



PLANNING AND ZONING COMMISSION Tuesday, September 26, 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:

- Join us via Zoom (please mute your device until called upon).
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 Webinar ID: 893 2823 6093
- 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 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

PUBLIC HEARING:

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.
- 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.

NEW BUSINESS:

ADJOURNMENT:



CITY OF KETCHUM MEETING MINUTES OF THE PLANNING & ZONING COMISSION

Tuesday, September 12, 2023

CALL TO ORDER: (00:00:12 in video)

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

ROLL CALL:

Neil Morrow – not present 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: (00:00:38 in video)

None

CONSENT AGENDA: (00:00:47in video)

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

Motion to approve the entire consent agenda made by Susan Passovoy; seconded by Tim Carter. (00:01:00 in video)

MOVER: Susan Passovoy **SECONDER:** Tim Carter

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

RESULT: ADOPED UNANIMOUSLY

PUBLIC HEARING: (00:01:22 in video)

- 3. ACTION ITEM: Recommendation to review and approve the Lots 32-35, Block 4, Warm Springs Ranch Residences Design Review applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision
- Staff Report by Paige Nied, Associate Planner (00:01:30 in video)
- Questions/Comments from Commissioners to staff: (00:07:37 in video)
- Applicant Presentation John Shirley, architect (00:011:07 in video)
- Questions/Comments from Commissioners to applicant (00:12:08 in video)

PUBLIC COMMENT OPENED (00:14:29 in video)

- Randy Hall (00:14:57 in video)
- Jen Smith (00:21:52 in video)
- Conner Mattigan (00:23:35 in video)
- Online participant had issued, we could not hear them (00:25:35 in video)

<u>PUBLIC COMMENT CLOSED</u> (00:27: 55 in video – public comment was kept open for a few minutes during commission questions to see if online participant could resolved the sound/microphone issues.)

- Commission questions for staff (00:26:20 in video)
- Applicant response to public comment (00:28:05 in video)
- Commission comments & deliberations (00:29:00 in video)
- Staff provided commission various options for next steps (00:43:00 in video)
- Commission comments, questions for staff and applicant & deliberations (00:45:00 in video)
- Commission asked staff to repeat options (00:59:40 in video)
- Commission comments (01:02:30 in video)
- Kurt Eggers, landscape architect answered commissions questions regarding the landscaping (01:04:30 in video)
- Commission comments, questions for staff & deliberations (01:14:20 in video)

Motion to approve Lot 35, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision. (01:25:59 in video)

MOVER: Tim Carter

SECONDER: Spencer Cordovano

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

RESULT: ADOPED UNANIMOUSLY

Motion to continue approval of Lots 33, 34 and 35, Block 4, Warm Springs Ranch Residences Design Review applications with the recommendations to date certain – October 10th.

(01:26:15 in video)

MOVER: Spencer Cordovano

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Brenda Moczygemba

NAYS:

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: (01:27:00 in video)

• General announcements and highlights from staff (01:27:03 in video)

ADJOURNMENT:

Motion to adjourn at 6:03 pm (01:32:45 in video)

MOVER: Spencer Cordovano

SECONDER: Tim Carter

AYES: 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:)	
)	
Warm Springs Ranch Residences Lot 35)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: September 26, 2023)	DECISION
)	
File Number: P23-020)	

PROJECT: Warm Springs Ranch Residences Lot 35

FILE NUMBER: P23-020

APPLICATION TYPE: Design Review

REPRESENTATIVE: John Shirley – Think Architecture (architect)

PROPERTY OWNER: Brennan Holdings No. 300 LLC

LOCATION: 190 Bald Mountain Road (Lot 35, Block 4, Warm Springs Ranch Residences)

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

OVERLAY: None

RECORD OF PROCEEDINGS

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

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

The Planning and Zoning Commission considered the Warm Springs Ranch Residences Lots 32-35 Design Review applications (File No. P23-017 – P23-020) concurrently during their regular meeting on September 12, 2023. After considering Staff's analysis, the applicant's presentation, and public

comment, the Planning & Zoning Commission unanimously approved the Design Review application for Lot 35 and continued the Design Review applications for Lots 32-34 to October 10, 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 3,791 square foot single-family residence (the "project"), located at Lot 35, 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.

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS

	Compliance with Zoning and Dimensional Standards			
Co	Compliant Standards and Findings			
Yes	No	N	Ketchum	City Standards and Findings
		/A	Municipal	
			Code	
\boxtimes			17.12.030	Minimum Lot Area
			Finding	Required: 8,000 square feet
				Existing: 9,907 square feet (.23 acres)
\boxtimes			17.12.030	Building Coverage
			Finding	Permitted: 35%
				Proposed:
				25% (2,499 square feet building coverage / 9,907 square feet lot area)
\boxtimes			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'
				Side (east): 11'-8"

				Side (west): N/A (pie-shaped lot)
				Rear (north): 15'
\boxtimes	П	П	17.12.030	Building Height
			Finding	Maximum Permitted: 35'
			1	Proposed: 30'- 3 3/8"
\boxtimes			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:
				9% (20-foot-wide driveway/213 feet of property frontage along Bald
				Mountain Road Road).
\boxtimes			17.125.020.A.	Parking Spaces
			2 &	
			17.125.050	
			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	YES
connection from an existing City street to their development.	
Finding: The project proposes to construct a new asphalt driveway to access the subject	

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.

1
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	YES
standard requirements at their discretion.	

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:	YES
 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.	

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	YES
existing or future sidewalks adjacent to the site. In addition, sidewalks shall be	
constructed to provide safe pedestrian access to and around a building.	

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	YES
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.	

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	YES
necessary, depending on the unique characteristics of a site.	

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	YES
the sole expense of the applicant.	

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	YES
communication lines within the development site shall be concealed from	
public view.	

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	N/A
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.	
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	YES
townscape, surrounding neighborhoods and adjoining structures.	

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 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 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	YES
sidewalk and the entryway shall be clearly defined.	

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 gabled 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	YES
project shall match or complement the principal building.	

Finding: A 4' wooden fence is proposed along the rear 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 pine trees in the western property corner will provide screening from the adjacent Bald Mountain Townhomes.

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 sections of the roofs will have snow clips installed, and that other areas will have gutters installed and be sloped to downspouts.

Conformance
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	YES
the public sidewalk but shall not extend within two feet of parking or travel	
lanes within the right-of-way.	

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.	YES
Traffic includes vehicle, bicycle, pedestrian and equestrian use.	
Consideration shall be given to adequate sight distances and proper	
signage.	

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 400 square feet, greater than the required 30% (1,050 * .30 = 315 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 has 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	YES
to a site's microclimate, soil conditions, orientation and aspect, and shall serve	
to enhance and complement the neighborhood and townscape.	

Finding: The front, side, and rear yards will be setback 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 in the western property corner will provide screening from the adjacent Bald Mountain Townhomes. Ornamental grasses and wildflowers are also proposed around the structure.

All trees, shrubs, grasses and perennials shall be drought tolerant. Native YE species are recommended but not required.	S

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,	YES
but not limited to, structures, streets and parking lots. The development of	
landscaped public courtyards, including trees and shrubs where appropriate,	
shall be encouraged.	

Finding: Landscaping along the rear property boundary provides a buffer from Warm Springs Road and the Bald Mountain Townhomes. Landscaping on the front and eastern side yard provides privacy from adjacent properties.

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed.	YES
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.

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.

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	N/A
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.	

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 Applications pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
- 3. The City of Ketchum Planning Department provided notice for the review of the applications in accordance with Ketchum Municipal Code §17.96.080.
- 4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.

5. The Warm Springs Ranch Residences Lot 35 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. P23-020 this Tuesday, September 26, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

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

Findings of Fact **adopted** this 26th day of September 2023.

Neil Morrow, Chair City of Ketchum Planning and Zoning Commission



GOVERNING BUILDING CODES & INFORMATION

PROJECT TEAM

WARM SPRINGS #35

PROJECT ADDRESS

190 BALD MOUNTAIN ROAD KETCHUM, ID 83340
PROPERTY I.D. NUMBER:

			DRAV	VING INDI	ΞΧ
	GENERAL				
SHEET #	SHEET NAME	#	DATE	SHEET #	
COVER	COVER SHEET	1	04-27-2023	\$101	5
G002	GENERAL NOTES				
G003	BUILDING AREA ANALYSIS				
G005	SPECIFICATIONS			SHEET #	Т
G006	SPECIFICATIONS				T
G007	SPECIFICATIONS	1	04-27-2023	M101	1
G008	SPECIFICATIONS			M102	1
G009	SPECIFICATIONS			-	
G010	SPECIFICATIONS				
	CIVIL			SHEET #	1
SHEET #	SHEET NAME	#	DATE	E101	E
				E102	-
C101	Civil				
CLIEFT #		ш	DATE		
SHEET #	SHEET NAME	#	DATE		
L101	Landscape				
	ARCHITECTURAL				
SHEET #	SHEET NAME	#	DATE		
A101	SITE PLAN	1	04-27-2023		
A103	LEVEL 1 SLAB PLAN				
A104	LEVEL 1 FLOOR PLAN	2	06-14-2023		
A105	LEVEL 2 FLOOR PLAN	1	04-27-2023		
A107	ROOF PLAN	1	04-27-2023		
A109	LEVEL 1 CEILING PLAN				
A110	LEVEL 2 CEILING PLAN				
A201	EXTERIOR ELEVATIONS	1	04-27-2023		
A202	EXTERIOR ELEVATIONS	2	06-14-2023		
A203	EXTERIOR ELEVATIONS	1	04-27-2023		
A301	BUILDING SECTIONS	1	04-27-2023		

A302 BUILDING SECTIONS
A401 FIREPLACE ELEVATIONS
A501 ARCHITECTURAL DETAILS

A503 STAIR/ RAIL DETAILS

ARCHITECTURAL DETAILS

GRAPHIC SYMBOLS/ MATERIAL LEGENDS

A601 DOOR SCHEDULE & ELEVATIONS
A602 WINDOW SCHEDULE & ELEVATIONS

IN	IG INDE	ΞX		
		STRUCTURAL		
	SHEET #	SHEET NAME	#	DATE
	\$101	Structural	<u> </u>	
	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

VICINITY MAP



Architecture

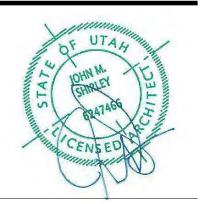
Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425

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WARM SPRINGS RESIDENCE #35

PROJECT NO. 22023

DATE: 2023.06.30

REVISIONS:

1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

COVER

© 2021 THINK ARCHITECTURE I

BENCHMARK ASSOCIATES, R. A. BROWLETHO, PLANNING, SURVEYING, MAPPING Eggers Associates landscape architecture	ARCHITECT: THINK ARCHITECTURE: 7927 SOUTH HIGH POINT WAY, SUITE 300 \$ANDY, LIT \$4094 \$01.269.0055 STRUCTURAL ENGINEER: VECTOR ENGINEERS 15503. CLOVERDALE ROAD, SUITE 315 BOISE, ID 83709 208.996.0303 MECHANICAL ENGINEER: DESIGN BUILD	BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (R.C.) WHIT IDANIO STARE AMBIDINESS 2017 FAMILONIC STARE AMBIDINESS 2018 INTERNATIONAL REPORT CONSERVATION CODE (R.C.) 2018 INTERNATIONAL REPORT CODE (R.C.) 2019 INTERNATIONAL REPORT CODE (R.C.)	# NUMBER # AT	SPECIFICATION KEY NOTE B1 WALL TYPE XXXX DOOR NUMBER XXXX WINDOW NUMBER FIXTURE TAG REVISION TAG INTERIOR ELEVATION Ref Ref ROOM NAME & NUMBER ROOM NAME & NUMBER ROOM SECTION RES SIM A101 BUILDING SECTION ROOM NAME & CENTER LINE CENTER LINE G ST A101 ROOM SECTION ROOM SIM ROOM SECTION ROOM SECTION	ARKING GRID LINES JILLIAN	PROJECT LOCATION NORTH CITY APPROVAL STAMP
	KETCHUM, IDAHO 83340 208.725.3923 OWNER:	SPECIAL INSPECTIONS REQUIREMENTS	BUILDING AREAS	OWNER & MUNICIPAL DRAWING APPROVALS		
VP COMPANIES		SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704.	SEE SHEET G003 FOR AREA PLANS			
7:08 PM	VP PROPERTIES 240 LEADVILLE KETCHUM, IDAHO 83340	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).	OWNER:	DATE: CITY ENGINEER:	DATE:	
3:1	208.726.1875	SEE PROJECT MANUAL / SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.	CITY PLANNING & ZONIN	EPARTMENT: DATE: CITY FIRE DEPARTMENT:	DATE:	
Plot Date: 7/10/2			CITY BUILDING DEPARTM	DATE: CITY POLICE DEPARTMENT:	DATE:	DEPAIR TOTAL

ABBREVIATIONS

ASSEMBLY, APPLICATION, INSTALLATION, AND SIMILAR OPERATIONS, AS APPLICABLE IN EACH INSTANCE.

MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR

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.

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. FIFI D 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

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.

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 C31. CUTTING AND PATCHING: 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

C13. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE

C14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.

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

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.

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: 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 TO FRANCES. AREAS WHERE CONSTRUCTION IS IN PROGRESS.

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

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.

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.

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.

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

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

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

ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDED WITHIN THE

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

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.

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

WITH LANDLORD WHERE APPLICABLE.

C46. CLEANING MATERIALS AND EQUIPMENT:

\$1. 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.

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.

PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECTS SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

S7. PRODUCTS AND MATERIALS:

INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL. EXCEPT WHERE SPECIFIED OTHERWISE, WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.

ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS. PROJECT CONTRACT 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.

11'-0" 3'-9 1/2" 6'-11" FACE OF STUD TYPICAL DIMENSION METHOD UNI-STRUT METAL FRAMING BAR ATTACHED TO CONCRETE WALL W/ 1/2" x 4" EXPANSION BOLTS 12" O.C. SIDE VIEW FRONT VIEW

WATER HEATER SEISMIC STRAPPING

INSULATION SCHEDULE

ENERGY STRATEGY:

PRESCRIPTIVE PER IBC RESCHECK - 2015 IECC RESCHECK - UTAH 2012 **THICKNESS** LOCATION REMARKS CONTINUOUS RIGID FOUNDATION WALLS AND SLAB ON GRADE 2" TOTAL THICKNESS -OWENS CORNING FORMULAR CW15/CW25 PLUS INSULATION GLUED TO INSIDE OF 2' BELOW GRADE FOUNDATION WALL OR CAST IN PLACE BELOW SLAB CONTINUOUS BELOW SLAB WALL INSULATION EXTERIOR- WOOD FRAMED | BLOW-IN 5-1/2" TOTAL THICKNESS R-23.1 JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION 5-1/2" TOTAL THICKNESS R-23.1 WALL INSULATION EXTERIOR - CONCRETE JOHNS MANVILLE SPIDER® PLUS FORMALDEHYDE-FREE™ BLOW-IN FIBERGLASS INSULATION 3-1/2" TOTAL THICKNESS R-14.7 WALLS FURRED OUT WITH WOOD FRAMED FLOORS (JOISTS/FRAMING) BLOW-IN R-42 JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION ROOFING: VENT BAFFELS **BELOW DECK** 1" - TOTAL THICKNESS FLAME RETARDANT PVC, EXTEND A MINIMUM OF 48" ABOVE EAVES ROOFING: AT EAVES FOAM-IN-PLACE 1" - TOTAL THICKNESS R-6.8 JOHNS MANVILLE CORBOND® MCS CLOSED-CELL SPRAY FOAM INSULATION ROOFING: AT TRUSSES **BLOW-IN** DEPTH REQUIRED TO MEET | R-50 JOHNS MANVILLE **CLIMATE PRO® FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION R-VALUE RESTROOMS, BATHROOMS AND COMMON BLOW-IN FILL CAVITIES JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION (FOR SOUND) SOUND BATTS FILL VOIDS AT STUD CAVITIES WITH ROOF DRAINS OR JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES MECHANICAL TYPE ROOM WALLS AND SOUND BATTS FILL CAVITY JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION CEILINGS WHERE APPLICABLE INTERIOR FLOORS - SOUND RATING REQUIRED SOUND BATTS FILL CAVITY JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION DUCTWORK/PLUMBING LINES DBL. FACED 1/2" VINYL SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS

MAX U-FACTOR: 0.32

MAX SHGC: 0.16

ALUMINUM CLAD WOOD

INSULATION NOTES:

14. GLAZING - NFRC THERMAL RATINGS

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.

3. CONTRACTOR TO VERIFY NO WALL OPENINGS GREATER THAN 1/2" PRIOR TO INSTALATION OF ENVELOPE SEALING.

DOUBLE PANE

PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW: (A) BLOWER DOOR TEST FOR BUILDING ENVELOPE AT FINAL WITH A MAXIMUM AIR LEAKAGE OF 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE

TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. 1. AIR BARRIER TO BE PERFORMED WITH "AEROBARRIER" ENVELOPE SEALING TECHNOLOGY 2. TO BE PERFORMED AFTER DRYWALL INSTALATION AND MUD AND TAPE.

RESCHECK/ ENERGY COM CHECK

REScheck Software Version 4.7.2 √ Compliance Certificate Warm Springs #35

2015 IECC Energy Code: Ketchum, Idaho Single-family Conditioned Floor Area: 3,050 ft2 Glazing Area Climate Zone: 6 (8280 HDD) Permit Date: Permit Number:

Construction Site: **Bald Mountain Road** Cetchum, ID 83340

ompliance: 4.7% Better Than Code Maximum UA: 655 Your UA: 624

Envelope Assemblies

Floor over Garage: All-Wood Joist/Truss:Over Floor over Garage Outside: All-Wood Joist/Truss:Over Basement Walls: Solid Concrete or Masonry 15.0 14.0 0.028 0.050 15 27 Depth below grade: 10.5' Insulation depth: 10.5' South Elevation: Wood Frame, 16" o.c. 7.0 0.038 0.045 38 45 Windows: Metal Frame; Double Pane with Low-E 0.300 0.320 170 181 0.320 0.320 12 12 Door Garage: Solid 0.500 0.320 90 58 7.0 0.038 0.045 22 26 West Elevation: Wood Frame, 16" o.c. Windows: Metal Frame: Double Pane with Low-E 0.300 0.320 19 20 Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #35.rck Page 1 of10 North Elevation: Wood Frame, 16" o.c. 7.0 0.038 0.045 41 49 0,300 0,320 64 68 Windows: Metal Frame: Double Pane with Low-E East Elevation: Wood Frame, 16" o.c. 534 23.1 7.0 0.038 0.045 19 22 Windows: Metal Frame:Double Pane with Low-E 0.300 0.320 14 15 Roof - Level 1: Flat Ceiling or Scissor Truss 2,052 50.0 10.0 0.020 0.026 41 53 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

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

Sandy, UT 84094 8012690055

Project Title: Warm Springs #35

Data filename: C:\Users\jcaceres.THINKAEC\Desktop\Rescheck Temp\Warm Springs Residence #35.rck Page 2 of10

Architecture

Interior Design Landscape Architecture Land Planning Construction Managemen

> 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com

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REVISIONS:

GENERAL NOTES

SHEET NUMBER:

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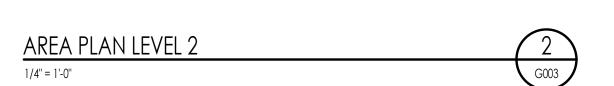
WARM SPRINGS RESIDENCE #35

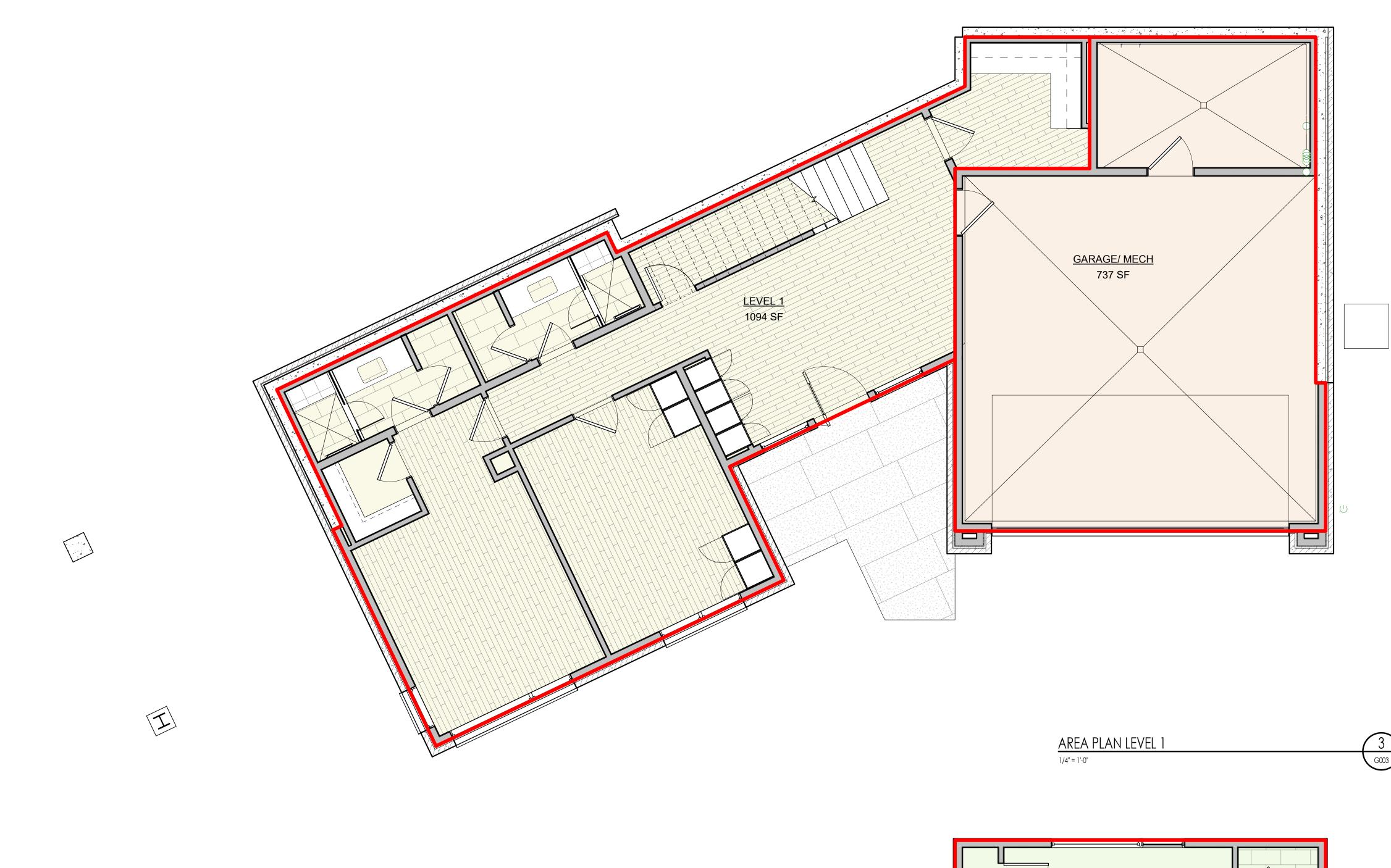
PROJECT NO. 22023 DATE: 2023.06.30

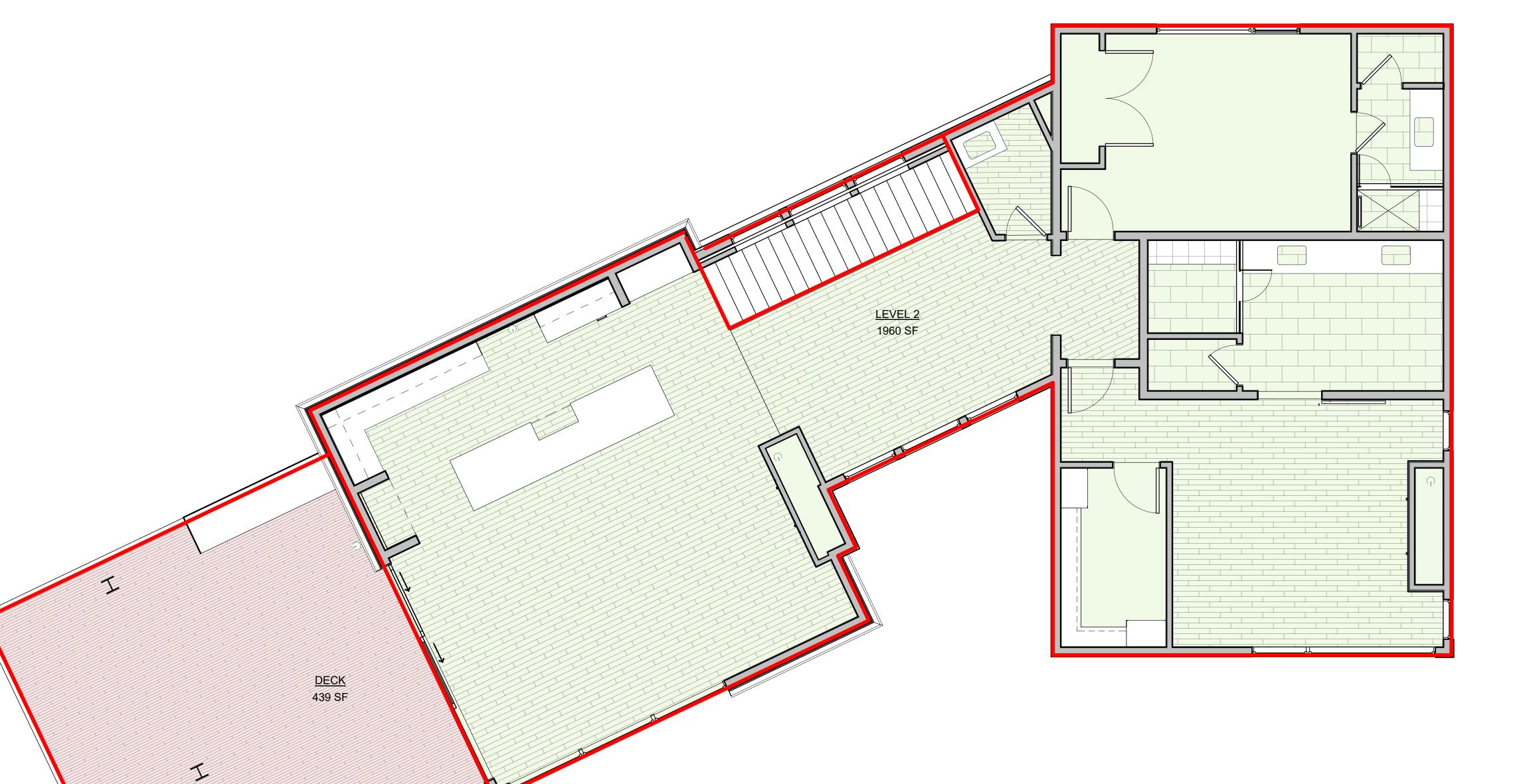
REVISIONS:

BUILDING AREA
ANALYSIS

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AREA

GARAGE/ MECH

BUILDING AREA - FINISHED

BUILDING AREA - TOTAL

TOTAL

3791 SF

EXTERIOR AREA - DECK

FINISHED

1094 SF 1960 SF 3054 SF

UNFINISHED

EXTERIOR

439 SF 439 SF

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 ALL ITEMS RELATED TO OPERATION OF ALL EQUIPMENT. 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

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.

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:

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

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.

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

AT PROJECT CLOSEOUT, CREDIT ALL UNUSED AMOUNTS REMAINING IN THE CONTINGENCY ALLOWANCE TO OWNER BY

'ELATED COSTS FOR WORK SPECIFIED WITHIN THE CHANGE ORDER. PROFIT AND OVERHEAD OF THE CONTRACTOR SHA

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

01-03 ALTERNATES

EQUAL PROJECT PROFIT AND OVERHEAD FOR PROJECT.

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

01-04 SUBSTITUTION PROCEDURES

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.

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

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

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

01-05 PAYMENT PROCEDURES

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.

BE INSTALLED AT DIAMETER TO MATCH DRIP LINE OF TREE.

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. JPDATE 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

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.

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

PROVIDE 6'-0" HIGH FENCING AROUND TREE. FENCING SHALL BE INSTALLED TO PROVIDE PROTECTION TO TREE AND SHALL

01-07 OPERATION AND MAINTENANCE DATA

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

THE CONTRACTOR SHALL SCHEDULE A TIME TO REVIEW AND TRAIN THE OWNER AND/OR OWNER'S REPRESENTATIVES ON

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.

01-08 WARRANTY

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

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

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 OCUMENTS ON BEHALF OF THAT ENTITY.

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 FLECTRONIC FILE (OR)

TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.

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.

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 CONTRACTOR SHALL REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK OF THE

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

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

01-10 DEFERRED SUBMITTALS

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 BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED. 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.

INLESS 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.

DEFERRED SUBMITTAL PROCESS:

6. FACTORY BUILT FIREPLACES.

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

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

7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

DIVISION 3-CONCRETE

03-05 CAST IN PLACE FOOTINGS

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.

DESIGN MIXTURES FOR EACH CONCRETE MIX.

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL. (CERTIFIED 95% COMPACTION). ANY ALL STEPS SHALL BE PLACED ON 6" MINIMUM COMPACTED SUB BASE OR GRAVEL. STEPS SHALL SLOPE 1/8" AT EACH QUESTIONABLE SOIL SHALL BE REVIEWED BY SOIL ENGINEER PRIOR TO PLACEMENT OF FOOTING. THE CONTRACTOR SHALL TREAD TO ALLOW DRAINAGE. COORDINATE AND REQUEST A SITE OBSERVATION REPORT FROM GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF

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

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

03-06 CAST IN PLACE FOUNDATION WALLS CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STREGTH, AND SHALL HAVE NORMAL WEIGHT

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

DESIGN MIXTURES FOR EACH CONCRETE MIX.

DIVISION 7 OF SPECIFICATIONS.

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

DESIGN MIXTURES FOR EACH CONCRETE MIX. 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

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

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

COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

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 GENERAL/PRODUCT NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

DESIGN MIXTURES FOR EACH CONCRETE MIX

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

ALL SLABS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE OR GRAVEL. THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

COORDINATE WITH HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE DUCTWORK AS PER COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED. PLANS PROVIDED BY DESIGN BUILD CONTRACTOR COORDINATED BY THE GENERAL CONTRACTOR. THE RADIANT TUBING MUST BE WITHIN THE TOP HALF OF THE SLAB.

ALL JOINTS SHALL BE CUT.

ALL REINFORCEMENT.

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

03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS

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 COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI

DESIGN MIXTURES FOR EACH CONCRETE MIX

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. SHOWN ON DRAWINGS.

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 RADIANT HEATING TUBES ARE TO BE LOCATED IN SEVERAL CONCRETE PATIOS AT THE EXTERIOR AS NOTED ON THE PLANS.

LOCATIONS AND DESIGN OF TUBING LAYOUT. CONTRACTOR TO COORDINATE PLACEMENT OF TUBES IN TOP HALF OF

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

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. STONE TO BE: QUARTZITE FROM LOCAL QUARRY PROVIDE MINIMUM OF 2" COVERAGE OF CONCRETE TO ALL STEEL. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT

DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE CONCRETE THAT

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.

CANNOT BE REPAIRED AND PATCHED TO ARCHITECT'S APPROVAL NO JOINTS IN STAIRS.

03-14 CAST IN PLACE RETAINING WALLS

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.

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,

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

TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED.

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.

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

INTERIOR CONCRETE GARAGE SLABS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

DESIGN MIXTURES FOR EACH CONCRETE MIX

BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORM WORK, REINFORCEMENT, AND EMBEDDED ITEMS IS 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

1/2" LIGHTWEIGHT CONCRETE TOPPING SLAB ON PLYWOOD FLOORING

15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING

TIGHT CONTACT WITH BONDING SURFACE.

COST TO THE OWNER.

COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION. PLACE CONCRETE FLOOR TOPPING CONTINUOUSLY IN A SINGLE LAYER, TAMPING AND CONSOLIDATING TO ACHIEVE

SCREED SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF TO CORRECT ELEVATIONS, AND SLOPE SURFACES UNIFORMLY WHERE INDICATED. CONTRACTION JOINTS IN SLABS-ON-GRADE AS INDICATED SHALL BE AT LEAST ONE-FOURTH OF CONCRETE THICKNESS AS 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

> 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

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

DIVISION 4 MASONRY 04-40 EXTERIOR STONE VENEER

STONE VENEER AT EXTERIOR OF BUILDING AS SHOWN ON DRAWINGS.

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.

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.

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

ABOVE SHELF ANGLES, AND AT FLASHING. ANCHOR STONE MASONRY TO CONCRETE, CMU AND STUD WALL FRAMING AS INDICATED ON DETAILS WITHIN

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:

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.

R703.7.2.1 AND R703.7.2.2. THESE VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT RAKE OUT JOINTS AS DIRECTED BY ARCHITECT. 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

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. GAG WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS 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,

DEFECTIVE CONCRETE: REPAIR AND PATCH DEFECTIVE AREAS WHEN APPROVED BY ARCHITECT. REMOVE AND REPLACE 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 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)

EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. IRC 703.7.4.1 EXCEPTION.

LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT (IRC 703.7.5) 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. FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR 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 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

STONE OR BRICK VENEER ON STUDS OR SHEATHING.

J. PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED AS PER I.R.C. TABLE R703.4 UNDER ALL

CONNECTORS AS REQUIRED PER R703.7 EXCEPTION 3 OR 4 AS APPLICABLE. HEIGHT MAY BE EXCEEDED IF ENGINEERED

G. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND

04-48, 04-49 STONE VENEER COMPONENTS

TONE 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 JOINTS AS STONE IS SET.

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.

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

WALL CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS LEVEL AND SHALL SLOPE AS PLACE WEEP HOLES AND VENTS IN JOINTS WHERE MOISTURE MAY ACCUMULATE, INCLUDING AT BASE OF CAVITY WALLS. 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

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.

COLUMN CAPS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. INSTALL ALL CAPS TO SLOPE AS INDICATED ON

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

REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND NONMETALLIC SCRAPE HOES OR CHISELS, 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 TO BE SLUSHED INTO SPACE BETWEEN STONE FACE AND DRAIN PLANE AND WEATHER BARRIER. STONE AND MASONRY VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 703 TABLE R703.4 AND FIGURE

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.

CLEAN STONE MASONRY AS WORK PROGRESSES. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS,AFTER

Interior Design Landscape Architecture Land Planning Construction Manageme

> 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com

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Shop drawings: show fabrication of structural-steel components. Include details of cuts, connections, 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

ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED SSPC-PAINT 25, TYPE ARCHITECT. 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 PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL ERECTION IS 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

STRUCTURAL STEEL COLUMNS: TUBE, PIPE, WIDE FLANGE, AS NOTED ON STRUCTURAL DRAWINGS. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT

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.

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

- A. Piamented Polyurethane over Epoxy System with shopcoat primer 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. 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.
- 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

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

<u>GENERAL/PRODUCTS</u>
STRUCTURAL STEEL CHANNELS (ASTM A 572/A 572M, GRADE 50)

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT

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, HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.7: HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-

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

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: 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 LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS 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 1/4 INCHES (32 MM) TOA

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

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

STRUCTURAL STEEL LINTELS

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.

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

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

COMPLETE. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT

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

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

ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

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

EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

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

STEEL AND ORNAMENTAL RAILINGS AS SHOWN ON DRAWINGS AND DETAILS.

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

A. Epoxy-Modified Latex System: 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.

Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat. 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.

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

HANDRAILS AND GUARDRAILS SHALL MEET FOLLOWING DESIGN LOADS. UNIFORM LOAD OF 50 LBF/ FT. 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.

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.

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 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 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF $2\frac{1}{4}$ 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 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITH 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT THAN 1 ¾ INCHES (45 MM) BELOW THE TALLEST WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 PORTION OF THE PROFILE. THE MINIMUM MAXIMUM OF 2 % INCHES (70 MM). EDGES SHALL HAVE A

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

TEEL 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.

SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.

LENGTH, AND TYPE OF EACH WELD.

INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA, WITH EMBEDMENT INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE,

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:

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

Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal

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

> 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.

Prime Coat: Shop primer specified in Section where substrate is specified. Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat. Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI #

OR AS REQUIRED TO SUIT TYPE OF STRUCTURE INDICATED.

VERIFY ELEVATIONS OF CONCRETE- AND MASONRY-BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH PLATES. AND OTHER EMBEDMENTS, PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION CORRECTED. PROVIDE ALL NECESSARY BRACING AND SHORING FOR ERECTION, AND DO NOT REMOVE UNTIL FINAL REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO ERECTION IS COMPLETE. ALL MEMBERS SHALL BE LEVEL AND PLUMB IN ACCORDANCE WITH THE DRAWINGS AND PROJECT EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS

FABRICATE WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, PROVIDE FIRE BLOCKING AT ALL BEARING WALLS, AND PROVIDE FIRE BLOCKING AT ALL SPACES @ 10'-0" SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, AND ROUGHNESS.

05-55 CUSTOM STEEL STAIRS

STAIR COMPONENTS AS FOLLOWS:

3" SOLID WOOD TREADS AS PER DETAILS. OPEN RISER THAT DOES NOT EXCEED 4".

framing members. Do not thermally cut bolt holes or enlarge holes by burning

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

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.

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.

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

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.

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.

SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R319.1 (5)).

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 GENERAL/PRODUCT OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARDYTH, THE WOOD MAY BE WALL SHEATHING TO BE: AND SLABS.

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

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

B. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C TREATED AS PER FIRE-RATED WALL REQUIREMENTS. 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 PROVIDE BLOCKING AT ALL PANEL EDGES

2. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.

06-07, 06-08, 06-09 WOOD BLOCKING/FIREBLOCKING

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

FIRE BLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. CONTRACTOR SHALL COORDINATE THESE

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)

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

> 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) THE CONSTRUCTION DRAWINGS.

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

06-15 WOOD FURRING

SEPARATION. (IRC 302.11 (6))

2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTERWOOD STUDS AS SHOWN ON DRAWINGS.

PROVIDE 2X WOOD STUDS AT 16" O.C. U.N.O.

PROVIDE FABRICATIONS OF SIZES AND SHAPES INDICATED. FABRICATE CONNECTIONS TO COMPLY WITH DETAILS SHOWN PROVIDE 2X SOLID WOOD FIREBLOCKING AT EVERY 10'-0", AND PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

REMOVE BLEMISHES BY FILLING OR GRINDING OR BY WELDING AND GRINDING, BEFORE CLEANING, TREATING, AND SHOPHOLD WOOD FRAMING AWAY FROM CONCRETE FOUNDATION WALL 1/2 INCH.

R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES

BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE REQUIRED FOR SECURING OTHER WORK TO STRUCTURAL STEEL AND FOR PASSAGE OF OTHER WORK THROUGH STEEL

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

BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

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

06-22, 06-23 HEAVY TIMBER FRAMING

06-59 STRUCTURAL COLUMNS timber beams/columns/trusses/roof purlins /haunches as shown on architectural/structural drawings

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

TIMBER TO BE: COLOR: STAINED WITH SHERMA WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

COORDINATE WITH ARCHITECTURAL/STRUCTURAL DRAWINGS FOR CONNECTIONS AT EACH TIMBER.

SHOP DRAWINGS: ALL TIMBER JOISTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION. TIMBER CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO FABRICATION OF TIMBERS

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

06-32 WOOD DECKING WOOD DECKING AT ALL EXTERIOR DECKS/WALKWAYS

WOOD DECKING SHALL BE: "GOLD DECKING" BY TRUGRAIN RESYSTA AS SELECTED BY ARCHITECT

ATTACH WOOD DECKING TO FRAMING (SEE STRUCTURAL PLANS FOR SIZE) WITH HIDDEN FASTENER SYSTEM AS

1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL. UNTREATED AND OF ANY SPECIES. INSTALL SILL SEALER FOAM UNDER ALL SILL PLATES AT CONCRETE FOUNDATION WALLS EXTENT OF WALL SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

> 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

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-

NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS, AND SHEATHING SHALL BE INSTALLED PERPENDICULAR TO

COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL HOLD DOWNS, HURRICANE TIES.

EXTENT OF PLYWOOD FLOOR SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS.

PROVIDE BLOCKING AT ALL PANEL EDGES

06-50 PRE-ENGINEERED ROOF TRUSSES

ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS

SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND

COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF ROOF TRUSSES

06-55 PRE-ENGINEERED FLOOR JOISTS

ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND

PROVIDE SOLID BLOCKING AT ALL BEARING POINTS

MEET REQUIEMENTS PER IRC 502.4. A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 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

B. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER I.R.C. SECTION R408.4.

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 INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.

HOP 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

EXECUTION

COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION

AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS

, LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.

INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

JOIST HANGERS NOT INTENDED FOR USE SPECIFIED.

OLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL

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 DECA' 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.

ALL EXTERIOR WOOD TRIM WORK AS SPECIFIED ON DRAWINGS AND DETAILS. CONTRACTOR TO COORDINATE WITH DRAWINGS AND DETAILS.

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.

COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

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.

06-75 INTERIOR STAIR FRAMING

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

PROVIDE 3/4" HARDWOOD RISER MATERIAL OVER 3/4" PLYWOOD STAIR RISER. GLUE AND SCREW MATERIAL TO

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.

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

B. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7-3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10

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

06-84 INTERIOR STANDING AND RUNNING TRIM

THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)

PROFILE AS SELECTED BY INTERIOR DESIGNER. PROFILE AS SELECTED BY INTERIOR DESIGNER. PROFILE AS SELECTED BY INTERIOR DESIGNER CROWN MOLD: WINDOW SILL: PROFILEAS SELECTED BY INTERIOR DESIGNER. MANUFACTURER: SEE INTERIOR DESIGNER DRAWINGS. MATERIAL: SEE INTERIOR DESIGNER DRAWINGS CUSTOM AS SELECTED

COORDINATE WITH INTERIOR DRAWINGS FOR TYPE OF INTERIOR TRIM. TRIM TO BE EITHER PAINT OR STAIN GRADE

PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER.

INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.

06-85 INTERIOR STAIR RAILING

ALL INTERIOR STAIR RAILING AS PER INTERIOR DESIGN DRAWINGS. AND ARE NOT INCLUDED WITHIN THE SHELL PACKAGE OF THE BUILDING. SEE INTERIOR DESIGN PACKAGE.

ALL TRIM MUST BE LEVEL AND PLUMB.

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

UNIFORM LOAD OF 50 LBF/ FT. APPLIED IN ANY DIRECTION. CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.

SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS

CONCENTRATED LOAD OF 50 LBS APPLIED HORIZ. ON AN AREA OF 1 SQ. FT.

06-89 INTERIOR WOOD COLUMNS 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.

PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR

06-90 INTERIOR WOOD BEAMS 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.

PROVIDE 12" LONG SAMPLE OF EACH FINISHED TRIM WITH SELECTED COLOR FOR APPROVAL BY ARCHITECT/INTERIOR **DIVISION 7-THERMAL AND MOISTURE PROTECTION**

07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND

SEE SECTION 31-06 -DEWATERING, FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

PRODUCT DATA FOR SPECIFIED PRODUCT. PROVIDE SAMPLES, WARRANTIES, ETC. FOR REVIEW/APPROVAL

BE SURE SURFACES IS CLEAN AND IN GOOD REPAIR. SURFACE MUST BE FREE OF DIRT, RESIDUES, WATER REPELLENT

ALL HOLES, CRACKS AND RECESSED JOINTS MUST BE FILLED WITH CEMENT MORTAR FOR A SMOOTH, CLEAN SURFACE.

DAMPPROOFING SHALL BE: HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFING

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.

TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.

DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE.

MEMBRANCE MANUFACTURE TO BE

OTHER TERMINATION CONDITIONS.

FOUNDATION DRAIN:

FOUNDATION DRAIN:

COMPOUNDS.

RUBBERIZED-ASPHALT WATERPROOFING MEMBRANE, REINFORCED WITH MOLDED-SHEET DRAINAGE PANELS, AND INSULATION WHERE SHOWN ON DRAWINGS.

CARLISLE COATINGS & WATERPROOFING INC.; CCW-500R OR EQUAL. CARLISLE COATINGS & WATERPROOFING INC.: MIRADRAIN 2000 OR EQUAL

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

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

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.

Architecture

Interior Design Landscape Architecture Land Planning

Construction Manageme 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425

www.thinkaec.com

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ESIDENC Δ SPRING

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REVISIONS:

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EXECUTION

BOLT HOLES: CUT, DRILL, OR PUNCH STANDARD BOLT HOLES PERPENDICULAR TO METAL SURFACES. PROVIDE HOLES

B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY INTERIOR

CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

UNIFORM LOAD OF 25 LBF/SQ. FT. APPLIED HORIZONTALLY.

MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

PROVIDE CERTIFICATION WITH SUBMITTAL

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

Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.

AS FOLLOWS: A. Water-based Light Industrial Coating System:

163: S-W Pro Industrial Acrylic Semi-Gloss Coating, B66-650 Series, at 2.5 to 4.0 mils dry, per B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

STRINGERS EXPOSED STEEL PLATE STRINGERS AS PER DETAILS.

PROVIDE METAL STAIRS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND WITHIN 10'-0" LENGTH. STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED: UNIFORM LOAD: 100 LBF/SQ. FT. CONCENTRATED LOAD:

DIVISION 6-WOOD, PLASTICS & COMPOSITES

WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE SUBMITTALS TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C. WHERE LOCATED ON CONCRETE SAMPLE OF ACTUAL SAMPLE WITH STAIN SAMPLE SELECTED FOR ARCHITECT APPROVAL. FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH RECOMMENDED BY MANUFACTURER.

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

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN

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.

PROVIDE CONTINUOUS CONSTRUCTION ADHESIVE AT ALL FLOOR SHEATHING TO FLOOR JOIST.

MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

INGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

RCHITECT/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

OORDINATE 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.

Joists under and parallel to Bearing Partitions shall be sized per engineer, or at minimum double joists.

RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD.

06-56 PRE-ENGINEERED ROOF JOISTS

GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

06-58 STRUCTURAL LAMINATED BEAMS

ALL JOIST AND BEAM HANGERS SHALL BE PER STRUCTURAL DRAWINGS, AND INTENDED FOR USE SHOWN. DO NOT USED

06-62 EXTERIOR WOOD TRIM

SOFFIT- 1 X 6 T & G CEDAR

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.

THE CONSTRUCTION DRAWINGS.

OF FRAMING MEMBERS. COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC.) DURING LAYOUT TO ASSIST IN LAYOUT

LUMBER, ETC. Installations shall be per details and noted on the drawings.

MANUFACTURER: CEDAR BOARDS WOOD TRIM TO BE: WOOD TRIM GRADE: SELECT WOOD TRIM FINISH TO BE: STAINED

SUBMIT 12" SAMPLE OF EACH TYPE OF TRIM. FINISH AND EACH STAIN OR PAINT COLOR.

07-02 SPRAY APPLIED FOUNDATION WATERPROOFING

SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC

WARRANTY PERIOD: [FIVE] YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

TEMPERATURE IS BELOW 0 DEG F. CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE SHEET NUMBER:

PROJECT NO. 22023

3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN

GENERAL/PRODUCTS SEE INSULATION SCHEDULE BELOW FOR LOCATION AND INSULATION REQUIREMENT

07-54 THERMAL INSULATION

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) THICKVIECC

LOCATION	ITFE IF	LICKINE22 L	K-VALUE
SLAB ON GRADE	FOAM-IN-PLACE	2"	R-10
INSTALL UNDER HEATED SLAB ON GRAI	DE LOCATIONS. OWENS C	ORNING FORMULA 250)
PERIMETER OF FOUNDATION	RIGID	2"	R-10
INSTALL ON INSIDE FACE OF EXTERIOR	FOUNDATION FROM TOP	OF FOOTING TO BOTTO	NA OF CONCRETE SLAR AT LIV

INSTALL UN INSTITUTE FACE OF EXTERIOR FOUNDATION FROM TOP OF FOOTING TO BOTTOM OF CONCRETE SLAB AT LIVING SPACE- BURIED - OWENS CORNING FORMULA 250

FLOOR OVER UNHEATED BASEMENT UNFACED BATTS R-30 FLOOR UNDER RADIANT HEAT BLOWN-IN R-38 FLOOR OVER OUTSIDE R-38 **BLOWN-IN** OR UNHEATED AIR WALL INSULATION AT EXTERIOR FRAMED WALLS

R-22.5 2X6 WOOD EXTERIOR WALLS BLOWN-IN (BLOWN TO BE CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM) 3 1/2" R-22.75 2 X 4 WOOD FURRED-EXTERIOR WALLS CLOSED-CELL FOAM (CERTAINTEED CertaSpray with 2.0 pcf and R-value of 6.5 per inch)) <u>ROOF INSULATION</u> 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

TOTAL= R-49.0 (CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM) ROOF AT DEEPER JOISTS: MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF R-24.5 NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS PLUS FULL DEPTH OF JOIST CAVITY (CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM) NTERIOR AND SPECIALITY REQUIRED INSULATION NTERIOR WALLS 3-1/2" MECHANICAL TYPE ROOMS WALLS AND (CEILINGS WHERE APPLICABLE SOUND <u>Bathrooms</u> SOUND BATTS 5 1/2" OR 3 1/2" R-11 - R19 INSULATION BATTS BATTS

INTERIOR FLOORS/ CEILING SOUND RATING REQ'D 1/2" VINYL FACED DBL. FACED STUD CAVITY WITH PLUMBING DRAIN LINES SOUND BATTS/

PLUMBING DRAIN LINE SHALL BE INSULATED IN ADDITION TO THE CAVITY OF THE STUD WALL IS LOCATED WITHIN.

Provide manufacturere data and installation instructions and recommendations for review prior to INSTALLATION.

EXECUTION FILL ALL VOIDS AS REQUIRED.

PROVIDE R-25 MINIMUM CLOSED CELL INSULATION ABOVE ANY CEILING PENETRATIONS AT UNVENTED ROOF ASSEMBLIES.

FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

07-55 ATTIC ACCESS

ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R807.

ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT 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

WEATHER BARRIER MEMBRANE; DUPONT -TYVEK- HOMEWRAP OR EQUAL DUPONT- TYVEK TAPE OR EQUAL SEAM TAPE DUPONT- FLEXWRAP OR EQUAL

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

SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS.

07-133 WOOD SIDING

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".

PROVIDE 12" X 12" SAMPLE OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.

OLLOW 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.

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 ANCHOR SHEET METAL FLASHING AND TRIM AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH

CROOKED OR OTHERWISE DEFECTIVE.

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

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

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

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

MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE IN THE MANUFACTURING OF SINGLE-PLY HEAT WELDABLE

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. TANDARDS UPON COMPLETION OF THE ROOFING SYSTEM.DEVIATIONS OR CHANGES FROM THE CONTRACT

TANDARD 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. ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES: A. MEMBRANE TYPE: KEE. B. MEMBRANE THICKNESS: 30 M

~C.COLOR:EMERGY.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.

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

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.

OO 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

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.

INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS FOR RECEIVING ADHERED

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

07-164 METAL SHEET BATTEN-SEAM ROOFING

GENERAL/PRODUCIS ARCHITECTURAL METAL ROOFING: BONDERIZED METAL MBCI- MANUFACTURE COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY".

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

SAMPLES FOR VERIFICATION OF SHINGLE SIZE AND COLOR

ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER

ROOFING TO BE INSTALLED OVER SECONDARY ROOFING MEMBRANE (ENTIRE ROOFING SURFACE)

SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.

07-170, 171, 172, 173, 174, 175, 176,

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.

> DRIP METAL WINDOW HEAD FLASHING DOOR HEAD FLASHING TRANSITIONAL FLASHING

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.

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.

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

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

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

GUTTERS SHALL BE: SQUARE AS PER DETAILS DOWNSPOUTS SHALL BE: ROUND DOWNSPOUTS.

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

PRE-FINISHED ALUM. COLOR TO MATCH METAL ROOFING.

INSTALL AT LOCATIONS SHOWN ON PLANS.

METAL FINISH

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

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

PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT GLAZED. SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES. PROVIDE JOINT SEALANTS FOR INTERIOR APPLICATIONS THAT ESTABLISH AND MAINTAIN AIRTIGHT AND WATER-RESISTANT

PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND SURFACE. WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.

CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

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

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

SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION. CUSTOM ENTRY DOOR- BY MILL SELECTED **SPECIES** SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS" COLOR

VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

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 HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS

08-26 INTERIOR WOOD DOOR

SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION. AS SELECTED BY BIDDING MANUF. SPECIES: SEE INTERIOR DESIGN DRAWINGS CUSTOM STAIN BY INTERIOR DESIGNER

VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

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

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

LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN, WINDOW MANUFACTURER: WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION 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. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

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

VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"

MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" 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. WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

OPERATIONAL REQUIREMENTS.

INSTALLATION IS COMPLETE. PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308) A. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING

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 ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS

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

D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF 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.

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

SEE DOOR SCHEDULE FOR ALL SIZES AND OPERATION. DOOR MANUFACTURER: DOOR STYLE SHALL BE: AS SHOWN ON DRAWINGS COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

TEMPERED OR LAMINATED SAFETY GLASS FOR SHOWER DOORS OR SHOWER ENCLOSURES. SHOWER ENCLOSURES TO BE: EUROPEAN STYLE ALUMINUM FRAMED SHOWER ENCLOSURE

PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED.

PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

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 CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH. ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM

(70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS

BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT 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.

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

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.

INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).

INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER

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.

PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS,

OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE

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 3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF 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

PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.

THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF

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. 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

08-146 UNIT SKYLIGHT

14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING 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.

INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL. 08-151 DOOR HARDWARE

ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND

INSTALL PER MANUFACTURES SPECIFICATIONS

HARDWARE LIST ASSIGNED TO EACH DOOR.

08-174 MIRRORS MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

DIVISION 9- FINISHES 09-21 GYPSUM WALL BOARD

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.

FINISH TO BE: SMOOTH

EXTERIOR LOCATIONS: 5/8" GLAS-MAT GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM

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.

BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

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

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

XTENT 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

KTENT 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

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.

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.

INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION 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.

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 EXTENT OF CARPET FLOORING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL 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

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER

PROVIDE A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO

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

EXTERIOR SEMI-TRANSPARENT WOOD STAIN PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT. CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING

ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.

09-221 INTERIOR PAINTING EXTENT OF INTERIOR PAINTING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL

MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE

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

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

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

EXTENT OF INTERIOR STAIN FINISH INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL 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

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

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

XTENT OF EPOXY FLOOR COATINGS INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL 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

PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION. ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

Architecture

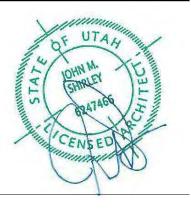
Interior Design

Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com

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REVISIONS:

07-164 METAL SHEET BATTEN-SEAM ROOFING

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.

OF RELATED WORK TO AVOID CUTTING AND PATCHING.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED,

UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

BUILDING CODES: ROOF SYSTEM WILL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODE BODIES

A MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S SPECIFICATION SHALL HAVE WRITTEN APPROVAL FROM THE ROOFING MANUFACTURER, FOR PRESENTATION 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.

ROOFING MEMBRANES.

DETAILS- CRAFTSMAN SERIES SB

WARRANTIES: SAMPLE OF SPECIAL WARRANTIES.

SHEET METAL FLASHING AND TRIM

RATED DOORS. SEE IRC 302.5.

FINISH (ADHESION, CHALK, AND FADE)

APPROVED BY ARCHITECT/OWNER.

SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

COLOR OF SCREENS TO BE: AS DETERMINED BY ARCHITECT.

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

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)

HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

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

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND

C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING

TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE

G. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS. WHERE

INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES. CONTRACTOR SHALL COORDINATE ALL SUB

CEILINGS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

4'-0" X 4'-0" MOCK-UP OF WALL AND CEILING TO INDICATE COMPLIANCE OF FINISH SPECIFIED.

Architecture

Landscape Architecture Land Planning Construction Managemer

7927 So. Highpoint Parkway, Suite 300

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SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING.

COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND

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

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)

SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.

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

RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.

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.

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

TENT 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

EXTENT OF CABINETRY AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS

12-40 STONE COUNTERTOPS

COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.

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.

TENT OF STONE COUNTERTOPS AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

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

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 THERWISE DAMAGED STONE, DEFECTIVECOUNTERTOPS, DEFECTIVE JOINTS, INCLUDING MISALIGNED JOINTS, INTERIOR

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

STONE COUNTERTOPS AND JOINTS NOT MATCHING APPROVED SAMPLES AND MOCKUPS.

DIVISION 21 - FIRE SUPPRESSION

THE PROJECT SHALL HAVE FULL NFPA 72 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 WARRANTY AFTER OWNER'S ACCEPTANCE. 24447, RESPECTIVELY, AS DEFINED BY ASTM D1784, AND SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE

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 4

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

WATER. BOTH PIPE AND FITTING COMPOUNDS SHALL BE PRESSURE RATED BY PLASTICS PIPE INSTITUTE (PPI).

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/CZTM SYSTEM

COMPATIBLE PROGRAM).

PIPE AND FITTINGS

ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE. (I.R.C P2801) 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 THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.

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)

COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN. AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL, AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.

SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE

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, HEADS. 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 ULLISTING 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

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- 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

THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY

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.

BEAR THE LOGO OF THE LISTING AGENCY. SEE UL FIRE PROTECTION EQUIPMENT DIRECTORY, CATEGORIES VIWT AND HFYH. 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)

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. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE

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

ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENTIFIED ON PLUMBING FIXTURES AND REMOVE LABELS.

PROVIDE ANTI-SCALD LIMITING DEVISES SET AT 120 DEGREES FOR BATHTUBS AND SHOWERS.

DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

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

PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW 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 ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED

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

SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.

SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.

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

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

50 GALLONS

COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS. WATER HEATERS TO BE: A.O. SMITH OR EQUAL

CAPACITY SHALL BE:

SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

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

COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.

WATER SOFTENER TO BE: SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

CONNECT AS PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

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

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

ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT

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

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.

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 SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN

ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF

MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM;

SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH THE APPROPRIATE MARK ON THE PRODUCT

SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.

COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMO'S, PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING; ZURN OR EQUAL PEX PLUMBING INSTALLATION GUIDE

DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE, MAKE SWEAT CONNECTIONS PRIOR TO

ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR

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

PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR

ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND

22-06 PLUMBING WASTE COMPONENT/PIPING

PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WITH A

MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTILIZE A

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.

THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE

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.

HE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS,

TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.

TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

Architecture

Landscape Architecture

Construction Manageme

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7927 So. Highpoint Parkway, Suite 300

Sandy, Utah 84094

ph. 801.269.0055

fax 801.269.1425

www.thinkaec.com

Architecture

Interior Design

Land Planning

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE

SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND

CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAVE A

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.

SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS

CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER

SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

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

MAKING PEX CONNECTIONS

PERMISSION FROM THE TUBING MANUFACTURER

USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER

WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR

ALL WASTE PIPING SHALL BE THE FOLLOWING:

ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS

USE NAIL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRUCK WITH A

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

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

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.

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

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING, PROVIDE SEPARATE WASTE AND VENT SYSTEM, PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14. IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL

PIPE DIAMETER SHALL BE 3-INCH MIN. WHEN PENETRATING A ROOF ASSEMBLY.

EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

BODYSPRAYS THE DRAIN SERVES (P3201.7)

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

WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

REVISIONS:

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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

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 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 THE DBX 1000M - METAL BOX INSTALLATION 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 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 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

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

23-02 MECHANICAL HEATING AND COOLING

BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

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 L.R.C., CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-05 METAL DUCTWORK

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR 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.

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-06 AIR CONDITIONING CONDENSER

COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-07 EXHAUST FAN

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR

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

FANS MUST BE CAPABLE OF TO MAINTAIN 50 CFM WITHIN ROOM LOCATED.

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 3/4" X 13 7/8" AND 3 1/2" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. THE DBX 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M

CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:

FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS. DBX 1000 - PLASTIC INSTALLATION 1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPRIATE TOP OR REAR 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 1% 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 ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE I.R.C. AND NATIONAL

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 21/4 TO 25/4 INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED FLOOR COVERING, TABS LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

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.

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 3. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED. 4. LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

TRIM RING CLEARANCE

1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF VENT PIPE TO

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 1/4") 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

2. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED. 3. TRIM RING IS POWDER COATED, NO FINISHING REQUIRED 4. TRIM RING ACCOMMODATES 1/2" OR 5/8" DRYWALL.

DIVISION 26- ELECTRICAL

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FOR ELECTRICAL SWITCHES, REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS. 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 FOR RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. ARE IN PLACE. 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 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 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

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)

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 REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE. 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 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, CATSE, ETC. TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

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 SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES. 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

LIGHTING CONTROLS AND MOTORIZED SHADES BY LUTRON. MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.

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 PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE A MAXIMUM OF 12" FROM THE CENTER LINE OF THE SERVICES ACCORDING TO REQUIREMENTS INDICATED. OUTLET ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO

26-03 ELECTRICAL OUTLETS

EVITON 5601 ROCKER SERIES IN WHITE

DIMMER SWITCHES - LUTRON "DIVA" ROCKER SERIES IN WHITE

ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, 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

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

PROTECTING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS TO REMAIN.

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.

SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.

UTILITY LOCATOR SERVICE: NOTIFIY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED.

DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE. GRADE AS FOLLOWS: OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 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 📁 extent possible. OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

PERMANENT VEGETATION HAS BEEN ESTABLISHED. ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. (O.A.E.) REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL

ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING.

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.

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 PERMITTEE SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED: NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ARCHITECT'S PERMISSION.

L DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A

> 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.

REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

31-02 EARTHWORK

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 UTILITY TRENCHES.

EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS

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.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK

ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

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

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 EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND

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

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

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

WALKS: PLUS OR MINUS 1 INCH. PAVEMENTS: PLUS OR MINUS 1/2 INCH

ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:

LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 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.

SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES. 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].

ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:

DRAINAGE COURSI

ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER CAST-IN-PLACE CONCRETE SLABS-ON-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. 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.

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

31-03 TEMPORARY SHORING

SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

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.

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.

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.

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.

WOOD LAGGING: LUMBER, MIXED HARDWOOD, NOMINAL ROUGH THICKNESS OR [SIZE AND STRENGTH REQUIRED

STEEL SHEET PILING: ASTM A 328/A 328M, ASTM A 572/A 572M, OR ASTM A 690/A 690M; WITH CONTINUOUS

CAST-IN-PLACE CONCRETE: AC1301, OF COMPRESSIVE STRENGTH REQUIRED FOR APPLICATION.

REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.

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

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

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

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT

ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNITL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND LATERAL EARTH AND HYDROSTATIC PRESSURES.

TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID

DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY

R401.3)

31-05 FINISH GRADE 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

ALL GRADING REQUIREMENTS ARE PER CIVIL ENGINEER'S DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL GRADING WITH CIVIL ENGINEERING DRAWINGS.

31-06 DEWATERING

LL 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

PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE THE EPA-REGISTERED LABEL.

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:

DATE AND TIME OF APPLICATION. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.

QUANTITY OF UNDILUTED TERMITICIDE USED DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED. AREAS OF APPLICATION.

BRAND NAME AND MANUFACTURER OF TERMITICIDE.

WATER SOURCE FOR APPLICATION.

WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING: DATE AND TIME OF APPLICATION.

BRAND NAME AND MANUFACTURER OF BORATE. QUANTITY OF UNDILUTED BORATE USED.

DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

[AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS].

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.

REGULATORY REQUIREMENTS: FORMULATE AND APPY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

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

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. 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: TERMITICIDES

AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.

NISCUS CORP.; BORA-CARE, JECTA.

U.S. BORAX INC.; TIM-BOR

AND AROUND FOUNDATIONS

PORCHES ARE ON FILL OR GROUND.

BAYER CORPORATION; PREMISE 75 DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY]

FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO] SYNGENTA; DEMON TC. BORATES:

NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.

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. 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

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

FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL

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 CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE

ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. 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

BARRIER OR TREATED.

DISTRIBUTE TREATMENT EVENLY

PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS, **GRADE TO** PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM 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

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

3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL

A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE

GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL 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 FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT.

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

ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS. ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

Interior Design Landscape Architecture Land Planning Construction Manageme

7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com The designs shown and described herein including

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BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING 32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS

<u>GENERAL/PRODUCTS</u>
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

<u>Submittals</u> 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

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

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

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

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

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

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

32-10 IRRIGATION SYSTEMS GENERAL/PRODUCTS
SEE LANDSCAPE DRAWINGS

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.

32-11 PLANTING GENERAL/PRODUCTS SEE LANDSCAPE DRAWINGS.

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.



Architecture

Architecture Interior Design Landscape Architecture Land Planning Construction Management

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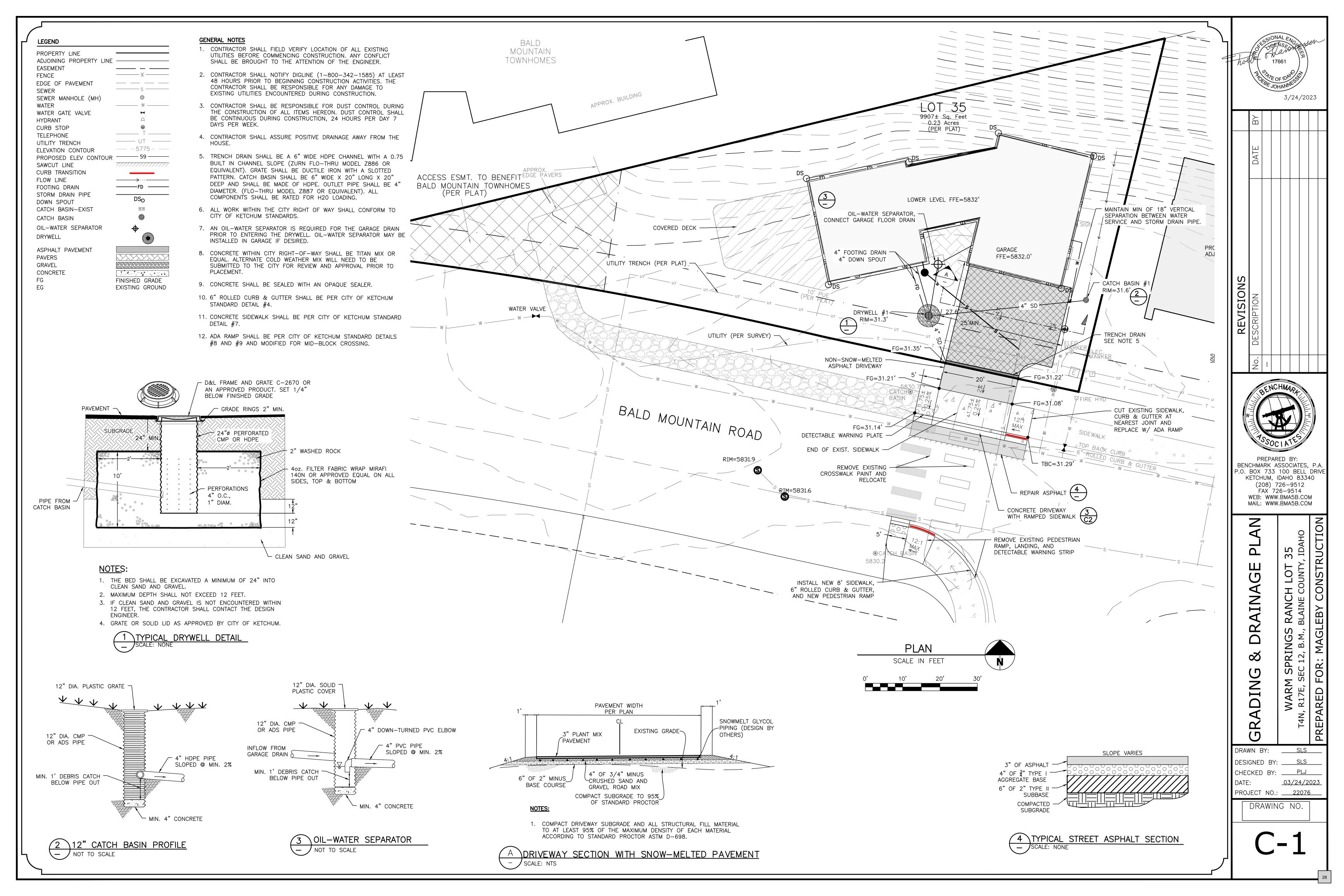


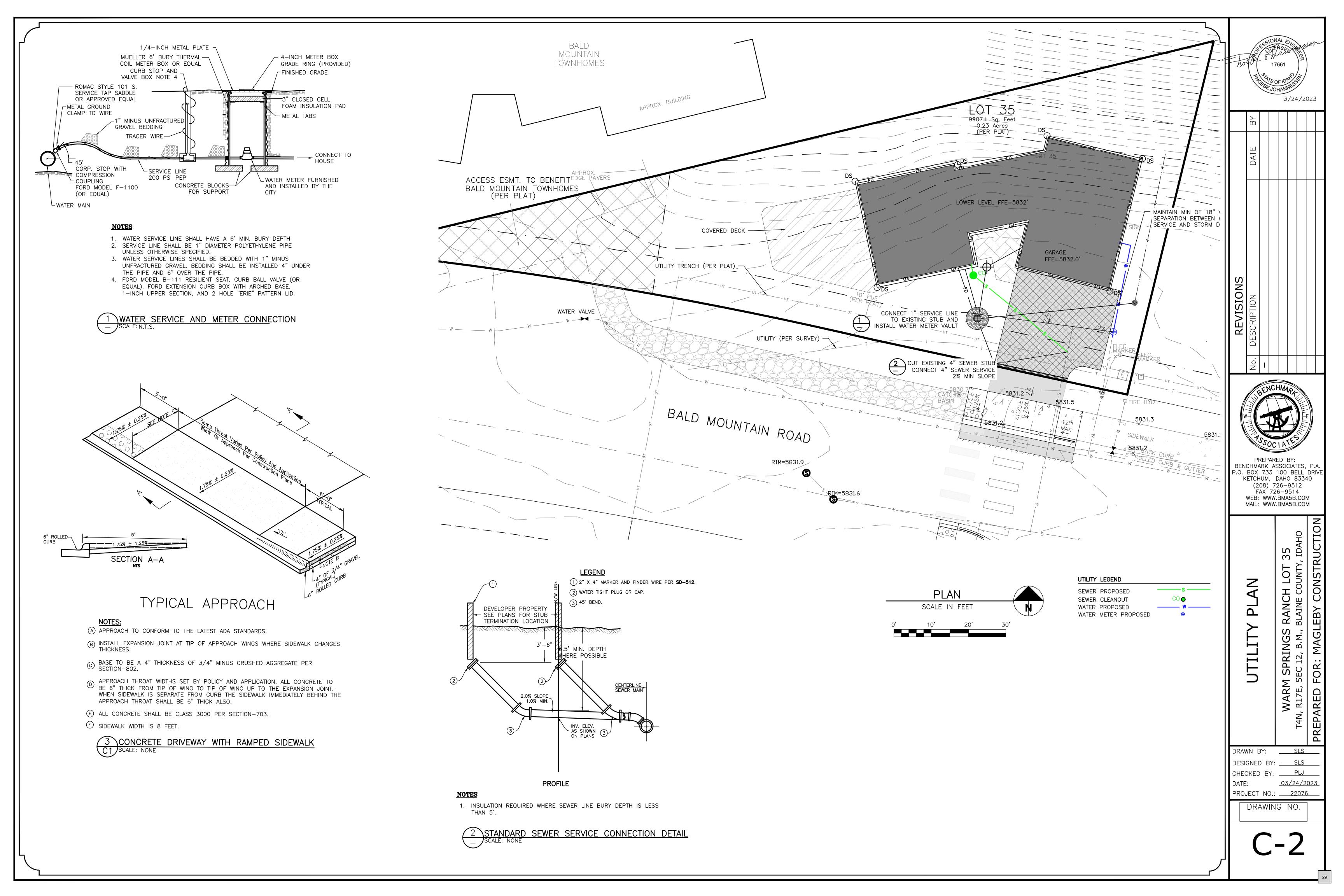
WARM SPRINGS RESIDENCE #35

PROJECT NO. 22023 DATE: 2023.06.30

REVISIONS:

SHEET TITLE:
SPECIFICATIONS







WSR Residences

_ot 35

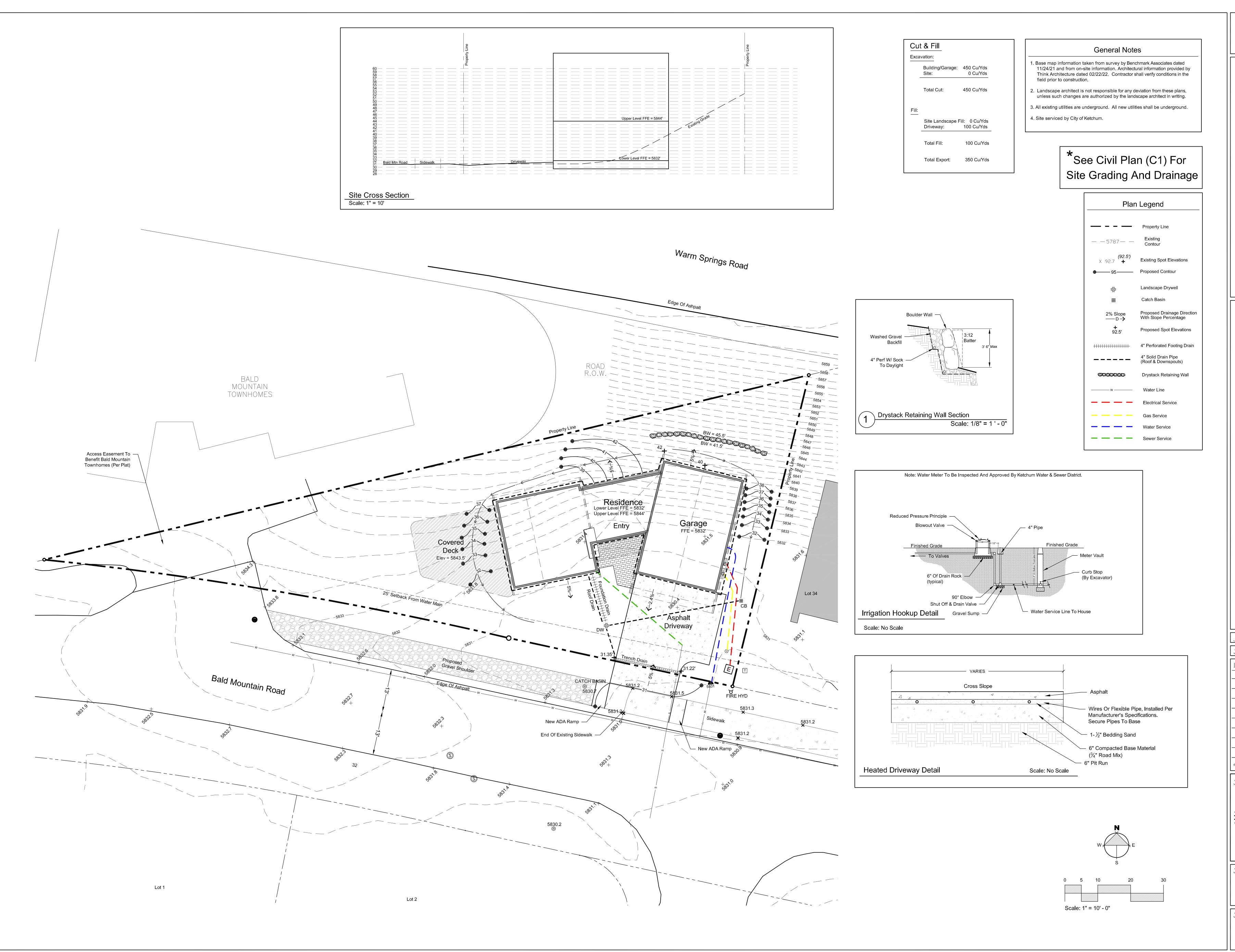
Wa

Job No: 22.28 Scale: 1"=10'-0"

Issue/Revisions: Date: Design Review 03/27/23 RVSD

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Construction Management Sheet No:



WSR Residences

ot 35 208) 725-0988 208) 725-0972

EGGERS ASSOCIATES, P.A.

[landscape architecture]

O.Box 953

T(208)

Warm Springs Ranch Residences Block 1, Lot 35 Ketchum, Idaho

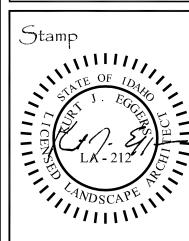
Job No: 22.28

Scale: 1"=10'-0"

Issue/Revisions: Date:

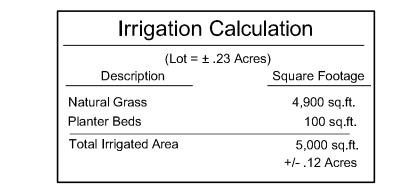
e/Revisions: Date:
sign Review 03/27/23
SD 05/08/23

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Sheet Title: Grading Plan

Sheet No:



Snow Storage	
riveway Area: /alkway Area:	900 sq ft 150 sq ft
	x .30%
equired Area:	315 sq ft
now Storage rovided:	400 sq ft

Per Development Agreement:

3) Irrigation System Shall Be Water Efficient In Ground Components, Controller With Rain/Freeze Sensor.

Service To Residence

1) Landscaping Shall Be Drought Tolerant

Shut Off Valve Not Impacting Water

2) Irrigation System Shall Be Equipped With

4) Isolate Zones Per Plant Type And Exposure.

Landscape Notes:

Any Structure.

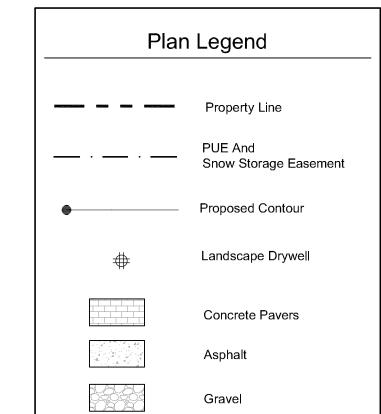
- 1) The Area 12" Horizontal From The Base Of A Wall Shall Be Finished In A Way To Prevent Any Vegetation Growing, And For Vegetative Debris To Be Easily Removed.
- 2) Any Trees With Crowns Closer Than 30 Feet To Any Structure Shall Be Limbed Up A Minimum Of 6' From Ground Level.
- 3) Any Tree Crowns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

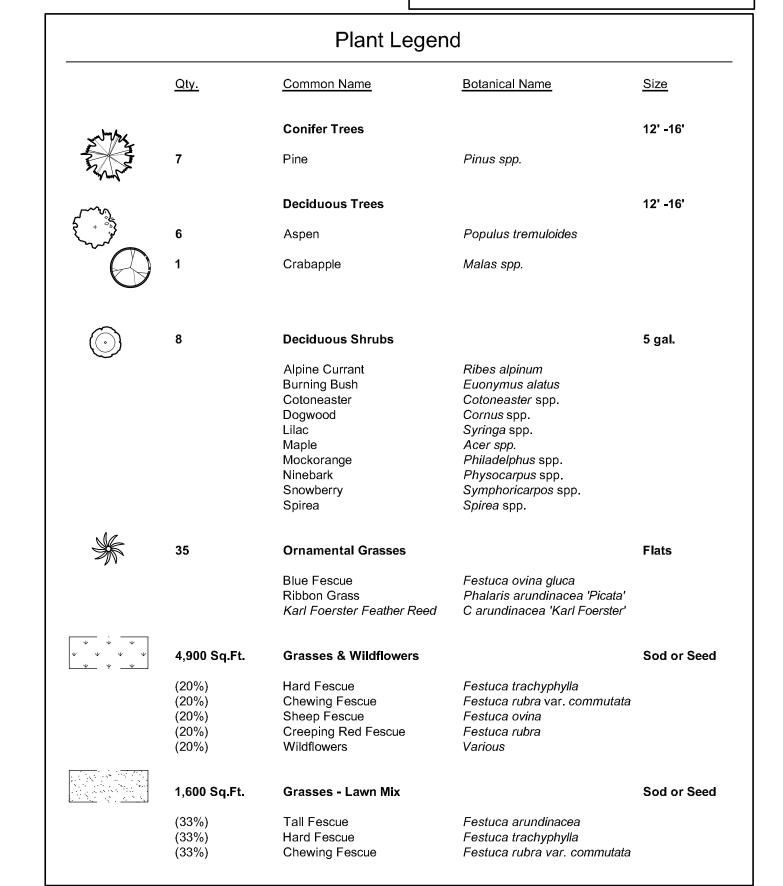
. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the

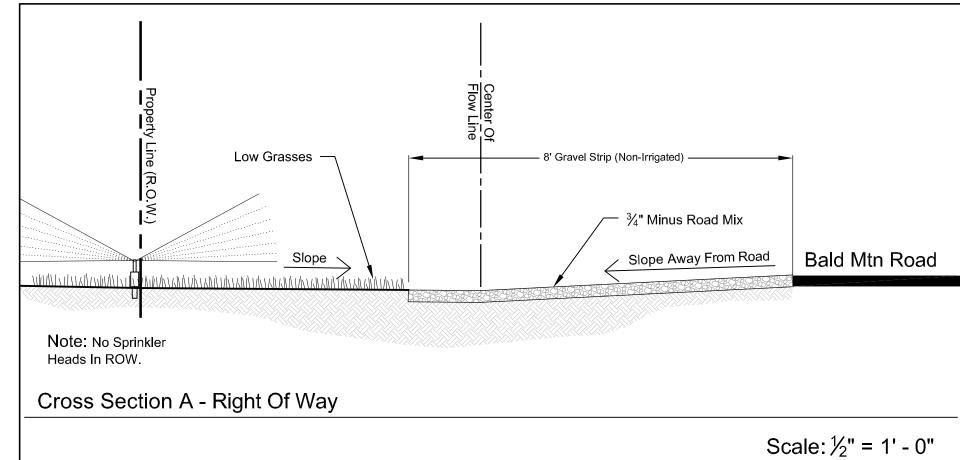
- field prior to construction.
- 2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.

General Notes

- 3. All existing utilities are underground. All new utilities shall be underground.
- 4. Site serviced by City of Ketchum.

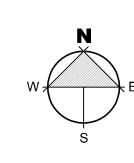


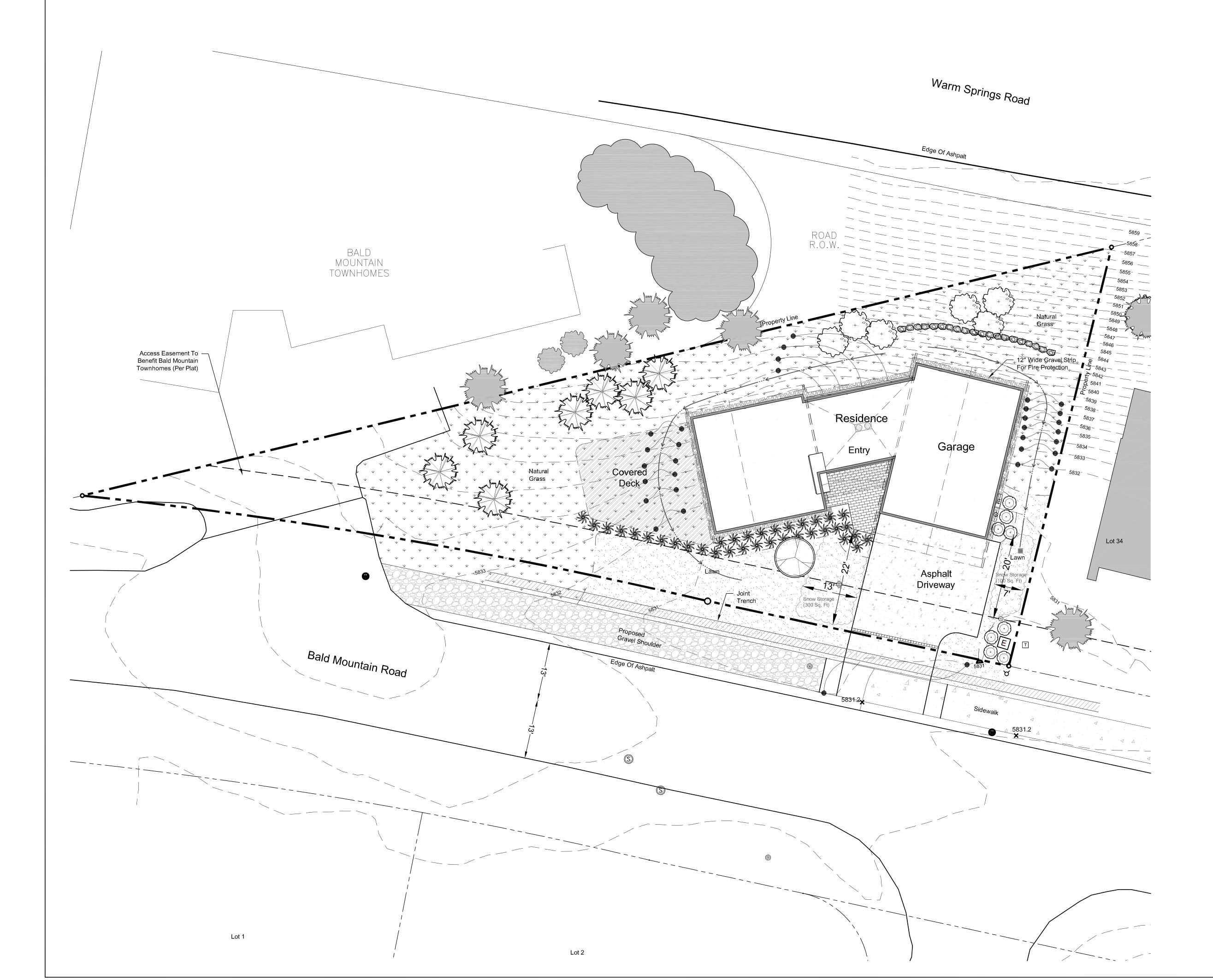




A. Material shall be pervious/permeable to allow drainage

- 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.





Residences _ot 35

Job No: 22.28 Scale: 1"=10'-0"

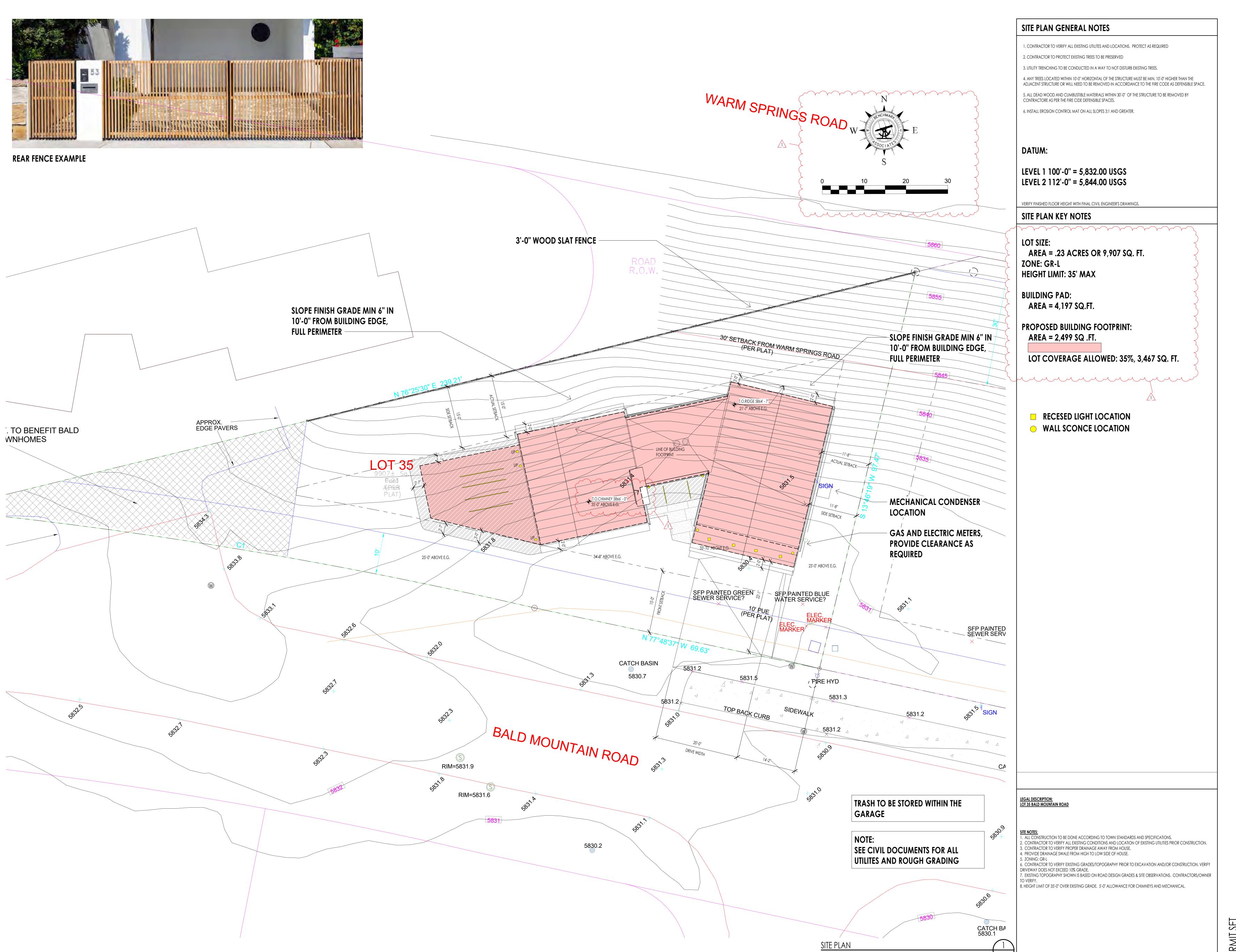
Issue/Revisions: Date: Design Review 03/27/23

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Landscape Plan

Sheet No:



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#35

RESIDENCE

WARM SPRINGS

190 BALD MOUNTAIN ROAD

PROJECT NO. 22023 DATE: 2023.06.30

1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:

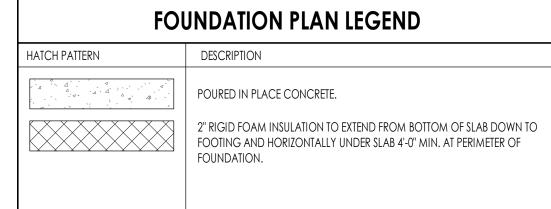
REVISIONS:

SHEET NUMBER:

A 101
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ISOMETRIC A

ISOMETRIC B



FOUNDATION PLAN SYMBOLS LEGEND

FOUNDATION PLAN STMBOLS LEGEND	
SYMBOL	DESCRIPTION
FS — • — FS	FOOTING STEP
ws ws	WALL STEP
	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

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

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 STRUCTUR 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 LOCAT 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 ANI N.E.C. 250.50)
SI-19	CONCRETE COLUMN PER STRUCTURAL



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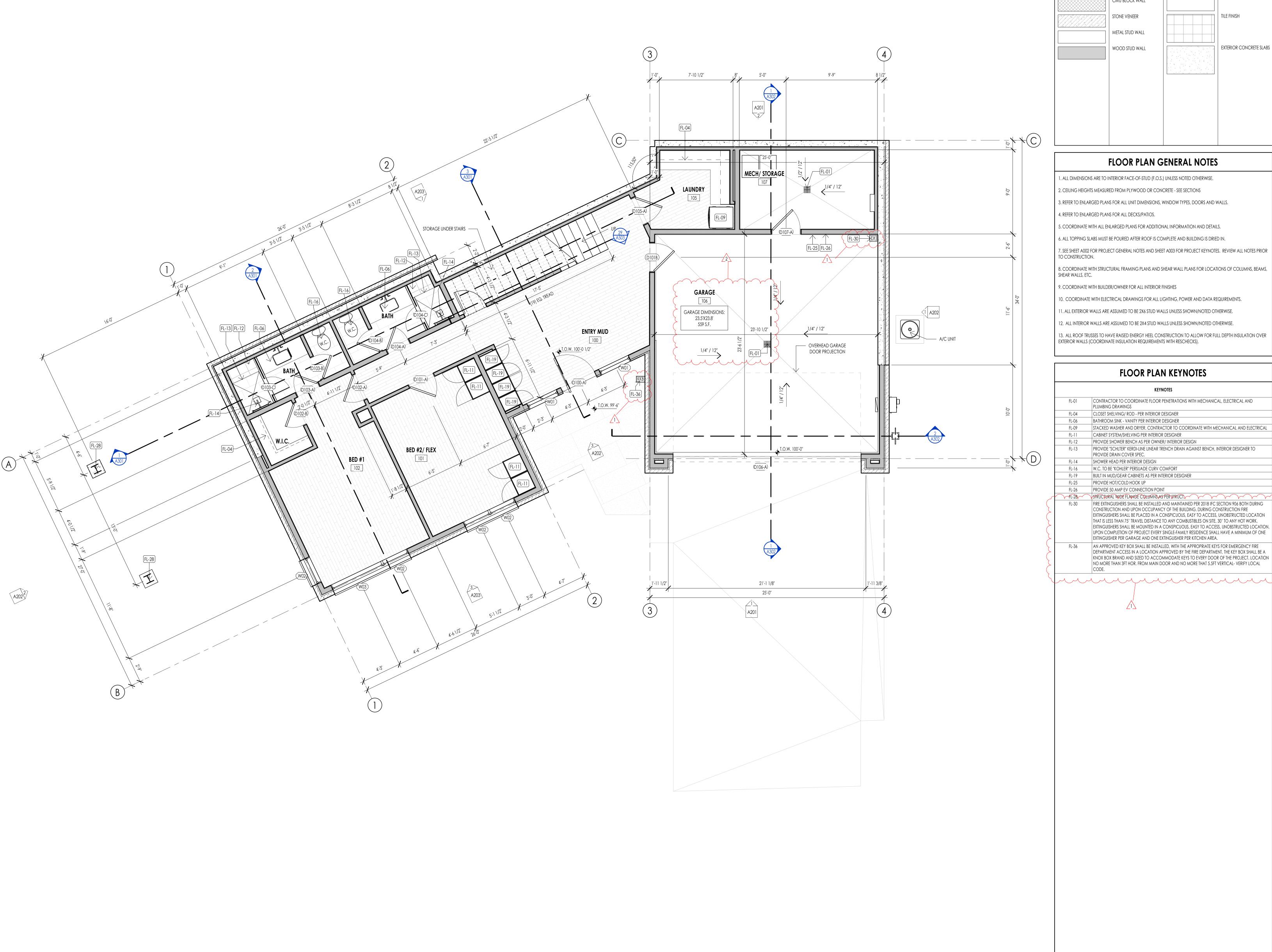


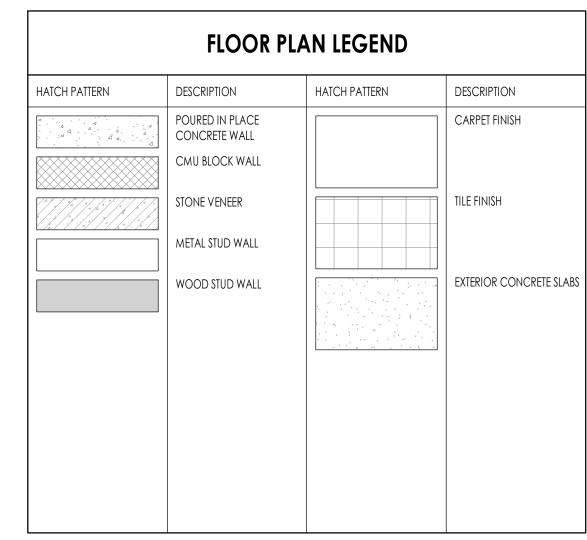
PROJECT NO. 22023 DATE: 2023.06.30 REVISIONS:

WARM SPRINGS RESIDENCE #35

SHEET TITLE:

LEVEL 1 SLAB PLAN





FLOOR PLAN GENERAL NOTES

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.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS,

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.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

	KEYNOTES
FL-01	CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-09	STACKED WASHER AND DRYER. CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL
FL-11	CABINET SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "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
√ F <u>L</u> -28 √	STRUCTURAL WIDE FLANGE COLUMNS/AS PER STRUCT.
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFC SECTION 906 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE, 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.
FL-36	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A 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.



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LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

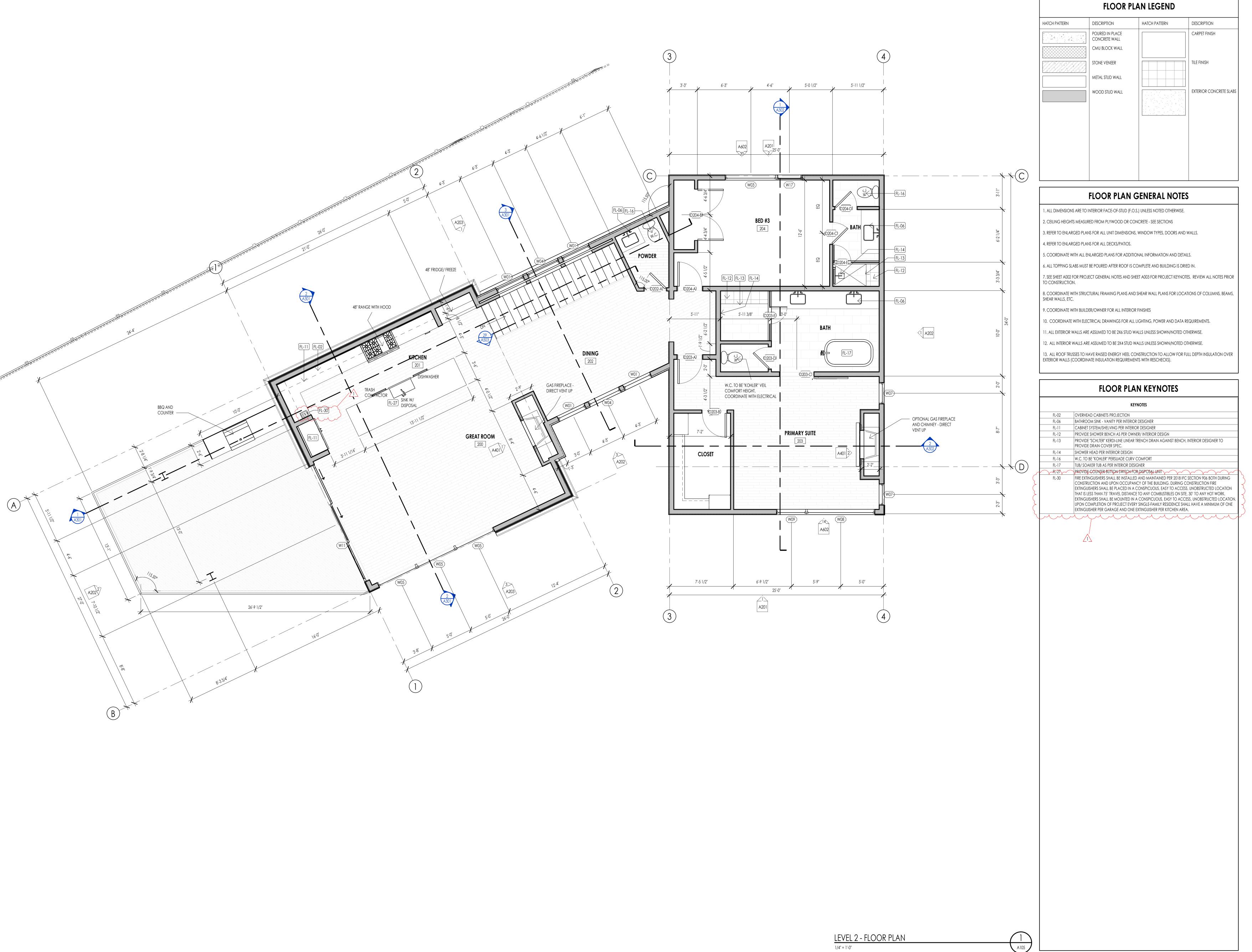
PROJECT NO. 22023 2023.06.30

WARM SPRINGS RESIDENCE #35

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

SHEET TITLE:

LEVEL 1 FLOOR PLAN



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RESIDENCE

WARM SPRINGS

PROJECT NO. 22023 2023.06.30

REVISIONS:

1 04-27-2023 PER CITY

SHEET TITLE:
LEVEL 2 FLOOR PLAN



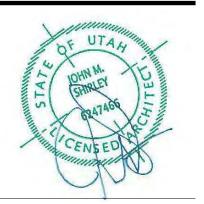
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SPRINGS RESIDENCE

WARM

ROOF PLAN GENERAL NOTES

HATCH PATTERN

DESCRIPTION

07 72 53

1657 South 580 East American Fork, UT 84003 800-606-8980 | www.trasnowandsun.com

1 RAIL CLAMP-ON SNOW FENCE SYSTEM

USED ON: STANDING SEAM METAL

DOUBLE SINGLE 1.3/4" ≤ X" 1" - 1.1/2" LOCK LOCK 1." SNAP LOCK SNAP LOCK

INSTALLATION:
CLAMP THE SNOW FENCE TO THE RIB BY USING A
TORQUE WRENCH WITH 30 FT - LBS. OF PRESSUR
APPLIED TO EACH BOLT, FOR SPECIFIC ENGINEER
ING & PLACEMENT CALL TRA SNOW & SUN AT 801756-8666

 $\hbox{1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.}\\$

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

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

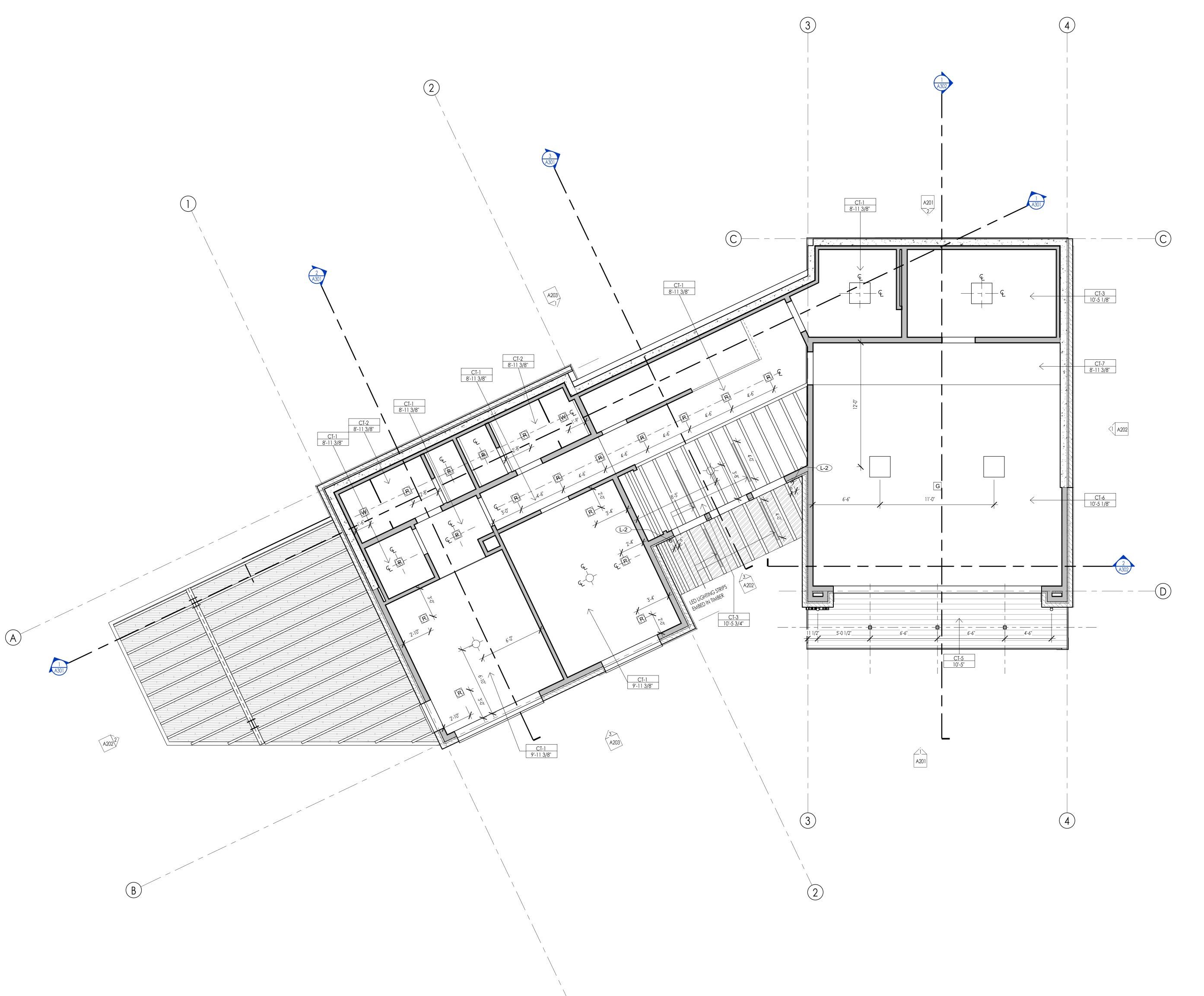
1 04-27-2023 PER CITY COMMENTS

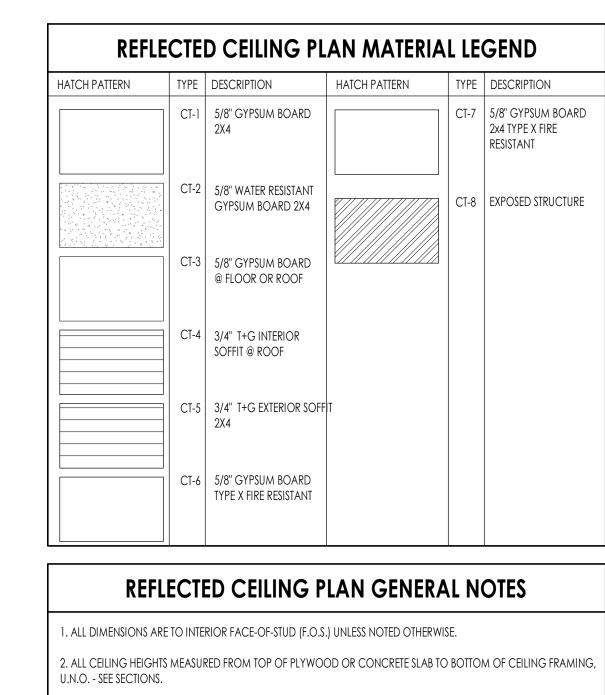
REVISIONS:

PROJECT NO. 22023

2023.06.30

SHEET TITLE:
ROOF PLAN





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

REFLECTED CEILING PLAN KEYNOTES

KEYNOTES

WARM SPRINGS RESIDENCE #35

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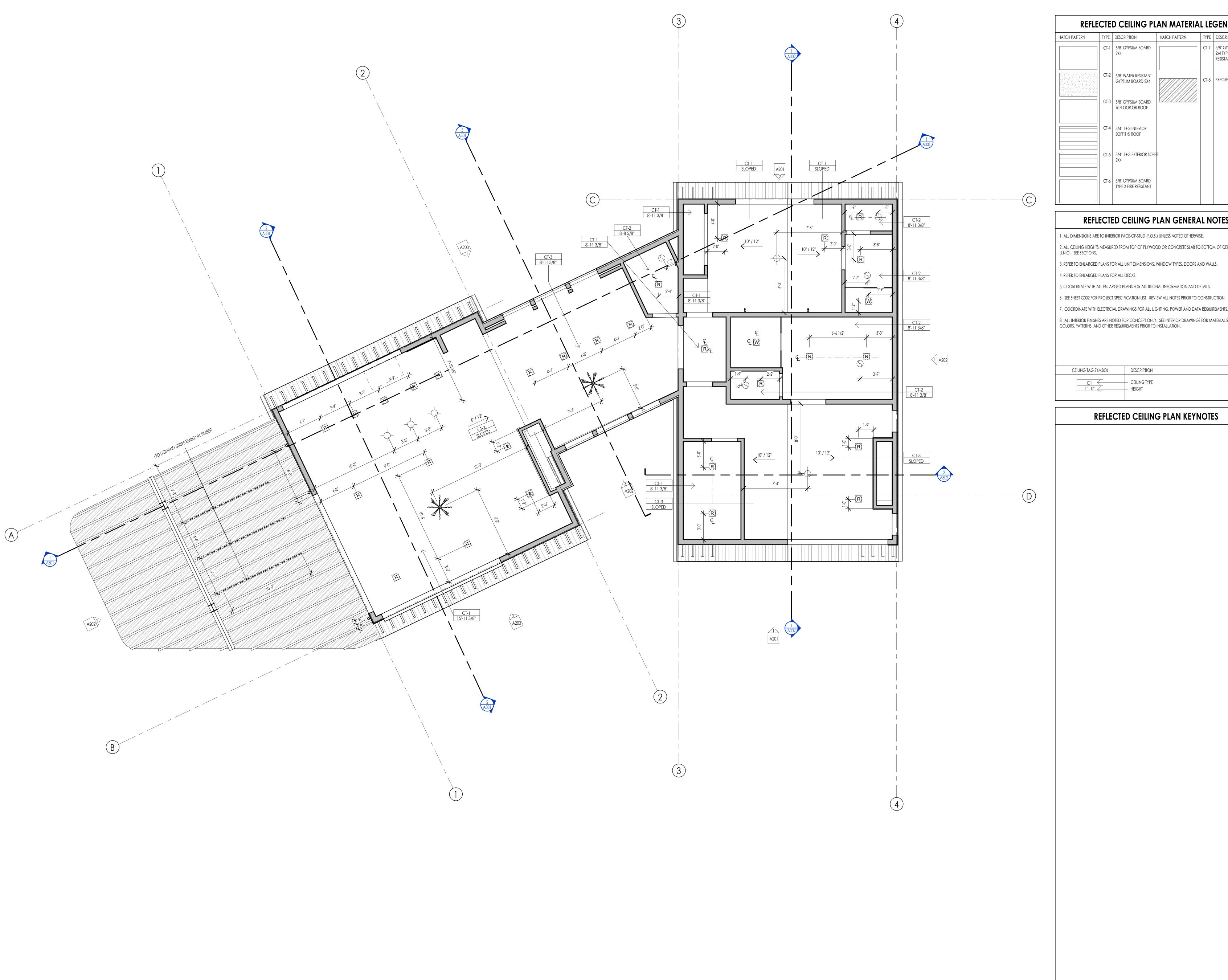
Interior Design

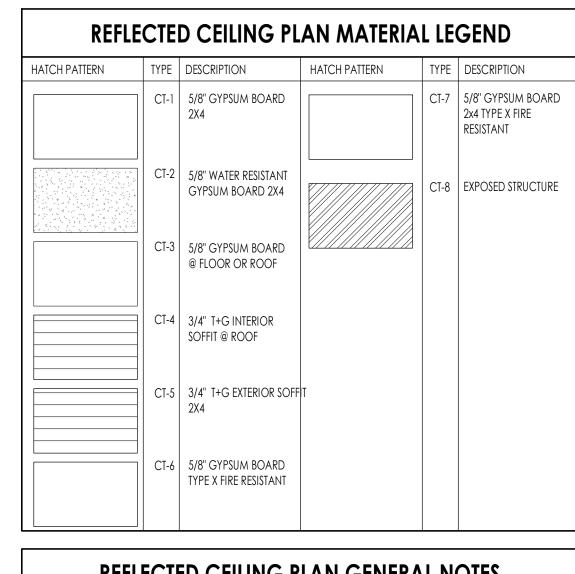
Land Planning

PROJECT NO. 22023

DATE: 2023.06.30 REVISIONS:

SHEET TITLE:
LEVEL 1 CEILING PLAN





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,

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.

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 CEILING TYPE

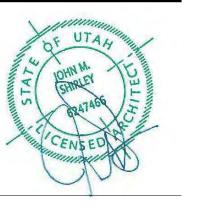
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REFLECTED CEILING PLAN KEYNOTES

WARM SPRINGS RESIDENCE #35

PROJECT NO. 22023 DATE: 2023.06.30

SHEET TITLE:
LEVEL 2 CEILING PLAN



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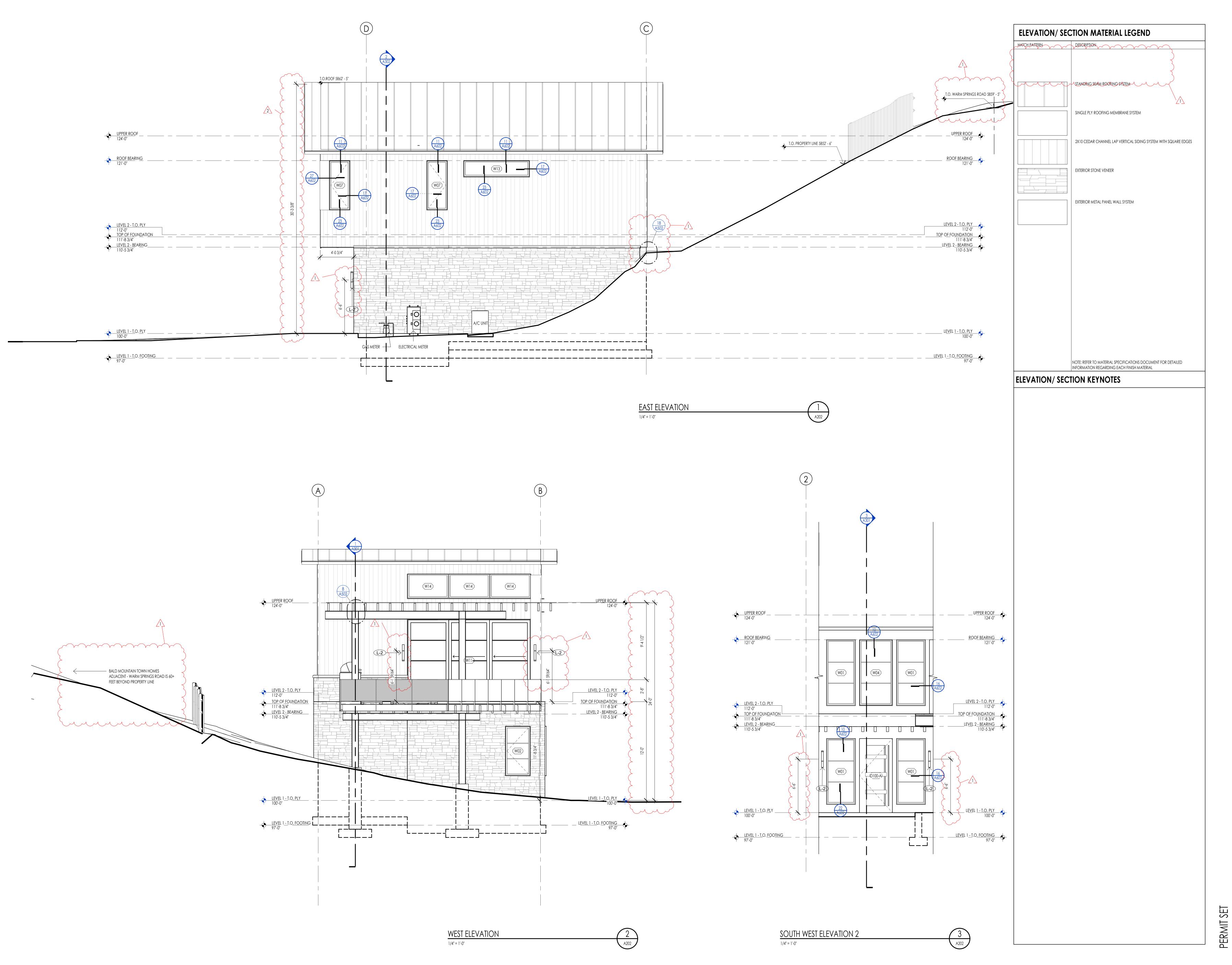
REVISIONS:

1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A20



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WARM SPRINGS RESIDENCE

#35

PROJECT NO. 22023 DATE: 2023.06.30

DATE: 2023.06

REVISIONS:

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A20

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190 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340

WARM SPRINGS RESIDENCE #35

PROJECT NO. 22023 DATE: 2023.06.30

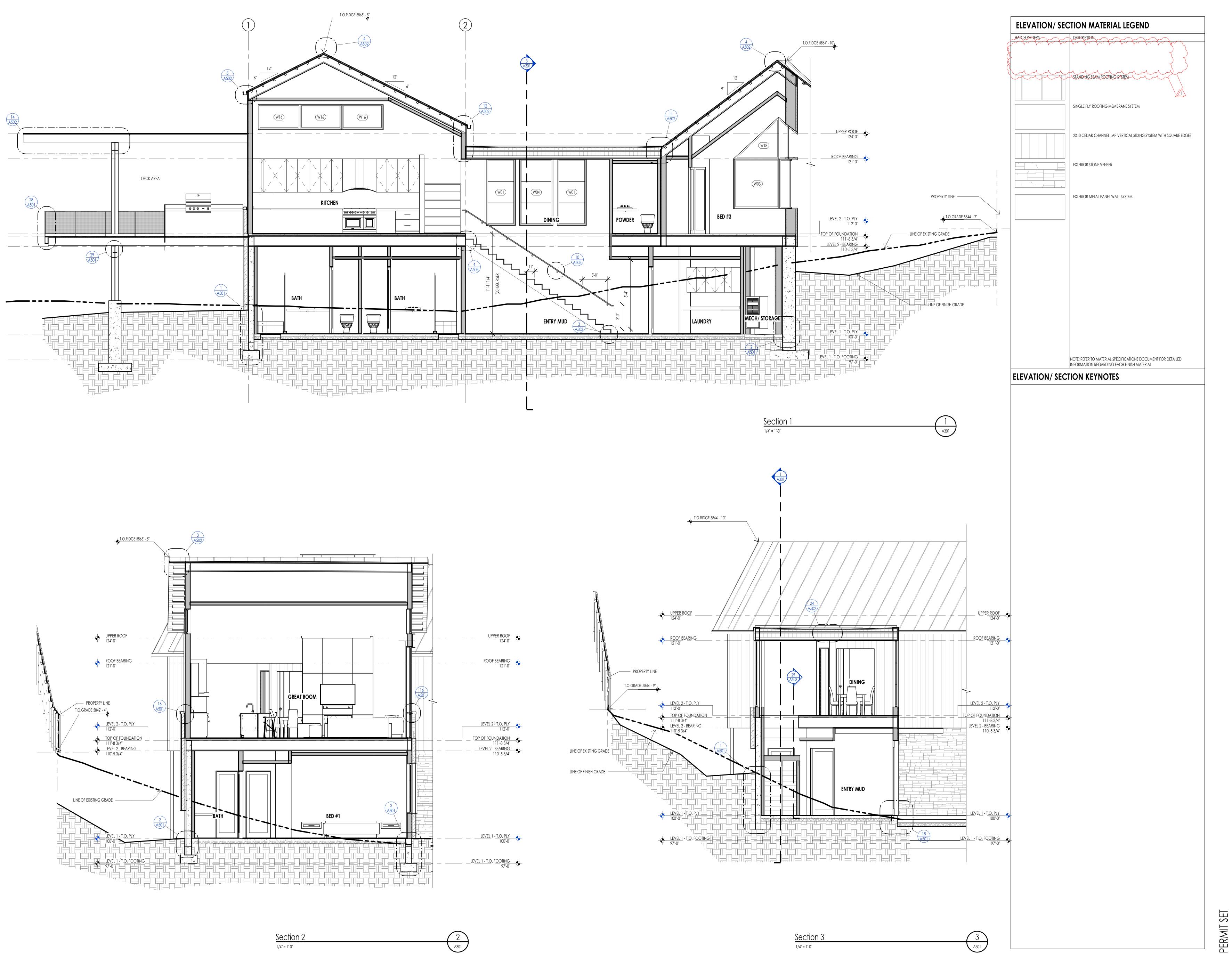
1 04-27-2023 PER CITY COMMENTS

REVISIONS:

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:



Think ©

Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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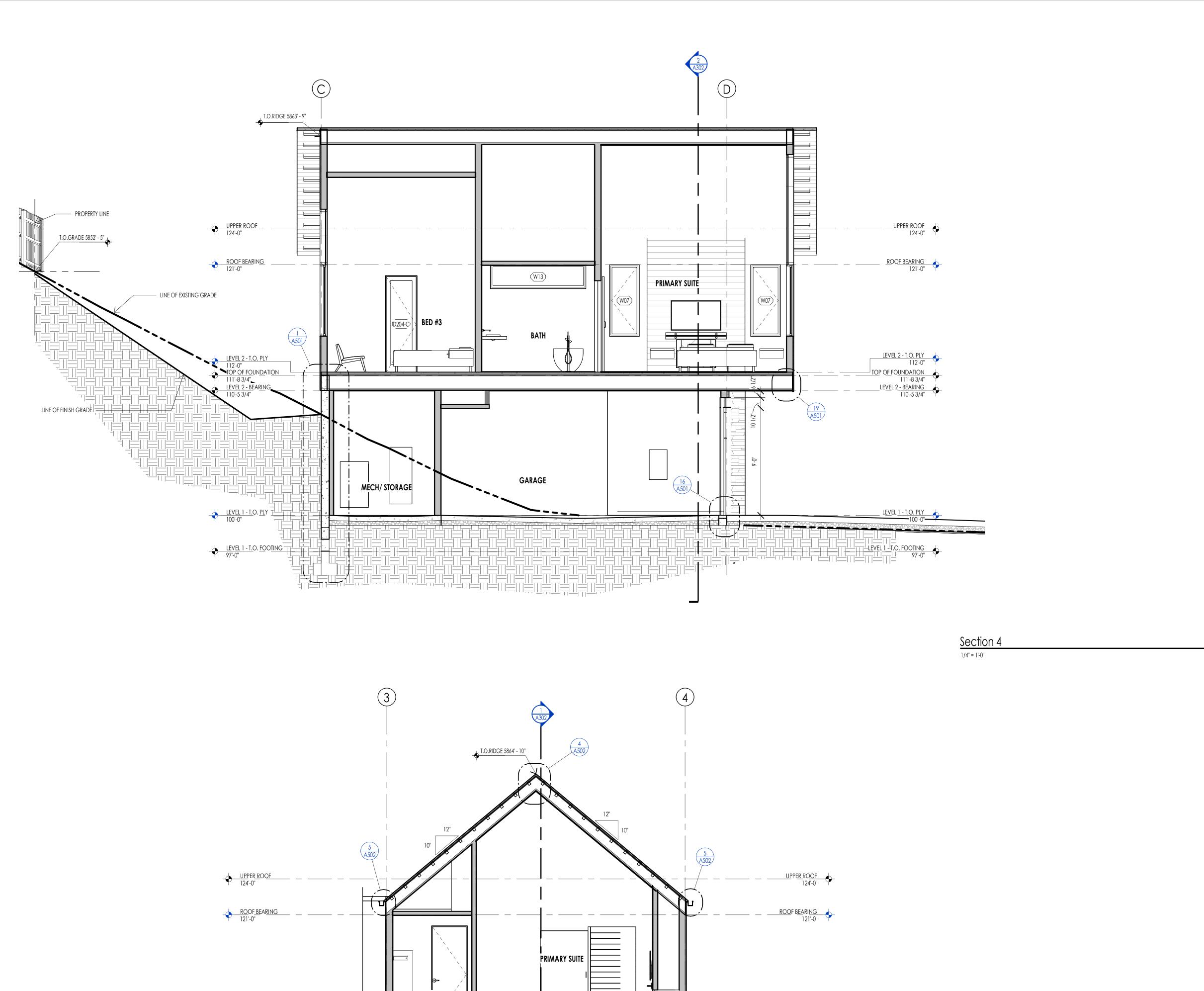
REVISIONS:

1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:

A30



GARAGE

LEVEL 2 - T.O. PLY

112'-0"

TOP OF FOUNDATION

111'-8 3/4"

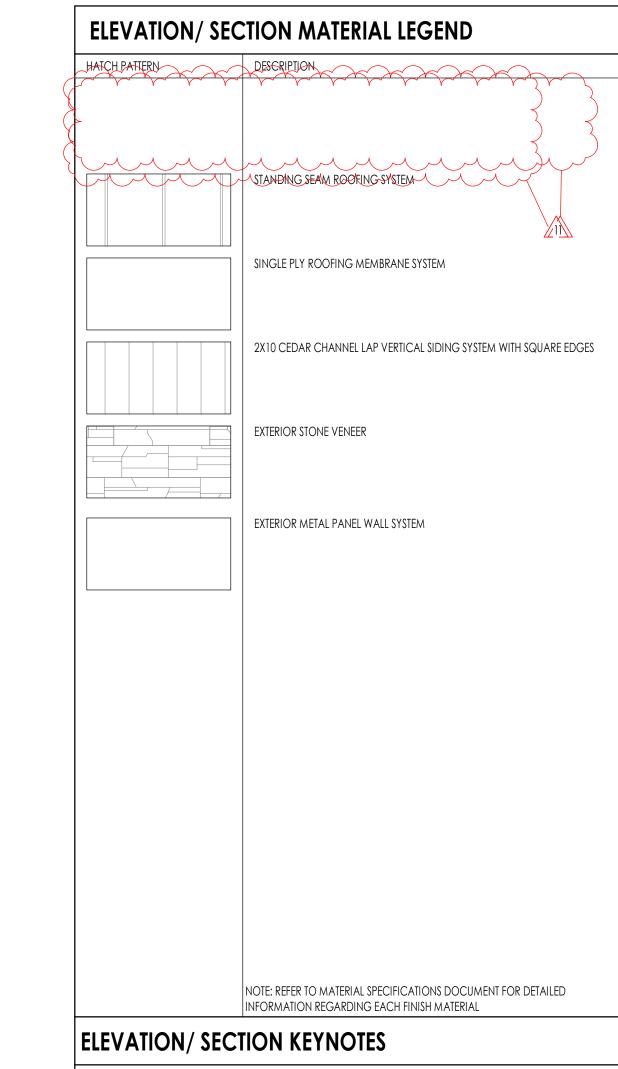
LEVEL 2 - BEARING

110'-5 3/4"

<u>LEV</u>EL 1 - T.<u>O. PLY</u> ___ ____

LEVEL 2 - T.O. PLY 112'-0"

<u>LEVEL 1 - T.O. PLY</u> 100'-0"





Architecture Interior Design Landscape Architecture Land Planning Construction Management

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WARM SPRINGS RESIDENCE #35

PROJECT NO. 22023 2023.06.30 DATE:

REVISIONS: 1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

Architecture

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- 1/8" PANEL REVEALS, PAINT DRYWALL BEHIND BLACK

— 55" TV SET FLUSH TO THE WALL

1/8" BRONZE PANEL FINISH
WITH EXPOSED DARK BRONZE
FLUSH SET SCREWS

3X5 STEEL ANGLE MANTLE TO BE PAINTED BLACK WITH 3/4" LAG SCREW, HOLD 1/2" OFF WALL FINISH WITH SPACER

- MONTIGO - H42PF FIREPLACE

GREAT ROOM FIREPLACE

1/2" = 1'-0"

OWNER SUITE FIREPLACE
1/2" = 1'-0"



WARM SPRINGS RESIDENCE #35

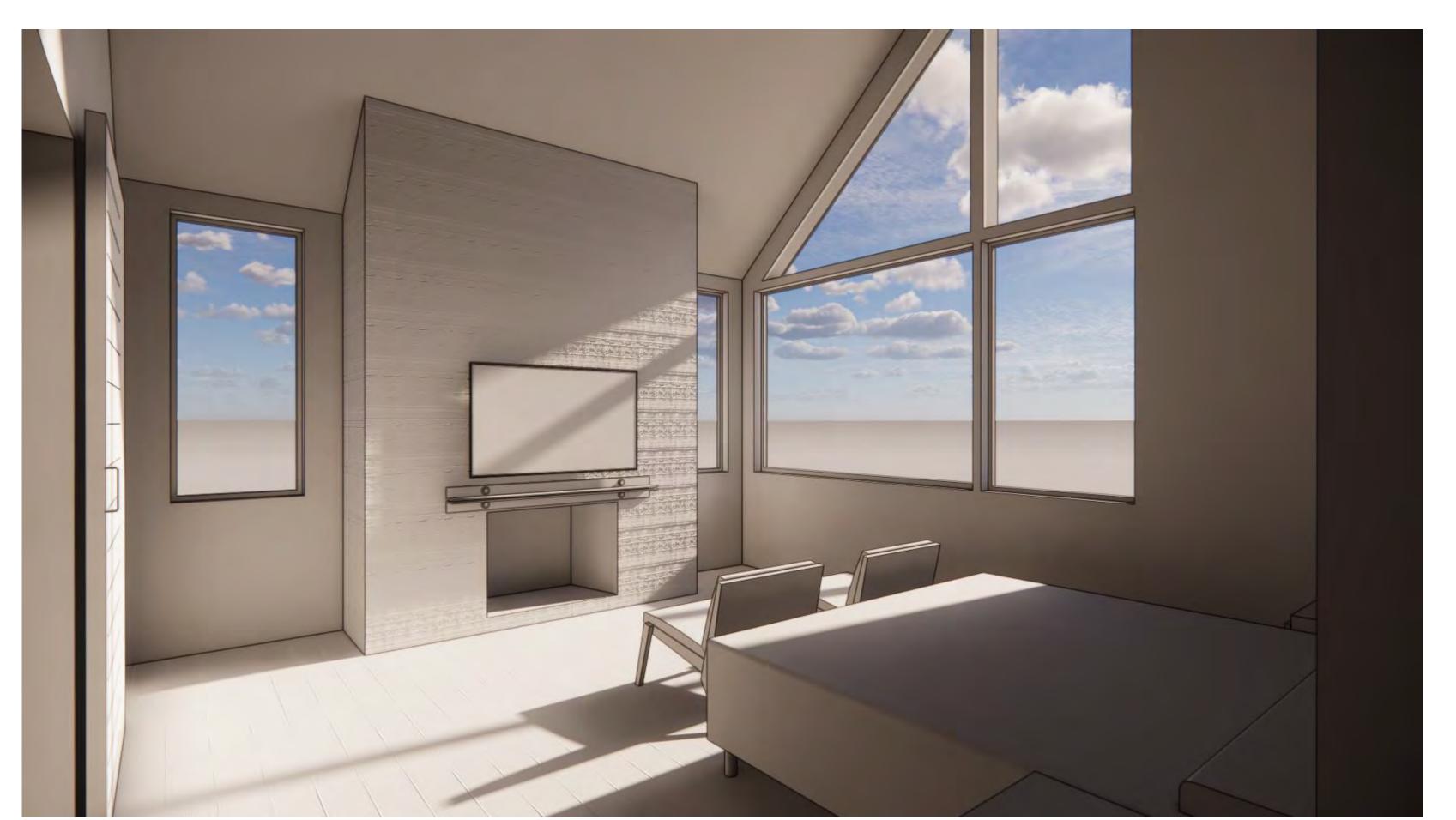
PROJECT NO. 22023

DATE: 2023.06.30 REVISIONS:

SHEET TITLE:
FIREPLACE ELEVATIONS



GREAT ROOM INTERIOR VIEW



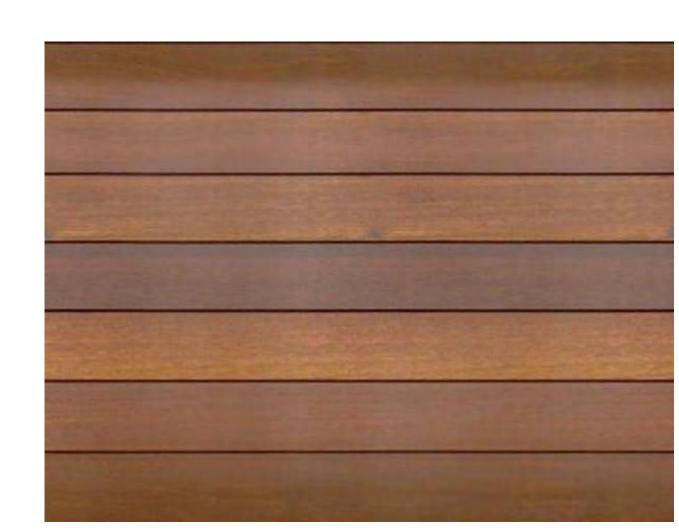
OUTDOOR LIVING VIEW

55" TV SET FLUSH TO THE WALL FINISH

1/2"X6" SHIP LAP FINISH, MITRE CORNERS AND RETURN FINISH TO WALL

3X5 STEEL ANGLE MANTLE TO BE PAINTED BLACK WITH 3/4" LAG SCREW, HOLD 1/2" OFF WALL FINISH WITH SPACER ——

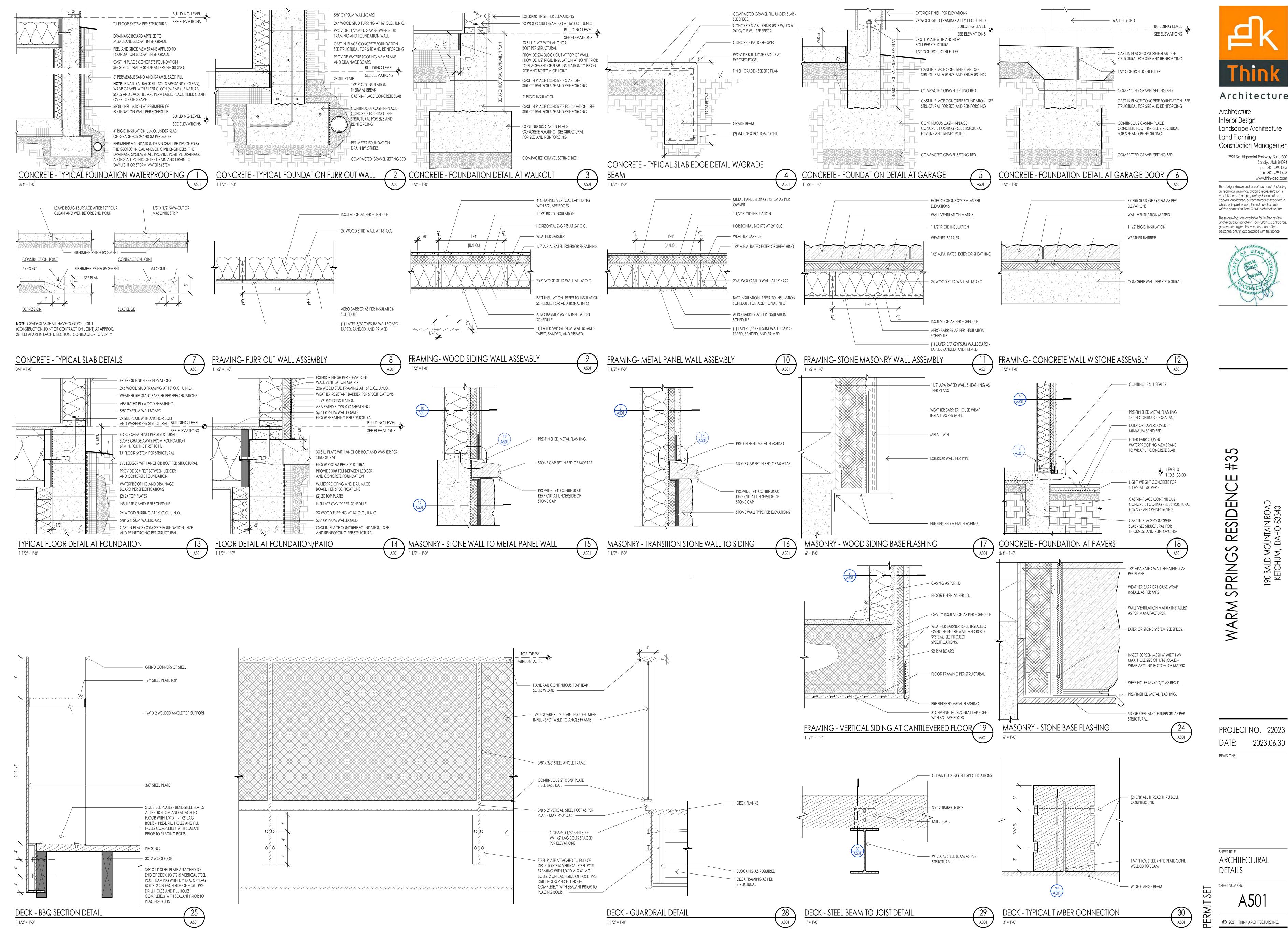
MONTIGO - H42PF FIREPLACE -



INTERIOR WOOD SLAT FINISH



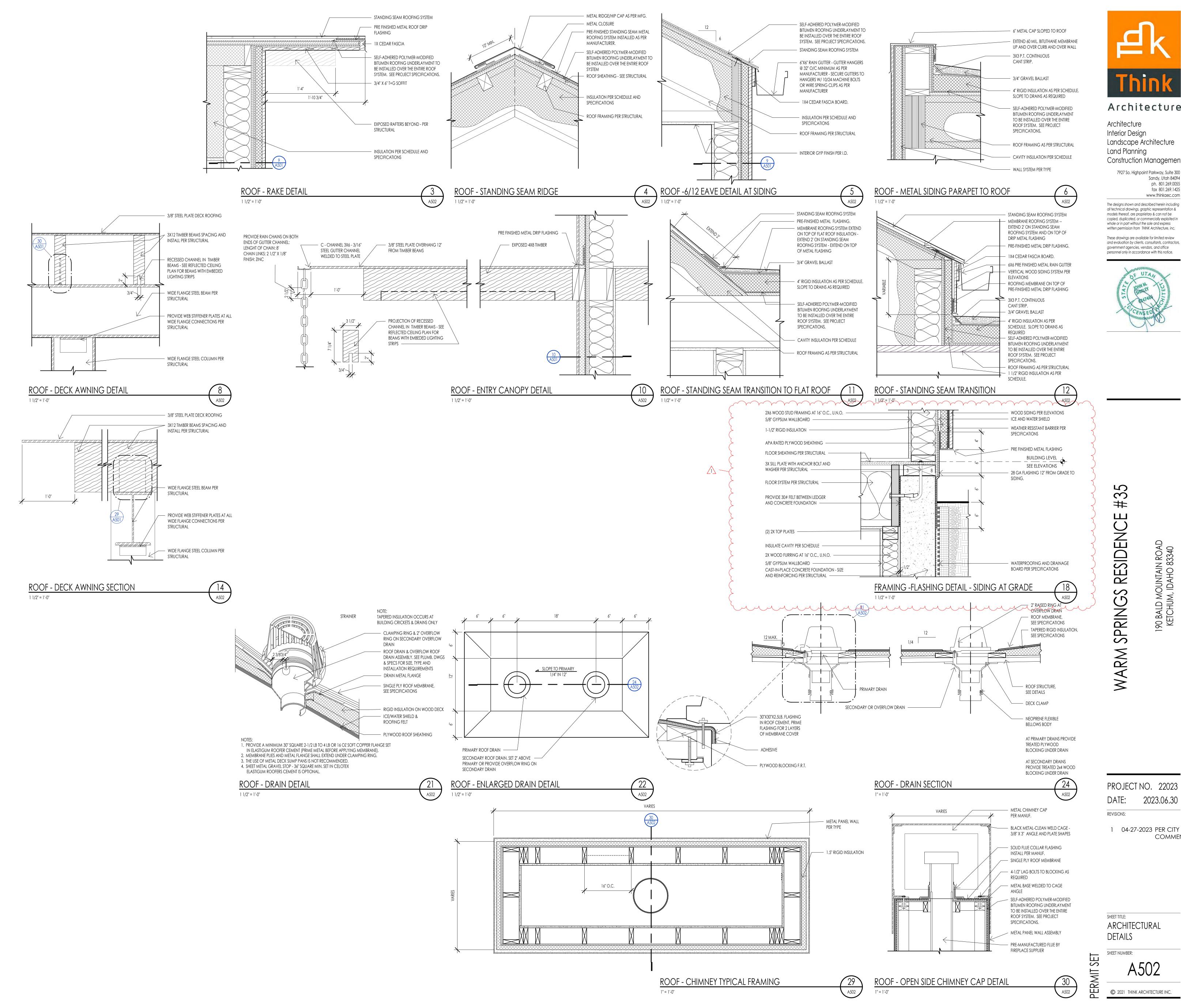
STEEL FIREPLACE SURROUND



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and evaluation by clients, consultants, contractors,





Architecture

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35 RESIDENCE **SPRINGS** WARM

PROJECT NO. 22023 2023.06.30

1 04-27-2023 PER CITY COMMENTS

ARCHITECTURAL DETAILS

SHEET NUMBER:

Think (a)

Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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PROJECT NO. 22023 DATE: 2023.06.30

REVISIONS:

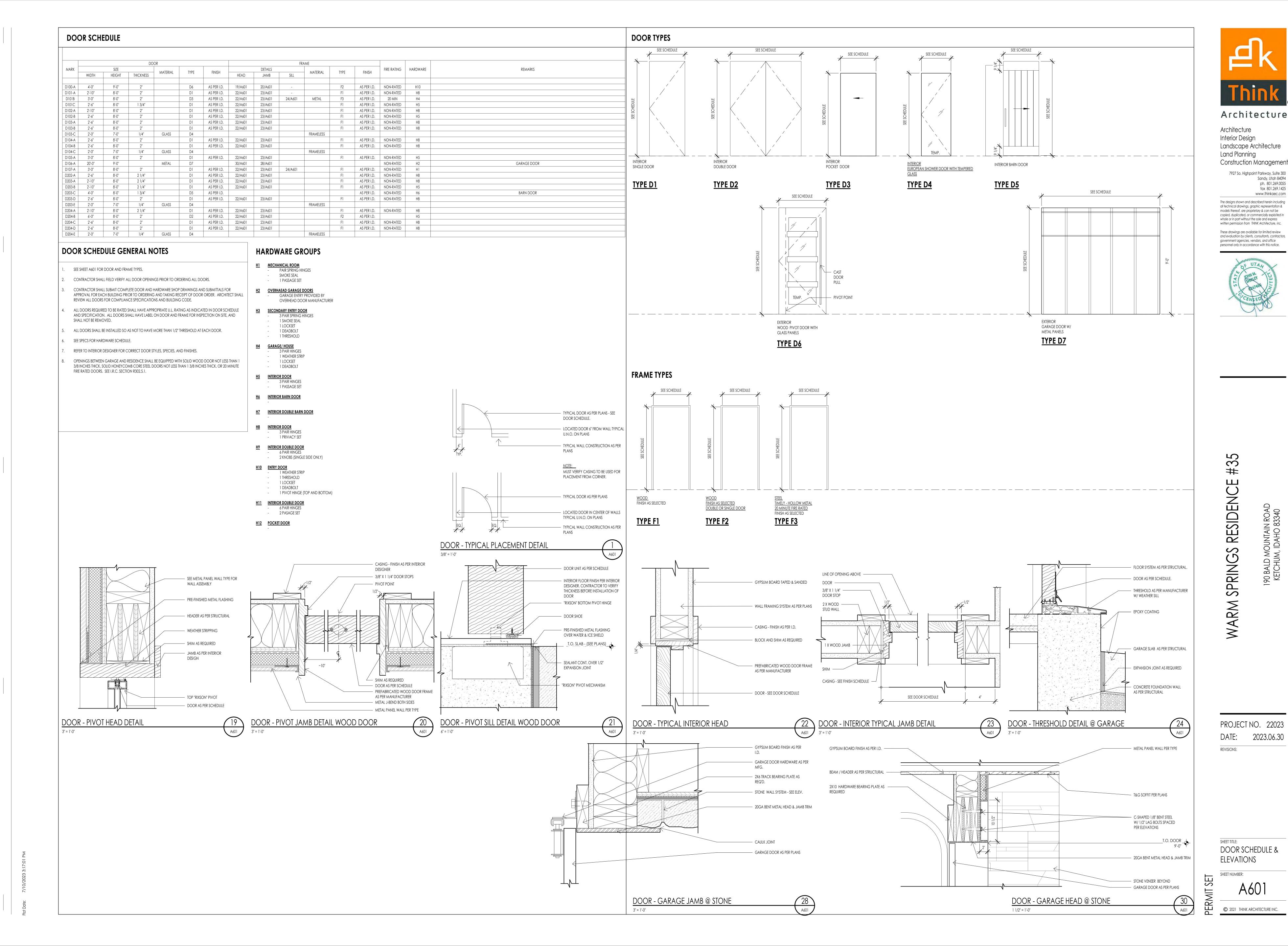
WARM SPRINGS RESIDENCE

SHEET TITLE:
STAIR/ RAIL DETAILS

SHEET NUMBER:

A 5U3

THINK ARCHITECTURE INC.



1 1/2" = 1'-0"

Think

Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Managemen

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SPRINGS RESIDENCE #35

PROJECT NO. 22023 DATE: 2023.06.30

REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE &
ELEVATIONS

SHEET NUMBER:

A60

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50

MECHANICAL GENERAL NOTES

PLUMBING GENERAL NOTES

THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL

PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE

- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER. THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED
- FOR EACH VENT. THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
- ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWING SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
- THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS: a. Shower heads shall have a flow rate of 2.5 GPM or less
- WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL MAX FLUSH C. ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
- THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE 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.
- THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR
- PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMUTANEOULSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
- PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXUTRES SHALL BE ALBE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
- ALL SUPPLY, WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "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. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
- WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER. GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS
- PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE. PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL
- GAS PIPING AND FITTINGS. ALL TEST SHALL BE PEFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE
- CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER. ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

MECHANICAL GENERAL NOTES . THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.

TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.

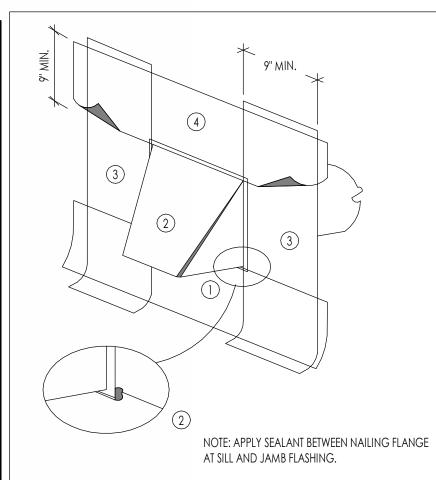
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A
- THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISITNG CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
- ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
- ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING. 6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR
- LOCATIONS OF ALL MECHANICAL ZONES. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY
- PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.

SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR.

- 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
- ALL WATER HEATERS SHALL BE VENTED TO THE EXTEIOR. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE
- TOWARD THE DRAIN IN A POSITIVE FLOW. GAS FIRED 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
- 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.

FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE

- **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/ THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY
- FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
- DUCTWORK
- ALL DUCTWORK SHALL BE 26 GA. MINUMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION
- ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
- ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT



- 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

OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.

JAMB FLASHING

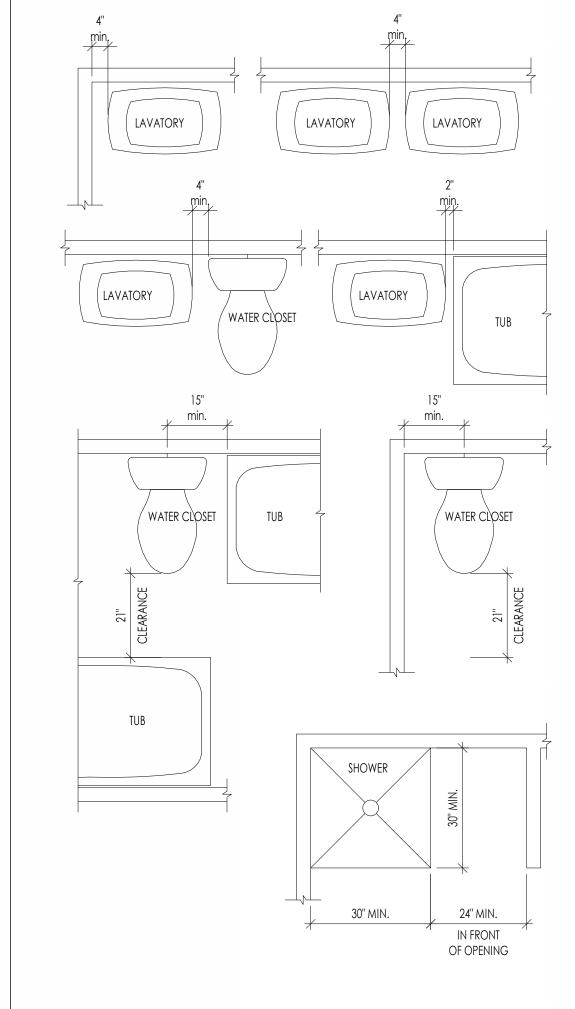
EXHAUST VENT DETAIL

1 1/2" = 1'-0"

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.

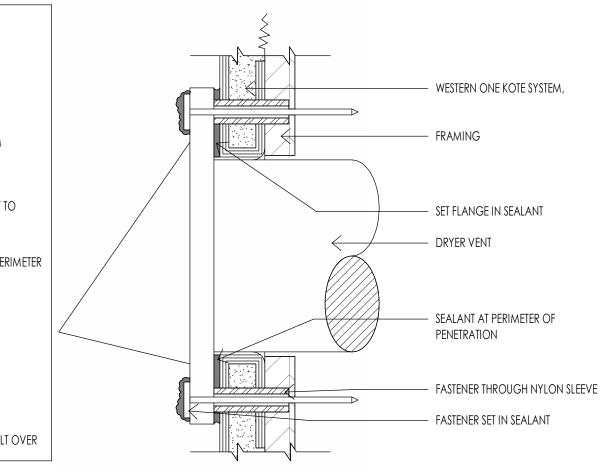
26 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING

APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.



MINIMUM PLUMBING FIXTURE CLEARANCES

- 5/8 "TYPE 'X' GYPSUM BOARD STUD WALL PLYWOOD SHEATHING, SEE STRUCTURAL - EXTERIOR WALL FINISH SYSTEM SEE ELEVATIONS - SEALANT JOINT AT VENT DUCT TO HOUSEWRAP - 2" CONTINUOUS FLANGE AT PERIMETER OF HOOD - SEALANT w/ BACKER ROD AIR SEAL DUCT JOINTS - 6 ML. VAPOR BARRIER - 2 LAYERS OF 30# BUILDING FELT OVER PLYWOOD





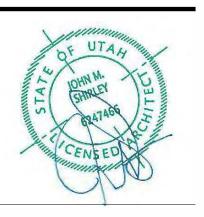
Architecture

Architecture Interior Design Landscape Architecture Land Planning Construction Managemen

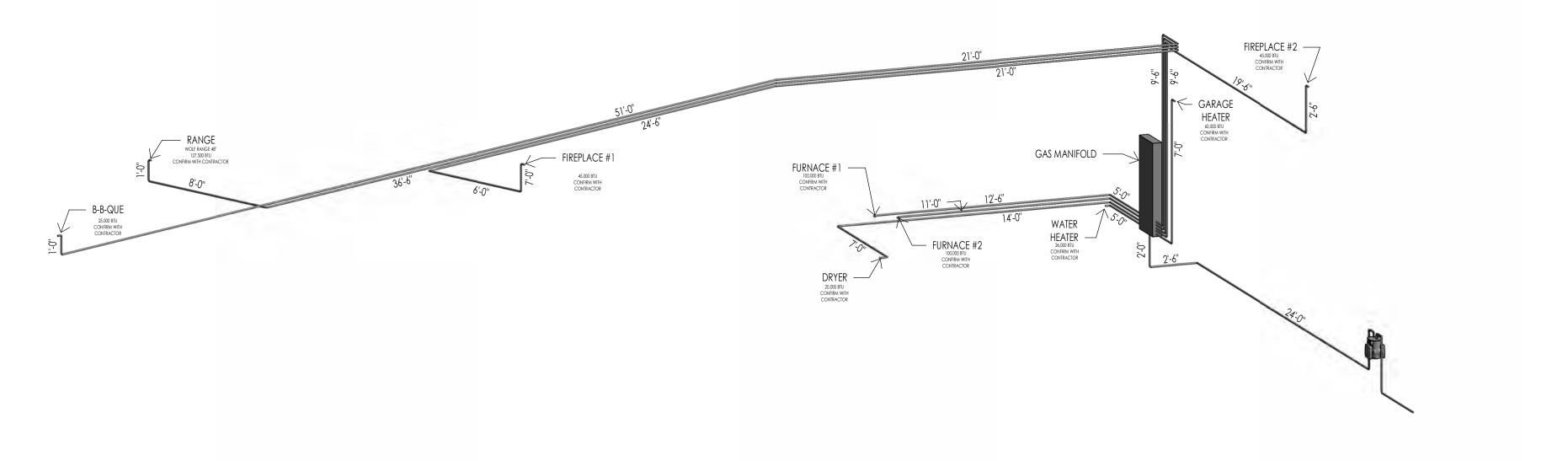
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TYPICAL DRYER VENT (SHOWN WITH STUCCO) WALL EXHAUST VENT



GAS SCHEMATIC

SHEET TITLE:
MECHANICAL GENERAL

PROJECT NO. 22023

REVISIONS:

WARM SPRINGS RESIDENCE

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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MECHANICAL GENERAL NOTES

MECHANICAL LEGEND

FLOOR OR CEILING MOUNTED HVAC REGISTER

SW = SIDE WALL T.K. = TOE KICK

HVAC RETURN AIR REGISTER

HOSE BIB

EXHAUST FAN

(**WH**) WATER HEATER

RECESSED CAN LOCATIONS.

SYMBOL

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.

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.

6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND

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

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.

PROJECTION OF

DROPPED CEILING

EXHAUST TO EXTERIOR -

FOR LOCATION OF

COORDINATE WITH GRADING -

EXHAUST ABOVE GRADE ————

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

GARAGE

4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH

OFF VALVES

— GAS SHUT OFF VALVE

MECH/ STORAGE

OVERHEAD GARAGE DOOR PROJECTION

METER

GAS SHUT OFF VALVE

EXHAUST TO EXTERIOR -

FOR LOCATION OF EXHAUST ABOVE GRADE

GAS SHUT OFF VALVE

EXHAUST TO EXTERIOR

CEILING MOUNTED

HEATER UNIT

COORDINATE WITH GRADING

LEVEL 1 - MECHANICAL PLAN

 PROJECTION OF FURNACES BELOW SIDE WALL EXHAUST -1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED OTHERWISE. 2. GRILLS TO BE MAXIMUM 6" OFF FLOOR 48" FRIDGE/ FREEZE 36" RANGE WITH HOOD GAS SHUT OFF VALVE SIDE WALL EXHAUST W.C. TO BE "KOHLER" VEIL COMFORT HEIGHT, COORDINATE WITH ELECTRICAL BBQ GAS SHUT OFF VALVE — GAS FIREPLACE -DIRECT VENT UP GAS FIREPLACE -DIRECT VENT UP GREAT ROOM PRIMARY SUITE

BED #2/ FLEX

PROJECT NO. 22023 DATE: 2023.06.30

WARM SPRINGS RESIDENCE #35

REVISIONS:

SHEET TITLE:
MECHANICAL PLAN

LEVEL 2 - MECHANICAL PLAN

1/4" = 1'-0"

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

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

IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER/ DESIGN TEAM.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6'-0" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110-16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM

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.

ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT.

PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL 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.

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.

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.

11. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

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

13. A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR

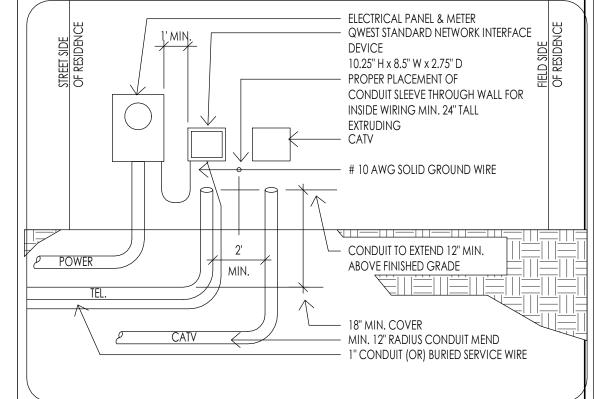
15. A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.

16. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE

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)

RESIDENCE FINISHED GRADE — ELECTRICAL PANEL & METER QWEST STANDARD NETWORK INTERFACE



TYPICAL DRY UTILITY LOCATION DETAIL

HL36SA Ordering Information



Wattage 10 = 10W (nominal) 20 = 20W (nominal) Distribution [blank] = Purchase optic separately SP = 15° beam
NFL = 25° beam
FL = 40° beam
WFL = 55° beam

Light Engine
927 = 90 CRI, 2700K 930 = 90 CRL 8000K 935 = 90 CRI, 3500K 940 = 90 CRI, 4000K D2W = 90 CRI, 3000K CCT, dim to warm(1) 120-277V 50/60Hz 0-10V 1% dimming 1ELTE = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only DE010 = 0-10V Dimming, 0% to 100%, 120V-277V ICAT= insulation contact and airtight RA3S = rimless adapter for HL36A housings and trims CE3S = collar extender for HL36A housings, adjusts from 7/8" to 1-1/4" thick ceillings TIR45NFL25 = 25° beam TIR45FL40 = 40° beam TIR45WFL55 = 55° beam TIR45MH12PK = replacement media holder, package of 12 L100 Series = 2.0" 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



HALO HL3 3-inch LED downlighting

RH MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN GALLERIES

L-1 RECESSED EXTERIOR SOFFIT LIGHT

L-2 DECORATIVE EXTERIOR WALL SCONCE

Note: For use in shallow ceilings with 2' x δ joist construction.

LED RECESSED STRIP TAPE LIGHT

SPECIFY YOUR PRODUCT

Use our tool below to create a custom product code and view product compatibility. After making the selections, save the product to a project to keep all your products and specs together in one organized place. Once final, you can order from a nearby distributor.

Your configuration is complete!

Product Code: UNI-TL-0-100-27K-24V-NA

Make a selection in each category to complete your product code. 6. Modifications 1. Series 2. Location 3. Output* 4. Temp/Color* UNI-TL — Uniform Thin Line 100 - 100 lm/ft 18K - 1800K NA - None 200 - 200 lm/ft 22K - 2200K 300 - 300 lm/ft 24K - 2400K 27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 50K - 5000K 65K - 6500K

* Customizable-Consult Factory

L-6 MOTORCOURT EXTERIOR LIGHTING

SHOP ROOMS Q SIGN IN CART 2

CHAMPEAUX LINEAR SCONCE

inherent in the concept, but sets the form in a new context.

-INSTALLATION INSTRUCTIONS

MAXIMUM OF 2,700K COLOR TEMPERATURE

MAXIMUM OF 700 LUMENS

CAP TOP, DOWNLIGHT ONLY

SHOP THE ENTIRE COLLECTION

FINISH OPTIONS

DETAILS

DIMENSIONS

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

Architecture

Architecture Interior Design Landscape Architecture Land Planning Construction Managemen

> 7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055 fax 801.269.1425 www.thinkaec.com

models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, inc. These drawings are available for limited review

and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

The designs shown and described herein including

all technical drawings, graphic representation &



RESIDENCE SPRINGS

PROJECT NO. 22023 2023.06.30

REVISIONS:

1 04-27-2023 PER CITY COMMENTS

ELECTRICAL GENERAL

SHEET NUMBER:





Architecture

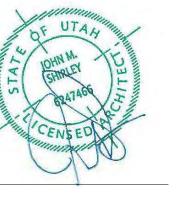
Architecture Interior Design Landscape Architecture Land Planning Construction Management

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The designs shown and described herein including all technical drawings, graphic representation &

and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.



SPRINGS RESIDENCE

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.

ELECTRICAL GENERAL NOTES

ELECTRICAL LEGEND

110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT

DESCRIPTION

SINGLE POLE TOGGLE SWITCH

THREE WAY TOGGLE SWITCH

FOUR WAY TOGGLE SWITCH

GARAGE DOOR OPENER

DIMMER TOGGLE SWITCH

110 V GROUND FAULT INTERRUPTER

110 V WATERPROOF GFI OUTLET

220 V OUTLET

EXHAUST FAN

QUADRUPLEX OUTLET

110 V FLOOR DUPLEX OUTLET

CARBON MONOXIDE DETECTOR

EXHAUST FAN WITH LIGHT FIXTURE

CEILING MOUNT FIXTURE

BATHROOM WALL SCONCE

2X2 OR 2X4 FLUORESCENT CEILING FIXTURE

WALL MOUNT FIXTURE

FLUORESCENT STRIP LIGHT

GARAGE DOOR OPENER

TELEPHONE (CAT 5E WIRING)

GARBAGE DISPOSAL

LIGHTING DIGITAL PAD

WALL MOUNTED BED LIGHT

DOOR BELL SWITCH

LED STRIP LIGHTING

LOW VOLTAGE RECESSED CAN

SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED

STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELITTE, ETC. (6) PORT OUTLET

MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET

RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101

DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101

MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101

KEYLESS ENTRY

DOORBELL

LED UNDERCOUNTER LIGHTING

4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)

4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)

RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)

110 V SMOKE DETECTOR W/BATT BACK-UP

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.

DESIGNER PRIOR TO WIRING. 7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN

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

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

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. PROJECT NO. 22023 2023.06.30

1 04-27-2023 PER CITY

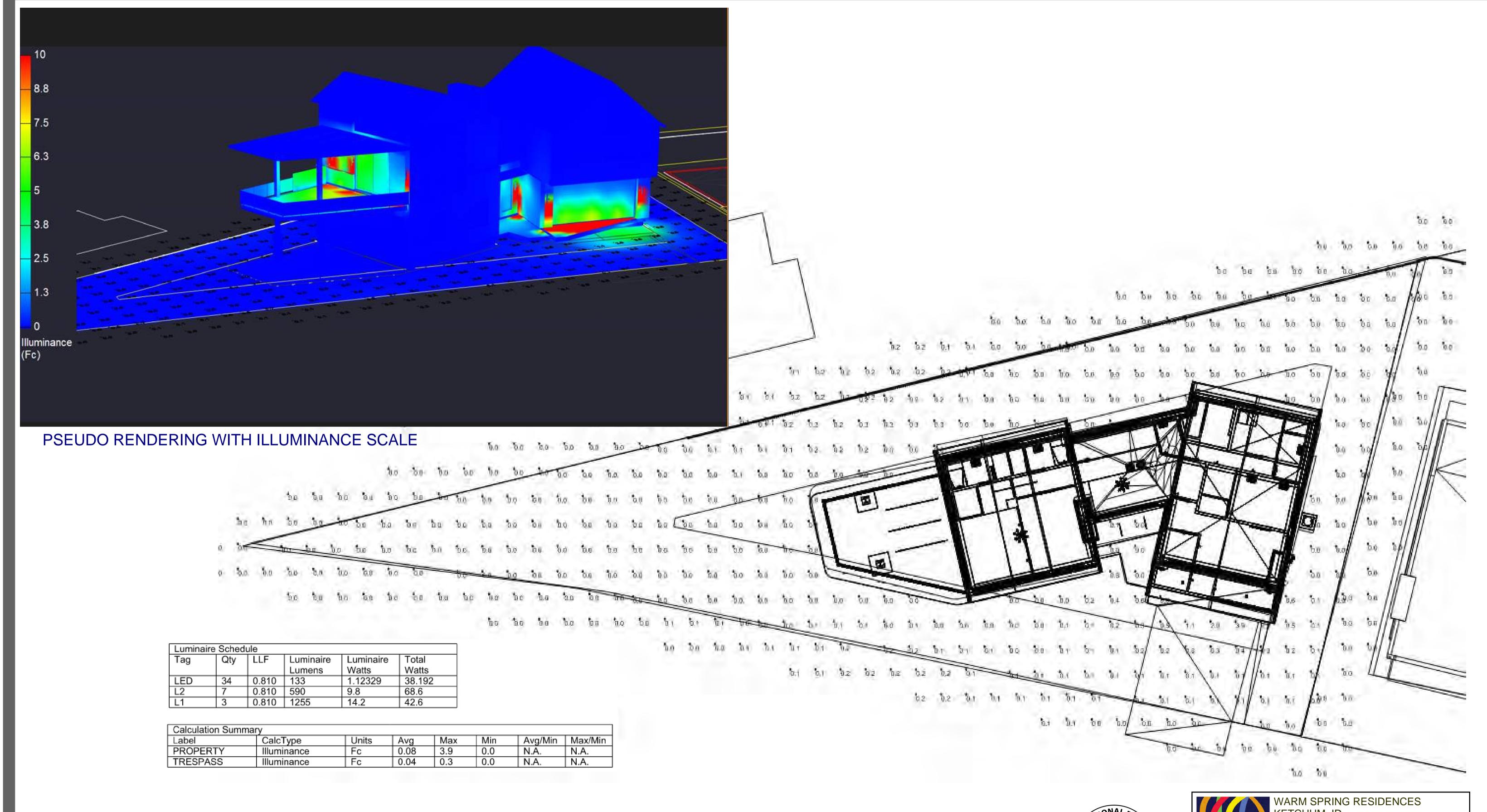
SHEET TITLE:
ELECTRICAL PLANS

REVISIONS:

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LEVEL 2 - ELECTRICAL

1/4" = 1'-0"











and express written permission from THINK Architecture, Inc.

WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340 MATERIAL BOARD

D202



















WARM SPRINGS RESIDENCE #35

190 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340















STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION SEPTEMBER 26, 2023 MEETING

PROJECT: **Bigwood Year Round Restaurant**

P23-065 **FILE NUMBER:**

REPRESENTATIVE: Bill Weidner, Owner

OWNER: Bill Weidner

REQUEST: Development Agreement Amendment & Planned Unit Development Amendment for a

year round restaurant & bar use within the Bigwood PUD

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

ZONING: Recreational Use (RU)

OVERLAY: None

NOTICE: 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.

REVIEWER: Adam Crutcher, Associate Planner

EXECUTIVE SUMMARY

The applicant has submitted Development Agreement Amendment & Planned Unit Development Conditional Use Permit (PUD CUP) Amendment Applications to allow for a year-round restaurant & bar use in the golf course clubhouse building at 115 Thunder Trail (the "subject property"). Currently, a restaurant which has seasonally run during golf season has been in operation since at least 2006. The subject property is located on Block 12 within the Bigwood Planned Unit Development (PUD) which received approval on August 15, 1985.

Restaurant/food service is not listed as one of the permissible uses on Block 12 in the Development Agreements and PUD CUPs governing the Bigwood PUD. As the applicant is requesting for a year round restaurant and bar, those agreements need to be amended to allow such a use to occur.



Figure 1: Location of Golf Course Clubhouse

Based on the review of both applications, staff believes the proposed amendments meet the intent of the Bigwood PUD as originally approved as the year round restaurant is in accordance with accepted industry standards for golf courses.

BACKGROUND

Bigwood DA & 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 (Attachment G). As seen in Attachment F, 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 (see Figure 2) 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. As seen Attachment H, 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."



Figure 2: Current Clubhouse location (Red) vs original Clubhouse location (Yellow)

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.

Process to Date

The Planning and Building Department received the Development Agreement Amendment & Planned Unit Development Conditional Use Permit (PUD CUP) Applications on July 7th, 2023. The applications were reviewed concurrently, and comments were resolved on August 22nd, 2023, after two rounds of review. As of the date of this staff report, all department comments have been resolved or addressed through conditions of approval recommended below.

ANALYSIS

The Bigwood PUD was approved in 1985 based upon 17 evaluation standards contained in KMC 16.08.080. Staff has reviewed the following PUD CUP application against the PUD standards and the intent of the original Bigwood PUD approval. Attachment E contains staffs full review of the proposed project with regards to the above-mentioned standards. After review of the proposed amendments, staff believes the proposal meets the PUD criteria and intent of the Bigwood PUD. Below is an overview of some of the more noteworthy PUD criteria for the proposed project.

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

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

As a result of this analysis of other clubhouse developments within the Wood River Valley and the availability to reach the clubhouse through different forms of transportation, staff believes the Bigwood Clubhouse to meet the criteria pertaining to parking and transportation systems.

STAFF RECOMMENDATION:

Staff recommends approval of the PUD CUP application with conditions outlined below.

MOTION: "I move to approve the Bigwood Restaurant & Bar Planned Unit Development Conditional Use Permit amendment with conditions 1-2, and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision."

Staff recommends **approval** of the Development Agreement Amendment application MOTION: "I move to recommend approval of the 4th Bigwood Development Agreement amendment to City Council."

RECOMMENDED CONDITIONS

- 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.

ATTACHMENTS:

- A. Development Agreement Amendment Application
- B. Development Agreement Plans
- C. PUD CUP Amendment Application
- D. PUD CUP Amendment Plans
- E. PUD Evaluation Standards
- F. 1985 Bigwood PUD CUP Findings of Fact
- G. 1985 Bigwood Development Agreement
- H. 3rd Bigwood Development Agreement
- I. Public Comment

Attachment A:

Development Agreement Amendment Application & Supplemental Materials



City of Ketchum Planning & Building

OFFICIAL USE ONLY			
File Number:	P23-065		
Date Received:	7/7/23		
By:	HLN		
Approved Date:			
Denied Date:			
By:			

Development Agreement Amendment Application

ORIGINAL DEVELOPMENT AGREEMENT
Project Name: BIGWOOD SPORTS, LLC
Development Agreement: BIGWOOD SPORTS, LLC
Phone: Email: bill@riverconstruction.net
Mailing Address: P.O. Box 87 Sun Valley ID 83353
Representative: BILL WEIDNER)
Mailing Address: PO BOX 2455 Ketchum ID 83340
Phone: 504-710-1110 Email: bill@riverconstruction, nel
PROJECT INFORMATION
Legal Land Description:
Street Address: 115 Thunder Trail, Ketchum ID 83340
Lot Area:
Zoning District:
Overlay District:
Anticipated Use: YEAR ROUND RESTAURANT GOLF WINTER SPORTS
SECOND AMENDMENT
Date of Agreement:
Parties Named in Original Agreement:
Summary of Significant Changes:
THIRD AMENDMENT
Date of Agreement:
Parties Named in Original Agreement:
Summary of Significant Changes:
OTHER AMENDMENTS
Date of Agreement:
Parties Named in Original Agreement:
Summary of Significant Changes:
1 the understand positional positional information submitted with and upon this application forms in true and accurate

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative

Date

COMMENTS:

YEAR ROUND RESTAURANT OPERATION

YEAR ROUND RECREATION—

GOLF + WINTER SPORTS (to include

Fat Tire Biking, Nordic Skiing Walking Trails

(MAPS' PROVIDED) + GOLF STMULATOR

191 5th St. West | P.O. Box 2315 | Ketchum, ID 83340 | main 208.726.7801 | fax 208.726.7812

Attachment B:

Development Agreement Amendment Plans

FOURTH AMENDMENT TO BIGWOOD ANNEXATION SERVICE AND DEVELOPMENT AGREEMENT

This Fourth Amendment to Bigwood Annexation Service and Development Agreement entered into this day of June, 2023, by and between the City of Ketchum, Idaho, a municipal corporation (Ketchum) and Bigwood Sports, LLC, an Idaho Limited Liability Company (Bigwood Sports).
This Fourth Amendment is predicated upon the following facts and objectives:
1. Bigwood Sports is owner of the Property commonly known as the Bigwood Golf Course, which is part of the Bigwood Large Block, P.U.D. subdivision.
2. Bigwood Sports is currently remodeling the Golf Clubhouse to allow the Clubhouse restaurant to operate on a year-round basis.
3. The parties desire to amend and supplement the Bigwood Annexation Services and Development Agreement, dated August 15, 1985, and recorded as Instrument Number 266738 in the office of the Blaine County Recorder as amended by the First Supplemental Agreement dated August 1, 1986, and the Second Supplemental Agreement dated November 6, 1987, and the Third Supplemental Agreement dated June 14, 1999.
4. On August, 2023, the Planning and Zoning Commission conditionally approved this proposed amendment.
5. On, 2023, the City Council conditionally approved the proposed amendments and supplementation.
6. The following planned unit development standards of the City of Ketchum apply to this Amendment and Supplementation of the proposed project, and will not be detrimental to the present and permitted uses of surrounding areas.
NOW THEREFORE, therefore, in consideration of the City Council's conditional approval and promises, covenants and agreements contained herein, the parties covenant and agree to the following:
AMENDMENT:
1. Paragraph 1.4 (i) of the Annexation Agreement is amended to change the first sentence of paragraph 1.4 (i) to read as follows:

maintenance and related year-round bar and restaurant shall be located. There are no further

changes to the remaining language of Paragraph 1.4 (i).

"Large Block 12 shall be the Block upon which the Golf Course Clubhouse,

- a). The development shall be in harmony with the surrounding areas;
- b). The proposed vehicular and nonmotorized transportation system shall not be altered or changed from existing system;
- c). 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 public interest.
- d). Location of buildings, park areas and common areas, will not change and shall continue to maximize privacy within the project and in relationship to adjacent properties and protect solar access to adjacent properties.

ADDITIONAL PROVISIONS:

- 1. Each of the parties executing this Agreement represent and warrant that they have the lawful authority and authorization from their respective entities to execute this Fourth Supplemental Agreement.
- 2. This Supplemental Agreement is made subject to and shall not affect the rights and obligations of parties other than Bigwood Sports and the City of Ketchum. If any portion of this Supplemental Agreement is held by a court of competent jurisdiction to violate any rights of third parties or result in any modification, waiver, termination, or annulment of any obligations and covenants between any such third party and Ketchum then the provision so declared shall be null and void.
- 3. This Supplemental Agreement shall inure to the benefit of and be binding upon Bigwood Sports, and the City of Ketchum, their successors and assigns and shall be a covenant running with the land.
- 4. This Agreement is supplemental to, and amends said Annexation Agreement. All provisions, terms, conditions, restrictions, and covenants of said Annexation Agreement, except as to the extent hereby specifically amended, shall remain in full force and effect.
- 5. Nothing contained herein shall be deemed or construed to create any third-party beneficiaries.
- 6. This Agreement may be executed in any number of counter parts, each of which will constitute an original.

NOTICES:

All notices required or provided for under this Agreement shall be in writing and delivered in
person or sent by certified mail, postage prepaid. Notices required to be given to Ketchum shall
be addressed as follows:

City Administrator City of Ketchum PO Box 2315 Ketchum, ID 83340

Notices required to be given to Bigwood Sports shall be addressed as follows:

William Weidner Bigwood Sports PO Box 2455 Ketchum, ID 83340

cc. Brian Barsotti, Esq. PO Box 370 Ketchum, ID 83340

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Supplemental Agreement in accordance with the laws if the State of Idaho, the date and year first written above.

BIGWOOD SPORTS, LLC	CITY OF KETCHUM
By:	By: Neil Bradshaw

STATE OF IDAHO)		
)	SS.	
County of Blaine)		
On this	day of _	202	23, before me, a Notary Public in and for said State,
personally appeared W	⁷ illiam Dani	el Weidner II	I, known or identified to me to be a member of the
Bigwood Sports, LLC,	, a Limited l	Liability Com	pany, and member who executed the instrument on behalf
of said company, and a	acknowledg	ed to me that	such company executed the same.
IN WITNESS	WHEREO	F, I have here	unto set my hand and affixed my official seal the day and
year in this certificate	first above v	written.	
			Notary Public for Idaho
			Residing at
			Commission expires:
STATE OF IDAHO)		
)	ss.	
County of Blaine)		
State, personally app of Ketchum, Idaho th	eared Neil ne municip strument or	Bradshaw k al corporation behalf of the	2023, before me, a Notary Public in and for said now or identified to me to be the Mayor of the City on that executed the within instrument or the person his municipal corporation and acknowledged to me same.
IN WITNESS	WHEREO	F, I have here	unto set my hand and affixed my official seal the day and
year in this certificate	first above v	written.	
			Notary Public for Idaho
			Residing at
			Commission expires:

agmt. fourth annex bigwood. june 2023. docx

Attachment C: PUD CUP Amendment Application & Supplemental Materials



City of Ketchum Planning & Building

OFFICIAL USE ONLY				
File Number:	P23-065A			
Date Received	7/7/23			
Ву:	HLN			
Fee Paid:	\$1100			
Approved Date	e:			
Denied Date:				
Ву:				

Conditional Use Permit Application

Submit Completed application to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION
Project Name: BIGWOOD SPORTS, LLC
Name of Owner of Record: WILLIAM WEIDNER III
Physical Address: 115 THUNDER TRAIL
Property Legal Description:
Property Zoning District:
Lot Size:
Contact Phone: 504-710-1110 Contact Email: bill @ viver construction. ne
PROJECT INFORMATION
Description of Proposed Conditional Use:
Year round restaurant operation,
expanding from April to November and
re-starting winter sports activity center
with nordic and Dike trails
Description & Specification Sheet of Proposed and Existing Exterior Lighting:
No change

APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT CRITERIA IN MUNICIPLE CODE 17.116.030 A-E

See attached

ADDITIONAL COMMENTS

Current building permit covers interior renovations and upgrades to existing restaurant building. Completion expected in 60 days.

ACCOMPANYING SUPPORTING INFORMATION REQUIRED

● Existing Site Plan ● Proposed Site Plan ● Landscape Plan ● Grading and Drainage Plan ● Exterior Lighting Plan and Specifications ● Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator

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.

Applicant Signature

Date

City of Ketchum Planning & Building Department Conditional Use Permit Application

CONDITIONAL USE PERMIT

To: City of Ketchum Planning and Zoning

From: William Weidner, Bigwood Sports LLC

Re: Year-round use for restaurant and golf course

Date: June 28, 2023

History:

Bigwood Sports, LLC has operated a seasonal golf course and restaurant at 115 Thunder Trail from April through November since the current owner purchased in 2015. There is a 3-year history of a Winter Golf/Nordic activity center that operated from 2016-2020 and was closed due to Covid.

- Proposed use The applicant seeks to extend the restaurant operations to a year-round venue and restart the winter activity center that included an Indoor Golf Simulator and Nordic Biking, Hiking, and Cross-Country trails.
- 2. **Square Footage** There is no change to the footprint of the restaurant, parking, or golf course. The current interior renovations are being completed to upgrade the existing restaurant buildings. The floorplan is attached which was submitted and approved under the current building permit.
- 3. **Hours of Operation** The restaurant would be open from 11am to 11pm at peak season, 7 days a week, with an anticipated staff of 8 employees during peak summer season. The golf operation staff would remain the same as it is currently during golf season and the winter Nordic operation would operate daily from 9am to 6pm with no additional employees needed. The reduced winter golf staff would handle the winter rental activities.

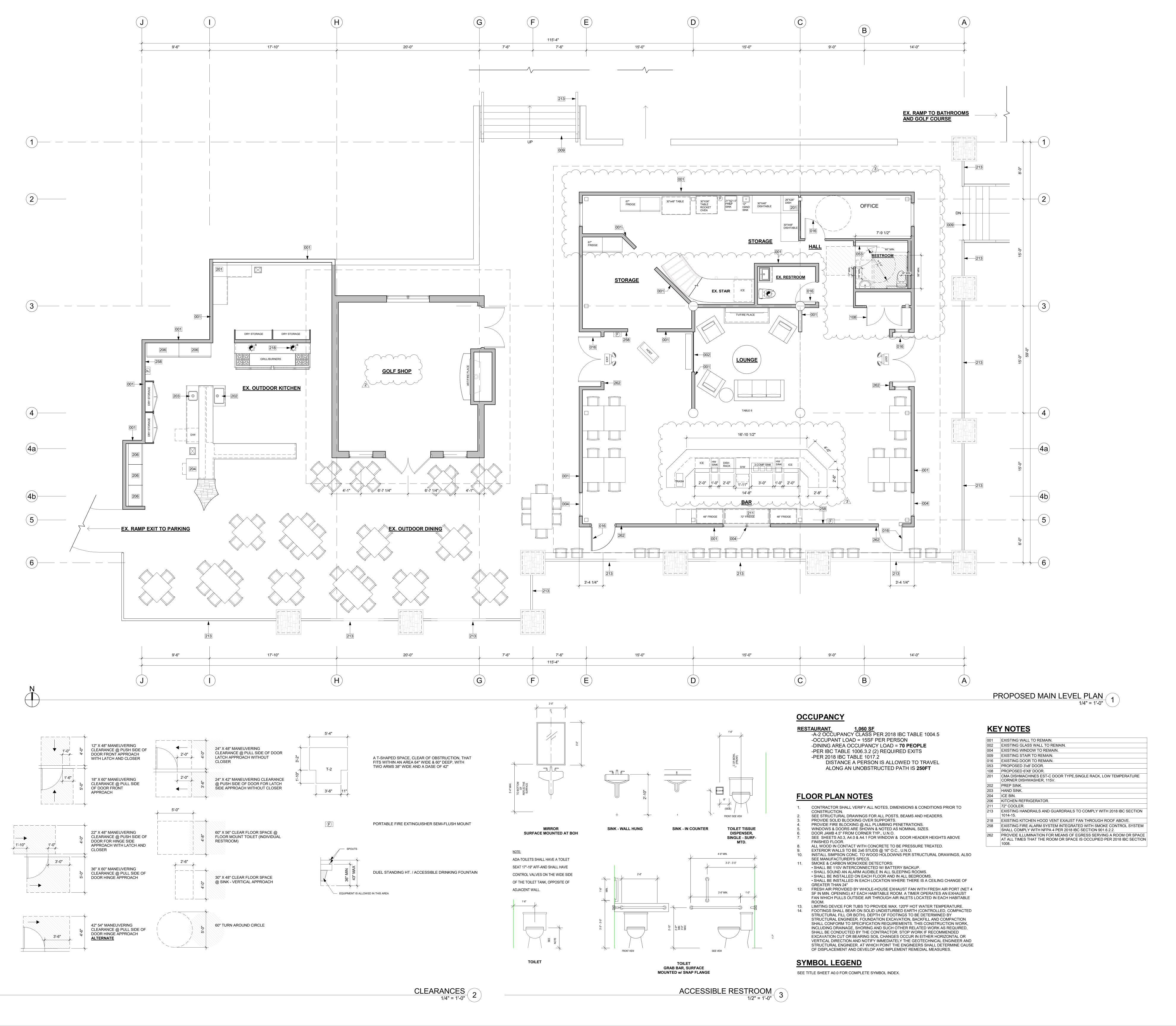
- 4. Parking there is no anticipated change to the current parking lot which has accommodated the seasonal restaurant and golf course for years. There is no additional parking required for the winter months with the golf course closed and reduced demand for parking. Additionally, with the expansion of the residential community of Thunder Springs and Bigwood, we anticipate many patrons being able to walk and ride their bikes to the restaurant and golf course.
- 5. **Traffic Impact** we anticipate no additional impact on traffic for the year-round restaurant operation with the winter being a slower season and no golf available.
- 6. **Community Benefit** we feel that the given that the residents and visitors of Ketchum have fully supported a seasonal restaurant operation for years at Bigwood, they will benefit from having another dining option in the winter months particularly since many restaurants have closed. The winter activity center will provide another location for the community to have access to biking, hiking, and cross-country trails.
- 7. **Aesthetics** We feel that the upgrades and renovation of the existing buildings adds value for the city and the surrounding Bigwood community. We will be using the existing signage locations for both the restaurant and golf course and keeping with the same color and design scheme.
- 8. **Financial Impact** We feel that a year-round restaurant and winter sports operation will benefit the city with increased tax revenues from restaurant sales, liquor sales and winter Nordic rentals.

Thank you for your consideration.

William Weidner

Owner

Bigwood Sports, LLC



MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

LICENSED
ARCHITECT
AR 985093

NICOLE C. RAMEY
STATE OF IDAHO

REVISIONS: DATE:

2 Revision 2 03/26/23

3 Revision 3 08/09/23

115 THUNDER TRAIL

PROJECT / CLIENT:

PHASE 1 REMODEL

JOB ADDRESS: 115 THUNDER TRAIL KETCHUM, ID 83340

DRAWING NAME:
PROPOSED MAIN LEVEL
PLAN

Drawn By: NR
Checked By: NR
Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

This drawing is the exclusive property of MEDICI ARCHITECTS, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 116

DATE: 8/16/2023

3:13:03 PM

A2.2

PLOT SCALE: 1:1

BIGWOOD SPORTS LLC DEVELOPMENT AGREEMENT AMENDMENT AND CUP SEPTEMBER 26, 2023

Parking Study Information

The Bigwood Golf Course lot holds 40 cars total including 4 handicap spots
The Island between the lot and Zenergy has room to parallel park 8 cars
On the Zenergy lot line there are residential guest spaces for 8 cars (2 Handicap)
Plus, an additional 20 spots along the lot line shared with Bigwood Golf Course, however the majority of those spots belong to the golf course

Course in total has access to 50 spots, leaving 18 spots for Zenergy/Thunder Springs

Elkhorn Clubhouse is 14,000 SF and has 36 spaces OR 1 space/400 SF Bigwood Clubhouse is 8,000 SF OR 1 space/160 SF, more than double Elkhorn

Peak Golf Course Use is 3rd week of JULY with a historic maximum of 200 golfers per day spread from 8am to 6pm.

Maximum of 50 people on the course at any one time Peak Golf times are morning 8-12pm, pre-lunch and 2-7pm before dinner

NO Parking needed for Golf during Winter, Restaurant only.

Restaurant

For the restaurant, historically the neighbors from surrounding areas walk to the restaurant and clubhouse from Bigwood, Thunder Springs and Larkspur.

Summer Restaurant Capacity

Seating outside holds 83 people and Inside/Bar holds 34 people Outside Closed in Winter, so capacity cut by 60% during winter months.

Parking Management

Shawn Aicher, Head of Golf Course Operations for 8 years has worked closely with Zenergy to accommodate their parking needs and afforded them the opportunity to use Bigwood spots.

The only historic parking issue has occurred during the Summer when a swim meet and a golf tournament occur on the same day and that happens rarely. In the future, Bigwood management will coordinate event calendars with Zenergy to avoid potential conflicts.

Year-Round Request

Given the cost of labor and need to hire full-time employees the operator needs the scaled down winter operation to financially sustain the operation.

Attachment D: PUD CUP Amendment Plans

See Proposed Development Agreement Amendment in Attachment B

Attachment E: PUD Evaluation Standards

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 17.124.040 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.	
\boxtimes			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 General Residential — Low Density (GR-L) and exists as a single family residence. Other properties adjacent to the subject property and across Fourth Avenue are zoned the same and have either single family homes or duplexes. No change in use is proposed.	
			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.	
\boxtimes			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 e	
			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.

			Staff Comment	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. 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.
\boxtimes			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.
\boxtimes			16.08.080 I	Substantial buffer planting strips or other barriers are provided where no natural
			Staff Comment	buffers exist. 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.
		\boxtimes	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
		\boxtimes	16.08.080 K	Adequate and usable open space shall be provided. The applicant shall dedicate to
			S	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.
			Staff	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. N/A. No change in the location of buildings or parking areas are proposed. Golf
			16.08.080 M	clubhouse building was found to meet this criteria when proposed in 1998.
			TO.OO.OOO IVI	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.
\boxtimes			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.
		\boxtimes	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.
\boxtimes			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.

Attachment F: 1985 Bigwood PUD Findings of Fact

IN RE:

Bigwood Planned Unit Development - Conditional Use Permit

PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The City Council of the City of Ketchum, Idaho, having considered the Applicant's request for annexation and application for a Conditional Use Permit for the Bigwood Planned Unit Development filed January 20, 1984, together with the entire record with regard to said application, presentations by the Applicant, and comments taken at the Public Hearing on the zoning upon annexation, annexation, Planned Unit Development application and resubdivision of certain PUD large blocks held by the Ketchum Planning and Zoning Commission and at a Public Hearing held by the City Council, the Ketchum City Council hereby makes the following findings of fact, conclusions of law and decision.

)

GENERAL FINDINGS OF FACT

The application for a PUD - Conditional Use Permit submitted by the Applicant and considered by Ketchum, in addition to the application, consists of the Bigwood General Conceptual Plan, Bigwood PUD Large Block Subdivision Plat, the Annexation, Services and Development Agreement executed by the Applicant, and the Bigwood PUD - Conditional Use

Permit. The Applicant is River Rock, Ltd., a Nevada limited partnership. The Applicant submitted a request for annexation and an application for Planned Unit Development - Conditional Use Permit on January 20, 1984, together with an application for Preliminary Plat of the resubdivision of PUD Large Blocks 1 and 2. Those applications are subject to review under Ketchum Planned Unit Development Ordinance Number 382, Ketchum Zoning Ordinance Number 208, Ketchum Subdivision Ordinance Number 316, and are subject to the Ordinances regulating building, water, sewer and street construction.

The Applicant sought approval of a Conditional Use

Permit for a Planned Unit Development ("Bigwood PUD") on

property partially in and partially adjacent to the northern

boundary of the City of Ketchum fronting on State Highway

75, consisting generally of river frontage north of the

Adams Gulch Road, valley plain east of State Highway 75 to

the toe of the mountains to the east and hillside slopes.

The real property is comprised of approximately 364 acres.

The property within the City is presently zoned under Ketchum Zoning Ordinance Number 208 General Residential District - Low Density (GR-L) and Recreation Use Zoning District (RU). A portion of the property is also within the Flood Control District, the Avalanche Zoning District and on

slopes greater than twenty-five percent (25%). That portion of the property located within Blaine County is presently zoned R.-4, Mountain Overlay and Flood Plain Zoning Districts.

Generally, the Bigwood PUD is proposed to be a long term residential use project in PUD Large Blocks 1, 8 and 9; short term occupancy use in PUD Lots 2 through 7; and, recreation open space in PUD Lots 11 through 21. The Ketchum Comprehensive Plan Land Use Map designates land uses that are in conformance with those proposed uses of the property.

A standard development of the property under existing Blaine County Zoning and Subdivision Ordinances could result in approximately 373 dwelling units on the property as compared to the 216 dwelling units proposed in the Bigwood PUD.

The Ketchum Planning Commission and Zoning Commission, after Public Hearing, recommended to the City Council denial of the PUD application as set forth in the findings of each of the seventeen evaluation standards contained in Ketchum Planned Unit Development Ordinance Number 382, Section 8. Since that time to present, the Applicant has made numerous and substantial changes in the project's design and in the executed Annexation, Services and Development Agreement with

the City of Ketchum. Said changes have required additional review, information and legally noticed public hearings prior to final action thereon by the Ketchum City Council. As part of Ketchum's consideration of the above referenced applications, Ketchum, in accordance with Section 67-6525, Idaho Code, considered the zoning for the property upon annexation so that Ketchum's review of all applications affecting the use of the property are reviewed in an integrated manner, consistent with the Ketchum Ordinances and Comprehensive Plan. Ketchum has held lawfully required public hearings and meetings for consideration of said annexation and applications contingent thereupon. and Bigwood enter said Annexation, Services and Development Agreement for the purpose of establishing certain rights and obligations of the parties with regard to annexation of the property and development of the Bigwood PUD Development Plan, including, but not limited to, the sequence and timing of development, construction of necessary improvements, requiring on-site and off-site improvements, and minimizing the fiscal impact of the annexation and development upon the City to protect and promote the general health, safety and welfare of the citizens of Ketchum and future residents of Bigwood.

The Applicant proposes to dedicate and preserve the

existing golf course comprising approximately 100 acres of open space and dedicate certain public use rights thereto. In addition, the Applicant has offered to dedicate and improve numerous public easements through the PUD which are in accordance with the Wood River Trail's System Plan. The project includes multiple structures north of the Alpenrose Hotel feathering out to the north into .4 acre single family homes lots, one acre single family home lots and two acre lots along the Big Wood River. The minimum building setback from State Highway 75 is 250 feet and increases up to 400 feet. This setback buffers those uses from neighboring properties and preserves a greenbelt entry into the City of Ketchum.

The proposed Bigwood PUD is adjacent to and accessed by State Highway 75 which has a right of way of one hundred feet in width and is presently constructed to a design speed of 55 miles per hour. The highway has the existing capacity to handle existing traffic together with the traffic that will be generated by this project. In addition, the Applicant will provide turn lanes at the entrances to this project and improve Saddle Road and its intersection onto State Highway 75 as it runs through its project.

The present uses of the property are Recreational/Open Space consisting of a golf course and clubhouse. The pre-

dominate uses of the neighboring properties are Tourist at the Alpenrose Hotel to the east, single family residences from one to five acres on the west, and no development on the hillside areas to the east and north.

The relevant criteria and standards for review of the PUD application are the Local Planning Act (Idaho Code Section 67-6501, et. seq.), Title 50, Chapters 3 and 13 of the Idaho Code, the Ketchum Comprehensive Plan (Ordinance Number 372), Ketchum Planned Unit Development Ordinance Number 382, Ketchum Zoning Ordinance Number 208, Ketchum Subdivision Ordinance Number 316, Ketchum Street Standards Ordinance Number 276, Ketchum Sewerage System Ordinance Number 287.

The City Council considered the recommendations made by the Ketchum Planning and Zoning Commission after receiving public comment on the project and considered the evaluation standards from Section 8 of the PUD Ordinance Number 382.

EVALUATION STANDARDS

EVALUATION STANDARD NUMBER 1: Minimum lot size of three (3) acres. All land within the development shall be contiguous except for intervening streets and waterways.

FINDING: The Ketchum City Council makes this finding because the Bigwood PUD is comprised of approximately 364 acres.

EVALUATION STANDARD NUMBER 2: That the proposed project will not be detrimental to the present and permitted uses of surrounding areas.

FINDING: The Ketchum City Council makes this finding because the project proposes uses that are permitted in the zoning district assigned to the property and projected under the land use classification identified on the Comprehensive Plan Land Use Map applying to said property; the open space preserved including dedication of the golf course provides adequate distance between the buildings within the project and neighboring properties; that the development proposes the uses and lot sizes similar to those of the surrounding areas; the development has adequately mitigated its adverse service and fiscal impacts by the Annexation, Services and Development Agreement upon execution thereof by the Applicant; the maximum building coverage will be under that permitted by the applicable zoning and subdivision regulations; the minimum perimeter setbacks will be in conformance with the zoning district regulations; the maximum height of buildings will not exceed that specified for the zoning districts in which the property is located; the overall allowable density is no greater than that allowed in the zoning districts in which the property is located; and, the project provides for its highest density uses closer to town with a series of reducing densities to the north comparable with existing and permitted uses of neighboring properties.

EVALUATION STANDARD NUMBER 3: That the proposed project will have a beneficial effect not normally achieved by standard subdivision development.

FINDING: The Ketchum City Council makes this finding because the proposed PUD provides integrated open space and that the open space preserved by dedication of the golf course and City park and public use rights thereto are a benefit not normally achieved by standard subdivision development.

EVALUATION STANDARD NUMBER 4: The development shall be in harmony with the surrounding area.

FINDING: The Ketchum City Council makes this finding because

no buildings are proposed in the flood plain; the dedication of open space preserved by the golf course; the lot sizes and the uses within the project are similar to those of the surrounding areas being with multiple family units by the Alpenrose Hotel feathering out into single family lots to the north with two acre lots along the river; the golf course has retained its orientation with regard to existing buildings bordering the project including the Alpenrose Hotel, Bigwood Condominiums and Larkspur Condominiums; and, the project will not exceed the present bulk zoning regulations.

EVALUATION STANDARD NUMBER 5: Densities and uses may be transferred between zoning districts within a PUD...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...

FINDING: The Ketchum City Council finds this standard is met in light of the existing Blaine County Zoning Districts which permits greater density than proposed and because all density is restricted to PUD Lots 1 through 10 and no further density or uses are requested in those lots and the remainder of the property is dedicated to open space.

EVALUATION STANDARD NUMBER 6: That the proposed vehicular and non-motorized transportation system is (a) adequate to carry anticipated traffic consistent with existing and future development of surrounding properties; (b) will not generate vehicular traffic to cause "undue congestion" of the public street network within or outside the PUD; (c) designed to provide automotive and pedestrian safety and convenience; and, (d) designed to provide adequate removal, storage, and deposition of snow.

FINDING: The Ketchum City Council makes this finding because the project is adjacent to and accesses upon State Highway 75 which is of adequate construction and design to safely accommodate the traffic generated by the project subject to certain improvements to be constructed by the Applicant as set forth in the Annexation, Services and Development Agreement; the fisherman/pedestrian easement allowing access on the east side of the bank of the River and because the

bicycle/equestrian/jogging paths are proposed to be built by the Applicant; the project has adequate snow storage; the development under the Bigwood PUD Development Plan will not overload adjacent streets or utilities; the proposed vehicular and non-vehicular transportation system is adequate to carry anticipated traffic and the land uses proposed will not generate vehicular traffic to cause congestion of the public street network outside the PUD; no access is permitted to any lot directly from State Highway 75 nor from the connector road; that the project will provide turn lanes at its entrance points onto State Highway 75; that the Applicant will dedicate Saddle Road east of State Highway 75 to a full width of 80 feet and improve to adequate safety standards the intersection of that road with the highway; that the internal streets within the project will be dedicated to a width of 60 feet with an additional two feet of improved shoulder on each side for pedestrian safety and additional snow storage; and, that an emergency vehicle access lane will be constructed and maintained by the Applicant from the south end of South Bigwood Drive to Saddle Road for an adequate second access to that portion of the project.

EVALUATION STANDARD NUMBER 7: That 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.

FINDING: The Ketchum City Council makes this finding based on its finding with regard to the other sixteen evaluation standards; a review of the applicable ordinances; the types, location and densities of units and uses proposed within the PUD are in conformance with the Comprehensive Plan; the Applicant upon execution of the Annexation, Services and Development Agreement will adequately address and mitigate the adverse impacts of the project and thereupon the project will not be in conflict with the public interest.

EVALUATION STANDARD NUMBER 8: That the development plan incorporates the site's significant natural features.

FINDING: The Ketchum City Council makes this finding because there is no building in the flood plain; and the fisherman's/

pedestrian easement is proposed along the River; no buildings are proposed on slopes greater than twenty-five percent (25%) nor on rock outcroppings or ridgelines; that adequate open space is dedicated for the golf course; that the minimum building setback off State Highway 75 to the east is 250 feet which preserves an open space at the north entrance into the City of Ketchum similar to that provided through the south entrance; and, that the Applicant has deleted a proposed lot off Spur Lane thereby preserving that distinctive rock outcropping.

EVALUATION STANDARD NUMBER 9: Substantial buffer planting strips or other barriers are provided where no natural buffers exist.

FINDING: The Ketchum City Council makes this finding because the setback off the highway preserves the golf course open space along a major entrance into the City.

EVALUATION STANDARD NUMBER 10: Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner.

FINDING: The Ketchum City Council finds this standard met by the phasing schedule for and construction of the improvements as set forth in the Annexation, Services and Development Agreement upon execution thereof by the Applicant.

EVALUATION STANDARD NUMBER 11: Adequate and useable 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 useable and convenient to the residents of the project. The amount of useable 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...

The Ketchum City Council makes this finding because the golf course, recreation center and public trail system

provides adequate useable recreational open space for the residents of the project; the property will be maintained under the control of the homeowner's association; that the lot coverage of the proposed buildings is less than permitted under the applicable zoning district regulations; that no buildings are proposed on slopes greater than twenty-five percent (25%); that the Applicant will improve or construct all public bicycle and other easements within the project.

EVALUATION STANDARD NUMBER 12: 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.

The Ketchum City Council makes this finding because the buildings are not adjacent to existing structures outside the project except where the project abuts the Alpenrose Hotel on the north where the views from the units are oriented away from the Alpenrose and the Latigo Lane duplex lots where the location of building envelopes minimizes disruption of existing views; that the Applicant deleted from its proposal units in front of the Alpenrose which would have created an incompatible use between the occupants of those units and the commercial bar and restaurant activities of the hotel; the setbacks away from the exterior boundaries of the project are greater than permitted in the applicable zoning districts; the buildings are set back a minimum of 400' from the highway and 200' north of Saddle Road, the major roads abutting the property; and, that the location of the building envelopes, orientation of the buildings and location of parking spaces maximizes privacy and solar access within the project.

EVALUATION STANDARD NUMBER 13: "Adequate recreational facilities" shall be provided...

FINDING: The Ketchum City Council finds that this standard is met because of the dedicated golf course and open space lots, the construction of the recreation center, the dedication of public trail easements and improvement of certain of those easements by the Applicant.

EVALUATION STANDARD NUMBER 14: 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.

FINDING: The Ketchum City Council makes this finding because of the dedication of the golf course and open space blocks; the large setback along State Highway 75, and the integrated design of the project to accentuate the open space and view corridors within the project.

EVALUATION STANDARD NUMBER 15: The development will be completed within a reasonable time.

FINDING: The Ketchum City Council makes this finding because of the phasing schedule contained in the Annexation, Services and Development Agreement upon execution thereof by the Applicant.

EVALUATION STANDARD NUMBER 16: That public services, facilities and utilities are adequate to serve the proposed project and anticipated development within the appropriate service areas.

FINDING: The Ketchum City Council makes this finding because the public utilities and services required for the project are provided for by the Applicant in accordance with the Annexation, Services and Development Agreement upon execution thereof by the Applicant.

EVALUATION STANDARD NUMBER 17: That the project complies with all applicable ordinances, rules and regulations of the City of Ketchum, Idaho, except as modified or waived pursuant to Section 8(a) of PUD Ordinance Number 382.

FINDING: The Ketchum City Council makes this finding because no waivers or modifications to any applicable ordinances, rules and regulations are requested and based on the findings in the other sixteen evaluation standards.

CONCLUSIONS OF LAW

- 1. That the proposed Bigwood PUD application meets all the relevant standards for approval under Section 8 of Ketchum PUD Ordinance Number 382, provided said property is annexed into the City of Ketchum.
- 2. That the Bigwood PUD is in conformance with and not in conflict with the Ketchum Comprehensive Plan (Ordinance Number 372).
- 3. That the Bigwood PUD is in conformance with the Ketchum Zoning Ordinance Number 208.
- 4. That the Bigwood PUD is in the public interest and will not be detrimental to the public health, safety and welfare provided the Annexation, Services and Development Agreement is executed by the Applicant.

DECISION

Therefore, the City of Ketchum, Idaho, approves the application for a Conditional Use Permit for the proposed Bigwood PUD subject to the conditions contained in the Permit made a part hereof by reference, and subject to the Annexation, Services and Development Agreement. Furthermore, the City of Ketchum approves the preliminary plat of the PUD Large Block Subdivision, and the preliminary plat of the Resubdivision of Large Blocks Number 1, 2 and 8 subject

to the conditions placed thereon, the Conditional Use Permit and the Annexation, Services and Development Agreement.

PASSED this 16th day of September , 1985.

GERALD N. SEIFFERT

Mayor

ATTEST:

Betty A. Co City Clerk

CONSENT OF DIRECTORS OF

NEILSEN, MONROE, INC.

IN LIEU OF MEETING

The undersigned, constituting all of the directors of Neilsen, Monroe, Inc., an Idaho corporation, do hereby consent to, adopt and approve in writing the following corporate action without a meeting in accordance with the general corporation laws of the State of Idaho:

WHEREAS, Neilsen, Monroe, Inc. (hereinafter "Corporation") is a general partner of River Rock, Ltd., a Nevada limited partnership (hereinafter "River Rock"); and

WHEREAS, the Corporation, even though not required to do so, has contacted all the limited partners of River Rock and obtained their authority and consent to enter into an Annexation Agreement with the City of Ketchum on behalf of River Rock;

NOW, THEREFORE, BE IT RESOLVED, that the Corporation is hereby authorized to enter into an Annexation Agreement with the City of Ketchum and bind River Rock and the Corporation in the Annexation Agreement.

RESOLVED FURTHER, that Craig Neilsen and Dave Sellgren are hereby authorized to execute said Annexation Agreement on behalf of the Corporation.

DATED: 1/2005 15,1985

Attachment G: 1985 Bigwood Development Agreement

BIGWOOD

ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT

THIS AGREEMENT, entered into this 15th day of August, 1985, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter "Ketchum"), and RIVER ROCK, LTD., a Nevada limited partnership (hereinafter referred to as "Bigwood").

RECITALS:

This Agreement is predicated upon the following facts:

- 1. Ketchum is a municipal corporation having all powers granted municipalities among which are the power to contract (Idaho Code Section 50-301), power to annex (Idaho Code Section 50-222), and power to approve planned unit developments, special uses and subdivisions for the benefit of its citizens (Idaho Code Sections 67-6512 and 6515).
- 2. River Rock, Ltd. is a Nevada limited partnership duly qualified to do business in the State of Idaho and owns a tract of land, a portion of which is within and a portion adjacent and contiguous to the northerly City boundary of Ketchum, more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter the "Property"), or which Bigwood proposes a planned unit development (PUD) contingent upon annexation by Ketchum. Neilsen-Monroe.

Inc., an Idaho corporation, is the managing general partner of River Rock, Ltd. and in that capacity has the authority to execute this Agreement on behalf of River Rock, Ltd.

- Land Investment, Inc. (hereinafter "Sprenger"), entered into an agreement with Ketchum which was embodied in Resolution Number 92 adopted by Ketchum on December 17, 1969. Pursuant to Resolution Number 92, Sprenger and Ketchum sought to provide for a general plan for development of approximately 707 acres of land located north of Ketchum. There have been numerous changes in Ketchum, the surrounding area, local economy, and in the ownership and the actual and proposed development of the land previously owned by Sprenger.

 Consequently, Ketchum and Bigwood cannot agree upon their respective rights and obligations under Resolution Number 92.
- 4. On March 16, 1982, Bigwood filed a Complaint in the District Court for the Fifth Judicial District, Blaine County, Idaho, Case Number 11331, entitled River Rock, Ltd., a Nevada limited partnership dba Bigwood v. City of Ketchum, an Idaho municipal corporation, and John Does I-X (hereinafter referred to as "Lawsuit"), seeking adjudication of the issues raised therein. The pleadings filed in said Lawsuit are hereby incorporated by reference.
 - 3. Since the filing of the Lawsuit, the Bigwood PUD

Development Plan has been significantly revised by Bigwood to respond to the concerns of Bigwood, surrounding landowners and the legitimate concerns of Ketchum and has required additional review, information and legally noticed public hearings prior to final action thereon by the Ketchum City Council. On January 20, 1984, Bigwood filed the following with Ketchum: Request for Annexation of the Property and Zoning upon Annexation into the City of Ketchum, Mdaho, and contingent upon annexation an Application for PUD - Conditional Use Permit, and Applications for Preliminary Plat approval. As part of Ketchum's consideration of the above referenced applications, Ketchum, in accordance with Section 67-6525, Idaho Code, considered the zoning for the Property upon annexation so that Ketchum's review of all applications affecting the use of the Property are reviewed in an integrated manner, consistent with the Ketchum Ordinances and Comprehensive Plan. Ketchum has held lawfully required public hearings and meetings for consideration of said annexation and applications contingent thereupon.

- 6. If the Property is developed under the regulations of Ketchum, the effect of such development would be beneficial to public health, safety and welfare of the City, its environs, and Bigwood.
 - 7. The City and Bigwood enter this Agreement for the

purpose of establishing certain rights and obligations of the parties with regard to annexation of the Property and development of the Bigwood PUD Development Plan, including, but not limited to, the sequence and timing of development, construction of necessary improvements, requiring on-site and off-site improvements, and minimizing the fiscal impact of the annexation and development upon the City to protect and promote the general health, safety and welfare of the citizens of Ketchum and future residents of Bigwood.

- 8. Development of the Property in accordance with the Bigwood PUD Development Plan will create and impose upon Ketchum substantial burdens for additional facilities, improvements and services particularly attributable to the annexation and the proposed development of the Property. Bigwood and Ketchum desire to agree upon and to mitigate the adverse impacts of its development and pay the costs of certain impacts particularly associated with and attributable to annexation and proposed development of the Property including, but not limited to, on-site and off-site water, sewer, fire protection, streets, transportation and general service impacts.
- 9. It is in the best interests of Ketchum and Bigwood, the health, safety and welfare of the people of Ketchum and Bigwood to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, and in order to provide for orderly annexation and development of the Property, the parties hereto agree as follows:

- 1. <u>DEFINITIONS AND GENERAL RESTRICTIONS</u>. Throughout this Agreement, the following terms will be defined and certain restrictions and covenants are hereby placed upon the areas so defined, as follows:
- property described in Exhibit A, attached hereto and made a part hereof by reference, upon which Bigwood proposed the planned unit development. This description includes a parcel of property previously owned by Dr. Gwinner and purchased by Bigwood which is hereby included as part of the PUD Development Plan dedicated to golf course and open space use.
- the Property in accordance with the Bigwood Planned Unit
 Development Plan (hereinafter referred to as the "PUD
 Development Plan") consisting of the General Development
 Plan of one (1) page, a copy of which is attached hereto and
 made a part hereof by reference as Exhibit B, and the Bigwood PUD Large Block Preliminary Subdivision Plat, consisting of five (5) pages attached hereto and made a part

hereof by reference as Exhibit C, and the Bigwood PUD - Conditional Use Permit (hereinafter referred to as the "PUD - Conditional Use Permit") for the Bigwood PUD, which upon issuance by Ketchum shall be incorporated herein by reference. The provisions, terms, conditions and requirements contained in the various Exhibits comprising the PUD Development Plan shall be cumulative.

- 1.3 <u>Large Block.</u> This shall refer to the Large Block of the PUD Large Block Subdivision plat (Exhibit C) designated by the number assigned thereto.
- 1.4 General Restrictions. The twenty-one (21)

 Large Blocks of the PUD Preliminary Large Block Subdivision

 plat of the PUD Development Plan are further defined and

 certain restrictions and covenants placed thereon as follows:
- (a) Large Block Number 1 and Large Block
 Number 10 (hereinafter collectively referred to as "Large
 Block Number 1") shall be comprised of a maximum of eight
 (8) single family residential lots according to the preliminary plat of the resubdivision of Large Block Number 1, a
 copy of which is attached hereto and incorporated herein as
 Exhibit D. No further subdivision of said lots shall be
 permitted.
- (b) Large Block Number 2 shall be comprised of a maximum of nine (9) single family residential lots,

according to the preliminary plat of the resubdivision of Large Block Number 2, a copy of which is attached hereto and made a part hereof by reference as Exhibit E. No further subdivision of said lots shall be permitted.

- (c) Large Block Number 3 shall be comprised of a maximum of eight (8) single family residential lots.

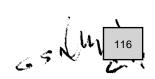
 No further subdivision of said lots shall be permitted.
- (d) Large Block Number 4 shall be comprised of a maximum of seventeen (17) single family residential lots. No further subdivision of said lots shall be permitted.

- (e) Large Block Number 5 shall be comprised of a maximum of eleven (11) single family residential lots. No further subdivision of said lots shall be permitted.
- (f) Large Block Number 6 shall be comprised of a maximum of eight (8) single family residential lots.

 No further subdivision of said lots shall be permitted.
- maximum of one hundred thirty-eight (138) multiple dwelling units in four eight plex structures and five chevron clusters as shown on the PUD Development Plan with a maximum total building foct print and total building square footage for each as set forth in Exhibit F, attached hereto and made a part hereof by reference. The location, final building

design and landscaping thereof shall be subject to the design review regulations of Ketchum in effect at the date of application therefore and in substantial conformance with the PUD Development Plan and consistent with the provisions of this Agreement. Bigwood shall construct and maintain year around emergency vehicle access lane from the cul de sac at the south end of Large Block Number 7 south to Saddle Road and the design thereof shall be approved by Ketchum. Bigwood shall construct same prior to the issuance of the first building permit for any structure within said large Said emergency access shall be closed to through traffic at its access point at Saddle Road and Ketchum shall have the right to erect a barrier on said emergency lane if determined necessary by Ketchum. No further subdivision, except condominiumization, of said large block shall be permitted.

(h) Large Lot Number 8 shall be comprised of seven (7) residential duplex lots according to the preliminary plat of the resubdivision of Large Block Number 8, a copy of which is attached hereto and made a part hereof by reference as Exhibit G. Development of this parcel may be served by Ketchum Spring Water Supply Company, Inc. if such service can provide the requirements for domestic and fire flows under a utility plan to be approved by Ketchum prior



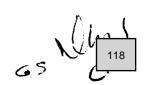
to construction thereof and final plat approval of said resubdivision plat. No further subdivision, except condominiumization, of said lots shall be permitted. The site grading of these lots shall be done by Bigwood prior to final plat approval of Large Block Number 8 in accordance with a plan to be approved by Ketchum.

- shall comprise, and are hereby dedicated to open space in perpetuity and expansion at the existing golf course. Any portion of said large blocks not used as a golf course shall remain open space with no improvements constructed thereon except as set forth in this Agreement. These large blocks shall not be subdivided.
- shall be dedicated to open space in perpetuity. No improvements shall be constructed thereon except as set forth in this Agreement. A blanket easement for the location and use of public pedestrian, equestrian and cross-country ski trail easements shall be granted thereover by Bigwood to Ketchum upon execution of this Agreement. No further subdivision of said large block shall be permitted.
- (k) Large Block Number 19 shall be the block upon which Bigwood shall construct the Bigwood Recreation Center building and related uses as set forth in this



Agreement. The final design and landscaping thereof shall be subject to the design review regulations of Ketchum in effect at the date of application therefore. No further subdivision of said block shall be permitted.

- Large Block Number 9 shall be a single (1)residential lot. The location of the building envelope outside the Avalanche Zone and the twenty-five percent slope line together with the final location and design of the access road thereto and drainage plan shall be subject to approval by Ketchum prior to final plat approval of the Large Block Subdivision plat. The existing access easement to said Property across property owned by the United States Department of Interior, Bureau of Land Management (BLM) shall be vacated by Ketchum upon request of Bigwood once Bigwood has received a new easement from the BLM which permits construction of a driveway to said lot which is approved by Ketchum prior to final plat approval of the Large Block Subdivision plat. No further subdivision of said large block shall be permitted.
- (m) All lots within each developable large block shall have a building envelope with driveways accessible thereto at grades of not more than seven percent (7%) with minimum cuts and fills except as otherwise approved by Ketchum in conformance with Fire Department requirements.



- (n) The total permitted density of the Property shall be no greater than the 216 dwelling units as shown on the PUD Development Plan irrespective of the underlying zoning designations placed upon the Property. All density and development rights of Large Blocks Number 1 through 21 of the PUD Development Plan have been transferred to Large Blocks Number 1 through 8. No further dwelling units shall be constructed on or transferred to the Property or any portion thereof.
- 1.5 <u>Ketchum Subdivision Ordinance</u>. This shall refer to Ketchum Subdivision Ordinance Number 316 and all amendments thereto and all subsequently adopted subdivision ordinance(s).
- 1.6 <u>Ketchum Zoning Ordinance</u>. This shall refer to Ketchum Ordinance Number 208 and all amendments thereto and all subsequently adopted zoning ordinance(s).
- 1.7 <u>Comprehensive Plan.</u> This shall refer to that Plan adopted by Ketchum on April 8, 1983 and all amendments thereto and all subsequently adopted comprehensive plan(s).
- 1.8 <u>Ketchum.</u> This shall mean the City of Ketchum, Idaho, a municipal corporation, acting by and through its elected City Council.
- 1.9 Start of Combustible Construction. This shall mean commencement of construction using any combust-

ible materials.

- 1.10 Upon Execution of This Agreement. This shall mean within thirty (30) days of passage of a resolution by Ketchum authorizing the Mayor to execute this Agreement and prior to passage of an ordinance of Ketchum annexing the property described in Exhibit H.
- 2. SEQUENCE OF DEVELOPMENT. Bigwood shall first obtain the final approval of and record the PUD Large Block Subdivision plat pursuant to Paragraph 7 hereinafter. Thereafter, Bigwood shall obtain final plat approval of the resubdivision of Large Block Number 1. Thereafter, Bigwood shall obtain final plat approval of and record Large Blocks Number 2 and 8 in whichever order Bigwood elects. after, Bigwood shall obtain preliminary and final plat approval and record the resubdivision of Large Block Number 3. Thereafter, Bigwood shall obtain preliminary and final plat approval and record the resubdivisions of Large Blocks Number 4 and 5 in whichever order Bigwood elects. after, Bigwood shall obtain preliminary and final plat approval and record the resubdivision of Large Block Number Thereafter, Bigwood shall develop the buildings on Large 6. Blocks Number 7 and 19. Bigwood may develop Large Block Number 7 earlier provided that Bigwood, upon prior written approval thereof by Ketchum, constructs all improvements and

performs all other obligations required for final platting of Large Blocks Number 1 through 7 under the terms and conditions of this Agreement, except as may be modified by Ketchum in said approval. Development shall occur in such a fashion that the character and aesthetic value of the Bigwood PUD is maintained at all times. Each phase shall contain all the necessary elements and improvements to exist independently from proposed future phases. No portion of the Property shall be developed except as set forth in the PUD Development Plan and this Agreement. After recordation with the Office of the Blaine County Recorder of the PUD Large Block Subdivision plat, Bigwood shall have five (5) years to complete development of Large Blocks Number 1 through 6 and 8 thereof. Thereafter, Bigwood shall have an additional ten (10) years to complete development of Large Block Number 7. Bigwood may request from Ketchum extension of the development completion schedule as herein provided which shall not be unreasonably denied by Ketchum. In the event Bigwood does not comply with either portion of this development schedule, then Ketchum shall have the right to review the PUD - Conditional Use Permit and PUD Development Plan and require such changes which are found necessary due to the ordinances, laws and standards then in effect or changed conditions. The PUD - Conditional Use Permit may be



amended accordingly by Ketchum.

- CONSENT TO ANNEXATION AND DE-ANNEXATION. Bigwood hereby irrevocably consents to the annexation by Ketchum of the property described in Exhibit H. Furthermore, Bigwood hereby irrevocably consents to the de-annexation of said property in accordance with this Agreement. In the event Bigwood fails, neglects or refuses to fulfill the obligations required by it "upon execution of this Agreement" (as defined in this Agreement) or to obtain final approval of or record the PUD Large Block Subdivision plat (pursuant to Paragraph 7 of this Agreement) or comply with Paragraph 23 of this Agreement, or otherwise defaults under this Agreement (pursuant to Paragraph 13 of this Agreement), then Ketchum may de-annex the Property. Upon de-annexation, the PUD - Conditional Use Permit, any approvals of subdivision plats and this Agreement may be voided ab initio by Ketchum. In the event of de-annexation of said property, Ketchum shall deed its interests in the golf course back to Bigwood.
- 4. IMPROVEMENTS, AMENITIES, FACILITIES, SERVICES AND FEES.
 Bigwood shall engineer, construct, and otherwise provide, at
 its sole expense, the following improvements, amenities,
 facilities and services, public and private, in accordance
 with the PUD Development Plan and this Agreement. Furthermore, Bigwood shall pay to Ketchum certain fees as herein



provided. These obligations of Bigwood are to mitigate certain adverse impacts which the parties hereby mutually recognize and agree are created by and particularly attributable to the annexation of the Property and development of the Bigwood Planned Unit Development and as part of the compromise and settlement of the Lawsuit as provided for in Paragraph 20 hereinafter. Bigwood requests water and sewer service from Ketchum by extension of the municipal water system and sewerage system. All utilities, including water, sewer, gas and electric, shall be installed underground within the street rights of way prior to completion of the construction of the roads. All improvements shall be constructed in accordance with the PUD Development Plan and the rules, regulations and standards of Ketchum in effect at the time of construction. Bigwood shall install all improvements for the resubdivision or development of each Large Block in accordance with this Agreement prior to subsequent resubdivision or development of subsequent Large Blocks as set forth in Paragraph 2 hereinabove. Detailed engineering construction drawings and specifications for construction of the water and sewer system improvements and streets and public easement improvements shall be prepared by Bigwood and approved by Ketchum prior to construction. Prior to acceptance of said improvements by resolution, Ketchum shall

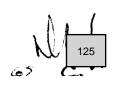


inspect and approve same and Bigwood shall provide Ketchum with "as built" drawings of each. Bigwood hereby warrants that the "as built drawings" are true and correct and Bigwood shall be liable and hold Ketchum harmless for any damage which may result from errors in said drawings after acceptance by Ketchum of said utilities. Bigwood hereby warrants each of said utilities and streets for two (2) years from acceptance thereof by Ketchum.

- 4.1 Streets. Bigwood shall provide, at its sole expense, the following street and public easement improvements:
- lanes and other public ways and related improvements shall be constructed by Bigwood for each phase of development in accordance with the PUD Development Plan and this Agreement prior to final plat approval of the resubdivision of each Large Block. Minor adjustments in the final alignment of the public streets and easements as shown on the PUD Development Plan may be made by Ketchum on a phase by phase basis in accordance with this Agreement. Prior to approval of the final plat of the resubdivision of Large Block Number 3, Bigwood shall construct North Bigwood Drive and Clubhouse Road with an all weather surface road and construct the looped water and sewer lines therein. Prior to final plat

approval of the resubdivision of Large Block Number 4 or 5, whichever shall occur first, construction and paving of said streets shall be completed by Bigwood. Upon execution of this Agreement, the title to the real property of North Bigwood Drive, South Bigwood Drive, Clubhouse Road and River Rock Road and all easements shown on the PUD Development Plan shall be irrevocably offered for dedication by Bigwood to Ketchum. The offer of street dedications shall be made by Bigwood by warranty deed free of liens and encumbrances. except as specifically waived in writing by Ketchum. may accept dedications at any time thereafter at its discretion and acceptance thereof by Ketchum shall not relieve Bigwood of its obligations to construct improvements thereon as required by the PUD Development Plan and this Agreement. Bigwood shall obtain title insurance, at its sole expense, on those dedications prior to offering for dedication. public easements shown on the preliminary plat of the resubdivision of Large Block Number 1 (Exhibit D) shall be granted by Bigwood to Ketchum upon execution of this Agreement. All street light construction and landscaping and revegetation of the street rights of way shall be one by Bigwood as part of the construction of said streets for each phase of the project as set forth in this Agreement.

(b) All required improvements of public



easements shall be designed and constructed by Bigwood in accordance with the standards contained in the "Bikeway and Path Standards for Blaine County Recreation District" by Insignt, Inc., dated October 1980, incorporated herein by reference, except those set forth in numbered paragraphs 4, 6, 7, 8 and 9 of the "Bigwood P.U.D. Paths, Recommendations of the Blaine County Recreation District" dated April 23, 1934, (incorporated herein by reference) which shall be constructed and maintained in accordance therewith. In the event that additional rights-of-way are necessary to meet said standards, Bigwood shall dedicate same to Ketchum. Prior to final plat approval of the resubdivision of Large Block Number 1, Bigwood shall construct the public bicycle path and other public easements therein.

by negotiated purchase or eminent domain proceedings for construction of the Saddle Road Extension with a one hundred foot wide right of way in accordance with the plan as shown in Figure 10, Alternative No. 2 of "Traffic Engineering Study - Saddle Road Extension State Highway 75 to Warm Springs Road", July 1983, prepared by Bell-Walker Engineers, Inc., incorporated herein by reference, together with the real property lying adjacent and between said right of way east to Venable Lane. Bigwood shall pay as an annexation

impact fee and as part of the compromise and settlement of the Lawsuit as provided in Paragraph 20 hereinafter the purchase price or all damages for condemnation and other related costs incurred by Ketchum in acquiring or condemning said real property of approximately one and one-half acres in size. Prior to annexation, Bigwood shall secure performance of its obligation hereunder and shall provide Ketchum with a first Deed of Trust in the sum of Three Hundred Thousand and no/100 Dollars (\$300,000.00) on the real property described in Exhibit N, attached hereto and made a part hereof by reference. Bigwood shall pay to Ketchum all the proceeds from the sale of each portion of said property up to the full amount due hereunder. Ketchum shall have the right to foreclose said Deed of Trust if Bigwood does not pay to Ketchum said sum toward its obligation hereunder within twelve (12) months of the date of execution of this Agreement. Bigwood shall pay any sums due above the amount received under said Deed of Trust within thirty (30) days of mailing written notice thereof by Ketchum to Bigwood. In acquiring said real property, Ketchum does not assume any obligations as may exist between Bigwood, Neilsen-Monroe, Inc., or Sprenger Land Investment, Inc., and the Oregon Short Line Railroad Company, Union Pacific Railroad Company, Upland Industries, Inc., or any

other party with regard to the location or construction of said street, any utilities or otherwise. Ketchum plans to construct the Connector Road in phases as budgeting and funding permit. In the event Ketchum acquires the real property for construction of said Saddle Road connector other than by purchase or eminent domain, then Bigwood shall construct said Connector Road within one (1) year from the date of such acquisition.

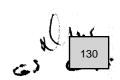
- (d) Bigwood shall construct turn lanes along State Highway 75 at the locations and of a design to be approved by Ketchum prior to and as a condition of final plat approval of the resubdivision of Large Block Number 4 or 5, whichever shall occur first, of the PUD Large Block Subdivision plat. The final location of the turnouts shall be approved by the agencies of the State of Idaho having jurisdiction thereover.
- wood shall dedicate to Ketchum that portion of Saddle Road adjacent to the Property to a minimum width of eighty (80) feet. In addition, Bigwood shall construct improvements to said public street and at its intersection with State Highway 75 in conformance with a design and construction specifications to be approved by Ketchum prior to final plat approval of the PUD Large Block Subdivision plat. Those

improvements shall include widening, lengthening and otherwise improving the intersection of Saddle Road and State
Highway 75 to correspond to the improvements made by Northwood on the west side of said intersection and widening the remaining portion of Saddle Road dedicated by Bigwood to a maximum of forty (40) feet of paving width.

- 4.2 Landscaping and Street Lighting. Bigwood, at its sole expense, shall landscape Large Block Number 21 in accordance with the PUD Development Plan and a landscaping plan to be approved by Ketchum prior to final plat approval of the resubdivision of Large Block Number 4 or 5, whichever is earlier. Similarly, Bigwood shall install landscaping and related improvements for Large Block Number 7 and for Large Block Number 19 in accordance with a landscaping plan to be approved by Ketchum prior to design review approval of the first building to be constructed therein. The landscaping shall be installed in each large block of the PUD Large Block Subdivision plat as the same is developed.
- 4.3 Water System Improvements. Bigwood shall engineer and construct, at its sole expense, all improvements and additions to the municipal water system as set forth herein and provide the required water flows for domestic and fire flow purposes to each phase of development subject to Paragraph 4.3(f) hereof, which as a minimum shall

include the following:

(a) Water Distribution System. The municipal water distribution system of Ketchum shall be extended by Bigwood, at its sole expense, to and throughout the Bigwood PUD. All municipal water lines shall be looped upon completion, except the water line within Large Block Number 1, Large Block Number 6 and Large Block Number 9, and in lieu thereof circulation points with dry wells shall be installed by Bigwood according to plans to be approved by Ketchum. Prior to final plat approval of the resubdivision plat of Large Block Number 1, Bigwood shall extend the twelve inch municipal water main from the intersection of State Highway 75 and Saddle Road to serve the resubdivision of Large Block Number 1. Prior to final plat approval of Large Block Number 2, Bigwood shall construct, at its sole expense, an underground water system booster pump station at a location to be designated by Ketchum which shall provide a minimum of 3,000 gallons per minute at no less than 20 p.s.i. through the twelve inch water line to all portions of the Property with an elevation of 5,900 feet above sea level and higher. Said pump station shall be designed by Bigwood to include future installation of pressure reduction valves with bypass lines and valves, which shall be installed as part of the well improvement as set forth in Paragraph 4.3(b) herein-



below. Upon completion of each construction phase of said improvements, Bigwood shall offer same for dedication and portions not accepted shall remain the property and responsibility of Bigwood.

(b) Water Well. Prior to final plat approval of the resubdivision of Large Block Number 4 or 5, whichever shall occur first, Bigwood shall construct a municipal water well and related improvements as herein provided. Bigwood shall drill a six (6) inch test well(s) at the site or sites within the Property designated by J.U.B. Engineers, Inc. and beginning with that shown on the resubdivision plat of Large Lot Number 1. Said test well shall be tested and certified for maximum water flow by J.U.B. Engineers, Inc. of Twin Falls, Idaho. In the event that said test well(s) does not provide a minimum flow of 1,000 gallons per minute, Bigwood shall drill test wells on sites selected by Bigwood and approved by Ketchum until the minimum flow of 1,000 gallons per minute is provided, either by a single well or the aggregate of wells. When the flow as tested above meets the minimum flow requirement of 1,000 gallons per minute, then Bigwood shall contract with J.U.B. Engineers, Inc. or such other engineers as may be approved by Ketchum, to design the vertical drive pump system, pump house chlorination facilities, telemetry and backup power generation for the maximum

water flow of said well or wells up to a maximum flow of 1,000 gallons per minute and Bigwood shall construct said wells and related improvements and connect same to the municipal water system. In the event the test well results indicate that the well(s) will produce more than 1,000 gallons per minute, Bigwood shall notify Ketchum in writing and thereafter, Ketchum shall have the right to elect to increase the capacity of the well(s) up to a maximum of 2,500 gallons per minute. Upon said notification of said election by Ketchum, Bigwood shall design said well and pump system for a maximum flow so elected by Ketchum. shall pay the increased construction costs of the pumping facility necessary to increase the flows of said wells above 1,000 gallons per minute as determined by engineering cost estimates obtained by Bigwood and by Ketchum and shall be resolved by mutual agreement between the parties hereto. the event the parties hereto cannot agree on the amount of the increased costs to be paid by Ketchum as herein set forth, then Bigwood shall place out to bid the well(s) with and without Ketchum's elected increase in size and the amount which Ketchum shall pay shall be the difference between the two lovest bids. After receipt of said bids, Ketchum may elect not to proceed with the size increase and Bigwood shall construct the 1,000 gallon per minute well(s)

as herein provided. Upon certification of flow and designation of the well site(s) by J.U.B. Engineers, Inc., Bigwood shall convey to Ketchum by warranty deed free of liens and encumbrances the well site or sites, and water rights together with access and utility easement(s) thereto. The area of said well site(s) shall be outside of the flood plain and of sufficient size and location to comply with all laws, rules and regulations of the State of Idaho.

Bigwood shall construct said well and related improvements and the pressure reducing valve, by-pass lines and related improvements and connect same to the municipal water system and connect the telemetry to the municipal booster pump well house and dedicate same to Ketchum prior to final approval of the resubdivision of Large Block Number 4 or 5, whichever shall occur first.

In the event the water flows and/or water pressures required to meet the domestic and fire flow requirements as determined by J.U.B. Engineers, Inc. of the ordinances, rules and regulations of Ketchum and the State of Idaho then in effect are not met prior to the time of the start of combustible construction of the first structure within Large Block

Number 7 or at any earlier phase of the project, then Bigwood shall construct water system improvements to provide

said required water flows and water pressures as herein set forth. Bigwood may elect to construct another municipal well under the procedures and with Ketchum's election to increase the size of said well as set forth in Paragraph 4.3(b) hereinabove, or elect to construct the water tank and pressure reduction station as herein provided. Irrespective of which election Bigwood shall choose, Bigwood shall construct an access road approved by Ketchum to the water storage tank site. Bigwood shall deed to Ketchum by warranty deed free and clear of liens and encumbrances a water tank site at a location and elevation approved by Ketchum together with water line and access easements prior to final approval of the PUD Large Block Subdivision plat. The water tank site and access road may be relocated at the discretion of Ketchum prior to final approval of the resubdivision of Large Lot Number 6. Prior to final plat approval of the resubdivision of Large Block Number 6, Bigwood shall construct, at its sole expense, a fourteen inch (14") water line within the street right-of-way the length of Telemark Lane and connect same to the water main located within North Bigwood Way. In the event Bigwood shall elect to construct the well, Ketchum shall have the additional right to elect to have Bigwood contribute to Ketchum the cost of construction of said well to Ketchum, which Ketchum shall use to

build a water tank. However, in the event Bigwood elects to construct the water tank, the water tank shall be not less than 300,000 gallons in size and prior to completion of final construction drawings by Bigwood, Bigwood shall notify Ketchum and Ketchum may elect to increase the size of said If Ketchum makes said election to increase tank water tank. size, then Ketchum shall pay the increased cost of construction as determined by engineering cost estimates obtained by Bigwood and by Ketchum. The amount of Ketchum's share shall be limited to the increased costs of constructing the additional storage elected by Ketchum and shall be resolved by agreement between the parties hereto. In the event the parties hereto cannot agree on the increased costs to be paid by Ketchum, then Bigwood shall place out to bid the water tank with and without Ketchum's elected increase in size and the amount which Ketchum shall pay shall be the difference between the two lowest bids. After receipt of said bids, Ketchum may elect not to proceed with the size increase. As part of the water tank construction, Bigwood shall construct an underground pressure reduction system with a by-pass line and booster pump and an access and utility easement thereto at a location determined by Ketchum and dedicate same to Ketchum.

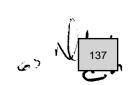
(d) Irrigation Systems and Landscaping Plan.

Bigwood shall construct, at its sole expense, a private landscape and private golf course irrigation system to provide irrigation to all of Large Blocks Number 7, 11, 12, 13, 14, 15, 19, 20 and 21. Bigwood shall have submitted and received approval by Ketchum for said private irrigation plan prior to preliminary plat approval for the resubdivision of Large Block Number 4 or 5, whichever shall occur first. Bigwood hereby warrants that it owns certain decreed water rights that are appurtenant to the Property. Bigwood shall retain all water rights now appurtenant to the Property and convey all said water rights to the owner's association created with regard to the Property. Such water rights shall be used for the benefit of the Property and shall not be severed from the Property.

- (e) <u>Water User Fees.</u> Users of said system on the Property shall pay the normal monthly service fees and such other charges, fees, and assessments at the same rate as other equivalent users on the Ketchum municipal water system.
- (f) In the event Ketchum is permanently enjoined by Ketchum Spring Water Supply Company, Inc. from extending the municipal water service to Bigwood by final judgement, after all appeals, then Bigwood shall not extend the municipal water distribution system. In the event

Ketchum does not provide water to the Bigwood PUD, Ketchum shall have no obligation or duty to provide water to Bigwood and the parties acknowledge that final approval of the subdivision and/or resubdivision plats or construction or use of structures within the Bigwood PUD may not be permitted until adequate water flows and pressures for domestic and fire flows are provided in accordance with the applicable ordinances, Uniform Fire Code, Uniform Building Code and Ketchum's Water System Ordinances, and laws and regulations of the State of Idaho, then in effect. In the event Ketchum is preliminarily enjoined from providing customer water service to Bigwood, Bigwood may provide the required water flows and pressures for domestic and fire flows for the Bigwood PUD by construction of its own private water system or otherwise in accordance with detailed engineering plans, construction drawings and specifications which shall be approved by Ketchum prior to construction. In the event Ketchum is preliminarily enjoined but not permanently enjoined, any water system improvements constructed and owned by Bigwood shall be dedicated by Bigwood to Ketchum and upon acceptance of all or a portion thereof, the part accepted shall become part of the municipal water system.

4.4 Sewer Improvements. Bigwood shall engineer and construct, at its sole expense, certain sewerage system



improvements, as follows:

- (a) Sewer Collection System. The Ketchum sewerage system shall be extended by Bigwood, at its sole expense, throughout the Bigwood PUD with pipelines, pumping facilities, manholes, service stubs to each proposed building lot and other necessary appurtenances in accordance with this Agreement. Prior to final plat approval of Large Block Number 1, Bigwood shall extend the municipal sewer line to serve said subdivision. All said improvements shall be designed and constructed in accordance with construction drawings and specifications subsequently approved by Ketchum and in accordance with the standards of the State of Idaho, Department of Health and Welfare, Division of Environment and Ketchum. The final construction drawings and specifications shall control over the location and design of sewerage system improvements shown on Exhibit C.
- pump Station. In the event any sewer pump station(s) is approved by Ketchum to serve the development or any portion thereof, Bigwood, at its sole expense, shall construct same at a location agreed upon between the parties. Said pump station(s) and the sewer line constructed within River Rock Road of Large Block Number 1 shall not be dedicated by Bigwood to Ketchum and shall remain the property and responsibility of Bigwood.

- (c) <u>Dedication</u>. Upon completion by Bigwood and final inspection approval by Ketchum of each phase of the sewer lines and improvements, Bigwood shall offer same for dedication to Ketchum and Ketchum shall accept only those portions as determined by Ketchum and those portions not accepted shall remain the property and responsibility of Bigwood.
- (d) <u>Sewer User Fees.</u> All fees, charges and assessments for use of the Ketchum sewer and collection lines shall be at the rate equivalent to such fees, charges and assessments charged to other similar users except as otherwise herein provided.
- Ketchum a sewer capital improvement fee in the sum of \$3,000.00 for each dwelling unit and each commercial use connected to the sewage system, or the sum due under Ketchum Ordinance Number 360, as amended, whichever is greater.

 This fee is based on contract as part of the compromise and settlement of the Lawsuit as provided in Paragraph 20 hereinafter. Said fee shall be subject to a cost of living index based upon the Environmental Protection Agency's index of sewer plant construction. The basic index number shall be the index number as of May 1985. The fee shall be increased or decreased by the percentage of the increase or decrease

shown by the index for the month when Bigwood pays same as compared to the basic index as set forth above. The sum so due shall be paid at the time of making application for a building permit for each structure within the project. If said permit is not issued, said fee shall be refunded, but Bigwood shall pay said permit fee at the time of subsequent building permit applications.

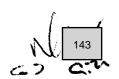
(f) Sewer Buy-In Fee. Bigwood shall pay Ketchum a sewer buy-in fee, representing the pro-rata share of the capital improvement to date of the Ketchum Sewage Treatment Plant, in the sum of \$495.00 per unit and for each commercial use and said fee shall be subject to a cost of living index based upon the Environmental Protection Agency's inflation index for the cost of sewage plant construction. The basic index number shall be the index number as of May The fee shall be increased or decreased by the percentage of the increase or decrease shown by the index for the month when Bigwood pays same as compared to the basic index as set forth above. This fee shall be paid at the time of building permit application for each structure within the project and should said permit not issue, said fee shall be refunded by Ketchum, but Bigwood shall pay said permit fee at the time of subsequent building permit applications.

4.5 Golf Course. Bigwood hereby grants to the public certain rights to the Bigwood Golf Course as set forth in the documents referred to herein. The golf course shall be open and available to the public with a minimum of one-half of the tee off times reserved for the general public and the remainder reserved for Bigwood owners, guests, season pass holders and private memberships, subject to limited special tournament events which shall have priority over both classes of players. Furthermore, Bigwood shall charge the public the same fees and charges as it charges its owners and guests for green fees and memberships. rights of the public to use the Bigwood Golf Course shall be a covenant running with the land. Upon execution of this Agreement, Bigwood shall convey to Ketchum by warranty deed free and clear of liens and encumbrances, except as may be specifically waived in writing by Ketchum, the real property comprising the existing golf course as set forth in and by execution of the deed attached hereto, made a part hereof and incorporated herein by reference as Exhibit J, together with the land to be set aside for future golf course expansion. Whereupon, Ketchum shall deed same back to Bigwood with certain restrictions on use and the right of reversion to Ketchum as set forth in and by execution of the deed attached hereto, made a part hereof and incorporated herein

by reference as Exhibit K. The property description set forth in Exhibits J and K shall be subsequently amended by the parties to include all real property within all large blocks of the final PUD Large Block Subdivision plat dedicated to golf course use, expansion and open space prior to final approval by Ketchum of said plat. In the event Ketchum shall de-annex the Property as herein provided, then Ketchum shall deed its interest in the golf course back to Bigwood. Bigwood, at its sole expense, may expand the standard size nine (9) hole golf course presently existing on the Property to a standard size eighteen (18) hole golf course in accordance with generally accepted standards and practices of the industry and in accordance with a plan approved by Ketchum. In addition, Bigwood covenants to maintain the existing nine (9) hole golf course as a first rate golf course in accordance with accepted industry standards, except Bigwood may close said golf course for a period of not more than twenty-four (24) consecutive months for construction of the eighteen (18) hole golf course. Since construction of the road required to serve Large Block Number 3, upon resubdivision thereof, will require changes to the existing golf course design, prior to final plat approval of said resubdivision, Bigwood shall obtain approval from Ketchum of a golf course redesign and shall

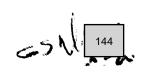
complete said changes.

- 4.6 Pedestrian Underpass. In the event Bigwood expands to an eighteen hole golf course, Bigwood shall construct as part of the golf course expansion an underpass under State Highway 75 by the Adams Gulch Road to access that portion of the PUD lying west of State Highway 75. Prior to final plat approval of the resubdivision of Large Block Number 4, Bigwood shall install a golfer/pedestrian crossing across Saddle Road at a location and of a design approved by Ketchum.
- shall be constructed within Large Block Number 19 in accordance with this Agreement and shall include four (4) tennis courts, landscaping, swimming pool, and may include pro shop and golf maintenance facilities, a two bedroom employee housing unit for the manager, a one bedroom employee housing unit for the assistant manager, a community recreation room, a sales and property management area, locker rooms, showers, restroom facilities and additional recreational facilities. Bigwood may also construct a restaurant and bar within the recreation center building, and may construct a separate golf maintenance building upon receiving a conditional use permit therefore in accordance with zoning regulations and requirements then in effect. The final design and land-



scaping shall be subject to the design review regulations of Ketchum in effect at the date of application therefore and the building and all parking areas shall be adequately screened from State Highway 75. Bigwood will cooperate with Ketchum in making the recreation center available to public groups. Construction of the recreation center shall be a required improvement prior to issuance of a building permit for any structure within Large Block Number 7. Upon completion of the recreation center building, Bigwood shall immediately discontinue use of the existing golf clubhouse and remove same and close the existing access road thereto.

4.8 Impact Fees. Bigwood shall pay to Ketchum a general impact fee in the sum of \$2,000.00 per single family lot, per multiple family dwelling unit, and per dwelling unit, and per commercial use developed within the Property. Said impact fee shall be paid for Large Blocks Number 10 and 9 prior to final plat approval of the PUD Large Block Subdivision plat, and for each lot created by the resubdivision of Large Blocks Number 1 through 6 and 8 prior to final plat approval of the resubdivision of each of said large blocks. Said impact fee shall be paid for each dwelling unit constructed on Large Blocks Number 7 and 19 at the time of making application for a building permit therefore. In addition, Bigwood shall pay to Ketchum an additional impact



fee of \$2,175.00 per lot created by the resubdivision of Large Blocks Number 1 through 6 and Block 8, and for Large Blocks Number 10 and 9. Said fee shall be paid at the time of sale of each lot by Bigwood. Said impact fees shall be subject to a cost of living index adjustment to the date paid. Said adjustment shall be based upon the cost of living index as shown by the column for "All Items" in the "Consumers Price Index" for the United States City Average, published monthly in the Monthly Labor Review of the United States Department of Labor, and as also found in the "Economic Indicators" published by the United States Government Printing Office for the Joint Economic Committee by the Council of Economic Advisors. The basic index number shall be the index number as of May 1985. The impact fees herein set forth shall be increased or decreased by the percentage of the increase or decrease shown by the index for the month when Bigwood pays same as compared to the base index as set forth above.

4.9 Transit System Improvements. Prior to the issuance of a building permit for any multiple family dwelling unit within Large Block Number 7 of the PUD Large Block Subdivision plat, Bigwood shall pay to Ketchum the sum of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00) which Fetchum will use to acquire a transit bus and/or make

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other improvem that to the public transportation system.

This obligation shall be met by Bigwood only if a public transit system is operating within Ketchum. Thereafter, Ketchum will provide for public transportation to the Bigwood project to the extent service levels and adequate funding therefore permit.

- 4.10 Lewis Street. Upon execution of this Agreement, Bigwood shall convey to Ketchum by quitclaim deed the lands owned by Bigwood adjacent to the existing Lewis Street within the City of Ketchum, Idaho not heretofore deeded by Bigwood to Ketchum and generally described as Section 12, Township 4 North, Range 17 East, Tax Lot 6325, and Section 13, Township 4 North, Range 17 East, Tax Lot 6059.
- wood, its successors and assigns, hereby agrees to pay all said fees, make all dedications, and construct all improvements as provided for in this Agreement, based upon contract in order to help mitigate the adverse financial impact of annexation of the Property, development thereof and as part of the compromise and settlement of the Lawsuit under Paragraph 20. Bigwood and its successors or assigns in interest to said real property or any portion thereof covenants not to sue and waives any right to rescind payment of said fees or Bigwood's obligation to construct said



improvements or to bring any legal action to challenge same or to seek to recover said fees. Furthermore, Bigwood and Ketchum each hereby acknowledges and agrees that said fees are each a fair and equitable amount voluntarily agreed upon to mitigate the impacts that are specifically attributable to this development of the Bigwood Property and the service demands and adverse impacts which are a direct result of the annexation and development of the Property, and as part of the compromise and settlement of litigation as provided for hereinafter. The parties each hereby acknowledge without same the Bigwood FUD would create adverse impacts and impose a substantial burden upon Ketchum and its residents.

ment shall not function as a waiver of any law, ordinance, regulation or rule of Ketchum affecting future development of the Bigwood PUD and the project shall comply with the design review requirements of Ketchum. Furthermore, the Bigwood PUD shall incorporate into the design of the building and construction of the structures certain fire prevention improvements. Regardless of less stringent requirements, Bigwood shall install the following fire prevention improvements in and comply with the following requirements with regard to the construction of all multiple family dwelling units and the recreation center within the Bigwood



PUD, as follows: (a) All shall be sprinklered irrespective of size; (b) all roofs shall be a minimum of Class B noncombustible type construction unless an increased fire rating is required under the Uniform Fire Code, 1982 Edition, or Uniform Building Code, 1982 Edition, or Ketchum Ordinance Number 316; (c) Bigwood shall install a standpipe system separate from the sprinkler piping system in every multiple family structure within the Bigwood PUD, and in compliance with the Uniform Fire Code, 1982 Edition, Section 10.313, during the course of construction; (d) Bigwood shall install in each structure within the project fire detection early alarm system both manual and automatic with point to point zoning which is directly connected to the Ketchum Communication System; and, (e) Bigwood shall provide and construct all weather fire equipment access lanes throughout the project as determined by Ketchum and provide for year around maintenance to keep same free and clear as approved by the Ketchum Fire Chief.

7. PUD LARGE BLOCK SUBDIVISION PLAT APPROVAL. Bigwood shall receive final plat approval of the PUD Large Block Subdivision plat and record same with the Office of the Blaine County Recorder within one hundred twenty (120) days of the date of approval of the PUD - Conditional Use Permit by Ketchum and prior to the final plat approval of the

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resubdivision of any large block or issuance of any building permit for development of the Property. Should Bigwood fail or refuse to do so within the time set forth, this Agreement, the PUD - Conditional Use Permit and the preliminary plat approvals may be declared void ab initio by Ketchum and Ketchum may de-annex the Property pursuant to Paragraph 3 hereinabove.

- 8. CITY APPROVAL. Ketchum shall consider all subsequent applications for development of the Bigwood Planned Unit Development in accordance with the approved PUD Development Plan, PUD - Conditional Use Permit and this Agreement in an efficient and expeditious manner consistent therewith. Nothing contained herein is intended to limit the police powers of Ketchum or its discretion of review of any subsequent application, but in the exercise of its discretion, Ketchum shall act in a manner which is not inconsistent with the approved PUD - Conditional Use Permit and PUD Development Plan and this Agreement. This Agreement does not prevent Ketchum in its preliminary plat and final plat approval of project phases from applying new rules, regulations and policies so long as such rules, regulations and policies are not inconsistent with the approvals already granted Bigwood.
 - 9. FORCE MAJEURE. If either party hereto is delayed



in the performance of any of its obligations hereunder because of inclement weather, labor dispute or strike, civil strife, act of God, actions by the State of Idaho or any of its agencies, the time of performance for completion of such amenity or improvement shall be extended for the same time as lost by the cause hereinabove set forth as determined by Ketchum.

10. AMENDMENT OF AGREEMENT AND CHANGES TO DEVELOPMENT PLAN. This Agreement shall be amended or cancelled, in whole or in part, only by the mutual consent of the parties, executed in writing and evidenced by amended plats, or PUD Development Plan. Both parties recognize that the site plans, floor plans and elevations of multiple dwelling units of the PUD Development Plan will be refined prior to submission of plans for design review approval and prior to submission of final construction drawings for a building permit. As a part of the design review procedures of each phase, the Planning and Zoning Administrator shall determine whether or not the proposed design is in substantial conformance with the PUD Development Plan and PUD - Conditional Use Permit. Should the Administrator determine that the proposed design change is in substantial conformance, the Design Review Commission shall proceed with its review. Should the Administrator determine that the proposed design change is

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not in substantial conformance, the Administrator shall refer the changes to the Ketchum City Council for approval or denial of the proposed change prior to design review consideration. Should the City Council find that such changes substantially change the character or impacts of the project, the Council may remand the proposed change(s) to the Planning and Zoning Commission for review and recommendations as a new application under the procedures of the Planned Unit Development Ordinance Number 382 and Bigwood agrees to comply with those procedures. Such action shall not be deemed a revocation of the PUD - Conditional Use Permit or this Agreement, which shall remain in full force and effect subject to any additional conditions placed upon the permit by Ketchum as a result of said changes. Bigwood shall have the ability to request a determination by the Administrator as to whether a proposed change constitutes a substantial change. The following are agreed to constitute changes which are not substantial in character:

- (a) Moving of the location of a building envelope on Large Block Number 7 by twenty (20) feet or less, except no structure shall be moved closer to any exterior lot line.
- (b) Any change in materials or textures of the exterior building materials provided the materials substituted are wood, rock, or glass.

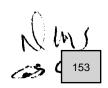
- (c) Any change in the interior floor plans.
- (d) A less than 5% increase in the total overall housing floor area per building.
- 11. SUPERCEDING PRIOR AGREEMENTS. This Agreement supercedes and extinguishes all prior agreements between the parties with regard to the Property or its development including, but not limited to, Ketchum Resolution Number 92, and all applications or supporting documentation of Bigwood with regard to the Bigwood Planned Unit Development, including, but not limited to, Section 3.5, Development Schedule of Bigwood's Application for a PUD Conditional Use Permit.
- 12. GRADING AND FILL. Bigwood shall not grade or fill any portion of the Property without prior written approval of the Ketchum City Council, except such work with regard to golf course Large Blocks Number 11 through 15 which are outside the flood plain and areas with a slope of less than twenty-five percent (25%).
- 13. <u>DEFAULT AND ENFORCEMENT</u>. In the event of a breach or default of this Agreement, in addition to all remedies at law and equity, this Agreement is enforceable by specific performance by either party, and, in addition, Ketchum may de-annex the Property pursuant to Paragraph 3 hereinabove. Each of the following events, acts, omissions or occurrence

shall constitute a default by Bigwood under this Agreement:

- (a) If Bigwood shall fail to perform or permit violation of any covenant, condition, promise, obligation, term, duty or provision contained in this Agreement or in the PUD Conditional Use Permit.
- (b) If Bigwood files a petition in bankruptcy or has a petition for involuntary bankruptcy filed against it.

Upon Ketchum mailing a written Notice of Default to Bigwood by certified mail, return receipt requested, Bigwood shall have thirty (30) days from the date said notice is mailed to cure such default. If such default is not cured within said thirty (30) day period, Ketchum may de-annex the Property and shall have all other rights available to it, in law or equity, to enforce the provisions of this Agreement, which remedies shall be cumulative, and the exercise of one right shall not be deemed to be a waiver of any other rights Ketchum may have.

- 14. ATTORNEY FEES AND COSTS. If legal action by either party is brought because of breach of this Agreement or to enforce a provision of this Agreement, the prevailing party is entitled to reasonable attorney fees and costs.
- 15. NOTICES. All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid. Notices



required to be given to Ketchum shall be addressed as follows:

City of Ketchum P.O. Box 2315 Ketchum, Idaho 83340

Notices required to be given to Bigwood shall be addressed as follows:

River Rock, Ltd. P.O. Box 452 Twin Falls, Idaho 83303

A party may change the address by giving notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

16. BONDING OF IMPROVEMENTS. Ketchum hereby finds, pursuant to Ketchum Subdivision Ordinance Number 316, if despite Bigwood's good faith efforts, should the advent of winter weather, defined by this Agreement as October 15th, prevent completion of certain improvements within the Bigwood PUD, Ketchum may allow Bigwood to file an irrevocable letter of credit from a local bank in a form approved by Ketchum against which Ketchum may make withdrawals by draft(s) at sight to secure performance and completion of said improvements required prior to approval of the PUD Large Block Subdivision plat. Said letter of credit shall be an amount equal to one hundred fifty percent (150%) of the bona fide estimated cost of said improvements as deter-



mined by Ketchum. Ketchum will permit Bigwood to file such a letter of credit with regard to the improvements for the resubdivision of Large Block Number 1 and Large Block Number 9, and the resubdivision of Large Block Number 2 if final plat approval is requested by Bigwood prior to May 1, 1986.

- 17. AGREEMENT PART OF BIGWOOD'S PUD APPLICATION AND REQUEST FOR ANNEXATION. This Agreement is intended by Bigwood to be considered by Ketchum as part of Bigwood's Request for Annexation as well as its Application for a PUD Conditional Use Permit and Subdivision Plats contingent on said annexation. Bigwood acknowledges and intends the City Council to consider and rely upon this Agreement in its review and consideration of said annexation request and contingent applications.
- 18. AGREEMENT SUBJECT TO. This Agreement shall become effective upon and is subject to annexation of the Property, to approval of the Conditional Use Permit for the Bigwood Planned Unit Development Plan, and to preliminary plat approval of the Large Block Subdivision plat by Ketchum.
- 19. RELATIONSHIP OF PARTIES. It is understood that the contractual relationship between Ketchum and Bigwood is such that Bigwood is an independent contractor and not the agent, partner, or joint venturer of Ketchum.
- 20. <u>SETTLEMENT OF LAWSUIT</u>. The Lawsuit entitled <u>River</u>
 Rock, Ltd., a Nevada limited partnership dba Bigwood v.



City of Ketchum, an Idaho municipal corporation, and John Does I-X, Blaine County Case Number 11331, is hereby fully compromised and settled between the parties hereto and shall be dismissed with prejudice by stipulation of Ketchum and Bigwood. Bigwood and Ketchum shall each bear their own costs and attorney fees. Bigwood hereby waives, releases and covenants not to sue Ketchum with regard to any actions, claims or causes of action which arise out of or in anyway connected to or result from actions, review or consideration of the Bigwood PUD Development Plan, this Agreement or any portion thereof by Ketchum, its officials, officers or employees.

- 21. RULES OF CONSTRUCTION AND MISCELLANEOUS TERMS. The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory, "may" is permissive. The captions to paragraphs of this Agreement are for convenience only and shall not be deemed to enlarge, diminish, explain or in any manner affect the meaning of such paragraphs.
- 22. LIEN OF RECORD. Upon execution of this Agreement, Bigwood shall execute a lien in favor of Ketchum to secure construction of all improvements by Bigwood set forth in this Agreement which shall encumber the Property. A copy of said Lien is attached hereto and made a part hereof as



Exhibit L. Ketchum may consent to subordination of said lien on the Property or any portion thereof to an institutional lender of Bigwood, which consent shall not be unreasonably withheld. However, any such subordination by Ketchum shall not constitute or be deemed a subordination of any right or interest in the Property held by Ketchum under this Agreement or a release or waiver of any obligations of Bigwood under this Agreement. Upon completion of the required improvements for resubdivision or development of each Large Block set forth in this Agreement, Ketchum shall release said Lien on that block.

23. QUALITY OF TITLE, SUBORDINATION AGREEMENTS AND Upon execution of this Agreement, TITLE INSURANCE. Bigwood shall obtain and cause to be recorded with the Office of the Blaine County Recorder valid and binding Subordination Agreements or other necessary documents from each holder of a security interest, lien or encumbrance in the Property subordinating same to this Agreement which would otherwise be prior to this Agreement and the deeds, grants and liens provided for therein. Furthermore, Bigwood shall obtain and deposit with said escrow agent the Amendment to the Lease and Sublease between Bigwood and Alpenrose, Inc. incorporating the terms of this Agreement into said Lease and Sublease. Also, Bigwood shall obtain from Sawtooth Title Company title insurance in the sum of not less than Two Hundred Fifty Thousand and no/100 Dollars

157 157

(\$250,000.00) insuring that it holds fee simple title to the Property and that this Agreement is a first lien on the Property described in Exhibit A, free and clear of liens and encumbrances, except as may be specifically waived in writing by Ketchum, as of the date this Agreement is recorded with the Office of the Blaine County Recorder, Hailey, Idaho. Ketchum shall waive as an encumbrance of record the Charging Order recorded as Instrument Number 261171, records of Blaine County, Idaho. Bigwood and Ketchum hereby appoint Sawtooth Title Company of Ketchum, Idaho as escrow agent and closing agent with regard to this Agreement and the parties shall execute escrow instructions consistent herewith. This Agreement shall be held by said escrow agent until all documents required to be executed upon execution of this Agreement are deposited therein and title insurance obtained as herein provided. In the event Bigwood does not provide all the necessary documents to accomplish these conditions within thirty (30) days from the date of the execution of this Agreement, Ketchum shall have the right to void this Agreement. This Agreement shall not be deemed delivered by Ketchum to Bigwood until recorded under this paragraph. Bigwood warrants (except the Sewell Charging Order described above and upon recordation of a Subordination Agreement by First Security Bank subordinating that real estate mortgage recorded as Instrument Number 248917 which shall subordinate said mortgage to this Agreement, except the Lien filed pursuant to Paragraph 22) that with said Subordination Agreements. Ketchum has a first lien on the Property and that there are no liens or encumbrances superior to Ketchum on the Property, and will defend and hold Ketchum harmless from any and all claims of superior right, title or interest in said real property. All documents to be recorded under this paragraph shall be subject to approval, in writing, by Ketchum prior to recording.

- 24. BINDING EFFECT AND COVENANTS RUNNING WITH THE LAND. This Agreement shall inure to the benefit of and be binding upon Ketchum and Bigwood, its successors and assigns. This Agreement shall be a covenant running with the Property and with any portion thereof described in Exhibit A attached hereto and made a part hereof by reference. The words "successors and assigns" as used in this Agreement shall include all successors, assigns, personal representatives, administrators, trustees and holders of a security interest in the Property or any portion thereof or interest therein.
- 25. SURVIVAL AND NON-MERGER CLAUSE. The terms, conditions and obligations of this Agreement shall survive the execution, delivery and recording of each Deed, Grant and Lien described in or required by this Agreement including, but not limited to, the Golf Course Warranty Deed under Paragraph 4.5, Golf Course Municipal Quitclaim Deed under Paragraph 4.5, Warranty Deed under Paragraph 4.1(a), Grant of Easement under Paragraph 4.1(a), Deed of Trust under Paragraph 4.1(c) and the Lien under Paragraph 22, and the same shall be subject to this Agreement.

- 26. NO WAIVER. In the event Ketchum or Bigwood does not strictly comply with any of its obligations or duties herein thereby causing a default of this Agreement, or any forbearance of any kind that may be granted or allowed by Bigwood or Ketchum to the other under this Agreement shall not in any manner nor in anywise be deemed or construed or considered as waiving or surrendering any of the conditions or covenants of this Agreement or any subsequent default.
- 27. RECORDATION. This Agreement including subsequent amendments thereto, together with the PUD conditional Use Permit and any of the Exhibits and documents referred to herein may be recorded in the Office of the Blaine County Recorder, Hailey, Idaho by Ketchum and Bigwood shall pay Ketchum the costs of recordation.
- 28. PARTIAL INVALIDITY. In the event any portion of this Agreement or part thereof shall be determined by any Court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions hereunder, or parts thereof, shall remain in full force and effect, except if any portion of the impact mitigation provisions as set forth in Paragraphs 4, 5, 20 or 23 of this Agreement are declared invalid, void or unenforceable for any reason prior to the issuance of the first building permit for any building within the Bigwood PUD barge Block Number 7, then this



Agreement and the PUD - Conditional Use Permit shall be voidable and the Property may be de-annexed by Ketchum.

- 29. COMPLETE AGREEMENT. This Agreement constitutes the full and complete Agreement of and between the parties hereto. No representations or warranties made by either party or its officers, employees or agents shall be binding unless contained in this Agreement or subsequent written amendments thereto.
- 30. EXHIBITS. Attached to this Agreement and made a part of this Agreement by reference are the following Exhibits:
 - A Bigwood Property Description
 - B Bigwood Conceptual General Development Plan one page
 - C Bigwood PUD Large Block Preliminary Subdivision Plat - five pages
 - D Preliminary Plat of the Resubdivision of Large Block Number 1
 - E Preliminary Plat of the Resubdivision of Large Block Number 2
 - F Maximum Unit Count and Building Square Footage
 - G Preliminary Plat of the Resubdivision of Large Block Number 8
 - H Property Description
 - I Golf Course Property Description
 - J Golf Course Warranty Deed

- K Golf Course Municipal Quitclaim Deed
- L Lien
- M River Rock Resolution
- N Deed of Trust Property Description
- 31. AUTHORITY TO EXECUTE. Each of the persons executing this Agreement represent and warrant that they have the lawful authority and authorization from their respective entities to execute this Agreement together with all deeds, easements and lien required hereunder for and on behalf of said entity. Neilsen-Monroe, Inc. and its officers, individually, jointly and severally, each represent and warrant that Neilsen-Monroe, Inc has the authority as the managing general partner of River Rock, Ltd., a Nevada limited partnership, to lawfully execute this Agreement and all documents required herein on behalf of River Rock, Ltd. A resolution of the board of directors of Neilsen-Monroe, Inc. evidencing such authority is attached hereto as Exhibit M and made a part hereof by reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in accordance with the laws of the State of Idaho, the date and year first written above.

RIVER ROCK, TDD., a Nevada limited partnership,

Title: President of
Neilson-Monroe, Inc., an
Idaho corporation, as
general managing partner
of River Nock, Etd., a
Nevada limited partnership

By May Illsen

Title: Secretary of
Neilsen-Monroe, Inc., an
Idaho corporation, as
general managing partner
of River Rock, Ltd., a
Nevada limited partnership

CITY OF KETCHUM, IDAHO

Ву

GERALD N. SELFF

Mayor

ATTEST:

Bv .∡

y A. Coles

City Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this 18th day of August, 1985, before me,

Jane Jacobas , a Notary Public in and for said State,

personally appeared David M. Selloco ,

known or identified to me to be the President of Neilsen-Monroe,

Inc., the managing general partner in the partnership of River

Rock, Ltd., a Nevada limited partnership, and who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he lawfully executed the same in said partnership name.

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

Notary Public
Residing at: Backers 2 date

County of Blaine)

On this low day of August, 1985, before me,

On this low day of August, 1985, before me,

Personally appeared (Councy Le low),

known or identified to me to be the Secretary of Neilsen-Monroe,

Inc., the managing general partner in the partnership of River

Rock, Ltd., a Nevada limited partnership, and who subscribed

said partnership name to the foregoing instrument, and acknowledged

to me that he lawfully executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and

affixed my official seal the day and year first above written.

Notary Public
Residing at: 6 Come Idake

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Attachment H: 3rd Bigwood Development Agreement

original in fig.

THIRD SUPPLEMENTAL AGREEMENT TO BIGWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT

This Third Supplemental Agreement ("Supplemental Agreement") entered into this 124 day of May 1999, by and between the City of Ketchum, Idaho, a municipal corporation ("Ketchum") and David M. Sellgren, an unmarried man ("Sellgren"), and Thunder Spring-Wareham, a California limited liability company ("Wareham"), and Bigwood Property Owners Association ("Bigwood Association").

RECITALS:

This Supplemental Agreement is predicated upon the following facts and objectives:

- Sellgren is the owner of the property commonly known as the Big Wood Golf Course, which is a part of the Bigwood Large Block P.U.D. Subdivision.
- Bigwood Association is the owner of the Recreation Center located on Large Block 19 of the Bigwood PUD Subdivision and the managing agent of the common area located in the Bigwood P.U.D. Subdivision.
- Sellgren is the owner of Large Block 12 of the Bigwood P.U.D. Subdivision.
 Sellgren is also the Lessee of part of the Recreation Center located on Large Block 19.
- Wareham is the owner of tax lot 4410.
- Sellgren and Wareham have entered into an agreement under and by virtue of which, among other things, the lot line between Large Block 12 of the Bigwood P.U.D. Subdivision and tax lot 4410 will be shifted approximately 30 feet to the west, the golf clubhouse and related maintenance for the Bigwood golf course will be relocated from Large Block 19 to Large Block 12 of the Bigwood P.U.D. Subdivision, the fire access road will be improved and used for access to the new clubhouse, as well as the Thunder Spring P.U.D. adjacent thereto, and adequate parking will be provided.
 - Sellgren and Bigwood Association have entered into an Agreement whereby the uses
 of the Recreation Center located in Large Block 19 of the Bigwood P.U.D.
 Subdivision will be modified pursuant to the terms and conditions approved by the
 Ketchum City Council on November 16, 1998.
 - 7. The Parties desire to amend and supplement the Bigwood Annexation Services and Development Agreement, dated August 15, 1985, and recorded as Instrument No. 266738 in the office of the Blaine County Recorder as amended by the First

THIRD SUPPLEMENTAL AGREEMENT TO BID WOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page 1 April 22, 1999 OF: Harriag Tropell agreement 428370

'99 JUN 14 PM 2 08 MARSHA RIEMANN, CLERK FFFF & 30 200 Supplemental Agreement dated August 1, 1986, and the Second Supplemental Agreement dated November 6, 1987, ("Annexation Agreement") as provided herein to among other things permit Sellgren and Wareham to construct the above mentioned improvements and to limit the uses of the Recreation Center located in Large Block 19 of the Bigwood P.U.D. Subdivision.

- On October 13, 1997, the Planning and Zoning Commission conditionally approved the proposed amendments and supplementation.
- On October 20, 1997, the City Council conditionally approved the proposed amendments and supplementation.
- 10. On November 16, 1998, the City Council clarified and amended its October 20, 1997 decision with respect to the conditions and restrictions placed on the Recreation Center located within Large Block Number 19 and the conditions and restrictions placed on the Golf Clubhouse relocated within Large Block Number 12.

NOW, THEREFORE, in consideration of the City Council's conditions of approval and the promises, covenants and agreements contained herein, the parties covenant and agree as follows:

AMENDMENTS:

The Annexation Agreement is amended and supplemented as follows:

- 1. The City of Ketchum affirms that Sellgren and the Bigwood Association are not presently in default of said Annexation Agreement and the Bigwood Conditional Use Permit.
- 2. Paragraph 1.4(i) of the Annexation Agreement is amended by adding the following sentences to the end thereof:

Large Block 12 shall be the Block upon which the golf course clubhouse and related maintenance shall be located. The current fire access road shall be improved to a width of twenty-six (26) feet and to standards established in Ketchum City Ordinance 276, Street Standards. The improved fire access road will be used to access the golf course clubhouse and the Thunder Spring project but shall not be used for access to Large Block 7 of the Bigwood P.U.D and an automatic fire gate approved by the Ketchum Fire Department must be installed at the north end of the fire access road. A parking area shall be constructed that will provide required parking for the golf course clubhouse. A pedestrian/bicycle path shall be constructed pursuant to AASTO standards. All of the above shall comply with the conditions outlined in the October 20, 1997 Council approval and

THIRD SUPPLEMENTAL AGREEMENT TO BIGWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page 2 April 22, 1999 8 N

any subsequent Design Review approvals by the Planning and Zoning Commission. The lot line shall be shifted between Large Block 12 of the Bigwood P.U.D. and Tax Lot 4410 prior to the issuance of a building permit for the Golf Chubhouse. To accomplish the lot line shift a thirty (30) foot easement shall be reserved by Sellgren that restricts in perpetuity the use of said thirty (30) feet to open space or golf course uses for Large Block 12. Sellgren and Wareham shall submit to the City of Ketchum a general Master Plan for the Bigwood Golf Course prior to the issuance of a Certificate of Occupancy for the Golf Clubhouse. The Master Plan must include, but is not necessarily limited to, a conceptual course layout, the location and enclosure of all maintenance and storage equipment, and provision of adequate amenities needed for golf course users. All of the above is subject to Design Review approval by the City of Ketchum.

2. Paragraph 4.5 is amended by the addition of the following:

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 will enhance and add to the value of the 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 rate golf course.

3. Paragraph 4.7 is amended by adding and striking the following language:

Recreation Center. The recreation center shall be constructed may be maintained within Large Block Number 19 in accordance with this Agreement and shall include up to five (5) four (4) tennis courts, landscaping, and swimming pool. The recreation center may additionally include only the following uses: a tennis pro shop, and may include a pro shop and golf maintenance facilities, a two bedroom employee housing unit for the manager, a one bedroom employee housing unit for the manager, a community recreation room, a sales and property management area, locker rooms, showers, restroom facilities, food and beverage service which shall be limited to the hours of golf course operation, except for Bigwood Property Owners Association uses or functions and additional recreational facilities. The following accessory uses related to the operation of the golf course may also be maintained in the recreation

THIND SUPPLEMENTAL AGREEMENT TO BIGWOOD ANNIXATION SERVICES AND DEVELOPMENT AGREEMENT - PPGs 3 April 12, 1999 D now.

center: golf teaching center, golf administrative offices and golf outing special events. The kitchen facilities and equipment located within the recreation center shall not be used to provide off golf course catering. Golf course and golf course accessory use parking shall not be allowed on Clubhouse Drive or any other streets in Bigwood PUD and the existing parking on the south side of Clubhouse Drive shall be climinated and the area resodded. Parking related to food and beverage service and to all golf course uses and to golf course employees shall be limited to the thirty-one (31) stall parking lot south of the recreation center as shown on Exhibit A and no overnight parking shall be allowed in that lot. No golf course maintenance equipment shall be parked overnight or stored on Large Block 19. A maximum of six (6) golf carts may be parked overnight within the golf cart parking area shown on Exhibit A, during the times the golf course is open for play and said golf cart parking area shall be screened aesthetically to a height of at least six (6) feet. Bigwood may also construct a restaurant and bar within the recreation center building, and may construct a separate golf maintenance building upon receiving a conditional use permit therefore in accordance with zoning regulations and requirements therein effect. The final design and landscaping shall be subject to the design review regulations of Ketchum in effect at the date of application therefore and the building and all parking areas shall be adequately screened from State Highway 75: Bigwood will cooperate with Ketchum in making the recreation center available to public groups. Construction of the recreation center shall be a required improvement prior to the issuance of a building permit for any structure within Large Block Number 7: Upon completion of the recreation center building, Bigwood shall immediately discontinue use of the existing golf clubhouse and remove same and close the existing access road thereto.

ADDITIONAL PROVISIONS:

- Each of the parties executing this Agreement represent and warrant that they have the lawful authority and authorization from their respective entities to execute this Third Supplemental Agreement.
- 2. This Supplemental Agreement is made subject to and shall not effect the rights and obligations of parties other than Sellgren, Bigwood Association, and the City of Ketchum. If any portion of this Supplemental Agreement is held by a court of competent jurisdiction to violate any rights of third parties or result in any modification, waiver, termination, or annulment of any obligations and covenants between any such third party and Ketchum then the provision so declared shall be null and void.

THIRD SUPPLEMENTAL AGREEMENT TO DIGWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page 4 April 22, 1999

- This Supplemental Agreement shall inure to the benefit of and be binding upon Sellgren, Bigwood Association, and the City of Ketchum, their successors and assigns and shall be a covenant running with the land.
- 4. This Agreement is supplemental to and amends said Annexation Agreement. All provisions, terms, conditions, restrictions, and covenants of said Annexation Agreement, except as to the extent hereby specifically amended, shall remain in full force and effect.
- 5. Nothing contained herein shall be deemed or construed to create any third party beneficiaries.
- 6. This Agreement may be executed in any number of counter parts, each of which will constitute an original.
- 7. In the event the Golf Clubhouse is not completed within the time limits approved by the City of Ketchum this Third Supplemental Agreement shall become null and void and the Bigwood Annexation Services and Development Agreement currently in place shall be the governing document for the Bigwood P.U.D.

NOTICES:

All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid. Notices required to be given to Ketchum shall be addressed as follows:

City Administrator City of Ketchum P.O. Box 2315 Ketchum, ID 83340

Notices required to be given to Wareham shall be addressed as follows:

Richard K. Robbins Thunder Spring - Wareham 1120 Nye Street, Suite 400 San Rafael, CA 94910

Notices required to be given to Sellgren shall be addressed as follows:

David M. Sellgren P.O. Box 2810 Sun Valley, ID 83353

Notices required to be given to Bigwood Association shall be addressed as follows:

THIRD SUPPLEMENTAL AGREEMENT TO BIGWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page 5 April 22, 1999 D 5 m

Bigwood Property Owners Association c/o Premier Resorts Attn: Bob Nero .P.O. Box 659 Sun Valley, ID 83353

IN WITNESS WHEREOF, the parties herelo have executed this Third Supplemental Agreement in accordance with the laws of the State of Idaho, the date and year first written above.

Guy P. Coles, Mayor of Ketchum

ATTESTI.

Sandra E. Cadry Cary Krenk

THUNDER SPRING-WAREHAM

By:
Name:
Title:
MATTEST / MCMERY

BIGWOOD PROPERTY OWNERS, ASSOC.

By:
MURRALLAMASETL President.

STATE OF IDAHO

SS.
County of Blainse

On this \\ day of ______, 1999, before me, a Notary Public in and for said State, personally appeared Guy P. Coles, known or identified to me to be the Mayor of the City of Ketchum, Idaho the municipal corporation that executed the within instrument or the person who executed the instrument on behalf of said municipal corporation and acknowledged to me that such municipal corporation executed the same.

THIRD SUPPLEMENTAL AGREEMENT TO BIOWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page & April 22, 1999

nal)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Notary Public for Idaho Residing at My commission expires County of marin On this gray of June, 1999, before me, a Notary Public in and for said State, personally appeared <u>Pichard K. Potshins</u>, known or identified to me to be a member of Thunder Spring Wareham, a limited liability company, and the member who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Cassandy J. Daeul CASSANDRA F. GAENGER Notary Public for State of Cali COMM, # 1217599 VOTARY PUBLIC CALIFORNIA (1) Residing at 219 For bes Avenue. My commission expires 5 3 03 STATE OF IDAHO) ss. County of Blainc On this 20th day of May, 1999, before me, a Notary Public in and for said State, personally appeared David M. Seligren, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Residing at Warler My commission expires STATE OF LOAHO

County of Blaine

April 22, 1999

THIRD SUPPLEMENTAL AGREEMENT TO BIGWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page 7 D 5.11

On this day of May . 1999, before me, a Notary Public in and for said State, personally appeared Mater known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official scal the day and year

in this certificate first above written.

Notary Public for Idaho Collifornia Residing at Falm Dount Con My commission expires 3-35-01

#1131465 Jennifer Ryon

THERD SUPPLEMENTAL AGREEMENT TO BIGWOOD ANNEXATION SERVICES AND DEVELOPMENT AGREEMENT - Page 8 April 22, 1999 5

Attachment I: Public Comment

To Ketchum Planning Staff-

My wife and I support the applicants who want to make the Bigwood Golf Course restaurant a year round business.

Furthur, we support the reinstatement of the Nordic Ski and Fat Tire Bike courses during the winter.

This proposal will continue the efforts of Ketchum to provide a first rate quality of civic life to our town. Very few cities have the possibility of public golf, nordic skiing, and a year-round restaurant within walking distance of the downtown.

We urge your speedy approval of this application.

Sincerely, Peter and Betty Gray, Thunder Springs condo owners.

From: <u>Participate</u>
To: <u>Heather Nicolai</u>

Subject: FW: 9/26/2023 Hearing on Bigwood Restaurant--Your File No.P23-065

Date: Monday, September 25, 2023 10:24:16 AM

Attachments: emailsignaturelogonotext_c4fe8a58-60ec-4e55-8f78-be04efb3833d.pnq

2023-09-25 Letter to Ketchum Dept of Planning and Building.pdf

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Robert B. Burns < RBurns@parsonsbehle.com>

Sent: Monday, September 25, 2023 9:35 AM **To:** Participate <participate@ketchumidaho.org>

Cc: mullman@charteroak-equity.com; Brian Barsotti

barsotti1@mindspring.com>

Subject: 9/26/2023 Hearing on Bigwood Restaurant--Your File No.P23-065

See attached correspondence regarding referenced matter.



A Professional Law Corporation Robert B. Burns

Attorney at Law

Parsons Behle & Latimer

800 West Main Street, Suite 1300 • Boise, Idaho 83702 Main +1 208.562.4900 • Direct +1 208.562.4894 • Fax +1 208.562.4901

parsonsbehle.com • RBurns@parsonsbehle.com • vCard

CONFIDENTIALITY NOTICE: This electronic mail message and any attachment(s) are confidential and may also contain privileged attorney-client information or work product. The message is intended only for the use of the addressee. If you are not the intended recipient, or the person responsible to deliver it to the intended recipient, you may not use, distribute, or copy this communication. If you have received the message in error, please immediately notify us by reply electronic mail or by telephone at +1 801.532.1234, and delete this original message.



800 West Main Street, Suite 1300 Boise, Idaho 83702 Main 208.562.4900 Fax 208.562.4901

A Professional Law Corporation Robert B. Burns Attorney at Law Direct 208.562.4894 RBurns@parsonsbehle.com

September 25, 2023

VIA EMAIL (PARTICIPATE@KETCHUMIDAHO.ORG)

Ketchum Department of Planning and Building PO Box 2315 Ketchum, Idaho 83340

Re: Bigwood Restaurant (Your File No. P23-065)

Dear Chairman Morrow and Commissioners:

I write on behalf of Bigwood Property Owner's Association, Inc. (the "POA") regarding the above-referenced matter being heard September 26, 2023.

The POA does not object to approval of the referenced applications with respect to amending the applicable development agreement and planned unit development to allow for the operation of a year-round restaurant and bar within the Bigwood PUD. Please note, however, any such operation would violate the terms of the enclosed Amendment No. Eight to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Bigwood P.U.D Subdivision, which amendment limits the uses of the property on which the restaurant and bar are located (i.e., Large Block 12) to those uses in effect as of the recordation on May 29, 2009 of the enclosed amendment.

Accordingly, although the POA does not object to the approval of the referenced applications, notice should be taken that the POA reserves all right to enforce the terms of the referenced declaration and enclosed amendment.

Very truly yours,

PARSONS BEHLE & LATIMER

Robert B. Burns
Attorney at Law

Enclosure:

cc: Mark Ullman (via email; w/ encl.)

Brian Barsotti (via email; w/ encl.)

RECORDING REOUESTED BY AND WHEN RECORDED RETURN TO:

Tracy Dunlap, Esq. Hogue & Dunlap, L.L.P 419 South Main Street P.O. Box 460 Hailey, Idaho 83333

Instrument # 567791

HAILEY, BLAINE, IDAHO 04:28:32 No. of Pages: 5 5-29-2009

Recorded for : BIGWOOD PROPERTY OWNERS ASSOC

Fee: 15.00 JOLYNN DRAGE

Ex-Officio Recorder Deputy Index to: AMENDED COVENANTS & RESTRICTIONS

(Space Above For Recorder's Use)

AMENDMENT NO. EIGHT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE **BIGWOOD P.U.D. SUBDIVISION** (BLAINE COUNTY, IDAHO)

THIS AMENDMENT NO. EIGHT ("Eighth Amendment"), supplementing and amending the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Bigwood P.U.D. Subdivision, recorded on December 18, 1986, as Instrument No. 280213, and re-recorded December 30, 1986, as Instrument No. 280561, records of Blaine County, Idaho, as previously amended by Amendment No. One, recorded February 3, 1987, as Instrument No. 281630, records of Blaine County, Idaho; Amendment No. Two, recorded April 29, 1988, as Instrument No. 294199, records of Blaine County, Idaho; Amendment No. Three, recorded February 15, 1989, as Instrument No. 303040, records of Blaine County, Idaho; Amendment No. Four, recorded August 25, 1989, as Instrument No. 309071, records of Blaine County, Idaho: Amendment No. Five, recorded February 28, 1992, as Instrument No. 338436, records of Blaine County, Idaho; Amendment No. Six, recorded February 5, 1997, as Instrument No. 398924, records of Blaine County, Idaho; and Amendment No. Seven, recorded December 9, 2005, as Instrument No. 529827, records of Blaine County, Idaho (as so amended, the "Master Declaration"), is made pursuant to Section 10.02.B of the Master Declaration this 29 day of 2009, by the vote or written consent of at least seventy-five percent (75%) of the Owners, as such term is defined in Article I of the Master Declaration.

AMENDMENT

Unless otherwise defined in this Eighth Amendment, all capitalized terms used in Section 2, below, shall have the meaning ascribed thereto in the Master Declaration, provided that the term "Donation Agreement" shall mean that certain Agreement Donating Property to City of Ketchum, dated January 5, 2009, by and between the City of Ketchum and

AMENDMENT NO. EIGHT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BIGWOOD P.U.D SUBDIVISION Client:1178717.5 (BLAINE COUNTY, IDAHO) - 1

Bigwood Golf Course, LLC, which agreement is maintained in the files and records of the City of Ketchum and incorporated herein by this reference, and the terms "Block 11 Parcel" and "Block 18 Parcel" shall have the meaning ascribed to such terms in the Donation Agreement.

2. Sections 5.01, 5.02, and 5.03 of the Master Declaration are hereby amended and supplemented to provide, in their entirety, as follows:

Recreational Areas. The permitted uses and restrictions for Recreational Areas, and the restrictions governing the construction and alteration of Improvements thereon, shall be fixed by and limited to those recreational and related uses in effect as of the recording in the official records of Blaine County, Idaho, of the Eighth Amendment or as may otherwise be expressly provided in the Master Declaration and any Supplemental Declaration recorded with respect to such areas prior to April 8, 2009. All of such permitted uses and restrictions shall be compatible with the use of such areas for cross-country skiing, tennis, golf, swimming, cycling, or other recreational uses, including incidental commercial uses such as but not limited to "pro shops," athletic equipment, rental offices and the like.

SECTION 5.02 Open Space Areas. The permitted uses and restrictions for Open Space Areas, and the restrictions governing the construction and alteration of Improvements thereon, shall be fixed and limited to those uses in effect as of the recording in the official records of Blaine County, Idaho, of the Eighth Amendment or as may otherwise be expressly provided in the Master Declaration and any Supplemental Declarations recorded with respect to such areas prior to April 8, 2009.

Golf Course Areas. The Annexation SECTION 5.03 Agreement contains certain restrictions on the Golf Course Areas and provides the City of Ketchum with a conditional reversionary interest (i.e., a right to acquire title) to the Golf Course Areas. The Golf Course Areas and Unit No. 2 of the Bigwood Recreation Center Condominium will not constitute a part of the Association's Property. Grantor shall retain all right, title and interest in and to the Golf Course Areas, including but not limited to the right to sell, convey, alienate, transfer, lease and encumber the Golf Course Areas. Currently the Golf Course Areas are the subject of several lease and management agreements which pertain to operation of the golf course and maintenance of the Golf Course Areas. The permitted uses and restrictions for Golf Course Areas, and the restrictions governing the construction and alteration of Improvements thereon, shall be fixed by and limited to those golf

AMENDMENT NO. EIGHT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BIGWOOD P.U.D SUBDIVISION (BLAINE COUNTY, IDAHO) - 2

course and related uses in effect as of the recording in the official records of Blaine County, Idaho, of the Eighth Amendment or as may otherwise be expressly provided in the Master Declaration and any Supplemental Declarations recorded with respect to such areas prior to April 8, 2009; provided, however, nothing contained in the Master Declaration or any Supplemental Declaration shall restrict the public rights, or limit the reversionary rights of the City of Ketchum, to the Golf Course Areas as set forth in the Annexation Agreement dated August 15, 1985, and recorded as Instrument No. 266738 in the official records of Blaine County, Idaho, or the deed to the Golf Course Areas dated August 16, 1985, and recorded as Instrument No. 266744 in the official records of Blaine County, Idaho, nor shall the limitations set forth in this Section 5.03 restrict the use of all or any portion of (i) the part of Block 11 identified as the "Block 11 Parcel" in the Donation Agreement that is in fact donated to the City of Ketchum in accordance with the terms of the Donation Agreement, or (ii) the part of Block 18 identified as the "Block 18 Parcel" in the Donation Agreement, whether or not condemned by the City of Ketchum.

CERTIFICATION

The undersigned president and secretary of Bigwood Property Owner's Association, Inc. hereby certify that the foregoing Eighth Amendment has been approved by the vote or written consent of at least seventy-five percent (75%) of the Owners, as such term is defined in Article I of the Master Declaration.

BIGWOOD PROPERTY OWNER'S ASSOCIATION, INC.

Frank Ward, President

ATTEST:

Bauwens, Secretary

AMENDMENT NO. EIGHT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BIGWOOD P.U.D SUBDIVISION (BLAINE COUNTY, IDAHO) - 3

STATE OF <u>Idaho</u>) ss. County of <u>Blaine</u>)	
County of Blaine)	
On this 29th day of May 2009, before me personally appeared FRANK WARD known or identified to me of proved to me on the oath of to be the president of BIGWOOD PROPERTY OWNER'S ASSOCIATION, INC., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.	
NOTARY PUBLIC FOR IDAHO Residing at Ltl, Box 1210, fairfield of My Commission Expires 6/20/13	マロ

AMENDMENT NO. EIGHT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BIGWOOD P.U.D SUBDIVISION (BLAINE COUNTY, IDAHO) - 4

STATE OF Alaho) ss. County of Blaine)	
on this 27th day of May, 2009, before me personally appeared JOE BAUWENS, known or identified to me (or proved to me on the oath of) to be the secretary of BIGWOOD PROPERTY OWNER'S ASSOCIATION, INC., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.	
NOTARY PUBLIC FOR IDAHO Residing at Aff, Box 1210, Taufueld I My Commission Expires 6/20/09	<i>'O</i>

AMENDMENT NO. EIGHT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BIGWOOD P.U.D SUBDIVISION (BLAINE COUNTY, IDAHO) - 5



STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION SEPTEMBER 26, 2023 MEETING

PROJECT: Walnut Residence

FILE NUMBER: P23-052

REPRESENTATIVE: Lucas Winters, Jarvis Group Architects

OWNER: Breyman Properties LLC

REQUEST: Mountain Overlay Design Review & Lot Consolidation Preliminary Plat for a new 5,805

square foot residence and consolidation of two lots into one.

LOCATION: Ketchum Townsite: Block 91, Lot 3 & 4

ZONING: Limited Residential District (LR)

OVERLAY: Mountain Overlay (MO)

NOTICE: 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 11, 2023.

REVIEWER: Adam Crutcher, Associate Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a new 5,805 square foot three-story residence (the "project"), located on Ketchum Townsite Block 91, Lots 3 & 4 (the "subject property"). The subject property is zoned Limited Residential (LR) in the Mountain Overlay District (MOD), and both lots are currently vacant. A rendering of the proposed residence can be seen below.



Figure 1: Proposed Residence

Pursuant to Ketchum Municipal Code (KMC) §17.104.050.A, design review is required for the "construction or placement of new buildings or structures, including additions to any such structures or buildings existing at the effective date hereof, upon real property within the Mountain Overlay Zoning District." The project is subject to all MOD review criteria and standards specified in KMC §17.104.070 as well as all applicable design review standards specified in KMC §17.96.060.

The project also proposes to consolidate Lots 3 & 4, requiring a preliminary plat following procedures outlined in KMC 16.04.030 as per section 5.C of Ordinance 1234. Preliminary plats require a public hearing in front of the Planning & Zoning Commission where the Commission will approve, approve with conditions, or deny the preliminary plat. If the plat receives approval from the Commission, it will then move on to City Council who is the final approving body.

Staff believes the project conforms to the zoning and dimensional standard requirements and the design review and Mountain Overlay design review criteria. Staff also finds the project to be in conformance with the preliminary plat standards and criteria. Further information detailing staffs review of the application criteria are outlined in the staff report below.

BACKGROUND

The planning and Building Department received the MOD and Preliminary Plat applications for the project on June 5th, 2023. Following receipt of the applications, staff routed the application materials to all city departments for review. The applications were reviewed concurrently and scheduled for hearing on August 18th, 2023, after 3 rounds of department review.

CONFORMANCE WITH PRELIMINARY PLAT STANDARDS:

Pursuant to KMC 16.04.080.C.2, the applicant submitted this lot consolidation preliminary plat with the Design Review application. If approved by the Commission, the lot consolidation preliminary plat application will be reviewed and acted upon by the City Council. This must occur prior to a building permit submittal for the project.

Staff reviewed the lot consolidation preliminary plat application for conformance with KMC 16.04.030 – Procedures for subdivision approval, KMC 16.04.040 – Development and Design, as well as three additional criteria and a waiver as required by Interim Ordinance 1234.

Per Interim Ordinance 1234, lot consolidations are now required to undergo a preliminary plat procedure and must meet three additional criteria and submit a waiver. The additional criteria include:

- 1. The preliminary plat application is in conformance with all applicable building permit and land use development approvals.
- 2. The preliminary plat application is in conformance with all applicable Zoning Regulations contained within Title 17 Zoning Regulations.
- 3. The preliminary plat application is found to be in general conformance with the comprehensive plan in effect at the time the application was deemed complete.

For analysis of criteria #1, see Design Review conformance below and for criteria #2 see Attachment F.

Staff believes a majority of the preliminary plat requirements have been meet but will highlight three items for commission discussion:

- General conformance with Comprehensive Plan (Interim Ordinance Preliminary Plat Criteria #3)
- Waiver for lots with 25% slope or greater
- Waiver required by Interim Ordinance 1234

Criteria 3: General conformance with Comprehensive Plan

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 goals regarding hillside development:

- 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.
- Goal CD-2: Protect and enhance views of the surrounding mountains and natural features.
- Policy CD-2.2: Continue to protect hillsides within the City and the Area of City Impact from further
 development. Enforce and encourage strengthening of the Mountain Overlay standards of the City
 and County, by using a variety of techniques; such as clustering at lower elevations, creating
 conservation easements, or purchasing private property on hillsides.
- Policy CD-2.4: Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

The MOD ensures the preservation of Ketchum's surrounding hillsides and ridgelines and minimizes impacts on natural topography, geology, soils, drainage, wildlife, and native vegetation. The MOD review standards reduce visual impact by directing building sites away from higher elevations and keeping hillsides open and unobstructed. Additionally, Mountain Overlay standards protect public health, safety, and welfare by ensuring the adequate provision of emergency services, fire protection, and utilities.

The comprehensive plan's future land use map identifies the subject property as low-density residential. Desired primary uses within this future land use category include single-family and duplex residences as well as accessory units. The single-family residence falls within the primary uses of the low-density residential land use category.

Relationship between Comprehensive Plan & Interim Ordinance 1234

As seen in the policies and goals listed above, the comprehensive plan emphasizes mountain overlay, preserving hillsides, and neighborhood character. As stated above, Interim Ordinance 1234 requires lot consolidation request to now go through a different process and meet additional criteria as compared to lot consolidation requests prior to the effect of the ordinance. The intent behind this change was due to seeing an increase in consolidation of lots occurring over the past few years. In most areas, this resulted in larger lots with larger single-family homes, reducing the ability to construct a larger number of smaller homes, more reflective of the originally platted subdivisions.

Policy CD-2.2 of the 2014 Comprehensive Plan speaks to the Mountain Overlays purpose in protecting and enhancing the surrounding mountains and natural features. Staff believes the proposed lot consolidation helps to meet this policy as can be seen in the two-lot development diagram seen below or in Attachment B. This diagram helps to compare the estimated amount of disturbance and lot coverage of potential developments on single lots as compared to the proposed residence. The amount of disturbance for two developments would be significantly greater (1,432 sq ft more disturbed area) and the lot coverage would also be greater. With the other Comprehensive Plan policies listed above also speaking on reducing the amount of hillside development, staff believes the proposed lot consolidation and residence helps to meet the policies as it reduces the potential disturbance and curb cuts made along Walnut Ave.

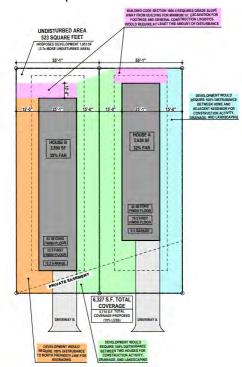


Figure 2: Two lot Development Diagram

Staff supports the proposed lot consolidation as staff believes the preservation of hillsides and maintaining neighborhood character outweighs the opportunity for one additional dwelling unit if the lots remained as is. Speaking to neighborhood character, many of the lots along Walnut Avenue have consolidated two Ketchum townsite lots so the current proposal would not be out of scale or context when discussing lot size. Lot consolidations in the Mountain Overlay District also provide opportunity to better meet the MOD criteria with driveway approaches and tucking of structures into the hillside.

Staff visited various vantage points including Town Square, Bike path from 6th St & 3rd Ave, and the intersection of East Ave & E 1st St. From all the vantage points listed, staff was not able to view the story poles for the project. The proposed residence sits towards the rear of the property line, allowing the residence to be sited

within the hillside allowing for minimal visual impact. The residence also follows the cross slope seen on the subject property by stepping up the hillside, again working with the topography of the site. Due to the design of the residence and siting of the building on the hillside staff believes that the goals and policies of the comprehensive plan related to hillside development are met.

Waiver for building envelope sited within 25% slope

Staff believes a majority of the preliminary plat criteria have been met but will point out the criteria described in KMC 16.04.040.F.2 pertaining to building envelope requirements on lots with 25% or greater slopes. This criteria states:

"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 25 percent, based upon natural contours, or creates corner lots at the intersection of two 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 25 percent 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 25 percent 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 25 percent or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section."

Almost the entirety of the subject property contains 25% slope or greater, leading staff to determine the project meets the waiver criteria pertaining to lots entirely within 25% or greater slope. While staff is supportive of this waiver, staff is not supportive of the proposed building envelope configuration (see preliminary plat condition of approval #3). In previous subdivision applications associated with Mountain Overlay applications, the Planning Zoning Commission has determined appropriate building envelopes follow the proposed building footprints to protect the remaining hillside on those lots. The applicant is proposing a building envelope which is determined based off minimum setbacks in the Limited Residential Zoning District, leaving space between the proposed building and the building envelope. This leaves future additional development on the subject property to have potentially fewer obstacles to go through which has not been what the Commission has been supportive of.

Waiver required by Interim Ordinance 1234

Per Interim Ordinance 1234, consolidation of lots are permitted subject to a waiver. As stated in KMC 16.04.130, waivers, "must show that there are special physical characteristics or conditions affecting the property in question where literal enforcement of this chapter would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health and safety, nor injurious to property owners in the immediate area."

Staffs review of how the proposed lot consolidation interacts with the public welfare, health and safety has been discussed in the Preliminary Plats general conformance with the comprehensive plan above. As seen in that section, staff believe the project would not be detrimental to the public welfare, health and safety.

CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Prior to granting Design Review approval, the Commission must determine that the applications 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 staff's review of projects conformance with this criteria, please see Preliminary Plat general conformance with Comprehensive Plan section above.

Criteria #2: Applicable Standards and Criteria

Conformance with Design Review Improvements and Standards

As the project is in the MOD, the project is subject to both Mountain Overlay criteria outlined in 17.104.070 as well as 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 G 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.

Compatibility of Design (KMC 17.96.060.E) and Architectural Features (KMC 17.96.060.F)

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." Walnut Avenue features residences built at varying timeframes resulting in a diverse range of materials and architectural styles. Many of the residences on the southern side of Walnut Ave are built in the mountain modern style with a greater use of concrete, steel panels, large windows, and rectangular/square building features. There still remains buildings which have been built with a traditional mountain style (directly across Walnut Ave from subject property) and use more wood materials, pitched roofs, and smaller building footprints. Staff believes the proposed residence does a good job of utilizing materials which are seen in both traditional mountain design as well as mountain modern design with a primary material palette of stucco and stone with oak and metal roofing.

Pursuant to 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." The proposed residence is three stories in height with step backs at each floor in multiple directions to provide undulation and reduce the appearance of bulk. This rotated orientation provides a unique viewing of the residence not often seen in the neighborhood and accentuates the step backs on each floor. Staff believes these step backs and pitched roof provide visual interest for the project and help meet the standards stated above.

Conformance with Mountain Overlay Standards

Staff believes the Mountain Overlay Design Review criteria outlined in KMC §17.104.060 has been met. Please see Attachment E for staff's comprehensive Mountain Overlay Design Review standards analysis. Below is an overview of some of the more noteworthy criteria for the project.

Mountain Overlay Design Review criteria #10 states, "Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section." Purposes of the MOD include directing buildings away from higher elevations and minimizing the visual impact of building sites and access drives that are significantly higher than the vast majority of building sites in Ketchum. The proposed project features the driveway accessing the property at the northern most point along Walnut Ave, allowing for the

southern portion of the lot to provide a visual barrier before the development starts. With the southern portion of the front yard not being the location of the driveway, the garage can then be concealed by up to 4.5 ft of fill, allowing for less of the proposed residence to be seen from the vantage point of Walnut Ave & 6th St intersection. The subject property experiences a cross slope moving from the north corner of existing lot 4 to the southern corner of lot 3. This cross slope has impacted the design of the building to step up the hillside in a diagonal manner allowing for step backs of the upper floors seen from both Walnut Ave and 6th St. This stepping back of the building up the cross slope reduces the appearance of mass and size of the development. Staff believes with the diagonal configuration and driveway layout that the project reduces its visual impact on the hillside in order to meet criteria #10.

Staff spent additional time reviewing the project's conformance with criteria #2, 5, & 15 which pertain to rock outcroppings and significant landmarks. Uphill of the subject property is one of Ketchum's two designated significant landmarks which contains rock outcroppings. While the subject property doesn't contain those features, staff did view the site from various vantage points within Ketchum to determine if the proposed development would block or have a material visual impact on those rock outcroppings. Staff requested story poles be erected upon the application submittal so that potential visual impacts of the project could be evaluated. Staff visited various vantage points including Town Square, Bike path from 6th St & 3rd Ave, and the intersection of East Ave & E 1st St. Photos taken by the applicant from these vantage points can be seen in Attachment B. After visiting the vantage points, staff determined that the project would not have a material visual impact due to tree canopy and developments in between the vantage points and the subject property.

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 LR Zone. Comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment F.

STAFF RECOMMENDATION:

Staff recommends **approval** of the Design Review application (File No. P23-052) subject to the following conditions:

- This Design Review approval is based on the project plans presented at the September 26, 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. Design review approval is contingent upon the approval of the preliminary plat application by City Council. If Council does not approve the preliminary plat application, the Design Review approval becomes null and void.

Staff recommends **approval** of the Preliminary Plat application (File No. P23-052A) subject to the following conditions:

- 1. The preliminary plat is subject to all conditions of approval associated with Mountain Overlay Design Review Approval P22-070.
- 2. 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.
- 3. The building envelope shall match the outline of the proposed building.

RECOMMENDED MOTION:

Design Review:

"I move to approve the Walnut Ave Residence Mountain Overlay Design Review application, as conditioned, and direct staff to return with the findings of fact."

Preliminary Plat:

"I move to recommend approval of the Ketchum Townsite: Block 91: Lot 3A Preliminary Plat application to City Council, as conditioned, and direct staff to return with the findings of fact."

ATTACHMENTS:

- A. Mountain Overlay Application
- B. Mountain Overlay Plan Set
- C. Preliminary Plat Application & Materials
- D. Preliminary Plat Plan Set
- E. Mountain Overlay Standards Evaluation
- F. Zoning and Dimensional Standards Evaluation
- G. Design Review Standards Evaluation

Attachment A: Mountain Overlay Application & Supplemental Materials



City of Ketchum Planning & Building

OFFICIAL USE ONL
File Number:
Date Received
Бу
Fee Paid!
Approved Date:
Denied Date:
By:

Mountain Overlay Design Review Application

OWNER INFORMATION			
Project Name: WALNUT RES	DENCE	1 3 3 3 4 4 5 5 5 5	
	ROPERTIES LLC		
Mailing Address: 12045 BREY		3 97219	
Phone: 208-726-4031	M/11/ /(VE) OTTIE 11/0 OT	107210	
Email: JANET@JARVIS-GRO	LIP COM		
PROJECT INFORMATION	- 1.00W		
Architect/Representative: THE	IARVIS GROUP		
Phone: 208-726-4031			
Mailing Address: PO Box 626, k	Cetchum ID 83340		
Email: JANET@JARVIS-GRO			
Engineer of Record: GALENA E		S	
Engineer Email: PHOEBE@BN			
Legal Land Description: KETCH			
Project Address: LOT 3 & 4, B			
	LOT 4 = 8261 SF TOTAL C	OMBINED = 16.523 SF	
Zoning District: LR			
Anticipated Use: HOME			
	1		
TYPE OF CONSTRUCTION			
☑ New	☐ Remodel	☐ Addition	☐ Other, please explain:
	Mary Control Control		
TOTAL FLOOR AREA			
Propos	sed	Existing	
Basement:Garage Mechanical	: 1,367	N/A	
1st Floor: LIVING	835		N/A
2 nd Floor:	1,808		N/A
3 rd Floor:	1,156	N/A	
Decks: 500		N/A	
Mezzanine: N/A		N/A	
Total: 6,167			N/A
Building Coverage: SF	24.8 %	Curb Cut: SF	%
PROPOSED SETBACKS			
Front: 15',19' - 2" proposed Side: 10', 12' - 6" proposed Side: 10', 22' - 1" proposed Rear: 5', 8' - 3" proposed			
ADDITIONAL INFORMATION			
Building Height: SEE ELEVATIONS A3's Parking Spaces Provided: 2			
Will Fill or Excavation Be Required? Yes No			
If Yes, Amount in Cubic Yards Fill: 199 Excavation: 3,053			
Will Existing Trees or Vegetation Be Removed? Yes No			

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

Signature of Owner/Representative

2.26.2023

Date



Project: Walnut Residence

Subject: City of Ketchum and Design Review Narrative

Date: Friday, May 26th, 2023

Introduction + Existing Site Conditions

The proposed residence and site development on Lots 3 +4, Block 91, within the Ketchum Village aims to harmoniously blend the built with the natural surroundings while providing a center of respite and refuge for the property owner. The site is bound by the unimproved Seventh Street to the north, undeveloped Block 91 Alley to the east, a residence on Lot 1A (under construction) to the south, and Walnut Avenue to the west. On the southwest corner of the site there is an existing view corridor easement, for the benefit of adjacent Lot 1A, which restricts the development + placement of any vertical element(s). The topography of the existing site rises approximately 65' from the Southwest corner (low) to the Northeast corner (high). Along Walnut Avenue, where vehicle access into the site occurs, there is an approximately 5ft elevation difference between road surface and western property boundary, presenting constraints to vehicular access. The existing vegetation on site features largely native sagebrush steepe plant species, and there are no existing trees of note present. Similarly there are no existing rock outcroppings within the property boundaries.

Vehicle Access + Building Siting

Initial site and architectural studies by the design team focused on 1) providing safe and efficient access into the site from Walnut Ave and 2) integrating the built structure within sloping hillside. Access into the site is constrained by the existing topography, positioning Walnut Ave approximately 5ft below western access / property line. Additionally, there is the aforementioned view corridor easement, which placed constraints on the final location of the proposed garage. The design team realized that providing vehicle access into the site was best accomplished by entering the site as high on Walnut Ave. as possible. This allowed for the most direct approach, while satisfying fire access code standards. This approach also allowed for the garage structure itself to be oriented so that the garage doors are not presented to those passing by on Walnut Avenue.

Concurrent to identifying the ideal vehicle access approach and surface elevation, the team worked on integrating the built forms and volumes of the structures into the existing hillside, while still achieving the owners spatial and programmatic architectural goals. As described in the site conditions, the existing site topography slopes from northeast (high) to southwest (low). Building upon the information learned from the ideal vehicle access approach and resulting garage location, the design team examined stepping the architectural volumes up the hillside, thus allowing the finish floor elevations to step up in harmony with the existing site topography. This strategy allowed for the existing grades wrap and blend around the structure(s), revegetate more of the site in a manner that presents naturalized, and minimize the visual impact of buildings with respects to offsite views.

In keeping with the spirit and requirements of the MOD, the design team has erected architectural story poles on site and subsequently viewed and photographed the site from designated public vantage points within the City of Ketchum. The findings from this study are that the story poles are not visible from these public vantage points. Ensuring the design met this criteria was a very high priority of the design team with respects to the MOD purposes and goals.

Site Grading, Drainage + Utilities

The integration of the architecture with the existing topography allowed for the proposed exterior improvements and grading + drainage to replicate the current flow patterns and systems on site. All proposed grading and drainage was designed and engineered to be fully controlled and maintained on subject property and not impact adjacent lots. Site retaining walls are minimized, and when necessary, the team will use natural stone boulders in organic / natural alignments to blend into the site and visually recede into hillside vegetation.

All utilities are proposed to be underground and exterior MEP equipment has been located on site in areas that cannot be viewed from public or private view corridors.

The stepping of the architecture volumes and finish floor elevations with the existing topography also allowed for the team to reduce the amount of cut + excavation on site necessary for the implementation of the design.

Revegetation

All areas on site impacted by the proposed development are proposed to be revegetated with a plant palette that is either native and / or compatible with the existing sagebrush steppe plant community. The layout of the new plantings will appear natural by mimicking the patterns and arrangements the surrounding landscape. The goal of the design team is to visually blend the improvements with the native landscape, thus presenting no discernible boundary between these two delineations.

Trees and shrubs have been placed with attention on preserving / maintaining views, providing comfortable living conditions, and appropriately screening the residence. The efforts of the design team described relative to building siting and stepping of the architectural volumes, combined with a strict revegetation palette, will allow the architecture to blend into the site in a relevant timeframe.

Attachment B: Mountain Overlay Plan Set

WALNUT RESIDENCE



PROJECT TEAM PROJECT TABULATIONS

ARCHITECT

THE JARVIS GROUP ARCHITECTS, AIA, PLLC BYLA LANDSCAPE ARCHITECTS 511 SUN VALLEY ROAD, SUITE 202 KETCHUM, IDAHO 83340 PO BOX 626 PHONE: (208) 726-4031

SURVEYOR GALENA-BENCHMARK ASSOCIATES P.O. BOX 733 100 BELL DRIVE KETCHUM, ID 83340 PHONE: (208) 726-8514

LANDSCAPE ARCHITECT 323 LEWIS ST, KETCHUM, ID 83340

GEOTECHNICAL ENGINEER BUTLER ASSOCIATES, INC. P.O. BOX 1034 208 SPRUCE AVENUE N. KETCHUM, ID 83340

PHONE: (208) 726-5907

PHONE: (208) 720-6432

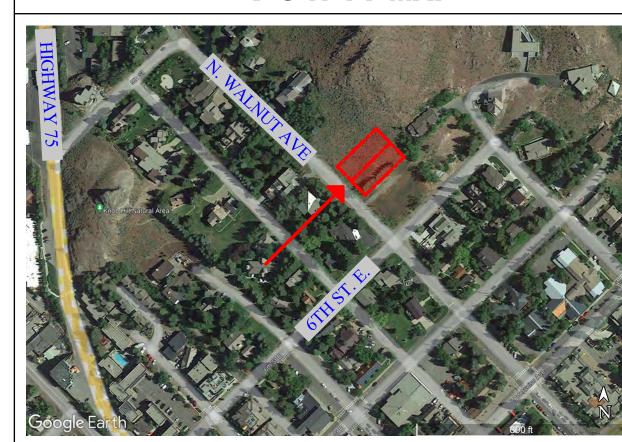
SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR LIVING AREA:	797 S
SECOND FLOOR LIVING AREA:	1,644 S
THIRD FLOOR LIVING AREA:	2,125 S
TOTAL LIVING AREA:	4,566 S
GARAGE:	865 S
MECHANICAL :	374 S
TOTAL:	5,805 S

LOT COVERAGE CALCULATION

TOTAL SITE AREA	16,583 SF
PROPOSED ARCHITECTURAL FOOTPRINT	4,188 SF
LOT COVERAGE %	25.3% SF

VICINITY MAP



1. THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL

RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, CITY

GENERAL NOTES

OF KETCHUM.

2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY CITY OF KETCHUM, FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.

B. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION. A JOB PHONE MUST BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION AND THE PHONE NUMBER WILL BE MADE AVAILABLE TO THE ARCHITECT.

4. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL. WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY. THE JOB SITE SHALL REMAIN CLEAN OF TRASH.

5. EXCEPT AT INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES WITH ARCHITECT.

6. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

7. ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.

8. SOLID WOOD BLOCKING, INSULATION OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRE STOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.

9. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER / ARCHITECT. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS,

10. CONTRACTOR SHALL PROVIDE RADON MITIGATION AS PER THE 2018 INTERNATIONAL RESIDENTIAL CODE, APPENDIX F, RADON CONTROL METHODS.

11. REFER TO THE LANDSCAPE PLAN FOR FINISH GRADING, PLANTINGS, AND HARDSCAPES.

12. ALL UTILITIES SHALL BE UNDERGROUND.

13. SMOKE AND CARBON DETECTORS MUST BE INTERCONNECTED WITH A POWER SOURCE FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP

14. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT

15. OSB OR PARTICAL BOARD IS **NOT** AN ACCEPTABLE MATERIAL, IN ANY APPLICATION. ALL ENGINEERED SHEATHING AND SUBFLOORING SHALL BE PLYWOOD.

SHEET NAME

SHEET INDEX

<u>ARCHITECTURAL</u>

A0.0	COVERSHEET
A1.0	SITE PLAN
A1.1	SITE SURVEY
	OTALVINO AND OTODY DO

STAKING AND STORY POLE PLAN A1.2 A1.3 CONSTRUCTION MANAGEMENT PLAN A1.4 PHOTOGRAPHY EXHIBIT A1.5 PHOTOMETRIC STUDY

A2.0 FIRST FLOOR PLAN A2.1 SECOND FLOOR PLAN A2.2 THIRD FLOOR PLAN A3.0 **ELEVATONS** A3.1 **ELEVATONS** A3.2 MATERIAL PALETTE

A4.0 SECTIONS A4.1 SECTIONS

<u>LANDSCAPE</u> L-1.00 OVERALL SITE PLAN L-2.00 SITE GRADING + DRAINAGE PLAN

L-3.00 STIE MATERIALS PLAN L-4.00 3D MODEL IMAGES L-4.01 3D MODEL IMAGES L-4.02 3D MODEL IMAGES

L-5.00 SITE PLANTING NOTES + SCHEDULE L-5.01 SITE PLANTING PLAN VEHICLE ACCESS AND RESIDENCE SITING EXHIBIT

NATIVE REVEGETATION EXHIBIT

GRADING AND DRAINAGE PLAN C-2 UTILITY PLAN

LEGAL DESCRIPTION

KETCHUM LOT 3 BLOCK 91, PARCELNUMBER: RPK00000910030 AND KETCHUM LOT 4 BLOCK 91, PARCEL NUMBER: RPK0000091004A CITY OF KETCHUM, BLAIN COUNTY, IDAHO, 83340

ARCHITECT

THE JARVIS GROUP ARCHITECTS, AIA PLLC

KETCHUM, IDAHO 83340

ENGINEER

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REVISIONS NO. DATE DESCRIPTION 05.26.2023 CITY OF KETCHUM DESIGN REVIEW 07.11.2023 UPDATES PER D.R. COMMENTS 08.16.2023 UPDATE PLANTING AND DISTURBANCE

COVERSHEET



ARCHITECT

ENGINEER

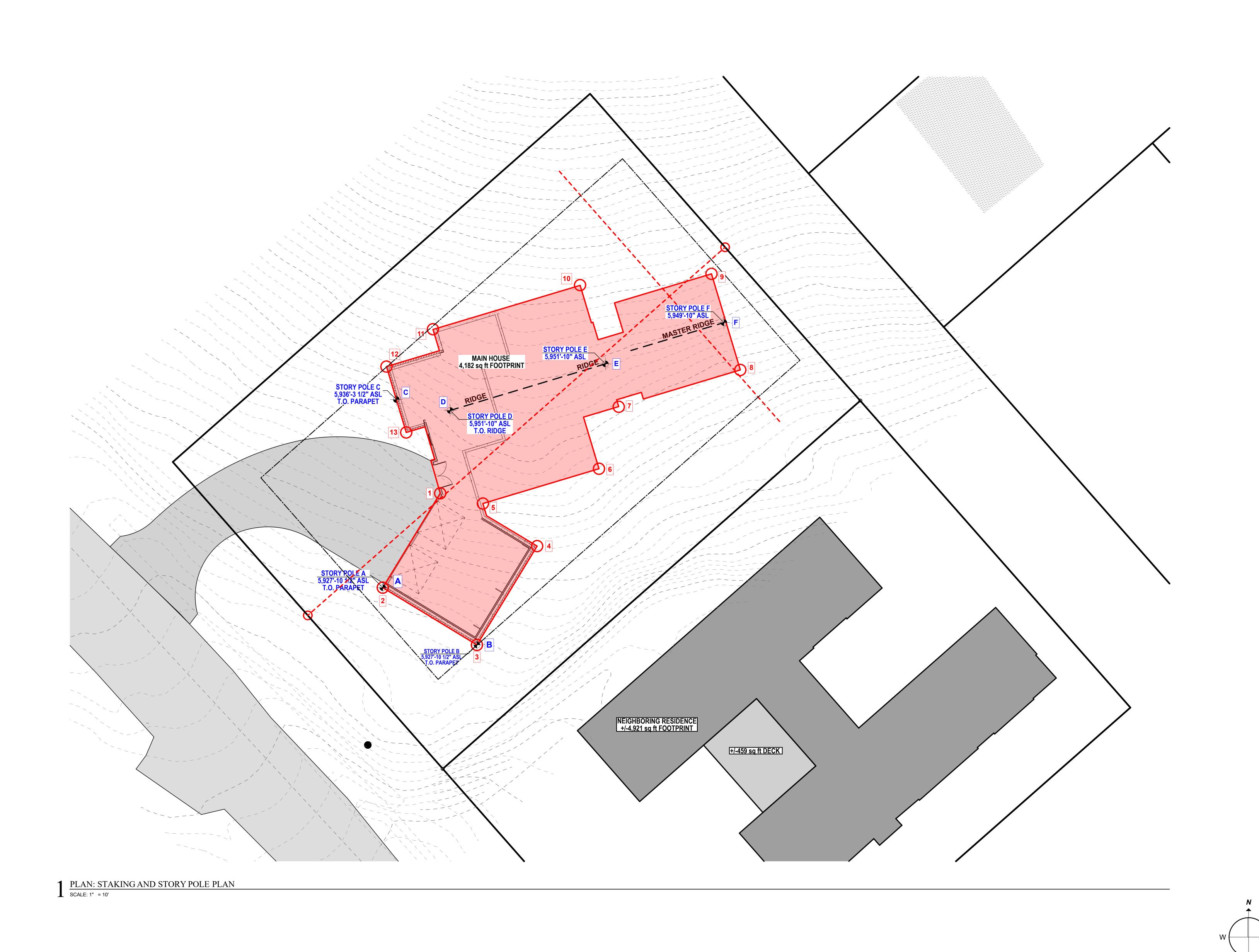
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SITE SURVEY



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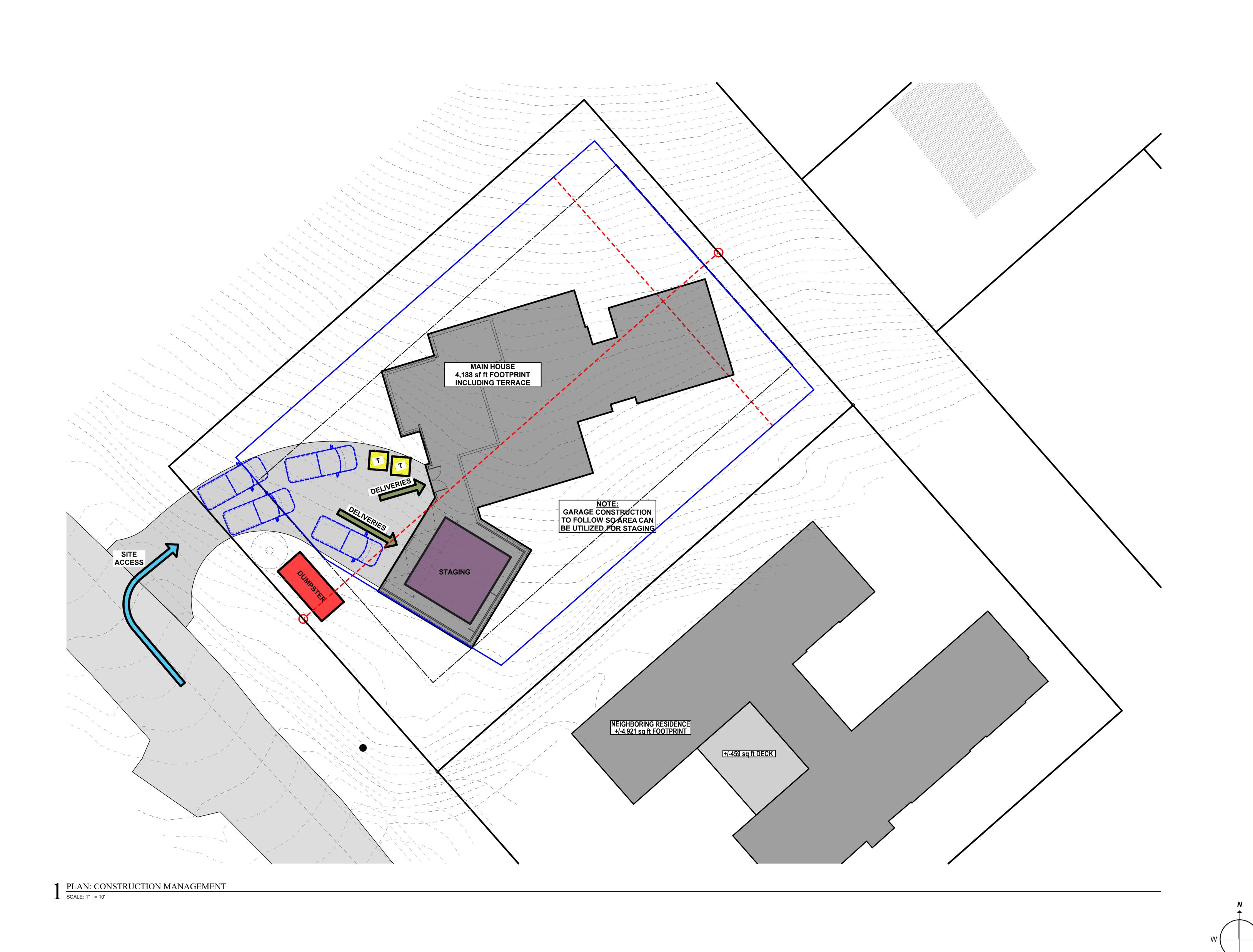
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07.26.2023 UPDATE PER SETBACK

PROJECT NORTH

STAKING AND STORY POLE PLAN



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ENGINEER

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PROJECT NORTH

CONSTRUCTION MANAGEMENT PLAN

ENGINEER

05.26.2023 CITY OF KETCHUM DESIGN REVIEW UPDATES PER D.R. COMMENTS



EXHIBIT A: FROM NEIGHBORING DRIVEWAY

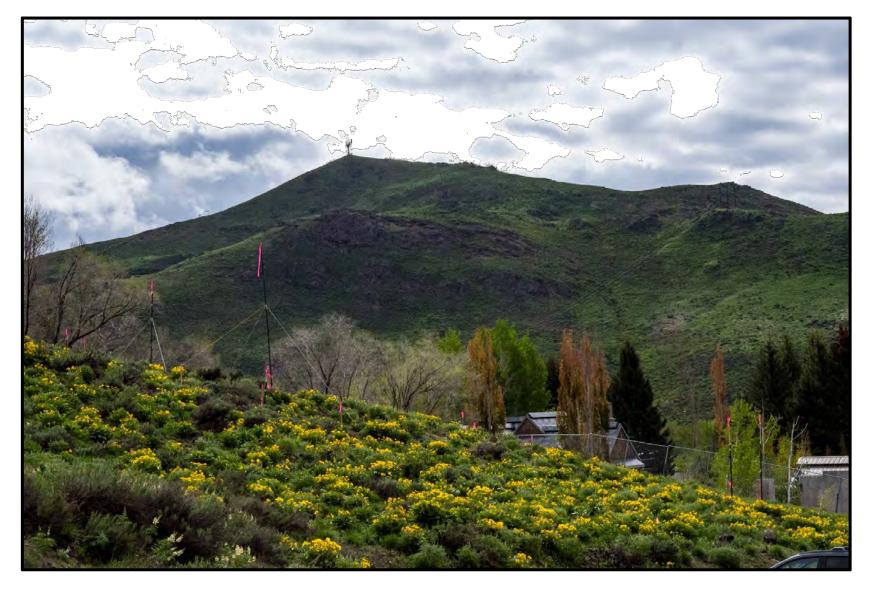


EXHIBIT B: FROM NEIGHBORING DRIVEWAY - CLOSER VANTAGE



EXHIBIT C: FROM WALNUT INTERSECTION



EXHIBIT D: FROM TOWN SQUARE - STARBUCKS

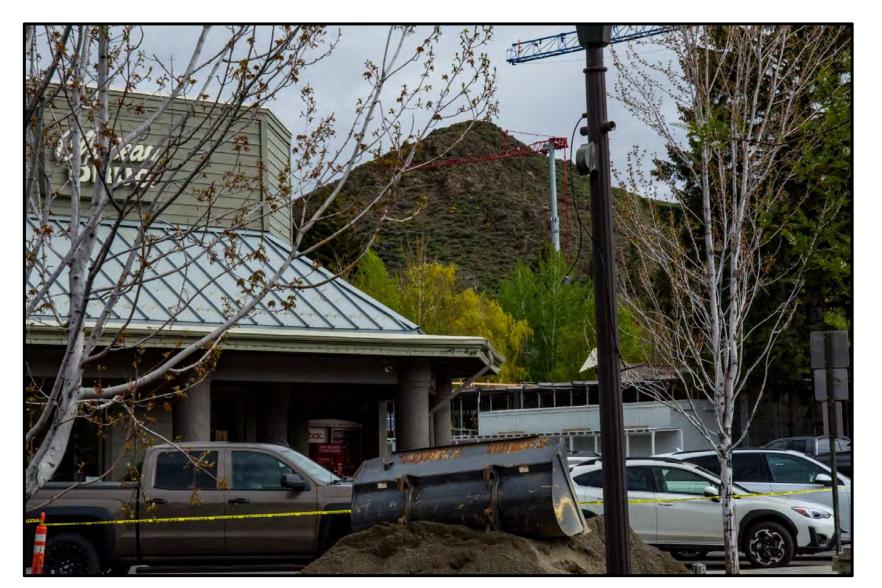


EXHIBIT E: FROM TOWN SQUARE - ICE CREAM SHED



EXHIBIT F: FROM 6TH STREET GRAVEL BIKE PATH CONNECTOR



EXHIBIT G: FROM BIKE PATH NEAR 6TH STREET



EXHIBIT G: FROM BIKE PATH NEAR 6TH STREET - FURTHER VANTAGE

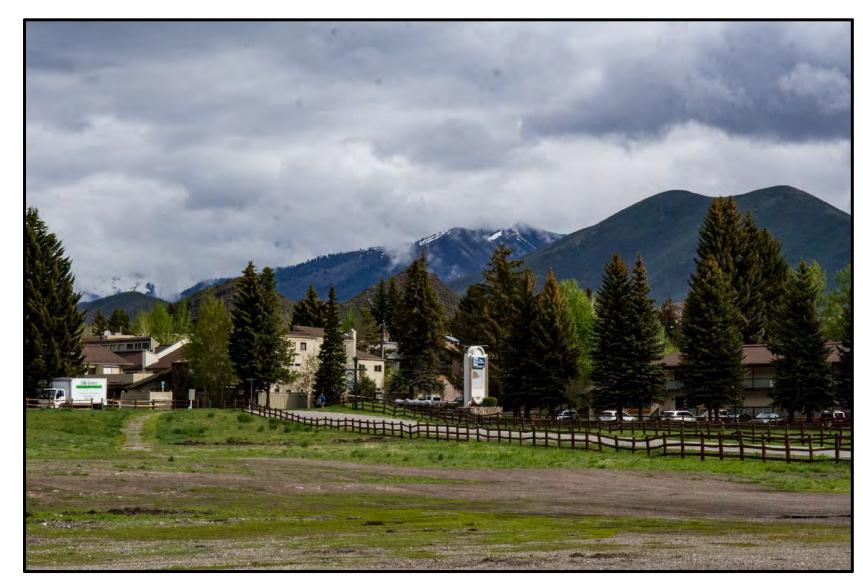
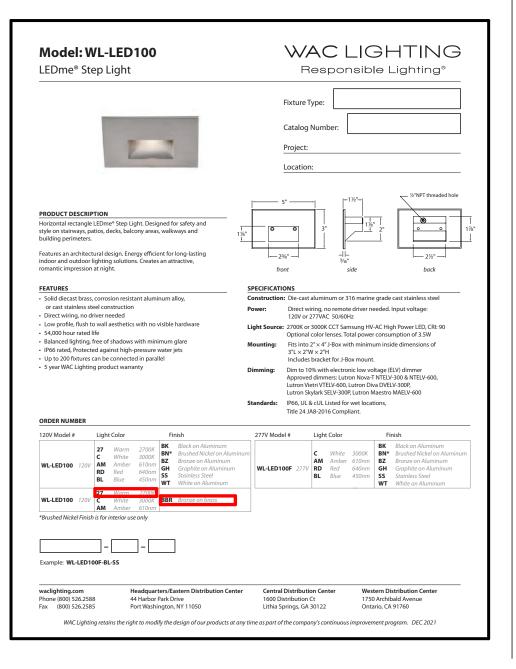
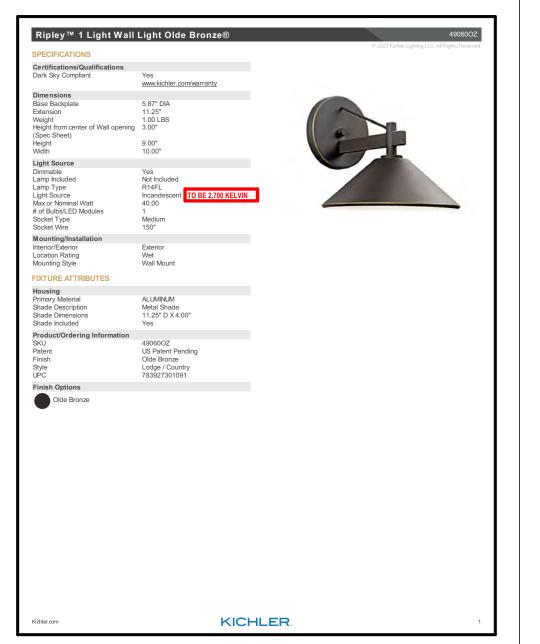
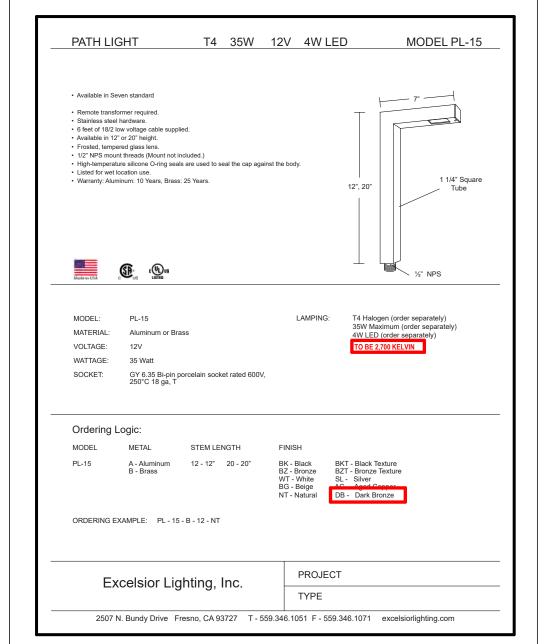
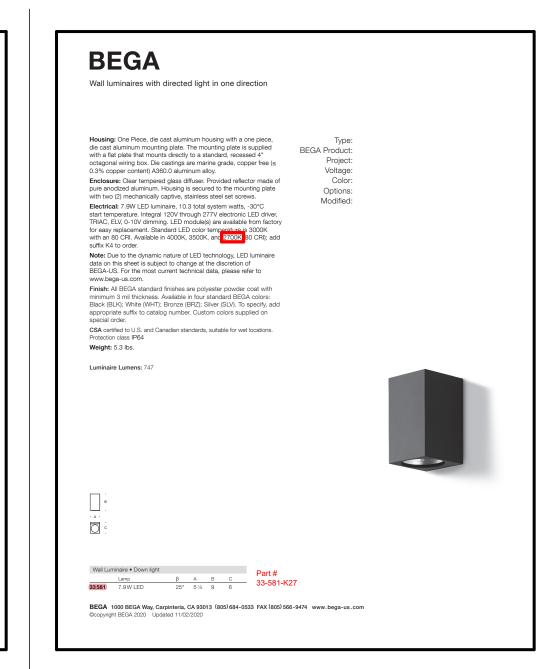


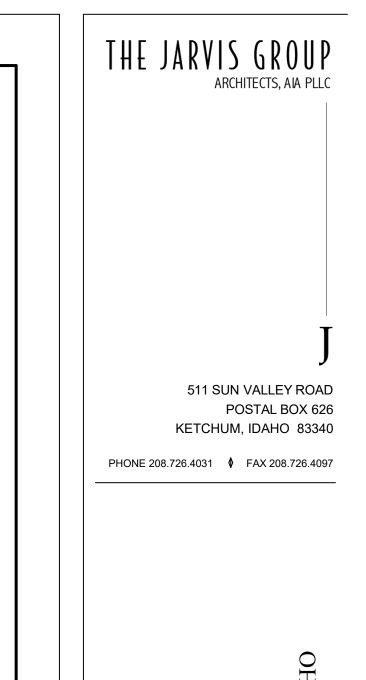
EXHIBIT G: FROM RIVER RUN PARKING LOT









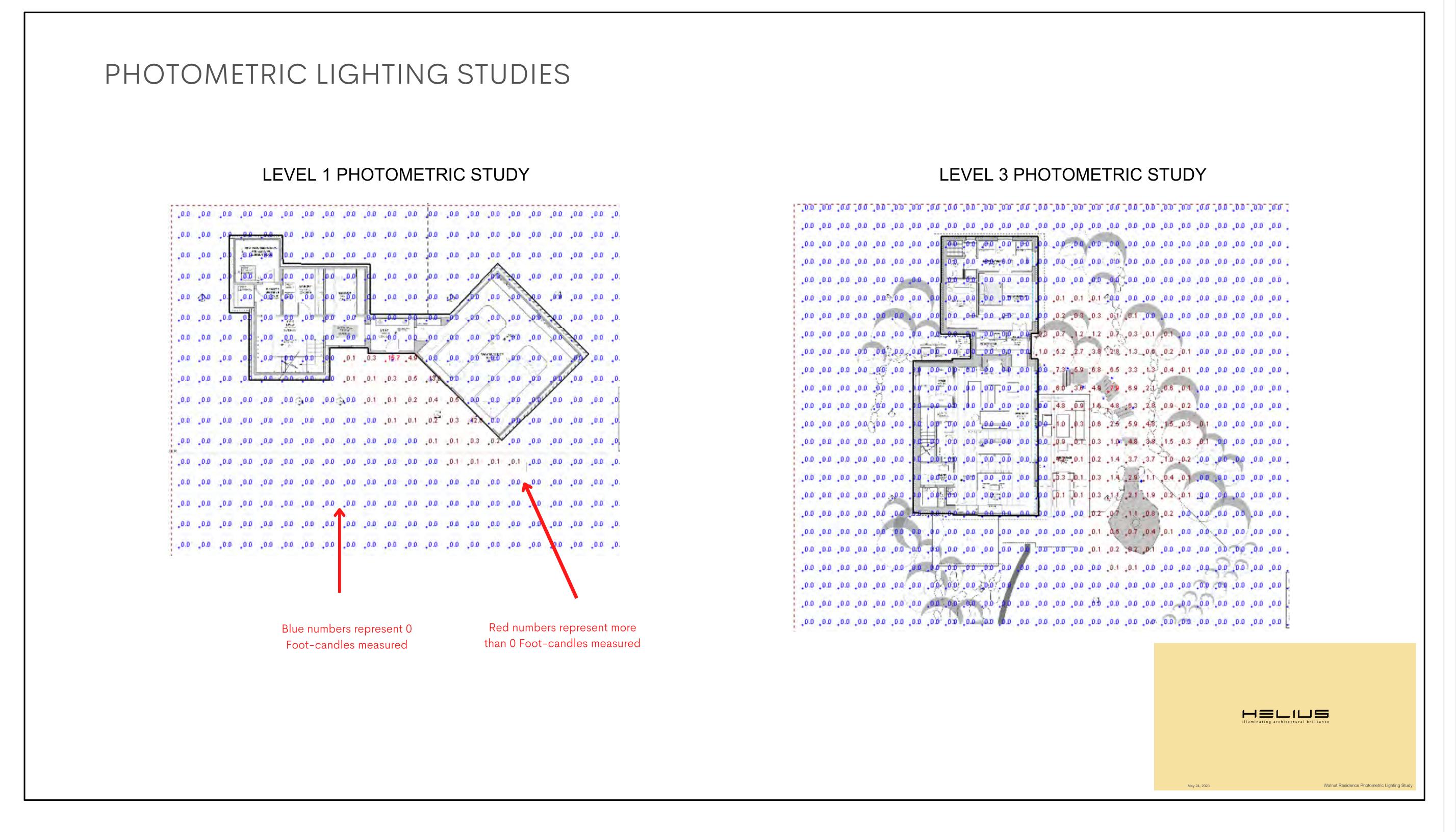


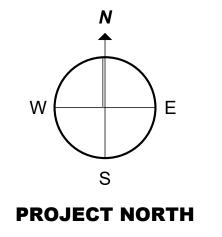
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ARCHITECT

ENGINEER





PHOTOMETRIC STUDY

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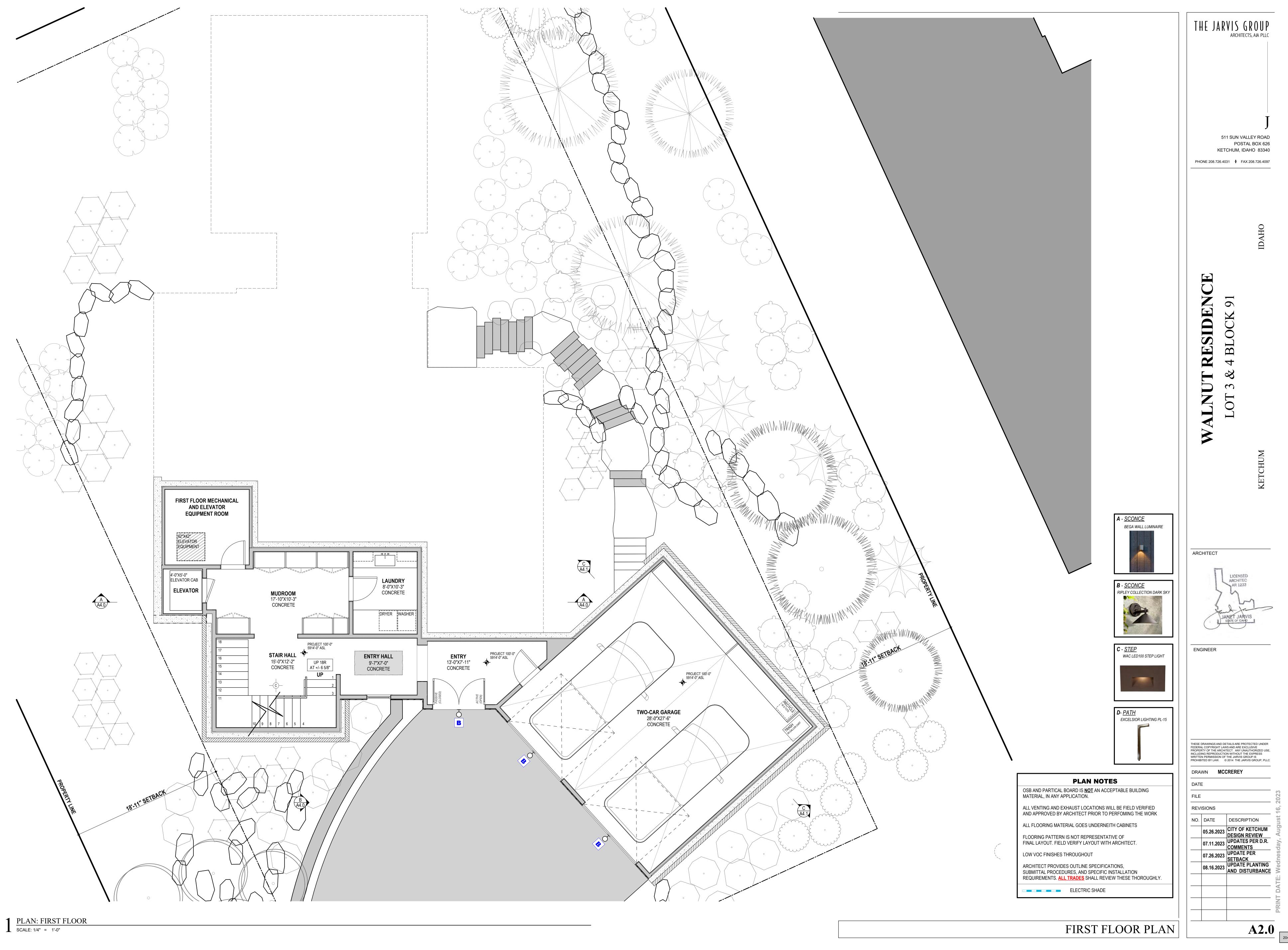
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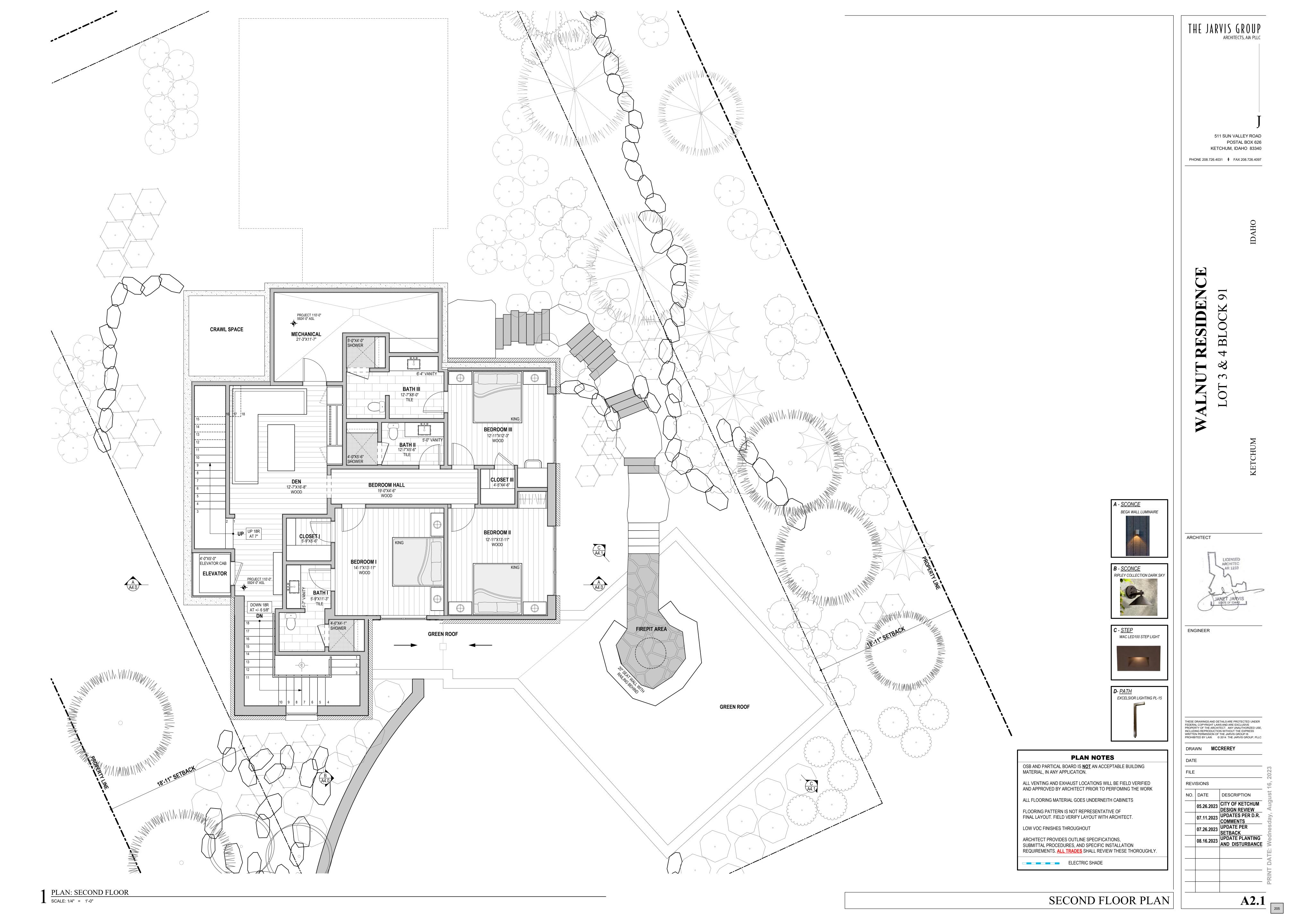
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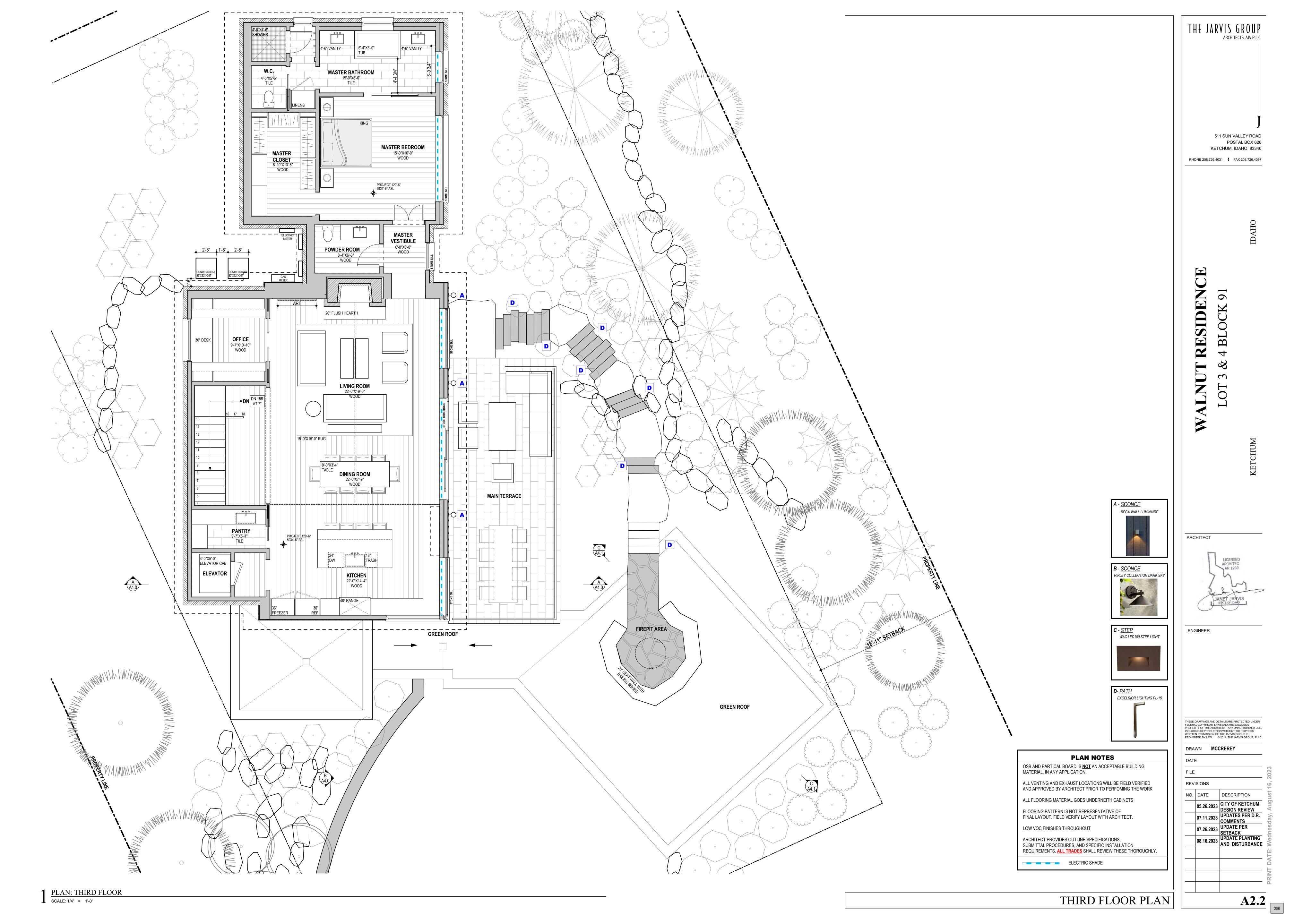
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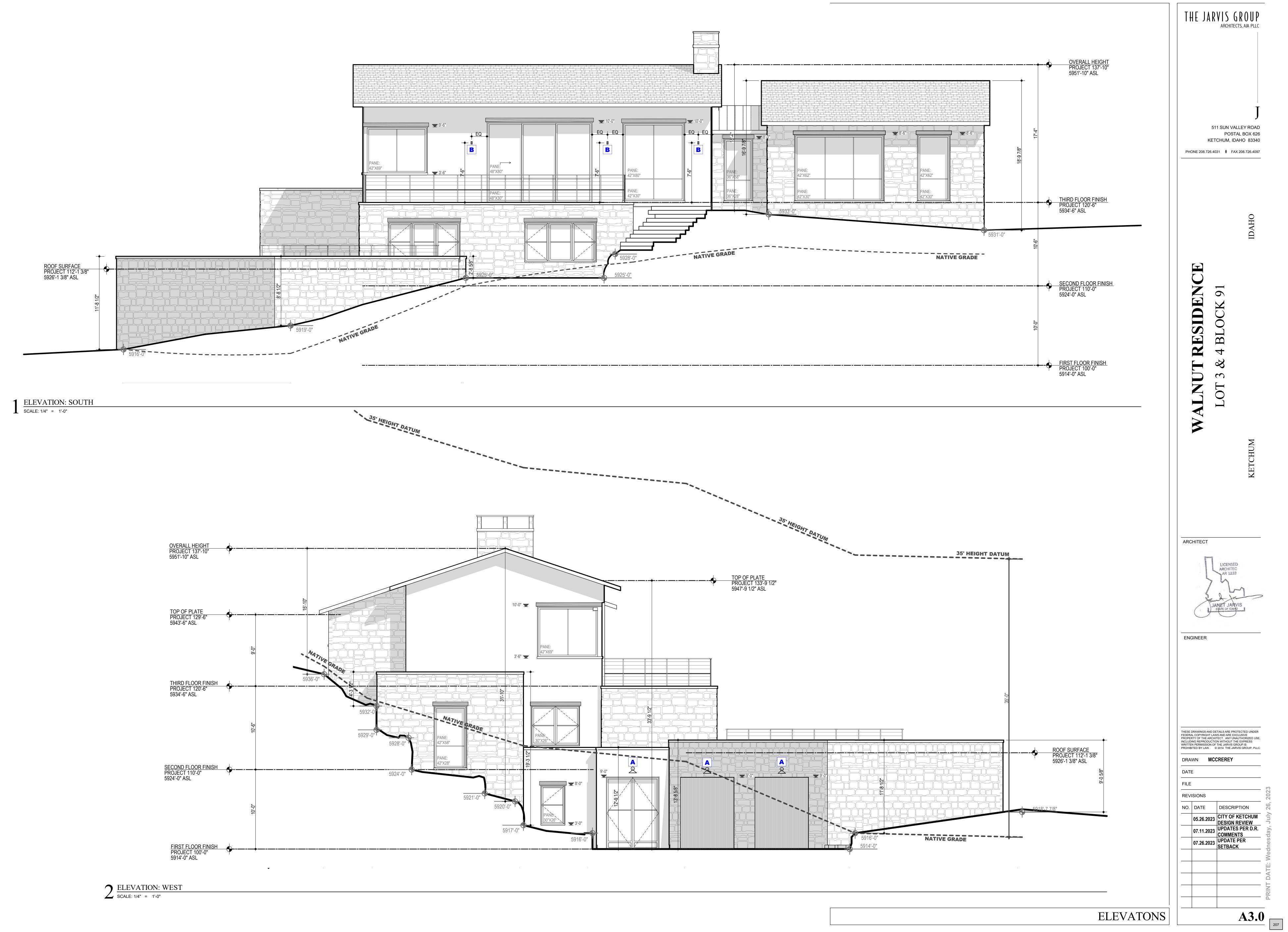
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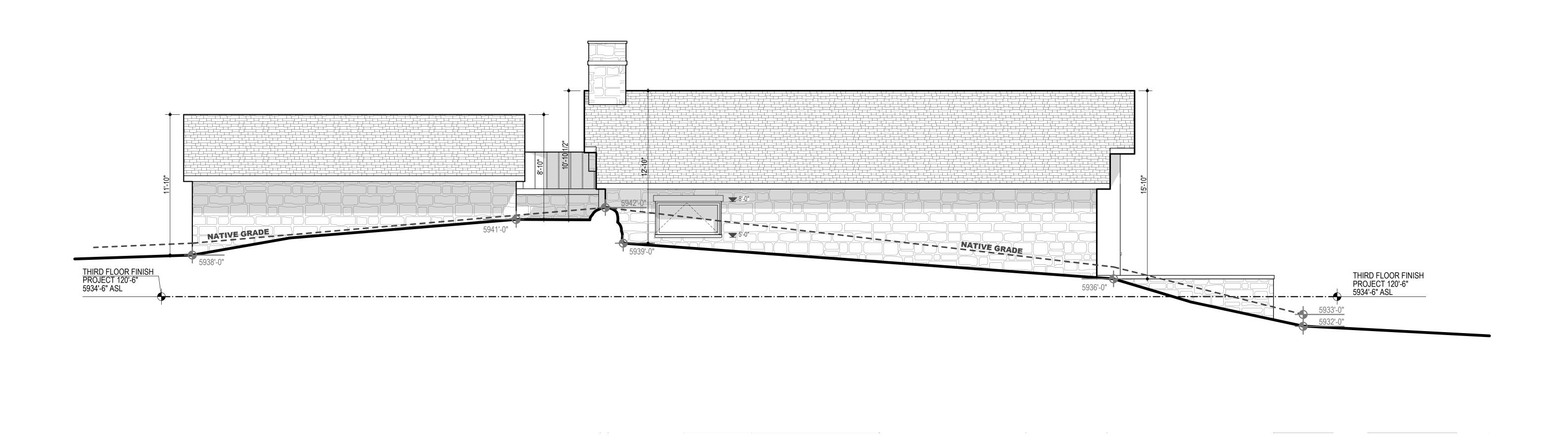
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S901-10 ASI

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PROJECT 137-8
TO IES
PROJECT 137-8
S901-0 ASI

HIRD PLOOR FINISH
PROJECT 157-8
S901-0 ASI

NATIVE GRADE

2 ELEVATION: EAST
SCALE: 1/4" = 1'-0"

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

THE JARVIS GROUP
ARCHITECTS, AIA PLLC

511 SUN VALLEY ROAD
POSTAL BOX 626
KETCHUM, IDAHO 83340

PHONE 208.726.4031 FAX 208.726.4097

91 91

ALNUT RESIDENC LOT 3 & 4 BLOCK 91

ARCHITECT

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ARCHITEC
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JANET JARVIS

ENGINEER

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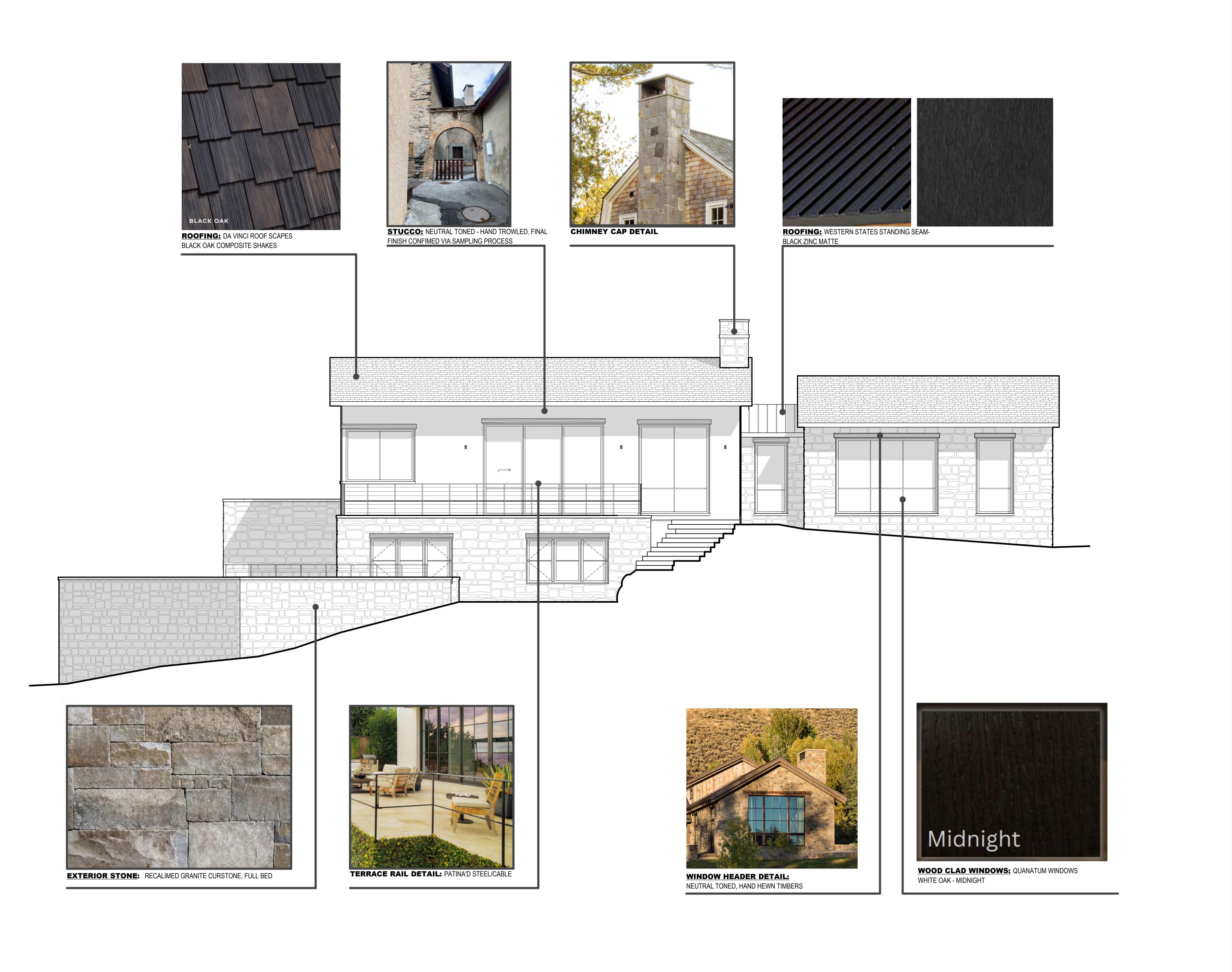
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07.26.2023

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ELEVATONS

A3.1



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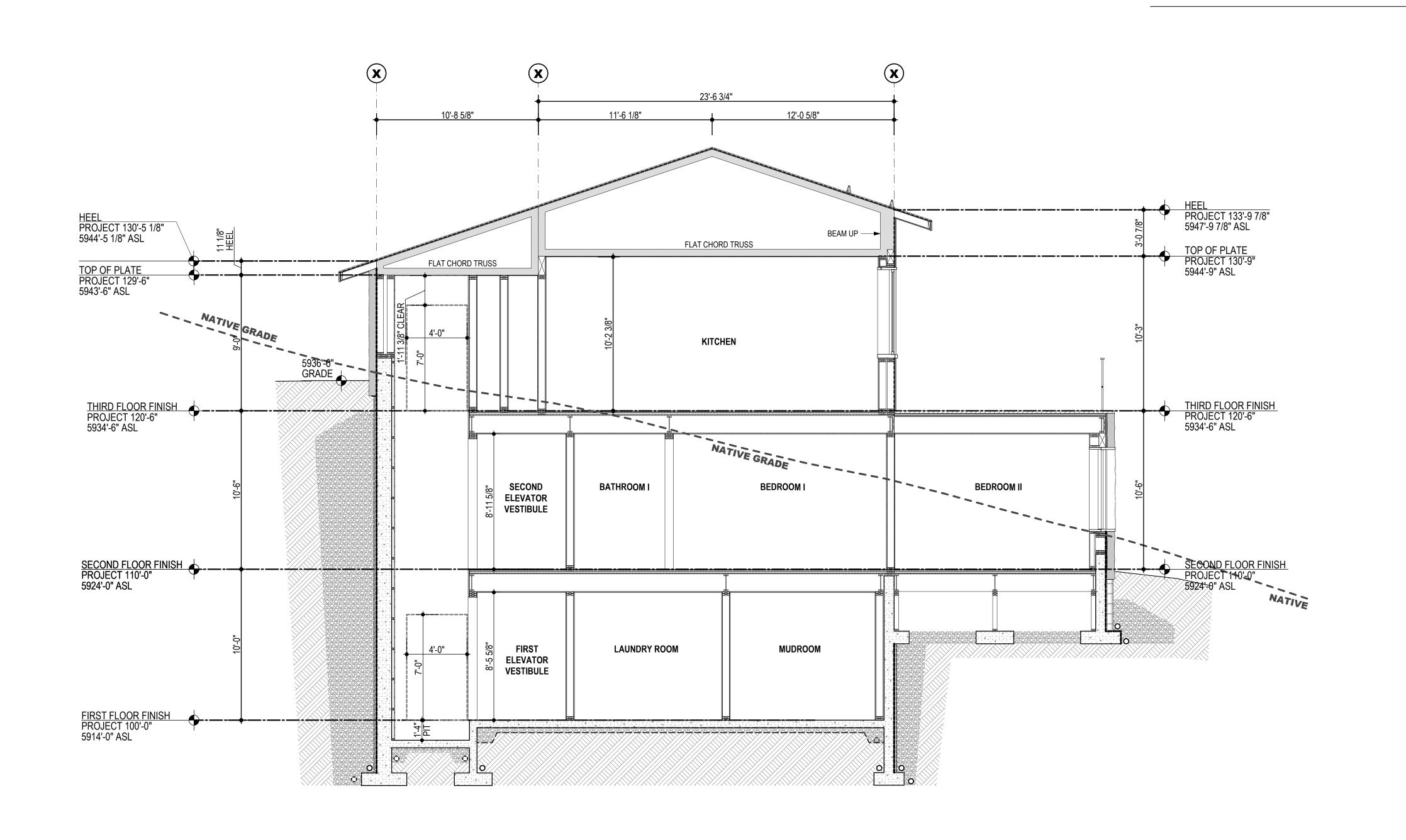
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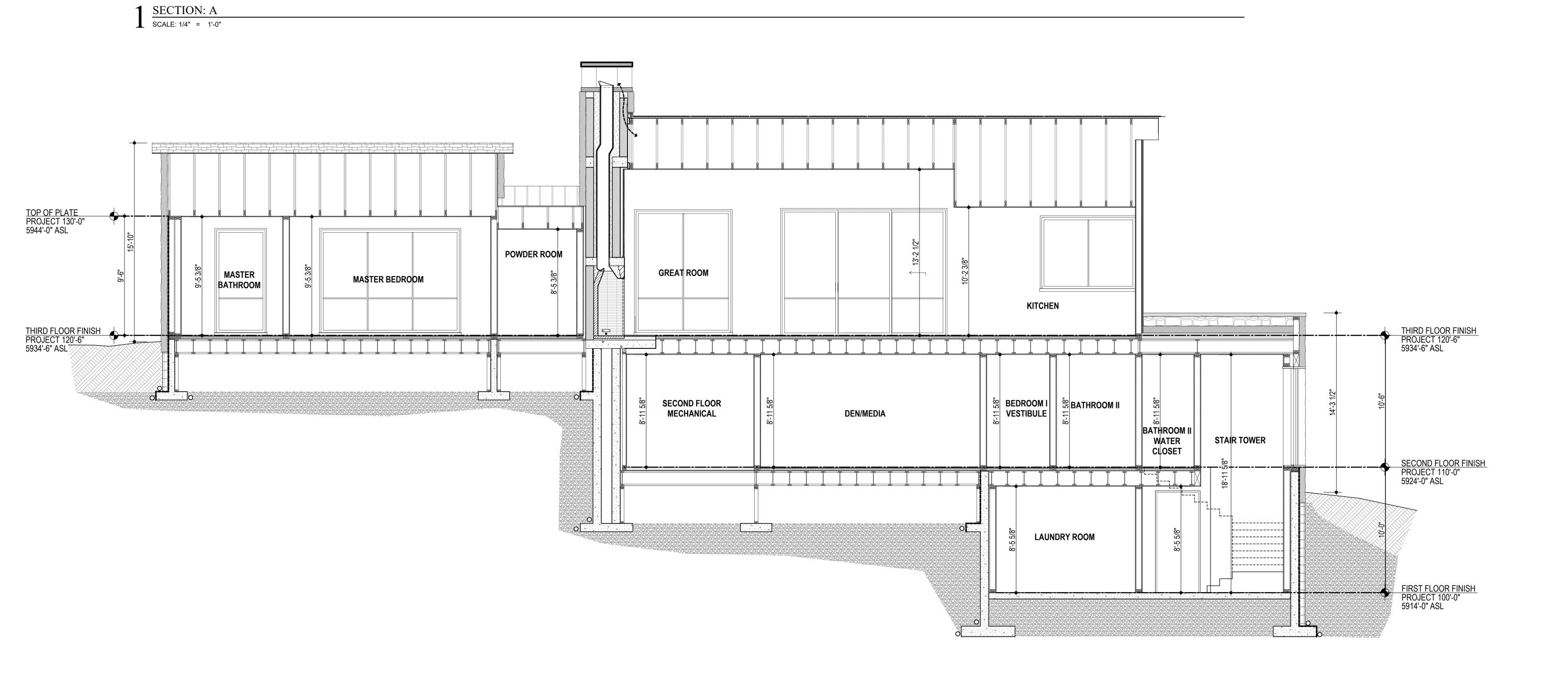
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MATERIAL PALETTE



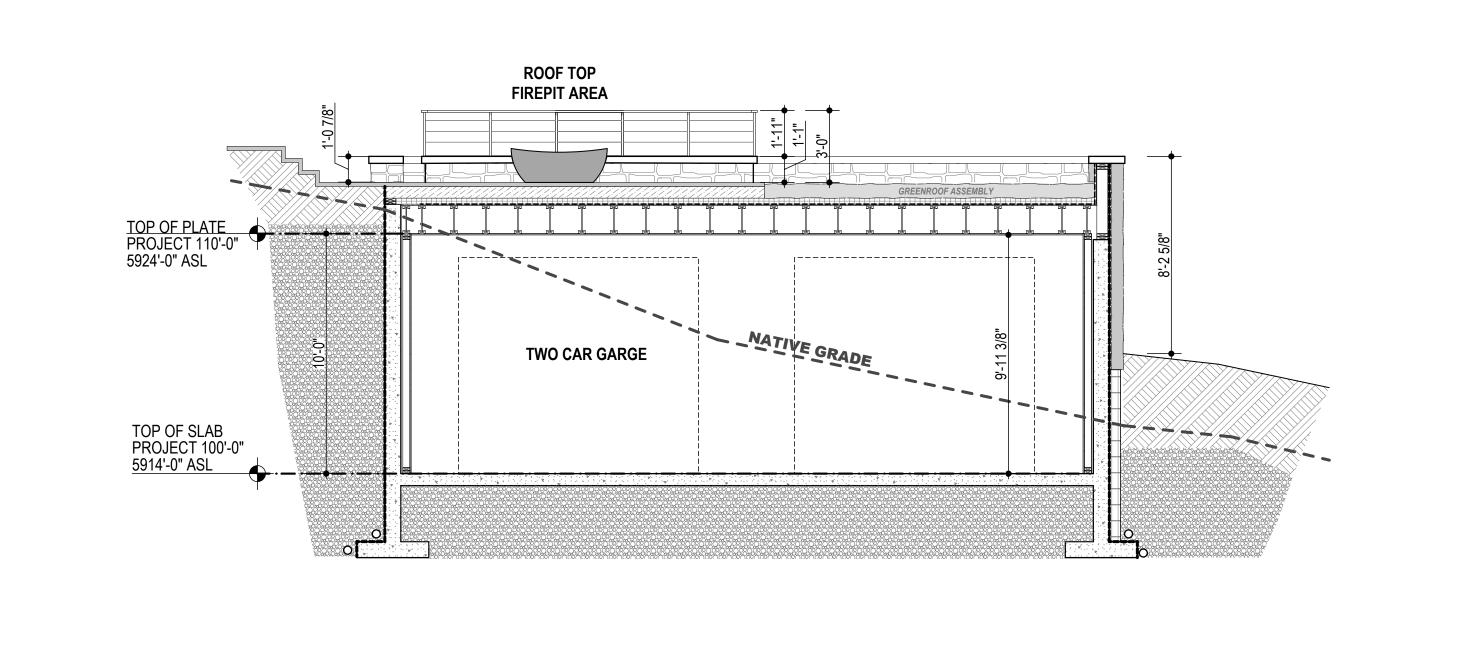


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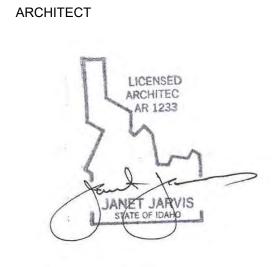
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511 SUN VALLEY ROAD

KETCHUM, IDAHO 83340

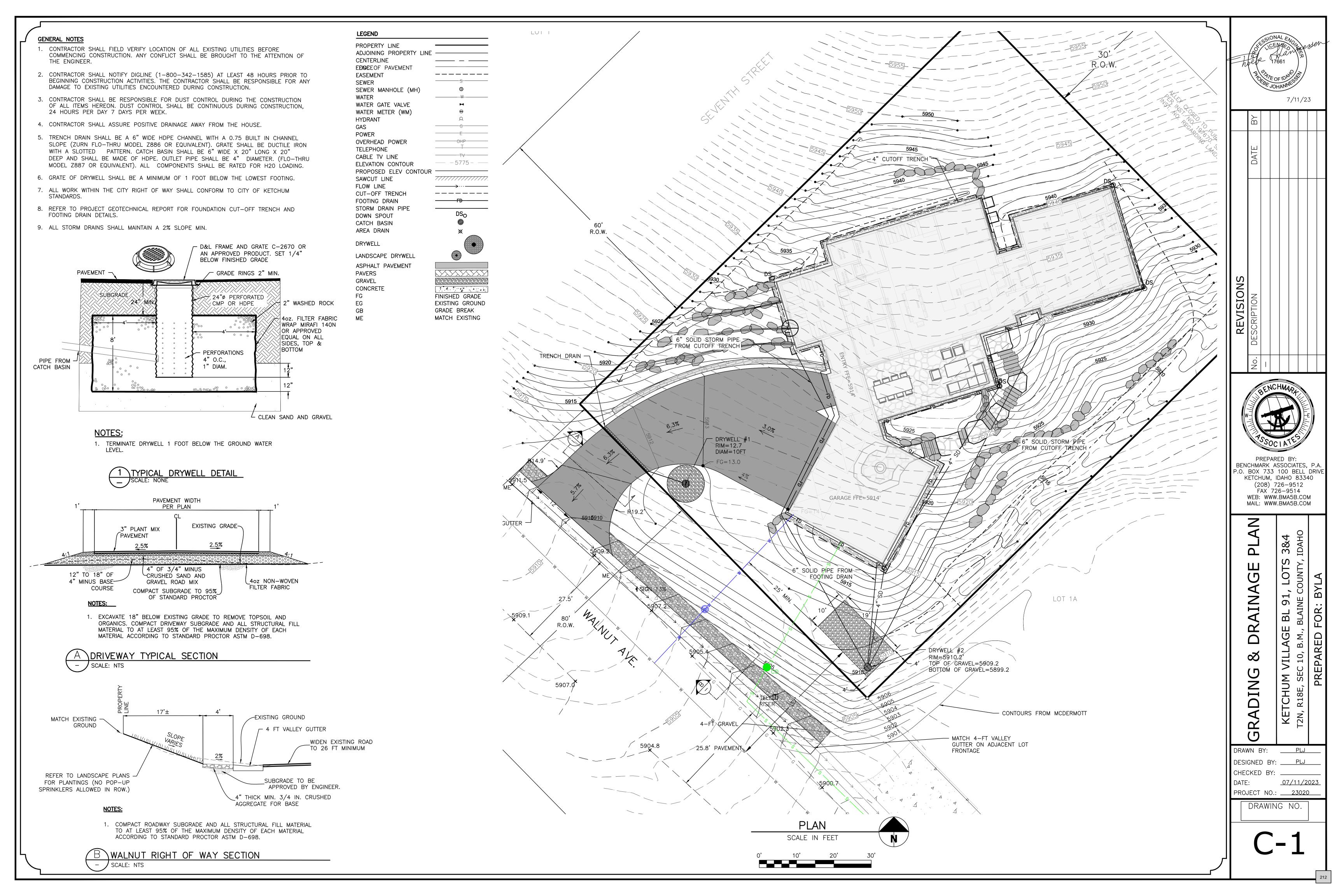
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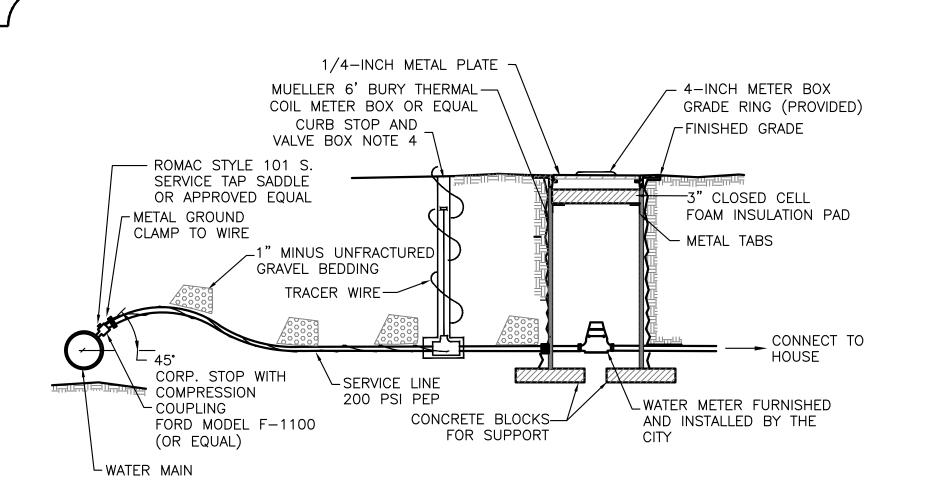


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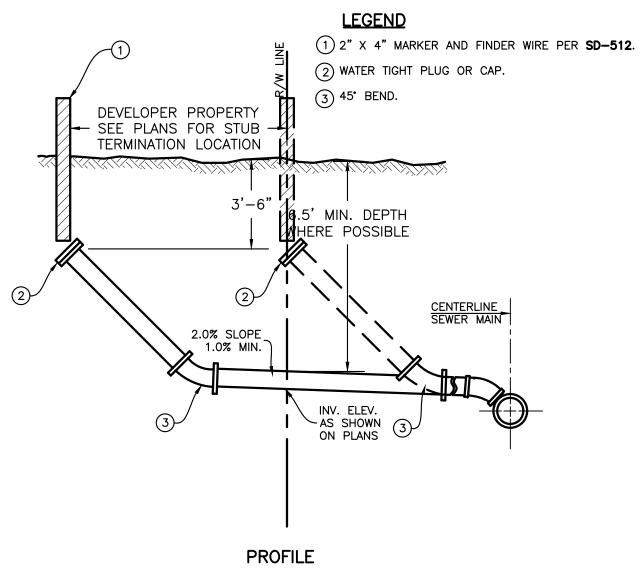
SECTIONS





- 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.

WATER SERVICE AND METER CONNECTION



<u>NOTES</u>

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

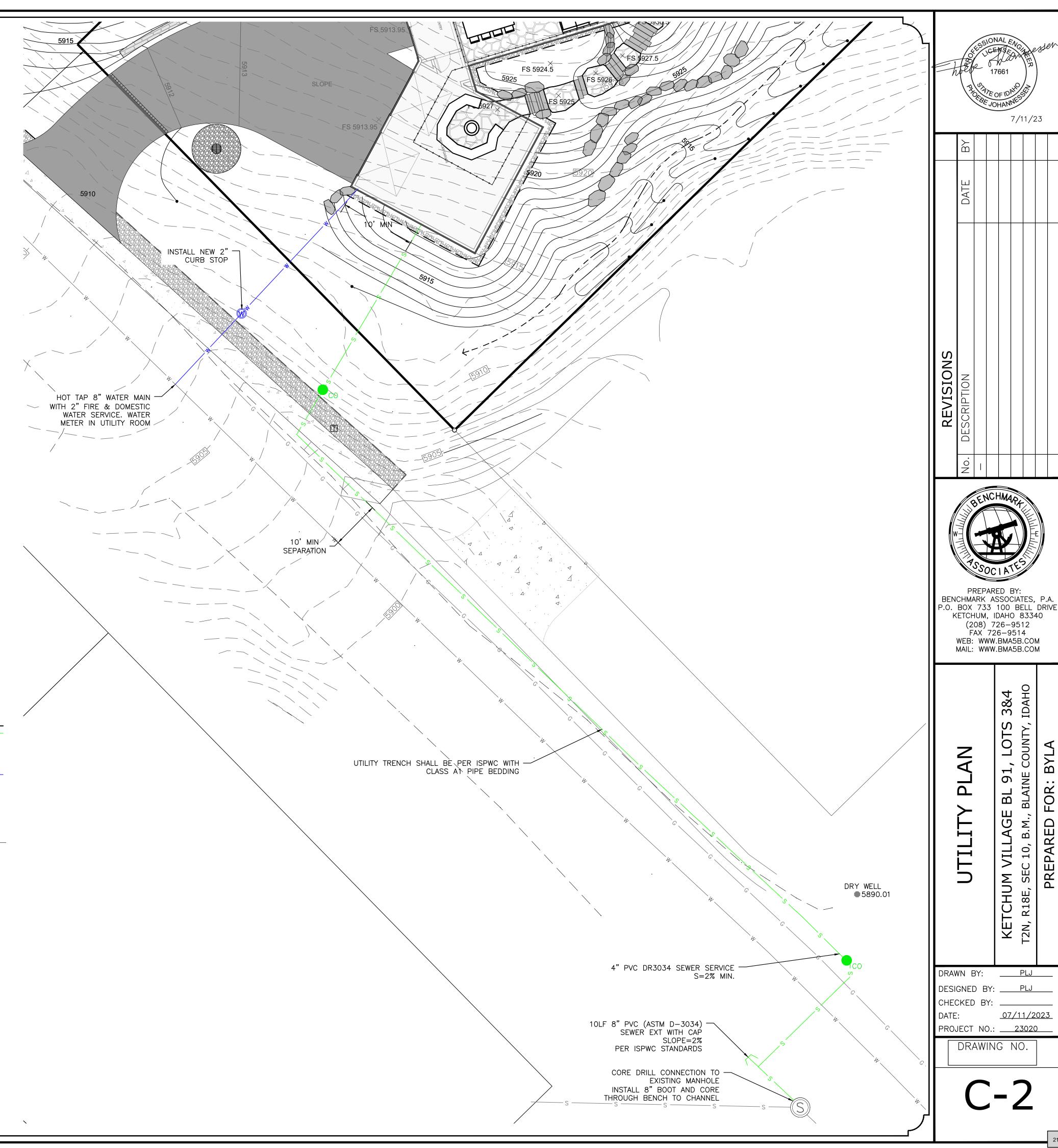
2 STANDARD SEWER SERVICE CONNECTION DETAIL SCALE: NONE

UTILITY LEGEND SEWER PROPOSED SEWER MH EXISTING SEWER CLEANOUT CO 🌑 SEWER CAP WATER PROPOSED WATER GATE VALVE WATER FITTINGS нүрчд HYDRANT CURB STOP WATER METER PROPOSED

UTILITY GENERAL NOTES

WATER CAP UTILITY TRENCH

- 1. UTILITIES SHALL BE CONSTRUCTED PER THE CITY OF KETCHUM'S STANDARDS; THE MOST CURRENT VERSION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC); AND DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) STANDARDS.
- 2. WATER LINES SHALL HAVE A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION FROM SEWER LINES AND STORM DRAIN PIPES, MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
- 3. CONTRACTOR SHALL EXTEND THE 8" SEWER MAIN NORTH TO ALLOW CONNECTION OF NEW SEWER SERVICE LINE.
- 4. UTILITY TRENCHES IN CITY R.O.W. SHALL BE CONSTRUCTED THE ISPWC AND CITY REQUIREMENTS. TRENCHES SHALL BE BACKFILLED WITH IMPORTED STRUCTURAL BACKFILL.
- 5. CONTRACTOR SHALL CONTACT CITY OF KETCHUM WATER AND SEWER PRIOR TO ANY WATER AND SEWER SERVICE CONSTRUCTION.



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LOTS OUNTY,

91, NE CC

KETCHUM T2N, R18E, SEG

07/11/2023

BL



SHEET LEGEND		
DESCRIPTION		
Property Line		
Building Envelope		
Setbacks /		
Easements		
Existing Contours		
Proposed Contours		
Limit of Disturbanc		
(L.O.D.)		

LOT CALCULATIONS

LOT COVERAGE

LOT SIZE = +/- 16,583 (0.38 ACRES) COVERAGE BY PRIMARY RESIDENCE = 4,115 SF COVERAGE BY MOTORCOURT / PARKING = 1,600 SF

TOTAL = 5,715 SF

PERCENTAGE COVERAGE BY BLDGS AND APPLICABLE EXTERIOR IMPROVEMENTS (5,715 SF / 16,583 SF) = +/- 34.4%

SNOW STORAGE

DRIVEWAY + MOTORCOURT 1,900 SF X .3 = 570 SF (REQUIRED PER CODE)

SNOW STORAGE PER PLAN

= 660 SF

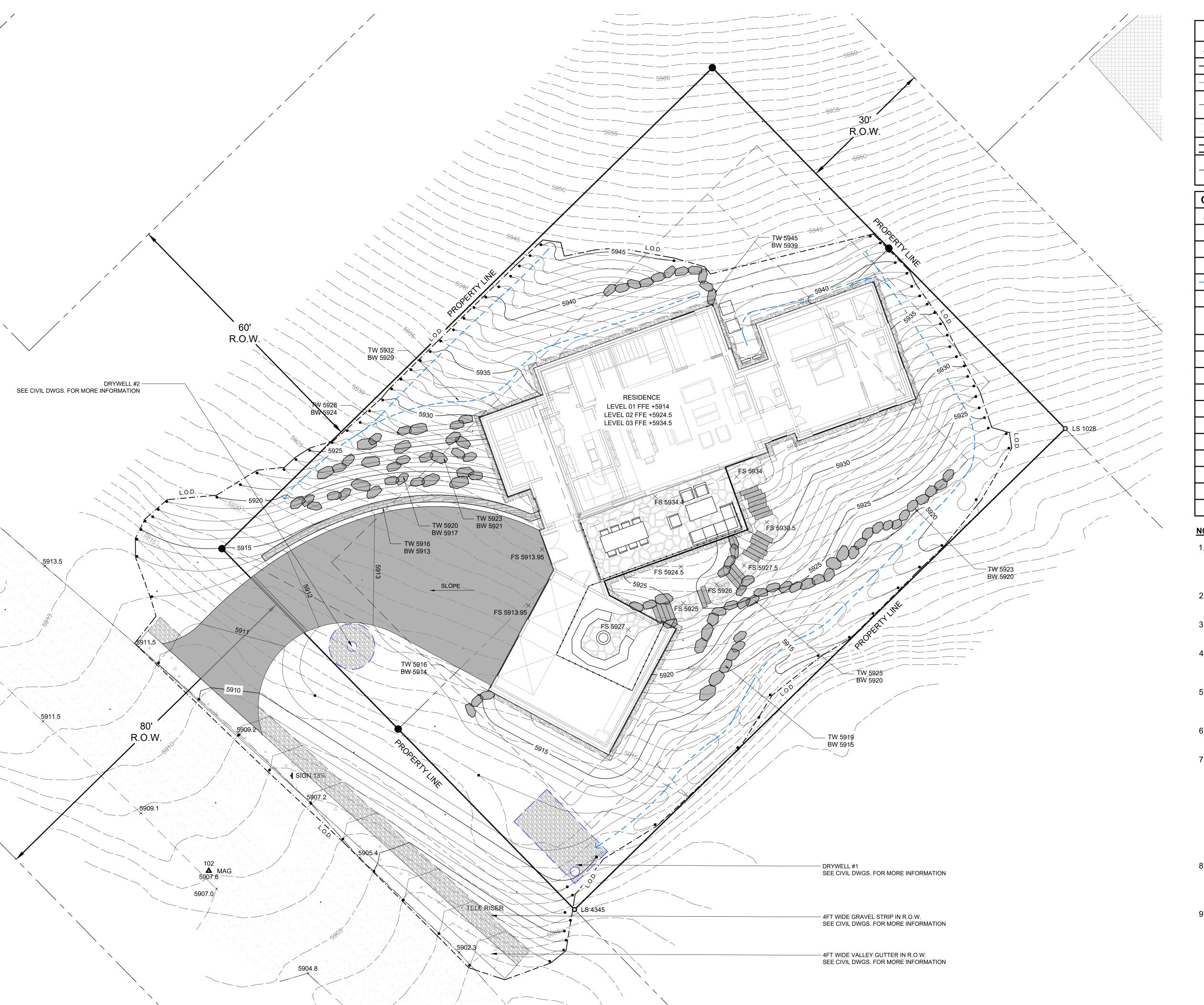
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PROJECT MANAGER:

08/14/23 ISSUE DATE:

OVERALL SITE PLAN

SHEET NO.



SHEET LEGEND		
SYMBOL	DESCRIPTION	
	Property Line	
—— ВЕ ——	Building Envelope	
	Setbacks / Easements	
(XXXX)	Existing Contours	
XXXX	Proposed Contours	
	Limit of Disturbanc (L.O.D.)	

GRADING + DRAINAGE LEGEND		
SYMBOL	DESCRIPTION	
 	Catch Basin	
•	Dry Well	
X.X%	Grade Pitch	
	Drainage Swale	
+H.P.S	High Point of Swale	
FFE	Finish Floor	
	Elevation	
10.5000	Spot Elevation	
FG	Finished Grade	
FS	Finished Surface	
TS	Top of Step	
BS	Bottom of Step	
TW	Top of Wall	
BW	Bottom of Wall	
TC	Top of Coping	
ТВ	Top of Boulder	
LP	Low Point	
HP	High Point	

- 1. SEE CIVIL PLAN FOR ALL UTILITY LOCATIONS; CONTRACTOR TO VERIFY SITE UTILITIES AND INFRASTRUCTURE LOCATIONS PER CIVIL ENGINEER AS-BUILT DRAWINGS PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY TOP OF WALL **ELEVATIONS WITH LANDSCAPE ARCHITECT** PRIOR TO STARTING CONSTRUCTION. 3. REFER TO ARCHITECTURAL AND STRUCTURAL
- ENGINEERING PLANS FOR ALL FINISHED FLOOR ELEVATIONS (FEE). 4. GRADING SHOWN ON PLAN IS CONCEPTUAL AS
- SHOWN FOR DESIGN PURPOSED ONLY. LANDSCAPE ARCHITECT TO VERIFY FINAL GRADING ONSITE WITH CONTRACTOR. 5. CONTRACTOR SHALL UTILIZE 'BEST
- MANAGEMENT PRACTICES' (BMP) TO CONTROL EROSION AND SEDIMENTATION BEFORE AND DURING CONSTRUCTION.
- 6. CATCH BASINS AND DRYWELLS TO BE INSTALLED PER GEO-TECHNICAL ENGINEER RECOMMENDATIONS.
- 7. ALL GRADING AND TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES TO BE DONE BY HAND WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER. TREES TO REMAIN SHALL BE FENCED WITH TEMPORARY FENCING, SUCH AS STEEL STAKES (MAX. 5 FEET O.C.) WITH WIRE MESH FABRICS (6X6 OPEN), CHAINLINK OR SIMILAR - HEIGHT TO BE 5-FEET MINIMUM. TEMPORARY IRRIGATION IS REQUIRED TO ALL EXISTING TREES TO REMAIN DURING CONSTRUCTION.
- 8. EXCAVATION CONTRACTOR TO LEAVE ALL REGIONS OF DISTURBED NATIVE AREA WITHIN 4" OF FINISHED GRADE. LANDSCAPER TO SUPPLY 4" OF TOP SOIL THROUGHOUT NATIVE PLANTING AND REHABILITATION AREA.
- 9. ALL RECLAIMED SLOPES GREATER THAN 3:1 MUST UTILIZE BIODEGRADABLE EROSION CONTROL MAT.



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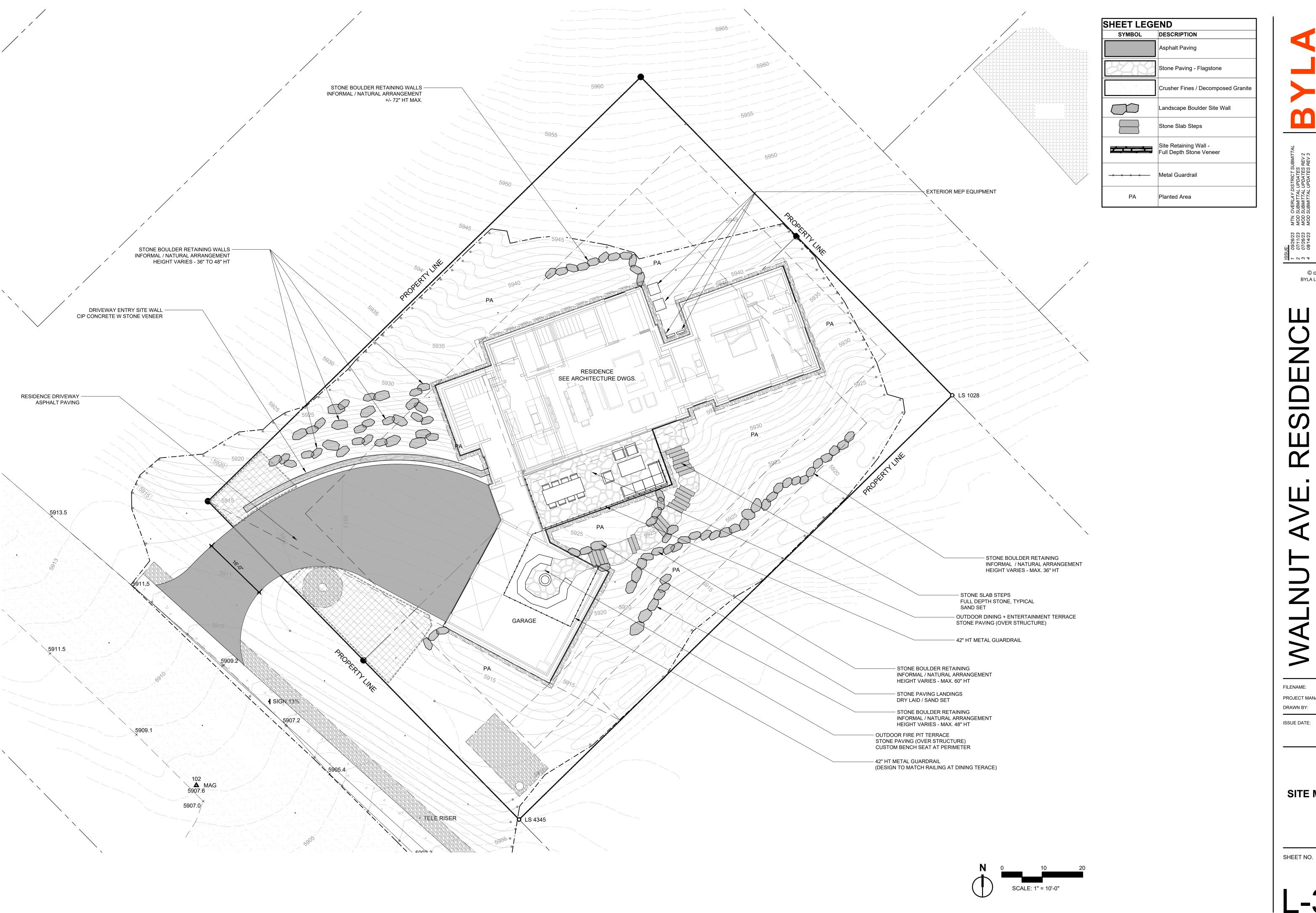
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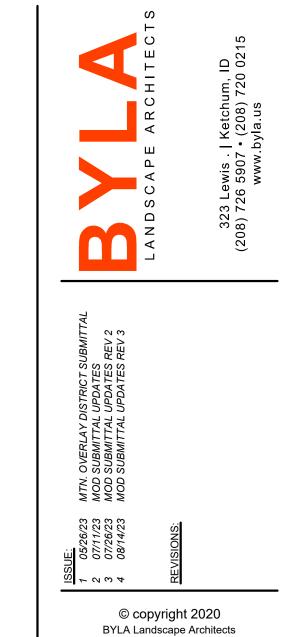
FILENAME: PROJECT MANAGER:

08/14/23 ISSUE DATE:

SITE GRADING + **DRAINAGE PLAN**

SHEET NO.





FILENAME: PROJECT MANAGER:

SITE MATERIALS

PLAN

08/14/23

SHEET NO.



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08/14/23

3D MODEL IMAGES

SHEET NO.



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ISSUE DATE: 08/14/23

3D MODEL IMAGES

SHEET NO.



WALNUT AVE. RESIDENCE KETCHUM VILLAGE, LOTS 3 & 4

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L-4.02

SHEET NO.

3D MODEL IMAGES

08/14/23

PLANTING NOTES:

- 1. ALL SOIL PREPARATION AND PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS ONLY. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET, AND THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO STOP ANY WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.
- 2. MULCH: INSTALL A MIN 3" LAYER OF MULCH AROUND ALL TREES AND SHRUBS AND IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED CREATE A NATURAL SPADED EDGE WHERE PLANTING BEDS MEET TURF AREAS.
- 3. FINISH GRADE VERIFICATION: FINISH GRADE TO BE 1" BELOW FINISH PAVING SURFACE IN LAWN AREAS AND 2" BELOW IN PLANTING AREAS. VERIFY PLANTING AREAS ARE GRADED AT +/- 0.2 FOOT TO FINISH GRADE, PRIOR TO LANDSCAPE INSTALLATION.
- 4. PLANT MATERIAL AND ACQUISITION: PROVIDE SINGLE TRUNK STANDARD TREES UNLESS NOTED OTHERWISE. NOTIFY THE OWNER'S REPRESENTATIVE AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL THAT IS DAMAGED OR IN POOR CONDITION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS BEFORE PLANTING. MATERIAL MAY BE REJECTED AT ANY TIME DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES FOR AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE. PROTECT ALL PLANTS AGAINST HEAT, SUN, WIND AND FROST DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIALS ON-SITE DURING CONSTRUCTION.
- 5. PLANT PACKAGING: ALL CONTAINERS/PACKAGING SHALL REMAIN IN PLACE UNTIL IMMEDIATELY PRIOR TO PLANTING. ANY STOCK IN CONTAINERS SHALL BE REMOVED FROM CONTAINERS AND THE CONTAINER BALL SHALL BE CUT VERTICALLY AS NECESSARY TO LOOSEN ROOTS. REMOVE ALL PLANT TAGS, TYING MATERIAL AND MARKING TAPES AT THE TIME OF PLANTING.
- 6. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERY BY OWNER'S REPRESENTATIVE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANT MATERIAL AT ANY POINT FROM DELIVERY THROUGH WARRANTY PERIOD, CONTRACTOR TO REPLACE MATERIAL DURING CURRENT PLANTING WINDOW. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN
- 7. PLANT QUANTITIES: THE PLANT SCHEDULE IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- PLANTING DETAILS: REFER TO PLANTING DETAILS AND OR SPECIFICATIONS FOR PLANT INSTALLATION REQUIREMENTS.
- 8. PLANTING LAYOUT: THE PLANTING PLANS ARE DIAGRAMMATIC. SITE PLANT MATERIALS APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWING AND NOTIFY OWNER'S REPRESENTATIVE FOR REVIEW, PRIOR TO PLANTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- 9. INITIAL PRUNING: PRUNE ONLY DEAD OR DAMAGED LIMBS, OR AS DIRECTED BY LANDSCAPE ARCHITECT.
- 10. STAKING: TREE STAKING SHALL BE AT THE CONTRACTOR'S DISCRETION, BUT CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE, AND OR REPLACEMENT/REPLANTING NECESSARY DUE TO WIND DISPLACEMENT OF PLANT MATERIALS.
- 11. WATERING REQUIREMENTS: ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY, DURING THE FIRST GROWING SEASON.
- 12. WORK ORDER: ALL SUBSURFACE WORK, INCLUDING UTILITY AND IRRIGATION SHALL BE INSTALLED AND FUNCTIONAL, PRIOR TO THE INSTALLATION OF ANY PROPOSED LANDSCAPING. STAKE LOCATION OF ALL TREES, HEDGE LINES AND PLANTING BEDS AND NOTIFY OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO PLANTING. TREES AND SHRUBS MUST BE INSTALLED PRIOR TO PERENNIALS AND GRASSES TO ESTABLISH PROPER LAYOUT AND TO AVOID DAMAGE TO SMALLER PLANTINGS.

SOIL PREPARATION NOTES:

- 1. BED PREPARATION: PREPARE SOILS IN PLANTING AREAS BY ROTO-TILLING AMENDMENT AND TOPSOIL TO A DEPTH OF 8" BELOW FINISHED SOIL SURFACE IN ALL PLANTED AREAS. TREES WILL REQUIRE OVER-EXCAVATION AND BACKFILL WITH AMENDED SOIL.
- 2. DE-COMPACTION: SUBSOILING IN PLANTING AREAS SHOULD BE PERFORMED AS REQUIRED, AT A DEPTH OF 12-24 INCHES IN SUCH A MANNER AS WILL FRACTURE COMPACTED SOIL WITHOUT ADVERSELY DISPLACING SURFACE SOIL, OR DISTURBING PLANT LIFE, TOPSOIL AND SURFACE RESIDUE. MULTIPLE PASSES AT VARYING ANGLES ARE REQUIRED TO ENSURE SUITABILITY FOR GROWTH. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER. PROPER EQUIPMENT, AND METHOD ARE CRITICAL.

 LANDSCAPE CONSTRUCTION COMPACTION MITIGATION: COMPACTION DURING CONSTRUCTION SHOULD BE MINIMIZED AS POSSIBLE AND REMEDIATED AS REQUIRED TO LESS
- LANDSCAPE CONSTRUCTION COMPACTION MITIGATION: COMPACTION DURING CONSTRUCTION SHOULD BE MINIMIZED AS POSSIBLE AND REMEDIATED AS REQUIRED TO LESS THAN 80% USING METHODS DESCRIBED, PRIOR TO PLANT INSTALLATION.
- 3. THE LANDSCAPE CONTRACTOR SHALL COMPLETE THE FOLLOWING. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE FOR LATER USE. CONDUCT A SOIL EVALUATION AND PROVIDE WRITTEN LAB REPORT TO DETERMINE THE EXISTING SOIL'S:
- COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES
- 4. THE IDEAL PARTICLE SOIL MIX FOR THIS PROJECT IS APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT. SOIL AMENDMENT: AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SHALL BE ADDED AS SPECIFIED IN REQUIRED SOILS REPORT. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
- 5. SUPPLEMENTAL TOPSOIL: IF NECESSARY, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE AND NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY, CLAY LUMPS, BRUSH WEEDS, AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT NECESSARY FOR VIGOROUS GROWTH OF SPECIFIED PLANTINGS. OBTAIN TOPSOIL THAT OCCURS IN A DEPTH OF NOT LESS THAN 6". DO NOT OBTAIN SOIL FROM BOGS OR MARSHES.

IRRIGATION NOTES:

- 1. CODES: IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.
- 2. SEEDED & REVEGETATED AREAS: SHALL BE IRRIGATED BY TEMPORARY OVERHEAD SPRAY WITH AN AUTOMATIC SYSTEM. THIS SYSTEM MAY BE ABANDONED WHEN
- PLANTINGS HAVE BEEN CLEARLY ESTABLISHED AFTER A MINIMUM OF TWO GROWING SEASONS
- 3. SHRUB, TREE, AND GROUNDCOVER AREAS: SHALL BE DRIP IRRIGATED WITH A PERMANENT AUTOMATIC SYSTEM.
- 4. DRIP TO BE ON SEPARATE ZONE, COORDINATE ALL SLEEVING WITH APPROPRIATE CONTRACTORS.
- 5. SLEEVING: TO BE INSTALLED BY LANDSCAPE CONTRACTOR PRIOR TO IRRIGATION WORK CONTRACTOR SHALL ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN.
 SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVEMENT INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
- 6. SYSTEM DAMAGE: SHOULD THE MAINLINE OR OTHER COMPONENTS BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THAT
- CONTRACTOR SHALL HANDWATER ANY INSTALLED PLANTS. THE CONTRACTOR SHALL CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
 7. UTILITIES: CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

PLANTING SCHEDULE

TREES						
SYMBOL	CODE	PROPOSED SPECIES:	QUANTITY / SIZE	SPACING		
	JS	ROCKY MOUNTAIN JUNIPER JUNIPEROUS SCOPULORUM	5 TOTAL AT 8' HT.	PER PLAN		
THE THE PARTY OF T	PL	LODGEPOLE PINE PINUS CONTORTA LATIFOLIA	2 TOTAL AT 14' HT. 1 TOTAL AT 10' HT.	PER PLAN		
	PT	QUAKING ASPEN POPULUS TREMULOIDES	2 TOTAL AT 4" CAL. 4 TOTAL AT 2" CAL.	PER PLAN		
MANAN	PM	DOUGLAS FIR PSEUDOTSUGA MENZIESII	2 TOTAL AT 14' HT. 3 TOTAL AT 12' HT. 1 TOTAL AT 8' HT.	PER PLAN		

HRUBS						
SYMBOL	CODE	PROPOSED SPECIES:	QUANTITY / SIZE	SPACING		
	AR	REGENT SERVICEBERRY AMELANCHIER ALNIFOLIA 'REGENT'	29 TOTAL 5 GAL.	PER PLAN		
•	MR	CREEPING OREGON GRAPE MAHONIA REPENS	19 TOTAL 5 GAL.	PER PLAN		
•	PA	ABBOTSWOOD BUSH CINQUEFOIL POTENTIILLA FRUTICOSA 'ABBOTSWOOD'	44 TOTAL 2 GAL.	PER PLAN		
·	RA	ALPINE CURRANT RIBES ALPINUM	32 TOTAL 5 GAL.	PER PLAN		
£ • 33	RC	GOLDEN CURRANT RIBES AUREUM	22 TOTAL 5 GAL.	PER PLAN		
•	SA	COMMON WHITE SNOWBERRY SYMPHORIOCARPOS ALBUS	28 TOTAL 2 GAL.	PER PLAN		

SYMBOL	ZONE	SEED MIX	SEED MIX / RATE		
+ + + + + + + + + + + + + + + + + + +	NATIVE REVEGETATION	SEED SHEEP FESCUE IDAHO FESCUE BLUEBUNCH WHEATGRASS BLUE FLAX SILVER LUPINE ARROWLEAF BALSAMROO CONTAINER - 1 GAL. BASIN WILDRYE MOUNTAIN BIG SAGEBRUS	7,533 SF		
	GREEN ROOF	NATIVE WILDFLOWER + GRASSES ROOFTOP MIX		1,030 SF	



926/23 M IN. OVERLAY DISTRICT SUBMITTAL TATUS MOD SUBMITTAL UPDATES T726/23 MOD SUBMITTAL UPDATES REV 2 8/14/23 MOD SUBMITTAL UPDATES REV 3

4 00/14/23 REVISIONS:

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NUT AVE. RESIDENC HUM VILLAGE, LOTS 3 & 4

FILENAME: -PROJECT MANAGER: EM
DRAWN BY:

ISSUE DATE: 08/14/23

SITE PLANTING NOTES + SCHEDULE

SHEET NO.

L-5.00

220





TETCHUM VILLAGE, LOTATION OF THE CAMPAGE.

FILENAME: -PROJECT MANAGER: EM
DRAWN BY:
ISSUE DATE: 08/11/23

DATE: 08/14/23

SITE PLANTING PLAN

SHEET NO.

L-5.01

AWAY FROM BUILDING FOR MINIMUM 10'. EXCAVATION FOR FOOTINGS AND GENERAL CONSTRUCTION LOGISTICS WOULD REQUIRE AT LEAST THIS AMOUNT OF DISTURBANCE **UNDISTURBED AREA 523 SQUARE FEET** PROPOSED DEVELOPMENT 1,955 SF (3.7x MORE UNDISTURBED AREA) 55'-1" 55'-1" **DEVELOPMENT WOULD REQUIRE 100% DISTRUBANCE BETWEEN HOME AND** 15'-0[!] <u> 15'-0</u>" 15'-0" 25'-1" 15'-0" 25'-1" ADJACENT NEIGHBOR FOR **CONSTRUCTION ACTIVITY,** DRAINAGE, AND LANDSCAPING **HOUSE A** 2,630 SF **HOUSE B** 2,890 SF 32% FAR 35% FAR 30 SECOND FINISH FLOOR **19.5 FIRST** FINISH FLOOR 9.5 GARAGE 33 SECOND FINISH FLOOR **22.5 FIRST** FINISH FLOOR 12.5 GARAGE PRIVATE EASEMENT 6,327 S.F. TOTAL **COVERAGE** 5,715 S.F. TOTAL **COVERAGE PROPOSED DRIVEWAY B DRIVEWAY A** (10% LESS) **DEVELOPMENT WOULD REQUIRE 100% DISTRUBANCE DEVELOPMENT WOULD BETWEEN TWO HOUSES FOR REQUIRE 100% DISTRUBANCE** TO NORTH PROPERTY LINE FOR **CONSTRUCTION ACTIVITY,** DRAINAGE, AND LANDSCAPING **REGRADING**

8.16.2023

BUILDING CODE SECTION 1804.4 REQUIRES GRADE SLOPE

BUTLER ASSOCIATES, INC.

GEOTECHNICAL & CIVIL ENGINEERING & CONSULTING

P.O.B. 1034

Ketchum, Idaho 83340 Phone: 208.720,6432

Email: svgeotech@gmail.com

Steve and Melissa Babson
C/o Breyman Properties, LLC
12045 Breyman Avenue
Portland, OR 97219-0000
C/o The Jarvis Group-lucas@jarvis-group.com

January 6, 2023

RE: GEOTECHNICAL REPORT

Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Lot 3-RPK00000910030
0.189 acres
Lot 4-RPK0000091004A
0.189 acres
Ketchum, Idaho

Dear Steve and Melissa,

I have completed the authorized geotechnical investigation and report for your proposed residence on Lots 3 and 4, Block 91, Ketchum Townsite located on Walnut Avenue in Ketchum, Idaho. The work was authorized by the signed proposal dated December 11, 2022.

This report summarizes the results of my field and laboratory testing and presents my geotechnical engineering opinions and recommendations. It is my opinion that the site is suitable for the proposed residence excavated into the existing slope supported by continuous and spread footings, retaining walls and slab-on-grade foundations constructed on an approved structural fill foundation building pad constructed on an approved native subgrade excavated into the existing slope. I am providing the recommendations in this report for the preparation of the subgrade, structural fill building pad, foundation design, lateral loading, foundation drainage system, surface grading and drainage and general radon venting concepts.

I recommend that this office be retained to provide observations for the construction of the structural fill foundation building pad, slab-on-grade construction, foundation drainage system, structural backfill to support exterior hardscapes and any other recommendations presented in this report that are incorporated into the project design. This work will be performed on a time and material basis and is not included in this scope of services. A copy of this geotechnical report should be incorporated into the project construction documents.

I appreciate this opportunity of working with you on this project. Please call me if you have any questions or comments.

Sincerely, Steve Butler, P.E.

GEOTECHNICAL REPORT

Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho

Butler Associates, Inc. P.O. Box 1034 Ketchum, Idaho 83340 January 6, 2023

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INTRODUCTION

This report represents the results of the soil and foundation engineering evaluation for the proposed Babson residence on Lots 3 and 4, Block 91, Ketchum Townsite located on Walnut Avenue in Ketchum, Idaho. The *Vicinity Map* shows the general location of the proposed project site.

The purpose of this evaluation was to assess the surface and subsurface soil and water conditions to prepare geotechnical engineering opinions and recommendations for the construction of the proposed Babson residence. Before the subsurface investigation I reviewed the geotechnical reports for several projects located just west and east of the project and geologic data pertinent to the site and general area. I performed a subsurface investigation by excavating six test pits at the site using a track mounted excavator. The soil and rock encountered in the test pits were visually identified and logged by a geotechnical engineer according to the Unified Soil Classification System and used to prepare this final report.

PROPOSED PROJECT

I understand that the proposed project will probably consist of a two story single family, concrete, steel and wood frame single family residence with an attached garage excavated into the existing slope supported by continuous and spread footings, retaining walls and slab-on-grade construction. The garage will be supported by slab-on-grade construction and accessed from a new driveway commencing at Walnut Avenue. The residence will be served by the Ketchum Utility Department.

The primary views from the site are the Wood River Valley and Boulder Mountains to the north, Pioneer Mountains to the east, and Bald Mountain to the south and west.

According to the Blaine County Parcel Information Map the property is generally "rectangular shaped" and totals approximately 0.378 acre in size. Lots 7 & 8, Block 91, Ketchum Townsite borders the site to the north, Lot 1A, Block 91, Ketchum Townsite to the east, Walnut Avenue to the south and Lot 1, Block 92, Ketchum Townsite to the west.

FIELD EXPLORATION

Six test pits were excavated and observed at the site on January 3 using a track-mounted excavator. The test pits were excavated up to 5.8 feet below existing grade and terminated after meeting refusal in bedrock. The *Test Pit Site Plan Photo 1* shows the existing site conditions and test pit locations.

The soils in each test pit were evaluated and the soil profiles logged in the field by a geotechnical engineer in accordance with the Unified Soil Classification System (*USCS*). The *Test Pit Site Plan Photos* and *Test Pit Logs* are presented on pages 12-14 and 15-20, respectively. The *USCS* chart on page 21 should be used to interpret the terms on the test pit logs in this report.

At the conclusion of the subsurface evaluation, the test pits were loosely backfilled to match the existing ground surface. Any of the test pits located beneath areas proposed for foundations, terraces, walkways or driveways will need to be excavated and backfilled with structural fill in accordance with the *Site Preparation* section of this report.

SUBSURFACE CONDITIONS

The general soil profiles encountered in the test pits revealed up to 4.8 feet of native silty clay, trace-little sand, gravel and roots (topsoil) overlying native, brown, weathered, fractured andesite bedrock up to 5.8 feet below existing grade. The test pits were terminated after reaching refusal in the native bedrock and due to consistency of the rock between the test pits and the consistency of the bedrock with the deep excavation on the project directly to the east of the site. Groundwater was not encountered in any of the test pits although I do anticipate subsurface runoff at the soil/bedrock interface during the spring snowmelt. Following the completion of the subsurface investigation the test pits were loosely backfilled and graded close to existing grade.

The geology of this area is mapped on the "Geologic Map of the Hailey Quadrangle" as Tla Latite and hornblende andesite bedrock. The native surficial silty clay soil is the result of the overlying bedrock slopes weathering and the resultant soils being gravity deposited downslope.

OPINIONS AND RECOMMENDATIONS

General

It is the opinion of this office that the site is suitable from a geotechnical standpoint for the proposed development of the single family residence attached garage excavated into the existing slope supported by an approved weathered bedrock subgrade or a free-draining structural fill foundation building pad constructed on an approved native subgrade. Due to the potential for surface and subsurface flows from the overlying slope impacting the foundation I recommend a groundwater cutoff trench foundation system be installed to intercept subsurface runoff and direct it downslope of the structure before it impacts the foundations.

All structural fill to be placed for the foundation building pad, exterior terraces, walkways and driveways should be approved native or imported sand and gravel soils. The excavated pulverized bedrock could possibly be used for structural or non-structural backfill depending on the gradation of the material and the percentage of fines.

All structural fill should be placed as outlined in the *Structural Fill* section of this report. The recommendations contained in this report reflect my understanding of the existing surface and below grade conditions and reflect a straight-line interpolation and extrapolation of the subsurface conditions between and beyond test pit location. However, the soil conditions may vary at the proposed site. The various soil conditions will not be known until the foundation excavation is complete and may cause changes to construction plans and/or costs.

Subgrade Preparation & Structural Fill Foundation Building Pad

Following are site preparation recommendations to be completed prior to approving the subgrade for footings and the construction of the structural fill foundation building pad to support the foundation:

All test pits should be accurately located in the field prior to commencing with the excavation. Any
test pit that is located beneath a proposed footing, slab-on-grade, terrace or walkway adjacent to
the structure should be excavated and backfilled with structural fill in accordance with this report.
This procedure should help reduce local settlement. The test pit locations are shown on the *Test Pit*

Site Plan Photo 1.

- 2. The building footprint, exterior terraces, walkways and limits of disturbance should be stripped of the surficial silty clay to expose the native undisturbed bedrock. The excavated fine grain soils should be stockpiled as used for non-structural landscaping.
- 3. The excavation to bottom of the footing should be completed to expose an undisturbed weathered bedrock subgrade. Any isolated areas of silty clay exposed at the footing elevation should be over-excavated and backfilled with approved imported structural fill.
- 4. To create a level foundation building pad the native fractured andesite bedrock subgrade should be over-excavated several inches and backfilled with imported 1" fractured washed gravel. The gravel will also enhance the foundation drainage system and minimize using extra concrete to fill any voids in the fractured bedrock. All structural fill should be placed as outlined in the Structural Fill is section.
- 5. After this office has approved the native bedrock subgrade and/or imported gravel structural fill building pad it will approved for footings.
- 6. Prior to installing the free-draining structural fill foundation building pad the cutoff trench foundation system should be installed as described in the next section.

Cutoff Trench Foundation Drainage System

To intercept subsurface runoff that could impact the crawlspace or slab-on-grade foundations I recommend installing a cutoff trench foundation drainage system outside the upslope side of all footings to intercept and direct groundwater by gravity to drywells located downslope of the structure. The following are construction details of the cutoff trench drainage system:

- 1. A 12" wide trench should be excavated outside the upslope edge of the upslope footings.
- 2. The trench should be horizontally offset from edge of the footing by at least 12".
- 3. The high point of the trench should be a min. 6" below the bottom of footing at the midpoint of the foundation length and be sloped at min. 1% around each side of the building.
- 4. The trench should be lined with a 4.0 oz., non-woven filter fabric before installing a 4" perforated pipe and backfilled with imported, washed 2" rounded drain rock. See the Cutoff Trench/Building Pad Drainage System Profile and Cutoff Trench Drainage System Concept Plan for details.
- 5. Once the trenches reach the downslope end of the structure the 4" perforated pipes should be connected to a 6" solid PVC pipe that is terminated in drywells located downslope of the structure. Runoff from downspouts and catch basins can also be connected to the solid 6" pipe downslope of the cutoff trench. **Do not connect downspouts to the perforated pipe in the cutoff trenches.**
- 6. Footing drains are not required for footings adjacent to cutoff trenches when installing washed fractured or rounded drainrock over the trench from bottom of footing to the top of footing.

- 7. This office will work with the general contractor to determine the cutoff trench alignments once the excavation is completed to bottom of footing.
- 8. The drywell locations that the cutoff trenches terminate in should be coordinated with the landscape architect.
- 9. It is important that the elevation of the drywell cast iron grate is at least 1 foot below the lowest footing to minimize the chance of groundwater back-flowing into the foundations.
- 10. A surface swale should be created from the drywell grates to the borrow ditch in case the drywell overflows.
- 11. Two drywells should be installed (one on each side of the residence) for the cutoff trench system to terminate in. This will provide a back-up drywell in case one of the solid drainlines from the cutoff trench to the drywells gets crushed or clogged.
- 12. See *Storm Water Drywell Profile* for details. The size of the drywell can be calculated by this office at your request.
- 13. The cutoff trench should be **mutually exclusive** of the radon system piping.

Structural Fill

Structural fill for the foundation building pad, retaining walls, walkways, exterior terraces and the driveway shall meet the following recommendations:

- 1. Structural fill should consist of approved imported washed fractured or rounded gravel, crushed sand and gravel (roadmix) or pitrun sand and gravel classified as GW, GM, GP, SW, SM, or SP as described in the Unified Soil Classification System chart presented after the test pit logs.
- 2. If fine grain soils are used as non-structural fill against the foundation walls imported 1"-2" dia. washed gravel should be installed from bottom of footing to the top of footing and covered with a layer of 4.0 oz., non-woven filter fabric to assist in subsurface runoff in reaching the footing drain and being directed to a drywell as shown on the *Cutoff Trench/Building Pad Drainage System Profile*.
- 3. Granular structural fill should have no more than 10% passing the No. 200 sieve and a cobble size of no larger than 8 inches.
- 4. Structural fill should be placed in uniform, maximum 10-inch deep, loose lifts and compacted to a minimum of 95% of the maximum dry density of the soil, as determined by ASTM D 698 (Standard Proctor). This assumes that heavy compaction equipment such as smooth-drum, vibratory rollers with a minimum drum weight of 5 tons is used. The depth of each lift could be adjusted in the field based on the material and size of compaction equipment.
- 5. The maximum loose lift thickness should be reduced to 6 inches where smaller and/or lighter compaction equipment is used (i.e. WACKER jumping jack). A vibrating plate tamper can be used to compact 10" lifts of washed rock but should not be used to compact native fractured andesite bedrock.

- 6. ¾" minus crushed sand and gravel roadmix should be placed in 6" loose lifts, watered and compacting with a jumping jack tamper, vibrating plate tamper or smooth drum roller.
- 7. The general contractor should contact this office several days before the foundation excavation commences to minimize any delays in excavation, placement of structural fill, approval of imported structural fill, construction observations and reports to the building inspector by a stamped by an engineer.

Foundations

The approved native fractured andesite bedrock subgrade or a free-draining structural fill foundation building pad constructed on an approved native subgrade will support continuous footings, spread footings and slab-on-grade construction based on the following parameters:

- 1. The allowable bearing pressure of the approved weathered bedrock subgrade or an imported washed gravel structural fill building pad constructed on an approved native subgrade is 4,000 pounds per square foot (psf).
- 2. Exterior footings should be at least 32 inches below finish grade to minimize the potential for frost heave.
- 3. Total and differential settlement is estimated to be less than one inch and ¾ ", respectively, for the structural fill building pad on an approved native subgrade.
- 4. The recommended friction factor is 0.60 for the approved native fractured andesite bedrock subgrade or imported washed gravel building pad.
- 5. The floor joists and sub-floor should be in-place prior to backfilling against the foundation walls unless directed otherwise by the structural engineer.
- 6. All footings should be constructed so that a line drawn from the edge of footings at a slope of 0.5 foot horizontal to 1.0 foot vertical to the undisturbed subgrade soil is not intercepted by non-structural fill or an open slope. See Structural Fill/Foundation Subgrade Concepts Profile for details.

Retaining Walls

The following design parameters assume that proper drainage will maintain a fully drained environment behind the walls for the life of the structure with a level backfill at least 10 feet behind the structure:

- 1. The recommended equivalent active lateral earth pressure is 35 pounds per cubic foot (pcf) equivalent fluid pressure (efp). Active pressure design is based on the top of the wall moving.
- 2. The recommended equivalent at-rest lateral earth pressure is 55 pounds per cubic foot (pcf) equivalent fluid pressure (efp). Active pressure design is based on the top of the wall moving.
- 3. The recommended equivalent passive lateral earth pressure is 400 pcf, efp.

- 4. The recommended friction factor is 0.60 for the approved native fractured andesite bedrock or imported washed gravel foundation building pad.
- 5. The floor joists and sub-floor should be in-place prior to backfilling against the retaining walls or as directed by the structural engineer.
- 6. Footings adjacent to retaining walls should be structurally connected to the retaining walls.

All retaining walls should be waterproofed as follows:

- Retaining walls should be covered with a waterproof membrane and a synthetic drainage mat that is
 installed to the bottom of footing and over the footing drain or cutoff trench. The drainage mat will
 both direct groundwater to the footing drain and/or cutoff trench and will also protect the
 waterproofing membrane.
- 2. If washed, free-draining gravel is used as backfill against retaining walls then the drainage mat can be omitted and replaced with an inexpensive protection board that will protect the waterproofing membrane as the free-draining gravel is installed.
- 3. A synthetic drainage mat is not necessary if free-draining gravel is used exclusively as backfill against the retaining walls since the gravel will allow groundwater to reach the cutoff trench drainage system to relive hydrostatic pressures.
- 4. See the *Cutoff Trench/Building Pad Drainage System Profile* for waterproofing and drainage design details.

If the groundwater rises above the base of the footings then the hydrostatic pressures will increase the lateral earth pressures by 62 pcf per vertical foot of wall.

All backfill should be placed as directed in the Structural Fill section.

1" to 2", rounded or fractured, washed drain rock has several advantages if used as structural fill against retaining walls. The lateral pressures against the retaining wall from smaller compaction equipment (i.e. vibrating plate tamper) used for compacting the washed gravel will be less than that of a hoe-pack or smaller smooth steel drum roller that should be used for compacting pitrun sand and gravel soils. The drain rock also provides an excellent free draining medium and eliminates the need (and cost) for a geo-composite drainage matt. The washed gravel is not self-compacting and should be placed in 12-inch loose lifts and compacted with a vibrating plate tamper.

Structural fill for footings adjacent to retaining walls should be placed to provide an envelope under footings, patios and walkways so that a line drawn from the edge of footings or walkways at a slope of 1.0 foot horizontal to 1.0 foot vertical to the undisturbed subgrade soil is not intercepted by non-structural fill or an open slope. See the *Structural Fill-Foundation*.

Soil Classification for Septic Design

The residence will be served by the Ketchum Utility Department so no test pit was completed for a private septic system.

Surface Grading and Drainage

I have not reviewed the preliminary grading and drainage plan at the time this report was completed. The drainage plan should incorporate the following grading and drainage concepts based on the soils encountered in the test pits.

- 1. I recommend that the finish surface be sloped at a minimum of 2% to direct runoff away from the foundations, walkways, terraces and driveways.
- All roof down spouts, foundation drains, landscape catch basins and surface runoff should be directed to the drywells terminated downslope of the structure and driveway. The rim of the drywell should be at least 10 feet from and 1 foot below the lowest footing.
- 3. Roof down spouts should **not** be allowed to drain adjacent to foundation. A 4" solid pipe should be installed in top of the footing and sloped at a min. of 1% with stub-outs for connecting the downspouts. The pipe should be terminated in the drywells located at least 10 feet from and downslope of the foundation. See the *Cutoff Trench/Building Pad Drainage System Profile* for concepts.
- 4. The native fractured andesite bedrock has an infiltration rate of less than 0.1"/minute. A storm water drywell should be constructed downslope of the structure and surrounded by a min. 36" envelope of 2" rounded washed gravel. The civil engineer creating the grading and drainage plan should work with the City Planning Department to provide an overflow into the City right-of-way in case the on-site drywells overflow. See the *Storm Water Drywell Profile*.
- 5. All drain lines terminated in drywells should be sloped at a min. 2% and covered with at least 24" of soil to minimize freezing.
- Due to the low permeability of the native fractured andesite bedrock smaller landscape drywells could be slow draining and ineffective. I recommend that all surface runoff be piped to a large drywell located downslope of the structure.
- 7. All drywells proposed on the grading plan located upslope of the structure and in the driveway should be converted to catch basins that pipe runoff to large drywells located downslope of the structure.
- 8. A prominent surface swale should be constructed above the structure to capture surface runoff from the overlying slopes and direct runoff to drywells downslope of the structure. The volume of surface runoff could be quite large in the spring when a warm rain could melt any remaining snow, the ground is frozen preventing any infiltration and the resulting runoff is directed towards the structure.

Driveway, Terraces and Walkways

I recommend the following section for asphalt driveways, terraces and walkways of either pavers or exterior concrete slabs to minimize frost action and settlement. The driveway section is designed to allow for an exposed gravel driving surface during construction before the final asphalt driving surface is installed:

- 1. The hardscape areas should be cut to at least 12" below finish grade and/or to remove all roots, organics, uncontrolled fill, disturbed native soils and dark brown topsoil. The underlying undisturbed native soils should be scarified to a 12" depth, watered and compacted with a 5-ton smooth drum roller and proof rolled with a 5-ton smooth drum roller to locate any soft areas.
- 2. Any soft areas exposed in the compacted subgrade should be excavated to expose competent soils and replaced with compacted structural fill as outlined in the *Site Preparation* section.
- 3. All parking areas, terraces and walkways should be constructed so that a line drawn from the edge of walkways or driveways at a slope of 0.5 foot horizontal to 1.0 foot vertical to the undisturbed subgrade soil is not intercepted by non-structural fill or an open slope. See the *Structural Fill-Foundation Subgrade Concepts Profile*.
- 4. All native silty clay and organics expose in the driveway and parking areas subgrade should be removed to expose the underlying native fractured bedrock.
- 5. A minimum of 6 inches of imported pitrun sand and gravel or 2" minus crushed sand and gravel roadmix sub-base watered and compacted with multiple passes of a smooth drum roller to at least 95% of the maximum dry density of the soil as determined by ASTM Test D-698 (Standard Proctor). On-site sand and gravel soils can be used for the sub-base layer.
- 6. 4 inches of ¾" minus, crushed sand and gravel roadmix compacted to at least 95% of the maximum dry density of the soil as determined by ASTM Test D-698 (Standard Proctor).
- 7. Typically, the driveway is constructed at the commencement of the project to include the roadmix to provide a driving surface that can be plowed during construction. Prior to placing pavers or asphalt the surface should be cleared of mud and debris and several inches of roadmix is added to create the finish grading.
- 8. Pavers, asphalt or concrete.
- 9. Surface driveway runoff should not be allowed to run down the driveway surface and drain onto Walnut Avenue. I recommend that surface runoff near the residence be directed to a catch basin that terminates in a drywell downslope of the structure. The catch basin should incorporate a cast iron ring and grate that can be kept clear of snow and ice wen the driveway is plowed. Catch basins or drywells located along the edge of the driveway can be buried under plowed snow and become ineffective. See the Storm Water Drywell Profile for details.

A minimum of 4 inches of ¾", well graded, crushed sand and gravel (road mix) base course should be placed between the pit-run sub-base and the finish walking surface. This will provide a leveling course and

distribute point loads. If the sub-base for the driveway, terraces, and walkways are completed before the finish surface is constructed any structural fill should be compacted if the surfaces are exposed over a winter since the material will experience frost heave and reach a loose state.

Seismicity

The general subsurface soil conditions are consistent with Design Code Reference ASCE 7-16 for Site Class B- Rock. The latitude and longitude of the project site are 43.68°N and 114.36° W, respectively.

Seismic Design Category (SDC): C Risk Category: II Ss = 0.625 g S1= 0.193 g Sms = 0.563 g Sm1 = 0.154 g

Radon Venting

Blaine County has a history of radon gas collecting in crawlspaces and under slab-on-grades. Radon gas is a byproduct of the natural breakdown of uranium that accumulates in improperly sealed basements and crawl spaces. These radon levels can exceed safety standards as set by the EPA. According to the State Radon Contact the most accurate testing results are gathered in the structure after construction.

This office is not qualified to complete a radon venting system design so the following venting concepts are guidelines. The radon system should be designed or reviewed by a radon venting contractor to ensure the proper spacing of the perforated pipes and vertical vent pipes.

Typical radon system designs consist of the following:

- 1. Install a 4-inch dia. perforated pipes on the footing subgrade within the crawlspace or slab-on-grade foundation.
- 2. I recommend installing sleeves through interior footings to allow the perforated radon pipe to remain below top of footing.
- 3. Place imported washed gravel to top of footing to protect radon piping and create level crawlspace surface. A typical footing depth of 8" would provide 4" of gravel over the 4" perforated pipes.
- 4. Install vapor barrier over top of gravel and seal to top of footing. A white vapor barrier i.e. Dura Skrim enhances lighting in the crawlspace.
- 5. Connect radon piping to vertical vent pipes. The horizontal length of radon piping per vent pipe and number and location of vent pipes should be determined by radon system contractor.
- 6. Power should be provided adjacent to the vertical vent pipe in case a low-voltage fan is required to vacate radon.

It is important to create an airtight seal between all concrete slabs and adjacent walls. Consulting an experienced contractor or radon-venting specialist can ensure an adequate system is installed during construction compared to potentially expensive remedial measures. See *Radon System Concepts Plan* for general design concepts.

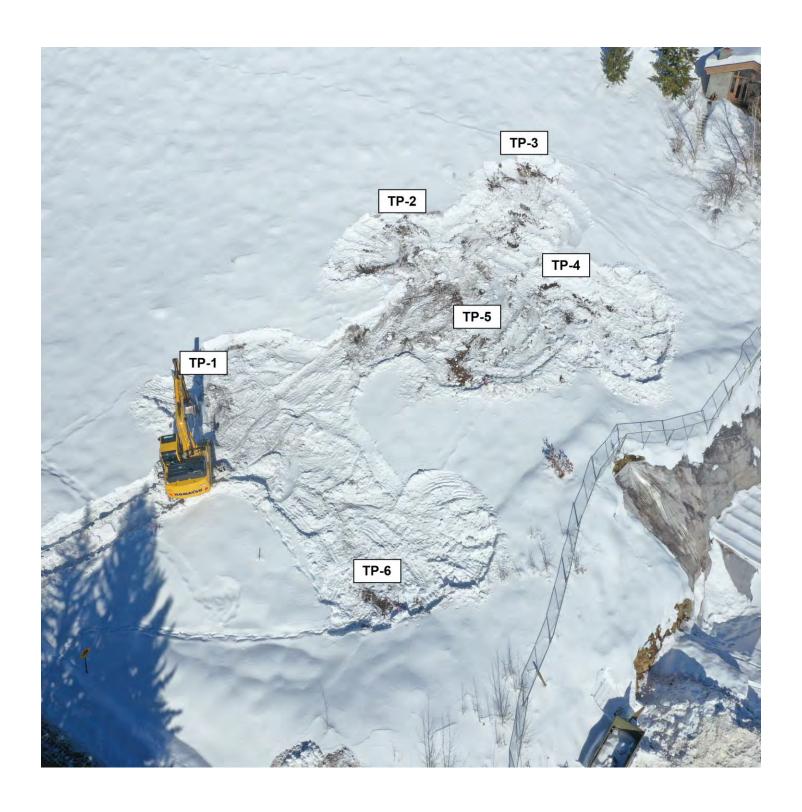
CONSTRUCTION OBSERVATION AND MONITORING

This report provides opinions and recommendations that are generally accepted geotechnical engineering principle and practices. I recommend that this office provide construction monitoring and observation services to ensure that the recommendations outlined in this report are followed and that the foundation drainage system and grading and drainage details are constructed properly. If this office is not retained to perform the recommended services, I cannot be responsible for soil engineering construction errors or omissions. The costs for the recommended services are not included with this report and would be incurred on a time and expense basis.



VICINITY MAP

Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho
43.68ºN 114.36ºW



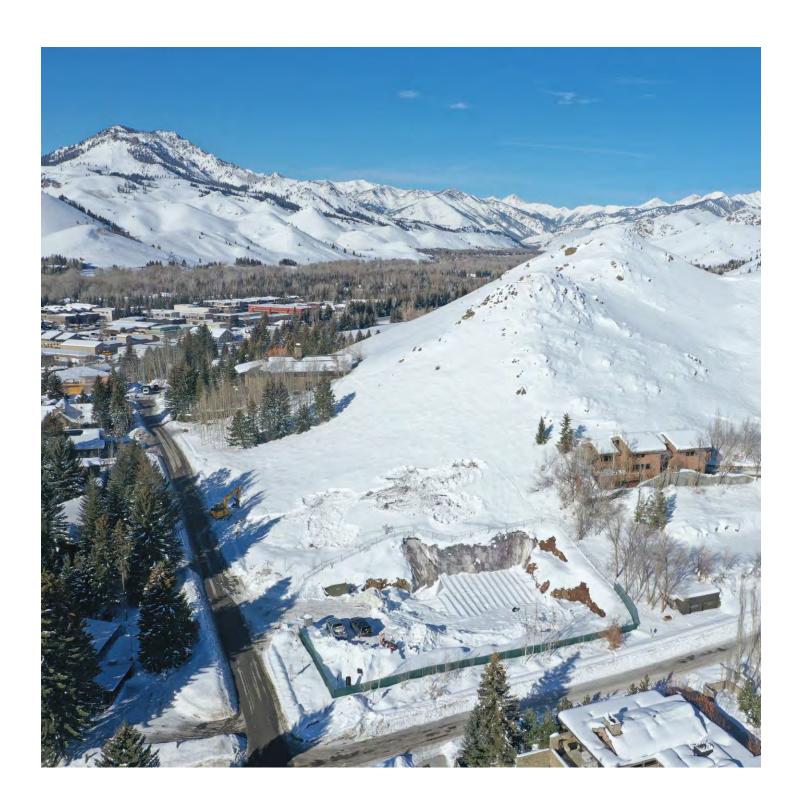
TEST PIT SITE PLAN PHOTO 1

Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho
Image captured on January 3, 2023



TEST PIT SITE PLAN PHOTO 2

Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho
Image captured on January 3, 2023



TEST PIT SITE PLAN PHOTO 3

Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho
Image captured on January 3, 2023

Proposed Babson Residence Lots 3 and 4, Block 91, Ketchum Townsite Located on Walnut Ave Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-2.4'	CL	Silty CLAY, trace-little Sand, Gravel & Roots (NATIVE) Dark brown, soft-stiff, damp.
2.4'-4.3'	RX	Weathered, fractured ANDESITE BEDROCK (NATIVE) Brown, hard, dry.

Test Pit completed on January 3, 2023.

See Test Pit Site Plan Photo 1 for test pit location.

The test pit surface elevation is approximately 5924 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 4.3 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits. No soil sample retrieved.

Minor sloughing of test pit walls in native andesite bedrock soil.



Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-4.8'	CL	Silty CLAY, trace-little Sand, Gravel & Roots (NATIVE) Dark brown, soft-stiff, damp.
4.8'-5.8'	RX	Weathered, fractured ANDESITE BEDROCK (NATIVE) Brown, hard, dry.

Test Pit completed on January 3, 2023.

See Test Pit Site Plan Photo 1 for test pit location.

The test pit surface elevation is approximately 5940 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 5.8 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits. No soil sample retrieved.

Minor sloughing of test pit walls in native andesite bedrock soil.



Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-3.3'	CL	Silty CLAY, trace-little Sand, Gravel & Roots (NATIVE) Dark brown, soft-stiff, damp.
3.3'-5.4'	RX	Weathered, fractured ANDESITE BEDROCK (NATIVE) Brown, hard, dry.

Test Pit completed on January 3, 2023.

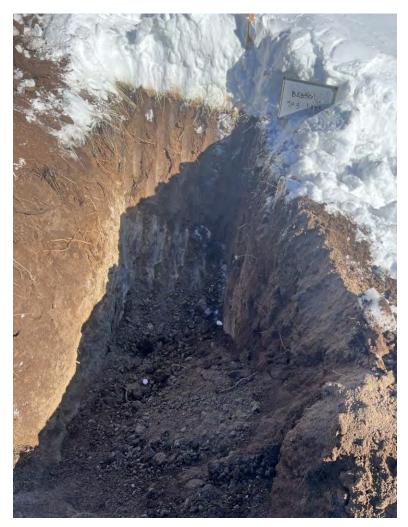
See Test Pit Site Plan Photo 1 for test pit location.

The test pit surface elevation is approximately 5950 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 5.4 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits. No soil sample retrieved.

Minor sloughing of test pit walls in native andesite bedrock soil.



Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-2.7'	CL	Silty CLAY, trace-little Sand, Gravel & Roots (NATIVE) Dark brown, soft-stiff, damp.
2.7'-4.7'	RX	Weathered, fractured ANDESITE BEDROCK (NATIVE) Brown, hard, dry.

Test Pit completed on January 3, 2023.

See Test Pit Site Plan Photo 1 for test pit location.

The test pit surface elevation is approximately 5932 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 4.7 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits. No soil sample retrieved.

Minor sloughing of test pit walls in native andesite bedrock soil.



Proposed Babson Residence Lots 3 and 4, Block 91, Ketchum Townsite Located on Walnut Ave Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-1.5'	CL	Silty CLAY, trace-little Sand, Gravel & Roots (NATIVE) Dark brown, soft-stiff, damp.
1.5'-2.8'	RX	Weathered, fractured ANDESITE BEDROCK (NATIVE) Brown, hard, dry.

Test Pit completed on January 3, 2023.

See Test Pit Site Plan Photo 1 for test pit location.

The test pit surface elevation is approximately 5930 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 2.8 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits. No soil sample retrieved.

Minor sloughing of test pit walls in native andesite bedrock soil.



Proposed Babson Residence
Lots 3 and 4, Block 91, Ketchum Townsite
Located on Walnut Ave
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-2.0'	CL	Silty CLAY, trace-little Sand, Gravel & Roots (NATIVE) Dark brown, soft-stiff, damp.
2.0'-3.6'	RX	Weathered, fractured ANDESITE BEDROCK (NATIVE) Brown, hard, dry.

Test Pit completed on January 3, 2023.

See Test Pit Site Plan Photo 1 for test pit location.

The test pit surface elevation is approximately 5916 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 3.6 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits. No soil sample retrieved.

Minor sloughing of test pit walls in native andesite bedrock soil.



SOIL CLASSIFICATION / LEGEND

RELATIVE DENSITY OR CONSISTENCY UTILIZING STANDARD PENETRATION TEST VALUES

0112121110 017111271112 1 21121111111111						
COHESIONLESS SOILS (a)			COF	HESIVE SOI	LS (b)	
Density (c)	N, blows/ft (c)	Relative Density (1%)	Consistency	N, blows/ft (c)	Undrained (d) Shear Strength(psf)	
Very Loose Loose Compost Dense Very Dense	0 to 4 4 to 10 10 to 30 30 to 50 over 50	0 - 15 15 - 35 35 - 65 65 - 85 >85	Very Soft Soft Firm Stiff Very Stiff Hard	0 to 2 2 to 4 4 to 8 8 to 15 15 to 30 over 30	<250 250-500 500-1000 1000-2000 2000-4000 >4000	

- (a) Soils consisting of gravel, sand, and silt, either separately or in combination, possessing no characteristics of plasticity and exhibiting drained behavior.

 (b) Soils possessing the characteristics of plasticity and exhibiting undrained behavior.
- (c) Refer to text of ASTM D 1586-84 for a definition of N; in normally consolidated cohesionless soils Relative Density terms are based on N. values corrected for overburden pressures.
- (d) Undrained shear strength = ½ unconfined compression strength.

UNIFIED SOIL CLASSIFICATION SYSTEM

I./	IAJOR DIVISION		SYMBOL	TYPICAL NAMES
IV	1			TITIOAL IVAIVILO
	GRAVELS	GRAVELS CLEAN		Well-Graded gravel
	More than 50% of coarse	GRAVELS	GP	Poorly-graded gravels
COURSE GRAINED	fraction retained	GRAVELS	GM	Gravel and Silt Mixtures
SOILS More than	on No. 4 Sieve	WITH FINES	GC	C Gravel and Clay Mixtures
50% retained	SANDS	CLEAN	SW	Well-graded Sands
on No. 200 Sieve	50% or more of coarse	SANDS	SP	Poorly-graded Sands
	fraction passes	SANDS WITH FINES More than 12% fines	SM	Sand and Silt Mixtures
	No. 4 Sieve		SC	Sand and Clay Mixtures
	SILTS & CLAYS	AYS INORGANIC	CL	Low-plasticity Clays
FINE GRAINED			ML	Non-plastic and Low-plasticity Silts
SOILS 50% or	less than 50	ORGANIC	OL	Organic Silt and Clay of Low plasticity
more passes the	SILTS &	CLAYS INORGANIC Liquid limit	СН	High Plasticity Clays
No. 200 Sieve	Liquid limit		МН	High Plasticity Silts
	50	ORGANIC	ОН	High-plasticity-Organic Clays High-plasticity-Organic Silts
HIGH	ILY ORGANIC	SOILS	PT	Peat, Muck and Other Highly Organic Soils

COMPONENT DEFINITIONS BY GRADATION

COMPONENT	SIZE RANGE
Boulders	Above 12 inches
Cobbles	3 inches to 12 inches
Gravel Coarse gravel Fine gravel	3 inches to No. 4 (4.76mm) 3 inches to 3/4 inch 3/4 inch to No. 4 (4.76mm)
Sand Course sand Medium sand Fine sand	No. 4 (4.76mm) to No. 200 (0.074mm) No. 4 (4.76mm) to No. 10 (2.0mm) No. 10 (2.0mm) to No. 40 (0.42mm) No. 40 (0.42) to No. 200 (0.074mm)
Silt & Clay	Smaller than No. 200 (0.074mm)

SILT & CLAY DESCRIPTIONS

0.2. 0.02. 0.02. 0.00. 0.00.			
DESCRIPTIONS	TYPICAL UNIFIED DESIGNATION		
Silt Clayey Silt Silty Clay Clay Plastic Silt Organic Soils	ML (non-plastic) CL-ML (low plasticity) CL CH MH OL, OH, Pt		

LABORATORY TESTS

TEST	DESIGNATION
Moisture Density Grain Size Hydrometer Atterberg Limits Consolidation Unconfined UU Triax CU Triax CD Triax Permeability	(1) D G H (1) C U U U C C D P

(1) Moisture & Atterberg Limits

SAMPLES

SS	SPT Samples
HD	Heavy Duty Split Spoons
SH	Shelby Tube
Р	Pitcher Sampler
В	Bulk
С	Cord

Unless otherwise noted, drive samples advance with 140 lb. Hammer with 30 inch drop.

COMPONENT PROPORTIONS

DESCRIPTIONS	RANGE OF PROPORTION
Trace	0-5%
Little	5-12%
Some or Adjective (a)	12-30%
And	30-50%

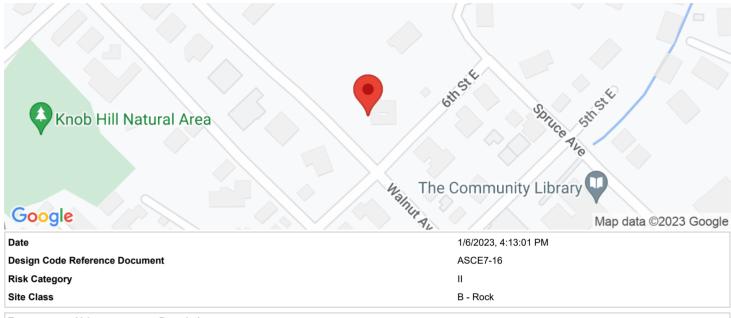
(a) Use Gravelly, Sandy or Silty as appropriate.





Babson residence

Latitude, Longitude: 43.68459445, -114.36379919

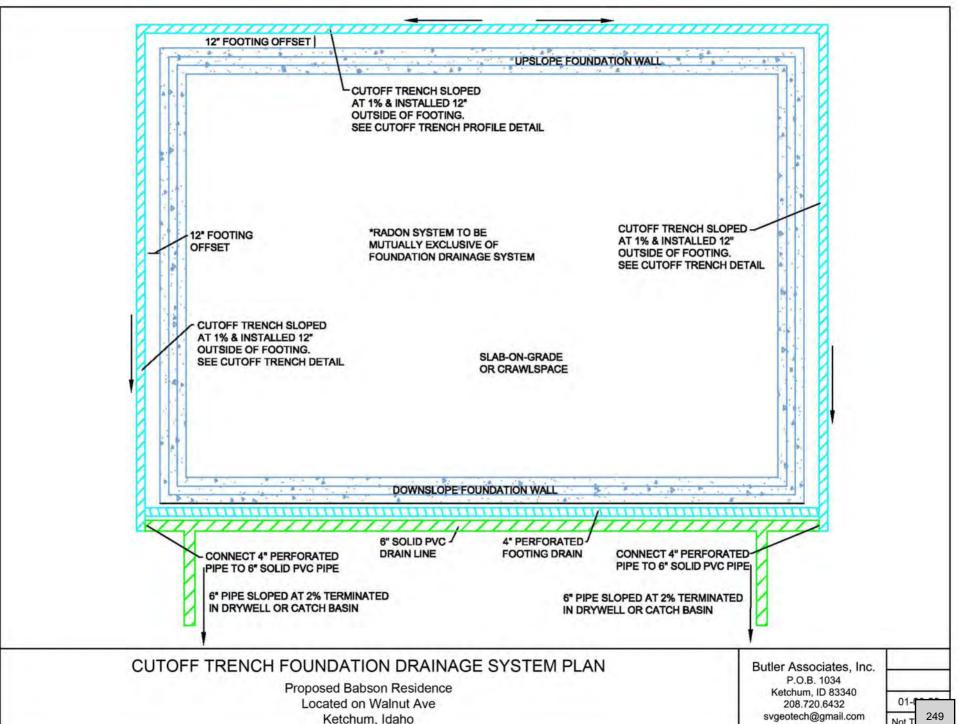


Туре	Value	Description
S _S	0.625	MCE _R ground motion. (for 0.2 second period)
S ₁	0.193	MCE _R ground motion. (for 1.0s period)
S _{MS}	0.563	Site-modified spectral acceleration value
S _{M1}	0.154	Site-modified spectral acceleration value
S _{DS}	0.375	Numeric seismic design value at 0.2 second SA
S _{D1}	0.103	Numeric seismic design value at 1.0 second SA

Туре	Value	Description	
SDC	С	Seismic design category	
Fa	0.9	Site amplification factor at 0.2 second	
F _v	0.8	Site amplification factor at 1.0 second	
PGA	0.278	MCE _G peak ground acceleration	
F _{PGA}	0.9	Site amplification factor at PGA	
PGA _M	0.25	Site modified peak ground acceleration	
TL	6	Long-period transition period in seconds	
SsRT	0.625	Probabilistic risk-targeted ground motion. (0.2 second)	
SsUH	0.701	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration	
SsD	1.5	Factored deterministic acceleration value. (0.2 second)	
S1RT	0.193	Probabilistic risk-targeted ground motion. (1.0 second)	
S1UH	0.212	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.	
S1D	0.6	Factored deterministic acceleration value. (1.0 second)	
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)	
PGA _{UH}	0.278	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration	
C _{RS}	0.893	Mapped value of the risk coefficient at short periods	
C _{R1}	0.908	Mapped value of the risk coefficient at a period of 1 s	
C _V	0.9	Vertical coefficient	247

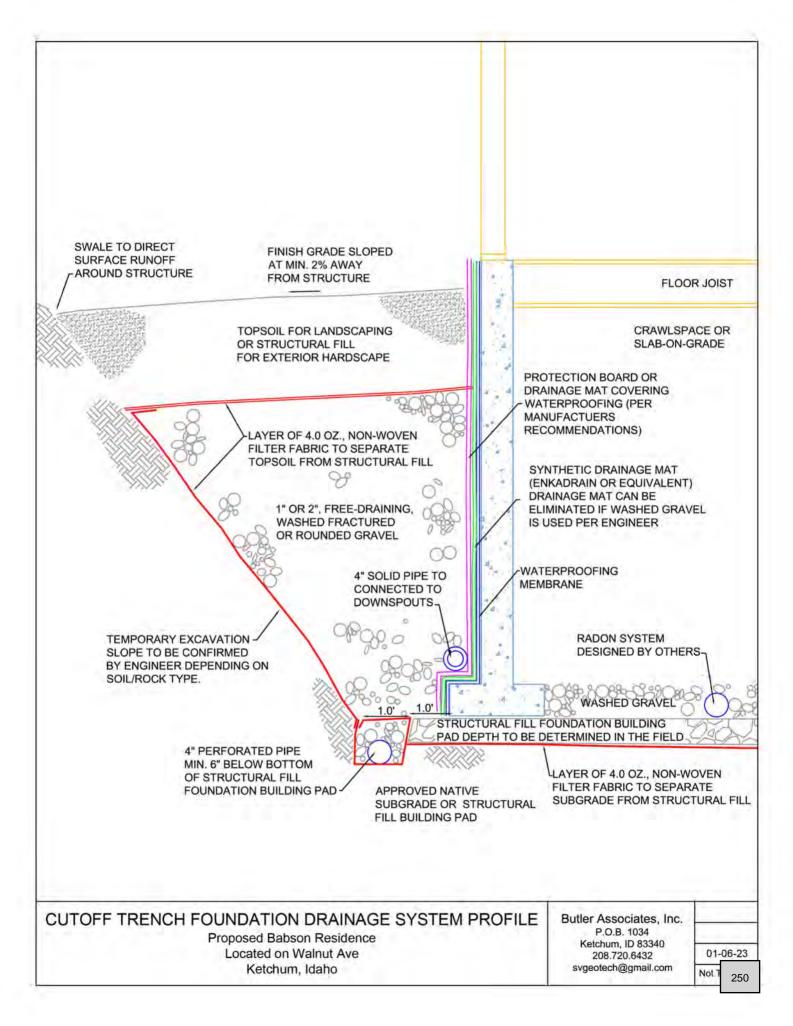
Proposed Babson Residence

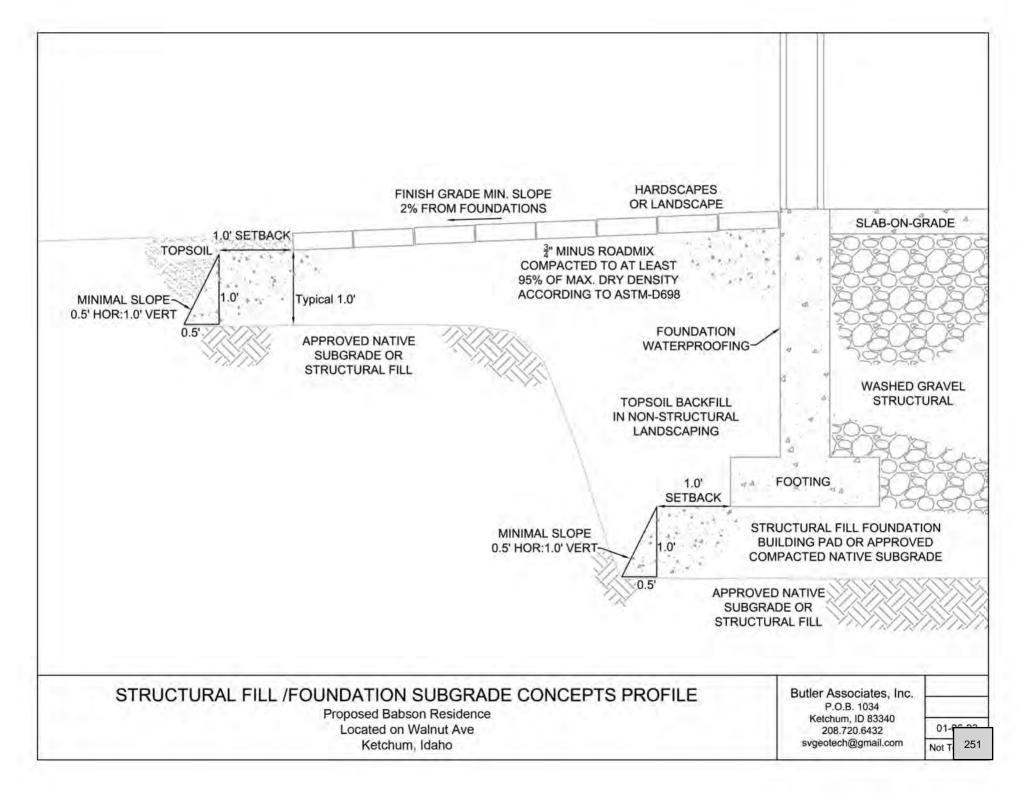


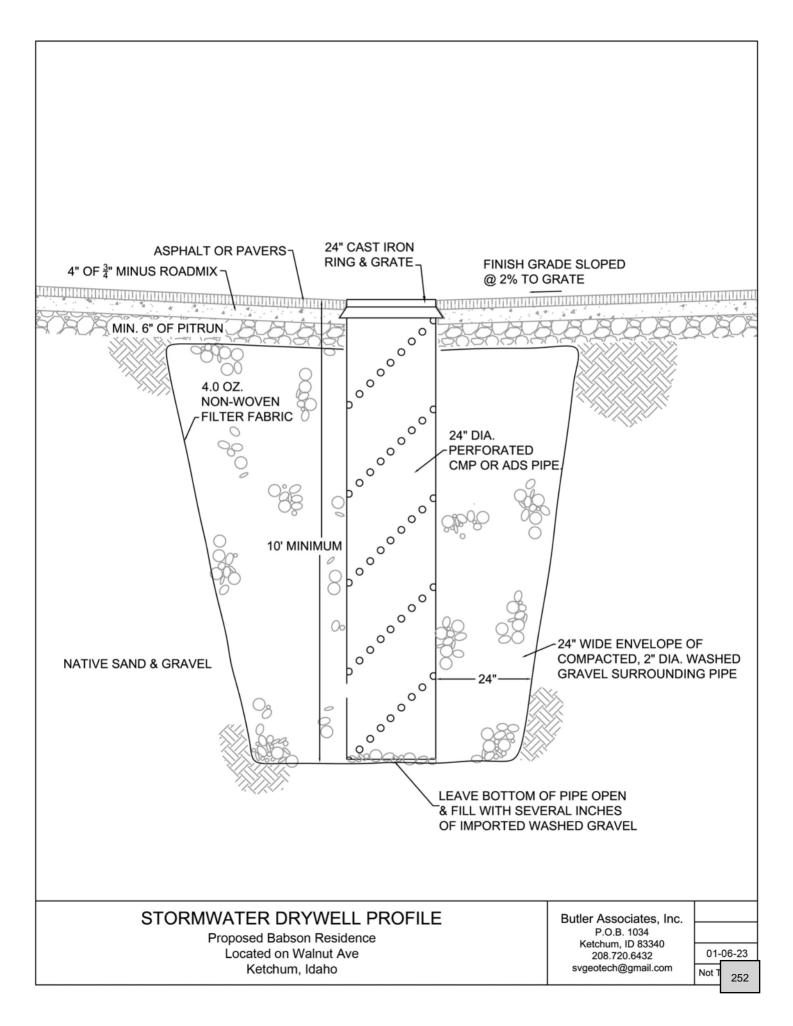


svgeotech@gmail.com

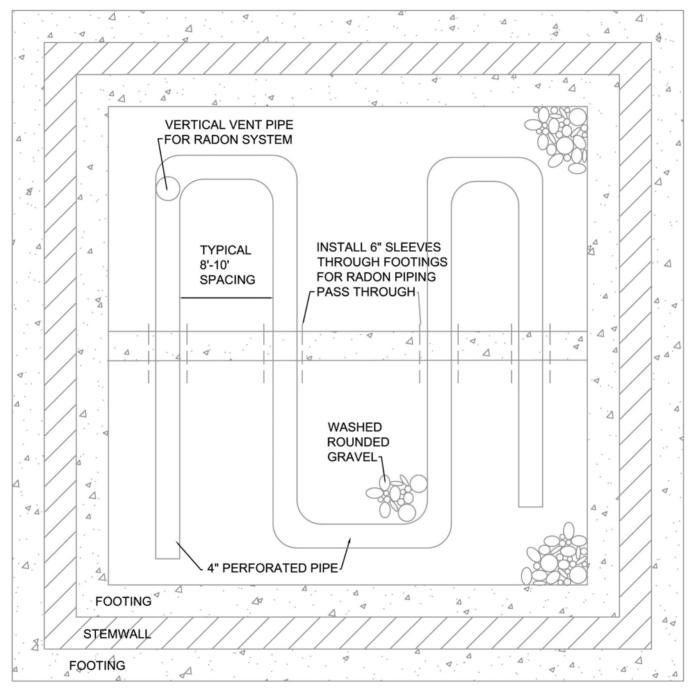
249 Not T







*TYPICALLY WASHED GRAVEL PLACED OVER PERFORATED PIPE TO TOP OF FOOTING AND COVERED WITH VAPOR BARRIER THAT IS SEALED TO TOP OF FOOTING



**RADON SYSTEM DESIGNED BY OTHERS

RADON SYSTEM CONCEPTS PLAN

Proposed Babson Residence Located on Walnut Ave Ketchum, Idaho Butler Associates, Inc. P.O.B. 1034 Ketchum, ID 83340 208.720.6432 svgeotech@gmail.com

01-06-23

Not 7 253

Attachment C: Preliminary Plat Application & Supplemental Materials



City of Ketchum Planning & Building

OFFICIAL US	E ONLY
Application Number	P23-052
Date Received:	6/5/23
By:	HLN
Fee Paid:	\$2600
Approved Date:	
Ву:	

Subdivision Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. 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.

	A	PPLICANT INFORMATION	
Name of Proposed Sul	division: KETCHUM TO	WNSITE: BLOCK 91: LOT 3A	
Owner of Record:Brey	man Properties, LLC		
Address of Owner: 12	045 Breyman Ave, Portla	ind, OR 97219	
Representative of Owr	er: Galena-Benchmark E	Engineering, Dave Patrie	
Legal Description: Lots	3 & 4, Block 91, Ketchu	ım Townsite	
Street Address: corne	r 7th Street & Walnut Ave	enue	
	SU	BDIVISION INFORMATION	
Number of Lots/Parce	s: 1		
Total Land Area: +/- 1	6,523 SF		
Current Zoning District	: LR-	-	
Proposed Zoning Distri	ct: LR-		
Overlay District: mour	tain overlay district	11-0	-
		TYPE OF SUBDIVISION	
Condominium	Land 🔳	PUD □	Townhouse □
Adjacent land in same	ownership in acres or squa	re feet: n/a	
Easements to be dedic	ated on the final plat:		
No new easem	nents.		
Briefly describe the im	provements to be installed	prior to final plat approval:	-
None			
	Al	DDITIONAL INFORMATION	
	•	f Ketchum's Dark Sky Ordinance	
			s and/or Condominium Declarations
, - , -	-	ecorded deed to the subject prop	perty
One (1) copy of the pr		_	
All files should be subi	mitted in an electronic form	nat	

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.

Applicant Signature

Date



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: June 2, 2022

Countersigned by:

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

Authorized Countersignature

TitleOne
Company Name

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



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.

2222 Guarantee - (CLTA Form) Rev. 6-6-92

Page 1 of 3 for Policy Number: G-0000367463638 Agent ID: 120050

GUARANTEE CONDITIONS AND STIPULATIONS

- **Definition of Terms** The following terms when used in the Guarantee mean:
 - "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - "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.
 - "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
 - "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.
 - "date": the effective date.
- 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.
 - (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.
 - 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.
- 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.
- 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.
- 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:
 - 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.
 - 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.
 - 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.
- 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.
- 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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Page 2 of 3 for Policy Number: G-0000367463638 Agent ID: 120050

2222 Guarantee - (CLTA Form) Rev. 6-6-92

GUARANTEE CONDITIONS AND STIPULATIONS

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.
- B. 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.

2. 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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File Number: 22455152

2222 Guarantee - (CLTA Form) Rev. 6-6-92

LOT BOOK GUARANTEE Issued By Stewart Title Guaranty Company

SCHEDULE A

File No. 22455152 State: ID County: Blaine

 Guarantee No.
 Liability
 Date of Guarantee
 Fee

 G-0000367463638
 \$1,000.00
 June 2, 2022 at 7:30 a.m.
 \$140.00

Name of Assured: Benchmark Associates

The assurances referred to on the face page hereof are:

 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):

Lots 3 and 4, Block 91 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

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

Deed Type: Warranty Deed

Grantors: Columbia Holdings, LLC, an Oregon limited liability company Grantees: Breyman Properties, LLC, an Oregon limited liability company

Recorded Date: September 13, 2019

Instrument: 663129 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:

None at this time, Ketchum, ID 83340

2. Taxes, including any assessments collected therewith, for the year 2021 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2022.

Parcel Number: RPK00000910030
Original Amount: \$7,488.56

3. Taxes, including any assessments collected therewith, for the year 2021 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2022.

Parcel Number: RPK0000091004A Original Amount: \$7,488.56

- 4. Taxes, including any assessments collected therewith, for the year 2022 which are a lien not yet due and payable.
- 5. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.
- 6. Easements, reservations, restrictions, and dedications as shown on the official plat of Ketchum Townsite.
- 7. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 13, 1942 as Instrument No. 84202, records of Blaine County, Idaho.
- 8. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
- 9. Exceptions and Reservations as contained in a/an Ordinance No. 173.

Executed by: City of Ketchum

Purpose: Allows owners adjacent to alley to landscape within alley, but no permanent structures allowed

Recorded: October 12, 1979

Instrument No.: 197670, records of Blaine County, Idaho.

10. Terms and conditions contained in a/an Right-of-way Encroachment Agreement by and between Barry Traub, representing M&B Traub Trust and the City of Ketchum, Idaho, a municipal corporation.

Recorded: September 25, 2018

Instrument No.: 655196, records of Blaine County, Idaho.

11. Terms and conditions contained in a/an Reciprocal View Corridor and Landscape Easement Agreement by and between Columbia Holdings,

LLC, an Oregon limited liability company and Breyman Properties LLC, an Oregon limited liability company.

Recorded: September 13, 2019

Instrument No.: 663131, records of Blaine County, Idaho.

12. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$2.600.000.00

Trustor/Grantor: Columbia Holdings, LLC, an Oregon limited liability company

Trustee: Blaine County Title

Beneficiary: Barry Traub and Marjorie Traub, Trustees of the M and B Traub Trust

Dated: September 25, 2018 Recorded: September 25, 2018

Instrument No.: 655198, records of Blaine County, Idaho.

An Assumption Agreement. Recorded: September 13, 2019

Instrument No.: 663130, 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-0000367463638

Name of Assured: Benchmark Associates

Date of Guarantee: June 1, 2022

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:

Breyman Properties, LLC, an Oregon limited liability company

Sun Valley Title By:

Nick Busdon, Authorized Signatory

File No. 22455152

SCHEDULE B

Exceptions:

NONE

Instrument # 663129

HAILEY, BLAINE, IDAHO 09-13-2019 2:05:12 PM No. of Pages: 2 Recorded for: BLAINE COUNTY TITLE JOLYNN DRAGE Fee: \$15.00 Ex-Officio Recorder Deputy: GWB Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

Columbia Holdings, LLC, an Oregon limited liability company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Breyman Properties, LLC, an Oregon limited liability company

the Grantee, whose current address is: 12045 Breyman Avenue, Portland, OR 97219

the following described premises, to-wit:

Lots 3 and 4 in Block 91, of the VILLAGE OF KETCHUM, as shown on the certified copy of the official map thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 10 day of September, 2019.

COLUMBIA HOLDINGS, LLC

Peter W. Stott Manager

...anago.

Blaine County Title, Inc. File Number: 1921775

Warranty Deed - LLC

Page 1 of 2

State of	Oregon
County of	multranan

This record was acknowledged before me on $\frac{10}{1000}$ day of September, 2019, by Peter W. Stott, as Manager of Columbia Holdings, LLC.

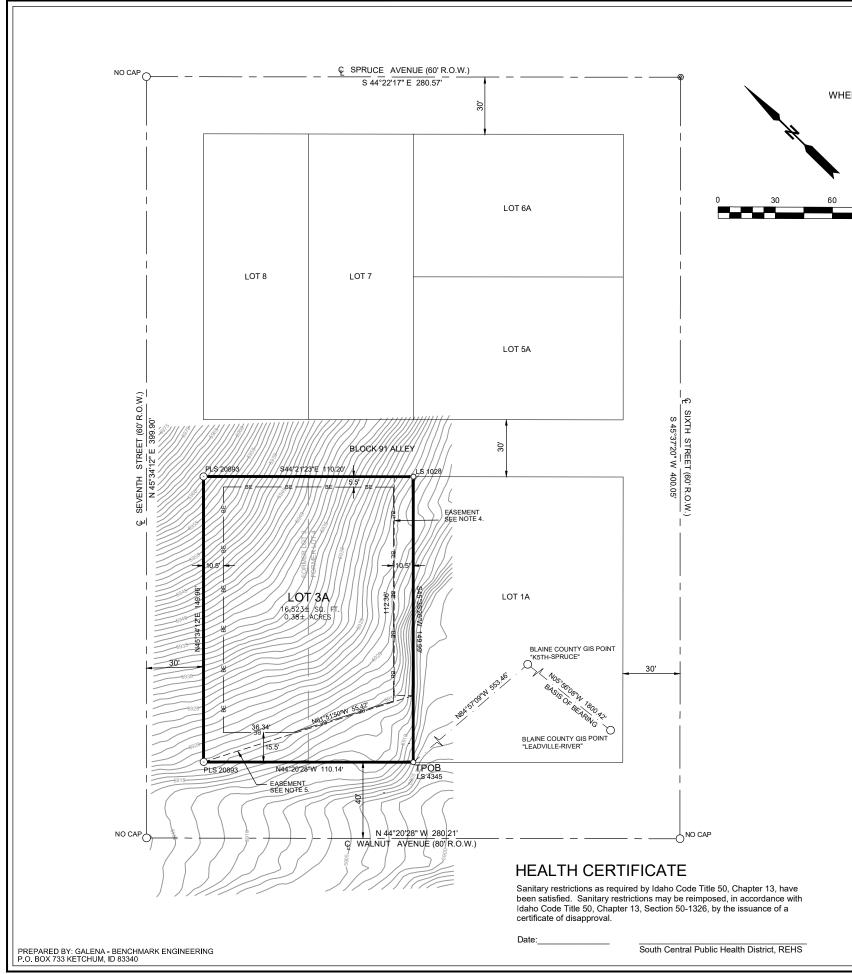
My Commission Expires:

(STAMP)

OFFICIAL STAMP LEA MARIE PFAU NOTARY PUBLIC-OREGON COMMISSION NO. 948941 MY COMMISSION EXPIRES MARCH 30, 2020

Blaine County Title, Inc. File Number: 1921775 Warranty Deed - LLC Page 2 of 2

Attachment D: Preliminary Plat Plans



A PLAT SHOWING:

KETCHUM TOWNSITE: BLOCK 91, LOT 3A

WHEREIN THE BOUNDARY COMMON TO LOTS 3 & 4 WITHIN BLOCK 91, KETCHUM TOWNSITE IS ELIMINATED, CREATING LOT 3A.

LOCATED WITHIN: SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

MAY 2023

PRELIMINARY PLAT

PROPERTY BOUNDARY ADJOINING PROPERTY LINE SURVEY TIES LOT LINE TO BE ELIMINATED PROPOSED BUILDING ENVELOPE EASEMENT LINE (AS NOTED) CONTOUR LINE FOUND SURVEY SPIKE (PER INST. NO. 652564) O FOUND 1/2" REBAR (MARKED AS NOTED) FOUND 5/8" REBAR (MARKED AS NOTED)

NOTES/SURVEY NARRATIVE:

- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 3 & 4 OF KETCHUM TOWNSITE,
 BLOCK 91. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL
 CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
- 2. REFERENCES:
 - a. PLAT OF VILLAGE OF KETCHUM: INST. NO. 302967.
 - b. RECORD OF SURVEY OF KETCHUM TOWNSITE: BLOCK 91, LOTS 3 & 4, INST. NO. 694710.
- 3. DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
- 4. A 10' BY 115' LANDSCAPE SCREENING EASEMENT FOR THE BENEFIT OF COLUMBIA HOLDINGS EXISTS PER INST. NO. 663131.
- 5. A VIEW CORRIDOR AND LANDSCAPE EASEMENT FOR THE BENEFIT OF COLUMBIA HOLDINGS EXISTS PER INST. NO. 663131.
- 6. THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY ENCROACHMENT AGREEMENT, RECORDED AS INST. NO. 655196.
- 7. THE CURRENT ZONING DISTRICT FOR THE WITHIN PLAT IS LR, LIMITED RESIDENTIAL.
- 8. CONTOUR INTERVAL: 1' CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ON HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.

OWNER OF RECORD:

BREYMAN PROPERTIES, LLC 12045 BREYMAN AVENUE PORTLAND, OR 97219





KETCHUM TOWNSITE: BLOCK 91, LOT 3A

LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BYLA/BREYMAN PROPERTIES, LLC

 PROJECT NO. 23020
 DWG BY: ROB/CPL
 FILE: 23020PRE.DWG

 PRELIMINARY PLAT
 DATE: 05/26/2023
 SHEET: 1 OF 1

Attachment E: Mountain Overlay Standards Evaluation

FINDINGS REGARDING COMPLIANCE WITH MOUNTAIN OVERLAY DESIGN REVIEW STANDARDS

	Mountain Overlay Design Review Standards (KMC §17.104.070.A)			
Compliant Standards ar				Standards and Findings
Yes	No	N/A	Ketchum	City Standards and Findings
			Municipal Code	
\boxtimes			17.104.070.A.1	There is no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.
			Findings	The project is not sited on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering or within the city. Story poles for the project were not seen from vantage points such as Town Square, bike path at 6 th St & 3 rd Ave, and intersection of East Ave & E 1 st St.
\boxtimes			17.104.070.A.2	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.
			Findings	Staff looked towards to project site from various vantage points including Town Square, bike path at 6 th St & 3 rd Ave, and intersection of East Ave & E 1 st St. From all vantage point listed, staff was not able to view story poles erected for the project.
			17.104.070.A.3	Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.
×			Findings	The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L.
				If approved, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed driveway and right-of-way improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.
			17.104.070.A.4	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.
			Findings	Sufficient access is provided for fire and other emergency vehicles to reach within 150 feet of the furthest exterior wall of the building. The Fire Department has reviewed the project plans and has found that all access requirements for emergency vehicles have been met.

		17.104.070.A.5	Significant rock outcroppings are not disturbed.
		Findings	There are no significant rock outcroppings within the property boundary
\boxtimes			of the subject property. Rock outcroppings further up the hillside are not
			blocked from view by the proposed residence.
		17.104.070.A.6	International Building Code (IBC) and International Fire Code (IFC) and
			Ketchum Fire Department requirements shall be met.
		Findings	The project must comply with the 2018 International Residential Code,
\boxtimes			the 2018 International Fire Code, all local amendments specified in Title
			15 of Ketchum Municipal Code, and Ketchum Fire Department
			requirements. All building code and Fire Department requirements will
			be verified for compliance by the Building and Fire departments prior to
		17 104 070 A 7	building permit issuance.
		17.104.070.A.7	Public water and sewer service comply with the requirements of the City.
		Findings	As shown on C2.0 of the project plans, the applicant has proposed connecting to the municipal water and sewer systems from existing lines
\boxtimes			within Walnut Ave. 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 the
			project.
		17.104.070.A.8	Drainage is controlled and maintained to not adversely affect other
			properties.
		Findings	Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be
			retained on site. Drainage improvements are specified on Sheet C1.0 of
			the project plans. The drainage improvements include the installation of
			a trench drain bordering the length of the driveway. A combination of
\boxtimes			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-site.
			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 the project.
		17.104.070.A.9	Cuts and fills allowed for roadways shall be minimized; lengths of
			driveways allowed shall be minimized; all cuts and fills shall be concealed
			with landscaping, revegetation and/or natural stone materials.
\boxtimes			Revegetation on hillsides with a clear zone of thirty feet (30') around all
			structures is recommended. Said clear zone shall include low
			combustible irrigated vegetation with appropriate species, on file with
			the Ketchum planning department. Revegetation outside of this clear
			zone should be harmonious with the surrounding hillsides.

		Findings	The driveway accesses the site as high on Walnut Ave as possible to allow a more direct approach onto the site which results in less cut and fill as opposed to having a driveway perpendicular to Walnut Ave and further south on the subject property.
			The landscape plan proposes a variety of trees, shrubs, and grasses that will conceal any cuts and fills the project has.
			The Fire Department has reviewed the project plans and has not recommended a 30-foot-clear-zone for the project. Fire Protection Ordinance No. 1217 (KMC §15.08.080) requires that: (1) tree crowns extending within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet, (2) tree crowns within 30 feet of any structure shall be pruned to remove limbs less than 6 feet above the ground surface adjacent to trees, and (3) non-fire resistive vegetation or growth shall be kept clear of buildings and structures in order to provide a clear area for fire suppression operations. The project complies with the fire protection and defensible space standards specified in KMC §15.08.080.
		17.104.070.A.10	There are not other sites on the parcel more suitable for the proposed
\boxtimes		Findings	development in order to carry out the purposes of this Ordinance. The location of the proposed residence allows for the building to be
		i iliuliigs	tucked into the hillside and step up with the cross slope, resulting in the
			project not having a material visual impact.
		17.104.070.A.11	Access traversing 25% or greater slopes does not have significant impact
			on drainage, snow and earth slide potential and erosion as it relates to
			the subject property and to adjacent properties.
		Findings	A majority of the driveway traverses sections of the property over 25%
\boxtimes			slope. The City Engineer reviewed the proposed driveway access and
			determined that the proposal does not have significant impact on drainage, snow and earth slide potential and erosion on the subject
			property and adjacent properties. The final access plan shall be reviewed
			and approved by the City Engineer and Streets Department prior to
			issuance of a Building Permit for the project.
		17.104.070.A.12	Utilities shall be underground.
		Findings	The utility improvements are indicated on Sheet C1.0 of the project
			plans. The redevelopment project will utilize sewer, gas, and electrical
\boxtimes			service from Sage Rd. The Utilities Department reviewed the project
			plans and the service connections complies with city requirements.
			Pursuant to condition no. 2, the applicant shall submit final civil drawings
			prepared by an engineer registered in the State of Idaho that provide specifications for the proposed utility improvements for final review and
]		specifications for the proposed utility improvements for illiar review and

		approval by the Utilities Department prior to issuance of a building permit for the project.
	17.104.070.A.13	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.
	Findings	Sheet L-2.00 shows the proposed limits of disturbance on the subject property for the proposed residence. A construction management plan that addresses all construction activity standards specified in Ketchum Municipal Code §15.06.030 will be required to be submitted with the building permit application. City Departments will conduct a comprehensive review of the proposed construction management plan during plan review for the building permit.
	17.104.070.A.14	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.
	Findings	The project minimizes excavation and disturbance on the site not associated with building construction as seen on Sheet L-2.00. The proposed cut and fill quantities are specified on Sheet C4.0. The total volume of the proposed cut is 3053 cubic yards. The proposed fill comes out to 199 cubic yards. Areas disturbed will be revegetated with native plantings upon completion of construction.
	17.104.070.A.15	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.
	Findings	No significant landmarks have been identified on-site. The significant landmark uphill of the property will not be negatively impacted by the proposed development.
	17.104.070.A.16	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.
	Findings	This standard is not applicable as the project does not propose belowgrade structures that encroach into required setbacks.

Attachment F:

Zoning & Dimensional Standards Evaluation

	Compliance with Zoning and Dimensional Standards				
Cor	npliar	nt		Standards and Findings	
Yes	No	N / A	Ketchum Municipal Code	City Standards and Findings	
\boxtimes			17.12.030	Minimum Lot Area	
			Finding	Required: 8,000 square feet minimum Existing: 16,523 square feet	
\boxtimes			17.12.030	Building Coverage	
			Finding	Permitted: 35% Proposed: 25% (4,188 square feet / 16,523 square feet lot area)	
\boxtimes			17.12.030	Minimum Building Setbacks	
			Finding	Minimum Required Setbacks: Front: 15' Side: > of 1' for every 2' in building height, or 10' (18'-11'' required) Rear: > of 1' for every 2' in building height, or 20'	
				Proposed: Front (Walnut Ave): 19' Side (east): 18' – 11" Side (west): 18' – 11" Rear (north): 5' (lots abutting alleys may measure rear setback from centerline of alley, provided no building is located within the right-of-way of the alley)	
\boxtimes			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: 37' – 10"	
\boxtimes			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: 14.5% (16-foot-wide driveway/110 feet of frontage along Walnut Ave)	
\boxtimes			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: 2 parking spaces per dwelling unit Proposed: 2	

Attachment G: Design Review Standards Evaluation

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	YES
connection from an existing City street to their development.	
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Finding: As the lot is vacant, the applicant is providing a driveway to connect the residence to Walnut Ave. Applicant is responsible for the costs of the driveway construction.

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	N/A

Finding: No new streets or changes to the design of Walnut Ave are proposed with this project.

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a	N/A
"substantial improvement" shall install sidewalks as required by the Public	
Works Department.	

Finding: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.

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.	N/A
Finding : N/A. The subject property is located within the LR Zone and sidewalks a required to be installed for this project.	re not

	17.96.060.B.3 - Sidewalks	Conformance
Sidewo	lks may be waived if one of the following criteria is met:	N/A
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.	

Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.

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.	N/A
	ı

Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.

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.	N/A

Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the	N/A
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.	

Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.

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 C1.0 of the project plans. The drainage improvements include the installation of a trench drain bordering the length of both driveways. Drywells 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-site.

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 the project.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the	YES
subject property lines adjacent to any public street or private street.	

Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C1.0 of the project plans. The drainage improvements include the installation of a trench drain bordering the length of both driveways. 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-site.

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 the project.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as	YES
necessary, depending on the unique characteristics of a site.	

Finding: 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-site. 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 length of the driveway. Drywells 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 for the project.

17.96.060.D.1 - Utilities	Conformance
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All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.

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.

Conformance
YES

Finding: As shown on C2.0 of the project plans, the applicant has proposed connecting to the municipal water and sewer systems from existing lines within Walnut Ave. 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 the project.

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to	N/A
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.	

Finding: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the	YES
townscape, surrounding neighborhoods and adjoining structures.	

Finding: Walnut Ave features residences built at varying timeframes resulting in a diverse range of materials and architectural styles. This has resulted in a mix of architectural styles used with newer residences leaning towards a mountain modern style (flat roofs, high percent of glazing, and less warm materials) and older residences featuring more traditional mountain architecture materials (logs and native stone with a more rustic feel). The proposed residence blends the two architectural styles by utilizing more traditional materials and roof form, while also including larger amounts of glazing on the third floor.

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: 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 project site is vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest	N/A
sidewalk and the entryway shall be clearly defined.	

Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural	YES
features.	

Finding: The project includes the use of multiple step backs on two sides of the residence and a pitched roof form to reduce bulk and mass. These features along with the material palette used provide visual interest.

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES

Finding: The project uses primarily stucco and stone throughout the project. The use of these materials provide enough contrast between the different levels of the floor while still being an aesthetically pleasing combination.

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the	YES
project shall match or complement the principal building.	

Finding: No accessory structures are proposed. Landscaping within the project provides a variety of shrubs and trees as well as low lying grasses and sagebrush to blend in with the natural hillside.

Conformance
YES

Finding: The proposed residence is three stories in height and each floor of the structure is stepped back into the hillside, providing undulation and relief to reduce the appearance of bulk and flatness.

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES

Finding: The single family residence is proposed to be oriented towards the primary street frontage along Walnut Ave

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
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Finding: No satellite receivers are proposed for the project. As shown on Sheet A2.0, the garage contains storage space to accommodate garbage bins. The garbage storage area will be contained with the enclosed garage and fully screened from public view.

17.96.060.F.8 – Architectural	Conformance
Building design shall include weather protection which prevents water to drip	YES
or snow to slide on areas where pedestrians gather and circulate or onto	
adjacent properties.	

Finding: Due to building design, no snow or water will slide or drip onto adjacent properties. Per building code requirements, rooftop snow retention is required and will be verified upon building permit submittal.

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with	N/A
existing and anticipated easements and pathways.	

Finding: N/A. This redevelopment project is located within the Knob Hill area, an existing low-density residential neighborhood. The site is not contiguous to existing pedestrian, equestrian, or bicycle easements or pathways.

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.	N/A

Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets.	N/A
Traffic includes vehicle, bicycle, pedestrian and equestrian use.	
Consideration shall be given to adequate sight distances and proper	
signage.	

Finding: N/A. The proposal is a residential development along a low traffic area on Walnut Ave. The driveways to both townhomes meet city standards.

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 are further than 20 feet away from the nearest intersection of Walnut Ave and 6th St.

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 provided Ave.	l along Walnut

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: Sheets L1.0 show the proposed snow storage area to include 660 square feet, greater than the required 30% (1900 * .30 = 570 square feet).

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: Sheet L1.0 shows the snow storage areas to be provided are on site.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five	YES
feet and shall be a minimum of 25 square feet.	

Finding: Sheet L-1.00 shows that no snow storage area has 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.	N/A
Finding: Applicant is not proposing snowmelt.	

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 Sheet L1	of the project

Finding: Landscaping has been provided for the project as indicated on Sheet L1 of the project plans.

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable	YES
to a site's microclimate, soil conditions, orientation and aspect, and shall	
serve to enhance and complement the neighborhood and townscape.	

Finding: Plantings include native evergreens and shrubs around the proposed residence. The proposed vegetation is readily adaptable to the site's microclimate, soil conditions, orientation, and aspect and will restored disturbed hillside areas on the subject property.

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 materials, inc pines, native shrubs, and drought tolerant grasses.	luding firs,

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: The proposal intends to provide landscaping on the side yards allowing	for privacy
between adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed.	N/A
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.

Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.

nformance
N/A

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 below grade encroachments are proposed.	