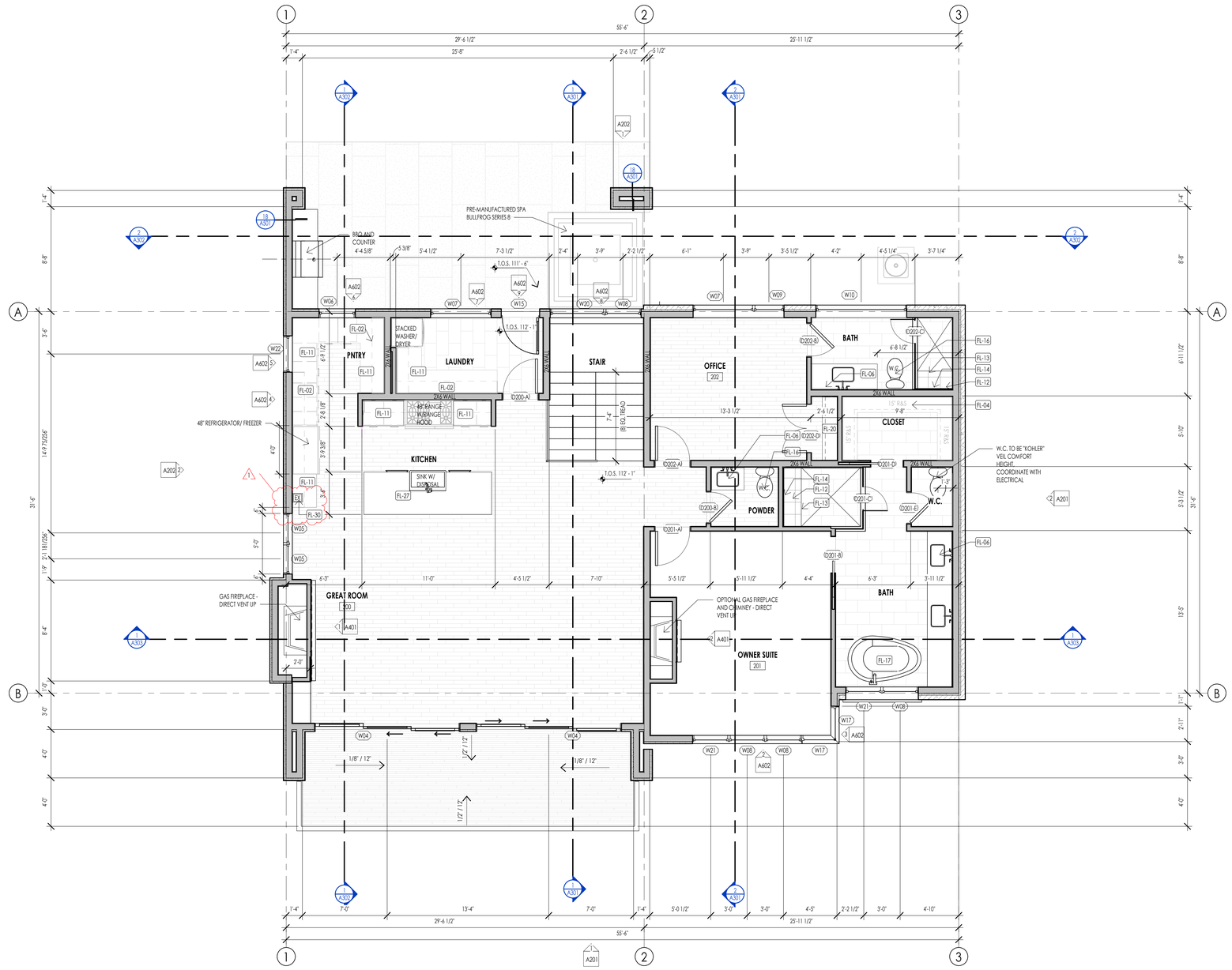

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		
	METAL STUD WALL		EXTERIOR CONCRETE SLABS
	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 PLYWOOD 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 2X6 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).

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 DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE 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' PERSUADE CURV COMFORT
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-20	OFFICE BUILT IN CABINETRY 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"

1 A105

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STATE OF UTAH — JOHN M. GINDLEY — 8874466 — LICENSED ARCHITECT

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

PERMIT SET

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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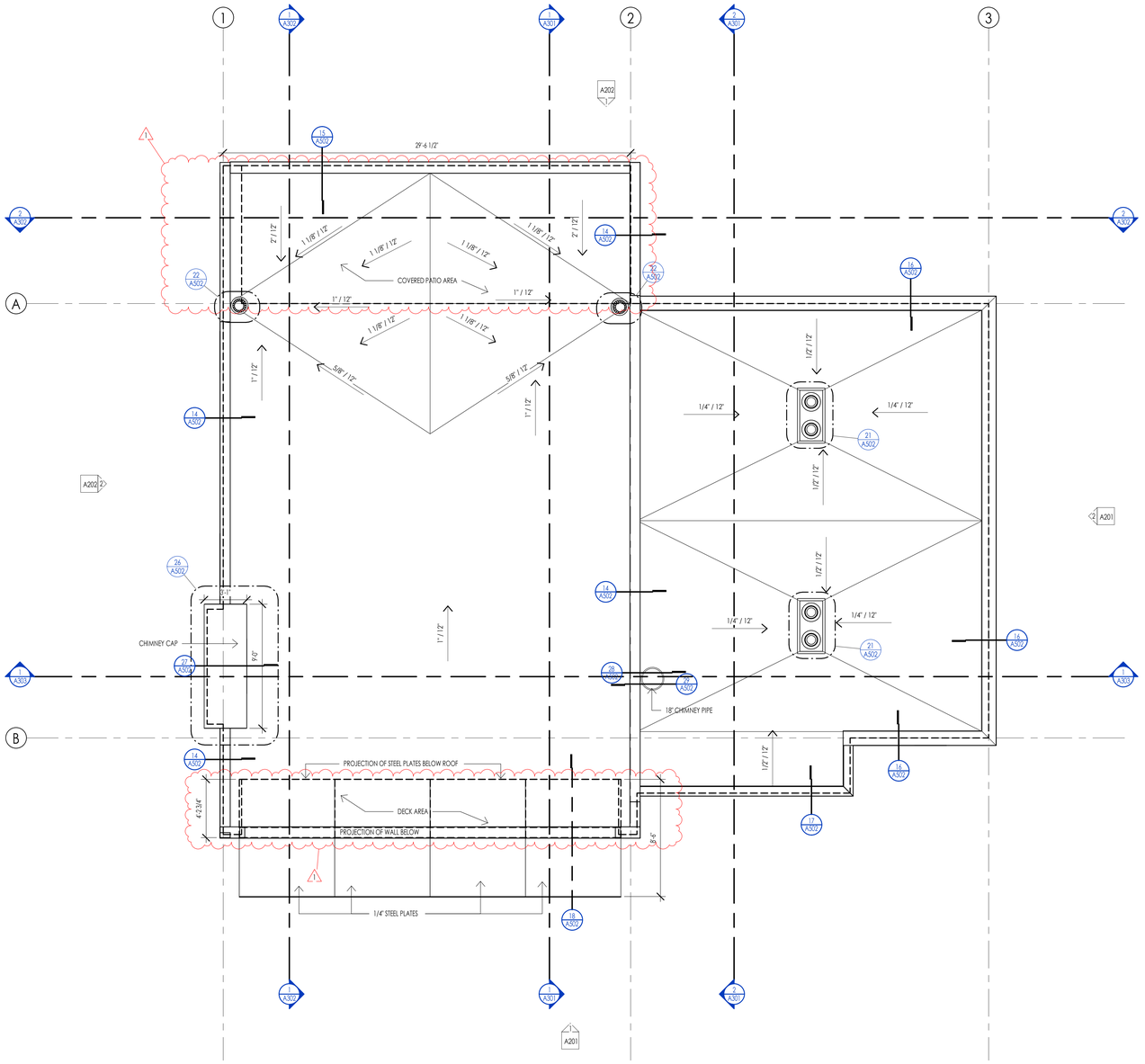

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE WITH GRAVEL BALLAST		
	STANDING SEAM METAL ROOFING SYSTEM		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

ROOF PLAN GENERAL NOTES

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

ROOF PLAN KEYNOTES

KEYNOTES

ROOF PLAN
1/4" = 1'-0"
1 A107

Plot Date: 9/26/2023 8:42:06 PM

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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

PERMIT SET

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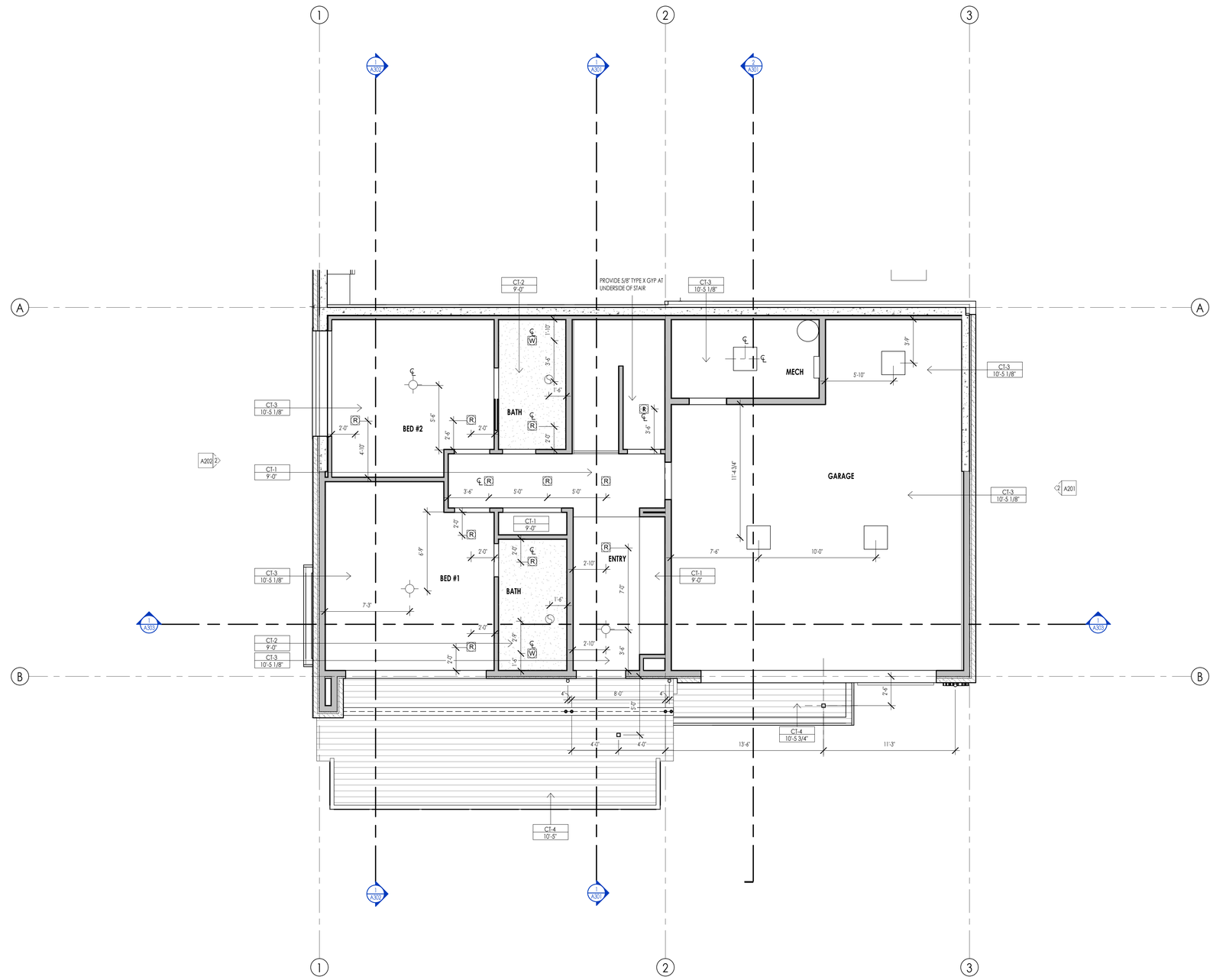

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD 2X4			
	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2X4			
	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF			
	CT-4	3/4" T+G INTERIOR SOFFIT @ ROOF			
	CT-5	3/4" T+G EXTERIOR SOFFIT 2X4			
	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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING 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:

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A109

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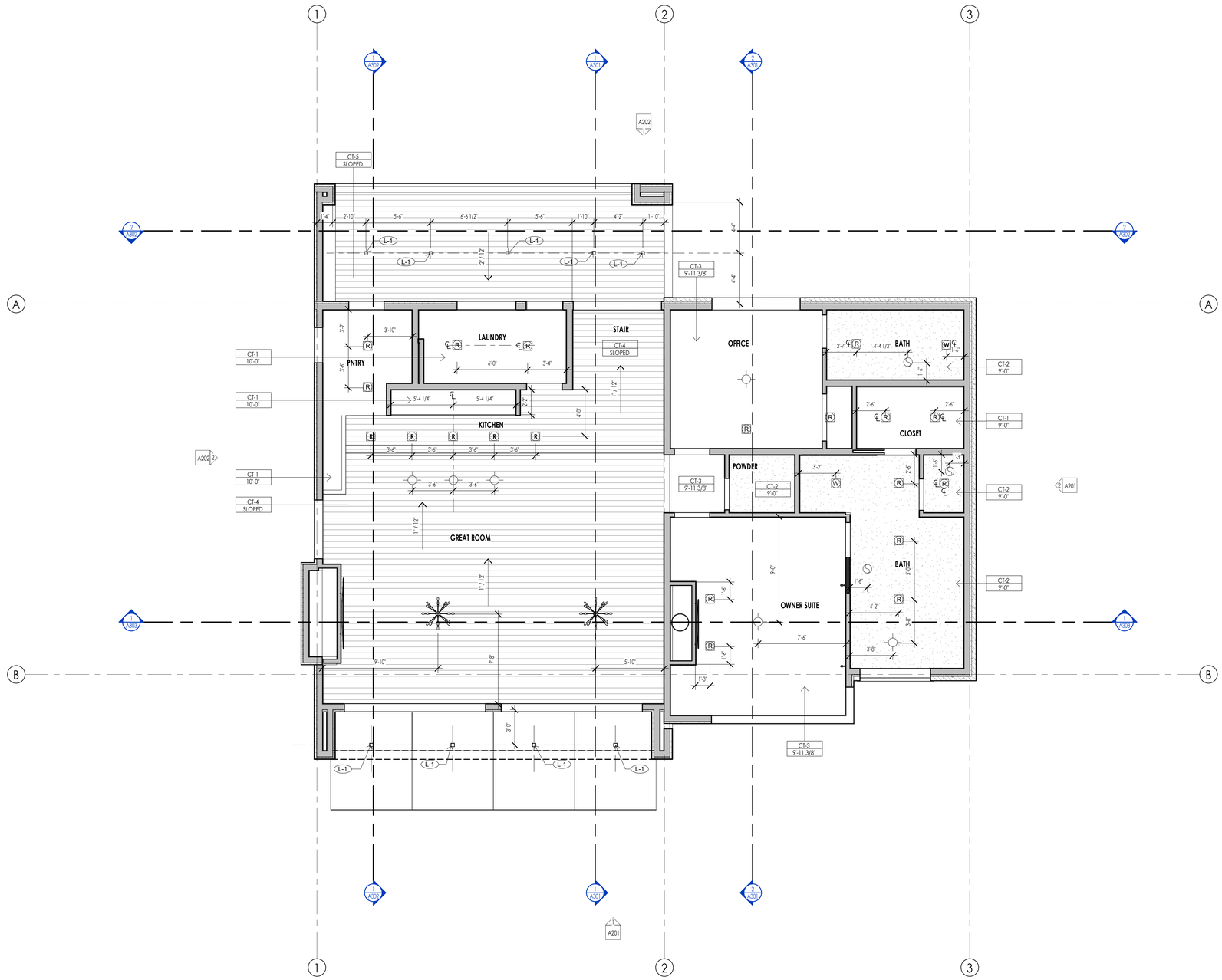

SEE ENLARGED UNIT PLANS FOR CEILING TYPES AND ELEVATIONS

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD 2X4			
	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2X4			
	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF			
	CT-4	3/4" T+G INTERIOR SOFFIT @ ROOF			
	CT-5	3/4" T+G EXTERIOR SOFFIT 2X4			
	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 ELECTRCIAL 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
C1 / 1' - 0"	CEILING TYPE / HEIGHT

REFLECTED CEILING PLAN KEYNOTES

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STATE OF UTAH — JOHN M. GINNETT — 8824466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

PERMIT SET

SHEET TITLE:
LEVEL 2 CEILING PLAN

SHEET NUMBER:
A110

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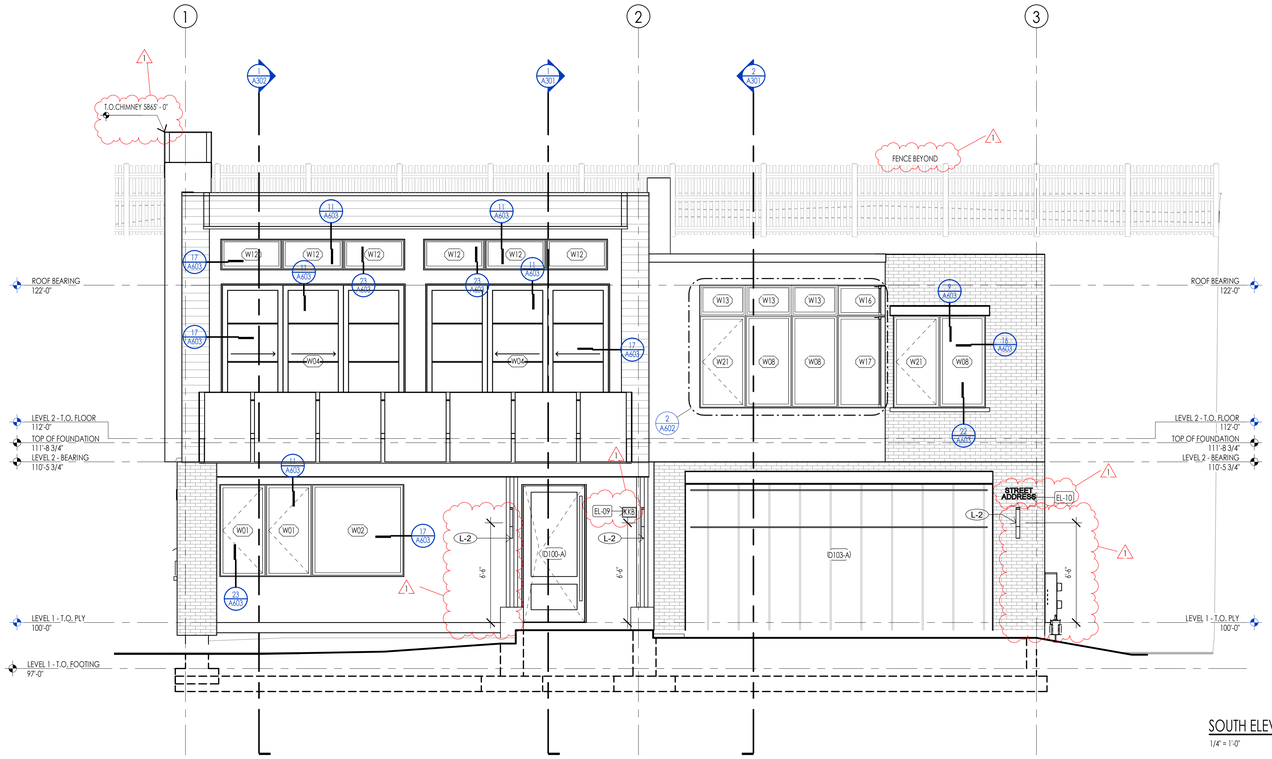
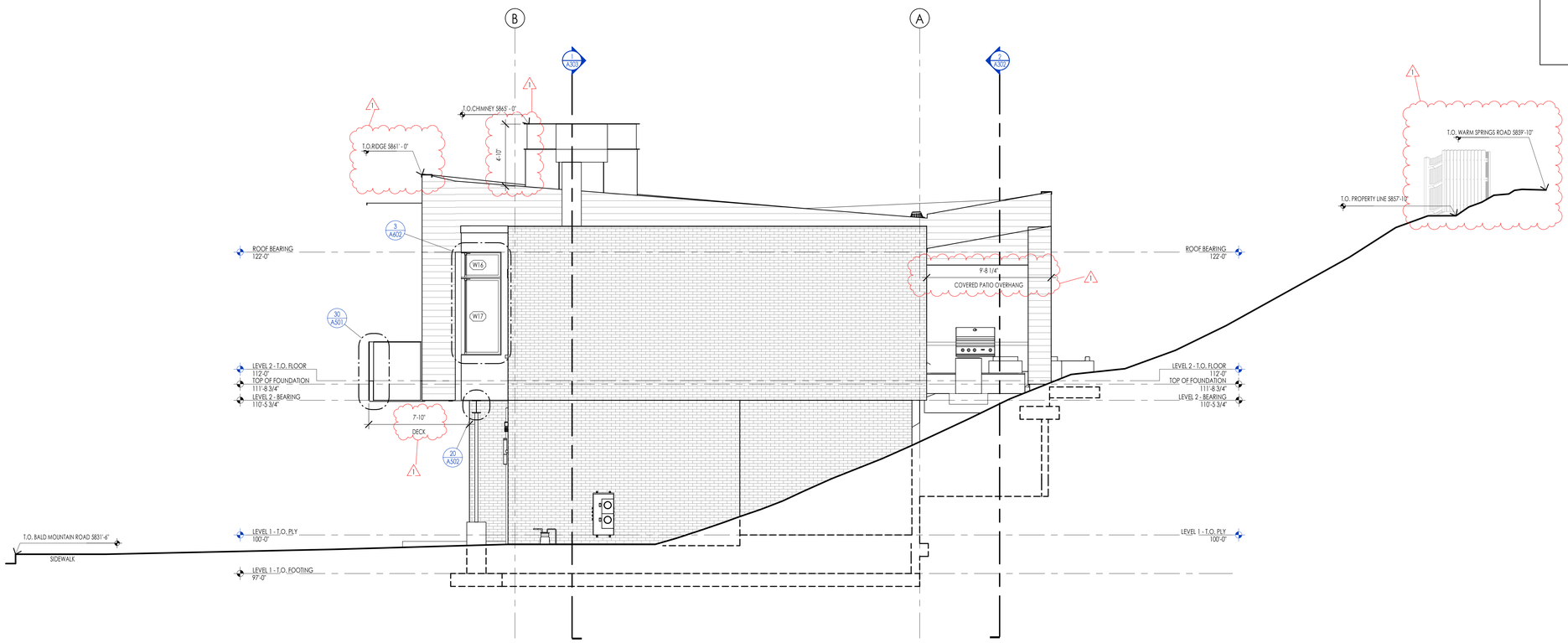


SOUTH ELEVATION
1/4" = 1'-0"
1 A201



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

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-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 THAT 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 ½" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.

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STATE OF UTAH
JOHN M. GINNETY
8874406
LICENSED ARCHITECT

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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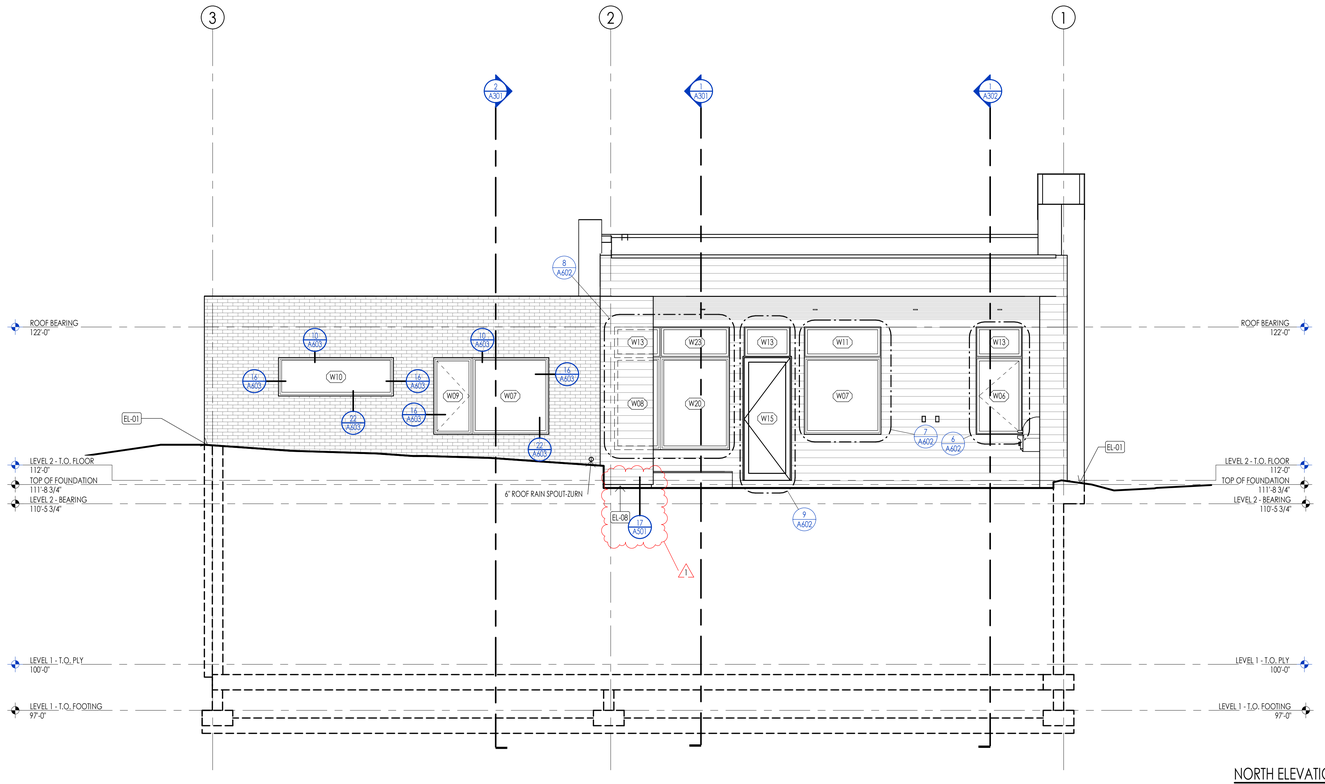
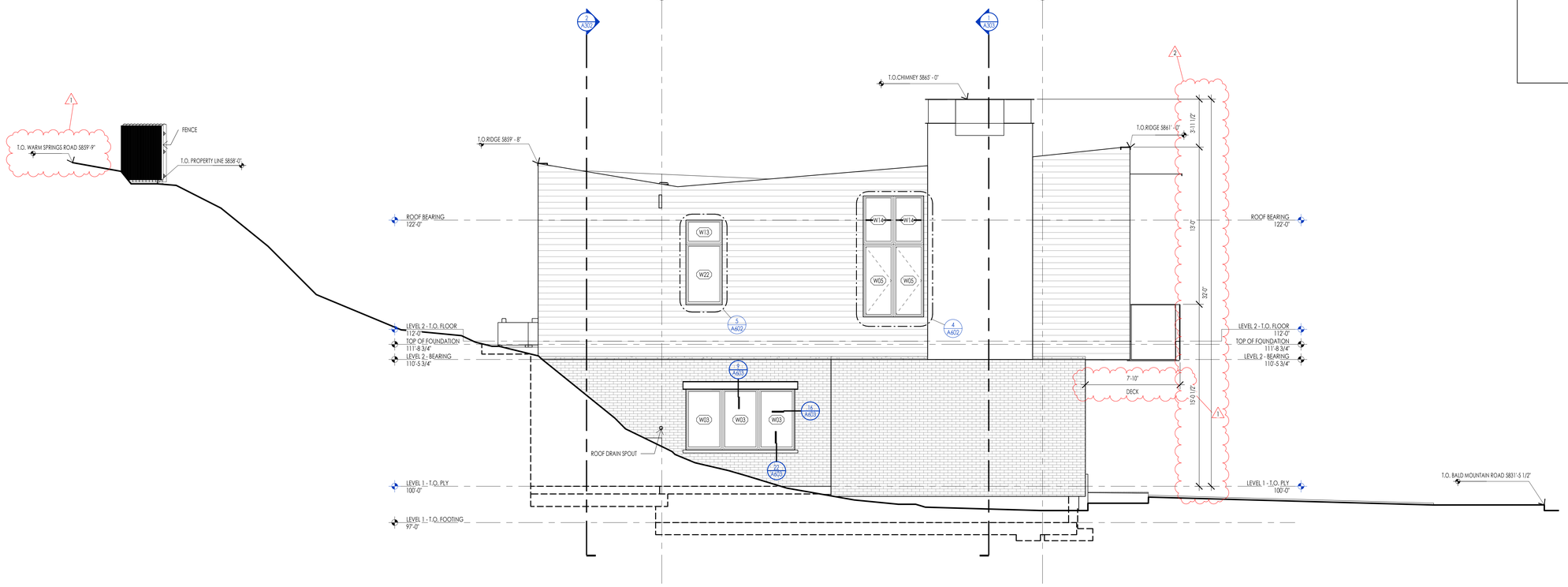


NORTH ELEVATION
1/4" = 1'-0"

1 A202



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

2 A202

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 6" SLOPE IN FIRST 10'-0"
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT

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STATE OF UTAH · JOHN M. GINGERY · 8874366 · LICENSED ARCHITECT

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:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

PERMIT SET

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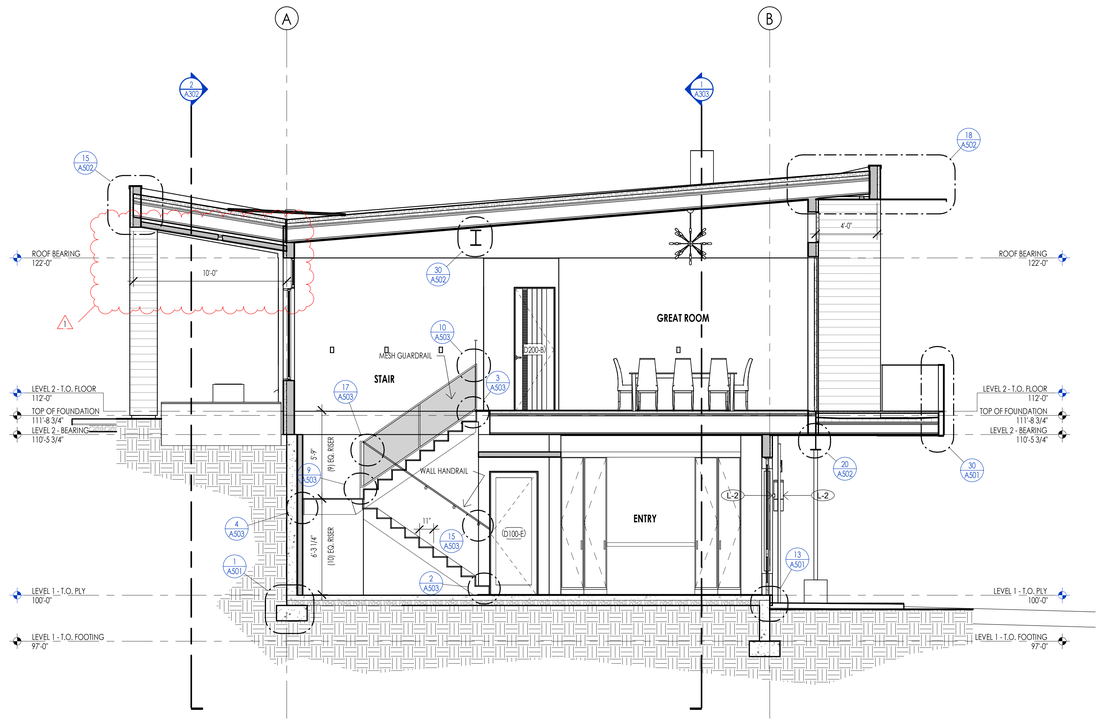
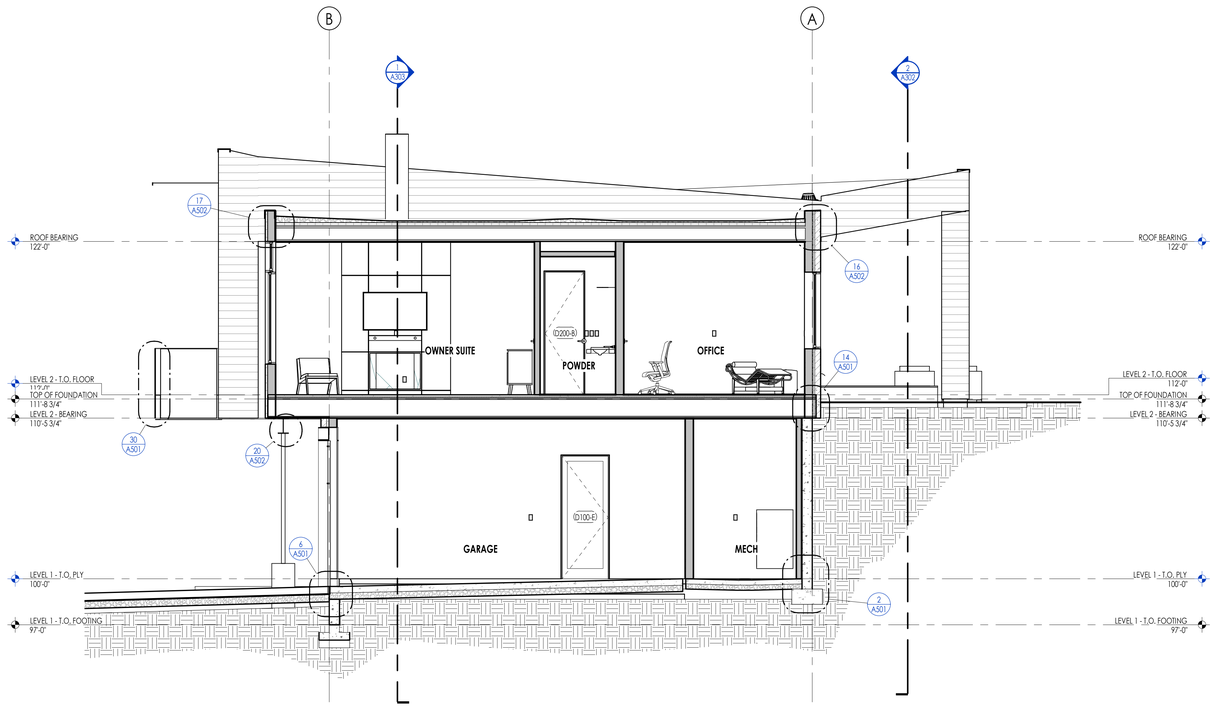
Plot Date: 7/10/2023 3:04:55 PM



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

1 A301



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

2 A301

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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STATE OF UTAH — JOHN M. GINNETY — 8874406 — LICENSED ARCHITECT

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

PERMIT SET

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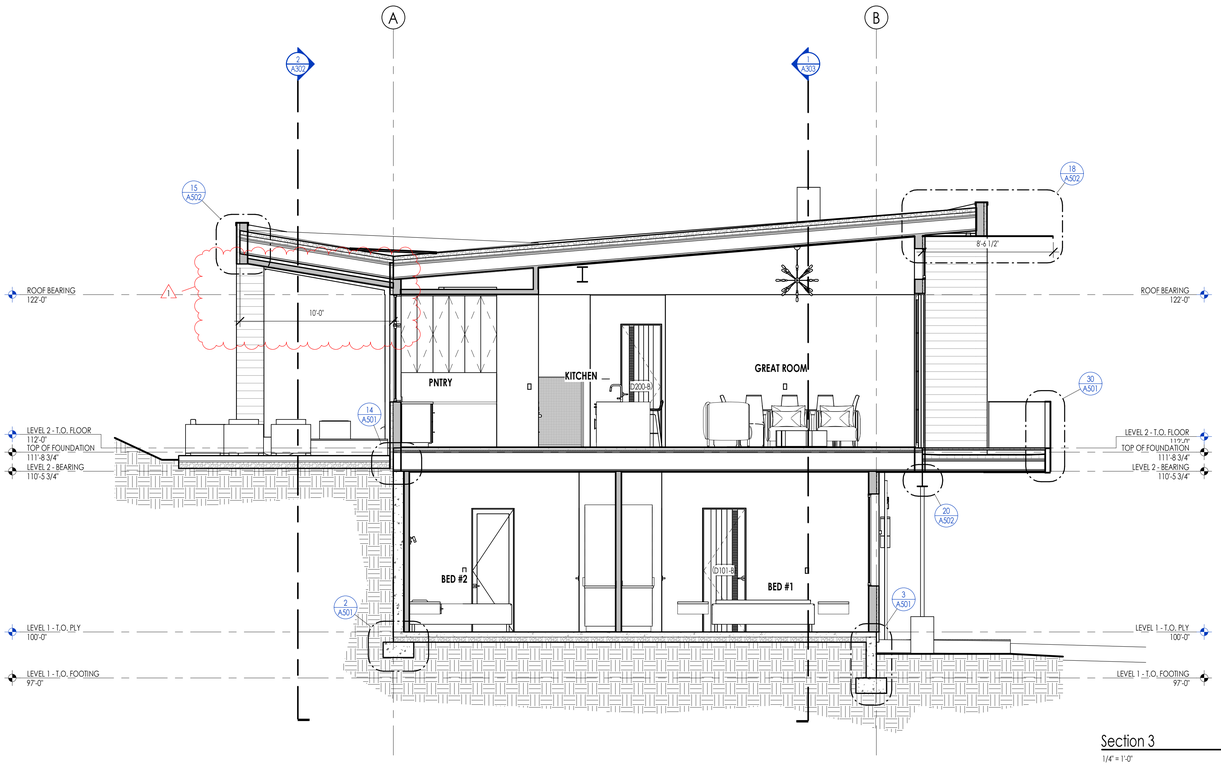
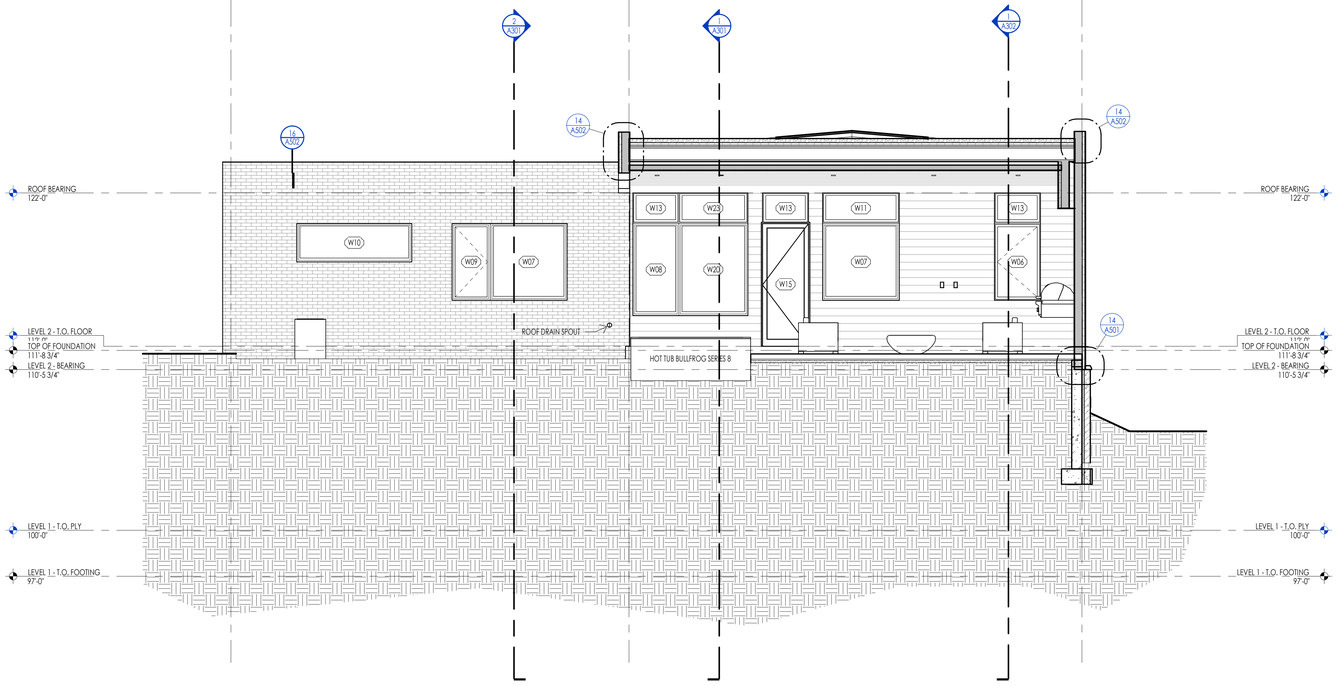
Plot Date: 7/10/2023 3:03:06 PM



Section 3
1/4" = 1'-0"
1 A302



Section 4
1/4" = 1'-0"
2 A302

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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STATE OF UTAH JOHN M. GINNETT 8674466 LICENSED ARCHITECT

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

PERMIT SET

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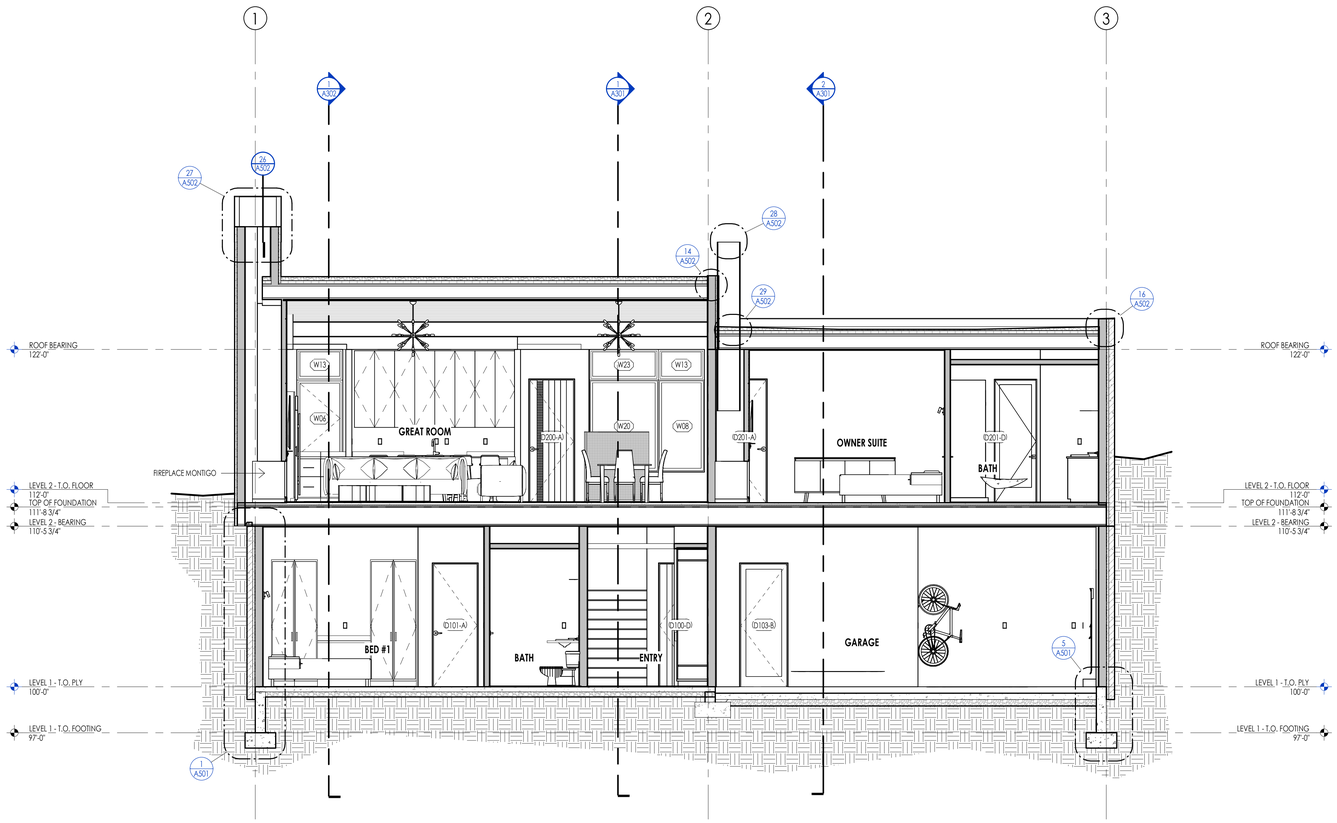
Plot Date: 7/10/2023 3:05:21 PM



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

1 A303

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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STATE OF UTAH JOHN M. GINGERY 8471446 LICENSED ARCHITECT

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

PERMIT SET

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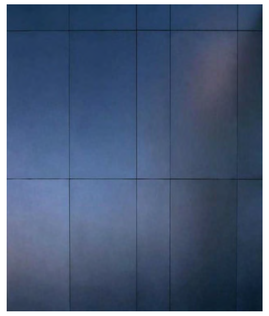
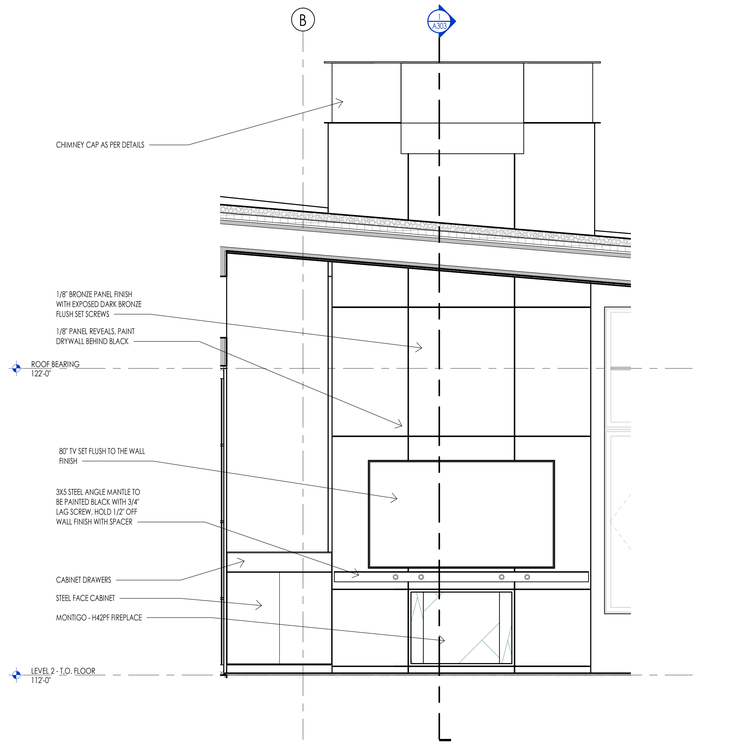
GREAT ROOM INTERIOR VIEW

OUTDOOR LIVING VIEW



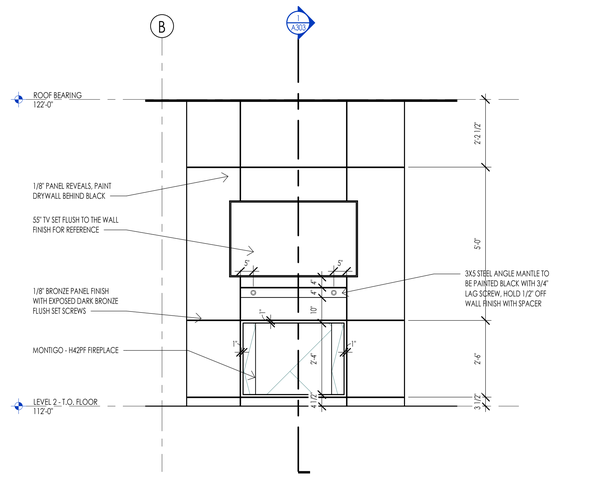
STEEL FIREPLACE SURROUND



GREAT ROOM FIREPLACE ELEVATION

1/2" = 1'-0"

1 A401



OWNER SUITE FIREPLACE

1/2" = 1'-0"

2 A401

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STATE OF UTAH JOHN M. GINNETT 8674406 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

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SHEET TITLE:
FIREPLACE ELEVATIONS

SHEET NUMBER:
A401

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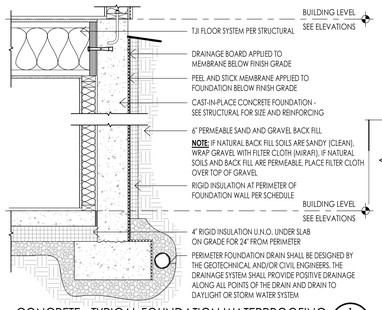
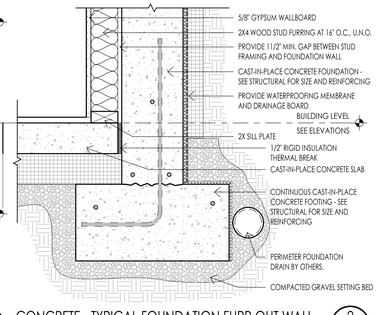
Plot Date: 7/10/2023 3:05:40 PM



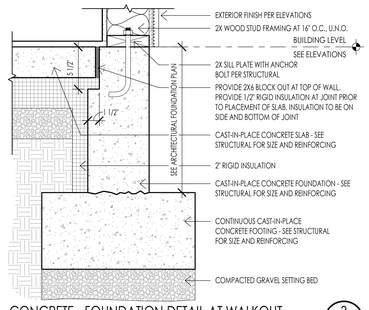
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1 A501

3/4" = 1'-0"



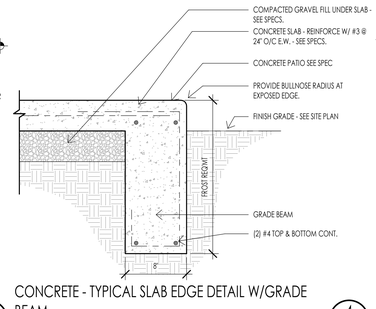
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2 A501

1 1/2" = 1'-0"



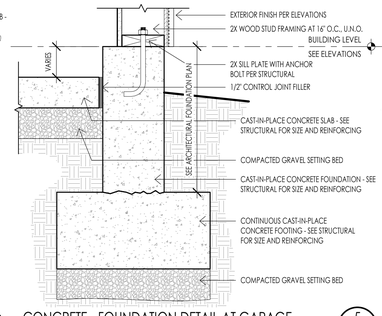
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3 A501

1 1/2" = 1'-0"



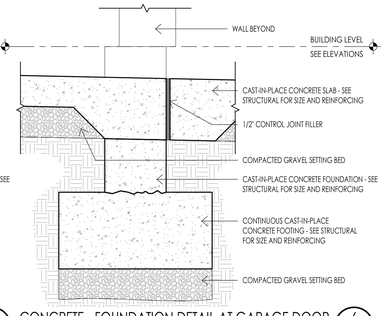
CONCRETE - TYPICAL SLAB EDGE DETAIL W/GRADE BEAM 4 A501

1 1/2" = 1'-0"



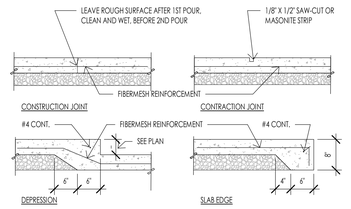
CONCRETE - FOUNDATION DETAIL AT GARAGE 5 A501

1 1/2" = 1'-0"



CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6 A501

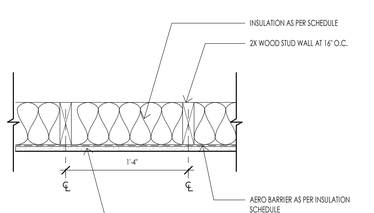
1 1/2" = 1'-0"



NOTE: GRADE SLAB SHALL HAVE CONTROL JOINT (CONSTRUCTION JOINT OR CONTRACTION JOINT) AT APPROX. 26 FEET APART IN EACH DIRECTION. CONTRACTOR TO VERIFY

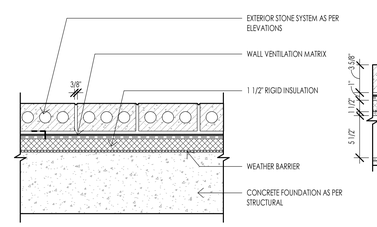
CONCRETE - TYPICAL SLAB DETAILS 7 A501

3/4" = 1'-0"



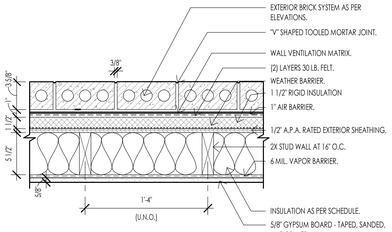
FRAMING- FURR OUT WALL ASSEMBLY 8 A501

1 1/2" = 1'-0"



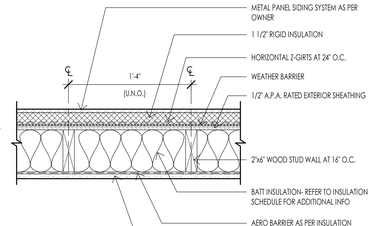
FRAMING- BRICK ASSEMBLY W/INSULATION 9 A501

1 1/2" = 1'-0"



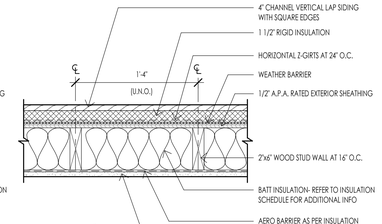
FRAMING - TYPICAL BRICK MASONRY WALL ASSEMBLY 10 A501

1 1/2" = 1'-0"



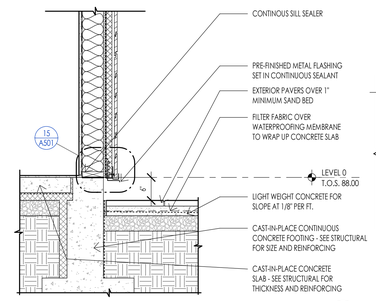
FRAMING- METAL PANEL WALL ASSEMBLY 11 A501

1 1/2" = 1'-0"



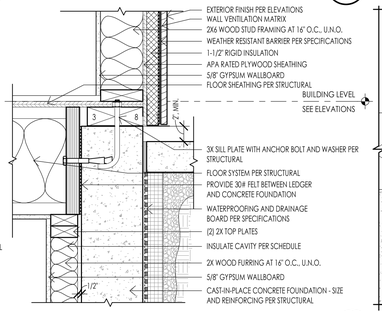
FRAMING- WOOD SIDING WALL ASSEMBLY 12 A501

1 1/2" = 1'-0"



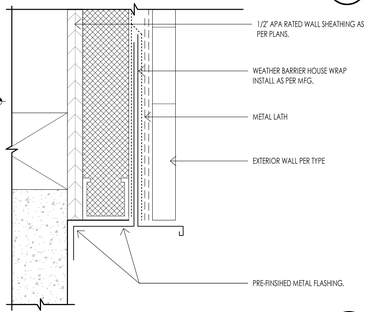
CONCRETE - FOUNDATION AT PAVERS 13 A501

3/4" = 1'-0"



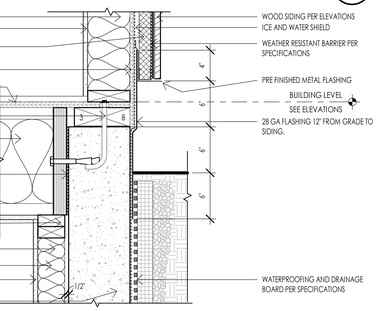
FLOOR DETAIL AT FOUNDATION/PATIO 14 A501

1 1/2" = 1'-0"



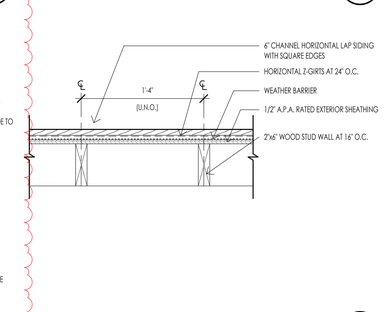
CONCRETE - WOOD SIDING BASE FLASHING 15 A501

6" = 1'-0"



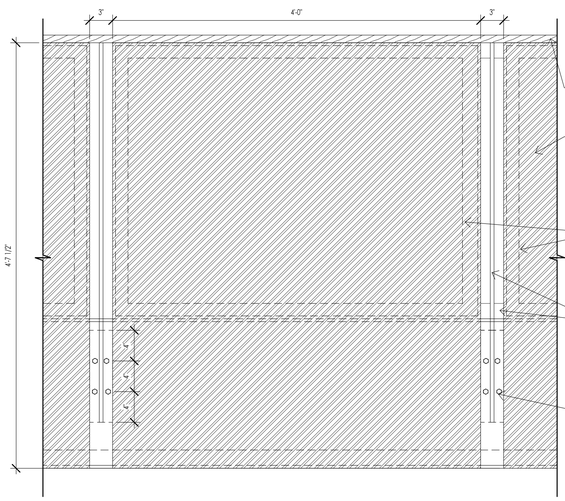
FRAMING -FLASHING DETAIL - SIDING AT GRADE 17 A501

1 1/2" = 1'-0"



FRAMING- WOOD SIDING EXTERIOR COLUMN WALL 18 A501

1 1/2" = 1'-0"



DECK - GUARDRAIL DETAIL 30 A501

1 1/2" = 1'-0"

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STATE OF UTAH · JOHN M. GRINLEY · 8874366 · LICENSED ARCHITECT

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:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A501

PERMIT SET

Plot Date: 7/10/2023 3:05:45 PM

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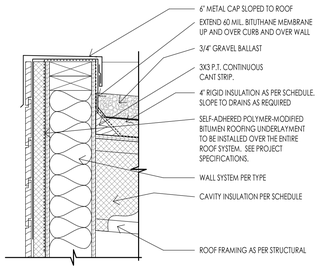
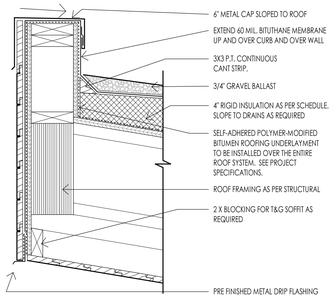
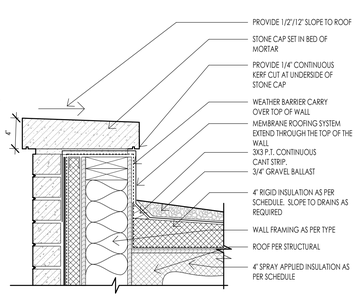


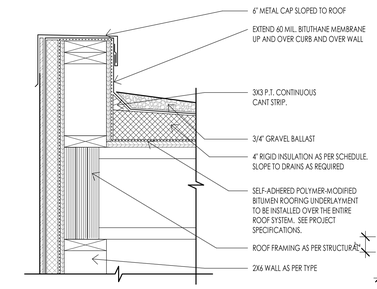
ROOF - SIDING CAP AT PARAPET DETAIL 14 A502
1 1/2" = 1'-0"



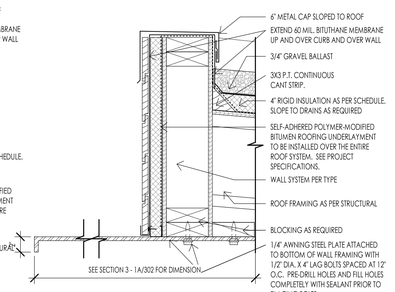
ROOF - WOOD SIDING PARAPET TO ROOF 15 A502
1 1/2" = 1'-0"



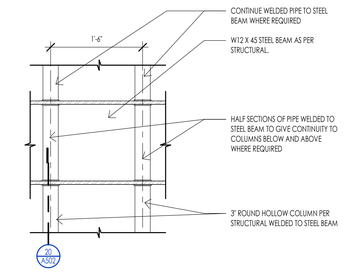
ROOF - STONE CAP AT BRICK PARAPET 16 A502
1 1/2" = 1'-0"



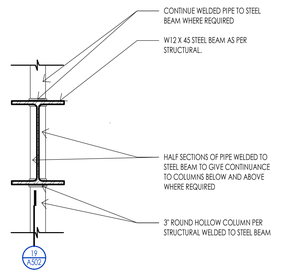
ROOF - PARAPET DETAIL AT METAL WALL 17 A502
1 1/2" = 1'-0"



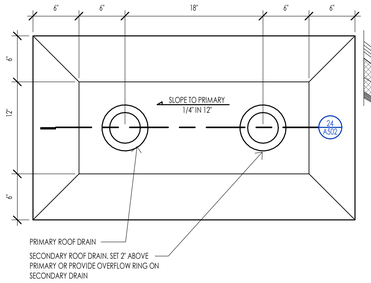
ROOF - AWNING AND PARAPET DETAIL 18 A502
1 1/2" = 1'-0"



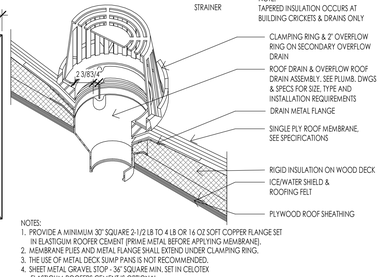
ROOF - PIPE COLUMN TO STEEL BEAM DETAIL 19 A502
1" = 1'-0"



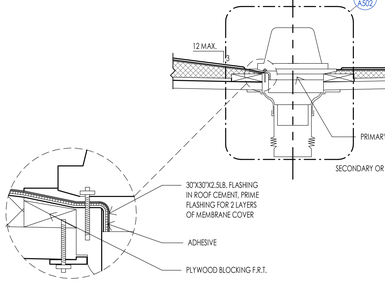
ROOF -PIPE COLUMN TO STEEL BEAM SECTION 20 A502
1" = 1'-0"

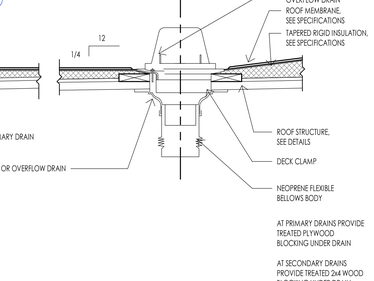


ROOF - ENLARGED DRAIN DETAIL 21 A502
1 1/2" = 1'-0"



ROOF - DRAIN DETAIL 22 A502
1 1/2" = 1'-0"





ROOF - DRAIN SECTION 24 A502
1" = 1'-0"

ROOF - CHIMNEY TYPICAL FRAMING 26 A502
1" = 1'-0"

ROOF - OPEN SIDE CHIMNEY CAP DETAIL 27 A502
1" = 1'-0"

ROOF-CHIMNEY CAP DETAIL 28 A502
1 1/2" = 1'-0"

ROOF- CHIMNEY ROOF DETAIL 29 A502
1 1/2" = 1'-0"

CEILING - BEAM AT T&G CEILING 30 A502
1 1/2" = 1'-0"

Think
Architecture

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Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH
JOHN M. GINNETT
8874446
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:

PERMIT SET

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A502

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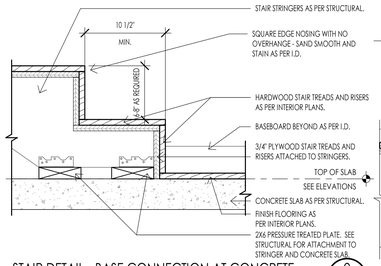
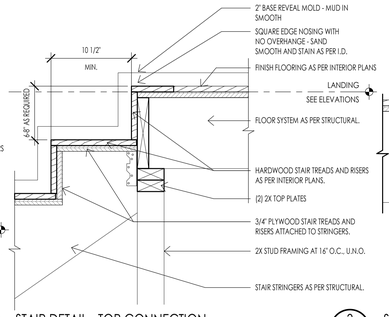
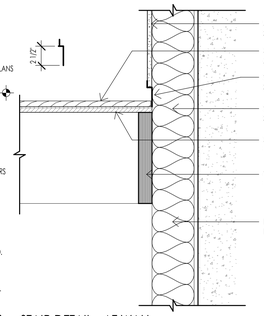
Plot Date: 7/10/2023 3:05:49 PM



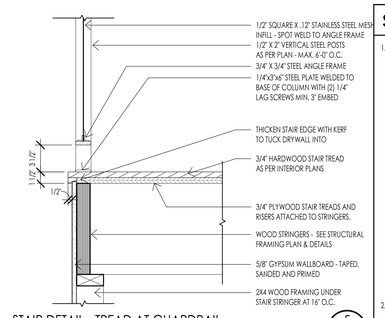
STAIR DETAIL - BASE CONNECTION AT CONCRETE 2 A503
1 1/2" = 1'-0"



STAIR DETAIL - TOP CONNECTION 3 A503
1 1/2" = 1'-0"

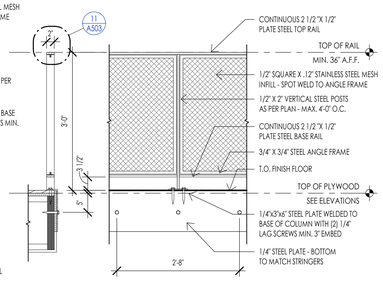


STAIR DETAIL - AT WALL 4 A503
1 1/2" = 1'-0"

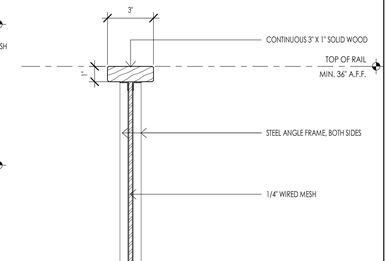


STAIR DETAIL - TREAD AT GUARDRAIL 5 A503
1 1/2" = 1'-0"

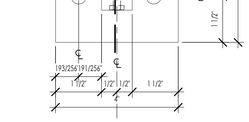
HANDRAIL FLOOR CONNECTION 9 A503
3" = 1'-0"



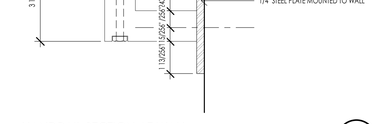
GUARDRAIL - DETAIL 10 A503
3/4" = 1'-0"



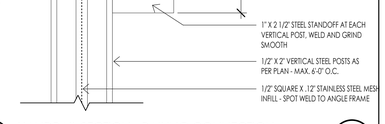
GUARDRAIL - CAP DETAIL 11 A503
3" = 1'-0"



HANDRAIL DETAIL AT WALL 15 A503
6" = 1'-0"



HANDRAIL SECTION AT WALL 16 A503
6" = 1'-0"



HANDRAIL SECTION - RAILING CONNECTION 17 A503
6" = 1'-0"

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 THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION 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 INCH 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 OR 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 CONTINUOS 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 NEWEL POSTS, VOLUTES, 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 THOUGH IT.

STAIR PLAN KEYNOTES

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Architecture
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STATE OF UTAH — JOHN M. PHILLEY — 8674446 — LICENSED ARCHITECT

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

PERMIT SET

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Plot Date: 7/10/2023 3:55:52 PM

DOOR SCHEDULE

MARK	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FRAME MATERIAL	FRAME TYPE	FRAME FINISH	FIRE RATING	HARDWARE	REMARKS
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	F2	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				H12	POCKET DOOR
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	GARAGE DOOR
D103-B	3'-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'-6"	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		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	POCKET DOOR
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				H12	POCKET DOOR
D201-E	2'-6"	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					NON-RATED	H8	
D202-B	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.				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

1. SEE SHEET A601 FOR DOOR AND FRAME TYPES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
3. 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.
4. 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.
5. ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
6. REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
7. 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
- PAIR SPRING HINGES
- 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
-

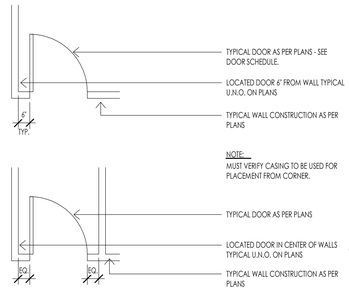
H8 INTERIOR DOOR
- 3 PAIR HINGES
- 1 PRIVACY SET

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)

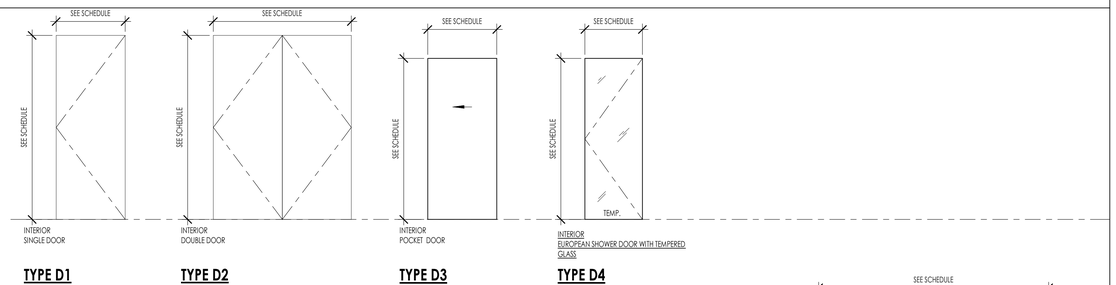
H11 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 PASAGE SET

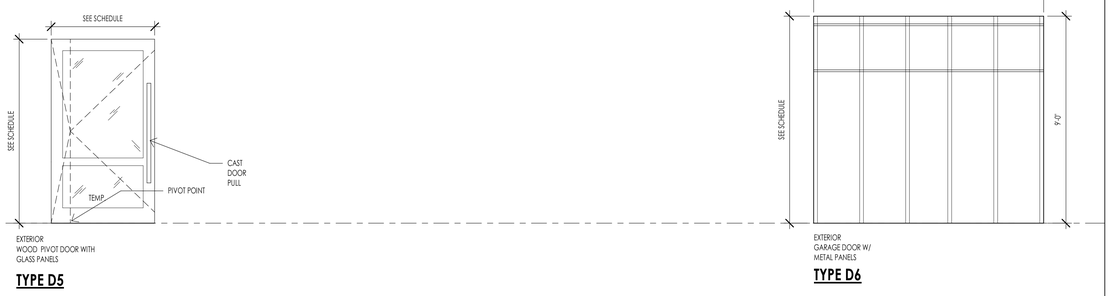
H12 POCKET DOOR
-



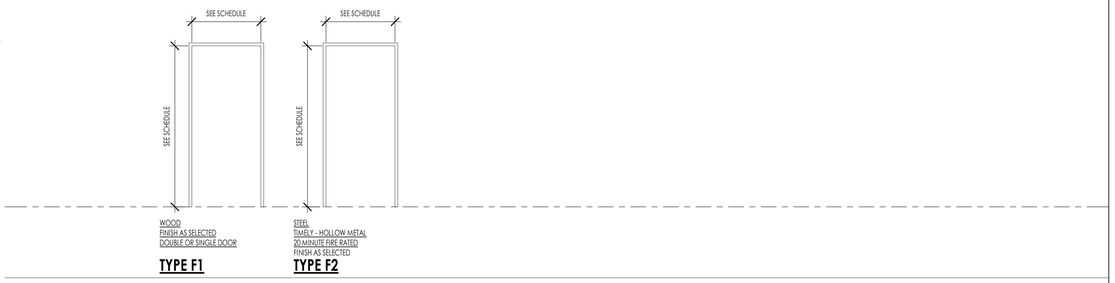
DOOR - TYPICAL PLACEMENT DETAIL 15 / A601
3/8" = 1'-0"

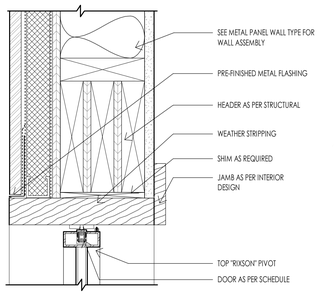
DOOR TYPES



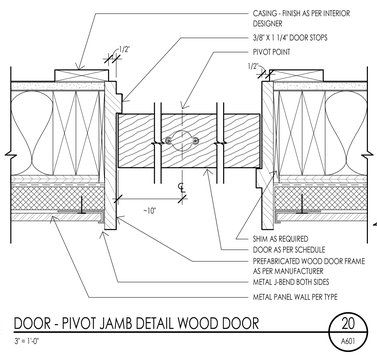


FRAME TYPES

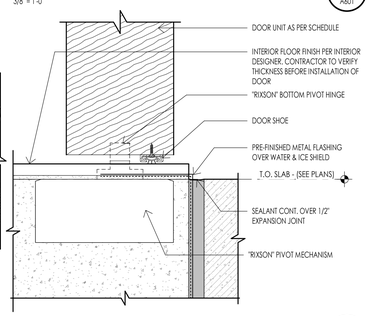




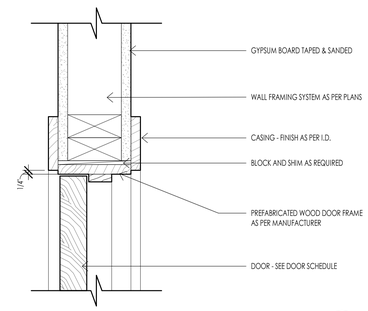
DOOR - PIVOT HEAD DETAIL 19 / A601
3" = 1'-0"



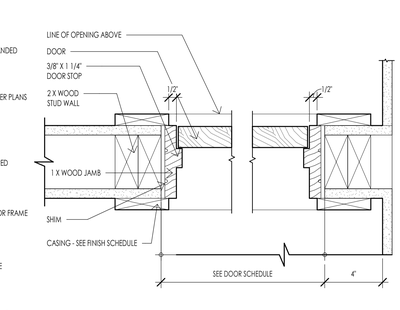
DOOR - PIVOT JAMB DETAIL WOOD DOOR 20 / A601
3" = 1'-0"



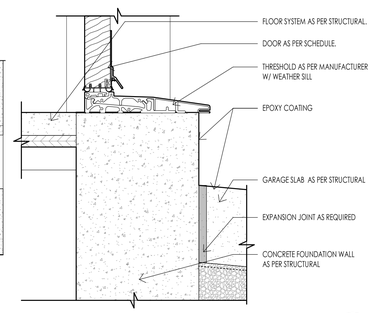
DOOR - PIVOT SILL DETAIL WOOD DOOR 21 / A601
6" = 1'-0"



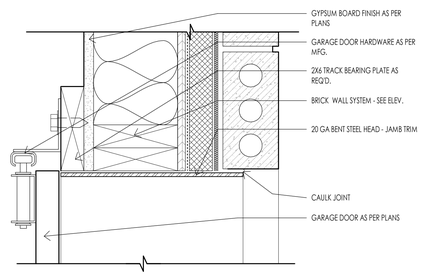
DOOR - TYPICAL INTERIOR HEAD 22 / A601
3" = 1'-0"



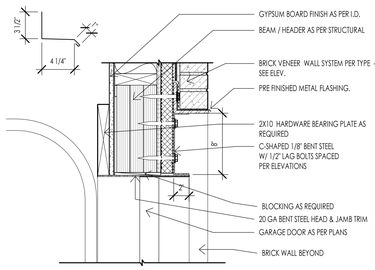
DOOR - INTERIOR TYPICAL JAMB DETAIL 23 / A601
3" = 1'-0"



DOOR - THRESHOLD DETAIL @ GARAGE 24 / A601
3" = 1'-0"



DOOR - GARAGE JAMB @ BRICK WALL 29 / A601
3" = 1'-0"



DOOR - GARAGE HEAD @ BRICK WALL 30 / A601
1 1/2" = 1'-0"

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Interior Design
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STATE OF UTAH · JOHN M. PRINDLE · 8874446 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PERMIT SET

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

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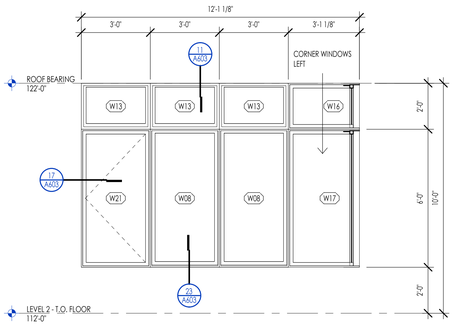
Plot Date: 7/10/2023 3:05:56 PM

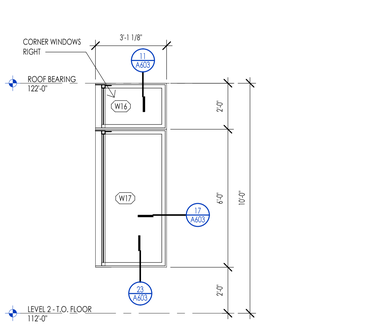
WINDOW SCHEDULE

WINDOW SCHEDULE

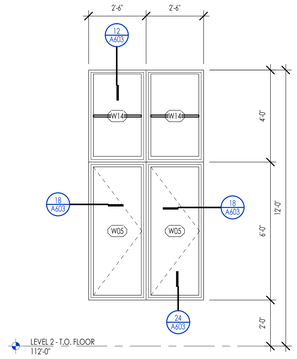
MARK	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	HEAD HEIGHT	OPERATION	MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FINISH	GLAZING THICKNESS	GLAZING TYPE	COMMENTS
W01	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W02	6'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W03	3'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	9/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'-6"	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'-6"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	10/A603	16/A603	22/A603	AS PER I.D.			
W10	7'-6"	2'-6"	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'-6"	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'-6"	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'-6"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			



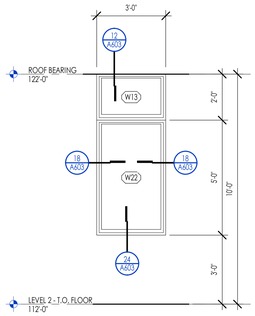
WINDOW GROUP 01- LEFT SIDE — 2 A602
3/8" = 1'-0"



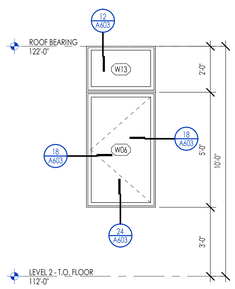
WINDOW GROUP 01 - RIGHT SIDE — 3 A602
3/8" = 1'-0"



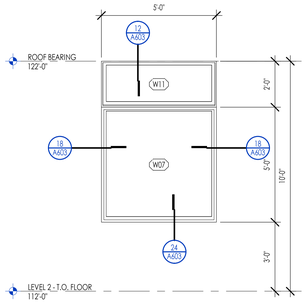
WINDOW GROUP 03 — 4 A602
3/8" = 1'-0"



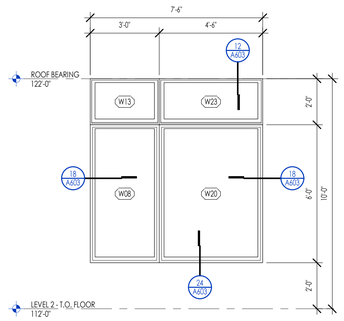
WINDOW GROUP 04 — 5 A602
3/8" = 1'-0"



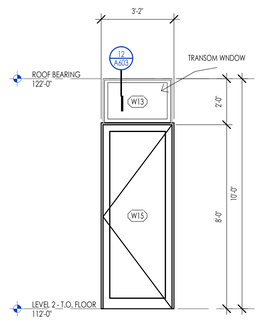
WINDOW GROUP 05 — 6 A602
3/8" = 1'-0"



WINDOW GROUP 06 — 7 A602
3/8" = 1'-0"



WINDOW GROUP 07 — 8 A602
3/8" = 1'-0"



WINDOW GROUP 08 — 9 A602
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: _____
_____
_____
_____

BASIS OF DESIGN: _____

WINDOW TYPE: _____

WINDOW COLOR: _____

WINDOW GLAZING: _____

MINIMUM U-VALUE: _____

SCREENS REQUIRED: _____

SCREEN COLOR: _____

TYPICAL JAMB WIDTH: _____

SDL WIDTH: _____

SDL TYPE: _____

WINDOW GENERAL NOTES

1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THH FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
   - A. BASEMENTS 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.
   - B. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPNINGS 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. R310.0.1 TO R310.1.4.
   - C. 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
   - D. 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
   - E. 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 USEABLE 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
   - F. 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
2. 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.
   - A. 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.
   - B. 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 60 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).
   - C. 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)
   - D. 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 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   - E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   - F. 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 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   - G. 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)
3. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
4. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
5. 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.
6. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Think Architecture

Architecture
Interior Design
Landscape Architecture
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STATE OF UTAH — JOHN W. PRIMLEY — 8874466 — LICENSED ARCHITECT

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

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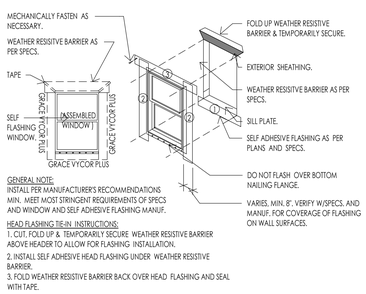
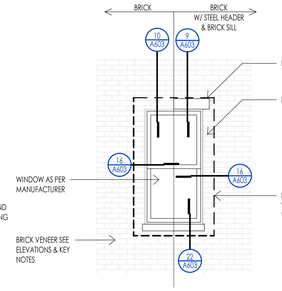
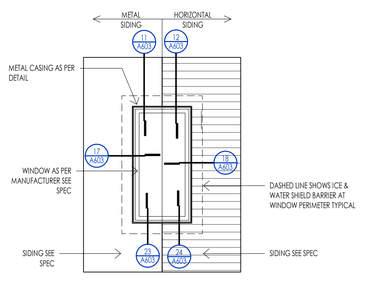
Plot Date: 7/10/2023 3:06:01 PM



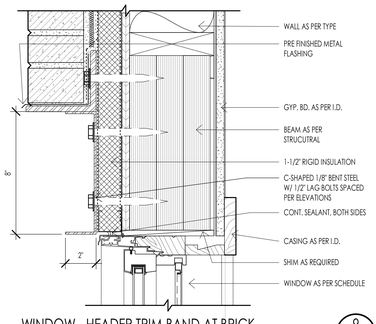
WINDOW - TYPICAL FLASHING DETAIL 4 A603
1 1/2" = 1'-0"



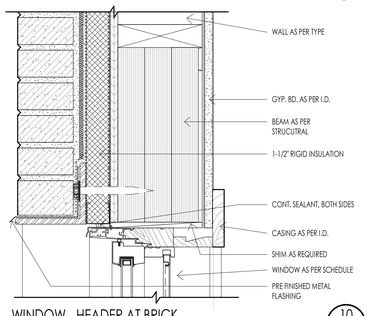
WINDOW - ELEVATION AT BRICK 5 A603
3/8" = 1'-0"



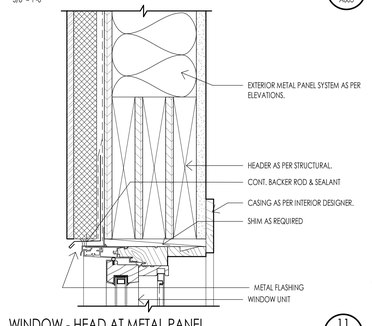
WINDOW - ELEVATION SIDING AT STEEL 6 A603
3/8" = 1'-0"



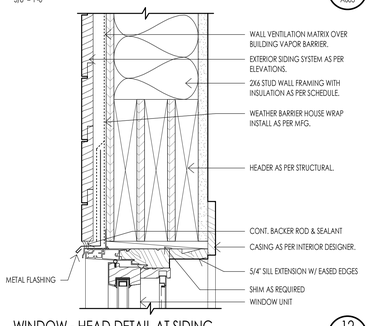
WINDOW - HEADER TRIM BAND AT BRICK 9 A603
3" = 1'-0"



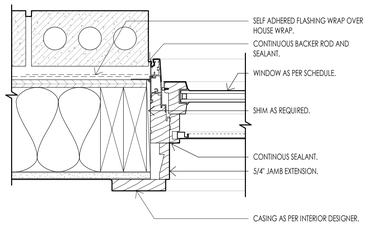
WINDOW - HEADER AT BRICK 10 A603
3" = 1'-0"



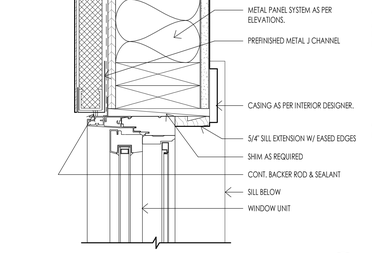
WINDOW - HEAD AT METAL PANEL 11 A603
3" = 1'-0"



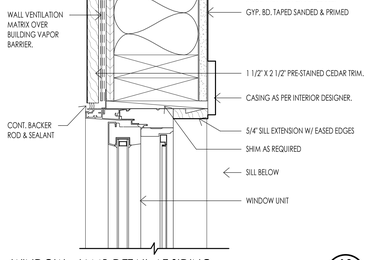
WINDOW - HEAD DETAIL AT SIDING 12 A603
3" = 1'-0"



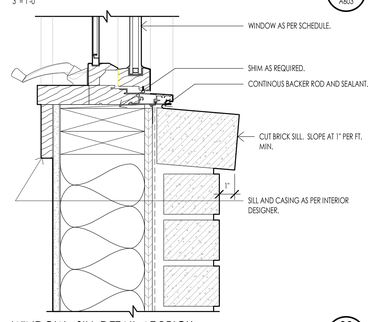
WINDOW - JAMB DETAIL AT BRICK 16 A603
3" = 1'-0"



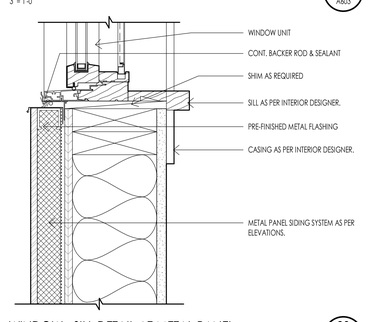
WINDOW - JAMB DETAIL AT METAL PANEL SIDING 17 A603
3" = 1'-0"



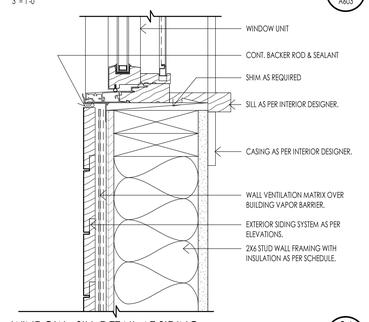
WINDOW - JAMB DETAIL AT SIDING 18 A603
3" = 1'-0"



WINDOW - SILL DETAIL AT BRICK 22 A603
3" = 1'-0"



WINDOW - SILL DETAIL AT METAL PANEL 23 A603
3" = 1'-0"



WINDOW - SILL DETAIL AT SIDING 24 A603
3" = 1'-0"

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STATE OF UTAH JOHN M. GINALICK 8674446 LICENSED ARCHITECT

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

PERMIT SET

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Plot Date: 7/10/2023 3:06:04 PM

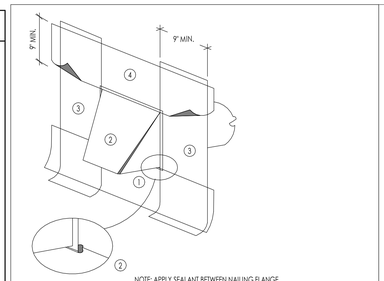
MECHANICAL GENERAL NOTES

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 CONTACTOR 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 HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
7. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPOER FIXTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FIXUTRE 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 FIXTURE USE SIMUTANEOUSLY 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 FIXUTRES SHALL BE ALBE 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 "L" COPPER. TO INCLUDED PIPING TO MANIFOLDS. 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 MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPPING SHALL BE BRASS FITTINGS WITH COMPRESSION BAND FITTINGS.
12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" 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 PERORMED 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 EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

MECHANICAL GENERAL NOTES

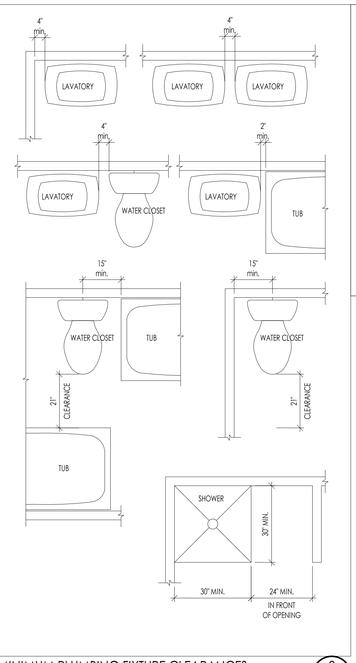
1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM 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 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.
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 EXTEIOR.
   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 FURNANCES
    a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE 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 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.
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES.
11. GAS FIRE BOILERS
    a. 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.
    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 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
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
12. DUCTWORK
    a. ALL DUCTWORK SHALL BE 26 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 DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED 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.



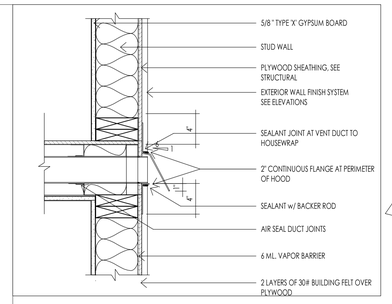
NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING.

1. 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
2. METAL EXTERIOR VENT
   26 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.
3. 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 SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
4. HEAD FLASHING
   APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

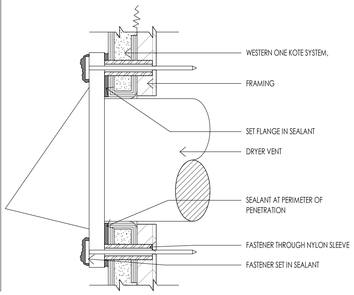
EXHAUST VENT DETAIL — 1 M101
1 1/2" = 1'-0"



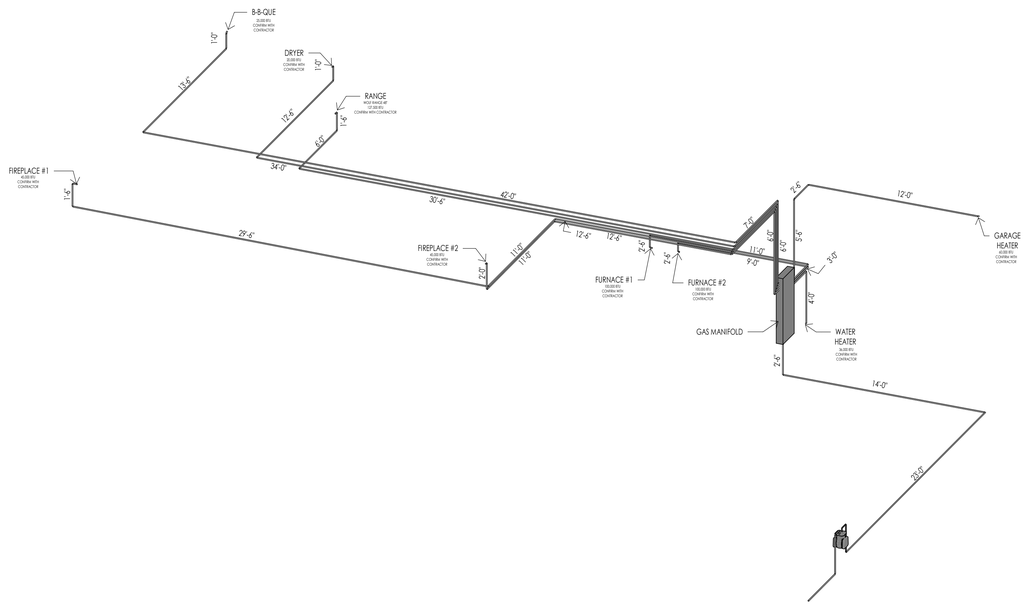
MINIMUM PLUMBING FIXTURE CLEARANCES — 2 M101
1/8" = 1'-0"



WALL EXHAUST VENT — 3 M101
1 1/2" = 1'-0"



TYPICAL DRYER VENT (SHOWN WITH STUCCO) — 4 M101
6" = 1'-0"



GAS SCHEMATIC — 5 M101

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STATE OF UTAH — JOHN M. PRIMMER — 8874446 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
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SHEET TITLE:
MECHANICAL GENERAL NOTES

SHEET NUMBER:
M101

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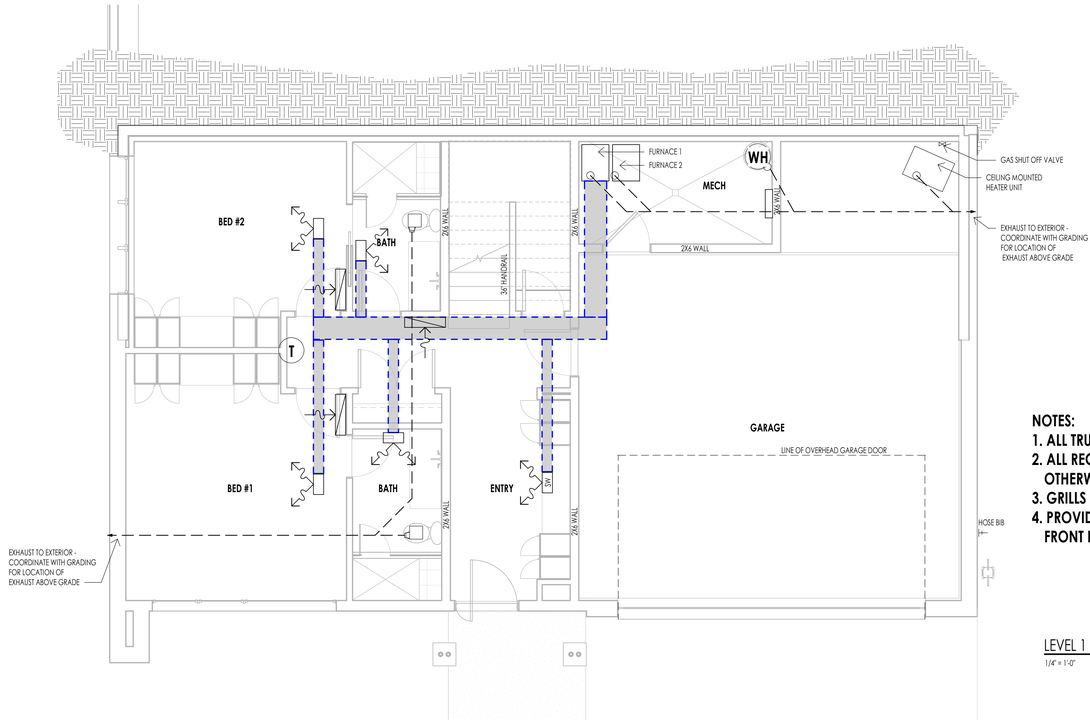
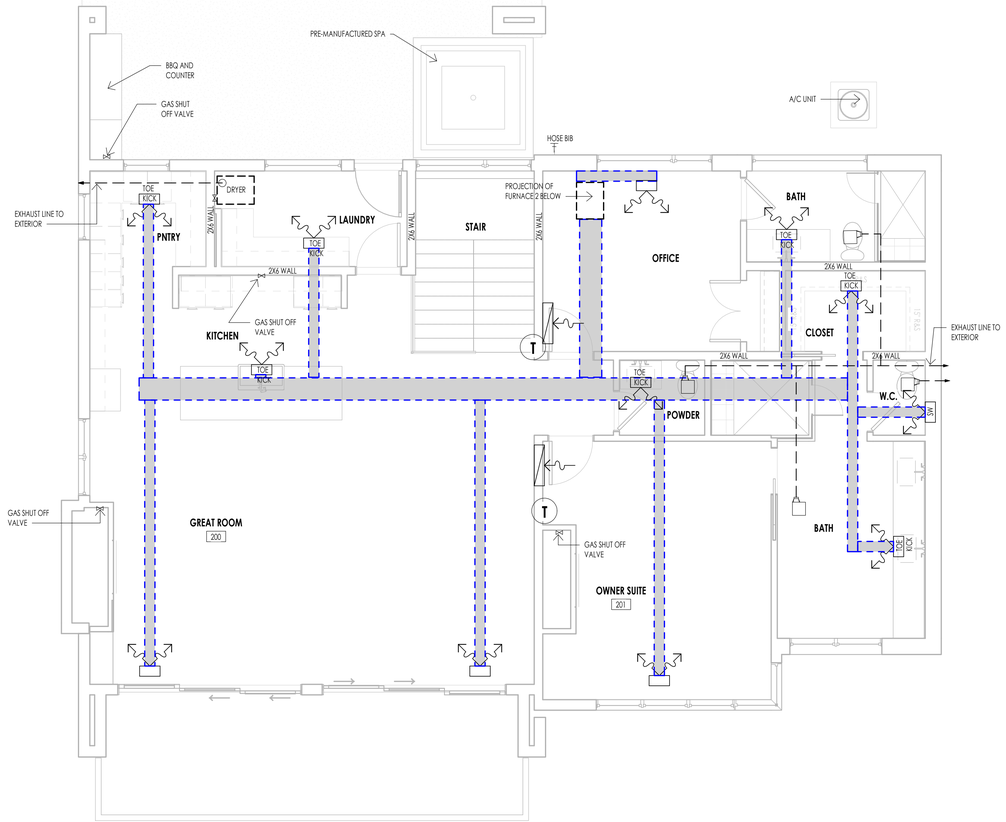


NOTES:

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 (1 / M102)
1/4" = 1'-0"



NOTES:

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

LEVEL 2 - MECHANICAL (2 / M102)
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
	BATHROOM EXHAUST FAN
T	THERMOSTAT
WH	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.

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STATE OF UTAH — JOHN M. PUHALSKI — 8874466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
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SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
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ELECTRICAL GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 RECESSED 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.

9. 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)

10. 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.

11. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

12. 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.

13. 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.

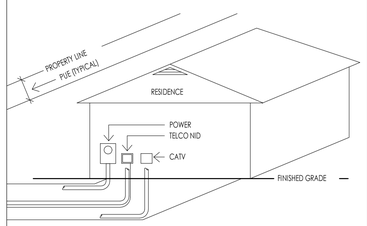
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.

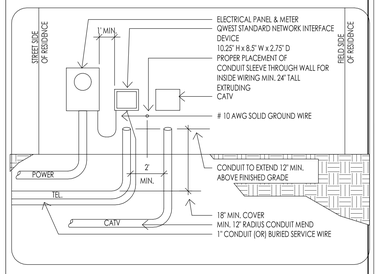
15. A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.

16. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.

17. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.

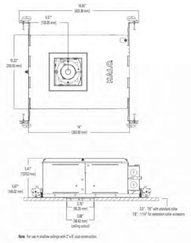
18. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)





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

1
E101



Note: For use in multiple ceilings with 7'-0" (oor) orientation.

HL36SA

Ordering Information

SAMPLE ORDER NUMBERS: HL36SA20SP927ED10ICAT, TIR45FL40, TLS3RMW

Series
HL36SA = 3-inch square shallow new construction directional housing

Wattage
10 = 10W (nominal)
15 = 15W (nominal)
20 = 20W (nominal)

Distribution
[blank] = Purchase optic separately
SP = 15° beam
NFL = 25° beam
FL = 40° beam
WFL = 55° beam

Color/Temp
927 = 90 CRI, 2700K
930 = 90 CRI, 3000K
935 = 90 CRI, 3500K
940 = 90 CRI, 4000K
DZW = 90 CRI, 3000K CCT, dim to warm[1]

MAXIMUM OF 2,700K COLOR TEMPERATURE
MAXIMUM OF 700 LUMENS

Input/Control
ED10 = UNV 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and UNV 120-277V 50/60Hz 0-10V 1% dimming
TELTE = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only
DED10 = 0-10V Dimming, 0% to 100%, 120V-277V

Housing Type
ICAT= insulation contact and airtight

Accessories
RA3S = rimless adapter for HL36A housings and trims
CES5 = collar extender for HL36A housings, adjusts from 7/8" to 1-1/4" thick ceilings

Optics & Media
TIR45SP15 = 15° beam
TIR40NFL25 = 25° beam
TIR45FL40 = 40° beam
TIR45WFL55 = 55° beam
TIR45MH22PK = replacement media holder, package of 12
LTUS Series = 2.0" lens and filters, see spec sheet

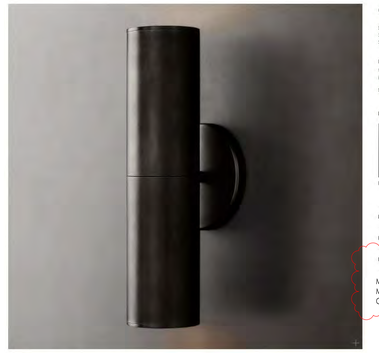
Oversized Trim Ring
OTLZMR = oversized trim ring for TL3 trims

See page 19 for trim information.

(1) Only available in 10W and 15W

HALO HL3 3-inch LED downlighting 15

L-1 RECESSED EXTERIOR SOFFIT LIGHT



Shown in Bronze.

RH MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN GALLERIES SHOP ROOMS SIGN IN CART 2

LIVING DINING BED BATH LIGHTING TEXTILES RUGS WINDOWS HARDWARE DECOR ART OUTDOOR SALE

CHAMPEAUX LINEAR SCONCE

Starting at
$525 Regular
$393 Member

Designer Jonathan Browning's Champeaux collection brings refinement and luxe materials to the classic can light, a standard of 1970s utility. Crafted in solid brass, Browning's thoughtful reinterpretation goes beyond function to recast the can as a thing of beauty. The design maintains 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

CHAT WITH A DES
WE'RE HERE TO HELP

L-2 DECORATIVE EXTERIOR WALL SCONCE

L-6 MOTORCOURT EXTERIOR LIGHTING

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Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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STATE OF UTAH JOHN W. PRIMLEY 164466 LICENSED ARCHITECT

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

PERMIT SET

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

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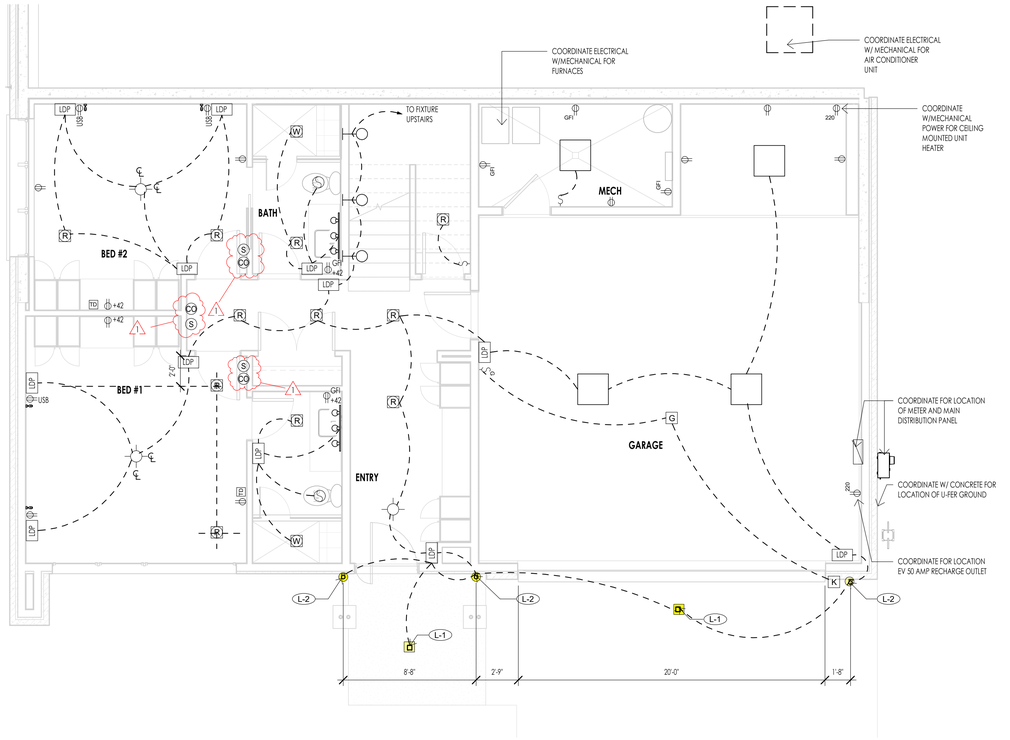
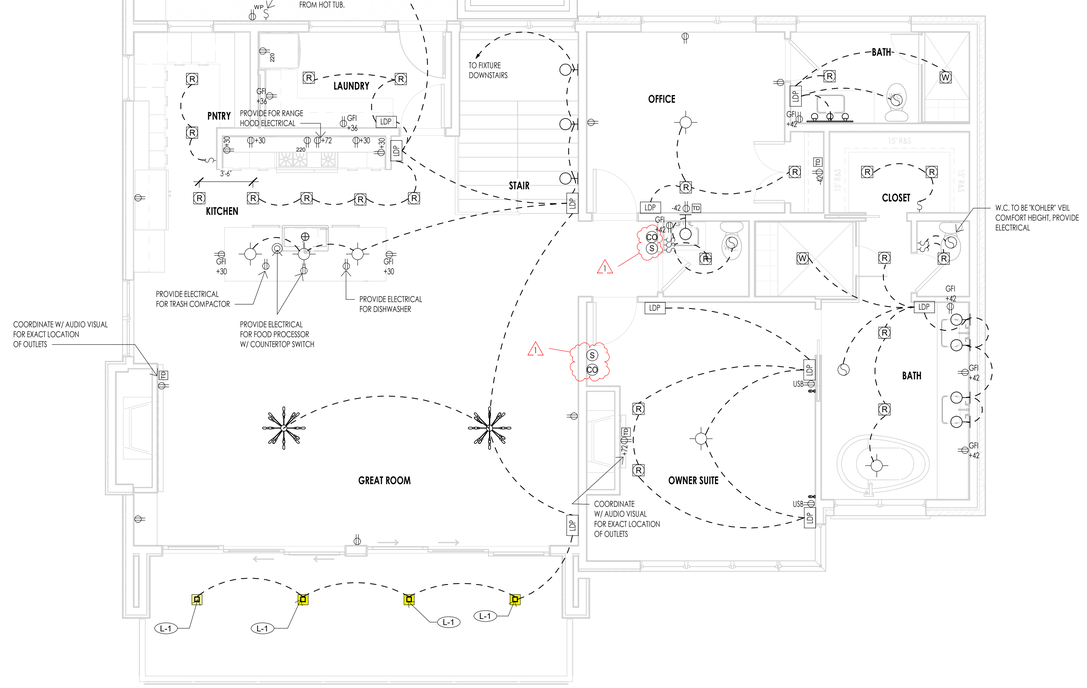
Plot Date: 7/17/2023 3:51:48 PM



LEVEL 1 - ELECTRICAL

1/4" = 1'-0"

1 E102



LEVEL 2 - ELECTRICAL

1/4" = 1'-0"

2 E102

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	BATHROOM WALL SCONCE
	WALL MOUNT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TVD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
L-1	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
L-2	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
L-3	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
LDP	LIGHTING DIGITAL PAD
	DOOR BELL SWITCH
	WALL MOUNTED BED LIGHT

ELECTRICAL GENERAL NOTES

1. SEE SPECS FOR ELECTRICAL INFORMATION.

2. 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.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.

5. 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.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. 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. E3508.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE 'LEVITON' (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

Think Architecture

Architecture
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7927 So. Highpoint Parkway, Suite 300
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fax 801.269.1425
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STATE OF UTAH — JOHN M. GINNETT — 8874406 — LICENSED ARCHITECT

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 PLANS

SHEET NUMBER:
E102

PERMIT SET

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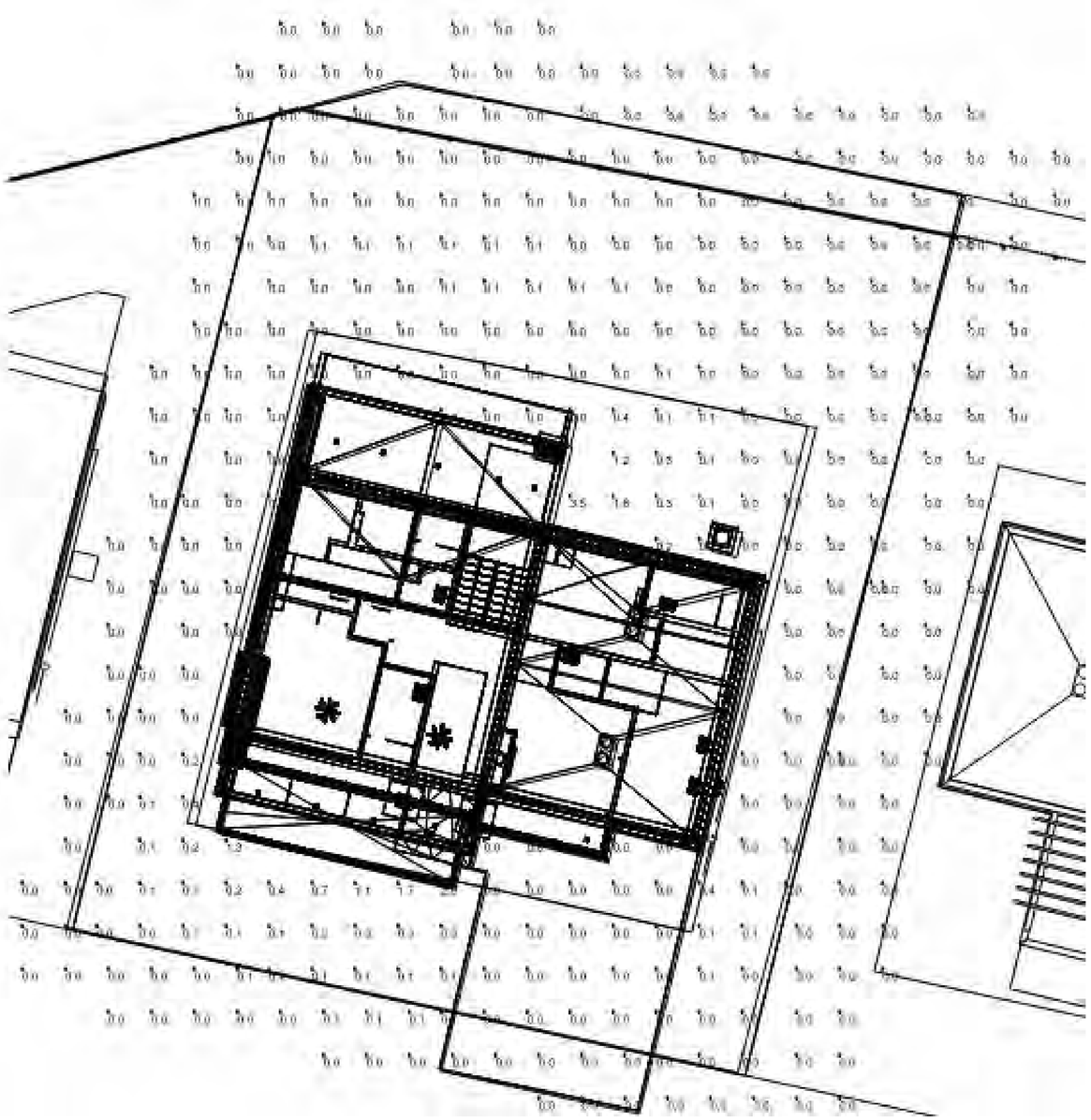
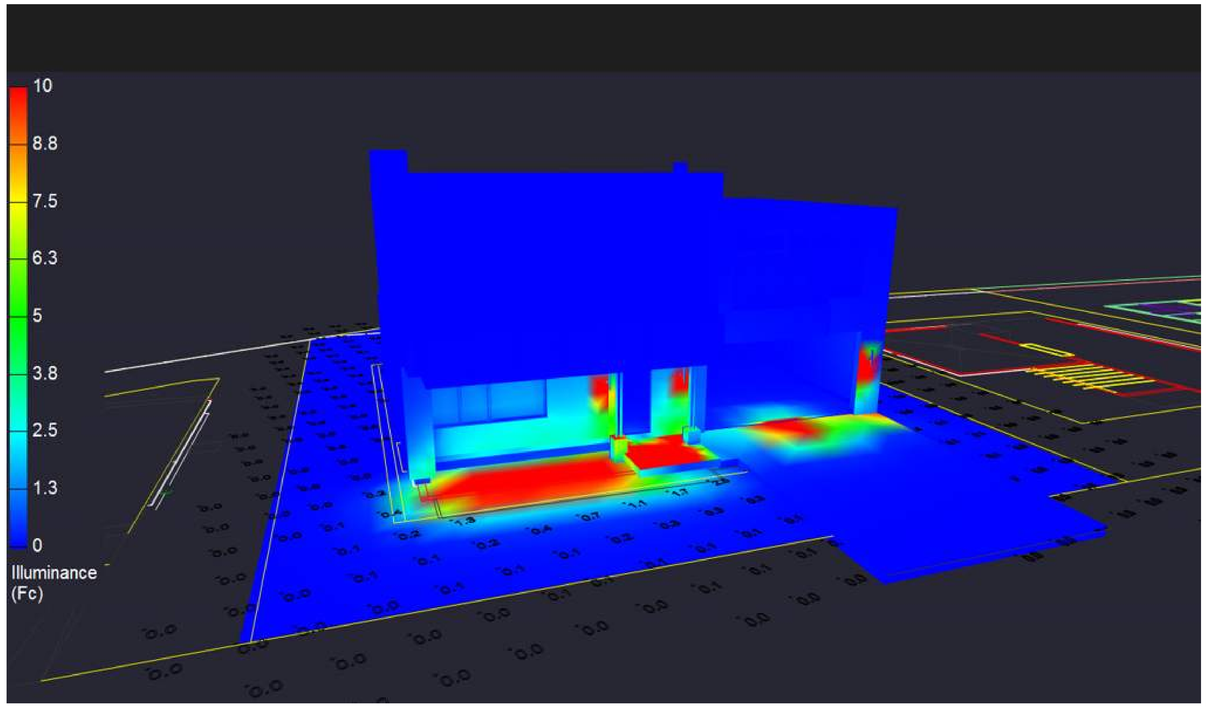
Plot Date: 7/17/2023 3:52:00 PM





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 CALCUATION AND SUMMARIES
(5 FOOT GRID)

PROFESSIONAL ENGINEER LICENSED 18688 07-25-2023 STATE OF IDAHO SPENCER C. LITTLE

SPECTRUM ENGINEERS

WARM SPRING RESIDENCES
KETCHUM, ID

LOT 34 CALCULATIONS AND RENDERINGS

STEEL PLATE AWNING

STEEL PLATE SCREEN RAILING

WOOD SIDING

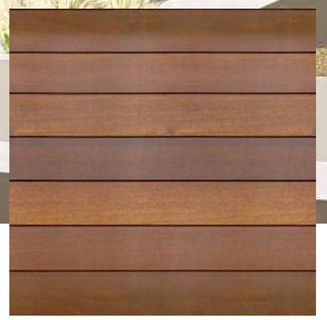
METAL SIDING

ALUMINUM GARAGE DOOR

MASONRY VENEER

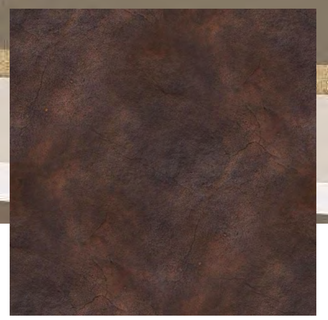
THINSET MASONRY:

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

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D301

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D303

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2023.06.30

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.06.30

City of Ketchum

Attachment E:

Lots 32-34 Photomontage, Renderings, and Comprehensive Landscape Plan

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

2023.09.21

Think
Architecture

NORTH

Think Architecture

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

WARM SPRINGS AERIAL

D204

2023.09.21

WARM SPINGS ROAD LOOKING EAST

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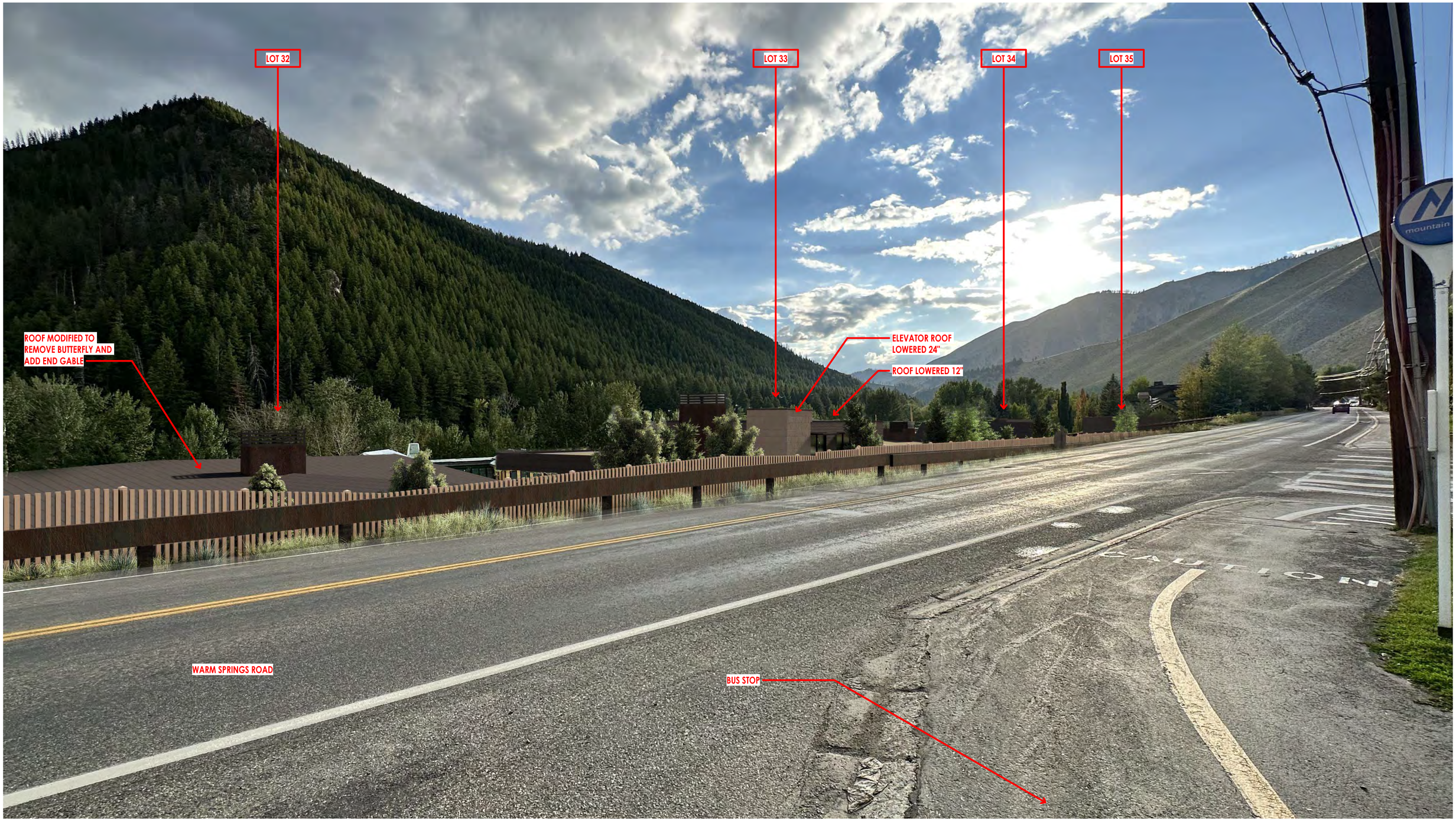
WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PHOTOMONTAGE LOOKING EAST

D205

2023.09.21



WARM SPINGS ROAD LOOKING WEST

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PHOTOMONTAGE LOOKING WEST

D206

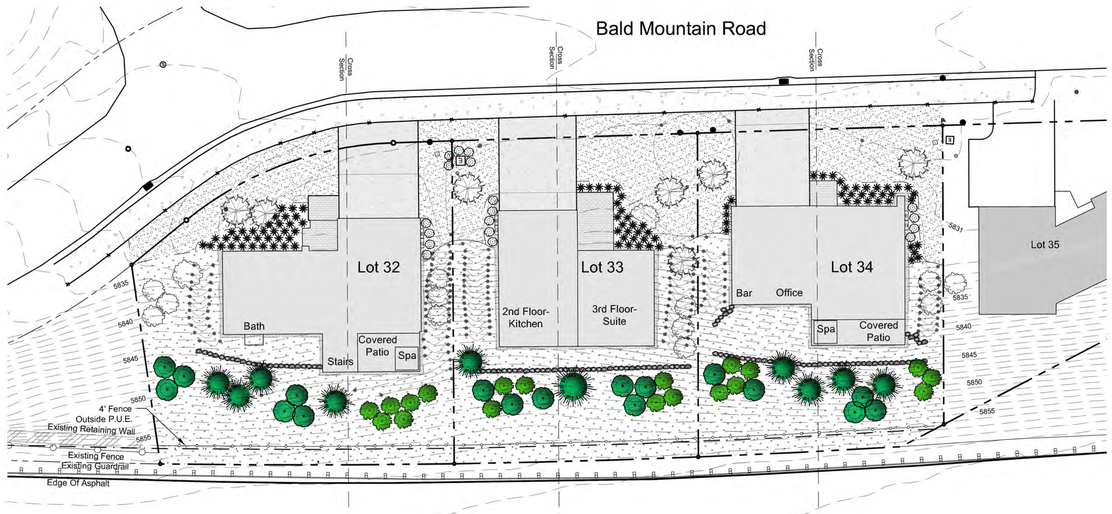
2023.09.21

Plant Legend

	Common Name	Botanical Name	Size
	Conifer Trees		
	Mugo Pine	*Pinus mugo*	**12'-16'**
	Subalpine Fir	*Abies lasiocarpa*	**12'-14'**
	Deciduous Trees		
	Ginnala Maple	*Acer ginnala*	**20 gal. (6')**
	Aspen	*Populus tremuloides*	**12'-14'**
	Deciduous Shrubs		**20 gal. (6')**
	Lilac	*Syringa vulgaris*	
	Ornamental Grasses		**Flats**
	Grasses & Wildflowers		**Sod or Seed**
	Grasses - Lawn Mix		**Sod or Seed**

Plan Legend

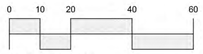
- Property Line
- 5787 — Existing Contour
- Public Utility Easement
- Proposed Contour
- 4' Fence



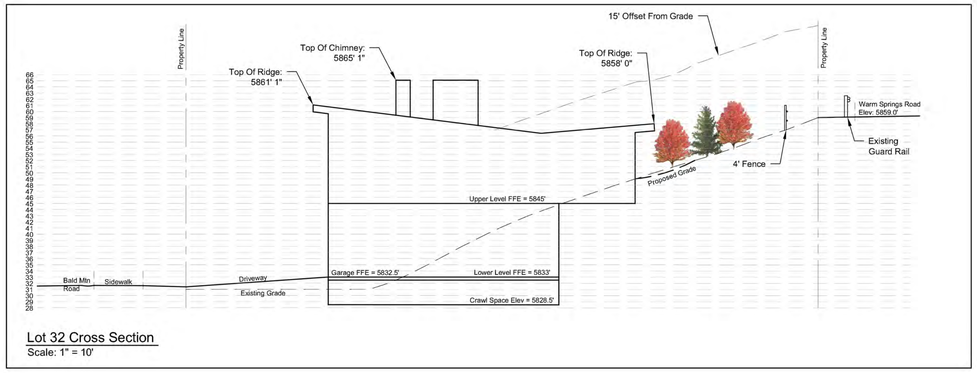
Lot 32
Scale: 1" = 20'

Lot 33
Scale: 1" = 20'

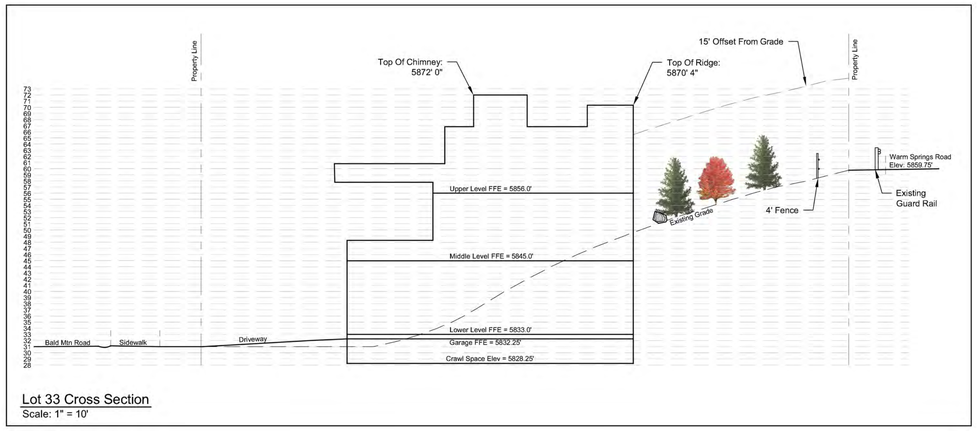
Lot 34
Scale: 1" = 20'



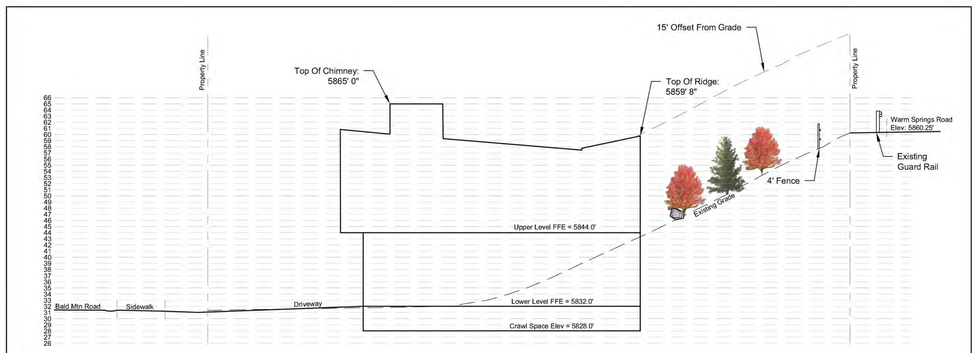
Scale: 1" = 20' - 0"



Lot 32 Cross Section
Scale: 1" = 10'



Lot 33 Cross Section
Scale: 1" = 10'



Lot 34 Cross Section
Scale: 1" = 10'

Mugo Pine

Ginnala Maple

Lilac

WSR Residences Lots 32-34

EGGERS ASSOCIATES, P.A.
landscape architecture
T (208) 725-0988
F (208) 725-0972
P.O. Box 935
Ketchum, ID 83340

Warm Springs Ranch Residences
Block 1, Lots 32-34
Ketchum, Idaho

Job No: 22.25-27
Scale: 1" = 20'

Issue/Revisions: Date:
DR RVSD 10/03/23

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Stamp
STATE OF IDAHO · JAMES L. EGGERS · LICENSED LANDSCAPE ARCHITECT · LA-212

Sheet Title: Landscape Exhibit

Sheet No: Lo

THINSET MASONRY:

ELDORADO STONE:
MARQUE 24 STONE
SANDERLING

HORIZONTAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING

HORIZONTAL METAL SIDING:

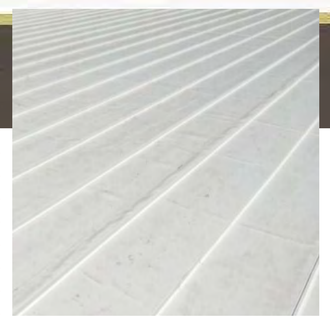
BONDERIZED ZINC

METAL SIDING AT CHIMNEY:

STEEL TRIM
COLOR: AGED STEEL, LIGHT RUST FINISH

WINDOWS:

ALUMINUM CLAD WOOD WINDOWS
COLOR: DARK BRONZE



TPO WITH GRAVEL BALLAST

ROOFING MEMBRANE

METAL ROOFING ON ELEVATOR:

STANDING SEAM METAL ROOF
BONDERIZED ZINC NATURAL PATINA

Think Architecture

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2023.09.21

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

Think Architecture

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2023.09.21

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D301

2023.09.21

BALD MOUNTAIN ROAD VIEW LOOKING NORTH EAST

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2023.09.21

WARM SPRINGS ROAD LOOKING SOUTH

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D303

2023.09.21

WARM SPRINGS ROAD LOOKING SOUTH

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2023.09.21

BIRDS EYE VIEW LOOKING EAST OVER BALD MOUNTAIN ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2023.09.21

LOT 33

LOT 33

LOT 32

BALD MOUNTAIN ROAD

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2023.09.21

VIEW FROM SECOND STORY WINDOW ON NORTH SIDE OF WARM SPRINGS ROAD LOOKING WEST

Think Architecture

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2023.09.21

BIRDS EYE VIEW LOOKING EAST OVER WARM SPRINGS ROAD

Think Architecture

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D308

2023.09.21

City of Ketchum

Attachment F:

Lots 32-34 Design Review Standards Analysis

City of Ketchum
Planning & Building

Lots 32-34, Block 4, Warm Springs Ranch Residences
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The project proposes to construct new asphalt driveways to access Lots 32-34 from Bald Mountain Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES
Finding: The City Engineer has reviewed the proposed driveway designs for Lots 32-34 and finds them to be sufficient for the project. 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.	

17.96.060.B.1 - Sidewalks	Conformance
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* 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.*	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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.B.4 - Sidewalks	Conformance
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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.B.5 – Sidewalks	Conformance
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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.B.6 - Sidewalks	Conformance
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
Finding: 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 32-34. 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.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES
Finding: Drainage improvements are specified on Sheet C-1 on each of the project plans for Lots 32-34. 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
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES
Finding: The City Engineer has reviewed the proposed drainage plan for Lots 32-34 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
Drainage facilities shall be constructed per City standards.	YES
Finding: The drainage improvements include the installation of a trench drain bordering the width of each driveway for Lots 32-34 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
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	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
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: As shown on Sheet C-1 of the project plans for Lots 32-34, 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.

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: N/A. Extension of utilities is not necessary to service the proposed residences.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES
Finding: 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, butterfly, 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
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.	N/A
Finding: N/A. The subject properties do not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: N/A. The subject properties are vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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
The building character shall be clearly defined by use of architectural features.	YES
Finding: As stated previously, the proposed structures feature both modern and traditional designs with a mix of flat, butterfly, and gabled roofs and wood, metal, and stone materials.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	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
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	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
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The project plans propose a two-story structure on Lots 32 and 34, 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
Building(s) shall orient toward their primary street frontage.	YES
Finding: The structures on Lots 32-34 are proposed to be oriented towards the primary street frontage along Bald Mountain Road.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. Sheet A101 on the project plans for Lots 32-34 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
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.	YES
Finding: The roof plan for Lot 32 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
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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. The City Engineer has reviewed the proposed driveways for Lots 32-34 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.	

17.96.060.G.4 – Circulation Design	Conformance
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.	YES
Finding: 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 driveway for Lot 34 is located further than 20 feet away from the nearest intersection of Bald Mountain Road and Lopey Lane.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road for Lots 32-34.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	YES

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).

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: Locations of snow storage areas are indicated on Sheet L3 on each of the project plans for Lots 32-34.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	YES
Finding: None of the snow storage areas on Lots 32-34 have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES
Finding: 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 32-34. In addition to the snowmelt systems, each lot is also proposing snow storage areas on-site.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on Sheets L3 of the project plans for Lots 32-34.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The front, side, and rear yard setback areas for Lots 32-34 will be vegetated with native grasses. Shrubs and trees are proposed along the sides of each residence, which will screen utilities. 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
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	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
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.	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 to allow for privacy between adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
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.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-34 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
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.	N/A
Finding: N/A. No encroachments of below grade structures are proposed on Lots 32-34.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A. No encroachments of below grade structures are proposed, and the structures on Lots 32-34 are not located within the riparian setback.	

City of Ketchum

Attachment G:

Lots 32-34 Zoning and Dimensional Standards Analysis

City of Ketchum
Planning & Building

Lots 32-34, 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
☒	☐	☐	17.12.030	Minimum Lot Area
			Finding	**Required:** 8,000 square feet **Existing:** Lot 32: 9,552 square feet (.22 acres) Lot 33: 8,429 square feet (.19 acres) Lot 34: 8,347 square feet (.19 acres)
☒	☐	☐	17.12.030	Building Coverage
			Finding	**Permitted:** 35% **Proposed:** 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)
☒	☐	☐	17.12.030	Minimum Building Setbacks
			Finding	**Minimum Required Setbacks:** Front: 15' Side: > of 1' for every 3' in building height, or 5' Rear: > of 1' for every 3' in building height, or 15' **Proposed:** Lot 32 Front (south): 15'-4 7/8" Side (east): 26'-4 1/8" Side (west): 11' Rear (north): 30'-2 7/64" Lot 33 Front (south): 23'-1 9/256" Side (east): 15' Side (west): 14'-3 7/32"

				Rear (north): 38'-2 29/256" 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"
☒	☐	☐	17.12.030	Building Height
			Finding	Maximum Permitted: 35' (properties which step up or down hillsides may extend 5 feet above the maximum height permitted in the zoning district) Proposed: Lot 32: 28'- 0 31/32" Lot 33: 33'- 2" Lot 34: 29'- 11 1/2"
☒	☐	☐	17.125.030.H	Curb Cut
			Finding	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: Lot 32: 23% (26-foot-wide driveway/115 feet of property frontage along Bald Mountain Road Road). Lot 33: 31% (25-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road). Lot 34: 30% (24-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).
☒	☐	☐	17.125.020.A.2 & 17.125.050	Parking Spaces
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: Residential (one family dwelling), in all applicable zoning districts require two parking spaces. Proposed: The project plans for Lots 32-34 indicate 2 parking spaces within the enclosed garage for each structure.

City of Ketchum

Attachment H:

Warm Springs Ranch Residences Subdivision Development Agreement

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: OFFICE OF THE CITY CLERK CITY OF KETCHUM POST OFFICE BOX 2315 KETCHUM, IDAHO 83340	**Instrument # 682013** HAILEY, BLAINE, IDAHO 4-28-2021 06:26:02 PM No. of Pages: 13 Recorded for : CITY OF KETCHUM JOLYNN DRAGE Fee: 0.00 Ex-Officio Recorder Deputy Index to: AGREEMENT/CORRECTION

(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

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

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

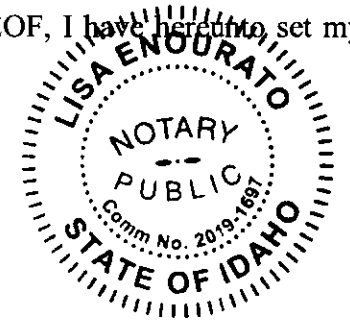
City of Ketchum, Idaho, a municipal corporation

By: _____
Neil Bradshaw, Mayor

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this 28 day of April, 2021, before me a Notary Public in and for said State, personally appeared NEIL BRADSHAW, known to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City of Ketchum, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

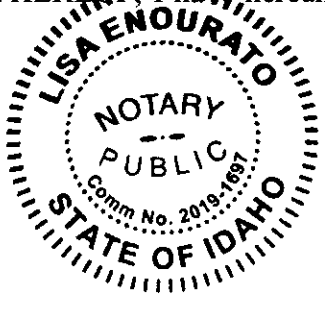


Notary Public
Residing at Hailey, ID
My Commission Expires 8/12/25

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this 28 day of April, 2021, before me a Notary Public in and for said State, personally appeared ROBERT M. BRENNAN known or identified to me to be the Managing Member of BRENNAN HOLDINGS NO. 300, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.



Notary Public
Residing at Hailey, ID
My Commission Expires 8/12/25

City of Ketchum

Attachment I:

P&Z Staff Report September 12th, 2023

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:

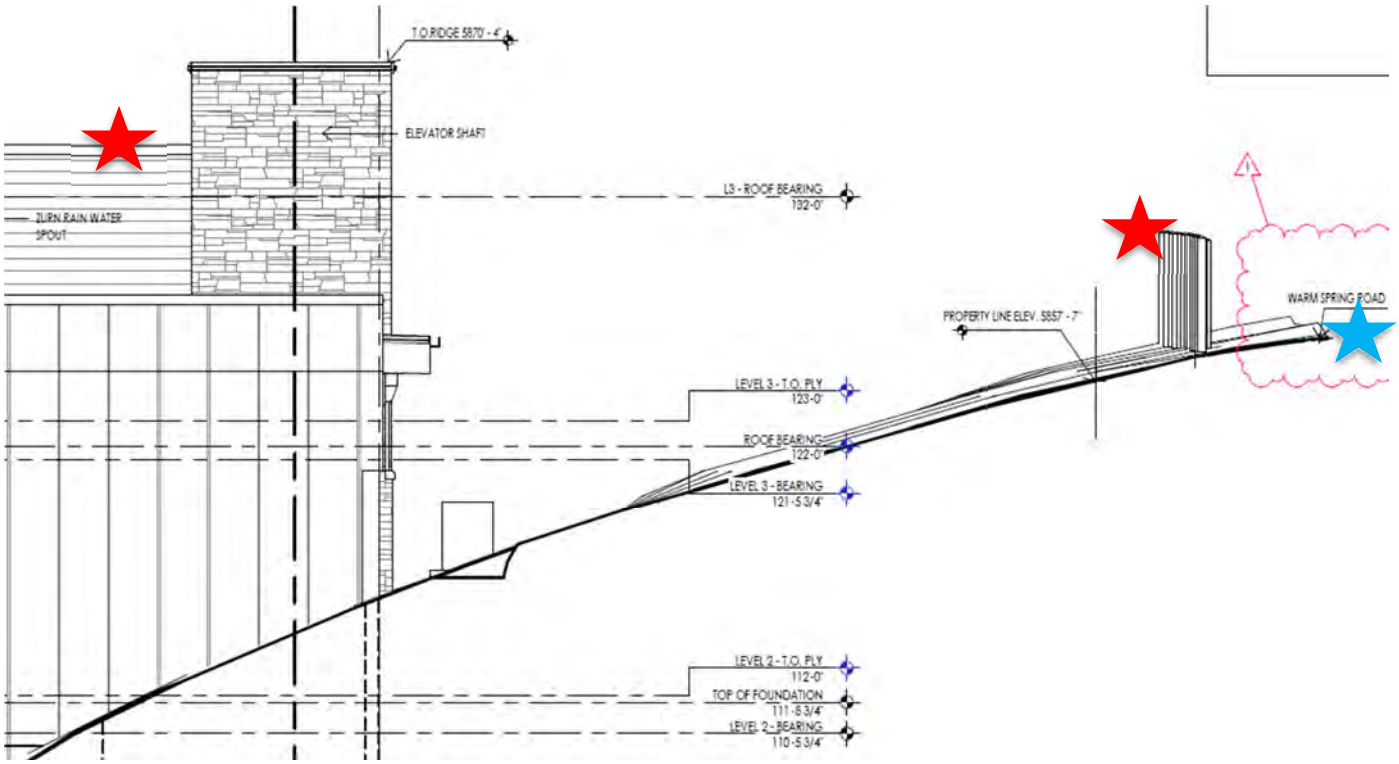
- Goal CD-2: Protect and enhance views of the surrounding mountains and natural features.
- Policy OS-3.2: Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Policy OS-3.6: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

City of Ketchum

Attachment J:

Lot 32 Draft Findings of Fact, Conclusions of Law and Decision

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

IN RE:	)	
	)	
Warm Springs Ranch Residences Lot 32	)	**KETCHUM PLANNING & ZONING COMMISSION**
Design Review	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: October 10, 2023	)	**DECISION**
	)	
File Number: P23-017	)	

PROJECT: Warm Springs Ranch Residences Lot 32

FILE NUMBER: P23-017

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)

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

OVERLAY: None

RECORD OF PROCEEDINGS

The Planning and Building Department received the Design Review application on March 28, 2023. Following the receipt of the application, staff routed the application materials to all City departments for review. The application was 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.

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 a new 3,759 square foot single-family residence (the "project"), located at Lot 32, Block 4, Warm Springs Ranch Residences (the "subject property"). The subject property is zoned General Residential – Low Density (GR-L) and the lot is 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 located entirely within the property boundary 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.

During the Planning and Zoning meeting on September 12, 2023, the Planning & Zoning Commission requested the following additional information: the type of pine trees proposed, a comprehensive landscape plan for Lots 32-34, renderings from the bike path vantage point, analyze the roof's appearance of bulk and flatness, and verify the roof material. The application was continued to the October 10, 2023, meeting. The applicant submitted revised plans that indicate that a gable end has been added to the north elevation of the roof and that the roof material is a nonreflective standing seam metal. The plant legend was revised to indicate that Mugo Pine and Subalpine Fir pine trees are proposed, and the revised plans included a comprehensive landscape plan for Lots 32-34. The applicant also provided new renderings and a photomontage of the structures from the bike path vantage point. Lastly, the 4' wooden fence to the rear of the lot has been relocated to the south of the public utility easement and has a consistent location throughout the plan set. Upon review of the new application materials, staff and the applicant presentation, and public comment, the Commission approved the Design Review application.

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
☒	☐	☐	17.12.030	Minimum Lot Area
			Finding	**Required:** 8,000 square feet **Existing:** 9,552 square feet (.22 acres)
☒	☐	☐	17.12.030	Building Coverage
			Finding	**Permitted:** 35%

				Proposed: 29% (2,813.67 square feet building coverage / 9,552 square feet lot area)
☒	☐	☐	17.12.030	**Minimum Building Setbacks**
			Finding	**Minimum Required Setbacks**: Front: 15' Side: > of 1' for every 3' in building height, or 5' Rear: > of 1' for every 3' in building height, or 15' **Proposed:** Front (south): 15'-4 7/8" Side (east): 26'-4 1/8" Side (west): 11' Rear (north): 30'-2 7/64"
☒	☐	☐	17.12.030	**Building Height**
			Finding	**Maximum Permitted:** 35' **Proposed:** 28'- 0 31/32"
☒	☐	☐	17.125.030.H	**Curb Cut**
			Finding	**Permitted:** A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. **Proposed:** 23% (26-foot-wide driveway/115 feet of property frontage along Bald Mountain Road Road).
☒	☐	☐	17.125.020.A.2 & 17.125.050	**Parking Spaces**
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. **Required:** Residential (one family dwelling), in all applicable zoning districts require two parking spaces. **Proposed:** The project plans indicate 2 parking spaces within the enclosed garage.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The project proposes to construct a new asphalt driveway to access the subject property from Bald Mountain Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES
Finding: The City Engineer has reviewed the proposed driveway design for the property and finds it to be sufficient for the project. All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.	

17.96.060.B.1 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.2 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* 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.*	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.4 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.5 – Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.6 - Sidewalks	Conformance
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	YES

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.	

Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES

Finding: 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 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES

Finding: Drainage improvements are specified on Sheet C-1 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES

Finding: The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell/catch basin improvements are sufficient to maintain storm water drainage

on the subject property. 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 to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: The drainage improvements include the installation of a trench drain bordering the width of the driveway along Bald Mountain Road. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan 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.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	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
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: As shown on Sheet C-1 of the project plans, the project will connect 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.	

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: N/A. Extension of utilities is not necessary to service the residence.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES

Finding: 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 development features a butterfly roof and a gabled end roof 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
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.	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: N/A. The subject property is vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
The building character shall be clearly defined by use of architectural features.	YES
Finding: As stated previously, the proposed structure features both modern and traditional designs with a butterfly and gabled end roofs, large windows, and a mix of wood, metal, and stone materials.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The proposed structure features dark bronze trimmed windows and a mix of wood, metal, and stone materials.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: A 4' wooden fence is located to the south of the public utility easement and is setback 5'-2" from the northern property line. No accessory structures are proposed. The project proposes landscaping improvements that complement and soften the visual appearance of the structure from Warm Springs Road and neighboring properties. The landscaping includes trees, shrubs, and grasses. Utilities on the lot are screened with shrubs. New Mugo Pine trees, Ginnala Maple trees, and lilac shrubs to the north of the structure will provide screening from Warm Springs Road.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The project features a two-story structure with multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness. The gable end on the north elevation breaks up the massing of the roof.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The structure is oriented towards the primary street frontage along Bald Mountain Road.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. Sheet A101 of the project plans indicates that garbage bins will be stored within the garage and screened from public view.	

17.96.060.F.8 – Architectural	Conformance
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.	YES
Finding: The roof plan indicates that sections of the roofs will have snow clips installed and that other areas will have gutters sloped to downspouts installed.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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. The City Engineer has reviewed the proposed driveway 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.	

17.96.060.G.4 – Circulation Design	Conformance
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.	YES
Finding: The proposed driveway is located further than 20 feet away from the nearest intersection of Bald Mountain Road and Mountain Creek Drive.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	YES
Finding: Sheet L3 of the project plans indicate the proposed snow storage areas to include a total of 415 square feet, greater than the required 30% (1,080 * .30 = 324 square feet).	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: Locations of snow storage areas are indicated on Sheet L3 of the project plans.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	YES
Finding: None of the snow storage areas have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES
Finding: A driveway snowmelt system within the property boundary, and not within the Bald Mountain Road right-of-way, will be installed. In addition to the snowmelt system, snow storage areas are also provided on-site.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on Sheets L3 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The front, side, and rear yards will be vegetated with native grasses. The project proposes landscaping improvements that complement and soften the visual appearance of the	

structure from Warm Springs Road and neighboring properties. The landscaping includes trees, shrubs, and grasses. Utilities on the lot are screened with shrubs. New pine trees to the north of the structure will provide screening from Warm Springs Road. Ornamental grasses and wildflowers are also proposed around the structure.

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The landscape plan proposes drought-tolerant and native species, including pine trees, native shrubs, and drought tolerant grasses.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: Landscaping to the rear of the property provides a buffer from Warm Springs Road. Landscaping on the front and side yards provides privacy from adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	N/A
Finding: N/A. No encroachments of below grade structures are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A. No encroachments of below grade structures into the riparian setback are proposed.	

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 Application 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 application 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 Lot 32 Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Planning and Zoning Commission **approves** the Design Review Application File No. P23-017 this Tuesday, October 10, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the project plans for Lot 32 presented at the October 10, 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.

Findings of Fact **adopted** this 10th day of October 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

City of Ketchum

Attachment K:

Lot 33 Draft Findings of Fact, Conclusions of Law and Decision

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

IN RE:	)	
	)	
Warm Springs Ranch Residences Lot 33	)	**KETCHUM PLANNING & ZONING COMMISSION**
Design Review	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: October 10, 2023	)	**DECISION**
	)	
File Number: P23-018	)	

PROJECT: Warm Springs Ranch Residences Lot 33

FILE NUMBER: P23-018

APPLICATION TYPE: Design Review

REPRESENTATIVE: John Shirley – Think Architecture (architect)

PROPERTY OWNER: Brennan Holdings No. 300 LLC

LOCATION: 170 Bald Mountain Road (Lot 33, 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 application on March 28, 2023. Following the receipt of the application, staff routed the application materials to all City departments for review. The application was 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.

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 a new 3,988 square foot single-family residence (the "project"), located at Lot 33, Block 4, Warm Springs Ranch Residences (the "subject property"). The subject property is zoned General Residential – Low Density (GR-L) and the lot is 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 located entirely within the property boundary 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.

During the Planning and Zoning meeting on September 12, 2023, the Planning & Zoning Commission requested the following additional information: the type of pine trees proposed, a comprehensive landscape plan for Lots 32-34, renderings from the bike path vantage point, analyze the building height, and verify the roof material. The application was continued to the October 10, 2023, meeting. The applicant submitted revised plans that indicate that the structure has a membrane roof and gravel balled has been added on top. The revised architectural plans indicate that the building height has been reduced by 1'-6" (for a new building height of 33'-2"), the elevator shaft was reduced by 2'-2", and the chimney was reduced by 2'. The plant legend was revised to indicate that Mugo Pine and Subalpine Fir pine trees are proposed, and the revised plans included a comprehensive landscape plan for Lots 32-34. The applicant also provided new renderings and a photomontage of the structures from the bike path vantage point. Lastly, the 4' wooden fence to the rear of the lot has been relocated to the south of the public utility easement and has a consistent location throughout the plan set. Upon review of the new application materials, staff and the applicant presentation, and public comment, the Commission approved the Design Review application.

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
☒	☐	☐	17.12.030	Minimum Lot Area
			Finding	**Required:** 8,000 square feet **Existing:** 8,429 square feet (.19 acres)
			17.12.030	Building Coverage

☒	☐	☐	Finding	**Permitted:** 35% **Proposed:** 26% (2,189 square feet building coverage / 8,429 square feet lot area)
☒	☐	☐	17.12.030	**Minimum Building Setbacks**
			Finding	**Minimum Required Setbacks:** Front: 15' Side: > of 1' for every 3' in building height, or 5' Rear: > of 1' for every 3' in building height, or 15' **Proposed:** Front (south): 23'-1 9/256" Side (east): 15' Side (west): 14'-3 7/32" Rear (north): 38'-2 29/256"
☒	☐	☐	17.12.030	**Building Height**
			Finding	**Maximum Permitted:** 35' **Proposed:** 33'- 2"
☒	☐	☐	17.125.030.H	**Curb Cut**
			Finding	**Permitted:** A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. **Proposed:** 31% (25-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).
☒	☐	☐	17.125.020.A.2 & 17.125.050	**Parking Spaces**
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. **Required:** Residential (one family dwelling), in all applicable zoning districts require two parking spaces. **Proposed:** The project plans indicate 2 parking spaces within the enclosed garage.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The project proposes to construct a new asphalt driveway to access the subject property from Bald Mountain Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.	

17.96.060.A.2 - Streets	Conformance

All street designs shall be approved by the City Engineer.	YES
Finding: The City Engineer has reviewed the proposed driveway design for the property and finds it to be sufficient for the project. All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.	

17.96.060.B.1 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.2 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* 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.*	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.4 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.5 – Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.6 - Sidewalks	Conformance
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	YES

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.	

Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES

Finding: 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 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES

Finding: Drainage improvements are specified on Sheet C-1 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES

Finding: The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell/catch basin improvements are sufficient to maintain storm water drainage

on the subject property. 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 to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: The drainage improvements include the installation of a trench drain bordering the width of the driveway along Bald Mountain Road. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan 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.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	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
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: As shown on Sheet C-1 of the project plans, the project will connect 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.	

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: N/A. Extension of utilities is not necessary to service the residence.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES

Finding: 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 development is a modern design which features a flat roof 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
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.	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: N/A. The subject property is vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
The building character shall be clearly defined by use of architectural features.	YES
Finding: As stated previously, the proposed structure features a modern design with a flat roof, large windows, and a mix of wood, metal, and stone materials.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The proposed structure features dark bronze trimmed windows and a mix of wood, metal, and stone materials.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: A 4' wooden fence is located to the south of the public utility easement and is setback 5'-2" from the northern property line. The project proposes landscaping improvements that complement and soften the visual appearance of the structure from Warm Springs Road and neighboring properties. The landscaping includes trees, shrubs, and grasses. Utilities on the lot are screened with shrubs. New Mugo Pine trees, Ginnala Maple trees, and lilac shrubs to the north of the structure will provide screening from Warm Springs Road.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The project features a three-story structure with multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The structure is oriented towards the primary street frontage along Bald Mountain Road.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. Sheet A101 of the project plans indicates that garbage bins will be stored within the garage and screened from public view.	

17.96.060.F.8 – Architectural	Conformance
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.	YES
Finding: The roof plan indicates that gutters will be installed, and the roof will be sloped to downspouts.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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. The City Engineer has reviewed the proposed driveway 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.	

17.96.060.G.4 – Circulation Design	Conformance
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.	YES
Finding: The proposed driveway is located further than 20 feet away from the nearest intersection of Bald Mountain Road and Mountain Creek Drive.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	YES
Finding: Sheet L3 of the project plans indicate the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% (837 * .30 = 251 square feet).	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: Locations of snow storage areas are indicated on Sheet L3 of the project plans.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	YES
Finding: None of the snow storage areas have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES
Finding: A driveway snowmelt system within the property boundary, and not within the Bald Mountain Road right-of-way, will be installed. In addition to the snowmelt system, snow storage areas are also provided on-site.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on Sheets L3 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The front, side, and rear yards will be vegetated with native grasses. The project proposes landscaping improvements that complement and soften the visual appearance of the structure from Warm Springs Road and neighboring properties. The landscaping includes trees,	

shrubs, and grasses. Utilities on the lot are screened with shrubs. Mugo Pine trees to the north of the structure will provide screening from Warm Springs Road. Ornamental grasses and wildflowers are also proposed around the structure.

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The landscape plan proposes drought-tolerant and native species, including pine trees, native shrubs, and drought tolerant grasses.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: Landscaping to the rear of the property provides a buffer from Warm Springs Road. Landscaping on the front and side yards provides privacy from adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	N/A
Finding: N/A. No encroachments of below grade structures are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A. No encroachments of below grade structures into the riparian setback are proposed.	

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 Application 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 application 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 Lot 33 Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Planning and Zoning Commission **approves** the Design Review Application File No. P23-018 this Tuesday, October 10, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the project plans for Lot 33 presented at the October 10, 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.

Findings of Fact **adopted** this 10th day of October 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

City of Ketchum

Attachment L:

Lot 34 Draft Findings of Fact, Conclusions of Law and Decision

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

IN RE:	)	
	)	
Warm Springs Ranch Residences Lot 34	)	**KETCHUM PLANNING & ZONING COMMISSION**
Design Review	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: October 10, 2023	)	**DECISION**
	)	
File Number: P23-019	)	

PROJECT:	Warm Springs Ranch Residences Lot 34
FILE NUMBER:	P23-019
APPLICATION TYPE:	Design Review
REPRESENTATIVE:	John Shirley – Think Architecture (architect)
PROPERTY OWNER:	Brennan Holdings No. 300 LLC
LOCATION:	180 Bald Mountain Road (Lot 34, 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 application on March 28, 2023. Following the receipt of the application, staff routed the application materials to all City departments for review. The application was 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.

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 a new 3,988 square foot single-family residence (the "project"), located at Lot 34, Block 4, Warm Springs Ranch Residences (the "subject property"). The subject property is zoned General Residential – Low Density (GR-L) and the lot is 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 located entirely within the property boundary 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.

During the Planning and Zoning meeting on September 12, 2023, the Planning & Zoning Commission requested the following additional information: the type of pine trees proposed, a comprehensive landscape plan for Lots 32-34, renderings from the bike path vantage point, and verification of the roof material. The application was continued to the October 10, 2023, meeting. The applicant submitted revised plans that indicate that the structure has a membrane roof and gravel balled has been added on top. The plant legend was revised to indicate that Mugo Pine and Subalpine Fir pine trees are proposed, and the revised plans included a comprehensive landscape plan for Lots 32-34. The applicant also provided new renderings and a photomontage of the structures from the bike path vantage point. Lastly, the 4' wooden fence to the rear of the lot has been relocated to the south of the public utility easement and has a consistent location throughout the plan set. Upon review of the new application materials, staff and the applicant presentation, and public comment, the Commission approved the Design Review application.

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
☒	☐	☐	17.12.030	Minimum Lot Area
			Finding	**Required:** 8,000 square feet **Existing:** 8,347 square feet (.19 acres)
☒	☐	☐	17.12.030	Building Coverage
			Finding	**Permitted:** 35% **Proposed:**

				29% (2,456 square feet building coverage / 8,347 square feet lot area)
☒	☐	☐	17.12.030	Minimum Building Setbacks
			Finding	Minimum Required Setbacks: Front: 15' Side: > of 1' for every 3' in building height, or 5' Rear: > of 1' for every 3' in building height, or 15' Proposed: Front (south): 20'-7 213/256" Side (east): 11'-5 95/256" Side (west): 13'-0 1/256" Rear (north): 46'-7 1/16"
☒	☐	☐	17.12.030	Building Height
			Finding	Maximum Permitted: 35' Proposed: 29'- 11 ½"
☒	☐	☐	17.125.030.H	Curb Cut
			Finding	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: 30% (24-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).
☒	☐	☐	17.125.020.A.2 & 17.125.050	Parking Spaces
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: Residential (one family dwelling), in all applicable zoning districts require two parking spaces. Proposed: The project plans indicate 2 parking spaces within the enclosed garage.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The project proposes to construct a new asphalt driveway to access the subject property from Bald Mountain Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES

Finding: The City Engineer has reviewed the proposed driveway design for the property and finds it to be sufficient for the project. All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.B.1 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.2 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* 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.*	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.4 - Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.5 – Sidewalks	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.B.6 - Sidewalks	Conformance
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	YES

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.	

Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES

Finding: 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 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES

Finding: Drainage improvements are specified on Sheet C-1 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES

Finding: The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell/catch basin improvements are sufficient to maintain storm water drainage

on the subject property. 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 to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: The drainage improvements include the installation of a trench drain bordering the width of the driveway along Bald Mountain Road. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan 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.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	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
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: As shown on Sheet C-1 of the project plans, the project will connect 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.	

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: N/A. Extension of utilities is not necessary to service the residence.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES

Finding: 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 development is a modern design which features a butterfly roof 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
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.	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: N/A. The subject property is vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
The building character shall be clearly defined by use of architectural features.	YES
Finding: As stated previously, the proposed structure features a modern design with a butterfly roof, large windows, and a mix of wood, metal, and stone materials.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The proposed structure features dark bronze trimmed windows and a mix of wood, metal, and stone materials.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: A 4' wooden fence is located to the south of the public utility easement and is setback 5'-2" from the northern property line. The project proposes landscaping improvements that complement and soften the visual appearance of the structure from Warm Springs Road and neighboring properties. The landscaping includes trees, shrubs, and grasses. Utilities on the lot are screened with shrubs. New Mugo Pine trees, Ginnala Maple trees, and lilac shrubs to the north of the structure will provide screening from Warm Springs Road.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The project features a two-story structure with multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The structure is oriented towards the primary street frontage along Bald Mountain Road.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. Sheet A101 of the project plans indicates that garbage bins will be stored within the garage and screened from public view.	

17.96.060.F.8 – Architectural	Conformance
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.	YES
Finding: The roof plan indicates that gutters will be installed, and the roof will be sloped to downspouts.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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. The City Engineer has reviewed the proposed driveway 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.	

17.96.060.G.4 – Circulation Design	Conformance
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.	YES
Finding: The proposed driveway is located further than 20 feet away from the nearest intersection of Bald Mountain Road and Lopey Lane.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	YES
Finding: Sheet L3 of the project plans indicate the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% (835 * .30 = 251 square feet).	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: Locations of snow storage areas are indicated on Sheet L3 of the project plans.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	YES
Finding: None of the snow storage areas have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES
Finding: A driveway snowmelt system within the property boundary, and not within the Bald Mountain Road right-of-way, will be installed. In addition to the snowmelt system, snow storage areas are also provided on-site.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on Sheets L3 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The front, side, and rear yards will be vegetated with native grasses. The project proposes landscaping improvements that complement and soften the visual appearance of the structure from Warm Springs Road and neighboring properties. The landscaping includes trees,	

shrubs, and grasses. Utilities on the lot are screened with shrubs. Mugo Pine trees to the north of the structure will provide screening from Warm Springs Road. Ornamental grasses and wildflowers are also proposed around the structure.

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The landscape plan proposes drought-tolerant and native species, including pine trees, native shrubs, and drought tolerant grasses.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: Landscaping to the rear of the property provides a buffer from Warm Springs Road. Landscaping on the front and side yards provides privacy from adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
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.	YES
Finding: A sidewalk has already been installed along Bald Mountain Road adjacent to the subject property 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
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.	N/A
Finding: N/A. No encroachments of below grade structures are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A. No encroachments of below grade structures into the riparian setback are proposed.	

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 Application 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 application 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 Lot 34 Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Planning and Zoning Commission **approves** the Design Review Application File No. P23-019 this Tuesday, October 10, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the project plans for Lot 34 presented at the October 10, 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.

Findings of Fact **adopted** this 10th day of October 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission