CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, April 09, 2024, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.
You will find this option on our website at www.ketchumidaho.org/meetings.

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

1. Join us via Zoom *(please mute your device until called upon)*.
   Join the Webinar: https://ketchumidaho-org.zoom.us/j/84738546285
   Webinar ID: 847 3854 6285

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:
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 March 26, 2024 minutes

PUBLIC HEARING:

2. ACTION ITEM: Recommend commission review, approve either Redesign #1 or Redesign #2 of the Lot 33, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and direct staff to return with the Findings of Fac

NEW BUSINESS:

ADJOURNMENT:

CALL TO ORDER: *(00:00:15 in video)*
Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30 p.m.

ROLL CALL:
Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:
Adam Crutcher – Associate Planner
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Heather Nicolai – Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:30 in video)*

None

CONSENT AGENDA: *(00:00:38 in video)*

1. ACTION ITEM: Approval of the March 12, 2024 minutes

Motion to approve the March 12, 2024 minutes. Motion made by Susan Passovoy seconded by Brenda Moczygemba (*00:00:51 in video)*
MOVER: Susan Passovoy
SECONDER: Brenda Moczygemba
AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, & Neil Morrow
NAYS:
ABSTAIN: Tim Carter
RESULT: 4-YAYS, 1-ABSTAIN – MOTION ADOPTED

PUBLIC MEETING: (00:01:06 in video) 432

2. Recommendation to review and provide feedback on the Pre-Application Design Review application for the Bigwood Clubhouse project at 105 Clubhouse Drive
- Staff Report-Adam Crutcher, Associate Planner (00:01:18 in video)
- Applicant Presentation-Scott Prentice, Scott Prentice Architects (00:05:35 in video)
- Commission comments and questions for applicant and staff. Applicant and Staff responses (00:07:45 in video)
- Mark Alman – Bigwood HOA – responded to commission questions (00:09:25 in video)

PUBLIC COMMENT OPENED: (00:13:15 in video)

- Julie Lynn (00:13:30 in video)

PUBLIC COMMENT CLOSED: (00:14:10 in video)

- Commission comments and questions for applicant. Applicant responses (00:14:13 in video)
- Commission comments and feedback for applicant (00:15:20 in video)

NEW BUSINESS: *(00:16:08 in video)*

3. Cohesive Ketchum Project Discussion: March Presentation Series and Community Feedback on Proposed Updates to Core Values
    - Staff Presentation-Abby Riven, Senior Planner *(00:17:05 in video)*
    - Commissioner comments and questions for Staff and Staff responses *(00:26:37 in video)*

PUBLIC COMMENT OPENED: (00:35:20 in video)

- Warren Benjamin (00:35:51 in video)
- Julie Johnson (00:38:22 in video)
- Robin Hagenau (00:39:21 in video)
- Perry Boyle (00:41:57 in video)
- Andy Ross (00:44:40 in video)
- Anne Corrock (00:46:07 in video)
- Brian Barsotti (00:48:52 in video)
- Commission Comments (00:56:36 in video)

PUBLIC COMMENT CLOSED: (00:59:12 in video)

- Staff & Commission Comments (00:59:25 in video)

4. Staff Highlights & Updates for Commission
    - Staff comment (00:59:25 in video)
    - Commission comments and questions (00:59:50 in video)

ADJOURNMENT:

Motion to adjourn at 5:33 p.m. *(01:03:05 in video)*

MOVER: Neil Morrow
SECONDER: Brenda Moczygemba
AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – P & Z Commissioner

_____
Morgan Landers – Director of Planning & Building

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
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STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF APRIL 9, 2024

PROJECT: Warm Springs Ranch Residences Lot 33

FILE NUMBER: P23-018

APPLICATION TYPE: Design Review

REPRESENTATIVE: John Shirley – Think Architecture (architect)

PROPERTY OWNER: Brennan Holdings No. 300 LLC

REQUEST: Design Review application for the development of a new single-family residence.

LOCATION: 170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences)

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

OVERLAY: None

REVIEWER: Paige Nied – Associate Planner

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 20, 2024. The public hearing notice was published in the Idaho Mountain Express on March 20, 2024. A notice was posted on the project site and the City's website on April 2, 2024. Story poles were documented on the project site as of April 2, 2024.

I. EXECUTIVE SUMMARY:

The initial design review application included four applications for single family residences on Lots 32-35 of the Warm Springs Ranch Residences Subdivision. Pursuant to Ketchum Municipal Code (KMC) §17.96.010.B.1, single family residences (that are not within the Mountain Overlay Zone District) are exempt from design review. However, the Warm Springs Ranch Residences Subdivision, which was platted in 2021, includes plat note #22 which states, "Development on Lots 32, 33, 34, and 35 shall be subject to the standards of Ketchum Municipal Code, Chapter 17.96, Design Review." This plat note was added to ensure that the development of Lots 32-35 has a minimal visual impact to the Warm Springs Road view corridor. The Planning and Zoning Commission reviewed the proposed developments on Lots 32-35 for the first time during their regular meeting on September 12th, 2023 (see Attachment G for the staff report). The Commission and the public expressed concerns regarding visual impact to the Warm Springs Road view corridor from the height of the residence on Lot 33 and

the height of the landscaping on Lots 32-34. The Commission approved the design review application for Lot 35 only and moved to continue the design review applications for Lots 32-34.

The Commission reviewed the development proposals for Lots 32-34 for the second time during their regular meeting on October 10, 2023 (see Attachment H for the staff report). At the October 10th meeting, the public reiterated their concern from the first meeting regarding the building height of the structure on Lot 33 impacting the view corridor. Additionally, concerns were raised about the boxy design and lack of visual interest of the structure on Lot 33 from Warm Springs Road. The Commission felt that the height of the proposed landscaping was adequately addressed and was appreciative of the reduction in height of the structure on Lot 33. However, they remained of the opinion that its height continued to impact the Warm Springs Road view corridor. The Commission also concurred with the public's concerns regarding the design's massing and lack of visual relief on the rear of the structure.

Upon review of the application materials, staff and applicant presentation, and public comment, the Commission approved the Design Review applications for Lots 32 and 34. The Commission moved to continue the Design Review application for Lot 33 and requested the applicant provide the following information:

- Reduce the building height to mitigate the visual impact along the Warm Springs view corridor.
- Analyze the design to provide relief of bulk and flatness on the rear of the structure along Warm Springs Road.

The applicant has provided two redesigned development proposals for the Commission's consideration (Attachments B and C), along with supplemental documentation to address comments provided by the Commission (Attachment A). The development proposals herein are referred to as "Redesign #1" and "Redesign #2". Redesign #1 addresses the concerns regarding height and massing raised by the public and the Commission at the previous meeting. The second design option, Redesign #2, addresses the comments related to visual interest as it features a more traditional design, albeit with a slightly taller building height. The revised development proposals include the following changes:

Redesign #1

- Retains flat roofs
- Massing reduced from 3 stories to 2
- Building height reduced by 3'-8" (new maximum building height of 29'-0 ½")
- Chimney height reduced by 4'
- Elevator (and elevator shaft) removed
- Roof parapet is a maximum of 2' above Warm Springs Road curb
- Exterior materials revised to an over grouted natural stone and natural wood in a horizontal lap

Redesign #2

- Features traditional 6:12 pitched roofs with minor flat roof accent areas
- Massing reduced from 3 stories to 2
- Building height reduced by ~1'-4" (new maximum building height of 31'-10 169/256")
- Chimney height reduced by 4'
- Elevator (and elevator shaft) removed
- Roof parapet is a maximum of 5' above Warm Springs Road curb
- Exterior materials revised to an over grouted natural stone and natural wood in a horizontal lap

By providing two design options, the Commission has the opportunity to select a design that minimizes visual impact while maximizing architectural interest. Staff believes that both redesigns address the Commission's concerns and requests for revisions in different ways. Redesign #1 addresses the comment related to height and visibility from Warm Springs Road. However, Redesign #2 provides a more visually interesting architectural design. Therefore, staff recommends the Commission select a design option that best addresses their concerns and approve the Design Review application with conditions.

II. BACKGROUND:

The Planning and Building Department received the Design Review application on March 28, 2023. Following the receipt of the application, staff routed the project plans to all City departments for review. The application was deemed complete on July 28, 2023, after two rounds of review. The Planning and Zoning Commission conducted a public hearing and reviewed the Design Review application for the proposed residence during their regular meetings on September 12, 2023, and October 10, 2023, and moved to continue the Design Review application for Lot 33. Since the hearing, staff have continued to work with the applicant to revise the development proposal.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

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

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

For a full review of Criteria #1, please see the staff report from the September 12th meeting, included as Attachment G. The Comprehensive Plan reads strongly about the protection and enhancement of mountain views and natural features. During the October 10th meeting, the Commission expressed concerns regarding the visual impact to the Warm Springs Road view corridor due to the height of the structure on Lot 33. The previous design for Lot 33 was a three story building with an overall height of 33'-2". Both redesigns reduce the building from three stories to two with slightly different overall heights and roof designs. The plans for Redesign #1 indicate that the building height has been reduced by 3'-8" for a new maximum building height of 29'-0 ½". The building height in Redesign #2 has been reduced by approximately ~1'-4" for a new maximum building height of 31'-10 169/256".

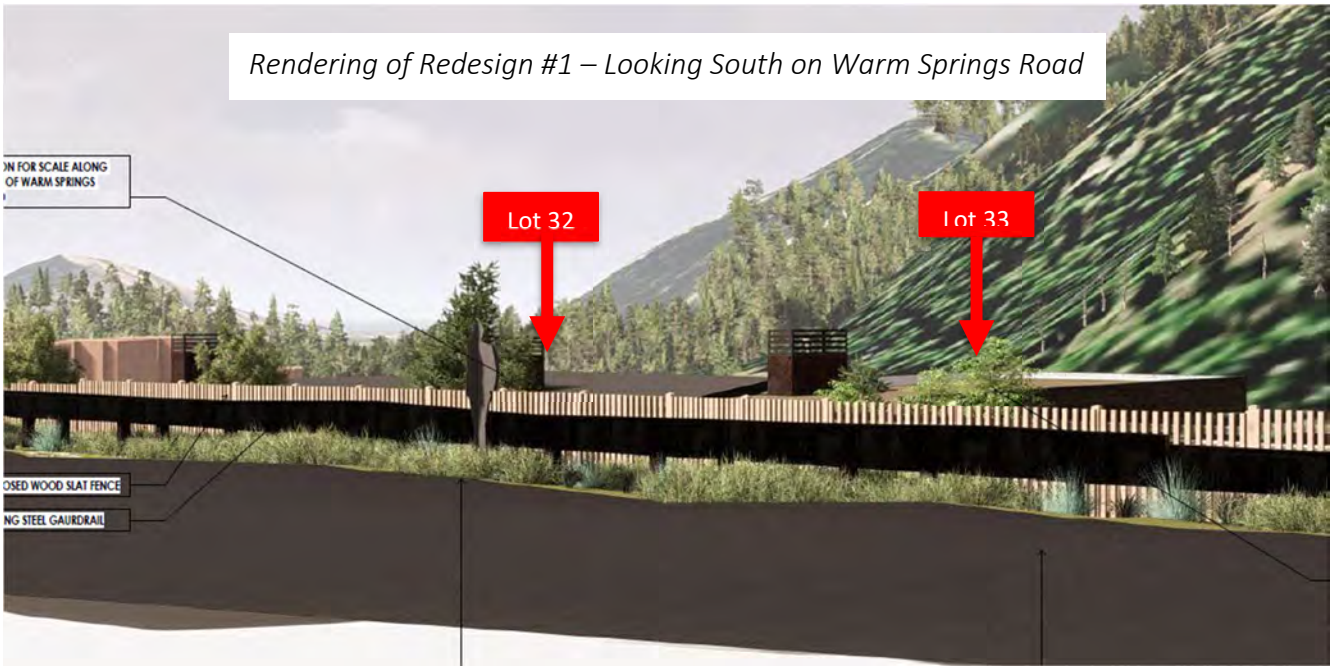
By removing the third story and maintaining a flat roof, the upper roof parapet for Redesign #1 projects 2' above the elevation of Warm Springs Road. For Redesign #2, the main roof gable projects 5' above the elevation of Warm Springs Road and projects 3'-4" at the lower gable ridge line. Despite both redesigns projecting to some degree above Warm Springs Road, the visual impact of the structure will be mitigated in both designs by the existing 2' guardrail along Warm Springs Road and the proposed 4' fence to the rear of the structure. For comparison, the structures on Lots 32, 34, and 35 adjacent to the development, were approved at the previous meetings with the following height projections above the curb on Warm Springs Road:

Lot #	Height Above Warm Springs Road Curb
32	1'-1"
34	1'
35	5'-8"

New renderings of Redesign #1 and #2 of Lot 33, as shown in Figures 1 and 2 below, indicate how the structure will be perceived from neighboring properties across the street as well as looking south on Warm Springs Road. Upon review of the renderings below, staff believes that the visual impact of both designs on Bald Mountain for neighboring properties and looking south will be minimal.

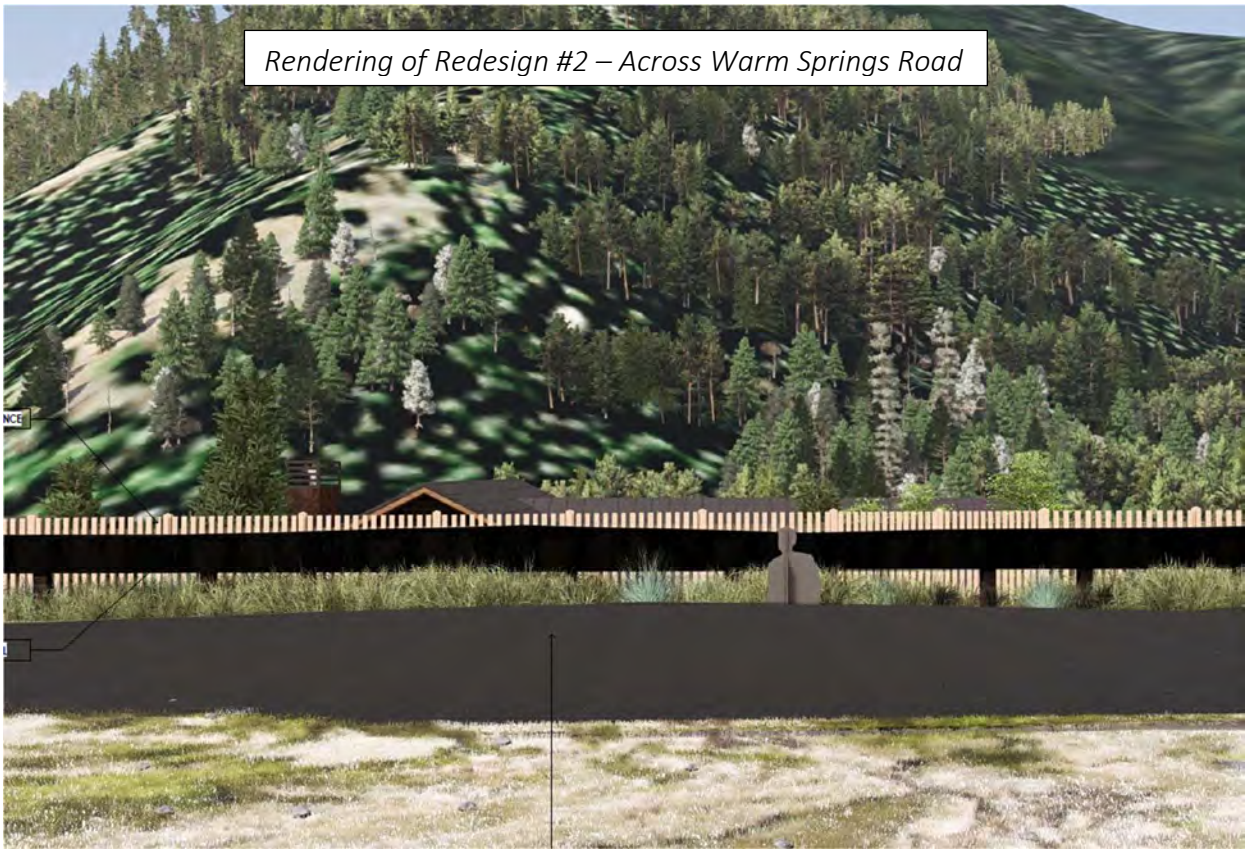
Figure 1

Rendering of Redesign #1 – Across Warm Springs Road



Rendering of Redesign #1 – Looking South on Warm Springs Road

Figure 2:


Rendering of Redesign #2 – Across Warm Springs Road


Rendering of Redesign #2 – Looking South on Warm Springs Road
Lot 32
Lot 33

The height of the roof appurtenances which extend above the roof ridges was also a point of concern and discussion during the previous meetings with the Commission. In conjunction with the reduction in massing and building height, the chimney has also been reduced in height by 4' on both redesigns. The chimney on Redesign #1 is 4'-0 ½" above the roof ridge and the chimney on Redesign #2 is 1'-3" above the roof ridge. In addition, both redesigns indicate that the elevator has been removed. Therefore, there is no longer an elevator shaft which extends above the roof ridge on either design.

Upon review of the redesigned project plans, staff believes that the goals and policies of the comprehensive plan related to the protection of mountain views and scenic areas are met in both redesigns of the project.

Criteria #2: Applicable Standards and Criteria

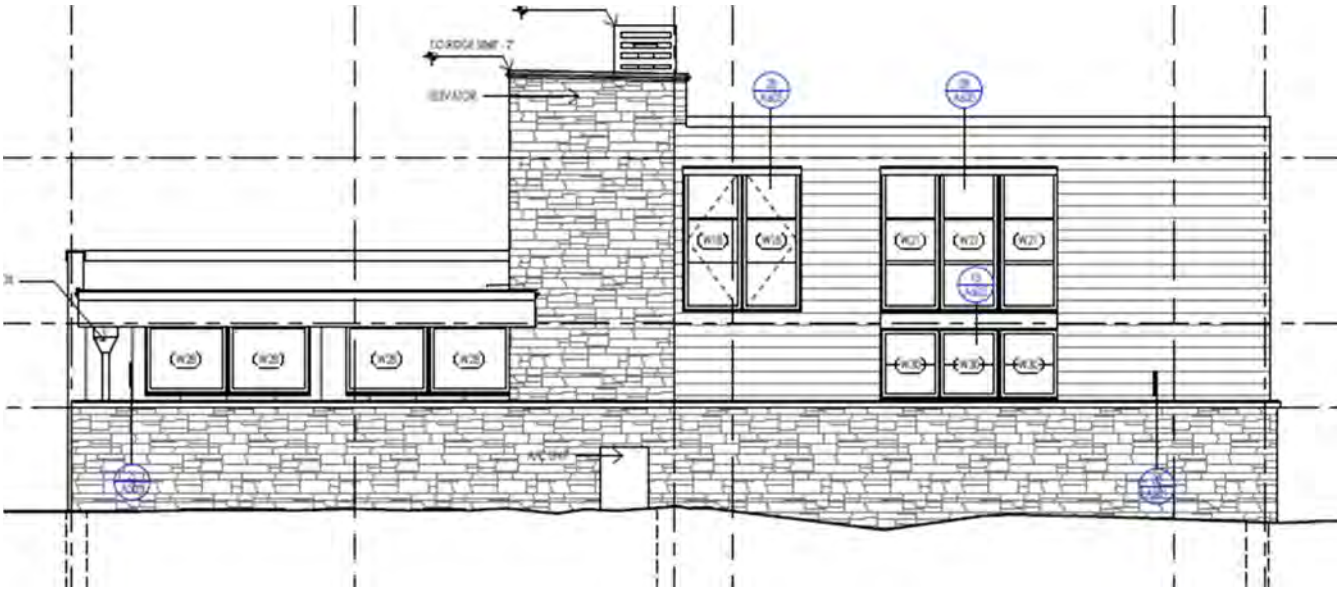
Conformance with Design Review Improvements and Standards

In addition to building height concerns, the public and Commission expressed concerns regarding the appearance of bulk and flatness of the rear of the structure from the Warm Springs Road vantage point. As previously stated, both redesigns have removed the third story, which has significantly diminished the structure's perceived bulk. In addition, Redesign #2 features pitched roofs to mitigate the appearance of flatness and create more visual interest. This design choice stemmed from the Commission's unanimous support of the more traditional design with pitched roofs on Lot 35. The pitched roof in Redesign #2 will also break up the roof lines of the structures on Lots 32-35 as perceived from Warm Springs Road. This variation in roof design will mitigate a uniform appearance, as well as contribute to increased visual interest.

The comparison provided in Figure 3 below illustrates the improvements made to the rear of the structure in the redesigns from the previous iteration.

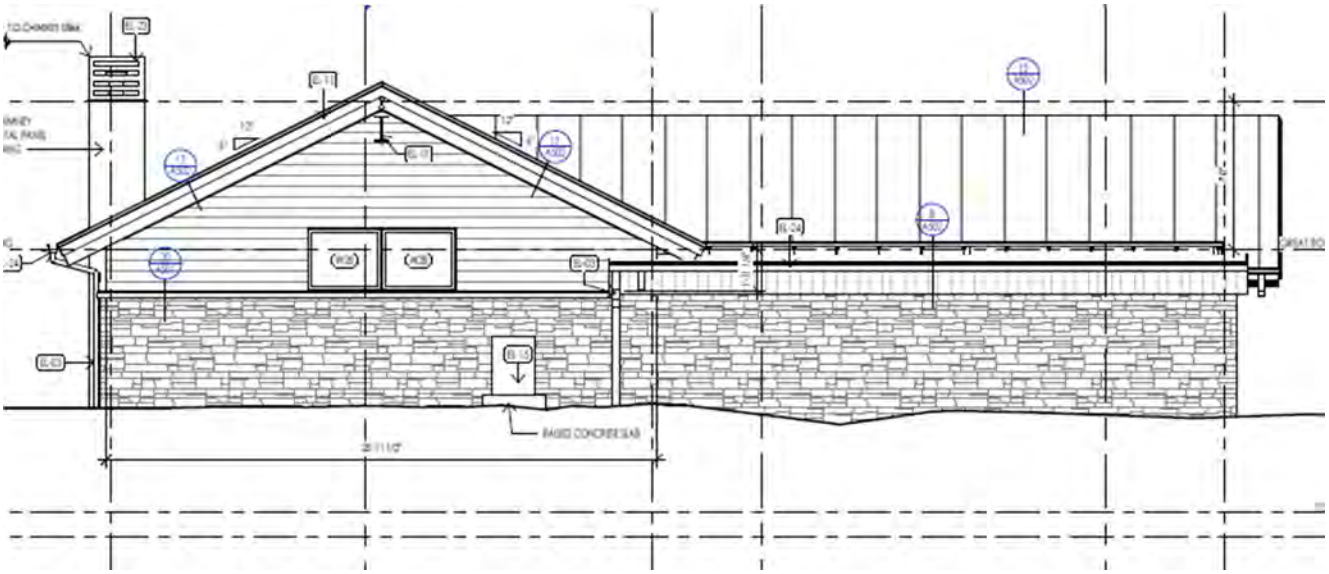
Figure 3: Lot 33 Structure Rear Comparison

Previous Design – Rear of the Structure



Redesign #1 – Rear of the Structure

Redesign #2 – Rear of the Structure



Staff believes that both redesigns reduce the perceived bulk and flatness of the structure and have distinct architectural features that enhance the visual interest from the Warm Springs Road vantage point. The project remains in conformance with all other Design Review improvements and standards requirements.

Conformance with Zoning Regulations

The project plans for Redesigns #1 and #2 remain in conformance with all zoning regulations, including dimensional standards.

STAFF RECOMMENDATION

Staff recommends **approval** of the Design Review application (File No. P23-018) subject to the following conditions:

1. This Design Review approval is based on the Redesign #__ project plans for Lot 33 presented at the April 9, 2024, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permits must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
5. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.

IV. RECOMMENDED MOTIONS

"I move to approve Redesign #1 of the Lot 33, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and direct staff to return with the Findings of Fact."

or

"I move to approve Redesign #2 of the Lot 33, Block 4, Warm Springs Ranch Residences Design Review application, as conditioned, and direct staff to return with the Findings of Fact."

ATTACHMENTS:

A. Design Review Application and Supplemental Documents
B. Lot 33 Plan Set – Redesign #1
C. Lot 33 Plan Set – Redesign #2
D. Design Review Standards Analysis
E. Zoning and Dimensional Standards Analysis
F. Warm Springs Ranch Subdivision Development Agreement
G. Staff Report – September 12, 2023 Planning and Zoning Meeting
H. Staff Report – October 10, 2023 Planning and Zoning Meeting

City of Ketchum

Attachment A:

Design Review Application and Supplemental Documents

City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P23-018
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes ☐ No ☐	

Design Review Application

APPLICANT INFORMATION	
Project Name: Warm springs Lot 33	Phone: 208.1875
Owner: WSR Development LLC	Mailing Address: PO Box 284 sun Valley, Idaho 83353
Email: robert@vpcompanies.com	
Architect/Representative: Think Architecture, John Shirley	Phone: 801.269.0055
Email: jmshirley@thinkaec.com	Mailing Address: 7927 S. High Point Pkwy, Ste 300 Salt Lake City, UT 84094
Architect License Number: #6247466-0301	
Engineer of Record: Benchmark Associates	Phone: 208-726-9512
Email: rob@bma5b.com	Mailing Address: 100 Bell Dr, Ketchum, ID 83340
Engineer License Number:	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION			
Legal Land Description: Warm springs Residences Block 4, Lot 33 - RPK05790040330			
Street Address: 170 Bald Mountain Road			
Lot Area (Square Feet): 8,429 sq. ft.			
Zoning District: GR-L			
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain
Type of Construction:	■New	☐Addition	☐Remodel ☐Other
Anticipated Use: Single Family Residence		Number of Residential Units: 1	

TOTAL FLOOR AREA		
	Proposed	**Existing**
Basements	1,811 Sq. Ft.	0 Sq. Ft.
1st Floor	1,514 Sq. Ft.	Sq. Ft.
2nd Floor	663 Sq. Ft.	Sq. Ft.
3rd Floor	Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	3,988 Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core:	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 35% or 2,950 sq. ft. allowed, 2,060 proposed or 24.4% proposed

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'-0"	**Side:** 10'-0"	**Side:** 10'-0"	**Rear:** 30'-0"
Building Height: 35'-0" allowed: 34'-7" Proposed			

OFF STREET PARKING
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls
Curb Cut: 20'-0" Sq. Ft. 931 sq. ft. %

WATER SYSTEM	
■ Municipal Service	☐ Ketchum Spring Water

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

2023.03.01

Signature of Owner/Representative Date

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

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

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

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

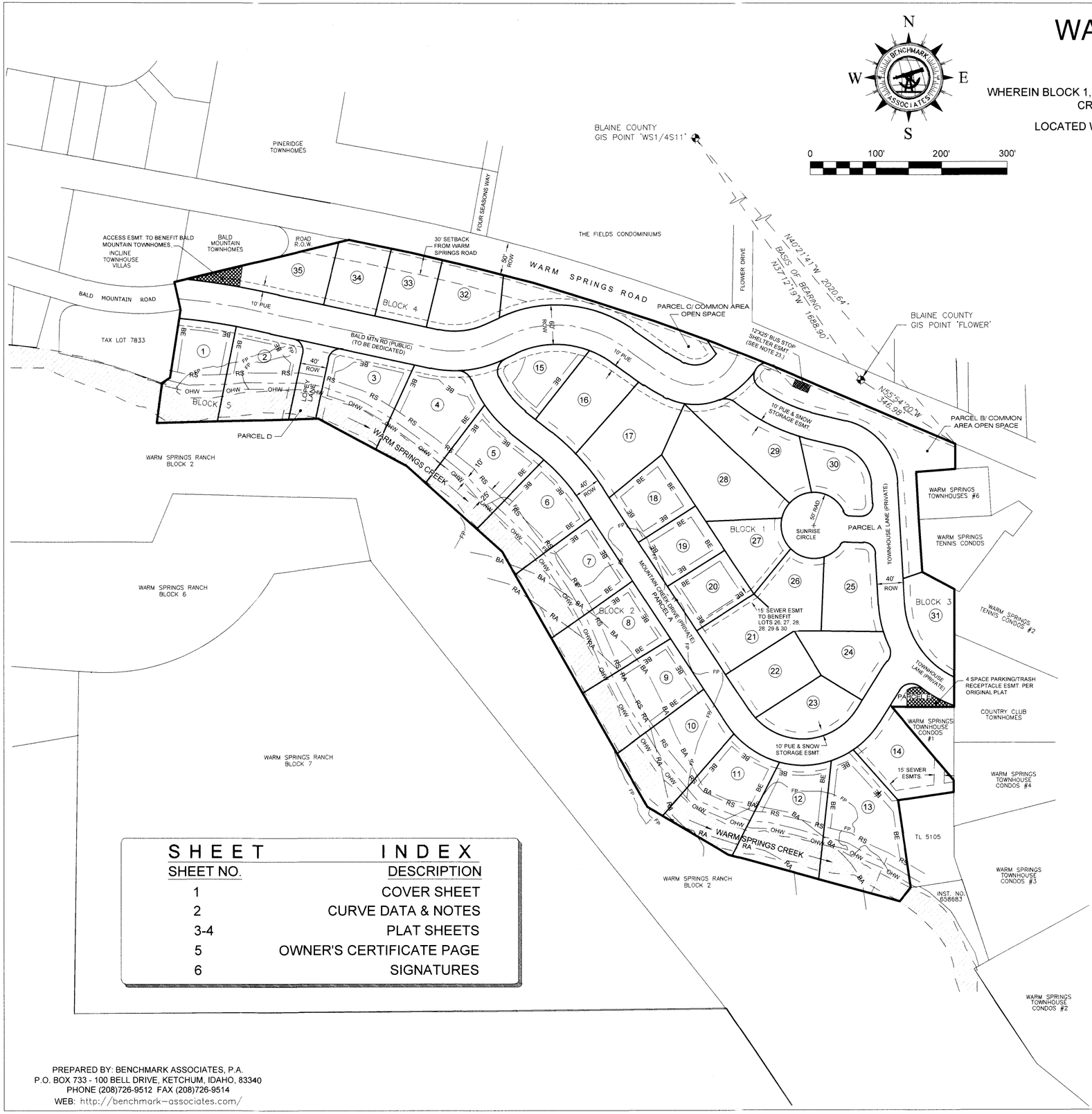
C. Drainage:
   1. All storm water shall be retained on site.
   2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
   3. The Public Works Director may require additional drainage improvements as necessary,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

WARM SPRINGS RANCH RESIDENCES

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

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

OCTOBER 2021



SURVEYOR'S NARRATIVE

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

2. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:

   A. FINAL PLAT OF "WARM SPRINGS RANCH RESORT PUD, INST. NO. 576508.

   B. FINAL PLAT OF WARM SPRINGS RANCH LARGE BLOCK PLAT, INST. NO. 638398.

LEGEND

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

HEALTH CERTIFICATE

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

Dated: 11/01/2021.

South Central Public Health District, REHS

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

SHEET INDEX

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

BENCHMARK ASSOCIATES

WARM SPRINGS RANCH RESIDENCES

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

PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071	DWG BY: ROB/CPL	20071 BLOCK1-FINAL.DWG
FINAL PLAT	DATE: 10-29-2021	SHEET: 1 OF 6

WARM SPRINGS RANCH RESIDENCES

OCTOBER 2021

LINE DATA:

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

CURVE DATA:

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

NOTES:

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

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

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

WARM SPRINGS RANCH RESIDENCES

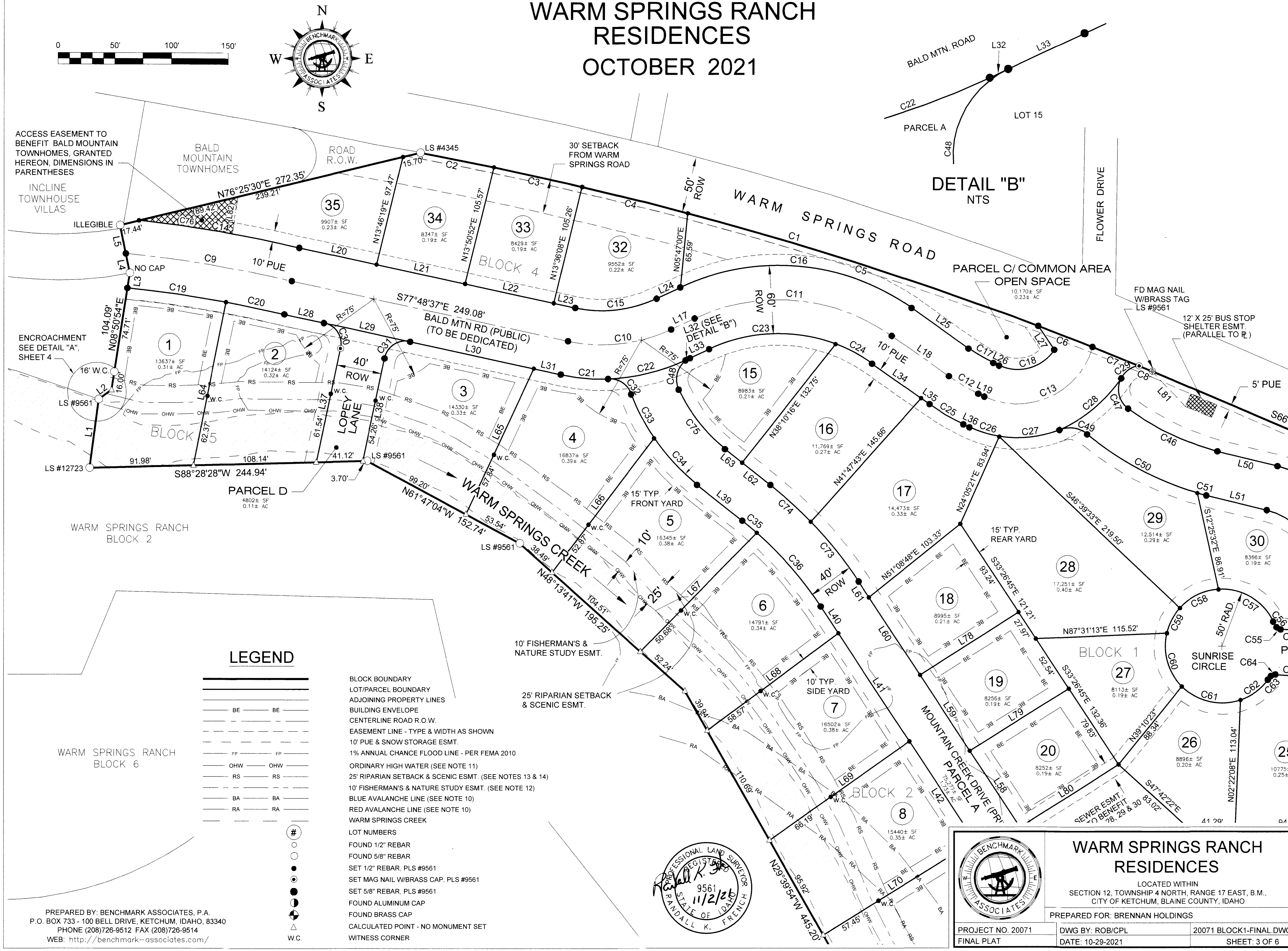
LOCATED WITHIN
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071	DWG BY: ROB/CPL	20071 BLOCK1-FINAL.DWG
FINAL PLAT	DATE: 10-29-2021	SHEET: 2 OF 6

WARM SPRINGS RANCH RESIDENCES

OCTOBER 2021



0 50' 100' 150'
N
E
S
W
BENCHMARK ASSOCIATES
DETAIL "B"
NTS
BALD MTN. ROAD
PARCEL A
LOT 15
FLOWER DRIVE
ACCESS EASEMENT TO BENEFIT BALD MOUNTAIN TOWNHOMES, GRANTED HEREON, DIMENSIONS IN PARENTHESES
BALD MOUNTAIN TOWNHOMES
ROAD R.O.W.
INCLINE TOWNHOUSE VILLAS
30' SETBACK FROM WARM SPRINGS ROAD
WARM SPRINGS ROAD
50' ROW
N76°25'30"E 272.35'
BLOCK 4
10' PUE
PARCEL C/ COMMON AREA OPEN SPACE
FD MAG NAIL W/BRASS TAG LS #9561
12' X 25' BUS STOP SHELTER ESMT. (PARALLEL TO ℄)
5' PUE
S77°48'37"E 249.08'
BALD MTN RD (PUBLIC) (TO BE DEDICATED)
60' ROW
ENCROACHMENT SEE DETAIL "A", SHEET 4
16' W.C.
LS #9561
LS #12723
S88°28'28"W 244.94'
BLOCK 5
LOPEY LANE
40' ROW
PARCEL D
WARM SPRINGS CREEK
N61°47'04"W 152.74'
N48°13'41"W 195.25'
15' TYP. FRONT YARD
10' FISHERMAN'S & NATURE STUDY ESMT.
25' RIPARIAN SETBACK & SCENIC ESMT.
10' TYP. SIDE YARD
15' TYP. REAR YARD
BLOCK 2
MOUNTAIN CREEK DRIVE (PRIVATE)
PARCEL A
BLOCK 1
SUNRISE CIRCLE
50' RAD.
N87°31'13"E 115.52'
SEWER ESMT. TO BENEFIT 28, 29 & 30
WARM SPRINGS RANCH BLOCK 2
WARM SPRINGS RANCH BLOCK 6
N29°39'54"W 445.20'

LEGEND

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

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
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PROFESSIONAL LAND SURVEYOR REGISTERED 9561 11/2/21 STATE OF IDAHO RANDALL K. FRENCH

WARM SPRINGS RANCH RESIDENCES

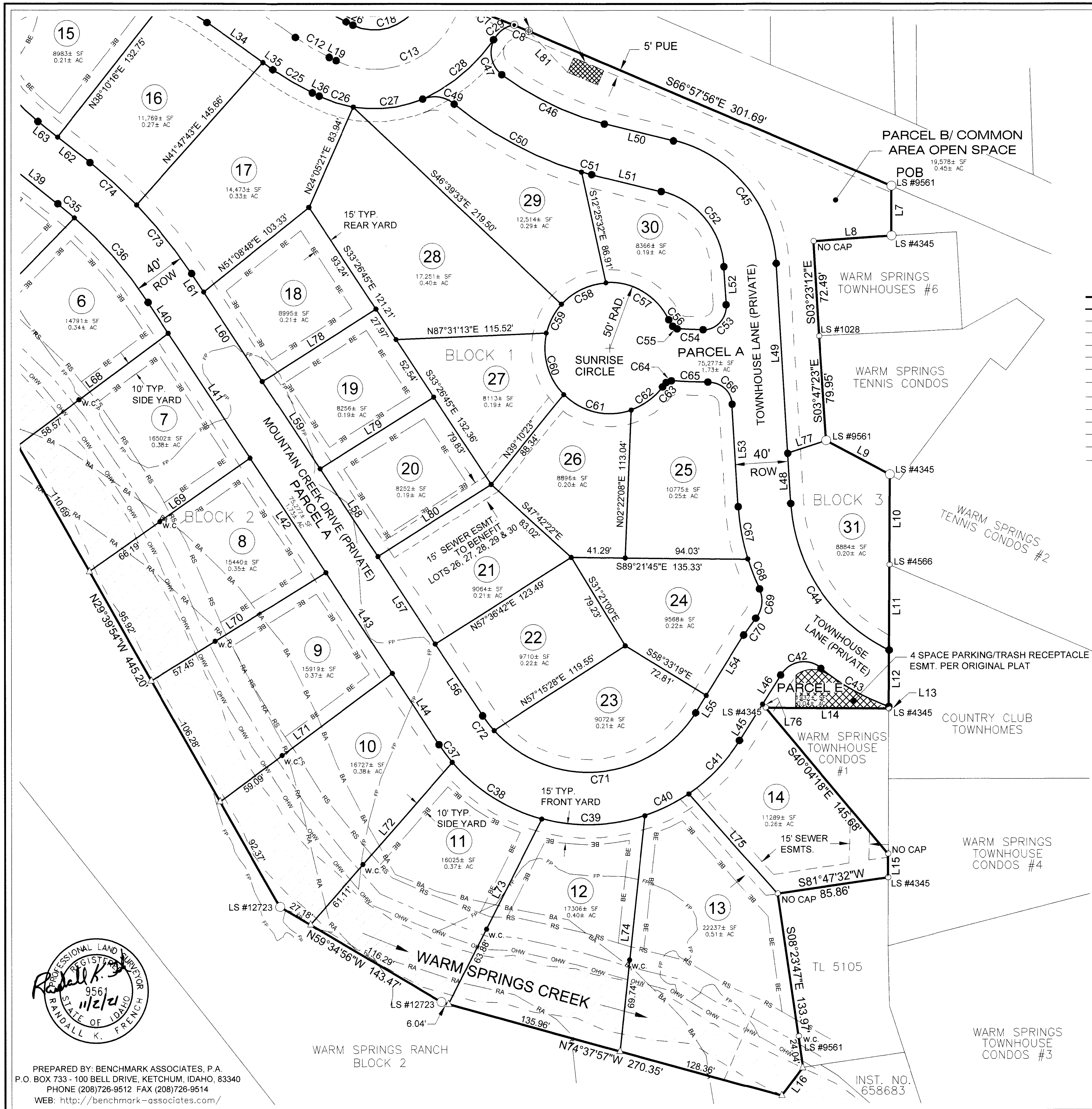
LOCATED WITHIN
SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BRENNAN HOLDINGS

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

WARM SPRINGS RANCH: RESIDENCES

OCTOBER 2021



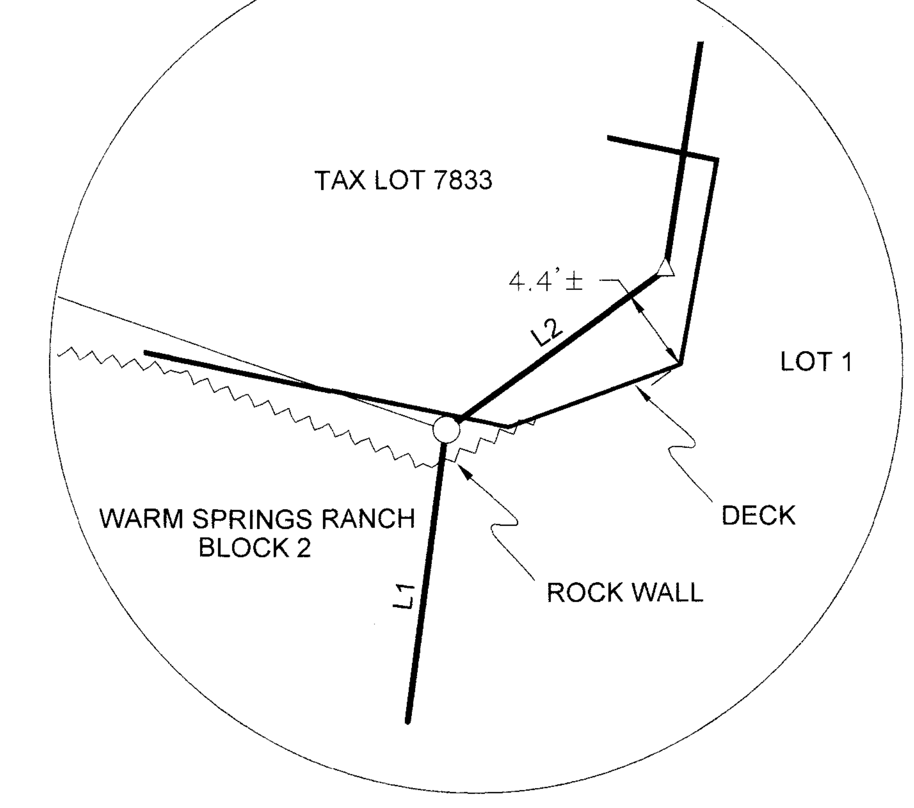
0 50' 100' 150'

N W E S

BENCHMARK ASSOCIATES

LEGEND

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



DETAIL "A"

SCALE: 1" = 10'

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

BENCHMARK ASSOCIATES

WARM SPRINGS RANCH RESIDENCES

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

PREPARED FOR: BRENNAN HOLDINGS

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

WARM SPRINGS RANCH RESIDENCES

OWNER'S CERTIFICATE

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand.

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

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

Signed this 28th day of October, 2021.

ACKNOWLEDGMENT

STATE OF IDAHO)
)ss.
COUNTY OF BLAINE)

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

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

Cinda P. Lewis
Notary Public

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

Residing at: KETCHUM, ID

Commission Expires: 9-28-2026

BENCHMARK ASSOCIATES

WARM SPRINGS RANCH RESIDENCES

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

PREPARED FOR: BRENNAN HOLDINGS

PROJECT NO. 20071	DWG BY: CPL	FILE: 20071-BLOCK1-CRT.DWG
FINAL PLAT	DATE: OCTOBER 2021	SHEET: 5 OF 6

WARM SPRINGS RANCH RESIDENCES

SURVEYOR'S CERTIFICATE

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

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

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

10/27/21

COUNTY SURVEYOR'S APPROVAL

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

BLAINE COUNTY SURVEYOR

11/1/21
DATE

CITY ENGINEER'S APPROVAL

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

By:

10/29/21
DATE

CITY OF KETCHUM APPROVAL

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

By: Abigail Rivin

Certified by:
TARA FENWICK, City Clerk

CITY OF KETCHUM SEAL BLAINE COUNTY IDAHO

BLAINE COUNTY TREASURER'S CERTIFICATE

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

By:

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

BENCHMARK ASSOCIATES

WARM SPRINGS RANCH RESIDENCES

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

PREPARED FOR: BRENNAN HOLDINGS

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

Think
Architecture

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

2024.02.01

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

Attn:
Paige Nied, MID
Associate Planner

In regard to the Warm Springs Lot 33 Design review submittal.
170 Bald Mountain Road
Ketchum, Idaho 83340

The letter is in response to the November Planning commission response to the initial design submittal. It was determined in this meeting that the design submitted had too great a visual impact from the Warm Springs Road looking South. The 3rd story of the home was determined the visual impact and was to be removed.

It is our goal to submit (2) separate roof designs which will allow greater flexibility for a future buyer of the home.

(2) new and different designs have been submitted which will be explained here.

Design 1 with print date 2023.12.06

In this submittal the building mass has been reduced to (2) stories in total. The footprint of the building grew within the allowable buildable area. By removing the 3rd story and maintaining the low pitch roof, the roof parapet is a maximum of 2'-0" above the curb of Warm Springs road. The Warm Springs Road curb is set at 5860'-0". The Upper parapet is at 5862'-0". Warm springs has an existing guardrail of 2' in height. The proposed design maintains the 4'-0" wooden screen fence behind the guardrail. The Proposed building is screened from pedestrians on the North side of the road by the fence and guardrail.

With the lowered building mass, both the main level and upper level of the home are below grade at the north side of the home adjacent Warm Springs Road.

The materials have been revised to an over grouted natural stone in a random lay. Natural wood in a horizontal 6" lap with a dark transparent stain. Exposed steel, window trim, roof fascia are all to be dark bronze.

The civil and landscaping does not modify from the original submittal.

Design 2 with print date 2023.12.27

The footprint of the submittal date 2023.12.06 remains the same with the main difference focused on the roof structure. In this package a traditional 6/12 roof pitch makes up the predominant roof form with minor flat roof areas as accents. The main roof gable runs North to South with focus on the Mountain and forest across the river. This main roof line has a height of 5864'-11" which is roughly 5' above the Warm Springs Road Curb.

The smaller gable form runs East to West. This ridge line has a height of 5863'-4" which is roughly 3'-4" above the Warm Springs Road Curb.

The materials have been revised to an over grouted natural stone in a random lay. Natural wood in a horizontal 6" lap with a dark transparent stain. Exposed steel, window trim, roof fascia are all to be dark bronze.

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

It is our request to have the planning department review both design submissions and provide feedback. If there are any further questions, please reach out. We thank you for your time.

John M. Shirley AIA
Principal
Think Architecture

City of Ketchum

Attachment B:
Lot 33 Redesign #1
Plan Set

WARM SPRINGS #33

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

DRAWING INDEX

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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

STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

PROJECT TEAM

ROLE	FIRM
ARCHITECT:	THINK ARCHITECTURE: 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055
STRUCTURAL ENGINEER:	VECTOR ENGINEERS 1550 S. CLOVERDALE ROAD, SUITE 315 BOISE, ID 83709 208.996.0303
MECHANICAL ENGINEER:	DESIGN BUILD - - -
ELECTRICAL ENGINEER:	DESIGN BUILD - - -
CIVIL ENGINEER:	BENCHMARK ASSOCIATES PA 100 BELL DRIVE KETCHUM, ID 83340 208.726.9512
LANDSCAPE ARCHITECT:	EGGERS ASSOCIATES, PA 560 NORTH 2ND AVE KETCHUM, ID 83340 208.725.0988
GENERAL CONTRACTOR:	MAGLEBY CONSTRUCTION SUN VALLEY 511 EAST AVENUE NORTH SUITE 201 KETCHUM, IDAHO 83340 208.725.3923
OWNER:	VP PROPERTIES 240 LEADVILLE KETCHUM, IDAHO 83340 208.726.1875

SEAL

GOVERNING BUILDING CODES & INFORMATION

BUILDING CODE:	2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH IDAHO STATE AMENDMENTS	MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE (I.M.C.) AMENDED
PLUMBING CODE:	2017 IDAHO STATE PLUMBING CODE (I.S.P.C.)	FIRE CODE:	2018 INTERNATIONAL FIRE CODE (I.F.C.) AMENDED.
ELECTRICAL CODE:	2017 IDAHO ELECTRICAL CODE (NFPA 70)	ENERGY CONSERVATION:	2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
ACCESSIBILITY:	2009 ANSI 117.1 & 2018 I.B.C.		

OCCUPANCY GROUP:	R2	BUILDING TYPE:	TYPE V-B	BUILDING TYPE:	TYPE V-B
FIRE SPRINKLERD:	YES	FIRE SPRINKLER TYPE:	NFPA 72	ADDRESSABLE FIRE ALARM:	YES
MONITORED SYSTEM	NO	FIRE DETECTION SYSTEM PER KETCHUM ORDINANCE #1217			
RISK CATEGORY (I.C. 104.5):	II	SITE EXPOSURE:	B	BASIC WIND SPEED:	90 MPH
				ULTIMATE WIND SPEED:	115 MPH

MATERIALS: CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, KEE MEMBRANE & METAL ROOFING.

DEFERRED SUBMITTAL REQUIREMENTS

DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED.
THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.

4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

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

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

DEFERRED SUBMITTAL ITEMS
1. EXTERIOR FRAMING, DESIGN, AND INSTALLATION DETAILS PER STRUCTURAL.
2. FIRE SPRINKLING DRAWINGS, INCLUDING DESIGN DRAWINGS AND CALCULATIONS.
3. FIRE ALARM DRAWINGS AND SPECIFICATIONS.
4. JACUZZI DRAWINGS AND SPECIFICATIONS.
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.
6. PROJECT TRIPLE PLAY - (PHONE, DATA, T.V.) SHALL BE PROVIDED BY DEFFERED SUBMITTAL.
7. CAST IN PLACE STORM WATER DETENTION SYSTEM

ABBREVIATIONS

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

GRAPHIC SYMBOLS/ MATERIAL LEGENDS

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE
MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES
E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

VICINITY MAP

CITY APPROVAL STAMP

SPECIAL INSPECTIONS REQUIREMENTS

SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704.

SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2015 IBC SECTION 1704.2.4).

SEE PROJECT MANUAL / SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

BUILDING AREAS

SEE SHEET G003 FOR AREA PLANS

OWNER & MUNICIPAL DRAWING APPROVALS

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

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER

PERMIT SET

Plot Date: 2/16/2024 11:40:19 AM

PROJECT GENERAL NOTES

1. DEFINITIONS

a. PROVIDE:
MEANS TO PROVIDE, FURNISH AND INSTALL, A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED INCLUDES THOSE ITEMS SPECIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.

b. FURNISH:
MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION, AND SIMILAR OPERATIONS, AS APPLICABLE IN EACH INSTANCE.

c. INSTALL:
MEANS TO CONSTRUCT, ASSEMBLE, ERECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.

d. EQUIVALENT:
MEANS "EQUIVALENT AS ACCEPTED BY THE ARCHITECT." WITH RESPECT TO PRODUCTS, EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL, MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL NOTES

G1. INTENT OF THE DOCUMENTS:
DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT, SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH WITHIN THE DRAWINGS AND SPECS , BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.

G2. DRAWINGS AND SPECIFICATIONS:
SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY AND SUPPLEMENTAL TO THE DRAWINGS. NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED, BUT THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.

BIDDING, PRICING OR CONSTRUCTION DONE PRIOR TO RECEIVING FINAL BUILDING DEPARTMENT PERMITS IS AT THE CONTRACTORS OWN RISK. CHANGES TO THE DRAWINGS MAY BE REQUIRED AS PART OF THE PLAN CHECK AND/ OR OWNER REVIEW PROCESS. THINK ARCHITECTURE INC. AND ITS CONSULTING ENGINEERS WILL NOT BE HELD LIABLE FOR, NOR COMPENSATE FOR, CHANGES TO THESE DRAWINGS BEFORE FINAL JURISDICTION AND OWNER APPROVAL IS OBTAINED.

G3. WORK NOT INCLUDED:
ANY ITEM INDICATED ON THE DRAWINGS AS "N.I.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKING MAY BE REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.

G4. CONTRACT DOCUMENTS AT SITE:
THE CONTRACTOR SHALL MAINTAIN CURRENT PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR ARCHITECT'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.

G5. RECORD DRAWINGS:
THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES IN THE CONTRACT DOCUMENTS. AT THE END OF THE PROJECT, FORWARD TO ARCHITECT FOR FUTURE RECORDS. ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.

G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.

G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.

G8. FIELD MEASUREMENTS:
VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.

G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.

G10. REFERENCE STANDARDS:
COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS, EXCEPT WHERE MORE EXPLICIT OR STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

CONTRACTOR

C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.

C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES.

C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.

C5. INSTALLATION STANDARDS:
ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.

C6. HOURS OF WORK:
ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RVMA AND SUMMIT COUNTY PLANNING AND ZONING. NO ACTIVITIES ON SUNDAY. AFTER-HOURS WORK WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PERSONS/AGENCIES THAT HAVE JURISDICTION.

C7. TESTING AGENCIES:
THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.

C8. PROJECT LOG:
MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. MAKE LOG AVAILABLE FOR ARCHITECT'S REVIEW.

C9. WORK PROGRESS SCHEDULE:
MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE. UPDATE SCHEDULE DAILY TO REFLECT WORK PROGRESS.

C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.

C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.

C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.

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

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

C15. CONTRACTOR'S FIELD OFFICE:
PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.

a. STORAGE STRUCTURE:
PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER, INCLUDING STORAGE FACILITIES FOR CONCRETE TEST SAMPLES, OR OTHER MATERIAL SAMPLES REQUIRED FOR WORK.

b. COSTS:
PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR USE BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT CONTRACT PERIOD.

c. COMMUNICATION EQUIPMENT:
PROVIDE A TELEPHONE ON SITE. ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES. PROVIDE APPROVED MEANS TO ESTABLISH URGENT COMMUNICATIONS (CELLULAR TELEPHONE OR PAGER).

C16. TEMPORARY FACILITIES:
PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.

C17. STORAGE AND PROTECTION:
STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERTIGHT, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.

C18. FIELD QUALITY CONTROL:
EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME, COMPETENT SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

C19. PRODUCT HANDLING:
TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION, IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINER'S OR PACKING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.

C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS:
HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS, INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.

C21. MANUFACTURER'S FIELD SERVICES:
WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES, QUALITY OF WORKMANSHIP, AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO INITIATE ADDITIONAL INSTRUCTIONS WHEN NECESSARY.

C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

C23. NON-CONFORMING WORK:
REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.

C24. PRODUCT IDENTIFICATIONS:
NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.

C25. PROTECTION OF ADJACENT WORK:
PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND DEBRIS. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.

C26. DAMAGED PRODUCTS:
DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.

C27. SECURITY:
PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.

C28. TEMPORARY CONTROLS:

a. HEAT:
PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEFINED AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE INSTALLED AND GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES. EXCEPT WHERE INDICATED OTHERWISE IN INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F. IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.

b. VENTILATION:
VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.

c. BARRIERS AND CLOSURES:
PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.

d. FIRE PROTECTION:
COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.

C29. INTERRUPTION OF SERVICES:
INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.

C30. EXCAVATIONS OR TRENCHING:
KEEP THE INTERVALS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.

C31. CUTTING AND PATCHING:
DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.

C32. COORDINATION AND CLEARANCES:
VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.

a. ATTACHMENTS AND CONNECTIONS:
PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISFIGUREMENT.

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

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

d. MAINTENANCE:
CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.

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

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

C34. CONTRACTOR SHALL PROVIDE BACKING SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.

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

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

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

C38. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNAE, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

C39. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.

C40. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.

C41. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.

C42. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.

C43. CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.

C44. DISPOSAL OF TRASH AND EXCESS EXCAVATION:
DISPOSE OF TRASH, AND DEBRIS AT DESIGNATED AREAS OFF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDLORD WHERE APPLICABLE.

C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

C46. CLEANING MATERIALS AND EQUIPMENT:
PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINESS. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.

SUBMITTALS/SUBSTITUTIONS

S1. CONTRACTOR SHALL PROVIDE COMPLETE LIST OF SUBMITTALS TO ARCHITECT/OWNER WITHIN 1 WEEK OF OBTAINING BUILDING PERMIT.

S2. ALL SUBMITTALS SHALL BE COMPLETE AND SUBMITTED WITHIN FIRST 90 DAYS OF WORK.

S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURED" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR FINAL DESIGN AND SUBMIT FINAL DESIGN FOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FIELD DIMENSIONS.

S4. SOURCE QUALITY CONTROL:
PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS, UNLESS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER'S APPROVAL.

S5. SUBSTITUTIONS:
PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AS WELL AS ANY OTHER INFORMATION REQUIRED TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTIONS ARE UNACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IN THE EVENT OF SUBSTITUTION PROPOSALS AFTER THE CONTRACT HAS BEEN AWARDED, ALL SUCH PROPOSALS SHALL BE ACCOMPANIED BY SUBSTANTIAL COST SAVINGS FOR THE OWNER.

S6. AVAILABILITY OF PRODUCTS:
VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING ORDERLY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT SPECIFIED ITEM OR ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO START OF CONSTRUCTION. COST OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS OR SUBSTITUTED ITEMS, WHEN THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BORNE BY THE CONTRACTOR.

S7. PRODUCTS AND MATERIALS:
PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECTS SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

TOLERANCES

T1. TOLERANCES:
INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL. EXCEPT WHERE SPECIFIED OTHERWISE, WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.

a. TRUE TO LINE:
ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

b. PLUMB:
ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

c. LEVEL:
ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS.

PROJECT CONTRACT CLOSEOUT:

a. SUBSTANTIAL COMPLETION:
AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL DEFECTS AND OMISSIONS NOTED IN THE FINAL PUNCHLIST PROMPTLY, IN THE TIME PERIOD AGREED UPON WITH THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER.

b. CERTIFICATE OF OCCUPANCY:
PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

c. PERMITS/INSPECTION CARDS:
FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.

d. FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.

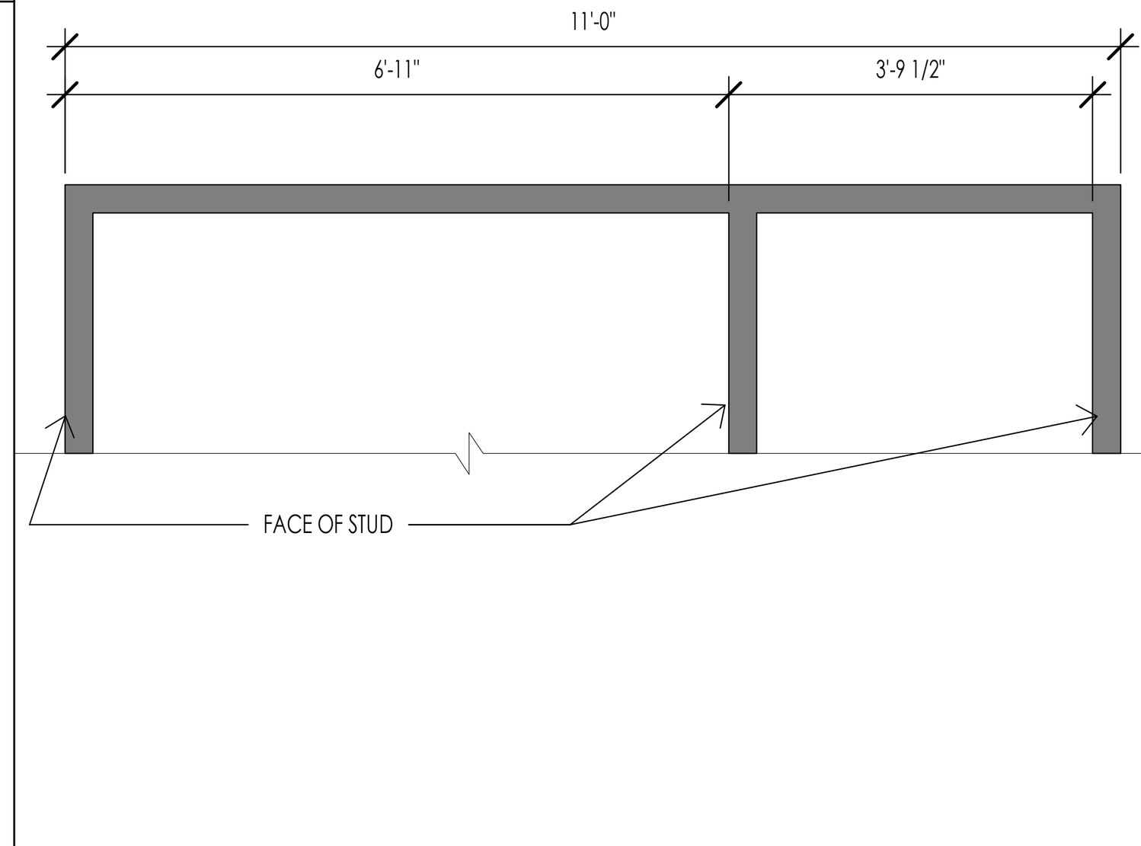
e. MAINTENANCE MANUALS AND WARRANTIES:
FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.

f. TOUCH-UP MATERIAL:
FURNISH OWNER WITH ONE GALLON OF EACH PAINT AND STAIN USED PER UNIT. PROVIDE AN ADDITIONAL 2 PERCENT OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE, AND SHEET GOODS.

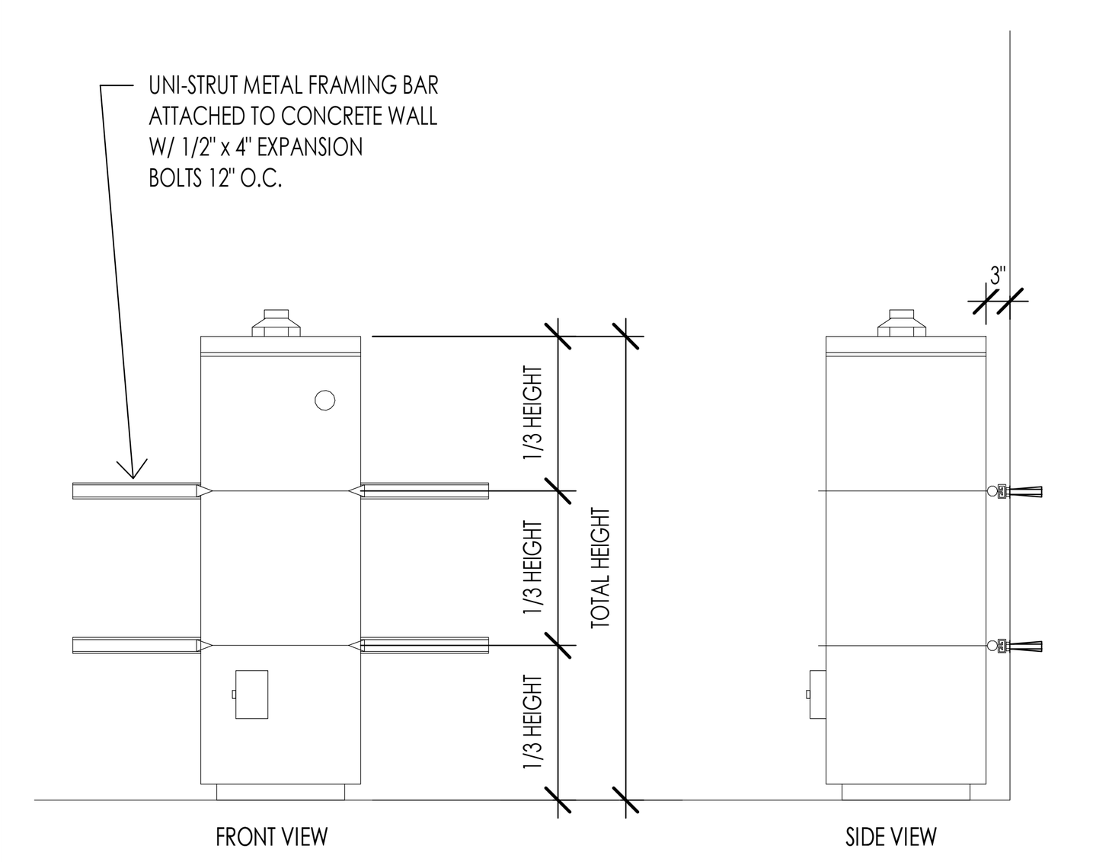
g. SUBCONTRACTORS:
PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.

h. FINAL CLEANING AND REPAIRS:
REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL EXPENSE TO THE OWNER.

i. CLOSEOUT DOCUMENTS:
PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT, COPY OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT, AND WASTELINE VIDEO INSPECTION REPORT.



TYPICAL DIMENSION METHOD
1/2" = 1'-0"
1 G002



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

INSULATION SCHEDULE

ENERGY STRATEGY:

PRESCRIPTIVE PER IBC ☐ **RESCHECK - 2015 IECC** ☒

	LOCATION	TYPE	THICKNESS	"R" VALUE	REMARKS
1.	FOUNDATION WALLS AND SLAB ON GRADE	CONTINUOUS RIGID	2" TOTAL THICKNESS - 2' BELOW GRADE CONTINUOUS BELOW SLAB	R-10	OWENS CORNING FORMULAR CW15/CW25 PLUS INSULATION GLUED TO INSIDE OF FOUNDATION WALL OR CAST IN PLACE BELOW SLAB
2.	WALL INSULATION EXTERIOR- WOOD FRAMED WALLS	BLOW-IN	5-1/2" TOTAL THICKNESS	R-23.1	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
3.	WALL INSULATION EXTERIOR - CONCRETE WALLS FURRED OUT WITH WOOD FRAMED WALLS	BLOW-IN	5-1/2" TOTAL THICKNESS 3-1/2" TOTAL THICKNESS	R-23.1 R-14.7	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
4.	FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
5.	ROOFING: VENT BAFFELS	BELOW DECK	1" - TOTAL THICKNESS		FLAME RETARDANT PVC, EXTEND A MINIMUM OF 48" ABOVE EAVES
6.	ROOFING: AT EAVES	FOAM-IN-PLACE	1" - TOTAL THICKNESS	R-6.8	JOHNS MANVILLE **CORBOND® MCS** CLOSED-CELL SPRAY FOAM INSULATION
7.	ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE **CLIMATE PRO® FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
9.	RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
10.	AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
11.	MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
12.	INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
13.	DUCTWORK/PLUMBING LINES	DBL. FACED 1/2" VINYL FACED			SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS
14.	GLAZING - NFRC THERMAL RATINGS	DOUBLE PANE	LOW-E	MAX U-FACTOR: 0.32 MAX SHGC: 0.16	ALUMINUM CLAD WOOD

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

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

RESCHECK/ ENERGY COM CHECK

REScheck Software Version 4.7.2
Compliance Certificate

Project Warm Springs #33

Energy Code: **2015 IECC**
Location: **Ketchum, Idaho**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **2,993 ft2**
Glazing Area **25%**
Climate Zone: **6 (8280 HDD)**
Permit Date:
Permit Number:

Construction Site:
Bald Mountain Road
#33
Ketchum, ID 83340

Owner/Agent:
VP Companies
240 Leadville
Ketchum, ID 83340
208-726-1875

Designer/Contractor:
John Shirley
Think Architecture
7927 High Point Pkwy
Suite 300
Sandy, UT 84094
8012690055
jmshirley@thinkaec.com

Compliance: Passes using UA trade-off
Compliance: **5.9% Better Than Code** Maximum UA: **546** Your UA: **514**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Slab on grade: Slab-On-Grade:Unheated Insulation depth: 4.0'	199		14.0	0.658	0.033	0	0
Floor over Garage: All-Wood Joist/Truss:Over Unconditioned Space	778	30.0	0.0	0.033	0.033	26	26
Floor over Garage Outside: All-Wood Joist/Truss:Over Outside Air	395	30.0	0.0	0.033	0.033	13	13
Basement Walls: Solid Concrete or Masonry Wall height: 10.5' Depth below grade: 10.5' Insulation depth: 10.5'	1,516	15.0	14.0	0.028	0.050	42	76
South Elevation: Wood Frame, 16" o.c.	1,418	23.1	7.0	0.038	0.045	28	34
Windows: Metal Frame:Double Pane with Low-E	185			0.300	0.320	56	59
Doors: Glass	285			0.320	0.320	91	91
Door Garage: Solid	200			0.500	0.320	100	64
West Elevation: Wood Frame, 16" o.c.	641	23.1	7.0	0.038	0.045	20	24
Windows: Metal Frame:Double Pane with Low-E	108			0.300	0.320	32	35

Project Title: Warm Springs #33 Report date: 12/06/23
Data filename: C:\Users\jcaceres\Desktop\RESCHECK LOT 33 R1.rck Page 1 of10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
North Elevation: Wood Frame, 16" o.c.	112	23.1	7.0	0.038	0.045	3	3
Windows: Metal Frame:Double Pane with Low-E	42			0.300	0.320	13	13
East Elevation: Wood Frame, 16" o.c.	704	23.1	7.0	0.038	0.045	23	28
Windows: Metal Frame:Double Pane with Low-E	90			0.300	0.320	27	29
Roof - Level 1: Flat Ceiling or Scissor Truss	1,976	50.0	10.0	0.020	0.026	40	51

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 12/06/2023
Name - Title Signature Date

Project Title: Warm Springs #33 Report date: 12/06/23
Data filename: C:\Users\jcaceres\Desktop\RESCHECK LOT 33 R1.rck Page 2 of10

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Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH JOHN M. SHIRLEY 6247466 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

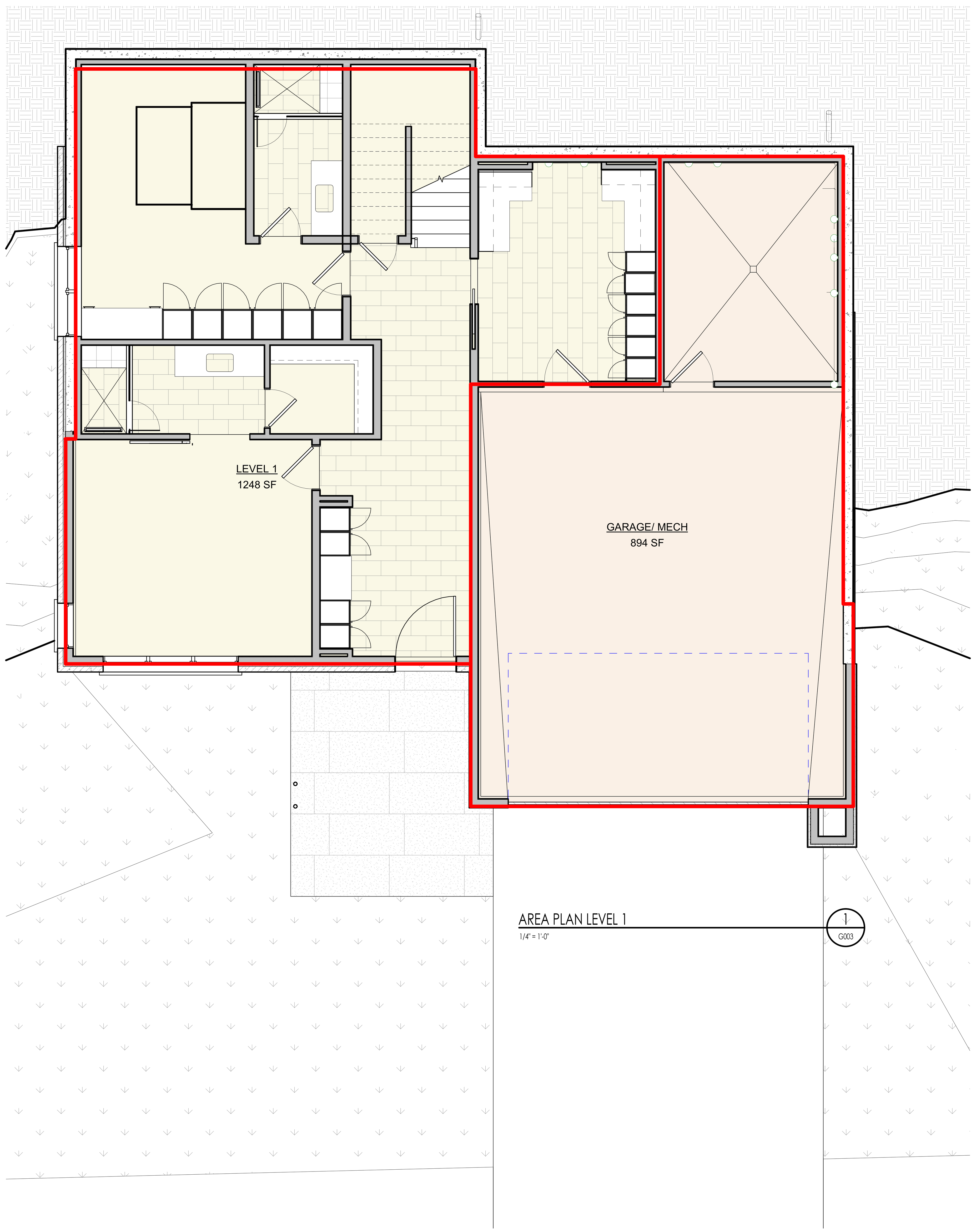
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
GENERAL NOTES

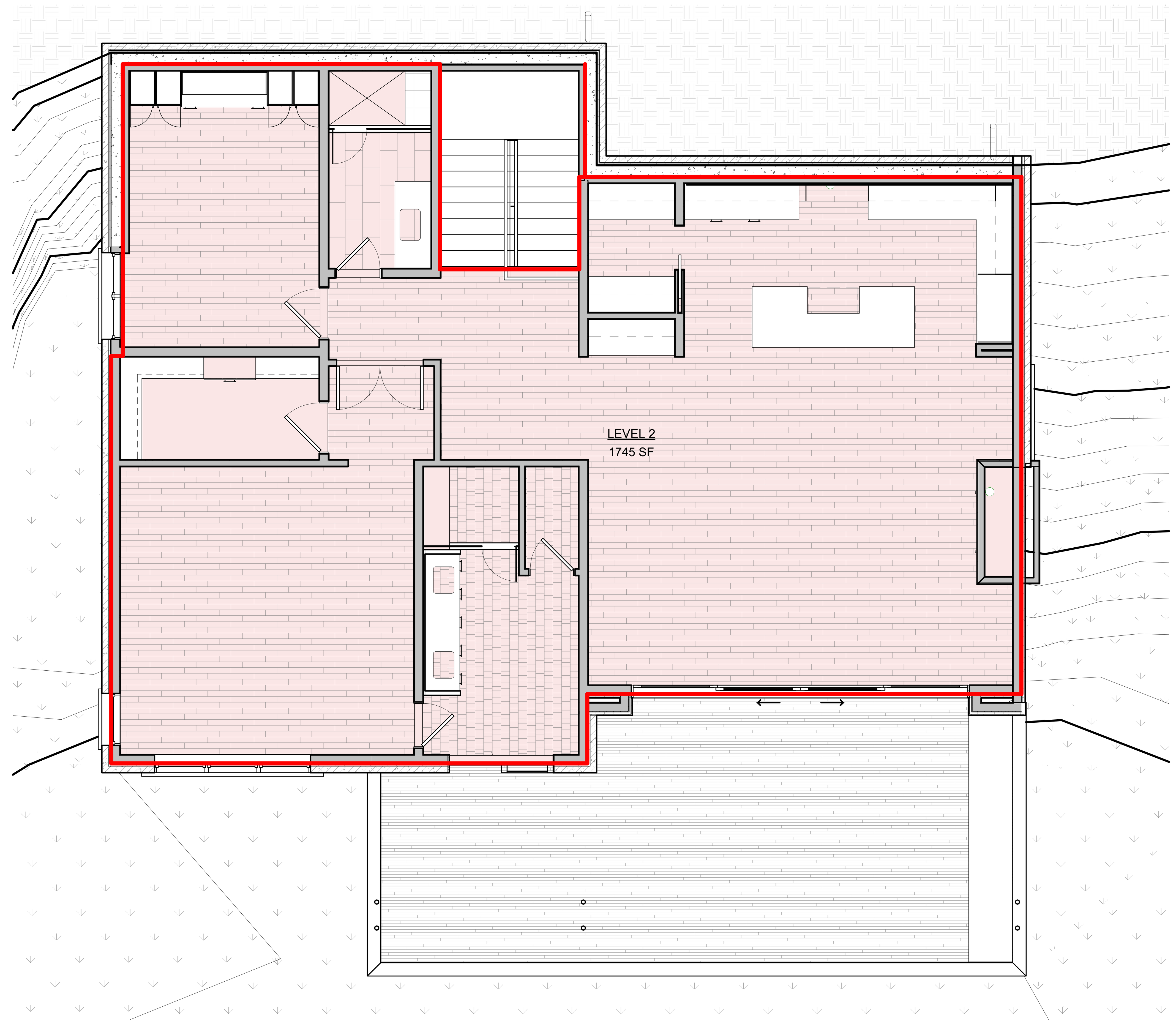
PERMIT SET

SHEET NUMBER:
G002

Plot Date: 2/16/2024 11:40:38 AM



AREA PLAN LEVEL 1 (1 / G003)
1/4" = 1'-0"



AREA PLAN LEVEL 2 (2 / G003)
1/4" = 1'-0"

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	1248 SF
LEVEL 2	1745 SF
	2993 SF

BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/ MECH	894 SF
	894 SF

BUILDING AREA - TOTAL
TOTAL
3887 SF

Think© Architecture

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STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G003

PERMIT SET

Plot Date: 2/16/2024 11:40:42 AM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 1-GENERAL REQUIREMENTS

01-01 SUMMARY

PROJECT INFORMATION:

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

IRC 106.4 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO SUBMIT THE CHANGES TO THE BUILDING DEPARTMENT, OR WORK WITH THE ARCHITECT TO RE-SUBMITT THE PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL.

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

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

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

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

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

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

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

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

PHASED CONSTRUCTION:
YES

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

01-02 ALLOWANCES

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

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

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

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

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

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

01-03 ALTERNATES

GENERAL/SUMMARY:

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

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

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

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

01-04 SUBSTITUTION PROCEDURES

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

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

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS INCLUDING THE FOLLOWING;

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

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

C. SAMPLES, WHERE APPLICABLE OR REQUESTED.

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

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

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

01-05 PAYMENT PROCEDURES

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

INCLUDE THE FOLLOWING IDENTIFICATION ON THE SCHEDULE OF VALUES:
PROJECT NAME AND LOCATION.
NAME OF ARCHITECT.
CONTRACTOR'S NAME AND ADDRESS.
DATE OF SUBMITTAL

ARRANGE SCHEDULE OF VALUES CONSISTENT WITH FORMAT OF AIA DOCUMENT G703. PROVIDE A SEPARATE LINE ITEM IN THE SCHEDULE OF VALUES FOR EACH PART OF THE WORK WHERE APPLICATIONS FOR PAYMENT MAY INCLUDE MATERIALS OR EQUIPMENT PURCHASED OR FABRICATED AND STORED, BUT NOT YET INSTALLED.
UPDATE AND RESUBMIT THE SCHEDULE OF VALUES BEFORE THE NEXT APPLICATIONS FOR PAYMENT WHEN CHANGE ORDERS OR CONSTRUCTION CHANGE DIRECTIVES RESULT IN A CHANGE IN THE CONTRACT SUM.

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

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

01-06 TEMPORARY TREE AND PLANT PROTECTION

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

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

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

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

01-07 OPERATION AND MAINTENANCE DATA

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

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

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

01-08 WARRANTY

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

01-09 SUBMITTALS

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

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

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

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

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

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

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

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

ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

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

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

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

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

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

A. ACTION SUBMITTALS:
SUBMIT TWO PAPER COPIES OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED. ARCHITECT WILL RETURN TWO COPIES.

B. INFORMATIONAL SUBMITTALS:
SUBMIT TWO PAPER COPIE(S) OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED.

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

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

SUBMIT SHOP DRAWINGS IN THE FOLLOWING FORMAT:
PDF ELECTRONIC FILE (OR)
TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.

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

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

CONTRACTOR'S REVIEW:

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

ARCHITECT'S ACTION:

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

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

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

01-10 DEFERRED SUBMITTALS

GENERAL
DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

SEE DEFERRED SUBMITTAL LEGEND FOR ALL DEFERRED SUBMITTALS BY THE GENERAL CONTRACTOR, AND PROCESS PER IRC FOR REVIEW AND APPROVAL OF ALL DEFERRED SUBMITTALS. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF THESE ITEMS. NO CONSTRUCTION OF ANY ITEM LISTED AS A DEFERRED SUBMITTAL SHALL COMMENCE PRIOR TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

SUBMITTALS
UNLESS NOTED ON DRAWINGS, THE FOLLOWING ARE REQUIRED FOR THE DEFERRED SUBMITTAL PROCESS.
1. FIRE SPRINKLER DRAWINGS IF REQUIRED
2. PRE-FABRICATED ROOF AND FLOOR TRUSSES
3. HEATING AND COOLING MECHANICAL SYSTEMS
4. LIGHT CONTROLS
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC.
6. FACTORY BUILT FIREPLACES.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN INTENT OF THE STRUCTURE.

4. THE REVIEWED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

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

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

DIVISION 3-CONCRETE

03-05 CAST IN PLACE FOOTINGS

GENERAL/PRODUCTS
CONCRETE FOOTINGS TO BE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, UNLESS NOT SPECIFIED. ALL FOOTINGS SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

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

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

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

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

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

03-06 CAST IN PLACE FOUNDATION WALLS

GENERAL/PRODUCTS
CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STREGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION WALL TO BE A MINIMUM OF 6" ABOVE FINISH GRADE.

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

PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR. COORDINATE WITH ARCHITECTURAL DETAILS AND INSULATION SPECIFICATIONS FOR THICKNESS REQUIRED PER ENERGY CALCULATIONS.
CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404.

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

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

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

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

03-08 CAST IN PLACE INTERIOR CONCRETE SLABS

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

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX

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

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

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

TROWEL FINISH: SMOOTH

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

ALL JOINTS SHALL BE CUT.

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

03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS

GENERAL/PRODUCTS
EXTERIOR CONCRETE SLABS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX

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

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

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

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

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

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS

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

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

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

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

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

03-12 EXTERIOR CAST IN PLACE CONCRETE STEPS

GENERAL/PRODUCTS
EXTERIOR CONCRETE STEPS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXECUTION
ALL STEPS SHALL BE PLACED ON 6" MINIMUM COMPACTED SUB BASE OR GRAVEL. STEPS SHALL SLOPE 1/8" AT EACH TREAD TO ALLOW DRAINAGE.

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

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

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

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS.

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

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

NO JOINTS IN STAIRS.

03-14 CAST IN PLACE RETAINING WALLS

GENERAL/PRODUCTS
CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECENDENCE OVER MINIMUM STANDARDS SPECIFIED.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION WALL TO BE A MINIMUM OF 6" ABOVE FINISH GRADE.

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

PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS.

CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404

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

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

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

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

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

03-18 CAST IN PLACE GARAGE CONCRETE SLABS

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

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

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

TROWEL FINISH: *SMOOTH*

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

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

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

03-62 CONCRETE TOPPING SLABS

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

COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI

15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING

EXECUTION
COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

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

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

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

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

DIVISION 4 MASONRY

04-40 EXTERIOR STONE VENEER

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

STONE TO BE : QUARTZITE FROM LOCAL QUARRY

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

COLOR: MIX OF BUFF AND GRAY

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

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

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

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

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

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

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

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

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

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

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

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

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

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

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

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

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

04-48, 04-49 STONE VENEER COMPONENTS

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

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

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

STONE TO BE CUT AND INSTALLED PER DETAILS WITHIN DRAWINGS

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

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

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

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

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

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

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

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

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

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

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

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

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

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G004

PERMIT SET

Plot Date: 2/16/2024 11:40:44 AM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 5 METALS

05-01 STRUCTURAL STEEL WIDE BEAMS

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

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

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

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

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

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

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

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

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

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

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

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

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

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

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

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

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

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK.

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-06 STRUCTURAL STEEL CHANNELS

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

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

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

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

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-08 STRUCTURAL STEEL ANGLE LINTELS

GENERAL/PRODUCTS
STRUCTURAL STEEL LINTELS

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

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

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

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

PROVIDE LINTELS OF SIZES AND SHAPES INDICATED.

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

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

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

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

05-10 ANCHOR BOLTS

GENERAL/PRODUCTS
ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

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

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

05-11 EXPANSION ANCHORS

GENERAL/PRODUCTS
EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

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

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

05-18 STEEL GUARDRAILS & HAND RAILINGS

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

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

A. Epoxy-Modified Latex System:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat.
3) Topcoat: Epoxy-modified latex, interior, eggshell, (Gloss Level 3), MPI #254/MPI #254X-Green: S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, B73-300 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY INTERIOR DESIGNER.

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

TOP CAP TO BE:INTERIOR: CONTINUOUS WOOD RAIL CAP WITH WOOD TO MATCH THAT OF WOOD FLOOR. FINISHED AS SELECTED BY INTERIOR DESIGNER.
EXTERIOR: CONTINUOUS COMPOSITE "TRUGRAIN" RAIL CAP- SEE DETAIL FOR SIZE. FINISHED AS SELECTED BY ARCHITECT.

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

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

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

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

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

SAMPLES: FOR EACH EXPOSED FINISH REQUIRED.

EXECUTION
HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.7:

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

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

1. TYPE I. HANDRAILS WITH A CIRCULAR CORSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 ¼ INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6 ¼ INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITH 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1 ¾ INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES (32 MM) TOA MAXIMUM OF 2 ¾ INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

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

05-37 MISC. METAL FABRICATIONS

GENERAL/PRODUCTS
STEEL FABRICATONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

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

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.

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

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.
INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

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

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

NOTE#2: PROVIDE DUPLEX COATING OF HOT -DIPPED GALVANIZED AND COAT THE EXTERIOR SURFACE EXPOSED TO VIEW AS FOLLOWS:
A. Water-based Light Industrial Coating System:
1) Prime Coat: Primer, water-based, anti-corrosive for metal, MPI #107: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry.
2) Prime Coat: Shop primer specified in Section where substrate is specified.
3) Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat.
4) Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI # 163: S-W Pro Industrial Acrylic Semi-Gloss Coating, B66-650 Series, at 2.5 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-55 CUSTOM STEEL STAIRS

GENERAL/PRODUCTS
STAIR COMPONENTS AS FOLLOWS:
STRINGERS EXPOSED STEEL PLATE STRINGERS AS PER DETAILS.
TREADS 3" SOLID WOOD TREADS AS PER DETAILS.
RISERS OPEN RISER THAT DOES NOT EXCEED 4".

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

EXECUTION
PROVIDE COMPLETE STAIR ASSEMBLIES, INCLUDING METAL FRAMING, HANGERS, STRUTS, RAILINGS, CLIPS, BRACKETS, BEARING PLATES, AND OTHER COMPONENTS NECESSARY TO SUPPORT AND ANCHOR STAIRS AND PLATFORMS ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND JOIN SO BOLTS ARE NOT EXPOSED ON FINISHED SURFACES.

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

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

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

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

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

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

DIVISION 6-WOOD, PLASTICS & COMPOSITES

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

GENERAL/PRODUCTS
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. SEE I.R.C. SECTION R317& LOCAL JURISDICTION'S REGULATIONS.

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

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

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

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

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

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

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

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

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

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN 10'-0" LENGTH OF WALL.
2. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.
3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN 10'-0" LENGTH.

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

GENERAL/PRODUCTS
FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS (302.11.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.11. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.

EXECUTION
FIRE BLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. CONTRACTOR SHALL COORDINATE THESE LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 (1))

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (IRC 302.11 (2))

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. (IRC 302.11 (3) AND IRC 302.7)

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (IRC 302.11 (4))

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (IRC 302.11 (5))

F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 1000 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (IRC 302.12)

G. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. (IRC 302.11 (1)).

H. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELLING UNIT SEPARATION. (IRC 302.11 (6))

06-15 WOOD FURRING

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

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

PROVIDE 2X SOLID WOOD FIREBLOCKING AT EVERY 10'-0", AND PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

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

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

WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)).

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

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.

APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

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

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN 10'-0" LENGTH OF WALL.
2. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.
3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN 10'-0" LENGTH.

06-22, 06-23 HEAVY TIMBER FRAMING

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

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

TIMBER TO BE: DOUG FIR
TIMBER TO BE: S4S

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

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

EXECUTION
TIMBER CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO FABRICATION OF TIMBERS.

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

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

06-32 WOOD DECKING

GENERAL/PRODUCTS
WOOD DECKING AT ALL EXTERIOR DECKS/WALKWAYS

WOOD DECKING SHALL BE: "GOLD DECKING" BY TRUGRAIN RESYSTA

COLOR: AS SELECTED BY ARCHITECT

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

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

06-38 PLYWOOD/ OSB WALL SHEATHING

GENERAL/PRODUCTS
WALL SHEATHING TO BE: 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.
EXTENT OF WALL SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

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

PROVIDE BLOCKING AT ALL PANEL EDGES.

06-41 PLYWOOD/ OSB ROOF SHEATHING

GENERAL/PRODUCTS
ROOF SHEATHING TO BE: 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

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

EXECUTION
NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS, AND SHEATHING SHALL BE INSTALLED PERPENDICULAR TO ROOF JOIST/TRUSSES.

PROVIDE BLOCKING AT ALL PANEL EDGES

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

06-45 PLYWOOD/ OSB FLOOR SHEATHING

GENERAL/PRODUCTS
FLOOR SHEATHING TO BE: 3/4" T & G A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

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

EXECUTION
NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS.

PROVIDE BLOCKING AT ALL PANEL EDGES

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

06-50 PRE-ENGINEERED ROOF TRUSSES

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

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

06-55 PRE-ENGINEERED FLOOR JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, REQUIRED FOR INSTALLATION OF FLOOR JOISTS

COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH FLOOR TRUSSES.

PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS.

MEET REQUIEMENTS PER IRC 502.4.
A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD.

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

06-56 PRE-ENGINEERED ROOF JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF FRAMING MEMBERS.

COORDINATE WITH OTHER TRADES(MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS.

06-58 STRUCTURAL LAMINATED BEAMS

GENERAL/PRODUCTS
LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC.

GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

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

06-59 STRUCTURAL COLUMNS

GENERAL/PRODUCTS
COLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL LUMBER, ETC.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

06-62 EXTERIOR WOOD TRIM

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

MANUFACTURER: ----
WOOD TRIM TO BE: CEDAR BOARDS
WOOD TRIM GRADE: SELECT
WOOD TRIM FINISH TO BE: STAINED
STAIN COLOR/MANUF TO BE: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

FASCIA AND SOFFIT TO BE :
FASCIA- CEDAR BOARDS BUILT-UP AS PER DETAILS IN THE DRAWINGS.
SOFFIT- 1 X 6 T & G CEDAR
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

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

EXECUTION
ALL EXTERIOR WOODWORK TO BE PRE-PAINTED OR STAINED PRIOR TO INSTALLATION ON ALL SIDES OF TRIM.

ALL INSTALLATION SHALL BE PER MANUFACTURERS OR APPLICABLE STANDARDS FOR INSTALLATION.

NAIL ALL TRIM WITH GALVANIZED OR STAINLESS STEEL FINISH NAILS. ALL NAILING SHALL EXTEND THROUGH WALL SHEATHING AND INTO STUD FRAMING MINIMUM OF 1". COUNTERSINK ALL NAIL HEADS.

INSTALL SIDING AND TRIM OVER WALL VENTILATION MATRIX OVER TYVEK OR EQUAL VAPOR BARRIER.

06-75 INTERIOR STAIR FRAMING

GENERAL/PRODUCTS
ALL STAIR FRAMING AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.

UNLESS SPECIFIED ON DRAWINGS, CONTRACTOR SHALL PROVIDE 1 1/4" X 11 7/8" LVL STRINGERS AT INTERIOR STAIRS. PROVIDE ONE (1) STRINGER AT EACH SIDE, AND A MINIMUM OF TWO (2) STRINGERS BETWEEN. IN NO INSTANCE SHALL A STRINGER EXCEED 16" O.C. SPACING.

PROVIDE 5/4" HARDWOOD TREAD MATERIAL OVER 3/4" PLYWOOD STAIR TREAD. GLUE AND SCREW MATERIAL TO STRINGERS.

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

EXECUTION
STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.

B. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7-3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

C. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.5.

D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM « INCH GYPSUM BOARD. (I.R.C. R302.7)

E. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)

06-84 INTERIOR STANDING AND RUNNING TRIM

GENERAL/PRODUCTS
BASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CROWN MOLD: PROFILE AS SELECTED BY INTERIOR DESIGNER.
WINDOW SILL: PROFILEAS SELECTED BY INTERIOR DESIGNER.
MANUFACTURER: SEE INTERIOR DESIGNER DRAWINGS.
MATERIAL: SEE INTERIOR DESIGNER DRAWINGS.
STAIN- CUSTOM AS SELECTED

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

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

EXECUTION
INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.

ALL TRIM MUST BE LEVEL AND PLUMB.

06-85 INTERIOR STAIR RAILING

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

THE INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.

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

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

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

EXECUTION
SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS.

06-89 INTERIOR WOOD COLUMNS

GENERAL/PRODUCTS
ALL INTERIOR WOOD COLUMNS WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

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

06-90 INTERIOR WOOD BEAMS

GENERAL/PRODUCTS
ALL INTERIOR WOOD BEAM WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

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

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING

GENERAL/PRODUCTS
FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND FOUNDATIONS.

DAMPPROOFING SHALL BE: HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFING

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

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

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

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

PROVIDE TWO (2) COAT SYSTEM WITH A BASE COAT APPLIED AT A RATE OF 1.5 GAL PER 100 SQ. FT. ALLOW 24 HOURS DRYING PRIOR TO SECOND COAT APPLIED AT 2 GAL. PER 100 SQ. FT. ALLOW 48 HOURS DRYING PRIOR TO BACK FILL.

DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE.

TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.

07-02 SPRAY APPLIED FOUNDATION WATERPROOFING

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

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

FOUNDATION DRAIN:
SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

SHOP DRAWINGS: SHOW LOCATIONS AND EXTENT OF WATERPROOFING. INCLUDE DETAILS FOR SUBSTRATE JOINTS AND CRACKS, SHEET FLASHINGS, PENETRATIONS, INSIDE AND OUTSIDE CORNERS, TIE-INS TO ADJOINING WATERPROOFING, AND OTHER TERMINATION CONDITIONS.

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

A FIRM THAT IS APPROVED OR LICENSED BY MANUFACTURER FOR INSTALLATION OF WATERPROOFING REQUIRED FOR THIS PROJECT AND IS ELIGIBLE TO RECEIVE SPECIAL WARRANTIES SPECIFIED.
CONDUCT PRE-INSTALLATION CONFERENCE AT PROJECT SITE.
APPLY WATERPROOFING WITHIN THE RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY WATERPROOFING MANUFACTURER. DO NOT APPLY WATERPROOFING TO A DAMP OR WET SUBSTRATE, OR WHEN TEMPERATURE IS BELOW 0 DEG F.
CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE CLEAN, DUST-FREE, AND DRY SUBSTRATE FOR WATERPROOFING APPLICATION.
REMOVE GREASE, OIL, FORM-RELEASE AGENTS, PAINTS, CURING COMPOUNDS, AND OTHER PENETRATING CONTAMINANTS OR FILM-FORMING COATINGS FROM CONCRETE.
PREPARE AND TREAT SUBSTRATES TO RECEIVE WATERPROOFING MEMBRANE, INCLUDING JOINTS AND CRACKS, DECK DRAINS, CORNERS, AND PENETRATIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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LICENSED ARCHITECT

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

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G005

PERMIT SET

Plot Date: 2/16/2024 11:40:46 AM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-45, 07-46, 07-47, 07-49, 07-50, 07-51, 07-52, 07-53, 07-54 THERMAL INSULATION

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

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OR INSULATION INSTALLED IN OR ON THE CEILING/ ROOF, WALLS, FOUNDATION SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND/ OR FLOOR, AND THE DUCTS OUTSIDE THE CONDITIONED SPACE, U-FACTORS OF THE WINDOWS. THE TYPE OF HEATING AND EFFICIENCY OF HEATING AND WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. (I.R.C. N1101.8)

LOCATION	TYPE	THICKNESS	R-VALUE
SLAB ON GRADE	FOAM-IN-PLACE	2"	R-10

INSTALL UNDER HEATED SLAB ON GRADE LOCATIONS. OWENS CORNING FORMULA 250

PERIMETER OF FOUNDATION	RIGID	2"	R-10

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

FLOOR INSULATION			
FLOOR OVER UNHEATED BASEMENT	UNFACED BATTS	VERIFY	R-30
FLOOR UNDER RADIANT HEAT	BLOWN-IN	12"	R-38
FLOOR OVER OUTSIDE OR UNHEATED AIR	BLOWN-IN	12"	R-38
WALL INSULATION AT EXTERIOR FRAMED WALLS			
2X6 WOOD EXTERIOR WALLS (BLOWN TO BE CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)	BLOWN-IN	5 1/2"	R-22.5
2 X 4 WOOD FURRED-EXTERIOR WALLS (CERTAINTEED CertaSpray with 2.0 pcf and R-value of 6.5 per inch))	CLOSED-CELL FOAM	3 1/2"	R-22.75

ROOF INSULATION
ROOF AT SHALLOWER JOISTS:
MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS — R-24.5
PLUS FULL DEPTH OF JOIST CAVITY — R-38.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM) — TOTAL= R-49.0

ROOF AT DEEPER JOISTS:
MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS — R-24.5
PLUS FULL DEPTH OF JOIST CAVITY — R-56.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM) — TOTAL= R-80.5

INTERIOR AND SPECIALITY REQUIRED INSULATION			
INTERIOR WALLS SOUND	BATTS	3-1/2"	R11
MECHANICAL TYPE ROOMS WALLS AND (CEILINGS WHERE APPLICABLE) SOUND	BATTS	5"	R19
BATHROOMS SOUND BATTS INSULATION BATTS	BATTS	5 1/2" OR 3 1/2"	R-11 - R19
INTERIOR FLOORS/ CEILING SOUND RATING REQ'D	BATTS	3 1/2"	R-11
DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED	1"
MECHANICAL AND PLUMBING STUD CAVITY WITH PLUMBING DRAIN LINES	SOUND BATTS/ INSULATION BATTS	5 1/2"' OR 3 1/2"	R-13/R-19

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

SUBMITTALS
PROVIDE MANUFACTURERE DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

EXECUTION
FILL ALL VOIDS AS REQUIRED.

FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

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

07-55 ATTIC ACCESS

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

ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

07-66 BUILDING WEATHER AND VAPOR BARRIER

GENERAL/PRODUCTS
WEATHER BARRIER MEMBRANE: DUPONT -TYVEK- HOMEWRAP OR EQUAL
SEAM TAPE: DUPONT- TYVEK TAPE OR EQUAL
FLASHING: DUPONT- FLEXWRAP OR EQUAL

EXECUTION
COORDINATE WITH MANUFACTURES STANDARDS FOR INSTALLATION.
REVIEW REQUIREMENTS FOR SEQUENCING OF INSTALLATION OF WEATHER BARRIER ASSEMBLY WITH INSTALLATION OF WINDOWS, DOORS, LOUVERS AND FLASHINGS TO PROVIDE A WEATHER-TIGHT BARRIER ASSEMBLY.

VERIFY SUBSTRATE AND SURFACE CONDITIONS ARE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER RECOMMENDED TOLERANCES PRIOR TO INSTALLATION OF WEATHER BARRIER AND ACCESSORIES.

INSTALL WEATHER BARRIER OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

START WEATHER BARRIER INSTALLATION AT A BUILDING CORNER, LEAVING 6-12 INCHES OF WEATHER BARRIER EXTENDED BEYOND CORNER TO OVERLAP.

INSTALL WEATHER BARRIER IN A HORIZONTAL MANNER STARTING AT THE LOWER PORTION OF THE WALL SURFACE. MAINTAIN WEATHER BARRIER PLUMB AND LEVEL.

EXTEND BOTTOM ROLL EDGE OVER SILL PLATE INTERFACE 2" TO 3" MINIMUM. SEAL WEATHER BARRIER WITH SEALANT OR TAPE. SHINGLE WEATHER BARRIER OVER BACK EDGE OF THRU-WALL FLASHINGS AND SEAL WEATHER BARRIER WITH SEALANT OR TAPE. ENSURE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 6 INCHES HORIZONTALLY IN A SHINGLING MANNER.

WINDOW AND DOOR OPENINGS: EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS.

ATTACH WEATHER BARRIER TO STUDS THROUGH EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12 -18 INCHES VERTICALLY ON CENTER ALONG STUD LINE, AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY.

ATTACH WEATHER BARRIER TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12 -18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE, PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. USE CLADDING FASTENERS AS PERMANENT MEANS OF ATTACHMENT.

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

07-133 WOOD SIDING

GENERAL/PRODUCTS
HORIZONTAL SIDING: 1X4 SHIP-LAP-JOINTED (WITH 1/4" REVEAL) HORIZONTAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CEDAR BARK".

VERTICAL SIDING: 1X8 SHIP-LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR SEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSROADS".

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

EXECUTION
FOLLOW INSTALLATION INSTRUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.

EXAMINE SUBSTRATES FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING AT ALL LOCATION AS REQUIRED BY MNFR. RECOMMENDATIONS.

INSTALL EXTERIOR SIDING FINISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING WEATHER BARRIER AS PER MANUFACTURE SPECIFICATIONS AND INDUSTRY STANDARDS.
SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.

CLEAN FINISHED SURFACES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.

COORDINATE WORK WITH RELATED TRADES; SCRIBE AND COPE SIDING BOARDS FOR ACCURATE FIT. ALLOW INSTALLATION OF RELATED WORK TO AVOID CUTTING AND PATCHING.

SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED, CROOKED OR OTHERWISE DEFECTIVE.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FACTORY PRIMED OR FINISHING IS PREFERRED.

EXPLAIN PROPER MAINTENANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT PROJECT CLOSEOUT.

THE USE OF PRESSURE WASHERS IS NOT RECOMMENDED.

07-155 SINGLE-PLY TPO DECK MEMBRANE

GENERAL/PRODUCTS
PROVIDE INSTALLED ROOFING MEMBRANE AND FLASHINGS THAT REMAIN WATERTIGHT; DO NOT PERMIT THE PASSAGE OF WATER; AND RESIST SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATING SHALL BE A UL CLASS B RATING.

PROVIDE A ROOF SYSTEM WITH POSITIVE DRAINAGE WHERE ALL STANDING WATER DISSIPATES AFTER PRECIPITATION ENDS.

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

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

ROOFING CONTRACTOR SHALL BE AUTHORIZED BY ROOFING SYSTEM MANUFACTURER TO INSTALL ASSEMBLY. PROVIDE LETTER ON MANUFACTURER'S LETTERHEAD OF AUTHORIZED STATUS OF CONTRACTOR.

PROVIDE ROOFING SYSTEM THAT IS LISTED ON THE DOE'S ENERGY STAR "ROOF PRODUCTS QUALIFIED PRODUCT LIST" FOR LOW-SLOPE ROOF APPLICATIONS.

A MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S STANDARDS UPON COMPLETION OF THE ROOFING SYSTEM.DEVIATIONS OR CHANGES FROM THE CONTRACT SPECIFICATION SHALL HAVE WRITTEN APPROVAL FROM THE ROOFING MANUFACTURER, FOR PRESENTATION TO ARCHITECT AT COMPLETION OF ROOFING SYSTEM.

STANDARD TOTAL SYSTEM WARRANTY SHALL BE ISSUED UPON ACCEPTANCE OF THE ROOFING SYSTEM INSTALLATION.
TWENTY (20) YEAR PERIOD THAT COVERS WIND DAMAGE UP TO 70 MPH.

ACCEPTABLE MANUFACTURER: FIBERTITE,DOW ROOFING SYSTEMS, CARLILE ROOFING, OR APPROVED EQUAL REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:
A. MEMBRANE TYPE: KEE.
B. MEMBRANE THICKNESS: 30 MIL.
C. COLOR:ENERGY EFFICIENT GREY.
D. FLASHINGS MEMBRANE: SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSUPPORTED MEMBRANE FOR FIELD-FABRICATED DETAILS USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED WITH SCRIM-REINFORCED MEMBRANE.
E. COVER BOARD: DENSDECK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

SUBMITTALS
PRODUCT DATA:, INCLUDING:MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED; PREPARATION INSTRUCTIONS AND RECOMMENDATIONS; STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS; AND INSTALLATION METHODS.

SAMPLES FOR VERIFICATION FOR THE FOLLOWING PRODUCTS INCLUDING; MANUFACTURER'S STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURER'S STANDARD SAMPLE SIZE OF WALKWAY PADS OR ROLLS.

SHOP DRAWINGS INCLUDING OUTLINE AND SIZE OF THE ROOF, LOCATION AND TYPE OF PENETRATIONS, PERIMETER AND PENETRATION FLASHING DETAIL REFERENCES TO MANUFACTURE'S STANDARD. DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURER'S STANDARDS SHALL BE IDENTIFIED WITH SEPARATE APPROVAL FROM ROOFING MANUFACTURER. DETAILS TO BE EMPLOYED ON THE PROJECT SHALL BE APPROVED BY ROOFING MANUFACTURER.

SUBMIT WARRANTY CERTIFICATION FROM MANUFACTURER OF APPROVAL OF PROJECT DESIGN AND INTENT TO ISSUE WARRANTY, AND FASTENER PULL TESTS FROM AN INDEPENDENT TESTING AGENCY SHALL BE APPROVED BY THE ROOFING MANUFACTURER.

EXECUTION
DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. NAILERS AND BLOCKING SHALL BE INSTALLED LEVEL, TRUE TO LINE AND ELEVATION, SECURED TO ROOF STRUCTURE TO RESIST ROOF INSTALLATION AND SERVICE CONDITIONS. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING. SURFACES TO BE BONDED SHALL BE DRY, CLEAN AND FREE OF DEBRIS. SUITABLE SURFACES ARE USUALLY CONSIDERED TO BE SMOOTH: SOLID MASONRY, WOOD AND METAL, PLUS INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS FOR RECEIVING ADHERED ROOFING MEMBRANES.

ALL FASTENERS SHOULD BE INSTALLED WITH A DEPTH-SENSING SCREW GUN TO PREVENT OVER DRIVING OR UNDER DRIVING. BLOCK OFF OR SHUT DOWN POSITIVE PRESSURE BUILDING VENTILATION SYSTEMS DURING APPLICATION TO PREVENT SHEET FROM BILLOWING DURING APPLICATION.

VERIFY ALL ROOFTOP MECHANICAL UNITS ARE TO HAVE THEIR CONDENSATION LINES PIPED TO DRAINS, OR OFF THE ROOF

PLYWOOD MUST BE EXTERIOR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS GAPPED GREATER THAN 1/4 INCH, AND PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

PROVIDE TEMPORARY BALLAST IN PARTIALLY COMPLETED SECTIONS TO CONTROL WIND EFFECTS DURING CONSTRUCTION.

07-164 METAL SHEET BATTEN-SEAM ROOFING

07-164 METAL SHEET BATTEN-SEAM ROOFING
GENERAL/PRODUCTS
ARCHITECTURAL METAL ROOFING: BONDERIZED METAL
MBCI- MANUFACTURE
COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY".
DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

SUBMITTALS
SAMPLES FOR VERIFICATION OF SHINGLE SIZE AND COLOR
WARRANTIES: SAMPLE OF SPECIAL WARRANTIES.
EXECUTION
ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER

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

ROOFING SYSTEM TO BE INSTALLED OVER EXTERIOR GRADE A.P.A. RATED SHEATHING (RUN PERPENDICULA RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS.

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

07-170, 171, 172, 173, 174, 175, 176, SHEET METAL FLASHING AND TRIM

GENERAL/PRODUCTS
APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.
VALLEY FLASHING
DRIP METAL
WINDOW HEAD FLASHING
DOOR HEAD FLASHING
TRANSITIONAL FLASHING

SUBMITTALS
SHOW INSTALLATION LAYOUTS OF SHEET METAL FLASHING AND TRIM, INCLUDING PLANS, ELEVATIONS, EXPANSION-JOINT LOCATIONS, AND KEYED DETAILS. DISTINGUISH BETWEEN SHOP- AND FIELD-ASSEMBLED WORK.

INCLUDE DETAILS FOR FORMING, JOINING, SUPPORTING, AND SECURING SHEET METAL FLASHING AND TRIM, INCLUDING PATTERN OF SEAMS, TERMINATION POINTS, FIXED POINTS, EXPANSION JOINTS, EXPANSION-JOINT COVERS, EDGE CONDITIONS, SPECIAL CONDITIONS, AND CONNECTIONS TO ADJOINING WORK.

EXECUTION
SELF-ADHERING, HIGH-TEMPERATURE SHEET: MINIMUM 30 TO 40 MILS THICK, CONSISTING OF SLIP-RESISTING POLYETHYLENE-FILM TOP SURFACE LAMINATED TO LAYER OF BUTYL OR SBS-MODIFIED ASPHALT ADHESIVE, WITH RELEASE-PAPER BACKING; COLD APPLIED.

SLIP SHEET: BUILDING PAPER, 3-LB/100 SQ. FT. MINIMUM, ROSIN SIZED.

ANCHOR SHEET METAL FLASHING AND TRIM AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT SO THAT COMPLETED SHEET METAL FLASHING AND TRIM SHALL NOT RATTLE, LEAK, OR LOOSEN, AND SHALL REMAIN WATERTIGHT. USE FASTENERS, SOLDER, WELDING RODS, PROTECTIVE COATINGS, SEPARATORS, SEALANTS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE SHEET METAL FLASHING AND TRIM SYSTEM.
INSTALL SHEET METAL FLASHING AND TRIM TRUE TO LINE AND LEVELS INDICATED. PROVIDE UNIFORM, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.

INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERTIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.

SPACE CLEATS NOT MORE THAN 12 INCHES APART. ANCHOR EACH CLEAT WITH TWO FASTENERS. BEND TABS OVER FASTENERS.

INSTALL EXPOSED SHEET METAL FLASHING AND TRIM WITHOUT EXCESSIVE OIL CANNING, BUCKLING, AND TOOL MARKS.

WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMACNA.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WATERTIGHT CONSTRUCTION.RETAIN FIRST PARAGRAPH BELOW FOR METALLIC-COATED STEEL AND COPPER ROOFING, UNLESS THE METAL IS PAINTED OR COATED.

CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.

APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO. SEE I.R.C. SECTION R703.8.

AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.

WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILT-IN GUTTERS.

07-183 METAL GUTTERS/DOWNSPOUTS

GENERAL/PRODUCTS
GUTTERS SHALL BE: SQUARE AS PER DETAILS
DOWNSPOUTS SHALL BE: ROUND DOWNSPOUTS.

METAL FINISH: PRE-FINISHED ALUM. COLOR TO MATCH METAL ROOFING.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH DOWNSPOUT AND GUTTER IN MATERIAL SPECIFIED.
(ELECTRICAL CONTRACTOR TO PROVIDE SPECIFICATION OF HEAT TAPE WITH VOLTAGE FOR HEAT TAPE AT CHAIN AT DOWNSPOUTS

EXECUTION
INSTALL AT LOCATIONS SHOWN ON PLANS.

ALL GUTTERS SHALL SLOPE A MINIMUM OF 1/8" PER FOOT FOR DRAINAGE TO DOWNSPOUTS

FABRICATE HANGING GUTTER TO CROSS SECTION INDICATED, COMPLETE WITH END PIECES, OUTLET TUBES, AND OTHER ACCESSORIES AS REQUIRED. FABRICATE IN CONTINUOUS SECTIONS BETWEEN CORNERS. FABRICATE EXPANSION JOINTS, EXPANSION-JOINT COVERS AND GUTTER ACCESSORIES FROM SAME METAL AS GUTTERS.

JOIN SECTIONS WITH RIVETED AND SOLDERED JOINTS OR WITH LAPPED JOINTS SEALED WITH SEALANT. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS AT EAVE OR FASCIA TO FIRMLY ANCHORED GUTTER BRACKETS SPACED NOT MORE THAN 36 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERTIGHT WITH SEALANT. SLOPE TO DOWNSPOUTS.

FABRICATE RECTANGULAR DOWNSPOUTS COMPLETE WITH MITERED ELBOWS. FURNISH WITH METAL HANGERS, FROM SAME MATERIAL AS DOWNSPOUTS, AND ANCHORS

JOIN DOWNSPOUT SECTIONS WITH 1-1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 60 INCHES O.C. IN BETWEEN.

07-211, 07-212, 07-213, 07-214, 07-215, 07-216, 07-217 CAULKING

GENERAL/PRODUCTS
PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

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

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

EXECUTION
CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS.

REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT COULD INTERFERE WITH ADHESION OF JOINT SEALANT

PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF CAULK.

SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS - ONLY POLYURETHANE OR POLYSULFIDE SEALANTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED.

DIVISION 8-OPENINGS

08-25 EXTERIOR WOOD DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.
MANUF . CUSTOM ENTRY DOOR- BY MILL SELECTED
SPECIES DOUG-FIR
COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

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

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

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

08-26 INTERIOR WOOD DOOR

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

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

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

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

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

08-39 EXTRUDED ALUMINUM WOOD SLIDING DOORS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN,
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS
PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.
COLOR OF SCREENS TO BE: AS DETERMINED BY ARCHITECT.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH EXTRUDED ALUMINUM CLAD EXTERIOR BOTH FRAME AND SASH- NO EXCEPTIONS. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. R310.1

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

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

1. MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4. THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5. WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

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

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

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

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES
INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATION, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

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

B. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

E. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

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

G. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

H. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

08-67 OVERHEAD SECTIONAL DOOR

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

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

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

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

EXECUTION
INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

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

SUBMITTALS
PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED.
PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

EXECUTION
PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL.

INSTALL DOORS TO SWING OUTWARD, TYPICAL. (2006 IRC R308 P2708.1)

08-132 EXTRUDED ALUMINUM CLAD WOOD WINDOWS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.
WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS,

PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED OTHERWISE).

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. R310.1

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)
1.MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2.THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3.THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4.THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5.WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

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

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

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

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

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).
SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:
1- EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2- PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
4- PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.
5- PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
6- PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7- PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

08-146 UNIT SKYLIGHT

GENERAL/PRODUCTS
14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING

SUBMITTALS
SUBMIT SKYLIGHT WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SHOP DRAWINGS ON HOW TO INSTALL ON ROOF AND INTERFACE WITH CEILING FINISH.

PROVIDE MAINTENANCE AND WARRANTY INFORMATION.

DO NOT INSTALL WITHIN 3-FT OF INSIDE FACE OF FIRE-RATED WALLS.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL.

08-151 DOOR HARDWARE

GENERAL/PRODUCTS
ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER

SUBMITTALS
SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND HARDWARE LIST ASSIGNED TO EACH DOOR.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS

08-174 MIRRORS

GENERAL/PRODUCTS
MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

DIVISION 9- FINISHES

09-21 GYPSUM WALL BOARD

GENERAL/PRODUCTS
5/8" TYPE "X" GYPSUM BOARD AT GARAGE AND AT FIRE-RATED SEPARATION WALL
WALLS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

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

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

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

EXECUTION
PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

THE GYPSUM BOARD SHALL BE ATTACHED TO FRAMING WITH APPROVED SCREWS AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE PROVIDE A LEVEL 4 GYPSUM BOARD FINISH ON ALL WALLS AS PER INDUSTRY STANDARDS

PROVIDE SQUARE CORNER BEAD / TRIM FINISH.

CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH.

PROVIDE GLAS-MAT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE GLAS-MAT GYPSUM BOARD TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT SURFACES TO RECEIVE TILE.

09-27 CERAMIC TILE

GENERAL/PRODUCTS
EXTENT OF CERAMIC TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE CERAMIC TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-37 STONE TILE

GENERAL/PRODUCTS
EXTENT OF STONE TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-102 STONE FLOORING

GENERAL/PRODUCTS
EXTENT OF STONE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-109 WOOD FLOORING

GENERAL/PRODUCTS
EXTENT OF WOOD FLOORING INDICATED ON FINISH FLOOR PLANS AND AS PER INTERIOR DESIGNER.

SEE WOOD FLOOR SCHEDULE FOR WOOD FLOOR SPECIES AND STYLE.

FINISH OF WOOD FLOOR AS SPECIFIED IN WOOD FLOOR SCHEDULE.

SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR INSTALLED OVER PLYWOOD WITH STAIN FINISH FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION IN NWFA's "INSTALLATION GUIDELINES: WOOD FLOORING.

MAINTAIN AN AMBIENT TEMPERATURE BETWEEN 65 AND 75 DEGF AND RELATIVE HUMIDITY PLANNED FOR BUILDING OCCUPANTS IN SPACES TO RECEIVE WOOD FLOORING DURING THE CONDITIONING PERIOD FOR NOT LESS THAN SEVEN DAYS BEFORE WOOD FLOORING INSTALLATION, AND CONTINUOUS THROUGH INSTALLATION, AND CONTINUES NOT LESS THAN SEVEN DAYS AFTER WOOD FLOORING INSTALLATION.

PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING AS PER MANUFACTURE RECOMMENDATIONS.

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER CLEANING, EXAMINE SUBSTRATES FOR MOISTURE, ALKALINE SALTS, CARBONATION, OR DUST. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

09-167 CARPET (SHEET) FLOORING

GENERAL/PRODUCTS
EXTENT OF CARPET FLOORING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
ALL INSTALLATION OF MATERIALS AS SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED PER MANUFACTURER STANDARDS AND AS PER INTERIOR DESIGNER SPECIFICATIONS.

09-208 EXTERIOR PAINTING

GENERAL/PRODUCTS
EXTERIOR SEMI-TRANSPARENT WOOD STAIN
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.
MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT.
CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING.

09-221 INTERIOR PAINTING

GENERAL/PRODUCTS
EXTENT OF INTERIOR PAINTING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.
ALL WALLS MUST BE SMOOTH AND FREE OF DEFECTS PRIOR TO PAINTING.

09-230 STAIN FINISH

GENERAL/PRODUCTS
EXTENT OF INTERIOR STAIN FINISH INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

09-235 EPOXY FLOOR COATINGS

GENERAL/PRODUCTS
EXTENT OF EPOXY FLOOR COATINGS INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

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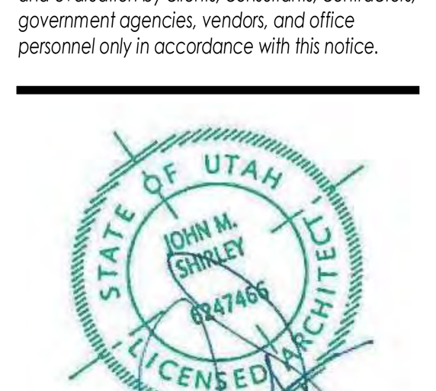

WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G006

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 10- SPECIALITIES

10-99 BATH HARDWARE

GENERAL/PRODUCTS
EXTENT OF BATHROOM HARDWARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING.
EXECUTION
INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

DIVISION 11- EQUIPMENT

11-32 FIREPLACES

GENERAL/PRODUCTS

GAME ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP-VENT TO EXTERIOR WALL)
GREAT ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)
MASTER BEDROOM FIREPLACE TO BE:	MONTIGO "PANORAMA" 3-SIDED GLASS CUSTOM SEALED GAS - SEE ID DRAWINGS (REAR-VENT TO EXTERIOR WALL)

SUBMITTALS
SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.

EXECUTION
BEDROOM APPLICATIONS: PROVIDE SEALED GLASS DOORS.

ALL WOOD BURNING FIREPLACES (EXCEPT IN BEDROOM APPLICATIONS): TO BE PROVIDED WITH GAS STARTERS

GAS LOG FIREPLACES SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6' OF THE APPLIANCE, UNLESS APPROVED BY THE FIREPLACE MANUFACTURER.

GAS LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S.

ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIREMENT FOR OUTSIDE AIR.

PROVIDE FLUES, COMBUSTION AIR SPARK ARRESTOR, CLEARANCES, AND ETC. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE CHIMNEY CAP FLASHING AND SURROUND. (SEE SECTION 07-34) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIAL SUCH AS HEARTHS, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES, AND PROTECTION.

THE CHIMNEY TERMINATION MUST EXTEND AT LEAST 2 FEET HEIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G2427.5.3.

11-34 RESIDENTIAL APPLIANCES

GENERAL/PRODUCTS
RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
APPLIANCE SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS

GAS-BURNING APPLIANCES: COMPLY WITH ANSI Z21 SERIES STANDARDS.

RESIDENTIAL APPLIANCES: COMPLY WITH NAECA STANDARDS.

EXECUTION
INSTALLER QUALIFICATIONS: AN EMPLOYER OF WORKERS TRAINED AND APPROVED BY MANUFACTURER FOR INSTALLATION AND MAINTENANCE OF UNITS REQUIRED FOR THIS PROJECT

PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURES INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.

FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT.

11-42 PROJECTION SCREENS

GENERAL/PRODUCTS
EXTENT OF PROJECTION SCREENS ARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.

COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

DIVISION 12- FURNISHINGS

12-27 WOOD KITCHEN CABINETS

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

SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS

COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.

SUBMITTALS
CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR EACH CABINET FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER/OWNER PRIOR TO FABRICATION OF CABINET.

PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.

PROVIDE 1 DOOR SAMPLE FOR EACH DOOR TYPE SPECIFIED FOR APPROVAL.

12-40 STONE COUNTERTOPS

GENERAL/PRODUCTS
EXTENT OF STONE COUNTERTOPS AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

SUBMITTALS
SAMPLES FOR EACH STONE TYPE INDICATED, IN SETS OF SAMPLES NOT LESS THAN 12 INCHES SQUARE. INCLUDE TWO OR MORE SAMPLES IN EACH SET AND SHOW THE FULL RANGE OF VARIATIONS IN APPEARANCE CHARACTERISTICS EXPECTED IN COMPLETED WORK.

EXECUTION
USE ONLY ADHESIVES FORMULATED FOR STONE AND CERAMIC TILE AND RECOMMENDED BY THEIR MANUFACTURER FOR THE APPLICATION INDICATED. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.

INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS AND INDICATED TOLERANCES

REMOVE AND REPLACE STONE COUNTERTOPS OF THE FOLLOWING DESCRIPTION: BROKEN, CHIPPED, STAINED, OR OTHERWISE DAMAGED STONE, DEFECTIVECOUNTERTOPS, DEFECTIVE JOINTS, INCLUDING MISALIGNED JOINTS,INTERIOR STONE COUNTERTOPS AND JOINTS NOT MATCHING APPROVED SAMPLES AND MOCKUPS.

CLEAN STONE COUNTERTOPS NOT LESS THAN TWO DAYS AFTER COMPLETION OF INSTALLATION, USING CLEAN WATER AND SOFT RAGS. APPLY STONE SEALER TO COMPLY WITH STONE PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 21 - FIRE SUPPRESSION

21-01 FIRE SPRINKLERS

GENERAL/PRODUCTS
DESCRIPTION
THE PROJECT SHALL HAVE FULL NFPA 13D SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.

CPVC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS MANUFACTURED BY LUBRIZOL ADVANCED MATERIALS OR EQUAL. THE PIPE AND FITTING COMPOUNDS SHALL MEET CELL CLASS 23547 AND 24447, RESPECTIVELY, AS DEFINED BY ASTM D1784, AND SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER. BOTH PIPE AND FITTING COMPOUNDS SHALL BE PRESSURE RATED BY PLASTICS PIPE INSTITUTE (PPI).

PIPE AND FITTINGS

PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F442 IN STANDARD DIMENSION RATIO (SDR) 13.5.

FITTINGS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F437 (SCHEDULE 80 THREADED), ASTM F438 (SCHEDULE 40 SOCKET) AND ASTM F439 (SCHEDULE 80 SOCKET).
BOTH PIPE AND FITTINGS SHALL BE LISTED BY UNDERWRITERS LABORATORIES FOR USE IN WET AUTOMATIC FIRE SPRINKLER SYSTEMS AND SHALL

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

ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CPVC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THUS LISTED ON PIPE, FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/BM/CZ™ SYSTEM COMPATIBLE PROGRAM).

SOLVENT CEMENT

ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F402. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE MANUFACTURERS. THE SOLVENT CEMENTS SHALL BE COMPATIBLE WITH THEIR CPVC PIPE AND FITTINGS.

FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNIFICANT STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UN-DRIED JOINT. SPRINKLER FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONTRACTOR SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.

BASIC USE

CPVC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER ULC OR C-UL FOR USE IN:

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT BE LESS THAN 175 PSI AT 150ºF. REFER TO CPVC PIPE AND FITTING MANUFACTURERS' INSTALLATION INSTRUCTIONS.

QUALITY ASSURANCE
CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.

MANUFACTURERS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385

SUBMITTALS
COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL, AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.

EXECUTION
SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW REQUIREMENTS, FRICTION LOSS, OPERATING

TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.

THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.

THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150ºF.

INSTALLATION PROCEDURES.
INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.

CPVC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150ºF IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE LISTING AGENCIES.

ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED, .
AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE NFPA STANDARD (NFPA 13D).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- PLUMBING

22-00 GENERAL PLUMBING

THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2012 I.R.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.

THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.

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

NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.

ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3"DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS.

LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 60 PSI.

WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M13017.2 & G2404.8)

PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE. (I.R.C P2801)

THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.

THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER. JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

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

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "K" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDIER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BAND FITTINGS FOR POLY PIPE. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.

WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

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

PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE "INTERMOUNTAIN WATER INC." MODEL: "PATRIOT" SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

STEAM SHOWER UNITS TO BE "KOHLER" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED.

22-01 PLUMBING FIXTURES

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

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.

INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.

CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIFIED COMPONENTS.

INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.

TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.

EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.

WATER HEATERS TO BE:	A.0. SMITH OR EQUAL
CAPACITY SHALL BE:	50 GALLONS

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

EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.

PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.

FOR HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:

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

EXECUTION
CONNECT AS PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS, TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.

PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AND POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER DISTRIBUTION SYSTEM

DELIVER MATERIALS IN MANUFACTURE'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT UNTIL READY FOR INSTALLATION

STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS OR UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT

WARRANTY
MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND FITTINGS PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGES FOR A WARRANTY PERIOD FOR PEX TUBING AND SUBSEQUENT SYSTEM SHALL BE 25 YEAR NON-PRORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORKMANSHIP, BEGINNING WITH THE DATE OF INSTALLATION

SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONENTS, ETC. SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTURER. THE CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS.

TUBING
CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAVE A PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 73ºF, 100 PSI AT 180ºF AND 80 PSI AT 200ºF

TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WITH ASTM F876 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY

FITTINGS
FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENTIFIED ON THE FITTING

CRIMP SYSTEMS
ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF QICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW ALL ASTM TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES.

MANIFOLDS
MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM; CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER

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

SUBMITTALS
SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS

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

SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

EXECUTION
COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMO'S, INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING; ZURN OR EQUAL PEX PLUMBING INSTALLATION GUIDE

VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO NOT PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED

DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSED LIGHT FIXTURES

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

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

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS

USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS

USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER

PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR

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

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

PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APPLICABLE CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 40 PSI WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR

TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER OTHER TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DAMAGED ACCORDING TO MANUFACTURER'S RECOMMENDATION

22-06 PLUMBING WASTE COMPONENT/PIPING

GENERAL/PRODUCTS
THIS SPECIFICATION COVERS ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS USED IN SANITARY DRAIN, WASTE, AND VENT (DWV), SEWER, AND STORM DRAINAGE APPLICATIONS. THIS SYSTEM IS INTENDED FOR USE IN NON-PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 160ºF.

ALL WASTE PIPING SHALL BE THE FOLLOWING:

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

PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WITH A CELL CLASS OF 42222 AS IDENTIFIED IN ASTM D 3965. FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS COMPOUNDS WITH A CELL CLASS OF 32222 AS IDENTIFIED IN ASTM D 3965.

ABS CELLULAR CORE PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. ABS DWV FITTINGS SHALL CONFORM TO ASTM D 2661. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTILIZE A SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14.

EXECUTION
IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL GROUND WHICH IS DRY AND FREE FROM SHARP OBJECTS. IF DIFFERENT SCHEDULES OF PIPE ARE STACKED TOGETHER, THE PIPE WITH THE THICKEST WALLS SHOULD BE ON THE BOTTOM.

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

THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

PROVIDE INSULATION AT ALL WASTE LINES WITHIN AREAS EXPOSED TO WEATHER.

PROVIDE INSULATION FOR ALL WASTE /DRAIN LINES FROM UPPER LEVELS TO LOWEST POINT IN STRUCTURE. INSULATION TO INDIVIDUALLY WRAP WASTE LINE, AND INSULATE STUD CAVITY WASTE LINE IS LOCATED WITHIN.
ALL SHOWER TRAPS AND TRAP ARMS ARE TO BE SIZED ACCORDING TO THE FLOW RATES OF ALL SHOWERHEADS AND BODYSPRAYS THE DRAIN SERVES (P3201.7)

INSTALLATION SHALL COMPLY WITH THE LATEST INSTALLATION INSTRUCTIONS PUBLISHED BY PIPE AND FITTING MANUFACTURER, AND AND SHALL CONFORM TO ALL APPLICABLE PLUMBING, FIRE, AND BUILDING CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENT JOINTS SHALL BE MADE WITH A SOLVENT CEMENT CONFORMING TO ASTM D 2235. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH ABS COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

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Construction Management

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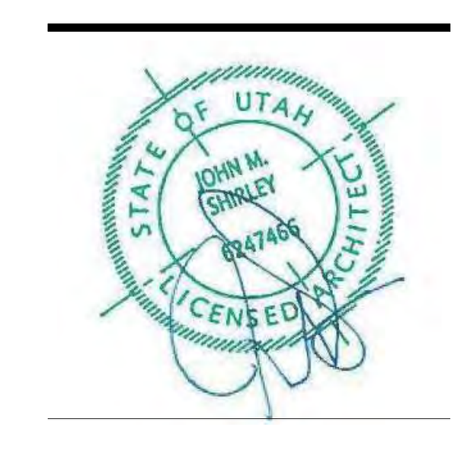

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G007

Plot Date: 2/16/2024 11:40:49 AM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 23- HEATING AND COOLING

23-00 GENERAL MECHANICAL NOTES

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

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

DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH IN CONSTRUCTION. (I.R.C. M1502)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMEDIATE VENTILATION) (I.R.C. CHAPTER 15 AND R303)

LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

ALL HABITABLE ROOMS SHALL HAVE NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA. THIS SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANCAIL VENTILATION SYSTEM IS INSTALLED.

EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS TO BE DUCTED TO OUTSIDE. ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SCREENS. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR. PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3 AND M1507)

THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT. THE ASSOCIATED ARCHITECTURAL MECHANICAL LAYOUTS AMD DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT.
PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.
ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-709 (3) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACES SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

23-01 RADIANT HEAT

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

23-02 MECHANICAL HEATING AND COOLING

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEDGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

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

23-05 METAL DUCTWORK

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

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

23-06 AIR CONDITIONING CONDENSER

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

23-07 EXHAUST FAN

GENERAL/PRODUCTS
PROVIDE EXHAUST FANS IN ALL BATHROOMS.

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR

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

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

23-08 RECESSED DRYER VENT BOX

GENERAL/PRODUCTS
DBX PRODUCTS
DBX 1000 PLASTIC DRYER VENT BOX
MADE OF HIGH IMPACT PLYSTYRENE, AND IS AVAILABLE IN 4" OR A 6" SIZE. THE DRYER VENT BOX CAN BE USED BOTH FOR UP AND DOWN VENT. A SNAP ON TRIM RING FOR FINISH TRIM AT EDGE.
DBX 1000M- METAL DRYER VENT BOX WITH SNAP ON TRIM RING
THE DBX 1000M IS 9 ¾" X 13 7/8" AND 3 ½" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. THE DBX 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M FOR UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:
CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

EXECUTION
FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
DBX 1000 - PLASTIC INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPRIATE TOP OR REAR 4-INCH OVAL VENT PIPEKNOCK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT OF PIPE TO EXTEND INSIDE BOX
2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1⅜ STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE 8 FINS WITH AUTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE FINS WILL FLEX INWARD HOLDING THE PIPE.
3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
4. SPACING TABS WILL AUTOMATICALLY POSITION BOX SO THAT BOTTOM, INSIDE EDGE IS FROM 2¼ TO 2⅝ INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED FLOOR COVERING. TABS MAY BE REMOVED IF ADIFFERENT SPACING IS DESIRED.
5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING THE SIX FLANGE SCREW HOLES. *SCREWS ARE RECOMMENDED* FOR MOUNTING.

TRIM INSTRUCTIONS:
1. SNAP OUT LEFT OR RIGHT TRIM RING "CUT OUT" (SEE DETAIL BELOW).
2. LEAVE 1¾ INCHES BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW FOR TRIM RING CLEARANCE.
3. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
4. LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

THE DBX 1000M - METAL BOX INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF VENT PIPE TO EXTEND INTO THE BOX.
2. IF GAS LINE IS TO BE INSTALLED, INSERT INTO KNOCKOUT PROVIDED.
3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
4. SET BOX SO THAT THE BOTTOM IS 2 5/8" ABOVE THE FLOOR TO ALLOW CLEARANCE FOR THE TRIM RING.
5. ATTACH BOX DIRECTLY TO EITHER FRAMING MEMBER AND USE STRAPS TO SECURE THE OTHER SIDE TO THE OPPOSITE FRAMING MEMBER.
6. SCREWS OR NAILS (1 ¼") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:
1. TRIM CARPENTER TO LEAVE 1 ½" BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW TRIM RING CLEARANCE.
2. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
3. TRIM RING IS POWDER COATED, NO FINISHING REQUIRED.
4. TRIM RING ACCOMMODATES ½" OR 5/8" DRYWALL.

DIVISION 26- ELECTRICAL

26-00 GENERAL ELECTRICAL

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

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FOR ELECTRICAL SWITCHES, OUTLETS, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES AS SELECTED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALITY ITEMS AND SHALL REVIEW AND RECEIVE APPROVAL FROM OWNER/ARCHITECT/DESIGNER PRIOR TO INSTALLATION OF WIRING. RELOCATION OF BOXES AFTER WIRING AS DIRECTED BY OWNER/ARCHITECT/DESIGNER WITHOUT APPROVAL OF LOCATION SHALL BE COMPLETED WITH NOT COST TO THE OWNER.

THE ELECTRICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND 2005 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS. (I.R.C. E3801)

PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE I.R.C. AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, CRAWL SPACES, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)

ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. (O.A.E.) DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND BE AN AIR TIGHT SEAL TYPE CAN. ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET I.R.C. E3903.11 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R313)

ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210-12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC. TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.
CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 313.2 AND STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

EXECUTION
ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL BUILDING CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, RECEPTACLES, ETC.

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

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 IRC AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FINISHED FLOOR. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

26-02 ELECTRICAL LIGHT FIXTURES

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

EXECUTION
LIGHT SWITCHES SHALL BE INSTALLED AT A HEIGHT OF 48" FROM FINISHED FLOOR TO TOP OF SWITCH, UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE A MAXIMUM OF 12" FROM THE CENTER LINE OF THE OUTLET ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

26-03 ELECTRICAL OUTLETS

GENERAL/PRODUCTS
LEVITON 5601 ROCKER SERIES IN WHITE
DIMMER SWITCHES - LUTRON "DIVA" ROCKER SERIES IN WHITE

EXECUTION
ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR (IRC E3902).

26-06 TELEPHONE EQUIPMENT

THE TELEPHONE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS.

26-07 STRUCTURED WIRING

GENERAL/PRODUCTS
ALL STRUCTURED WIRING SHALL BE A MINIMUM OF CAT 6
ALL LOCATIONS OF STRUCTURED WIRING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS

DIVISION 31- EARTHWORK

31-01 SITE CLEARING

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

REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS.

CLEARING AND GRUBBING.

STRIPPING AND STOCKPILING TOPSOIL.

REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS.

DISCONNECTION AND CAPPING OR SEALING SITE UTILITIES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.

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

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

DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.

OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.

PROTECT AND MAINTAIN BENCHMARKS AND SRUVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTINT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL
PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

TREE PROTECTION
ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.

DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.

REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES
LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

EXISTING UTILITIES: DON OT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

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

CLEARING AND GRUBBING
FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

TOPSOIL STRIPPING
REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

STOCKPILE TOPSOIL MATERIALS AWAY FROM THE EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

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

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

SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

31-02 EARTHWORK

GENERAL/PRODUCTS
PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS AND GRASSES, AND EXTERIOR PLANTS.

EXCAVATING AND BACKFILLING FOR BUILDING AND STRUCTURES.

DRAINAGE COURSE FOR SLABS-ON-GRADE.

SUBBASE COURSE FOR CONCRETE WALKS, PAVEMENTS.

SUBBASE AND BASE COURSE FOR ASPHALT PAVING.

EXCAVATING AND BACKFILLING FOR UTILIITY TRENCHES.

PROJECT CONDITIONS
EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.

SOIL MATERIALS
GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS

SATISFACTORY SOILS: [ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM] [AASHTO M 145 SOIL CLASSIFICATIONS GROUPS A-1, A-2-4, A-2-5, AND A-3], OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

UNSATISFACTORY SOILS: SOILS CLASSIFICATION GROUPS [GC, SC,CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487] [A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

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

PREPARATION OF SUBGRADE FOR EARTHWORK OPERATIONS INCLUDING REMOVAL OF VEGETATION, TOPSOIL, DEBRIS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE.

PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS.

IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

EXCAVATE FOR STRUCTURES TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.

STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.

STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS: UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
1. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 92 PERCENT.
2. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACE EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
3. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85 PERCENT.

GRADING
GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECITONS, LINES, AND ELEVATIONS INDICATED.
SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH.
2. WALKS: PLUS OR MINUS 1 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ½ INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

SUBBASE AND BASE COURSES
SUBBASE [AND BASE] COURSE ON SUBGRADES FREE OF MUD, FROST, NOW, OR ICE.
ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:

1. SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE [AND BASE] COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO [ASTM D 698] [ASTM D 1557].
DRAINAGE COURSE
PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER CAST-IN-PLACE CONCRETE SLABS-ON-GRADE AS FOLLOWS:
1. PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK.
2. COMPACT EACH LAYER OF DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
PROTECTION
WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

31-03 TEMPORARY SHORING

GENERAL/PRODUCTS
SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

PERFORMANCE REQUIREMENTS
FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.

SUBMITTALS
SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM.

DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

PROJECT CONDITIONS
SURVEY WORK: ENGAGE A QUALIFIED LAND SURVEYOR OR PROFESSIONAL ENGINEER TO SURVEY ADJACENT EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS; ESTABLISH EXACT ELEVATIONS AT FIXED POINTS TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING ELEVATIONS.

DURING INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS, REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.

MATERIALS
GENERAL: PROVIDE MATERIALS THAT ARE EITHER NEW OR IN SERVICEABLE CONDITION.

STRUCTURAL STEEL: ASTM A 36/A 36M, ASTM A 690/A 690M, OR ASTM A 992/A 992M.

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

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

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

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

EXECUTION
INSTALLATION

SOLDIER PILES: INSTALL STEEL SOLDIER PILES BEFORE STARTING EXCAVATION. EXTEND SOLDIER PILES BELOW EXCAVATION GRADE LEVEL TO DEPTHS ADEQUATE TO PREVENT LATERAL MOVEMENT. SPACE SOLDIER PILES AT REGULAR INTERVALS NOT TO EXCEED ALLOWABLE FLEXURAL STRENGTH OF WOOD LAGGING. ACCURATELY ALIGN EXPOSED FACES OF FLANGES TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE NAD NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT.
1.INSTALL WOOD LAGGING WITHIN FLANGES OF SOLDIER PILES AS EXCAVATION PROCEEDS. TRIM EXCAVATION AS REQUIRED TO INSTALL LAGGING. FILL VOIDS BEHIND LAGGING WITH SOIL, AND COMPACT.
2.INSTALL WALES HORIZONTALLY AT LOCATIONS INDICATED ON DRAWINGS AND SECURE TO SOLDIER PILES.

SHEET PILING: BEFORE STARTING EXCAVATION, INSTALL ONE-PIECE SHEET PILING LENGTHS AND TIGHTLY INTERLOCK TO FORM A CONTINUOUS BARRIER. ACCURATELY PLACE THE PILING, USING TEMPLATES AND GUIDE FRAMES UNLESS OTHERWISE RECOMMENDED IN WRITING BY THE SHEET PILING MANUFACTURER. LIMIT VERTICAL OFFSET OF ADJACENT SHEET PILING TO 60 INCHES (1500 MM). ACCURATELY ALIGN EXPOSED FACES OF SHEET PILING TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE AND NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE.
1.DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT.
2.INSTALL INTERNAL BRACING, IF REQUIRED, TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.

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

REMOVAL
REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

31-05 FINISH GRADE

GENERAL/PRODUCTS
FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE BUILDING. (IRC R401.3)

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

31-06 DEWATERING

GENERAL/PRODUCTS
ALL DEWATERING IS NOT INCLUDED WITHIN ARCHITECTURAL DESIGN.

DETERMINATION OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER AND OWNER.

ALL DESIGNS OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER, SOILS ENGINEER AND CIVIL ENGINEER. ALL COORDINATION OF SUCH SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

31-07 TERMITE CONTROL

GENERAL/PRODUCTS
SOIL TREATMENT WITH TERMITICIDE.

WOOD TREATMENT WITH BORATE.

SUBMITTALS

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

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.
3. BRAND NAME AND MANUFACTURER OF TERMITICIDE.
4. QUANTITY OF UNDILUTED TERMITICIDE USED.
5. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.
6. AREAS OF APPLICATION.
7. WATER SOURCE FOR APPLICATION.

WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. BRAND NAME AND MANUFACTURER OF BORATE.
3. QUANTITY OF UNDILUTED BORATE USED.
4. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICITON WHERE PROJECT IS LOCATED [AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS].

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

WARRANTY
SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREATMENT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.
1. WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SERVICE
CONTINUING SERVICE: BEGINNING AT SUBSTANTIAL COMPLETION, PROVIDE 12 MONTHS CONTINUING SERVICE INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

MANUFACTURERS
AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. TERMITICIDES
A. AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.
B. BAYER CORPORATION; PREMISE 75.
C. DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY]
D. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO].
E. SYNGENTA; DEMON TC.
2. BORATES:
A. NISCUS CORP.; BORA-CARE, JECTA.
B. NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.
C. U.S. BORAX INC.; TIM-BOR

SOIL TREATMENT
TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

WOOD TREATMENT
BORATE: PROVIDE AN EPA-REGISTERED BORATE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FOR SPRAY APPLICATION AND A GEL SOLUTION FOR PRESSURE INJECTION, FORMULATED TO PREVENT TERMITE INFESTATION IN WOOD. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND

EXECUTION
PREPARATION
1. GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS.
2. SOIL TREATMENT PREPARATION: LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

APPLYING SOIL
1. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCEY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMIUM SPECIFICED CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL BARRIER OR TREATED. ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. DISTRIBUTE TREATMENT EVENLY.
A. SLABS-ON-GRADE AND BASEMENT SLABS: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDNG SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.
B. FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS, PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.
C. CRAWLSPACES: SOIL UNDER AND ADJACENT TO FOUNDATIONS AS PREVIOUSLY INDICATED. TREAT ADJACENT AREAS INCLUDING AROUND ENTRANCE PLATFORM, PORCHES, AND EQUIPMENT BASES. APPLY OVERALL TREATMENT ONLY WHERE ATTACHED CONCRETE PLATFORM AND PORCHES ARE ON FILL OR GROUND.
D. MASONRY: TREAT VOIDS.
E. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.
2. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.
3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.
4. POST WARNING SIGNS IN AREAS OF APPLICATION.
5. REAPPLY SOIL TREATMENT SOLUTION TO ARES DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

APPLYING BORATE TREATMENT
1. APPLICATION: MIX WOOD TREATMENT BORATE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF BORATE, ACCORDING TO MANUFACTURER'S EPA REGISTERED LABEL, SO THAT WOOD FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT.
A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE COVERAGE.
B. WOOD MEMBERS THICKER THAN 4 INCHES: INJECT BORATE GELL SOLUTION UNDER PRESSURE INTO HOLES OF SIZE AND SPACING REQURIED BY MANUFACTURER FOR TREATMENT.
C.EXTERIOR UNCOATED WOOD TRIM AND SIDING: APPLY BORATE SOLUTION TO BARE WOOD SIDING. AFTER 48 HOURS, APPLY A SEAL COAT OF STAIN AS SPECIFIED IN DIVISION 09 PAINTING SECTIONS.

31-11 EROSION CONTROL

GENERAL/PRODUCTS
ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS.

ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING

32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS

GENERAL/PRODUCTS

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

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

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

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

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

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (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.

Think © Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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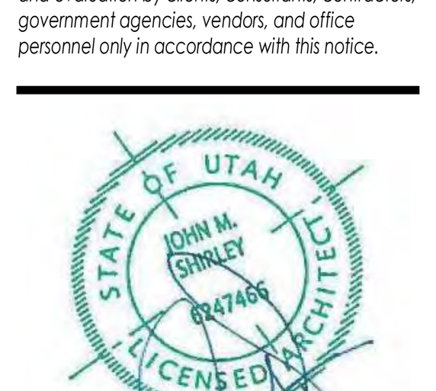


WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

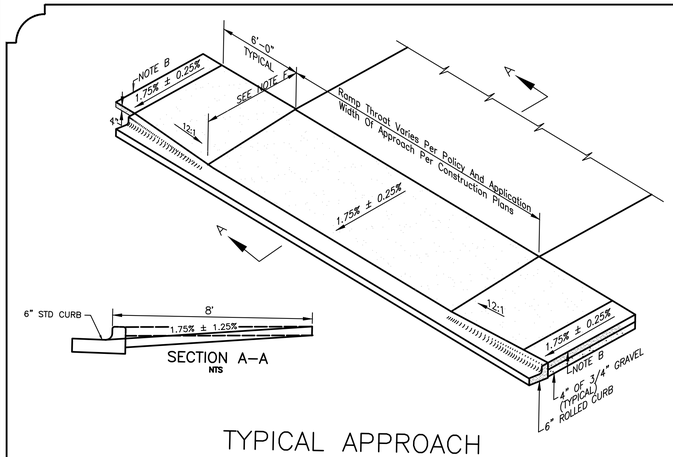
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G008

Plot Date: 2/16/2024 11:40:50 AM



TYPICAL APPROACH

NOTES:

(A) APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.

(B) INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.

(C) BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.

(D) APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.

(E) ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703. SEE GENERAL NOTES 7 & 8.

(F) SIDEWALK WIDTH IS 8 FEET.

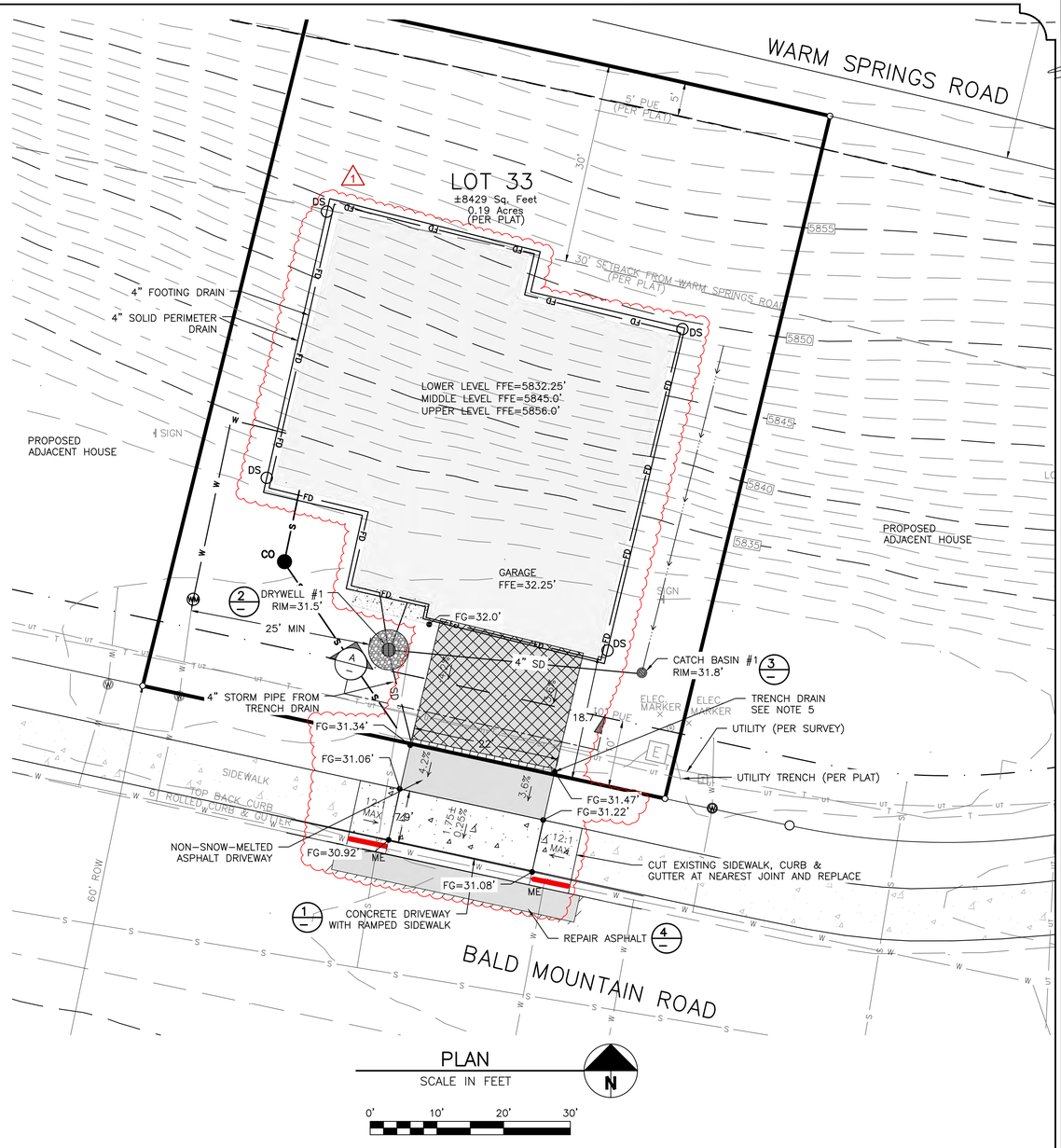
1 — CONCRETE DRIVEWAY WITH RAMPED SIDEWALK
SCALE: NONE

LEGEND

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

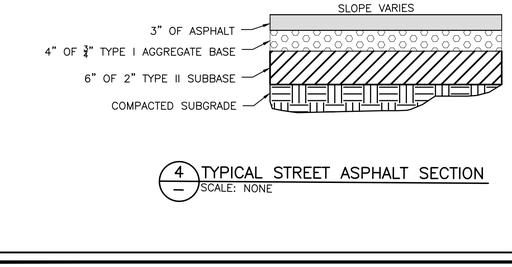
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
5. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75 BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO-THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H20 LOADING.
6. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
7. CONCRETE WITHIN CITY RIGHT-OF-WAY SHALL BE TITAN MIX OR EQUAL. ALTERNATE COLD WEATHER MIX WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
8. CONCRETE SHALL BE SEALED WITH AN OPAQUE SEALER.
9. 6" ROLLED CURB & GUTTER SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #4.
10. CONCRETE SIDEWALK SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #7.



PLAN
SCALE IN FEET

0' 10' 20' 30'

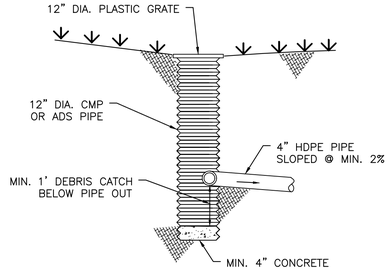


NOTES:

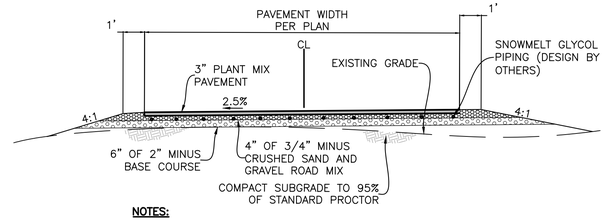
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

2 — TYPICAL DRYWELL DETAIL
SCALE: NONE

4 — TYPICAL STREET ASPHALT SECTION
SCALE: NONE



3 — 12" CATCH BASIN PROFILE
NOT TO SCALE



NOTES:

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

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

PROFESSIONAL ENGINEER — LICENSED — PHOEBE JOHANNESSEN — 17661 — STATE OF IDAHO
3/12/2024

REVISIONS

No.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	3/12/24	PLJ

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GRADING & DRAINAGE PLAN

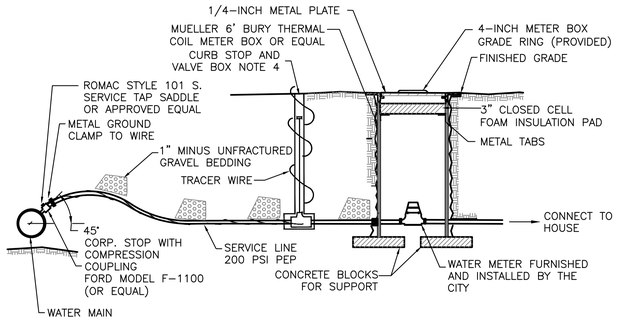
WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY:	SLS
DESIGNED BY:	SLS
CHECKED BY:	PLJ
DATE:	3/12/2024
PROJECT NO.:	22074

DRAWING NO.

C-1



NOTES

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

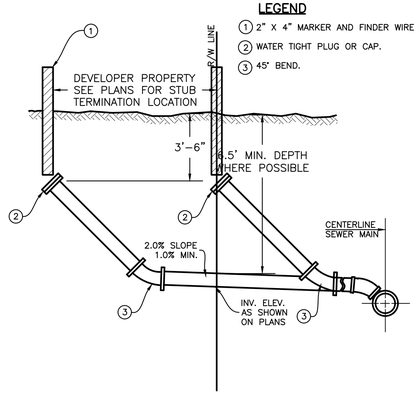
1 — WATER SERVICE AND METER CONNECTION
SCALE: N.T.S.

UTILITY LEGEND

SEWER PROPOSED	S
SEWER CLEANOUT	CO
WATER PROPOSED	W
WATER METER PROPOSED	

LEGEND

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

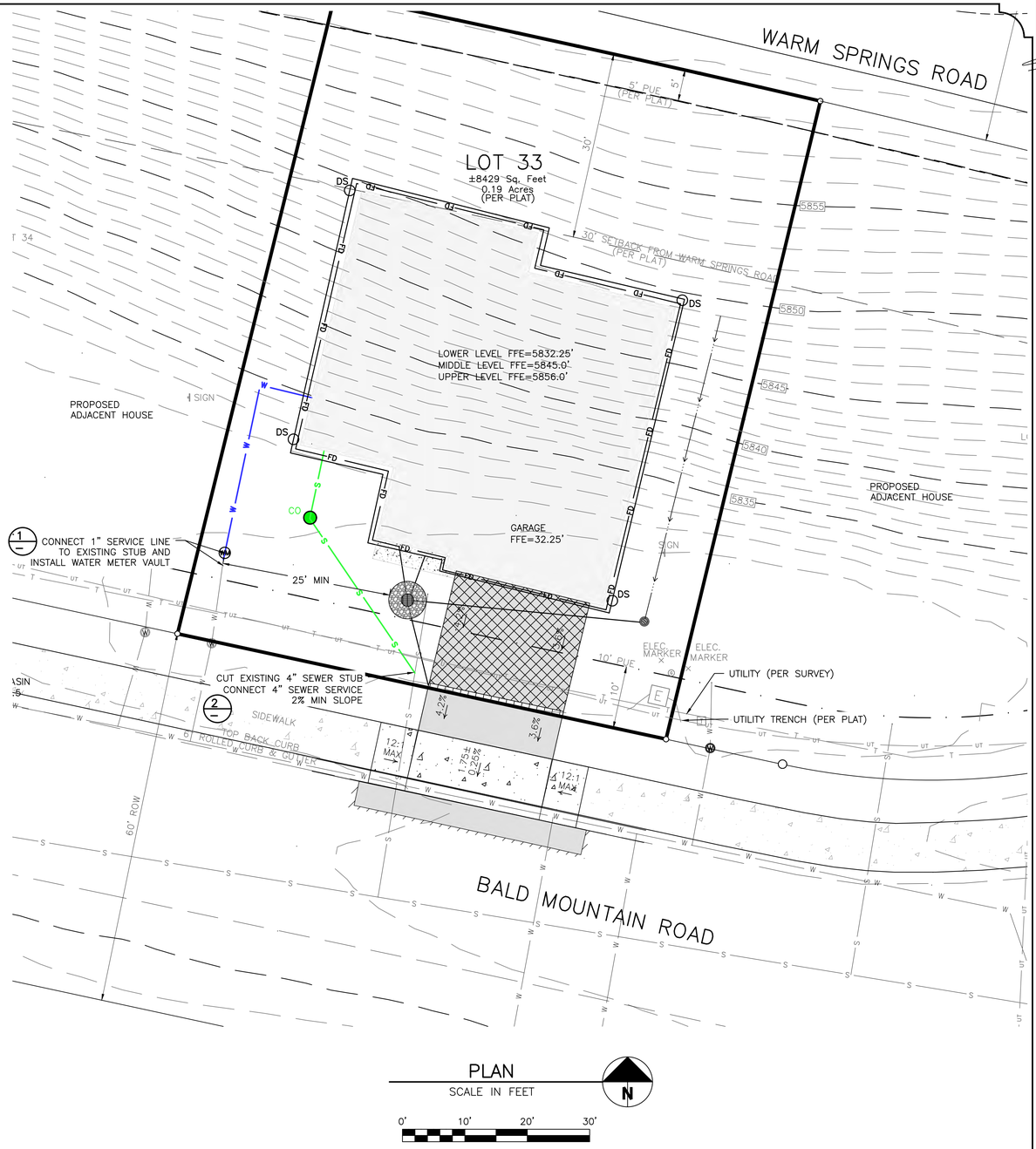


PROFILE

NOTES

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

2 — STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE



PLAN
SCALE IN FEET
0' 10' 20' 30'

PROFESSIONAL ENGINEER
LICENSED
PHOEBE JOHANNESSEN
17661
STATE OF IDAHO
3/12/2024

No.	DESCRIPTION	DATE	BY

REVISIONS

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

UTILITY PLAN

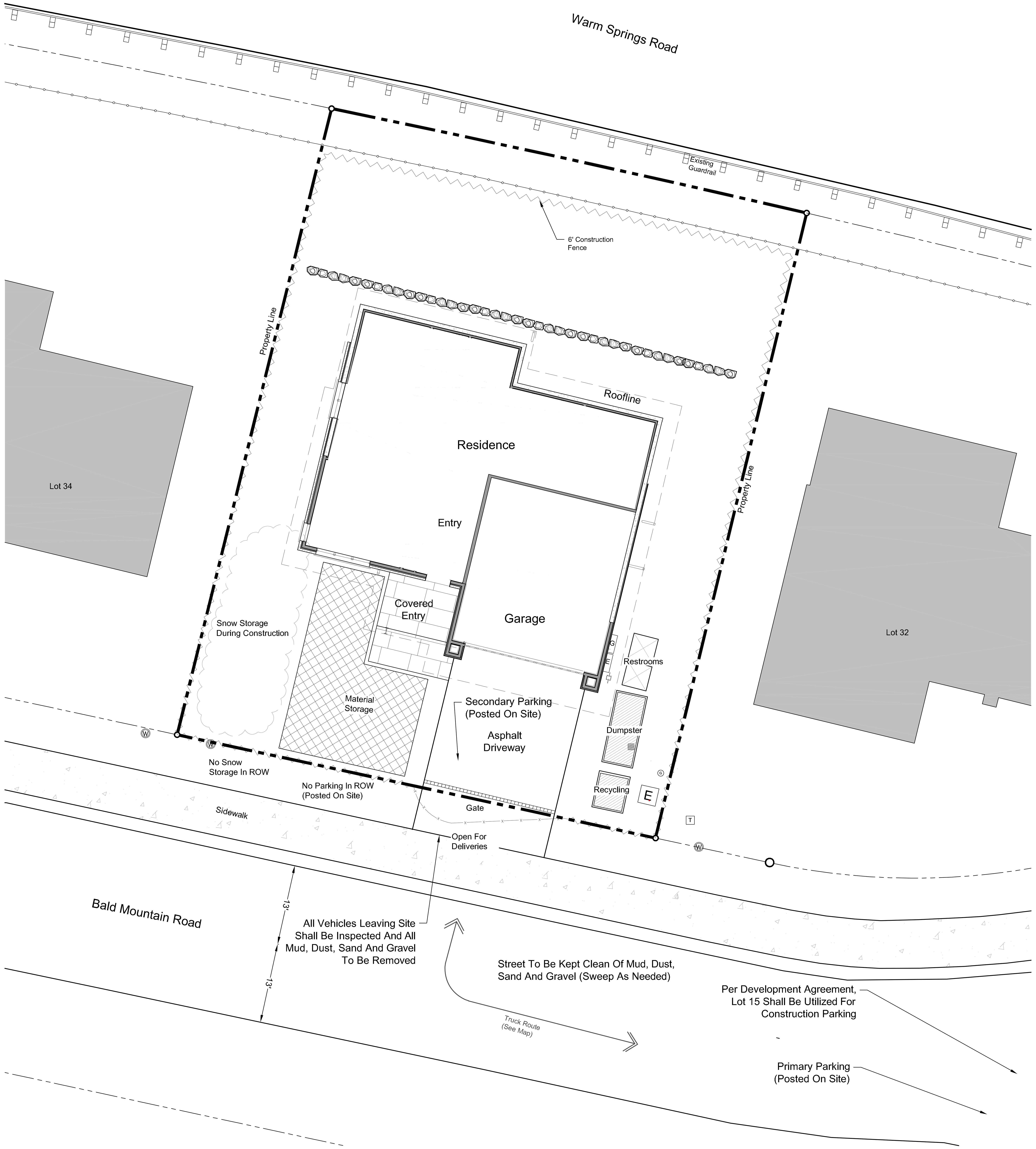
WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PLJ
DATE: 3/12/2024
PROJECT NO.: 22074

DRAWING NO.

C-2



General Notes

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

CONSTRUCTION ACTIVITY NOTES:

(1) Dust Control Using Water Truck as Needed.
(2) No Job Shack/Trailer.
(3) As Per The Development Agreement, Empty Lots Within WSRR Shall Be Used For Additional Construction Staging.
(4) All Construction Traffic Shall Have Tires Inspected for Mud, Dust, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
(5) Contractor is Responsible for Snow Removal of Site and Construction Parking.
(6) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
(7) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.
(8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.
(9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.
(10) Vehicle Parking And Material Storage During Construction Shall Not Restrict Or Obstruct Public Streets Or Access To Any Building. A Minimum 25 Foot Travel Lane For Emergency Vehicle Access Shall Be Maintained Clear And Unobstructed At All Times. All Required Fire Lanes, Including Within 15 Feet Of Fire Hydrants, Shall Be Maintained Clear And Unobstructed At All Times.
(11) Contractor Is Responsible For Hauling Snow Off-site. No Snow Storage In R.O.W.

Cut And Fill:

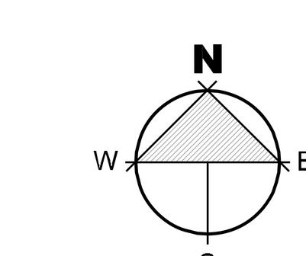
Total Cut =	700 Cubic Yards
Total Fill =	0 Cubic Yards
Total Export =	700 Cubic Yards

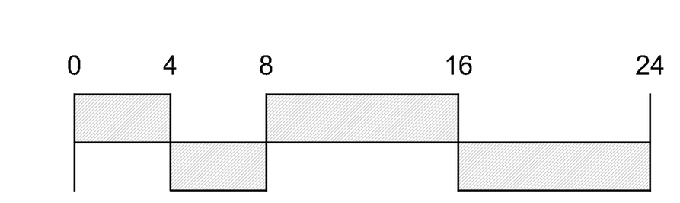
Plan Legend

— — — —	Property Line
﹋﹋﹋	Construction Fence
PB G	Utilities
▨	Material Storage

Truck Route Bald Mtn Road - Warm Springs Road - Hwy 75

6' Construction Fence





Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 953
Ketchum, ID. 83340
T (208) 725-0988
F (208) 725-0972

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

Job No: 22.26

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	12/19/23
DR RVSD	02/16/24

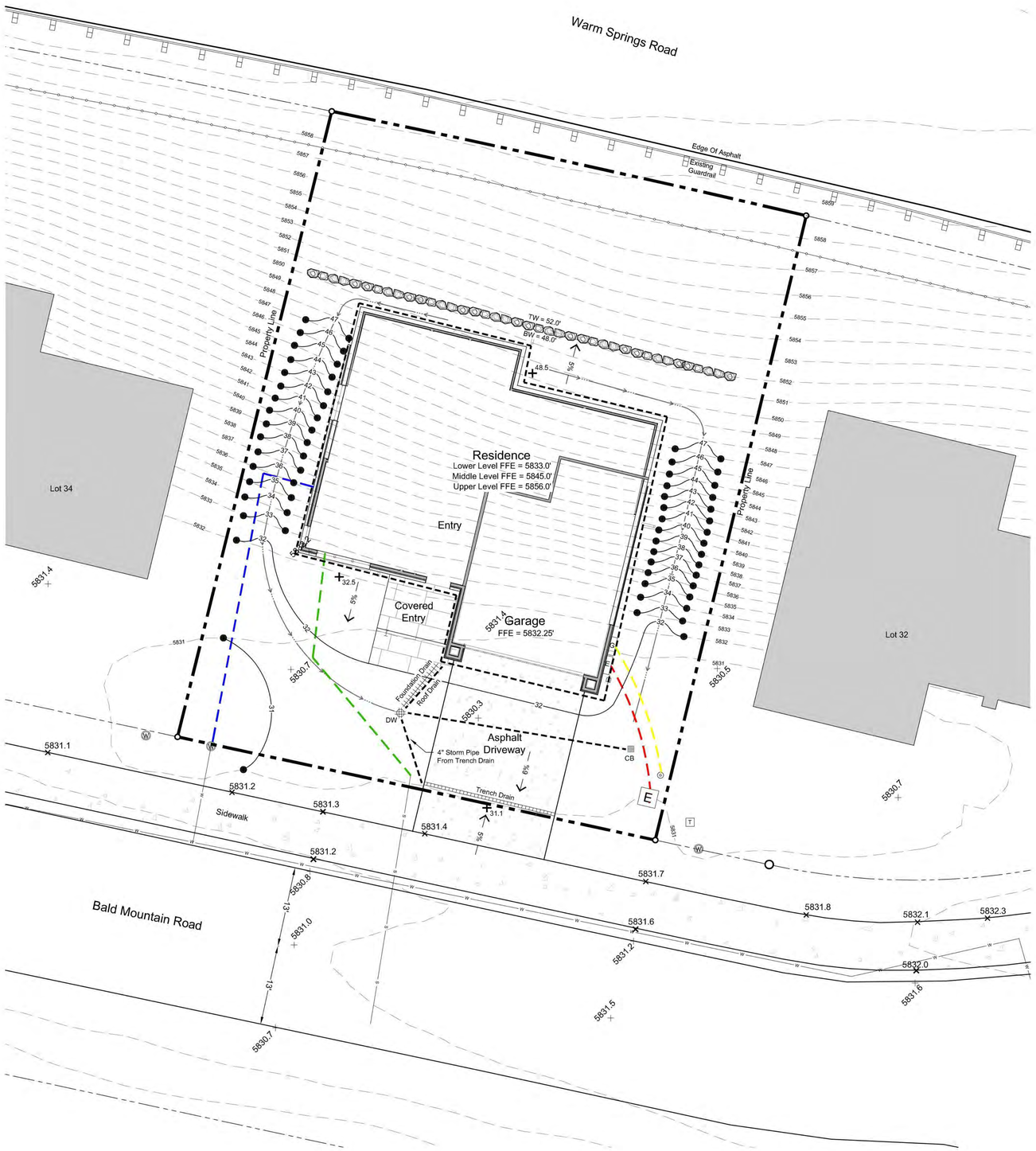
Stamp

STATE OF IDAHO
KURT J. EGGERS
LA - 212
LICENSED LANDSCAPE ARCHITECT

Sheet Title:
Construction Management

Sheet No:
L1

DESIGN REVIEW RVSD - 02/16/24



General Notes

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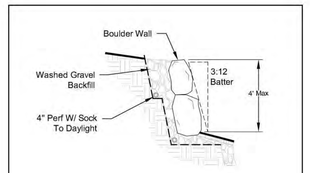
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

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



Drystack Retaining Wall Section
Scale: 1/8" = 1 ' - 0"

Cut & Fill

Excavation:

Building/Garage:	700 Cu/Yds
Site:	0 Cu/Yds
Total Cut:	700 Cu/Yds

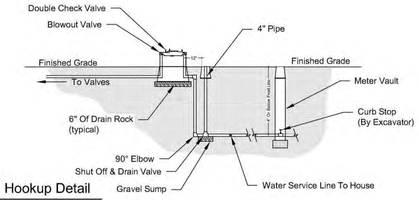
Fill:

Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
Total Fill:	0 Cu/Yds
Total Export:	700 Cu/Yds

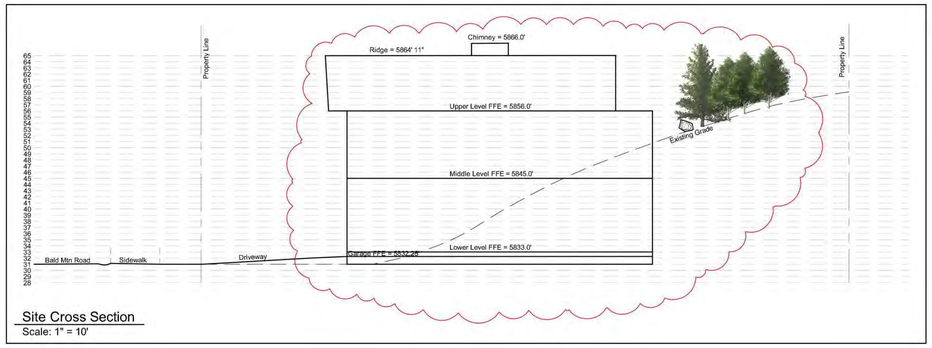
Plan Legend

- Property Line
- 5787 — Existing Contour
- X 92.7 (92.5) + Existing Spot Elevations
- 95 Proposed Contour
- Landscape Drywell
- Catch Basin
- 2% Slope D → Proposed Drainage Direction With Slope Percentage
- + 92.5' Proposed Spot Elevations
- 4" Perforated Footing Drain
- 4" Solid Drain Pipe (Roof & Downspouts)
- Drystack Retaining Wall
- W Water Line
- Electrical Service
- Gas Service
- Water Service
- Sewer Service

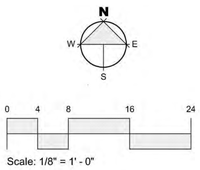
Note: Water Meter To Be Inspected And Approved By Ketchum Water & Sewer District.



Irrigation Hookup Detail
Scale: No Scale



Site Cross Section
Scale: 1" = 10'



Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

EGGERS ASSOCIATES P.A.
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T (208) 725-0988
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P.O. Box 955
Ketchum, ID. 83340

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

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

Issue/Revisions:	Date:
Design Review	03/17/23
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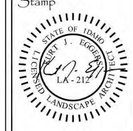
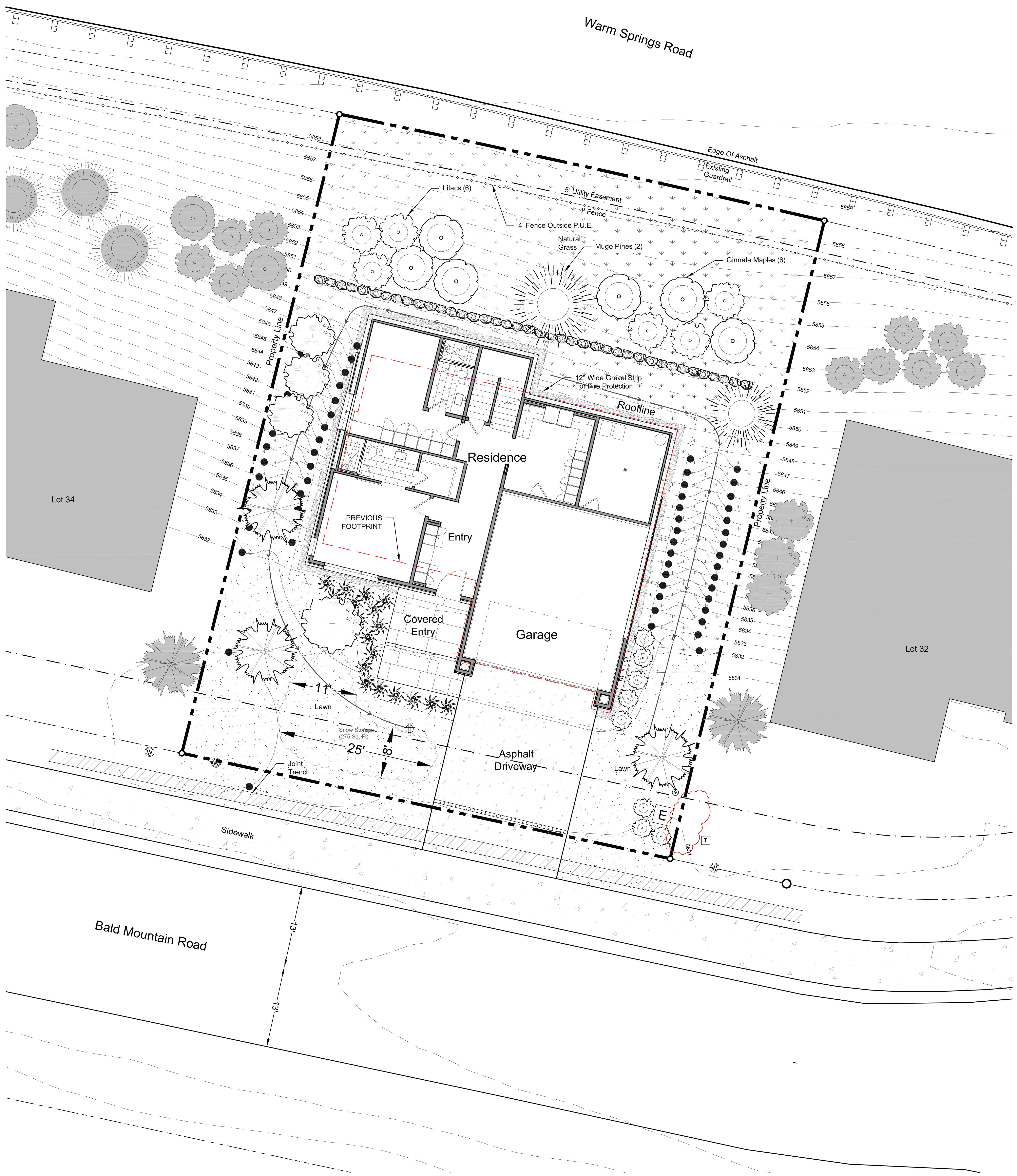
DR RVSD	02/16/24

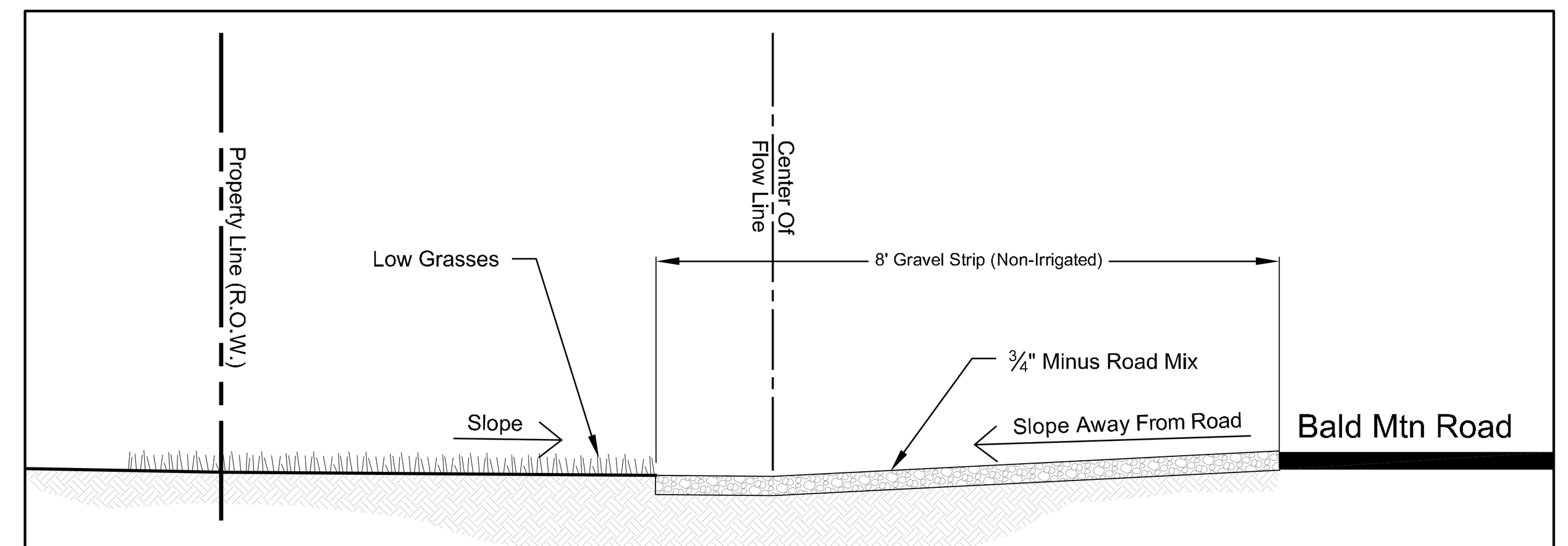
Stamp



Sheet Title: Grading Plan

Sheet No: L2





Note: No Sprinkler Heads In ROW.

Cross Section A - Right Of Way

Scale: ½" = 1' - 0"

A. Material shall be pervious/permeable to allow drainage

B. Surface must allow for vehicle parking and be consistent along the entire property frontage

C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking

D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope

E. No obstructions, such as boulders or berms

F. No buried irrigation systems within the first eight (8) from the edge of asphalt (Street)
Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.

G. No live plant material within the first eight (8) feet from edge of asphalt (Street)
Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.

H. No snow-melt system.

Plant Legend

Qty.	Common Name	Botanical Name	Size
	Conifer Trees		
2	Mugo Pine	*Pinus mugo*	12' -16'
3	Subalpine Fir	*Abies lasiocarpa*	12'-14'
	Deciduous Trees		
4	Aspen	*Populus tremuloides*	12'-14'
6	Ginnala Maple	*Acer spp.*	20 gal. (6')
14	**Deciduous Shrubs**		5-20 gal.
	Lilac	*Syringa* spp.	
	Alpine Currant	*Ribes alpinum*	
	Burning Bush	*Euonymus alatus*	
	Cotoneaster	*Cotoneaster* spp.	
	Dogwood	*Cornus* spp.	
	Mockorange	*Philadelphus* spp.	
	Ninebark	*Physocarpus* spp.	
	Snowberry	*Symphoricarpos* spp.	
	Spirea	*Spirea* spp.	
30	**Ornamental Grasses**		Flats
	Blue Fescue	*Festuca ovina gluca*	
	Ribbon Grass	*Phalaris arundinacea 'Picata'*	
	Karl Foerster Feather Reed	*C arundinacea 'Karl Foerster'*	
3,700 Sq.Ft.	**Grasses & Wildflowers**		Sod or Seed
(20%)	Hard Fescue	*Festuca trachyphylla*	
(20%)	Chewing Fescue	*Festuca rubra* var. *commutata*	
(20%)	Sheep Fescue	*Festuca ovina*	
(20%)	Creeping Red Fescue	*Festuca rubra*	
(20%)	Wildflowers	*Various*	
1,600 Sq.Ft.	**Grasses - Lawn Mix**		Sod or Seed
(33%)	Tall Fescue	*Festuca arundinacea*	
(33%)	Hard Fescue	*Festuca trachyphylla*	
(33%)	Chewing Fescue	*Festuca rubra var. commutata*	

General Notes

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

Plan Legend

- Property Line
- PUE And Snow Storage Easement
- Proposed Contour
- 4' Fence
- Landscape Drywell
- Concrete Pavers
- Asphalt
- Gravel

Irrigation Calculation

(Lot = ± .22 Acres)

Description	Square Footage
Natural Grass	5,300 sq.ft.
Planter Beds	100 sq.ft.
Total Irrigated Area	5,400 sq.ft. +/- .12 Acres

Snow Storage

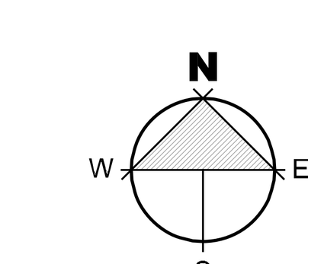
Driveway Area:	765 sq ft
Walkway Area:	72 sq ft x .30%
Required Area:	251 sq ft
Snow Storage Provided:	275 sq ft

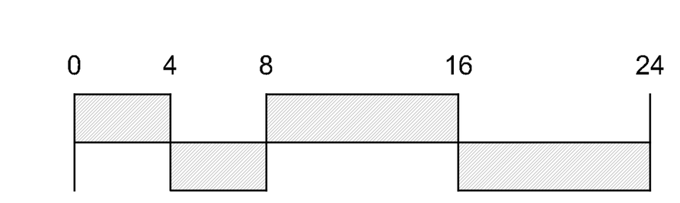
Per Development Agreement:

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

Landscape Notes:

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





Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 953
Ketchum, ID. 83340
T (208) 725-0988
F (208) 725-0972

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

Job No: 22.26

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	06/23/23
DR RVSD	10/03/23
DR RVSD	12/19/23
DR RVSD	02/16/24

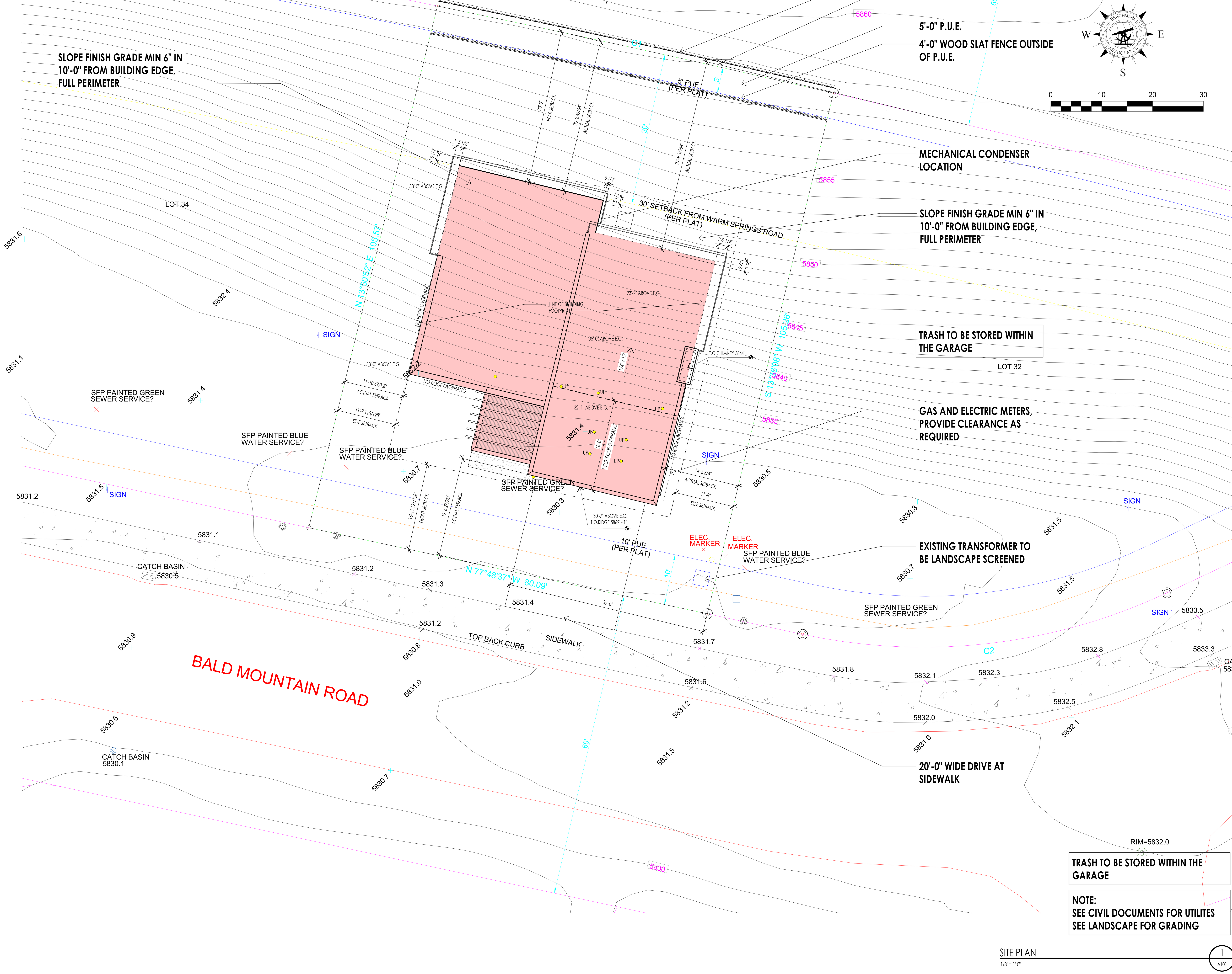
Stamp

STATE OF IDAHO
KURT J. EGGERS
LA - 212
LICENSED LANDSCAPE ARCHITECT

Sheet Title: Landscape Plan

Sheet No: L3

REAR FENCE EXAMPLE



SITE PLAN 1/A101
1/8" = 1'-0"

SITE PLAN GENERAL NOTES

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

DATUM:

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

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

SITE PLAN KEY NOTES

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

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

PROPOSED BUILDING FOOTPRINT:
AREA = 2,579 SQ .FT. - EQUALS 30%

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

RECESSED LIGHT LOCATION
WALL SCONCE LOCATION

LEGAL DESCRIPTION:
LOT 33 BALD MOUNTAIN ROAD

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

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

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

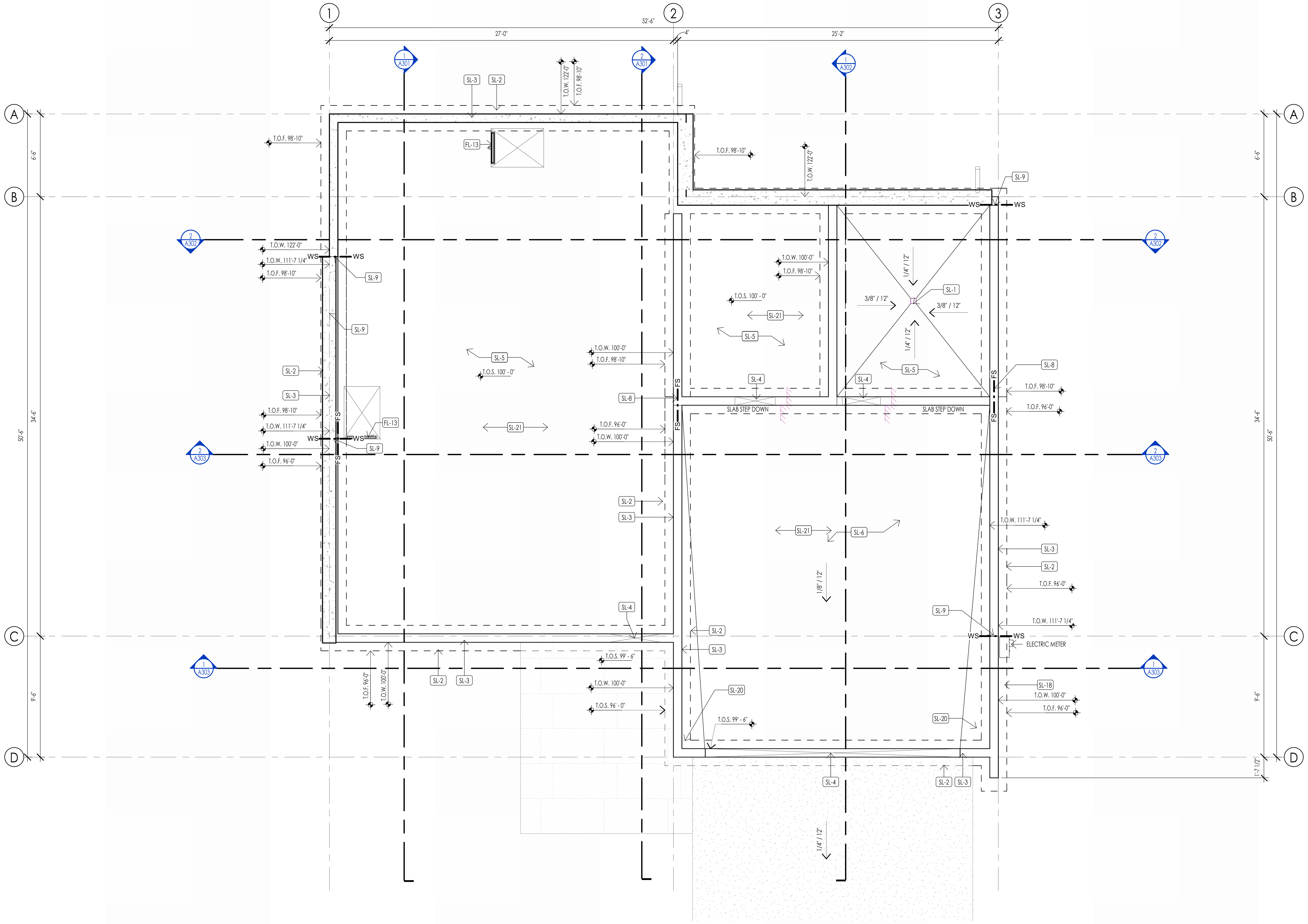
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
SITE PLAN

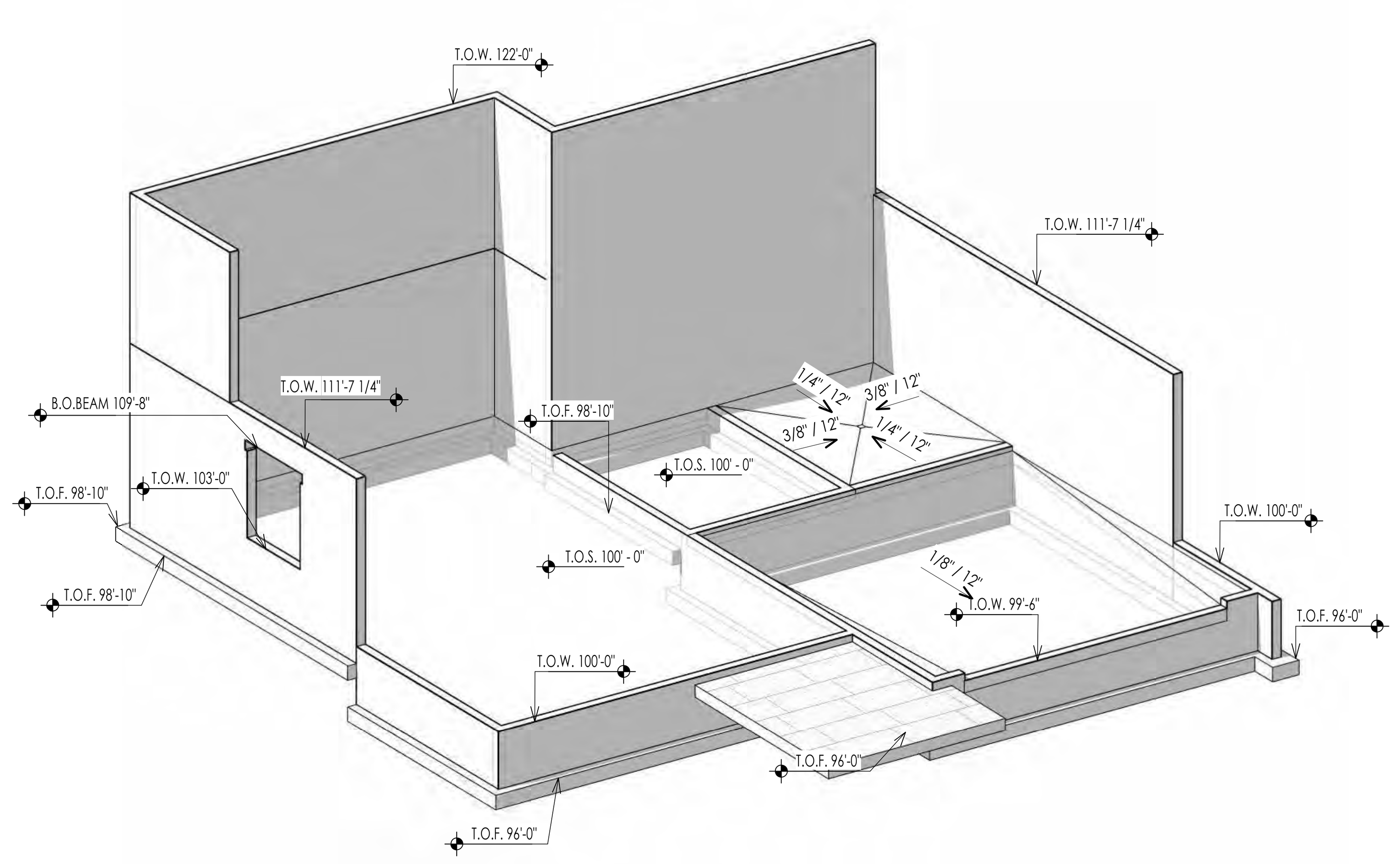
SHEET NUMBER:
A101

PERMIT SET

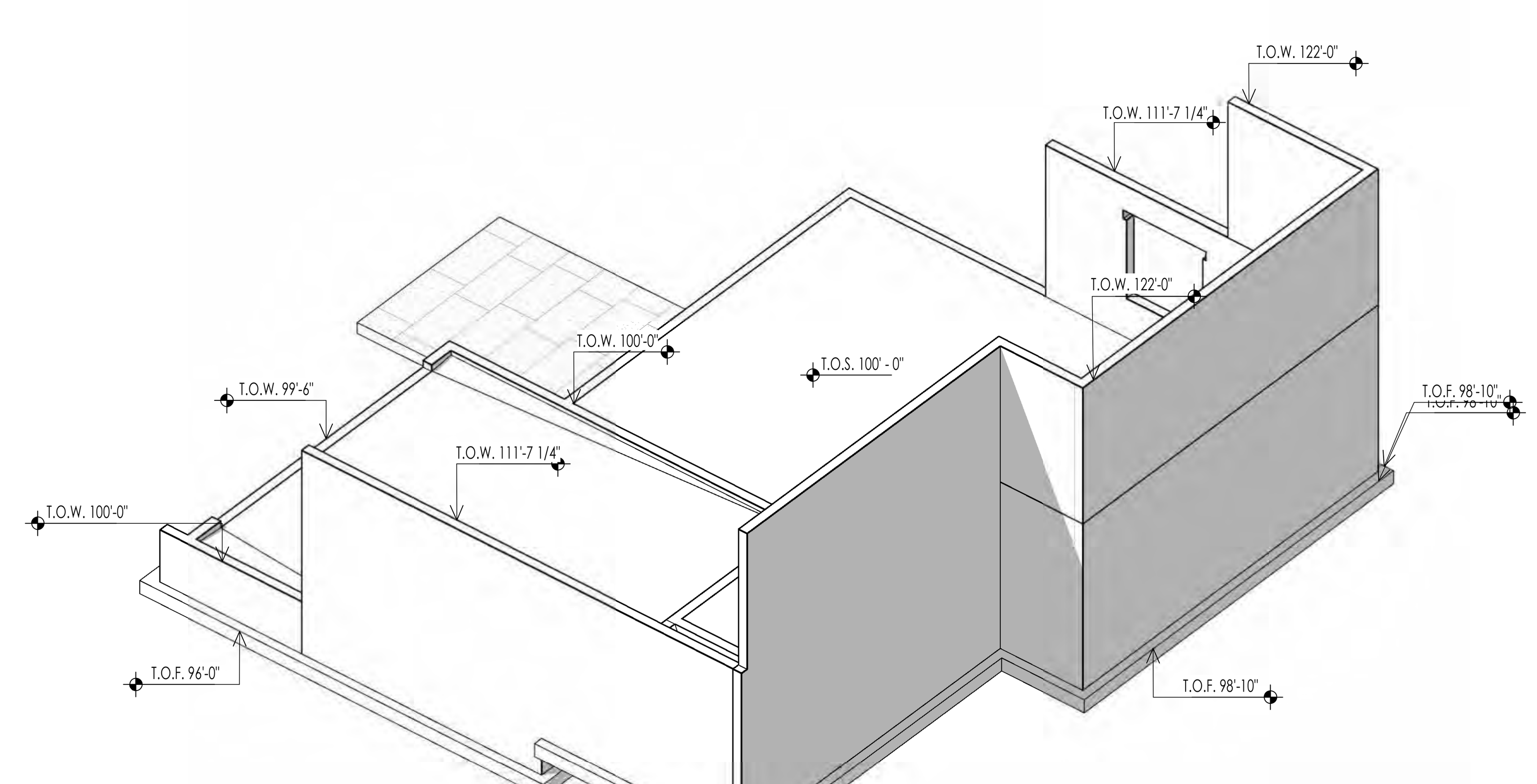
Plot Date: 2/16/2024 11:38:51 AM



LEVEL 1 - SLAB PLAN
1/4" = 1'-0"
1 A103



FOUNDATION ISOMETRIC A
2 A103



FOUNDATION ISOMETRIC B
3 A103

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
(concrete hatch)	POURED IN PLACE CONCRETE.
(cross hatch)	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.

3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

4. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

5. FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

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

FOUNDATION PLAN KEYNOTES

KEYNOTES	
FL-13	PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
SL-1	CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-2	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL
SL-3	CAST IN PLACE FOUNDATION WALLS W/WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL- SEE DETAILS
SL-5	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
SL-6	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES
SL-8	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-18	PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING
SL-21	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R VALUES - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAPE ALL SEAMS AND INSTALL PER MANUF. AND SPECS.

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STATE OF UTAH LICENSED ARCHITECT JOHN M. SHIRLEY 6247466

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

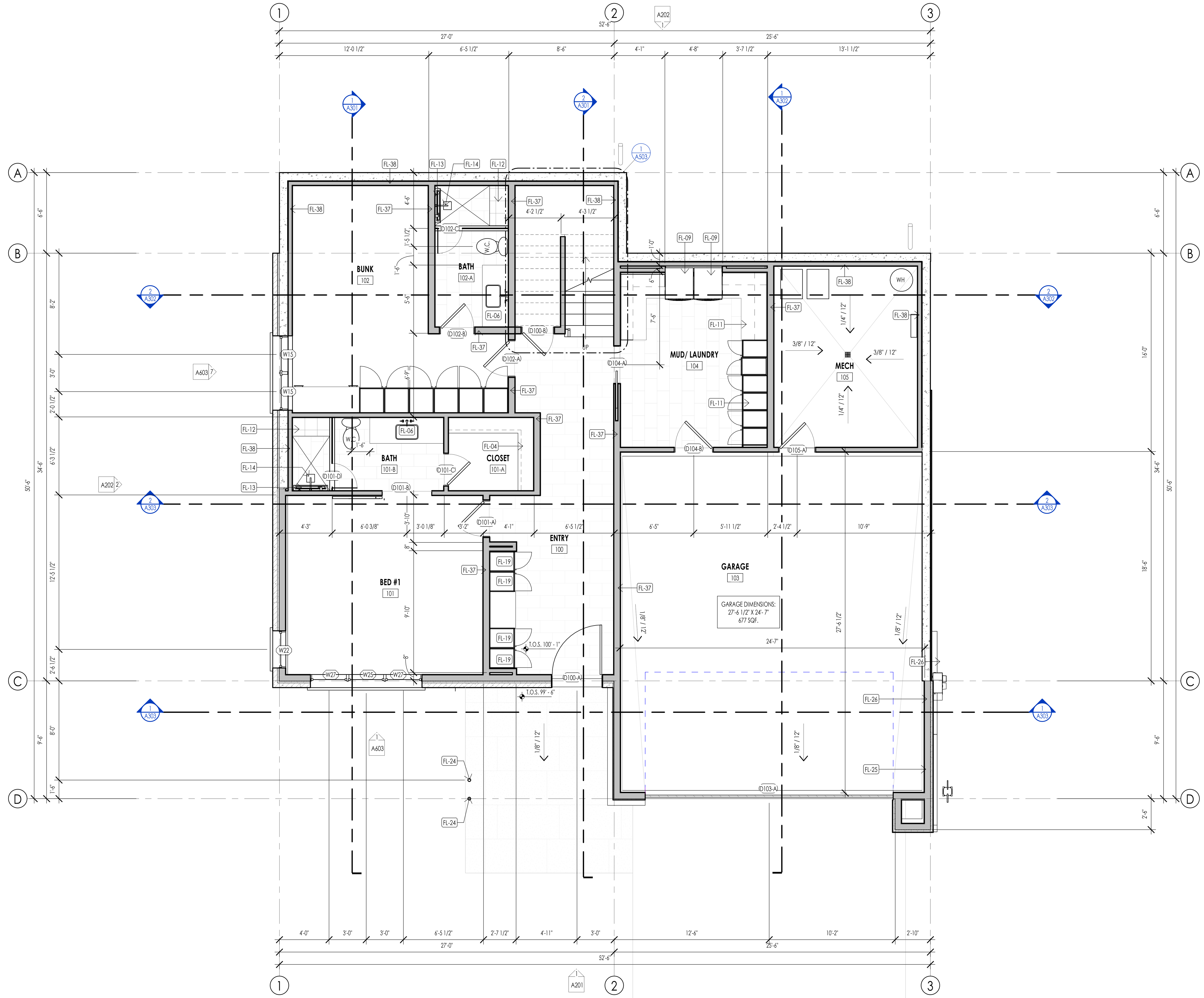
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A103

PERMIT SET

Plot Date: 2/16/2024 11:38:57 AM



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

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-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-19	BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-25	PROVIDE HOT/COLD HOOK UP
FL-26	PROVIDE 50 AMP EV CONNECTION POINT
FL-37	2X6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.O., SEE DETAILS.
FL-38	2X4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.

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JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A104

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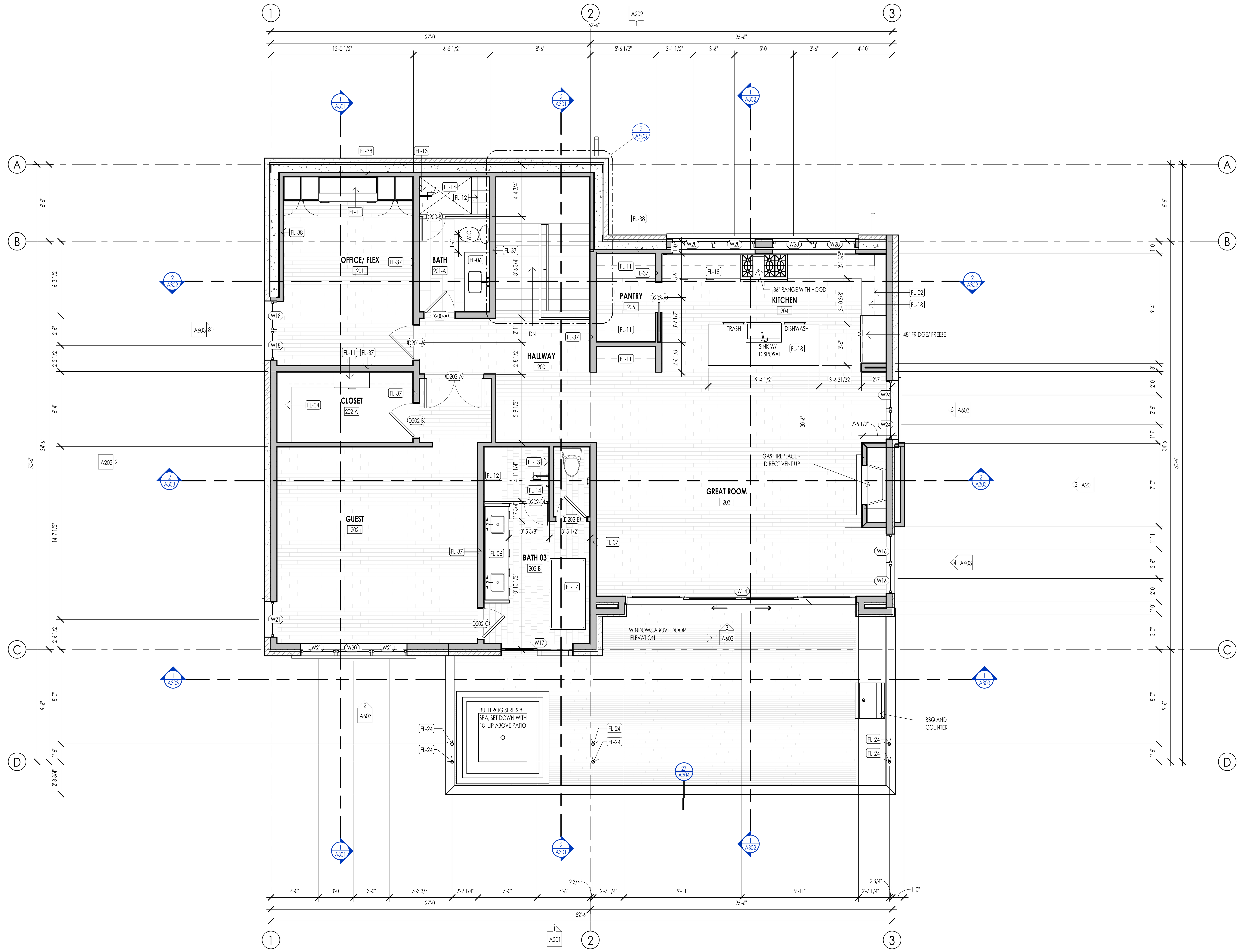

LEVEL 2 - FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGN
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGN
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-37	2X6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.O., SEE DETAILS.
FL-38	2X4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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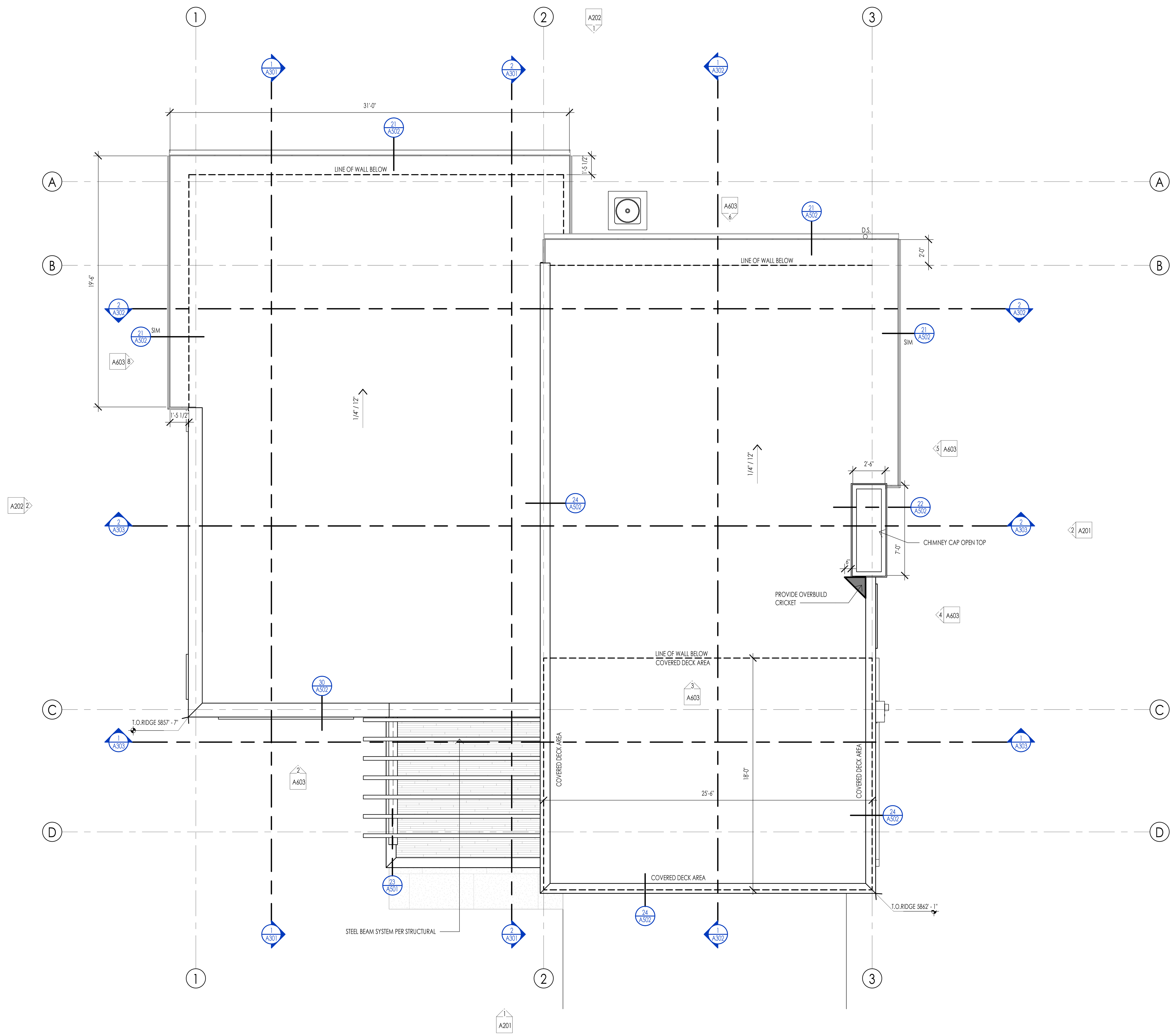

ROOF PLAN
1/4" = 1'-0"
1
A107

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE WITH GRAVEL BALLAST		
	STANDING SEAM METAL ROOFING SYSTEM		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

ROOF PLAN GENERAL NOTES

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

ROOF PLAN KEYNOTES

KEYNOTES

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

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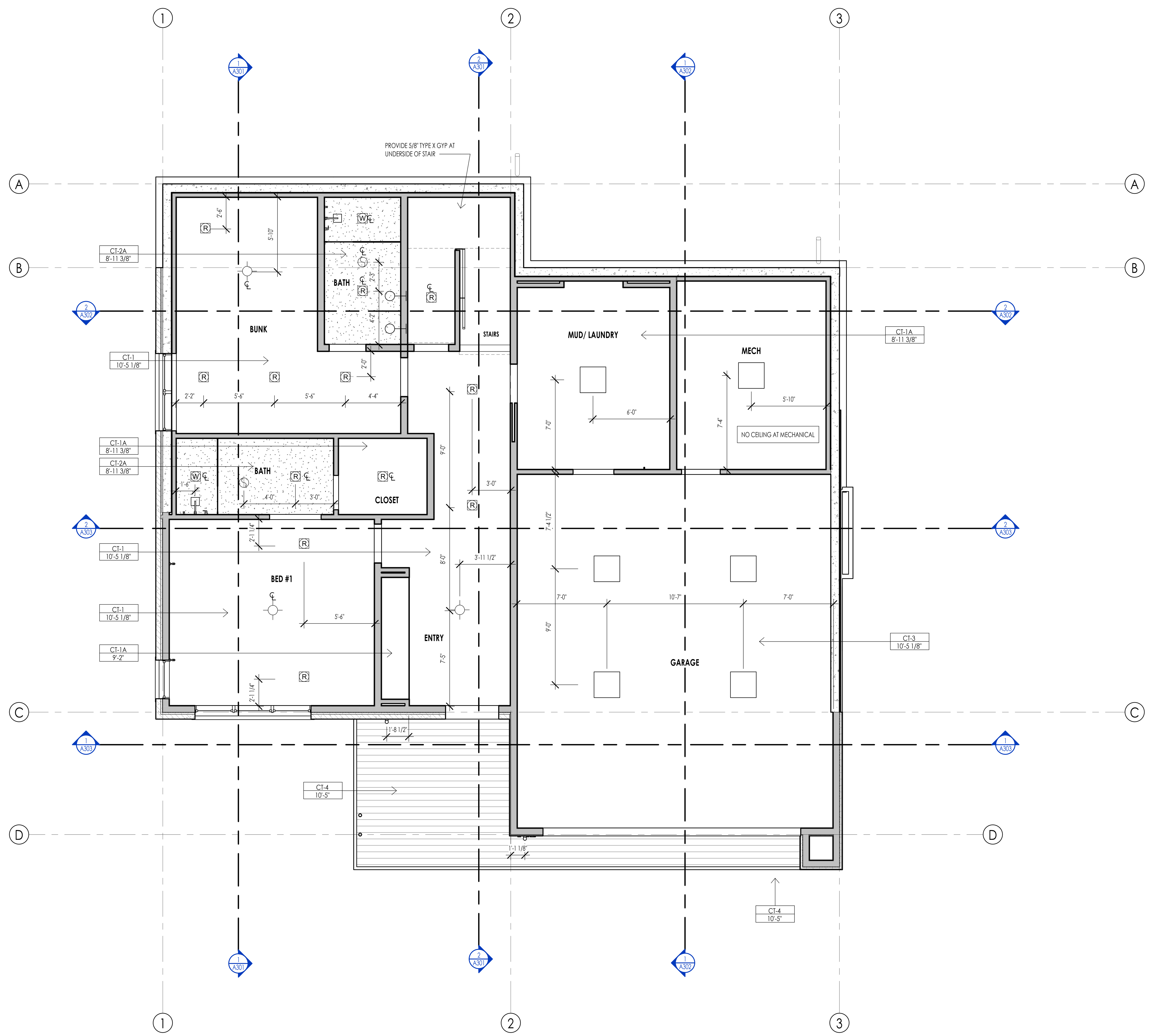
Plot Date: 2/16/2024 11:39:08 AM



LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"
1 A109

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FRAMING		CT-4A	3/4" T+G SOFFIT 2X4
	CT-1A	5/8" GYPSUM BOARD 2X4		CT-6	EXPOSED STRUCTURE
	CT-2	5/8" WATER RESISTANT GYPSUM BOARD AT FRAMING			
	CT-2A	5/8" WATER RESISTANT GYPSUM BOARD 2X4			
	CT-3	5/8" GYPSUM BOARD TYPE "X" AT FRAMING.			
	CT-4	3/4" T+G SOFFIT AT FRAMING			

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

7. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
C1	CEILING TYPE
1' - 0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

KEYNOTES

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

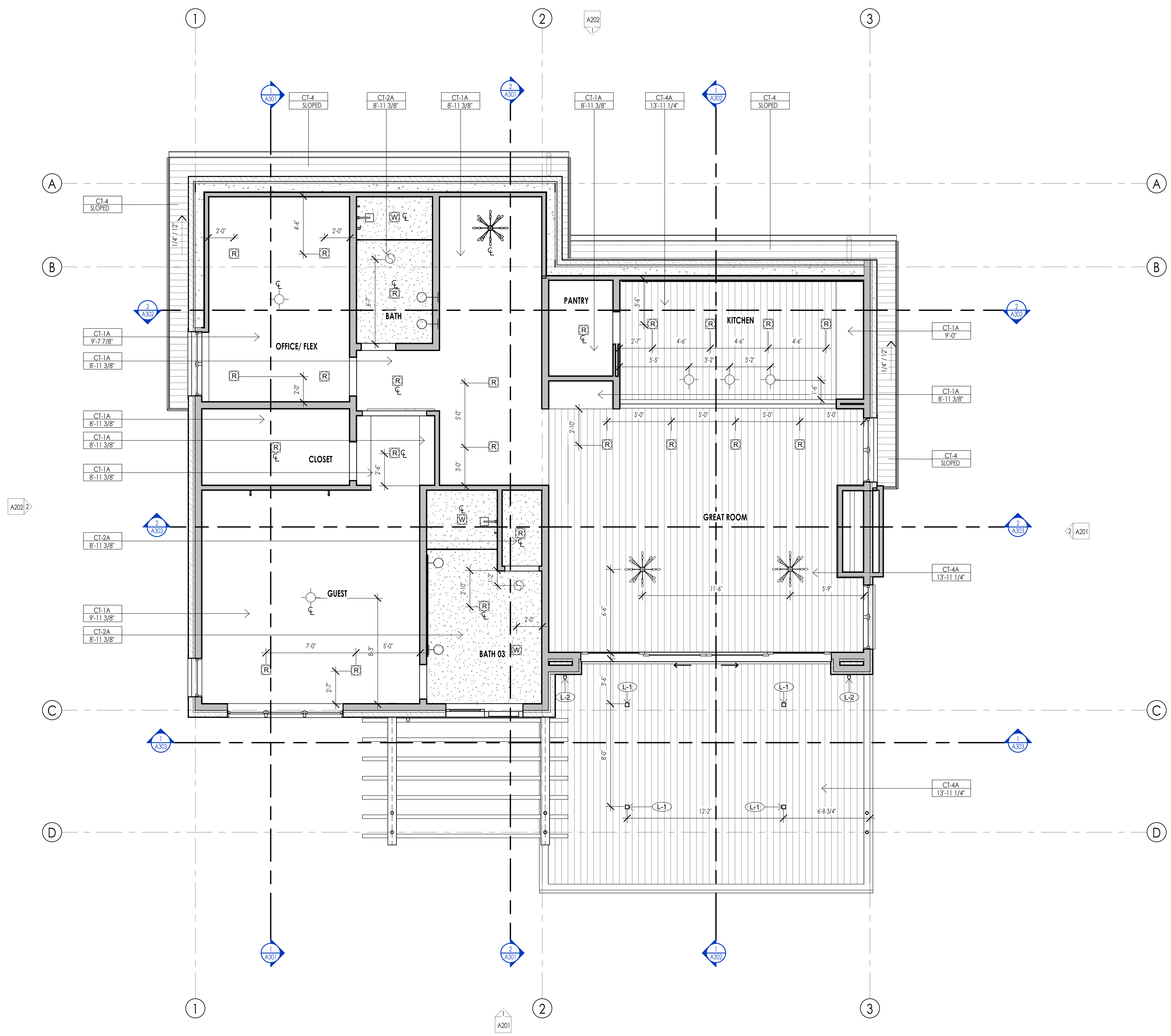
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A109

PERMIT SET

Plot Date: 2/16/2024 11:39:12 AM



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

SEE ENLARGED UNIT PLANS FOR CEILING TYPES AND ELEVATIONS

Plot Date: 2/16/2024 11:39:16 AM

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FRAMING		CT-4A	3/4" T+G SOFFIT 2X4
	CT-1A	5/8" GYPSUM BOARD 2X4		CT-6	EXPOSED STRUCTURE
	CT-2	5/8" WATER RESISTANT GYPSUM BOARD AT FRAMING			
	CT-2A	5/8" WATER RESISTANT GYPSUM BOARD 2X4			
	CT-3	5/8" GYPSUM BOARD TYPE "X" AT FRAMING.			
	CT-4	3/4" T+G SOFFIT AT FRAMING			

REFLECTED CEILING PLAN GENERAL NOTES

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

CEILING TAG SYMBOL	DESCRIPTION
C1	CEILING TYPE
1' - 0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

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WARM SPRINGS RESIDENCE #33

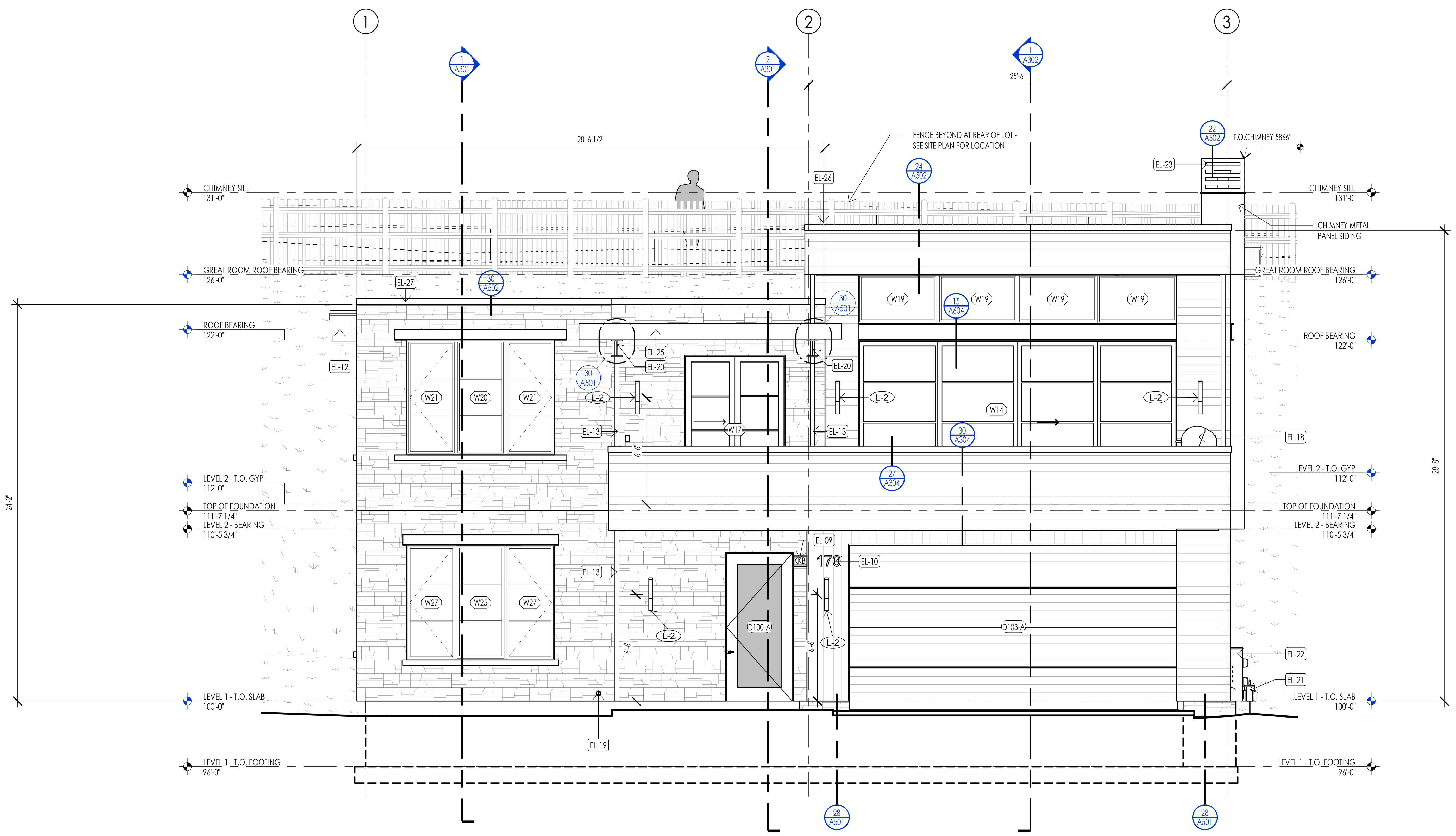
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

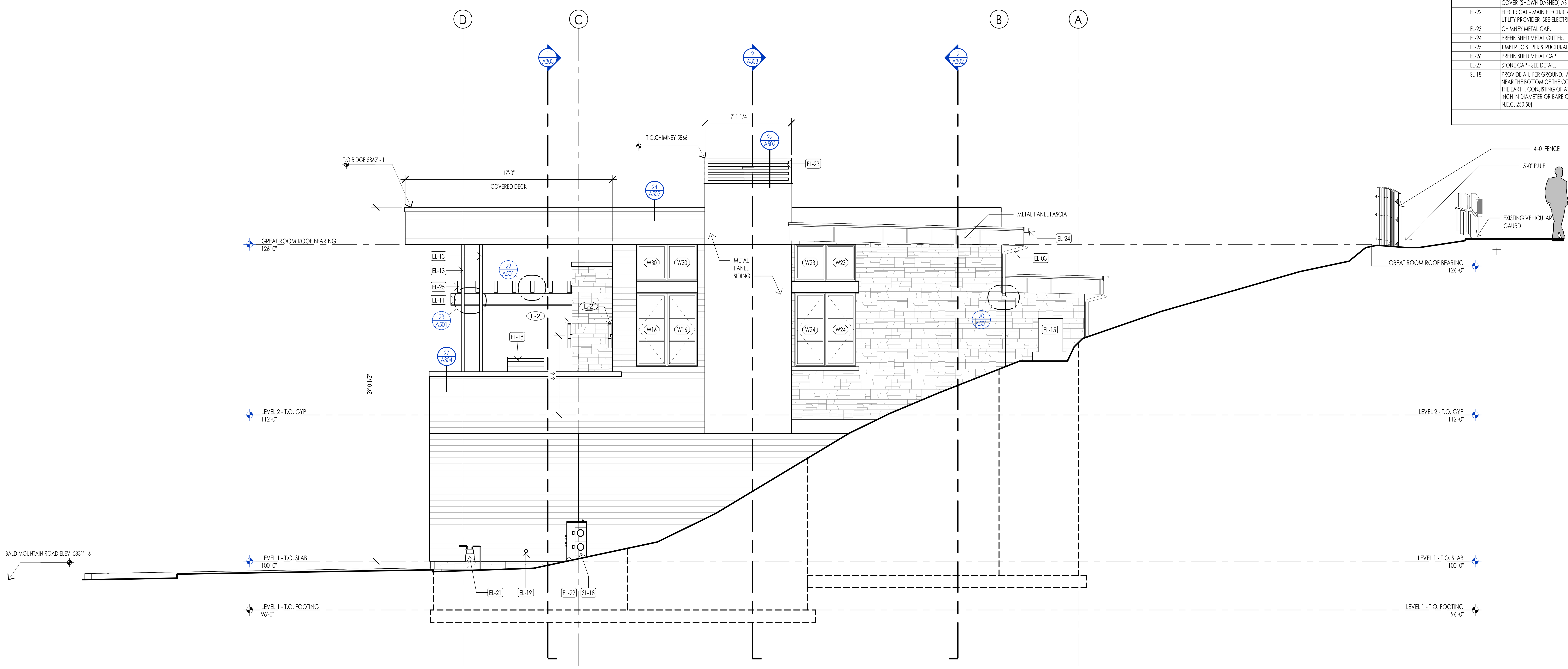
PERMIT SET

SHEET TITLE:
LEVEL 2 CEILING PLAN

SHEET NUMBER:
A110



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



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

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
EL-03	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAT 5.5FT VERTICAL- VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM ½" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.
EL-11	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-12	PREFINISHED METAL FASCIA.
EL-13	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-15	MECHANICAL AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
EL-18	BBQ-GRILL AS SELECTED BY OWNER.
EL-19	OVERFLOW ZURN DOWNSPOUT- PLUMBING.
EL-20	PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS.
EL-21	GAS METER, INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER - PROVIDE PROTECTIVE COVER (SHOWN DASHED) AS REQUIRED BY UTILITY PROVIDER.
EL-22	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER- SEE ELECTRICAL.
EL-23	CHIMNEY METAL CAP.
EL-24	PREFINISHED METAL GUTTER.
EL-25	TIMBER JOIST PER STRUCTURAL.
EL-26	PREFINISHED METAL CAP.
EL-27	STONE CAP - SEE DETAIL.
SL-18	PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

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LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

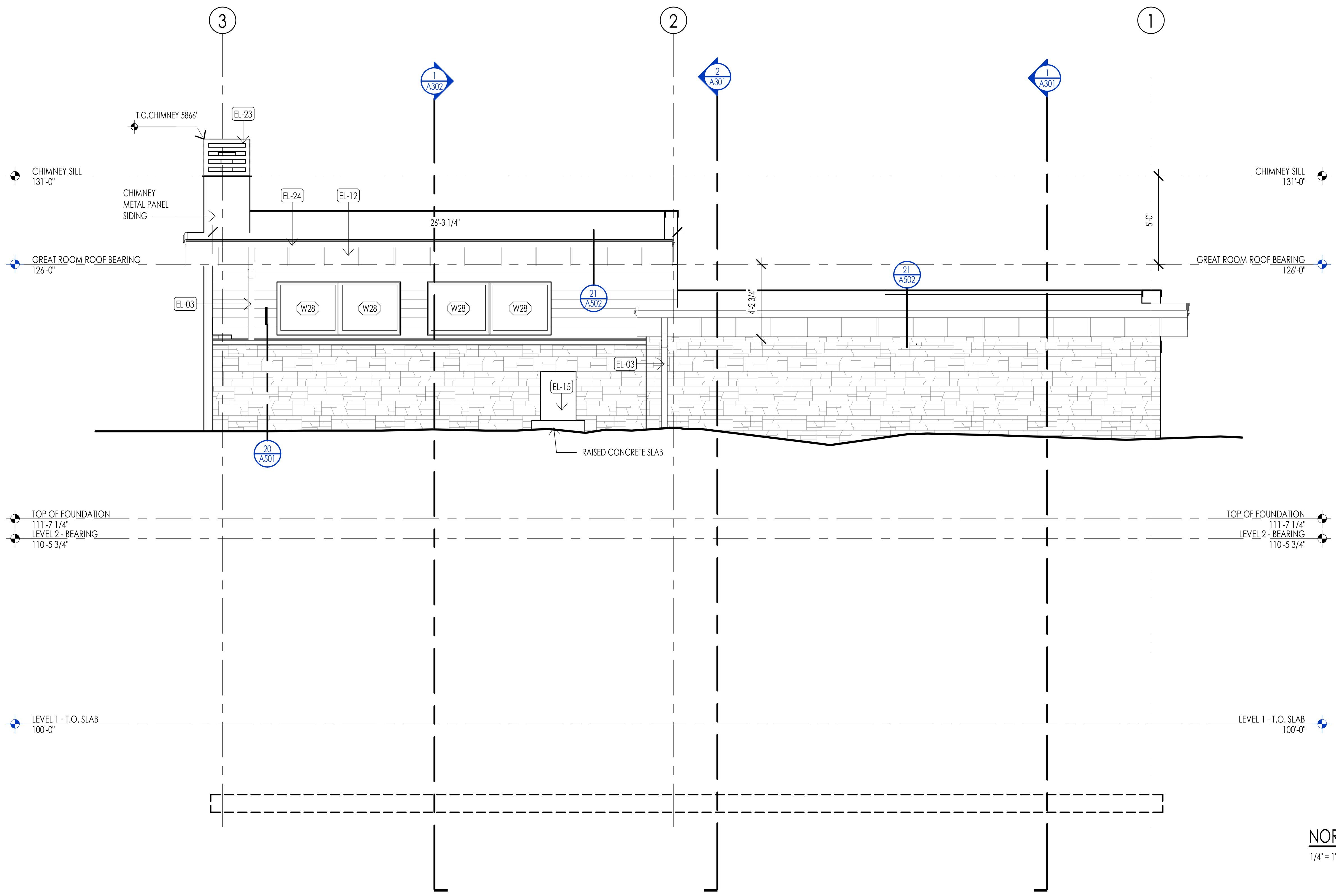
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

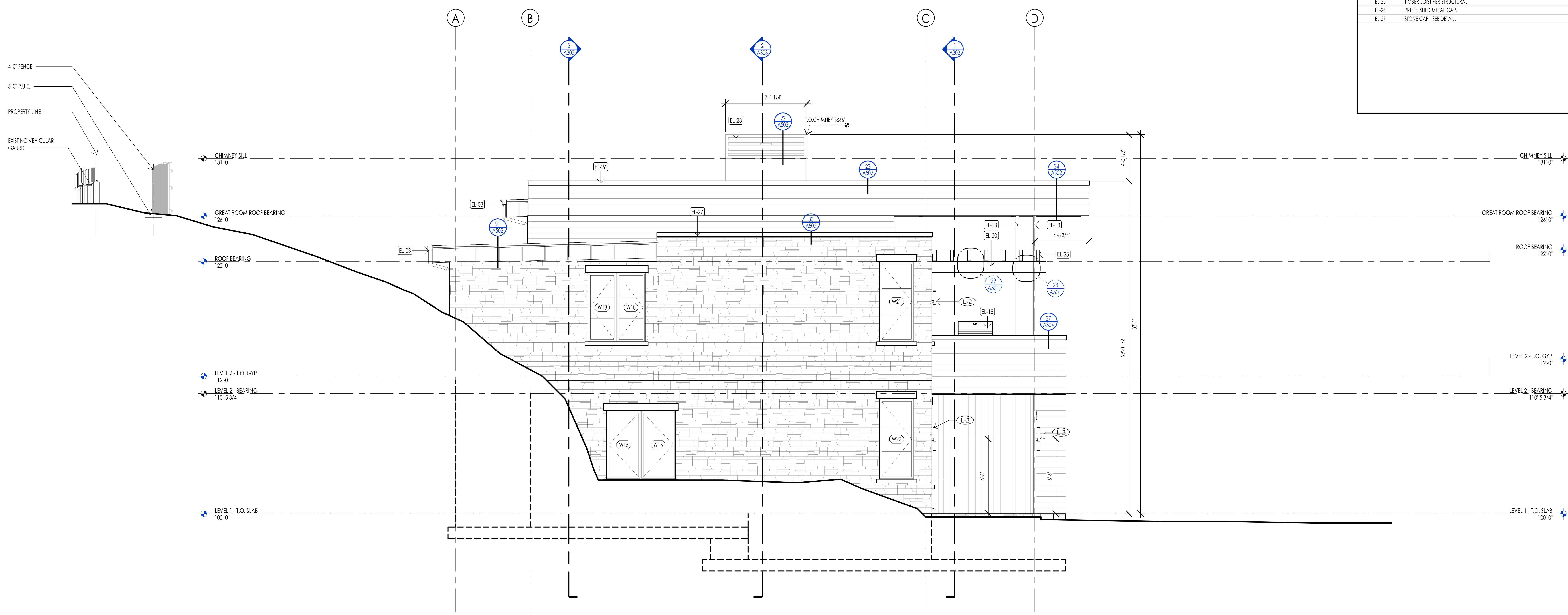
SHEET NUMBER:
A201

PERMIT SET

Plot Date: 2/16/2024 11:39:22 AM



NORTH ELEVATION
1/4" = 1'-0"
1 A202



WEST ELEVATION
1/4" = 1'-0"
2 A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES

EL-03	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP
EL-12	PREFINISHED METAL FASCIA.
EL-13	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-15	MECHANICAL AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
EL-18	BBQ-GRILL AS SELECTED BY OWNER.
EL-20	PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS.
EL-23	CHIMNEY METAL CAP.
EL-24	PREFINISHED METAL GUTTER.
EL-25	TIMBER JOIST PER STRUCTURAL.
EL-26	PREFINISHED METAL CAP.
EL-27	STONE CAP - SEE DETAIL.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

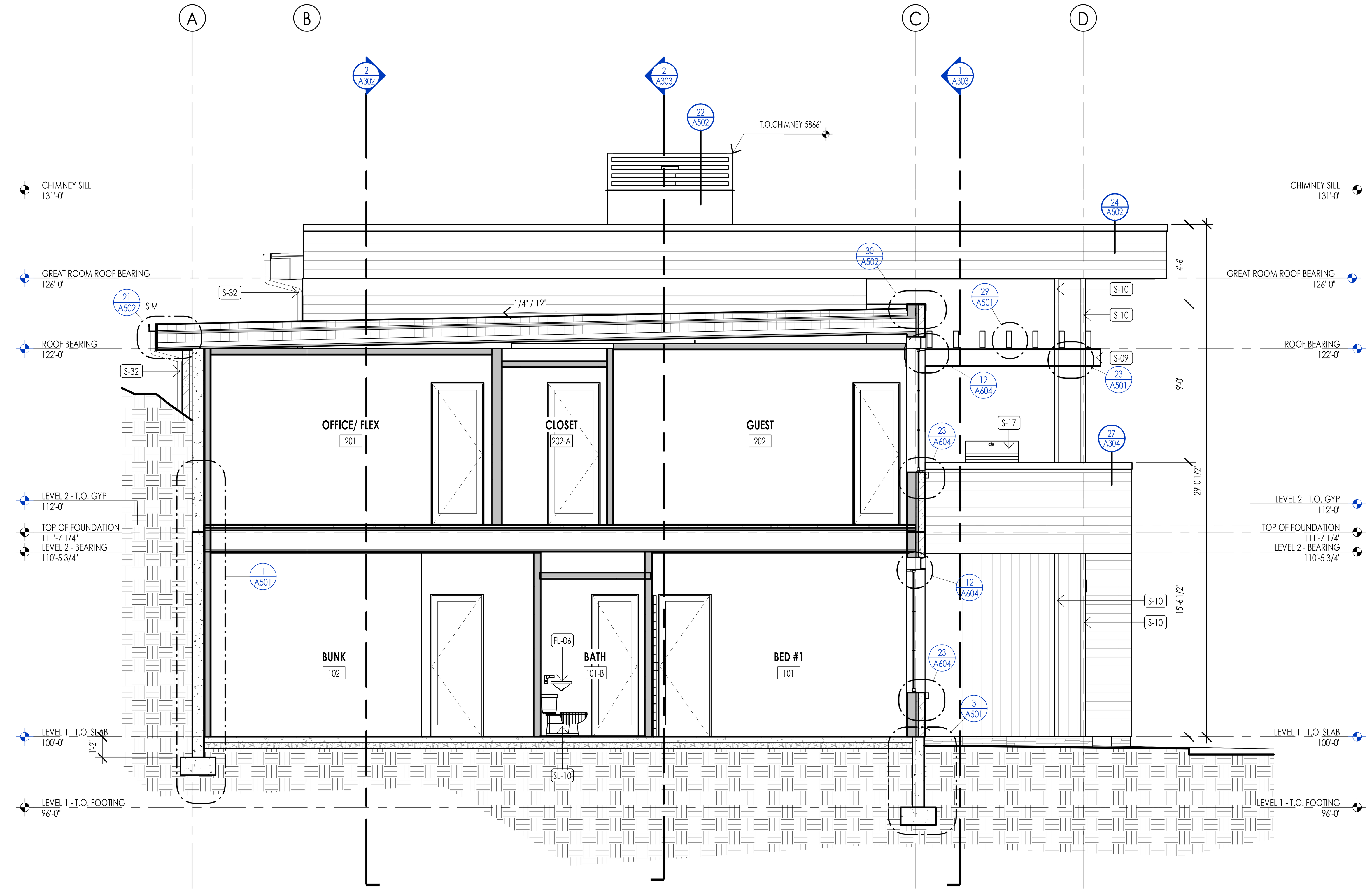
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

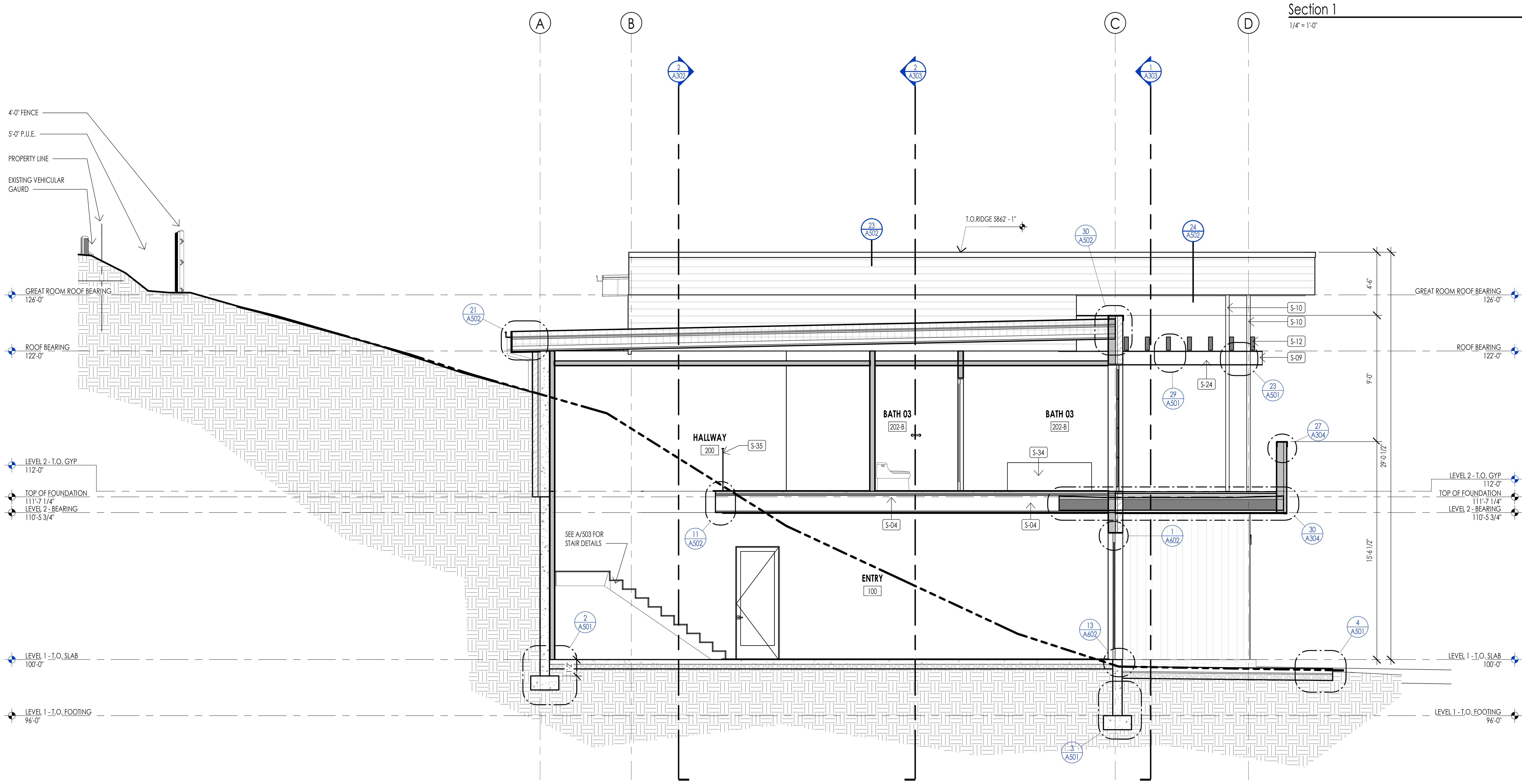
SHEET NUMBER:
A202

PERMIT SET

Plot Date: 2/16/2024 11:39:27 AM



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



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

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES

FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-10	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-12	HEAVY TIMBER, SEE STRUCTURAL
S-17	BBQ-GRILL AS SELECTED BY OWNER-PROVIDE GAS HOOKUP PER MANUFACTURER'S INSTRUCTIONS.
S-24	PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS.
S-32	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP.
S-34	TUB/FREE STANDING TUB/ SOAKER TUB AS PER INTERIOR DESIGNER.
S-35	36" CONTINOUS HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
SL-10	PROVIDE BLOCKOUT IN STRUCTURAL SLAB FOR PLUMBING- COORDINATE WITH PLUMBING DRAWINGS

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

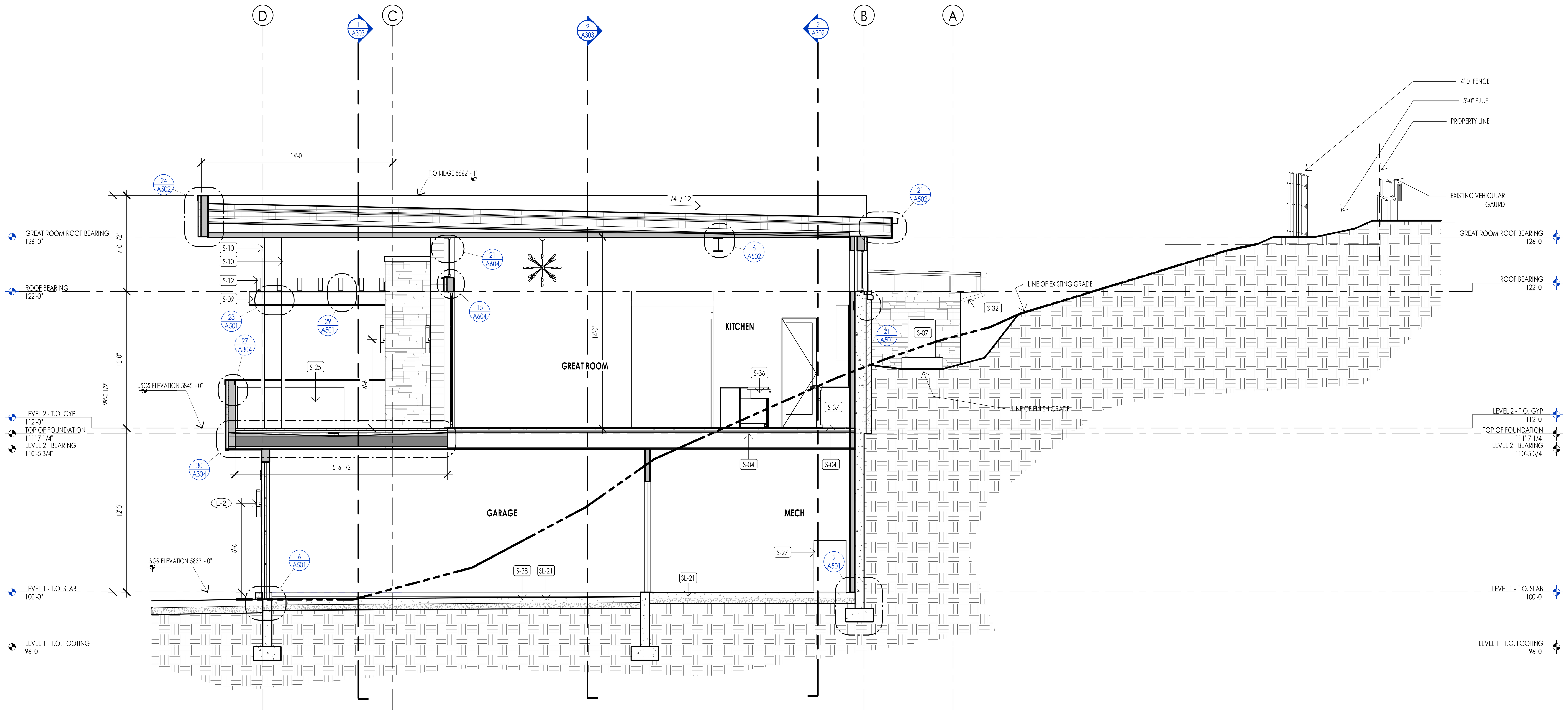
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

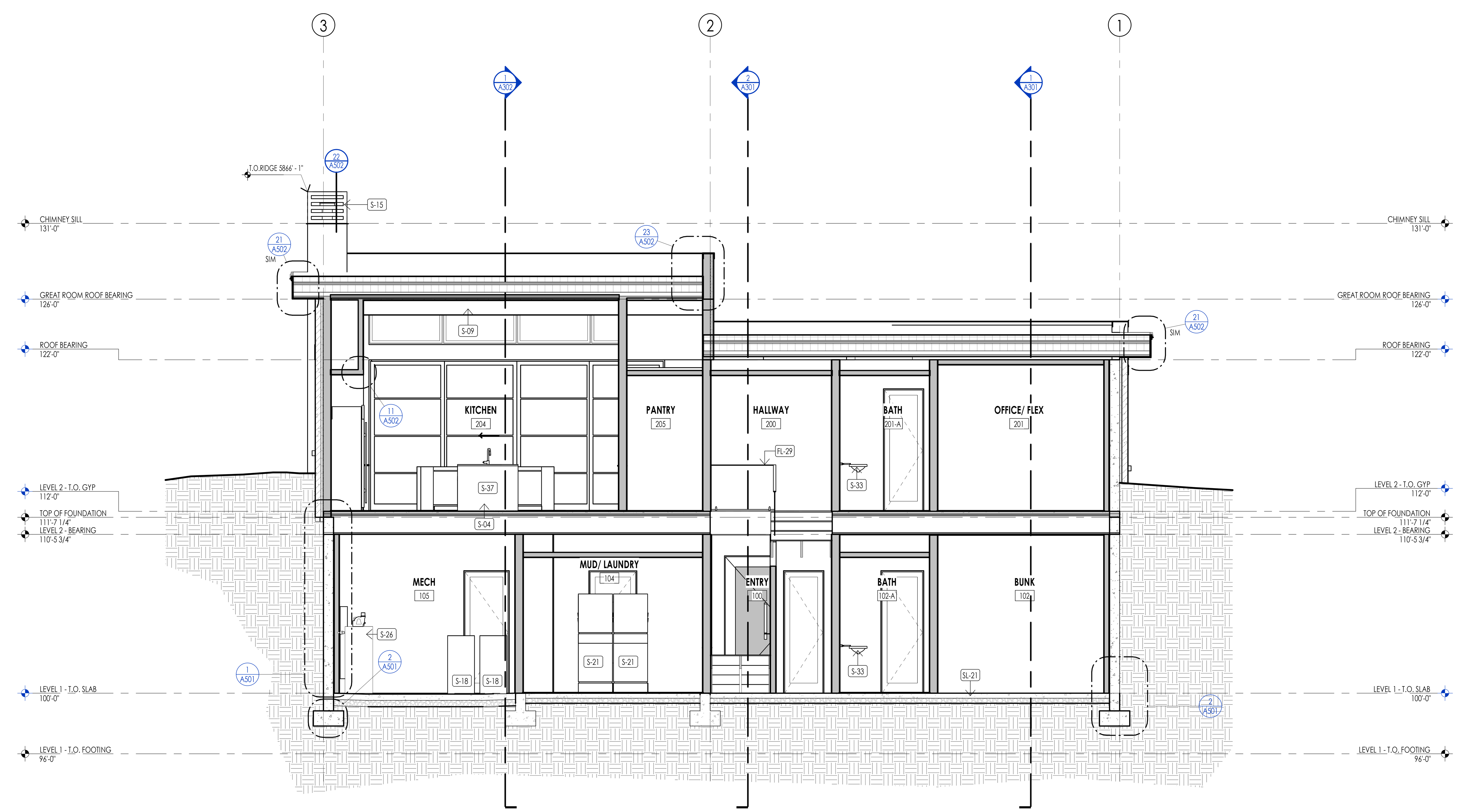
SHEET NUMBER:
A301

PERMIT SET

Plot Date: 2/16/2024 11:39:32 AM



Section 3
1/4" = 1'-0"
1 A302



Section 4
1/4" = 1'-0"
2 A302

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES

FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY
S-07	MECHANICAL-AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-10	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-12	HEAVY TIMBER, SEE STRUCTURAL
S-15	PREFINISHED METAL CAP
S-18	GAS FIRED FURNACE PER MECHANICAL.
S-21	STACKABLE WASHER/ DRYER. COORDINATE W/ INTERIOR DESIGNER & CONSTRUCTION TRADES AS REQUIRED.
S-25	SPA, BULLFROG A8 SERIES COORDINATE FOR SHUT OFF SWITCH AND HOT-COLD HOOK UP PER MANUF.
S-26	MECHANICAL - HOT WATER BOILER
S-27	MECHANICAL - GAS FIRED FURNACE
S-32	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP.
S-33	BATHROOM SINK - VANITY PER INTERIOR DESIGNER.
S-36	KITCHEN SINK - COORDINATE W/ PLUMBING.
S-37	KITCHEN RANGE - COORDINATE FOR GAS AND ELECTRICAL - RANGE HOOD PER I.D.
S-38	PROVIDE 100% SOLIDS EPOXY, HIGH PERFORMANCE COATING.
SL-21	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R VALUES - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAPE ALL SEAMS AND INSTALL PER MANUF. AND SPECS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

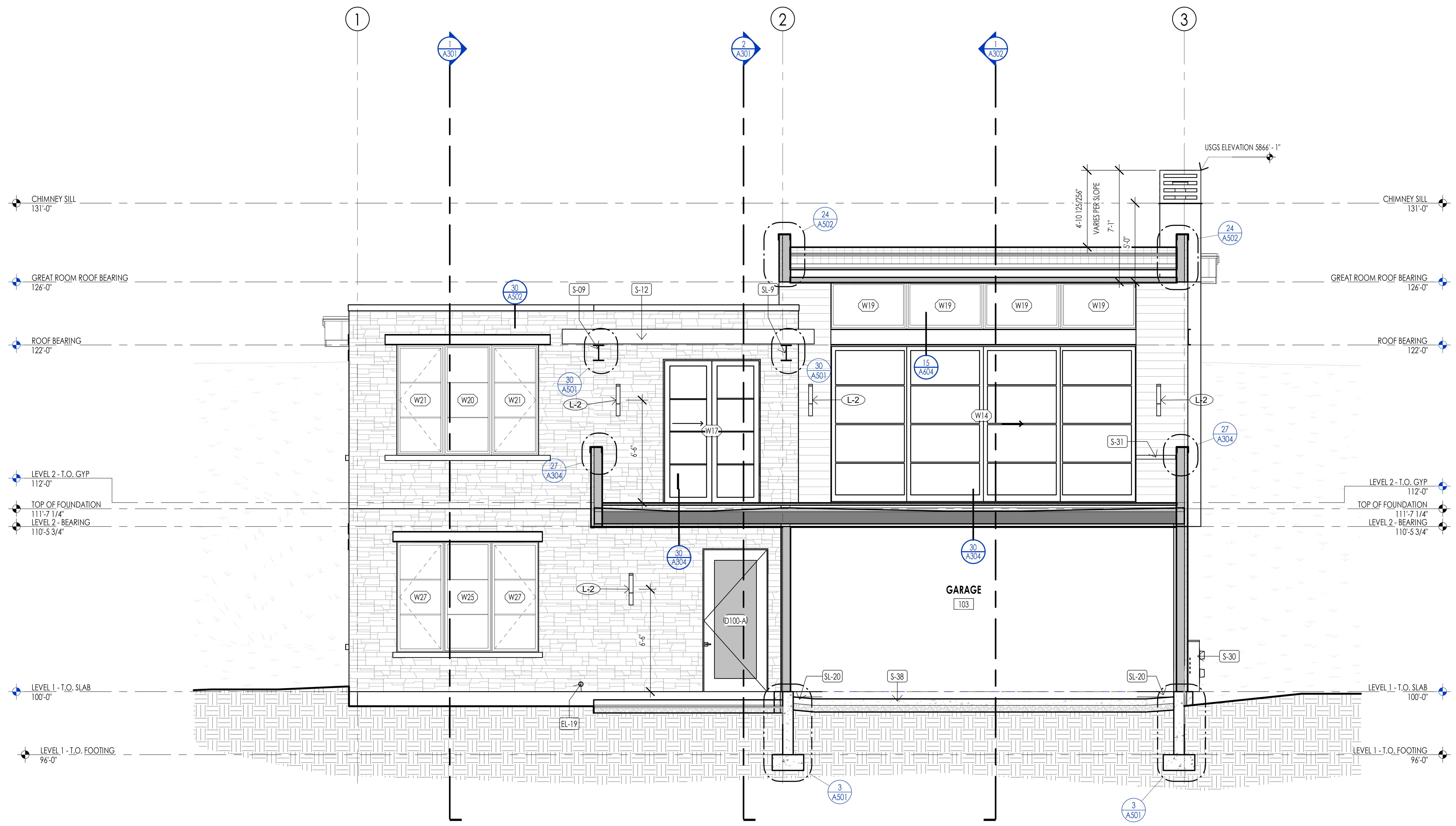
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

PERMIT SET

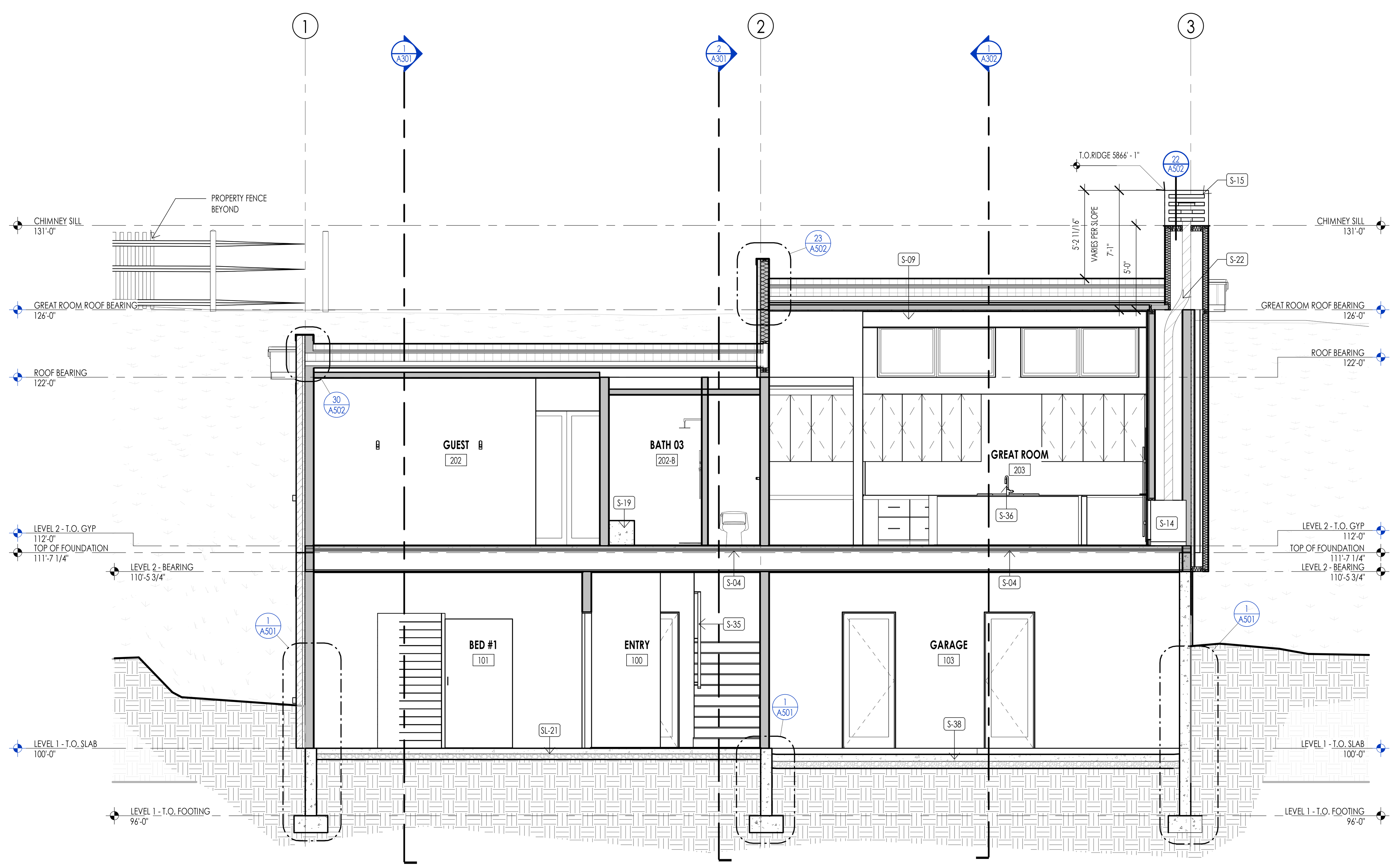
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302

Plot Date: 2/16/2024 11:39:37 AM



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



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

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES

EL-19	OVERFLOW ZURN DOWNSPOUT- PLUMBING.
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-12	HEAVY TIMBER, SEE STRUCTURAL
S-14	FIREPLACE, AS SELECTED BY OWNER,WALL FINISHES PER INTERIOR DESIGN- PROVIDE GAS HOOKUP PER MANUFACTURER'S INSTRUCTIONS
S-15	PREFINISHED METAL CAP
S-19	SHOWER BENCH PER INTERIOR DESIGNER.
S-22	DIRECT VENT FLEX FLUE PIPE-SEE SPECS. PER MECHANICAL.
S-30	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER- SEE ELECTRICAL PLANS.
S-31	STAINLESS-STEEL COUNTERTOP.
S-35	36" CONTINOUS HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
S-36	KITCHEN SINK - COORDINATE W/ PLUMBING.
S-38	PROVIDE 100% SOLIDS EPOXY, HIGH PERFORMANCE COATING.
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING
SL-21	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R VALUES - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAPE ALL SEAMS AND INSTALL PER MANUF. AND SPECS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

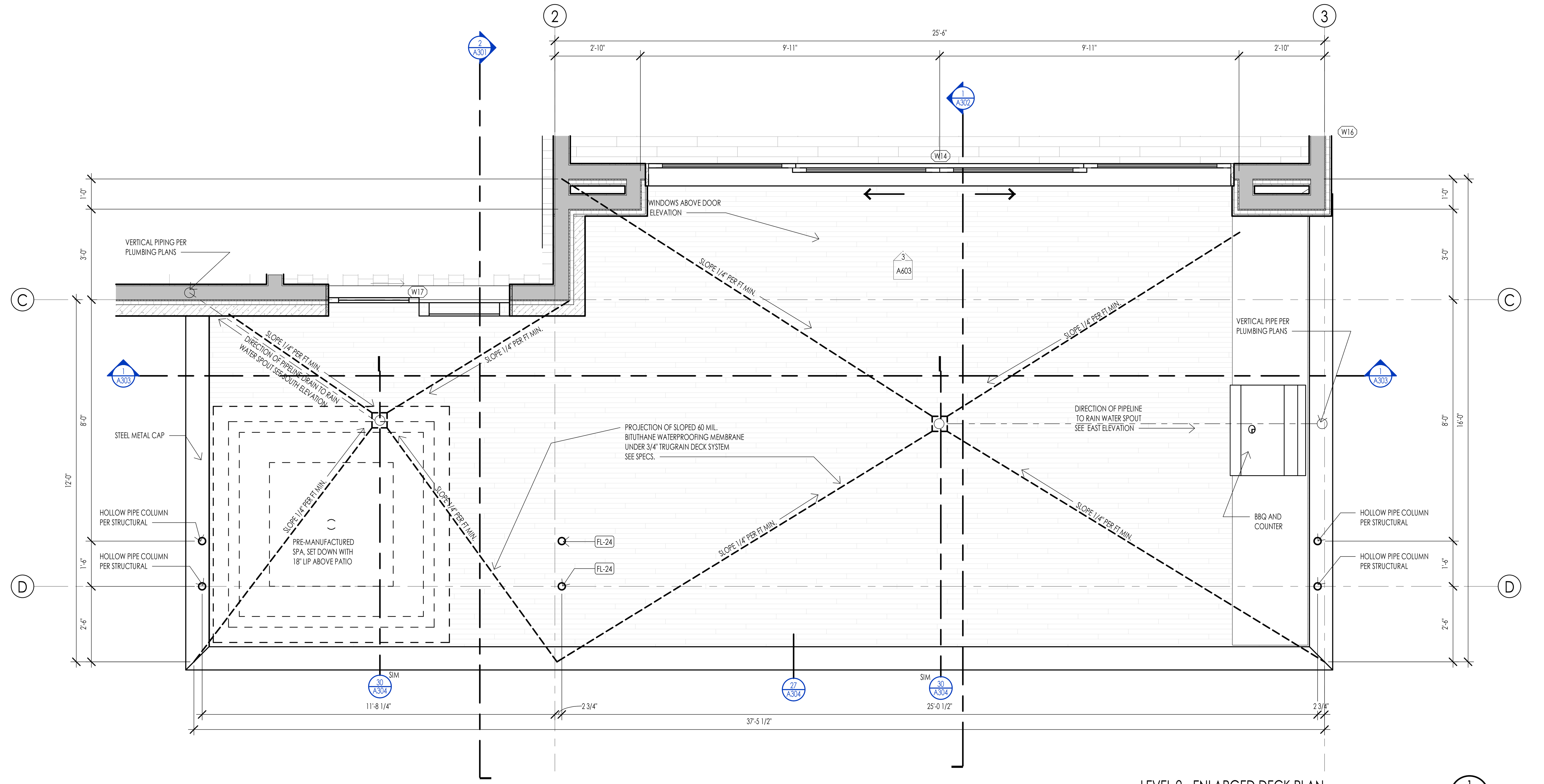
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

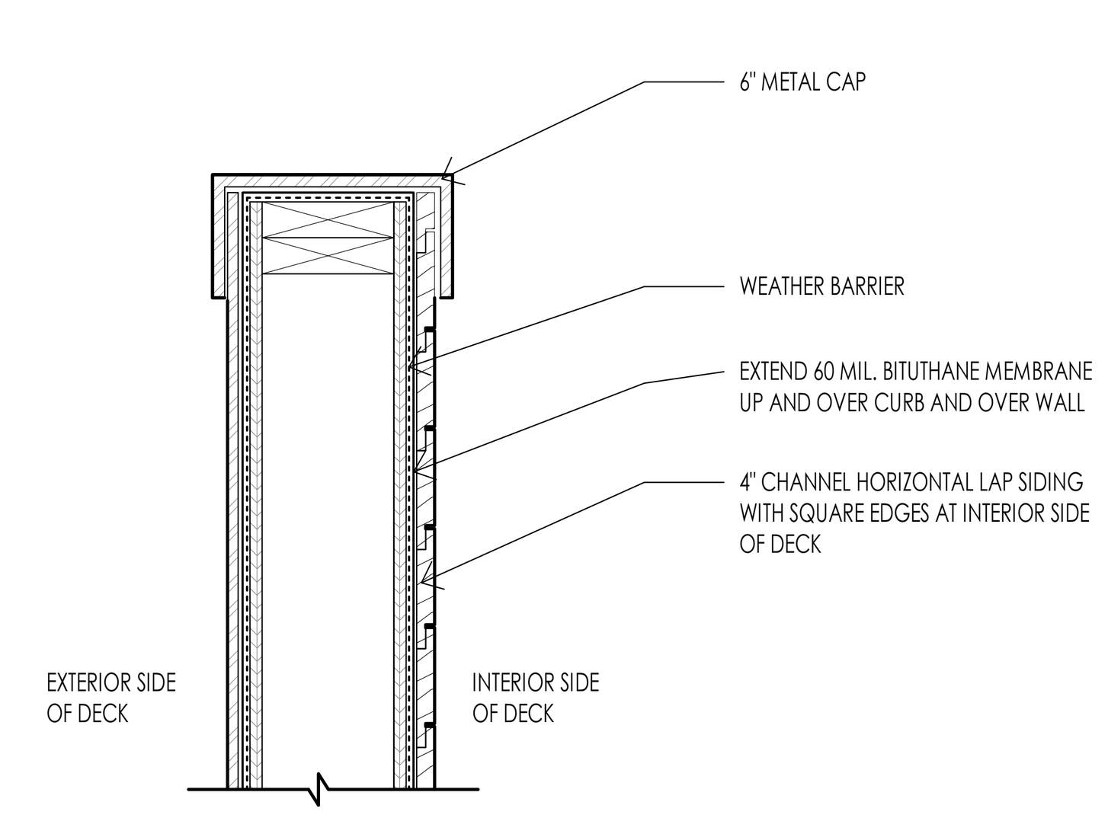
SHEET NUMBER:
A303

PERMIT SET

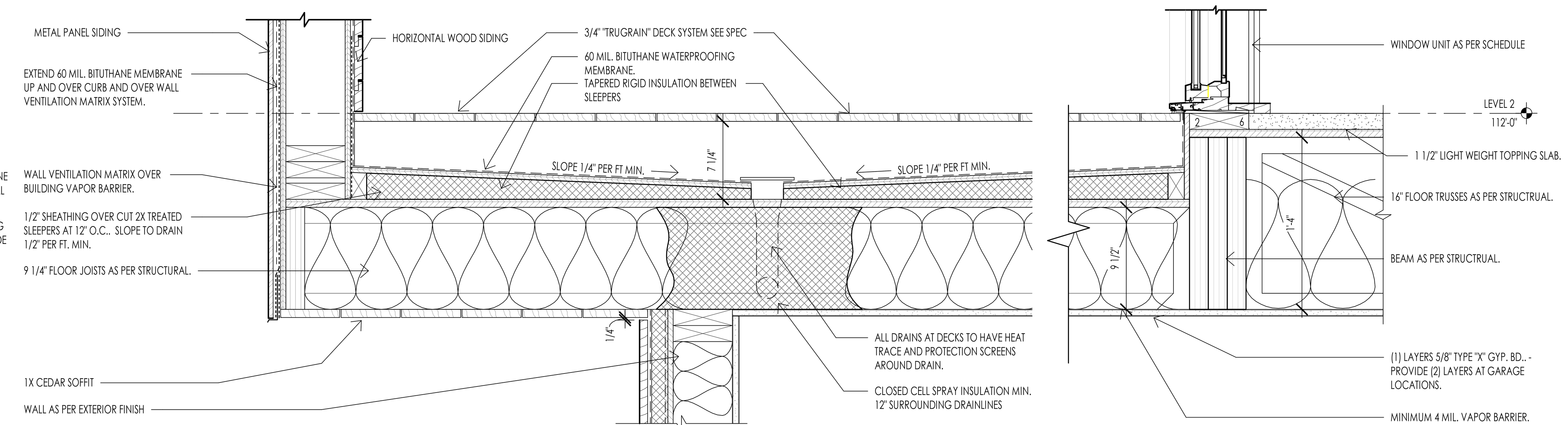
Plot Date: 2/16/2024 11:39:44 AM



LEVEL 2 - ENLARGED DECK PLAN 1 A304
1/2" = 1'-0"



DECK - CAP OVER WALL DETAIL 27 A304
1 1/2" = 1'-0"



DECK - DRAINAGE DETAIL 30 A304
1 1/2" = 1'-0"

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
ENLARGED DECK - DETAILS

SHEET NUMBER:
A304

PERMIT SET

Plot Date: 2/16/2024 11:39:47 AM

GREAT ROOM INTERIOR VIEW

OWNER SUITE INTERIOR VIEW

INTERIOR WOOD SLAT FINISH

STEEL FIREPLACE SURROUND

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

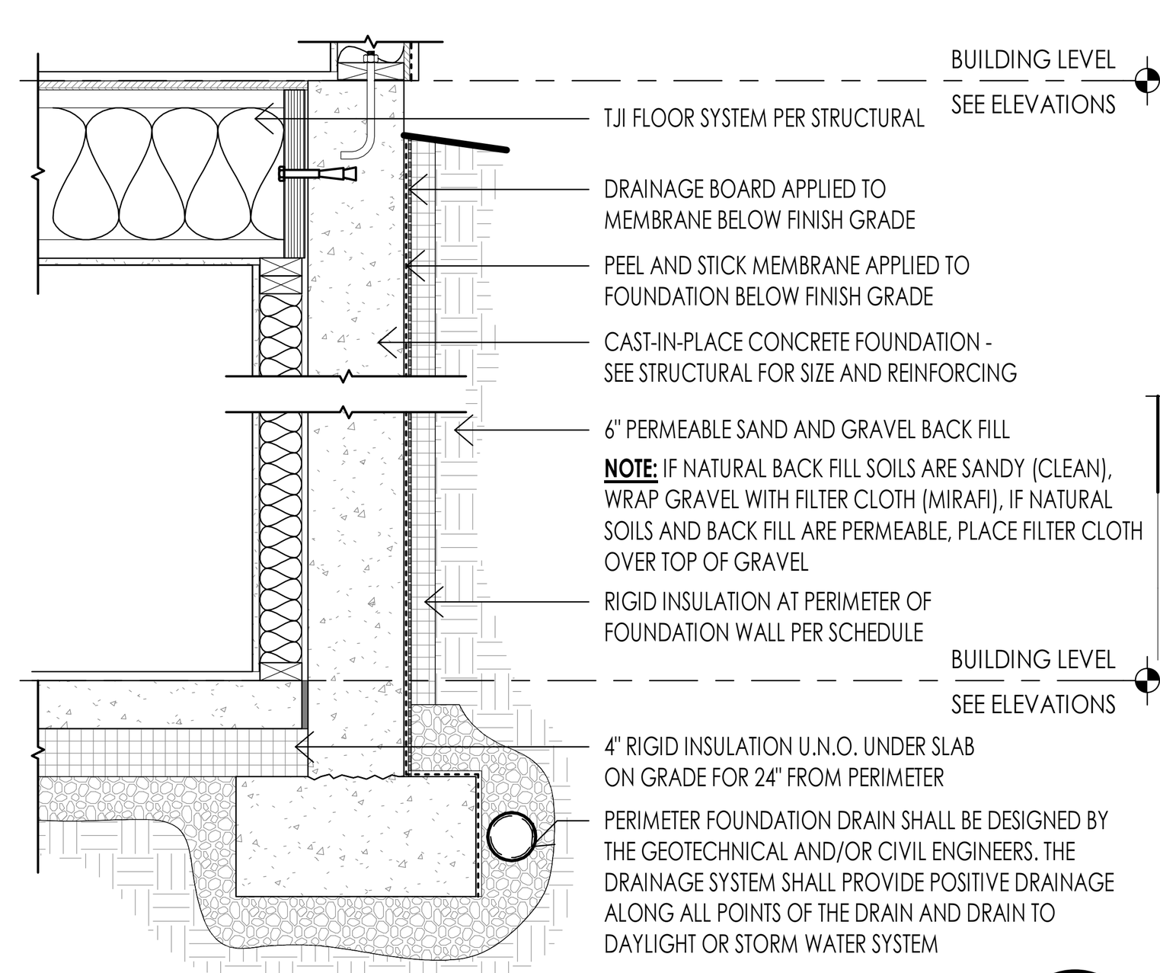
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
FIREPLACE ELEVATIONS

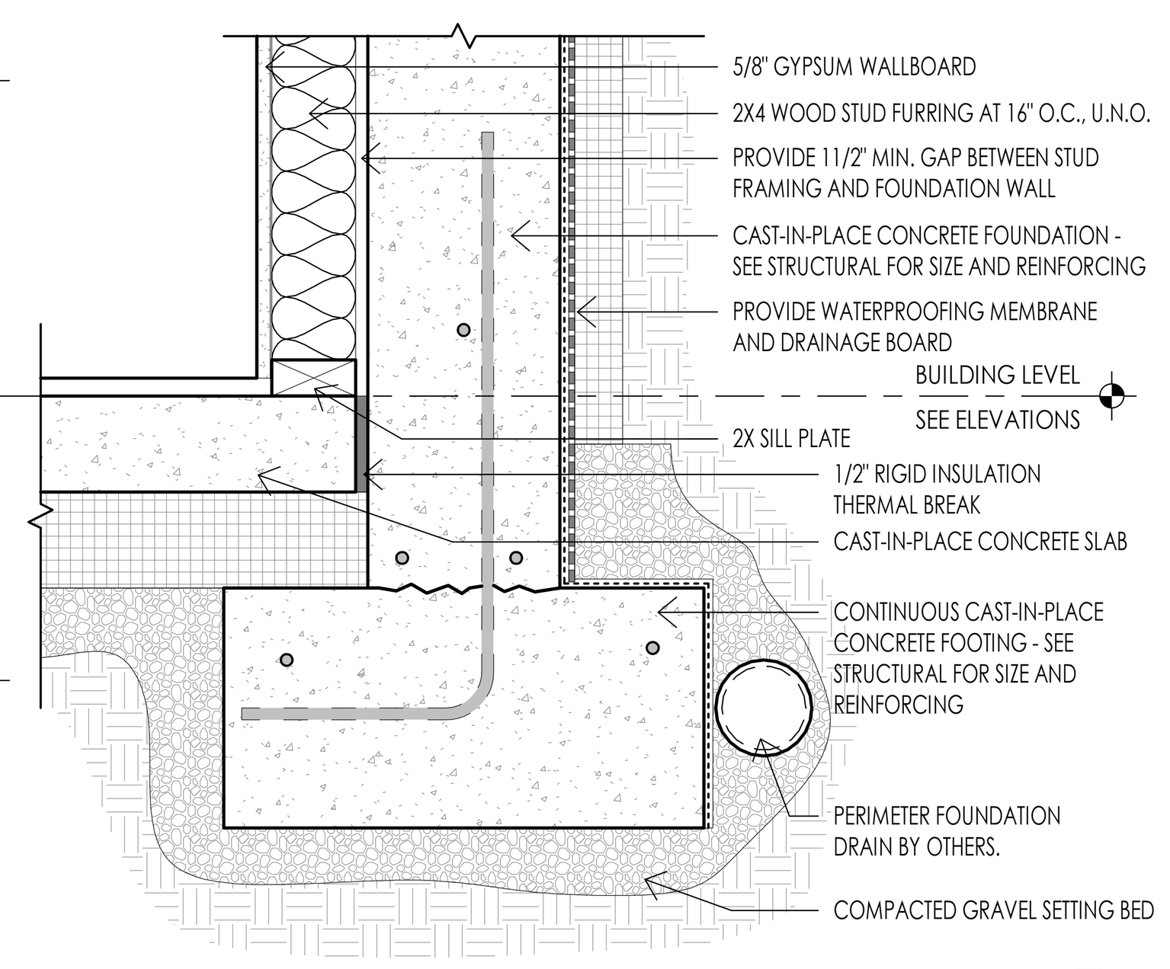
SHEET NUMBER:
A401

PERMIT SET

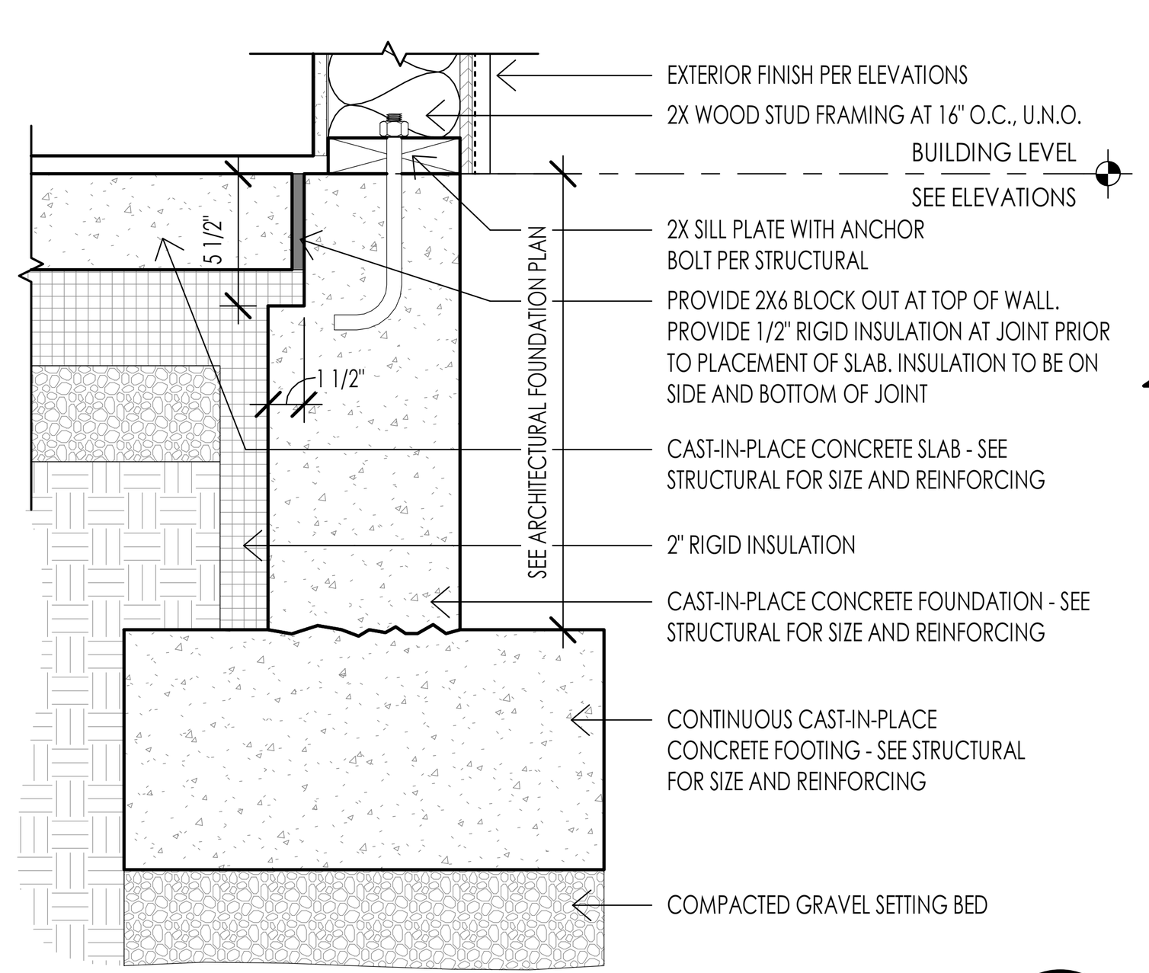
Plot Date: 2/16/2024 11:39:48 AM



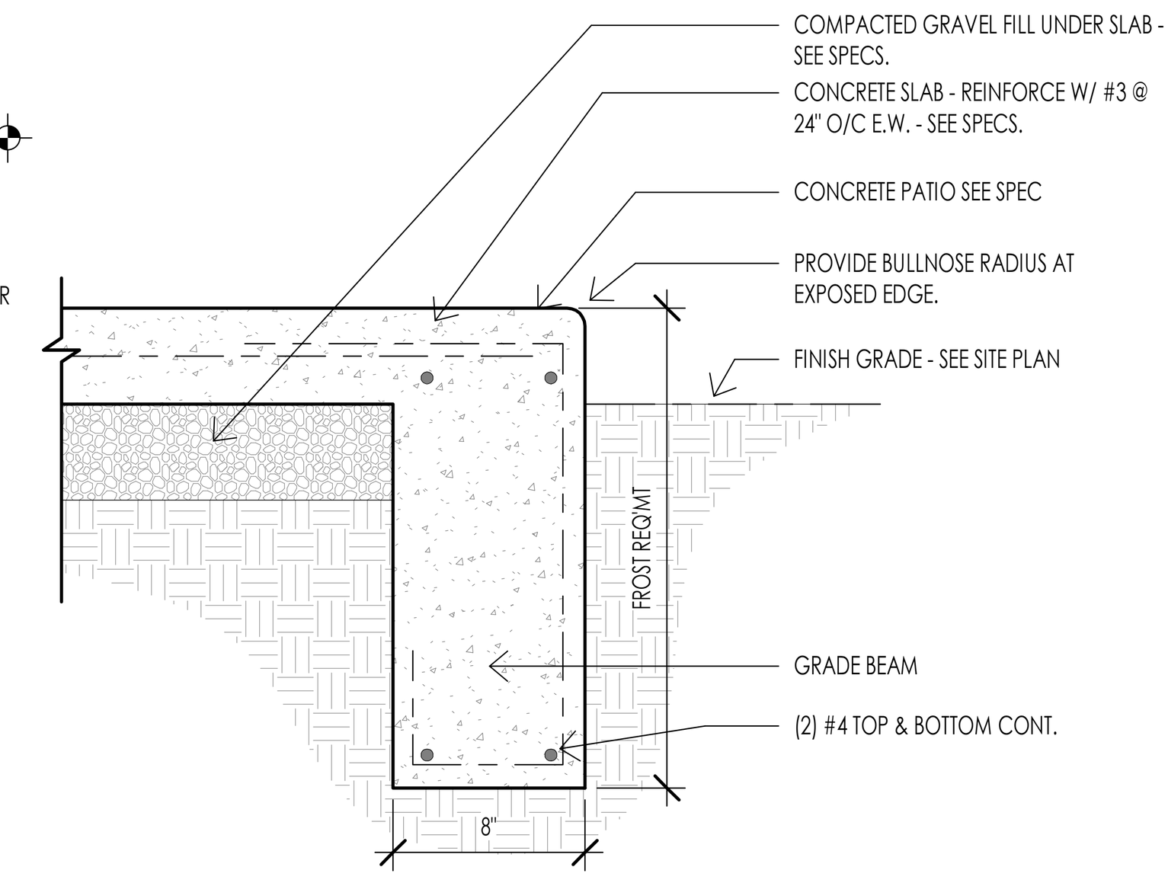
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1 A501
3/4" = 1'-0"



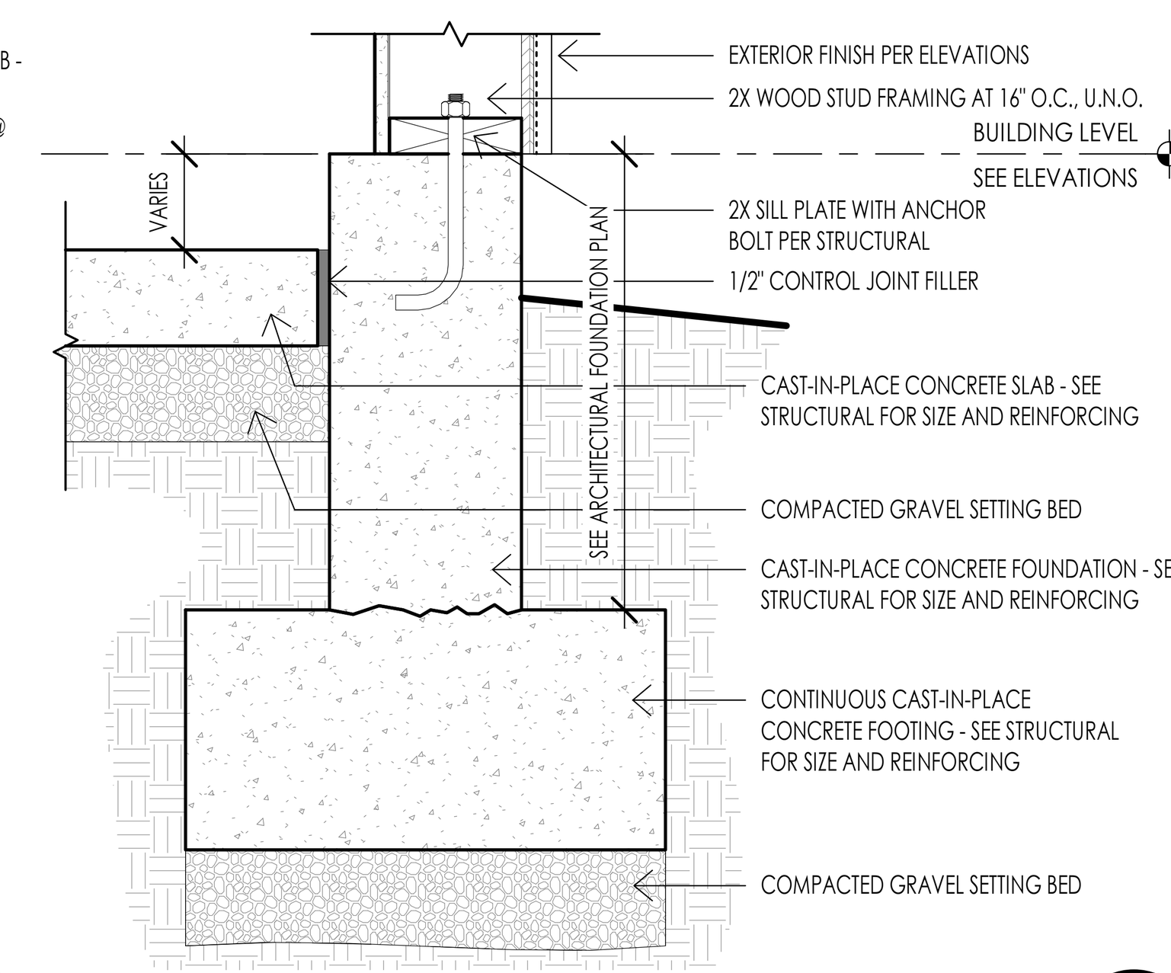
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2 A501
1 1/2" = 1'-0"



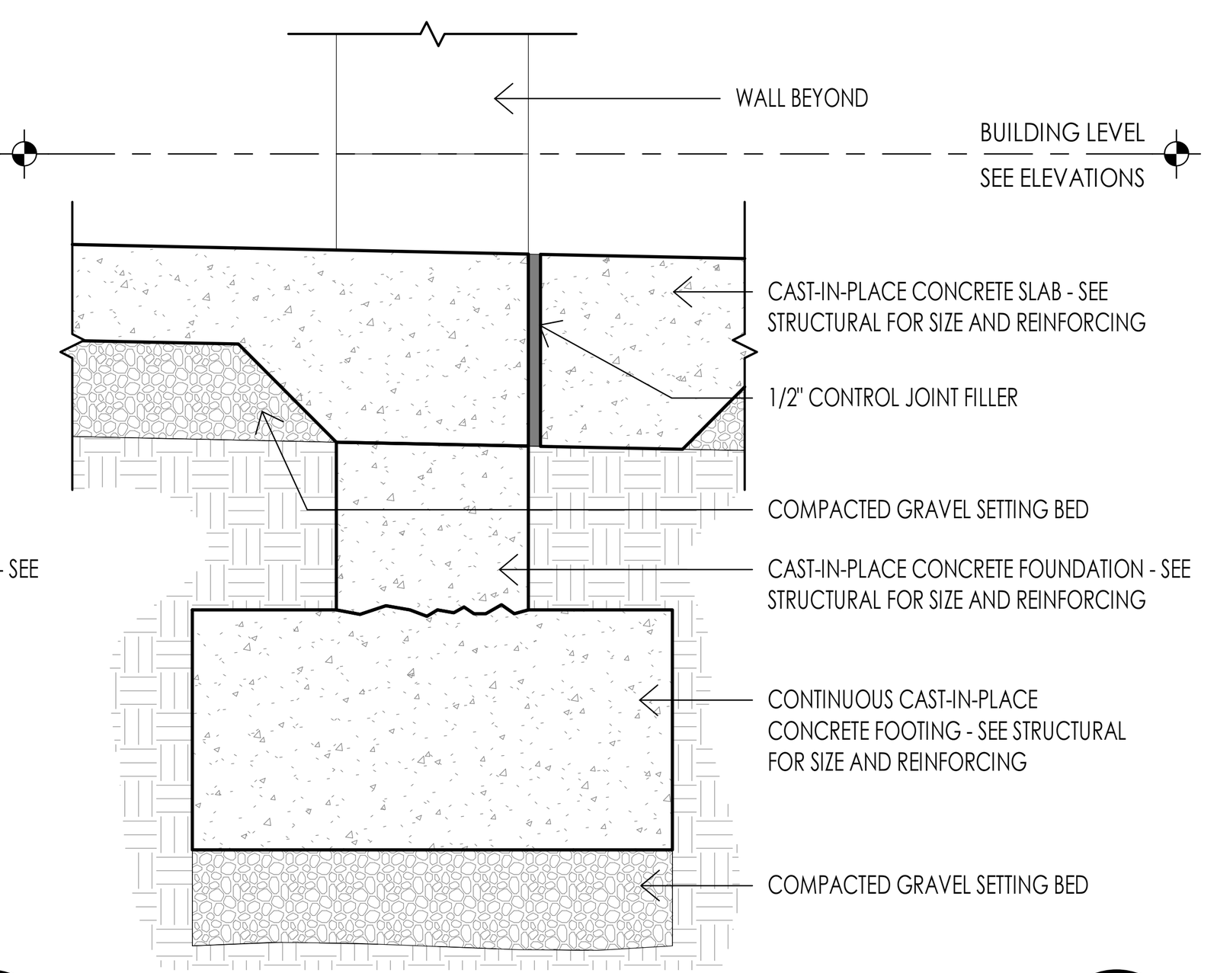
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3 A501
1 1/2" = 1'-0"



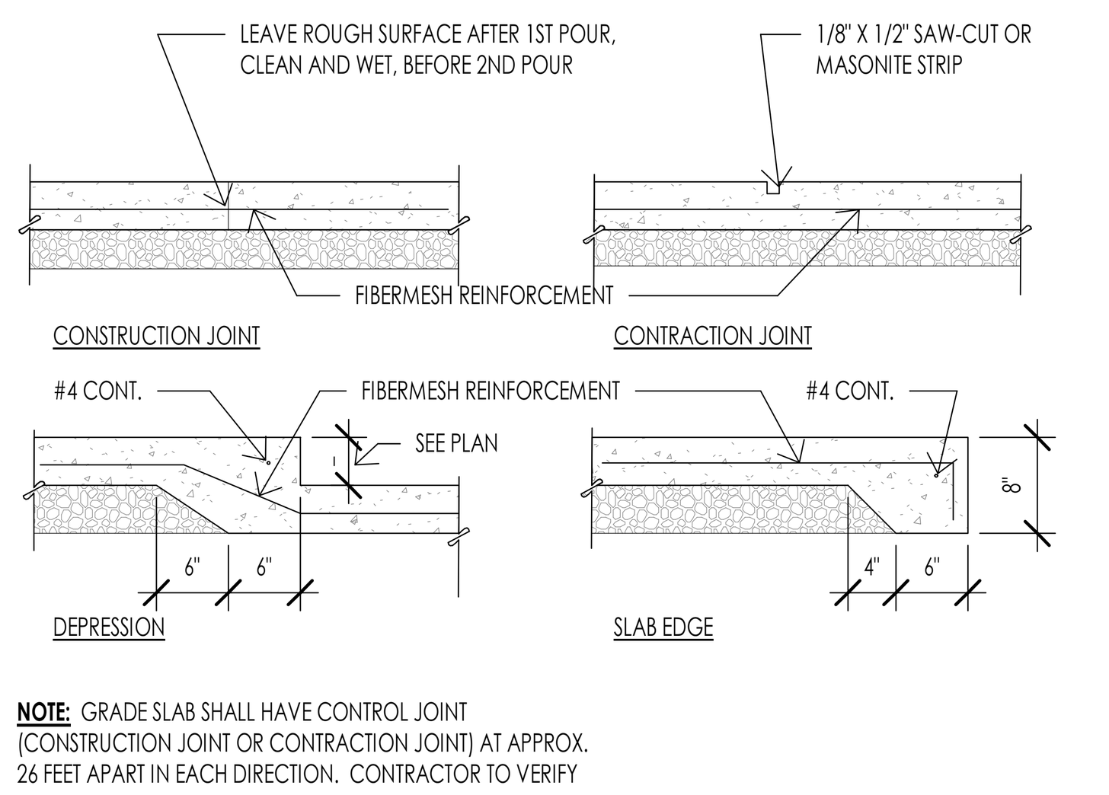
CONCRETE - TYPICAL SLAB EDGE DETAIL W/GRADE BEAM 4 A501
1 1/2" = 1'-0"



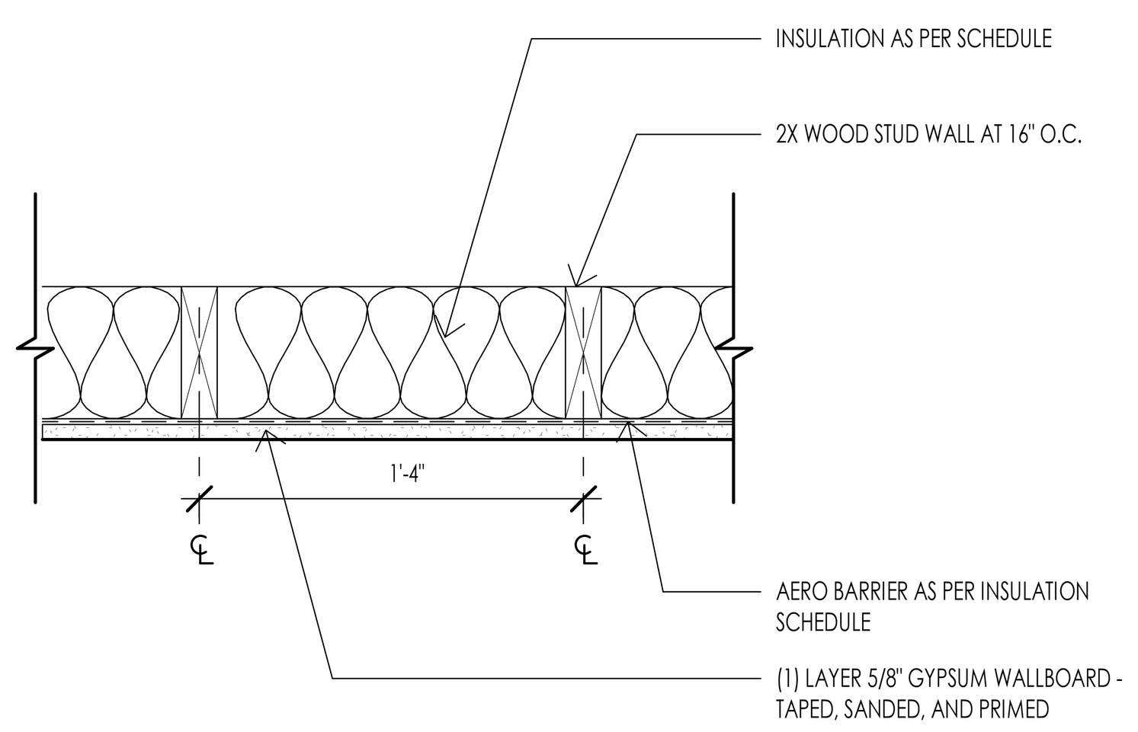
CONCRETE - FOUNDATION DETAIL AT GARAGE 5 A501
1 1/2" = 1'-0"



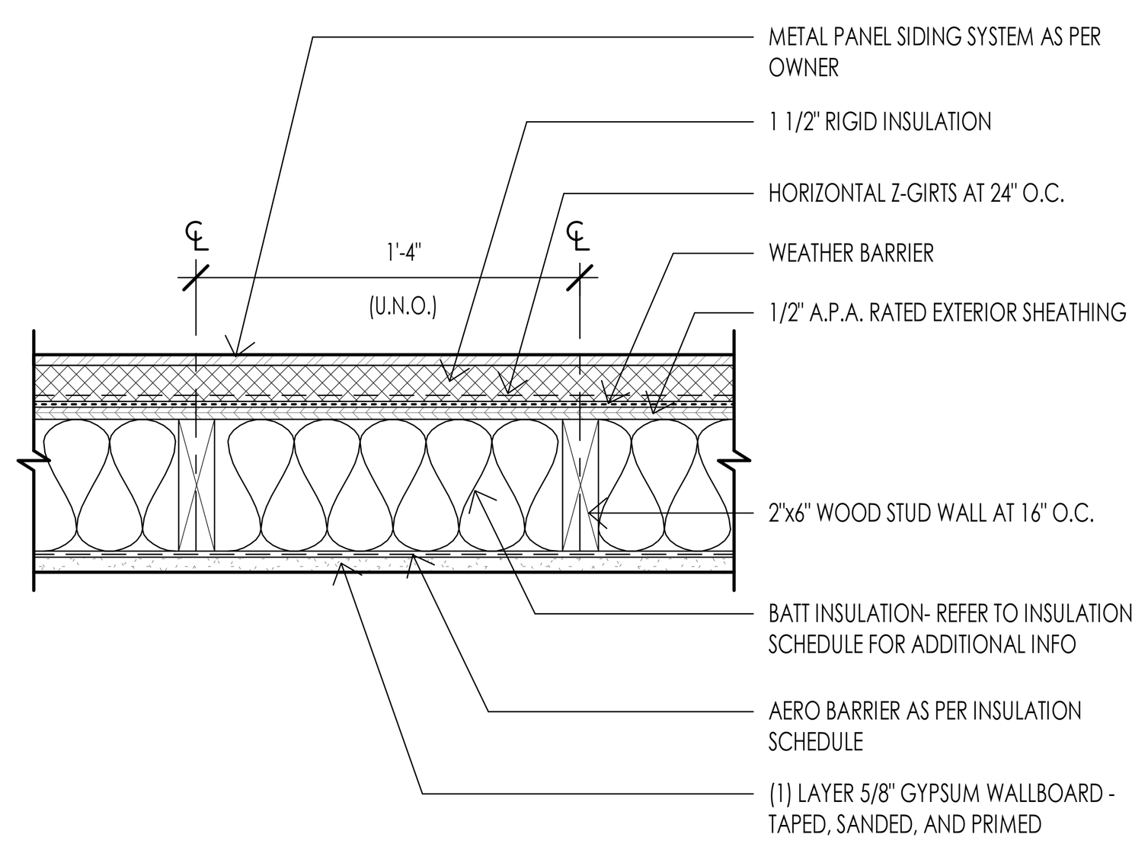
CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6 A501
1 1/2" = 1'-0"



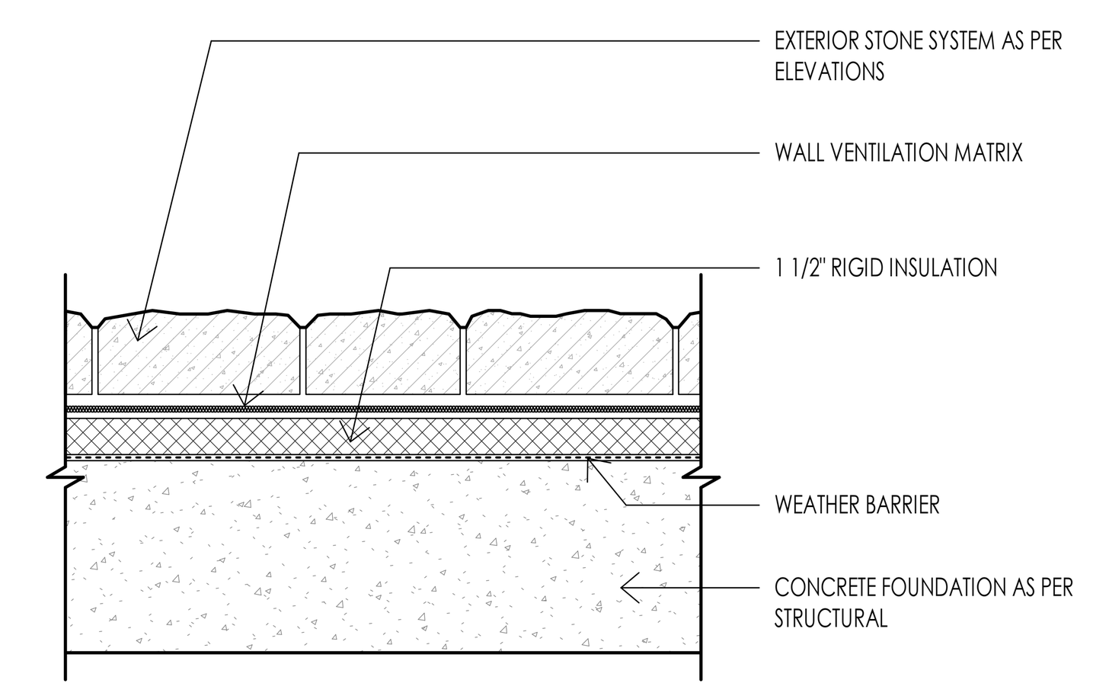
CONCRETE - TYPICAL SLAB DETAILS 7 A501
3/4" = 1'-0"



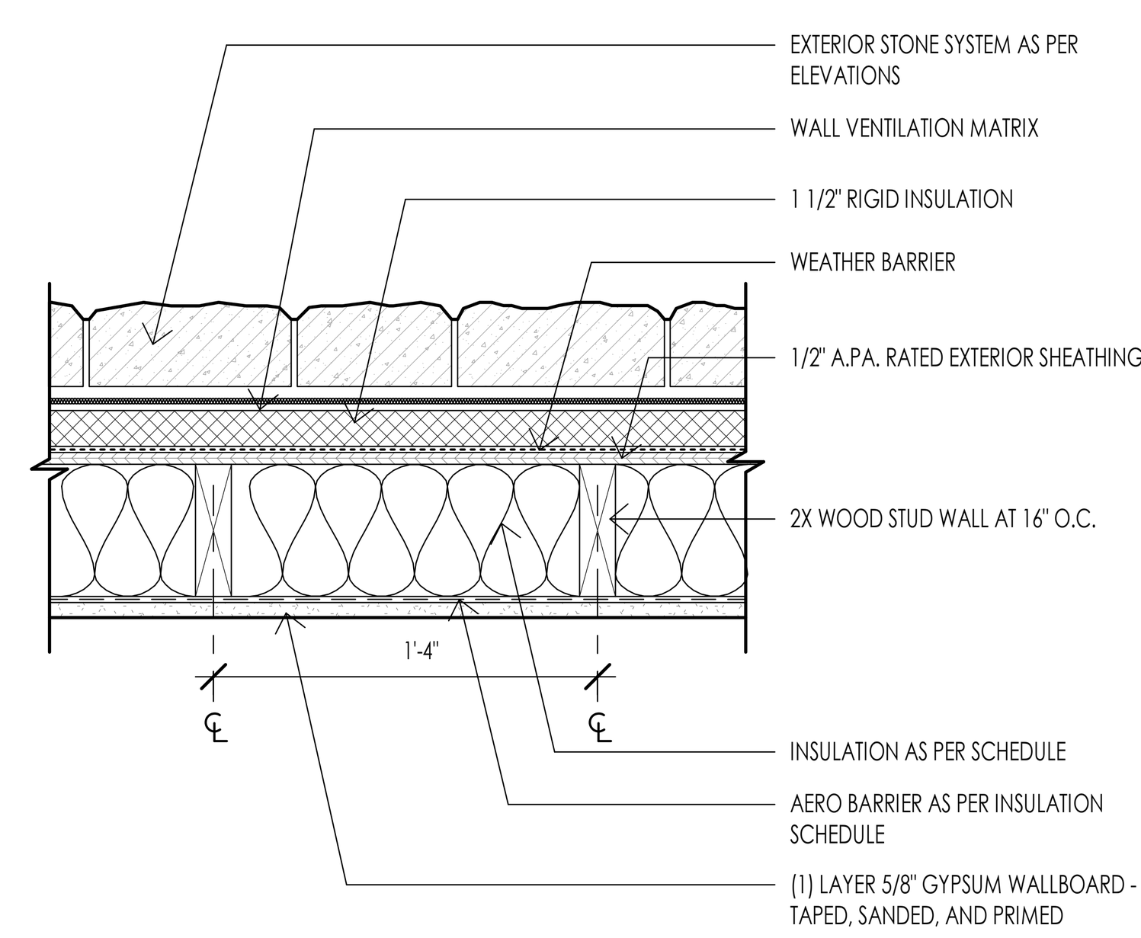
FRAMING- FURR OUT WALL ASSEMBLY 8 A501
1 1/2" = 1'-0"



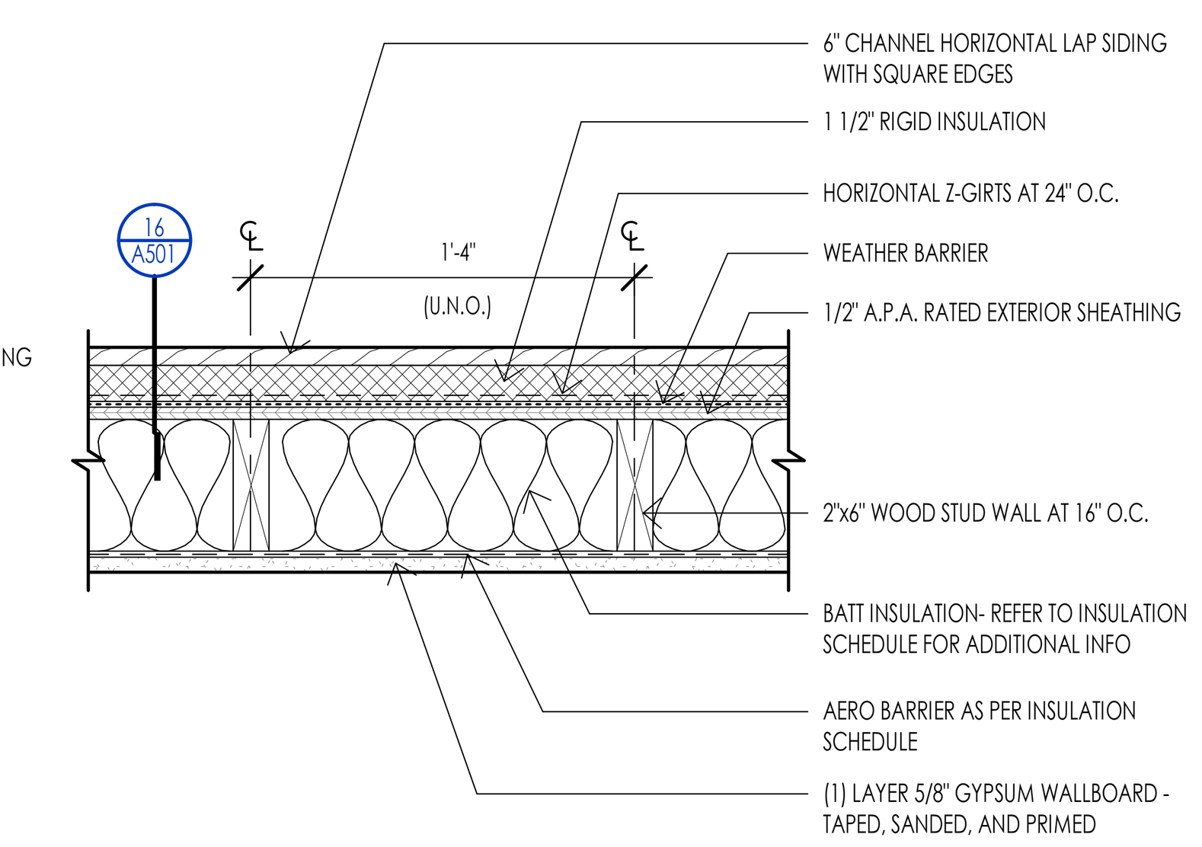
FRAMING- METAL PANEL WALL ASSEMBLY 9 A501
1 1/2" = 1'-0"



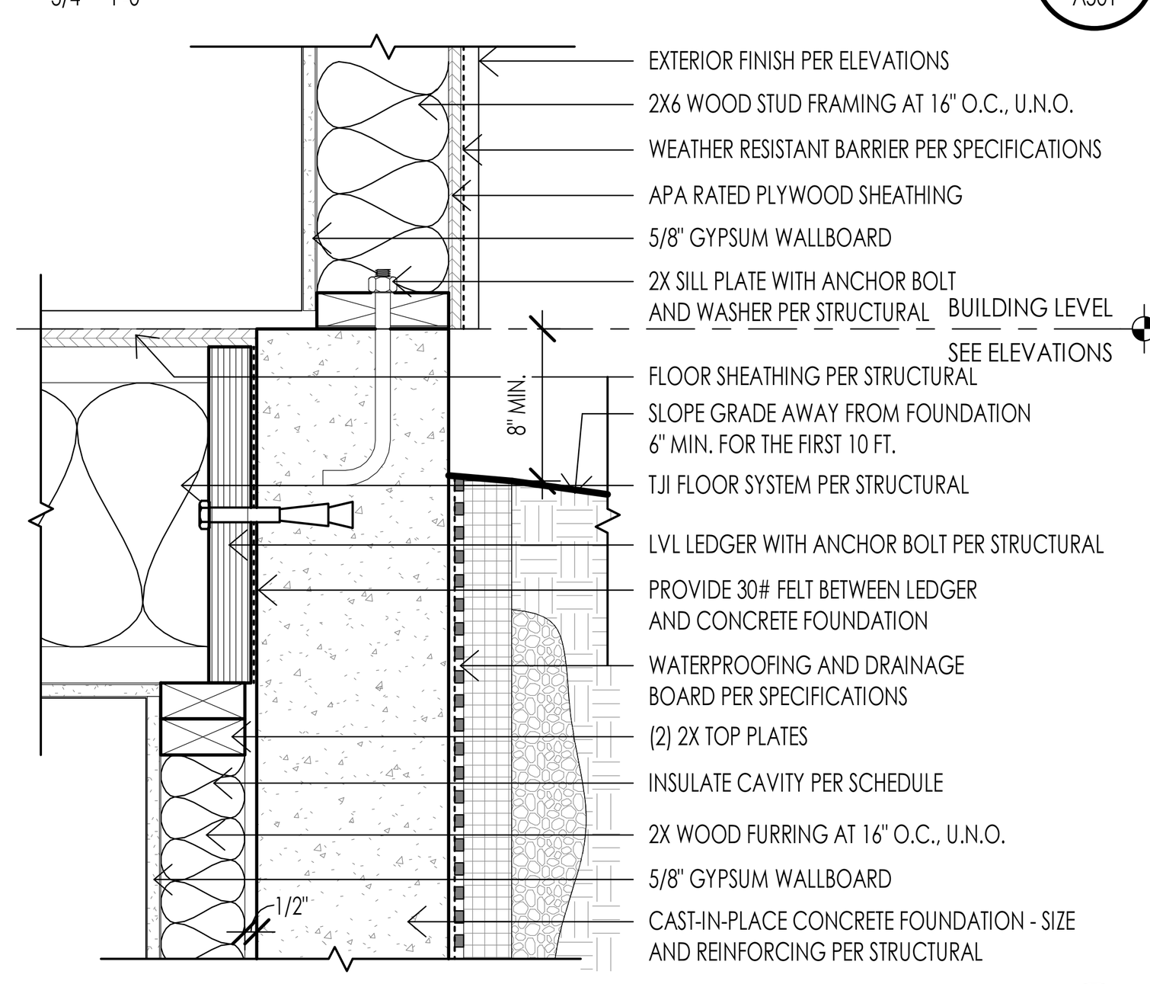
FRAMING- STONE ASSEMBLY W/INSULATION 10 A501
1 1/2" = 1'-0"



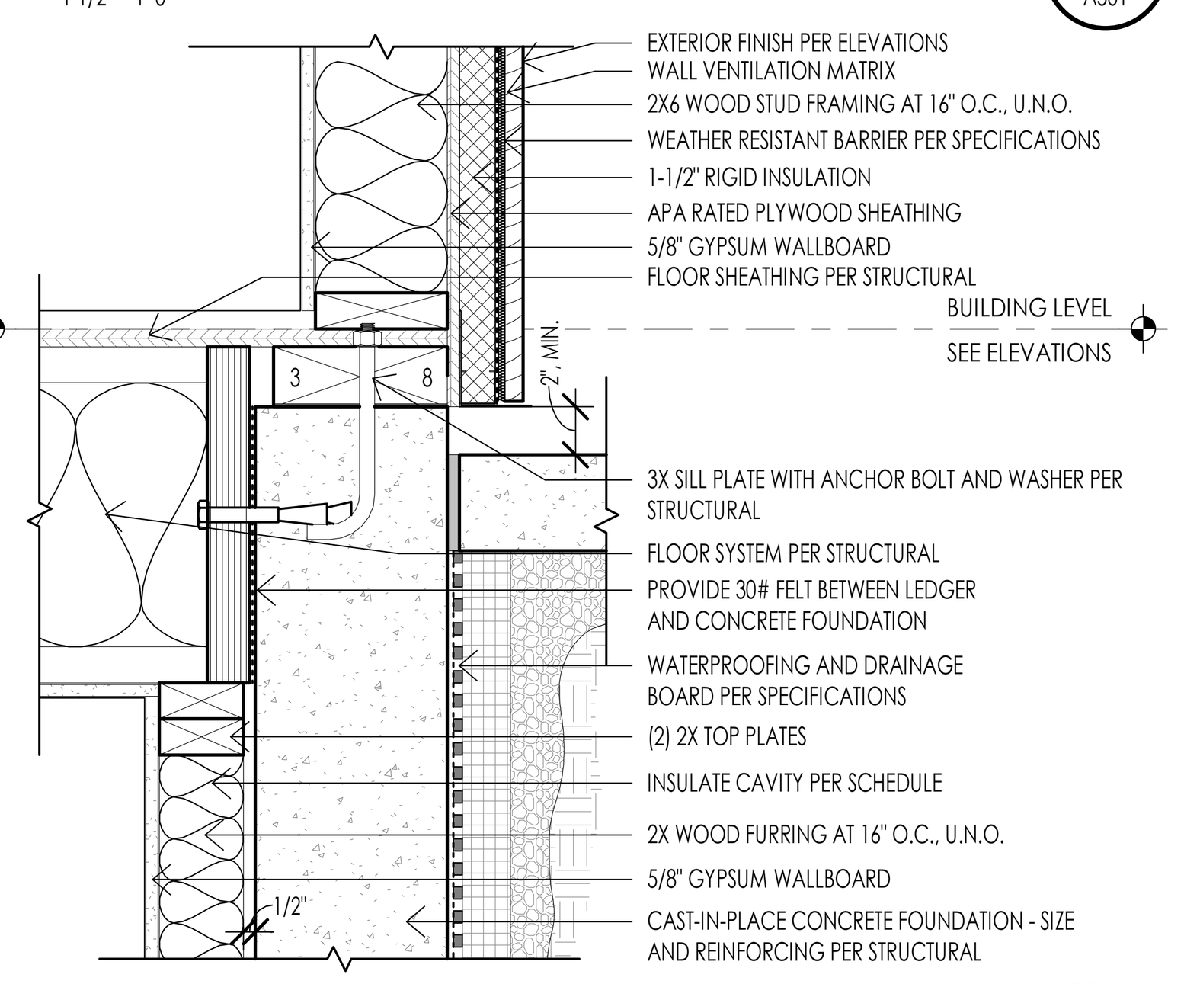
FRAMING- STONE MASONRY WALL ASSEMBLY 11 A501
1 1/2" = 1'-0"



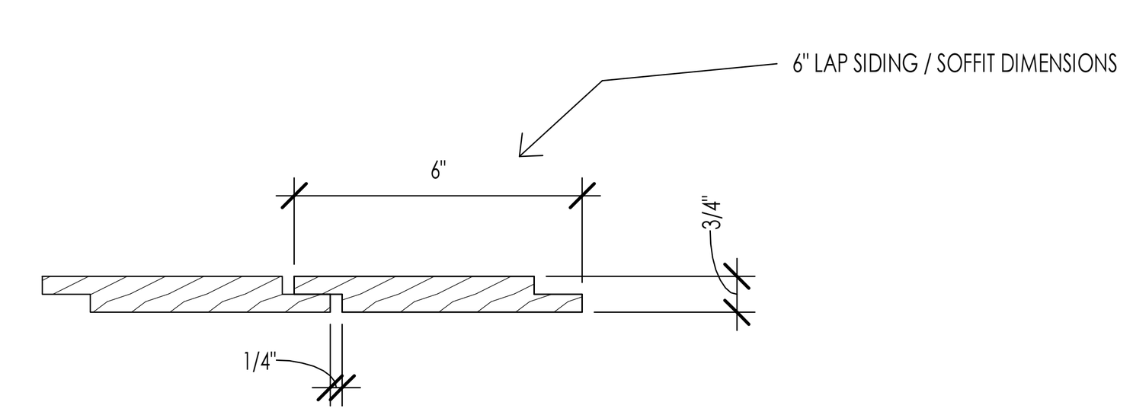
FRAMING- WOOD SIDING WALL ASSEMBLY 12 A501
1 1/2" = 1'-0"



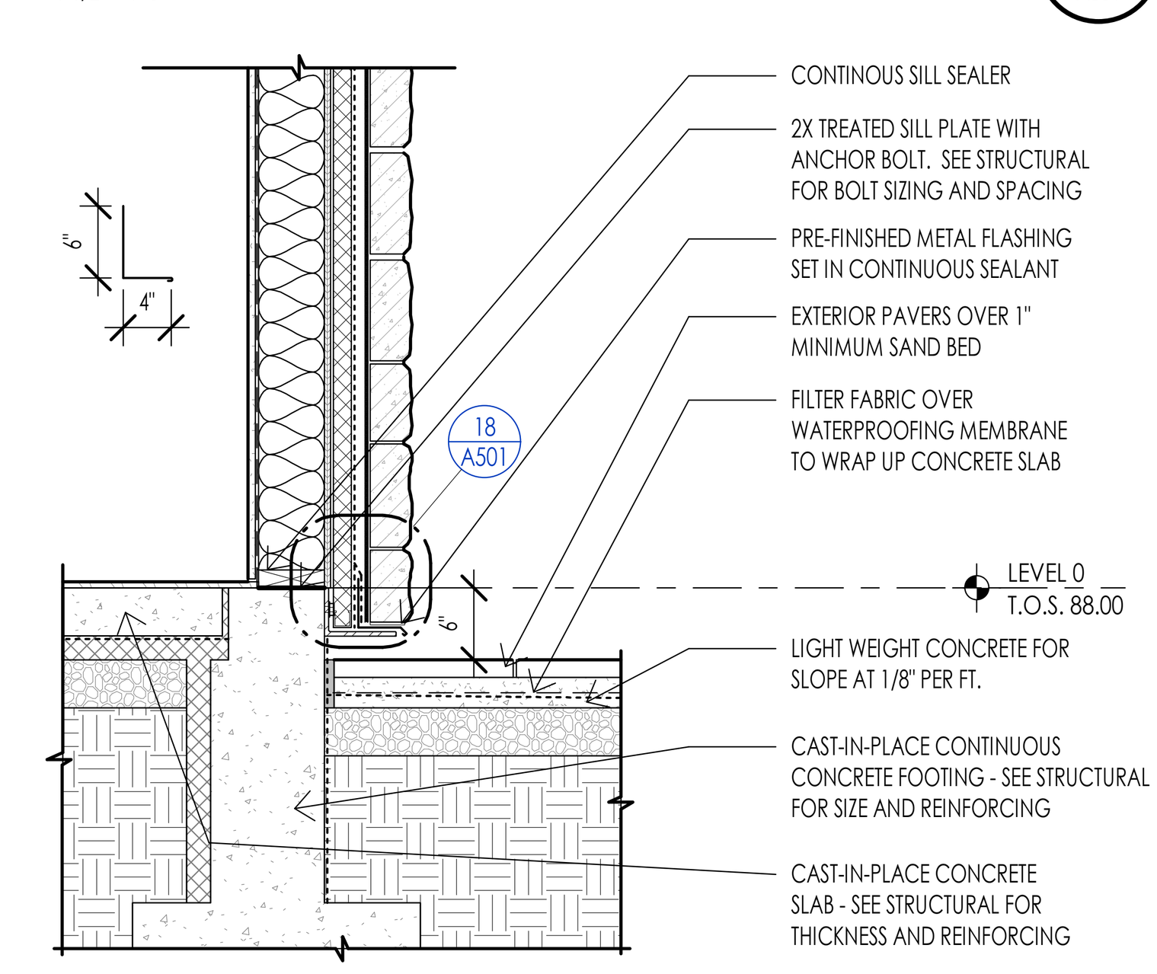
TYPICAL FLOOR DETAIL AT FOUNDATION 13 A501
1 1/2" = 1'-0"



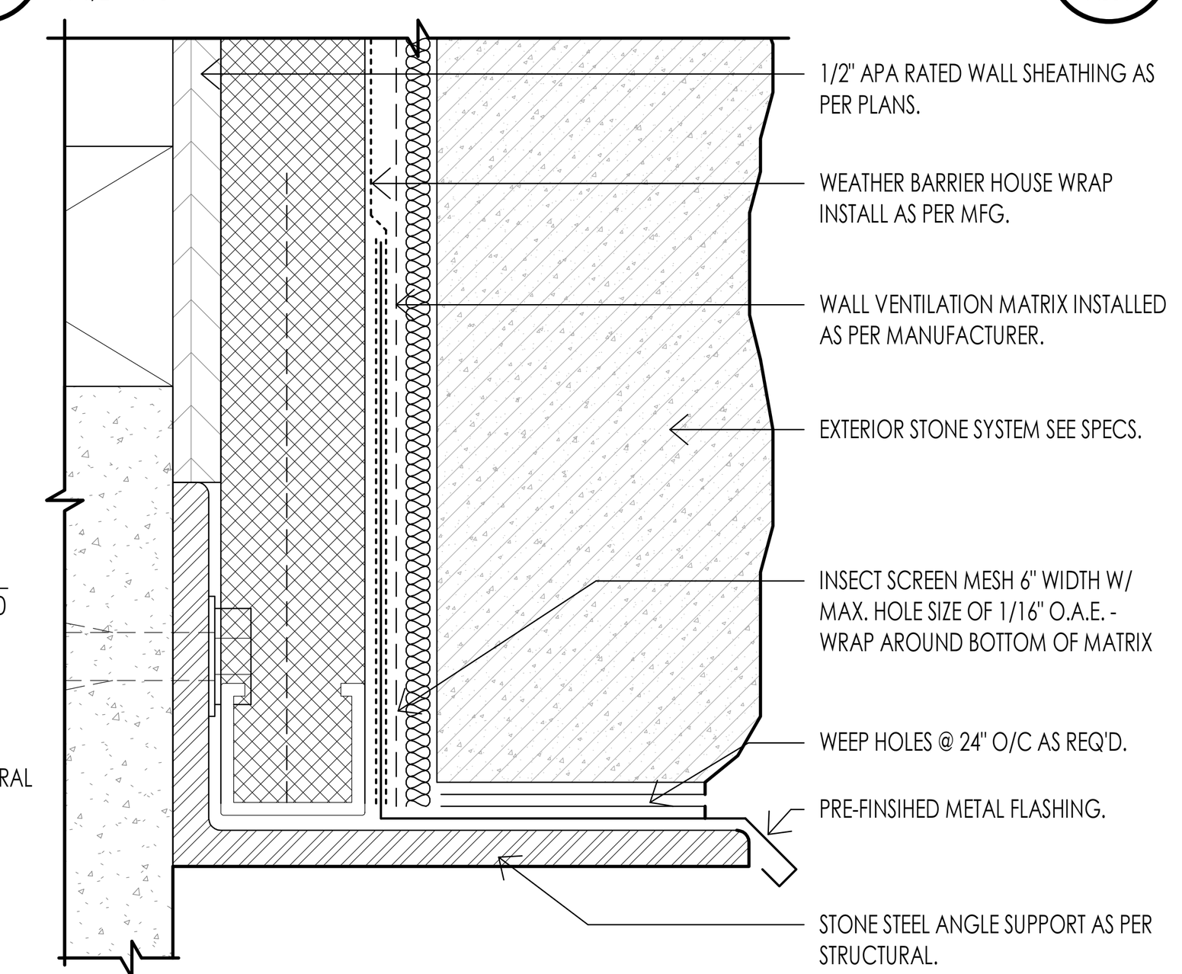
FLOOR DETAIL AT FOUNDATION/PATIO 14 A501
1 1/2" = 1'-0"



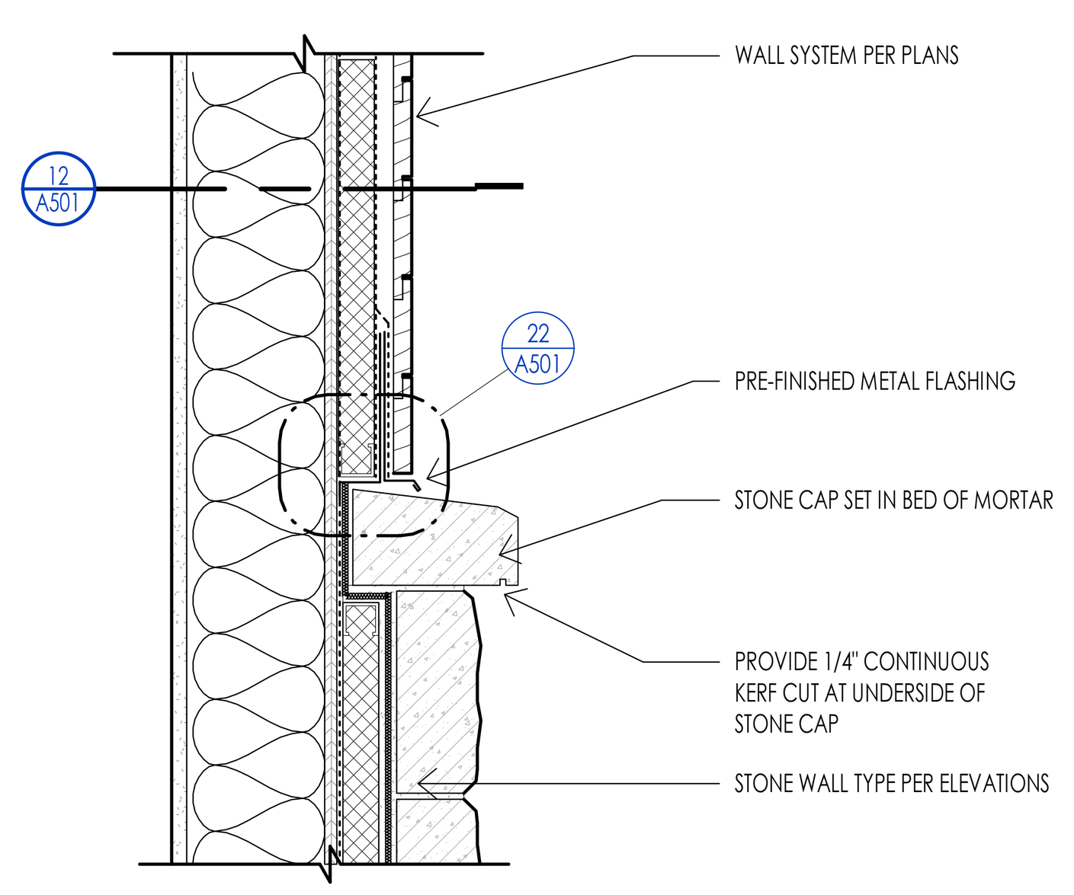
FRAMING - TYPICAL WOOD SIDING DETAIL 16 A501
3" = 1'-0"



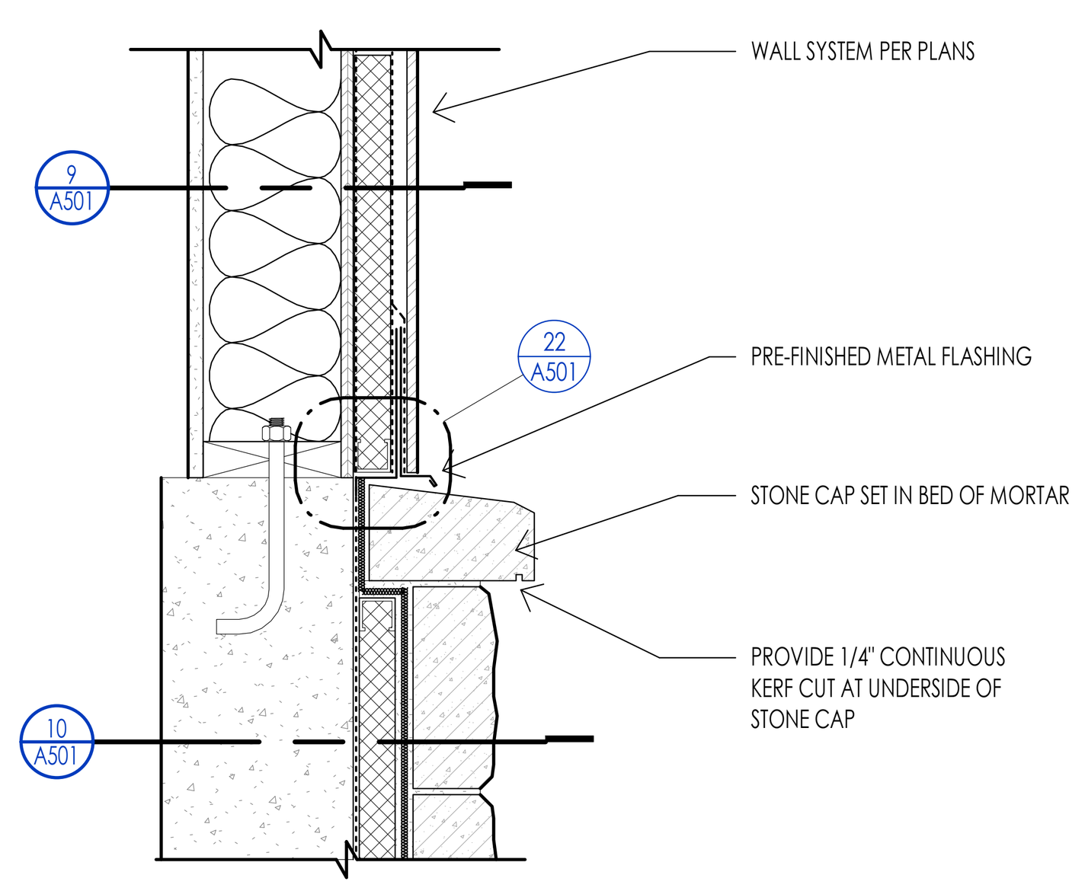
CONCRETE - FOUNDATION AT PAVERS 17 A501
3/4" = 1'-0"



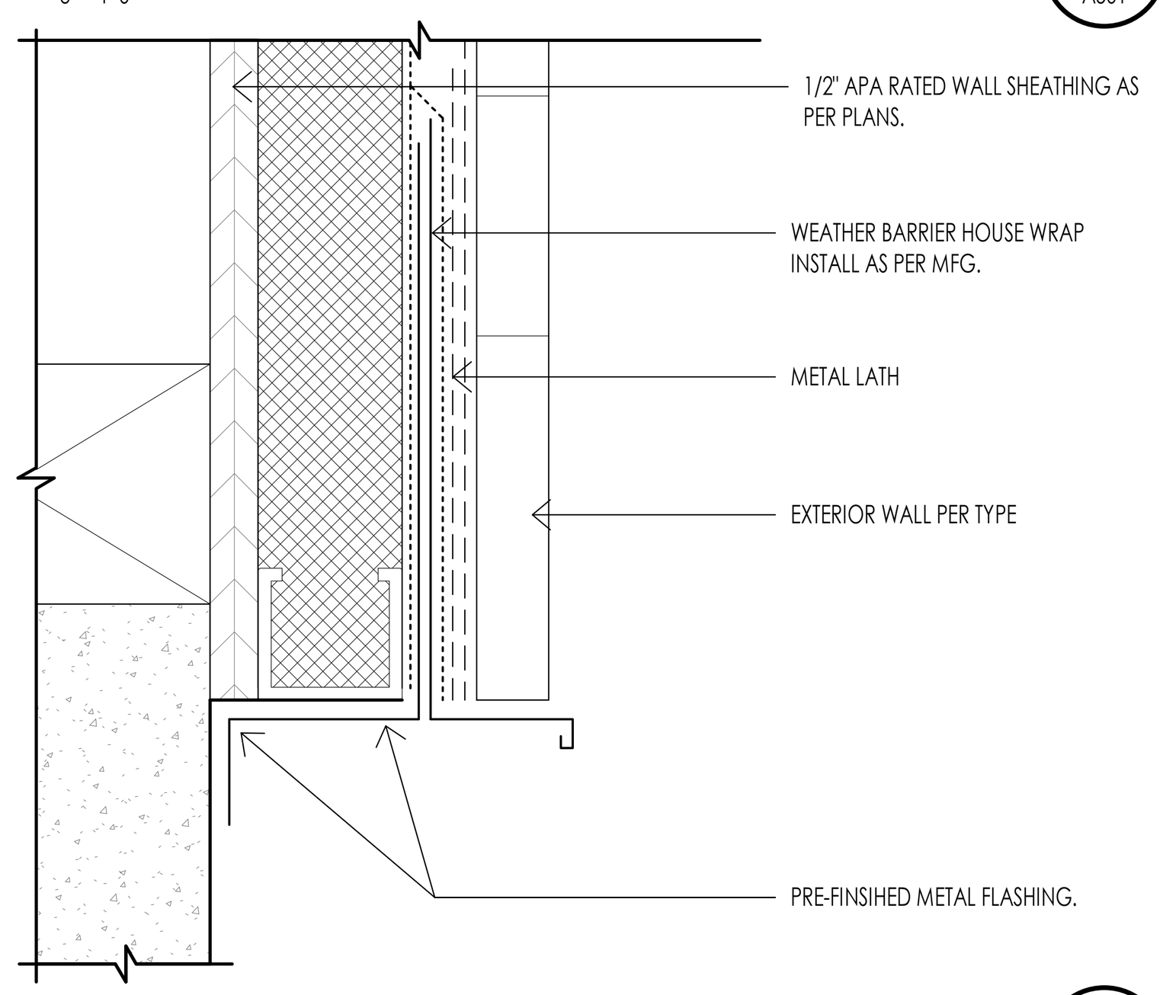
MASONRY - STONE BASE FLASHING 18 A501
6" = 1'-0"



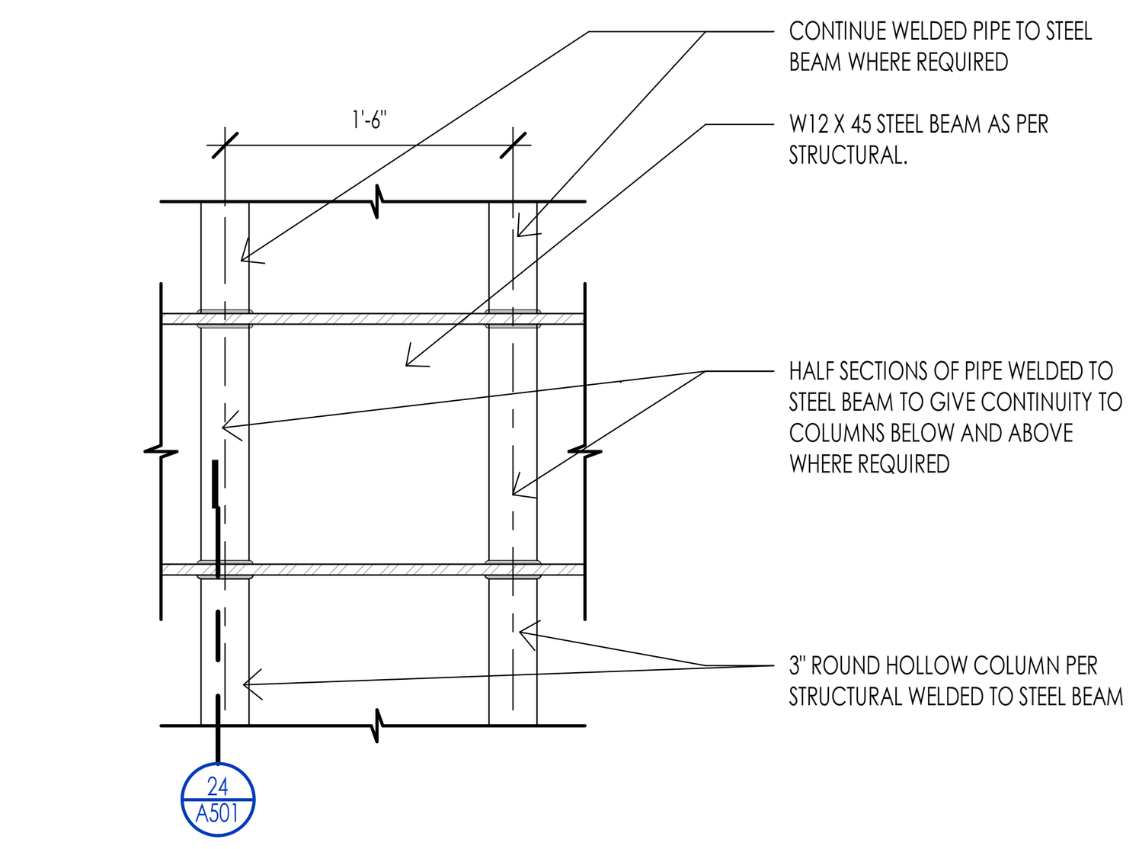
MASONRY - TRANSITION STONE WALL TO SIDING 20 A501
1 1/2" = 1'-0"



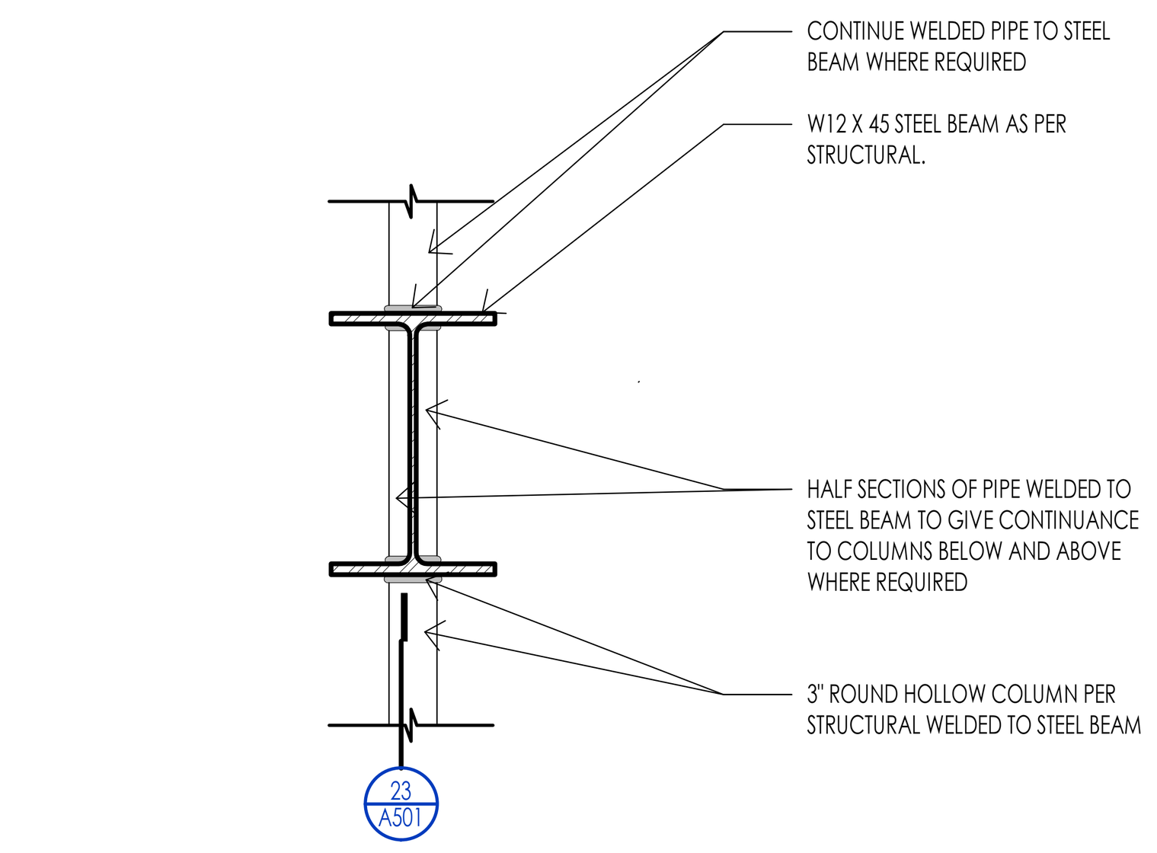
MASONRY - STONE WALL TO METAL PANEL WALL 21 A501
1 1/2" = 1'-0"



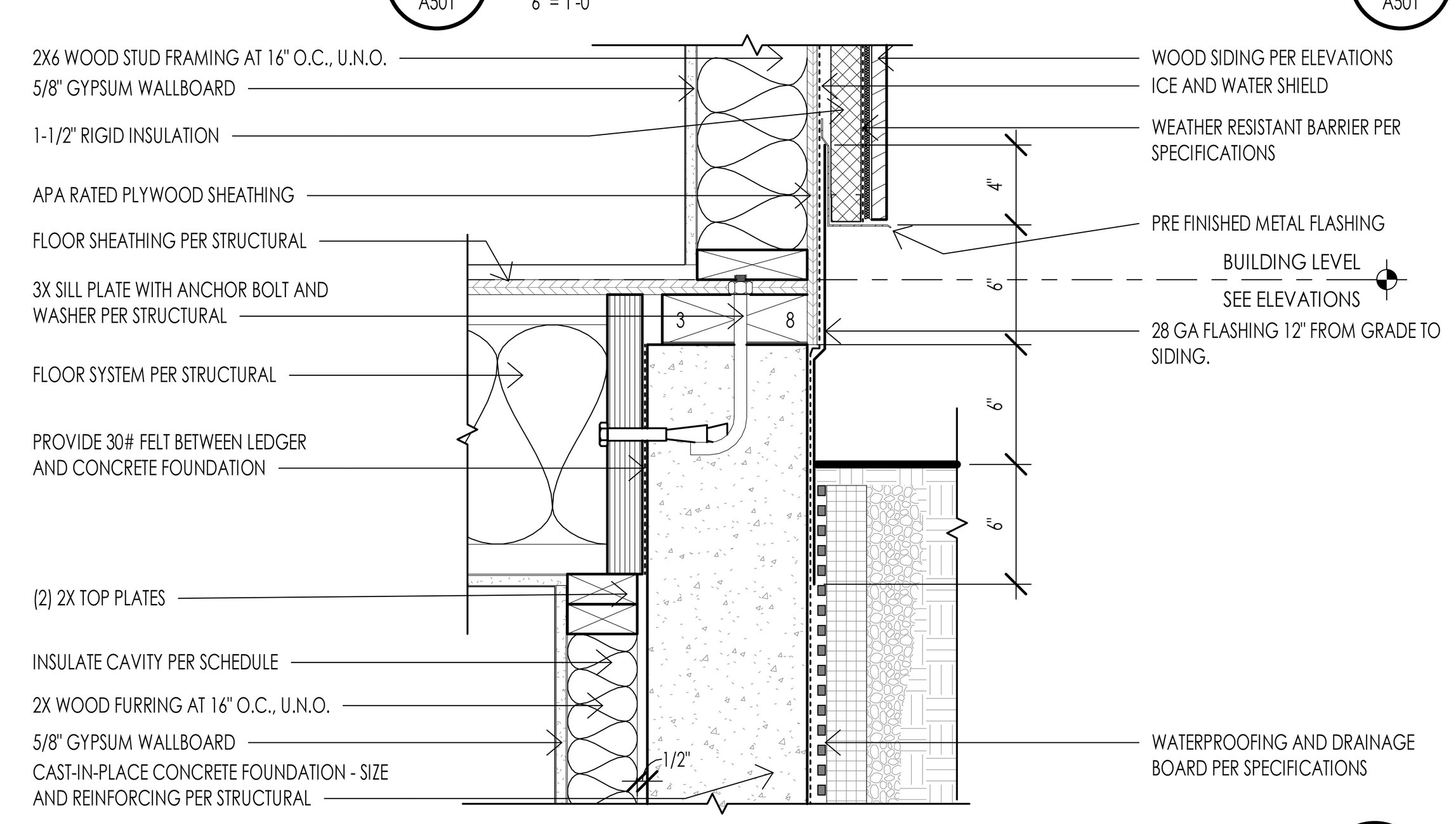
CONCRETE - WOOD SIDING BASE FLASHING 22 A501
6" = 1'-0"



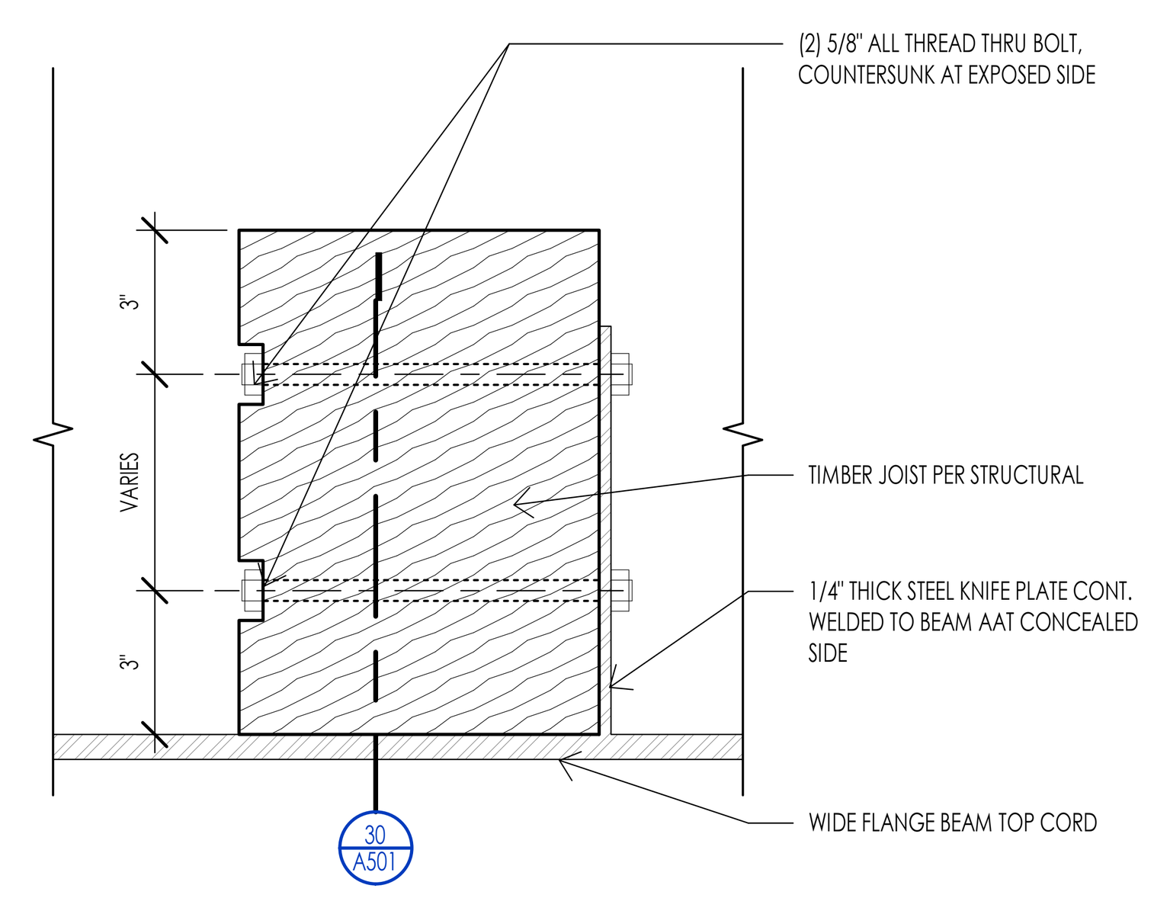
DECK - PIPE COLUMN TO STEEL BEAM DETAIL 23 A501
1" = 1'-0"



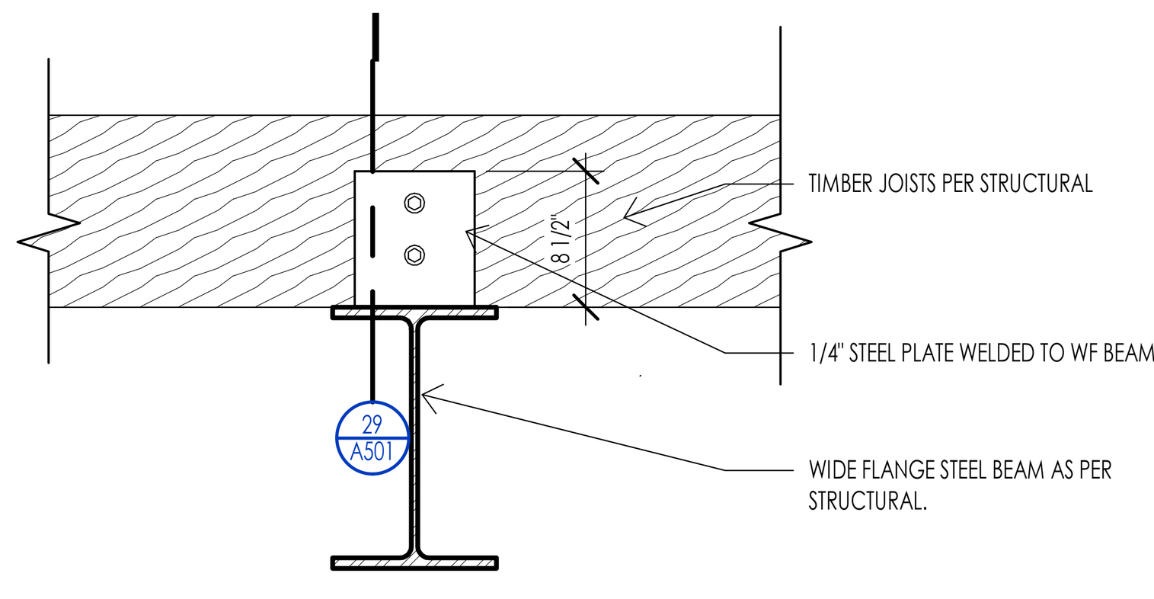
DECK -PIPE COLUMN TO STEEL BEAM SECTION 24 A501
1" = 1'-0"



FRAMING -FLASHING DETAIL - SIDING AT GRADE 28 A501
1 1/2" = 1'-0"



DECK - TYPICAL TIMBER CONNECTION 29 A501
3" = 1'-0"



DECK - STEEL BEAM TO JOIST DETAIL 30 A501
1" = 1'-0"

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STATE OF UTAH — LICENSED ARCHITECT

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

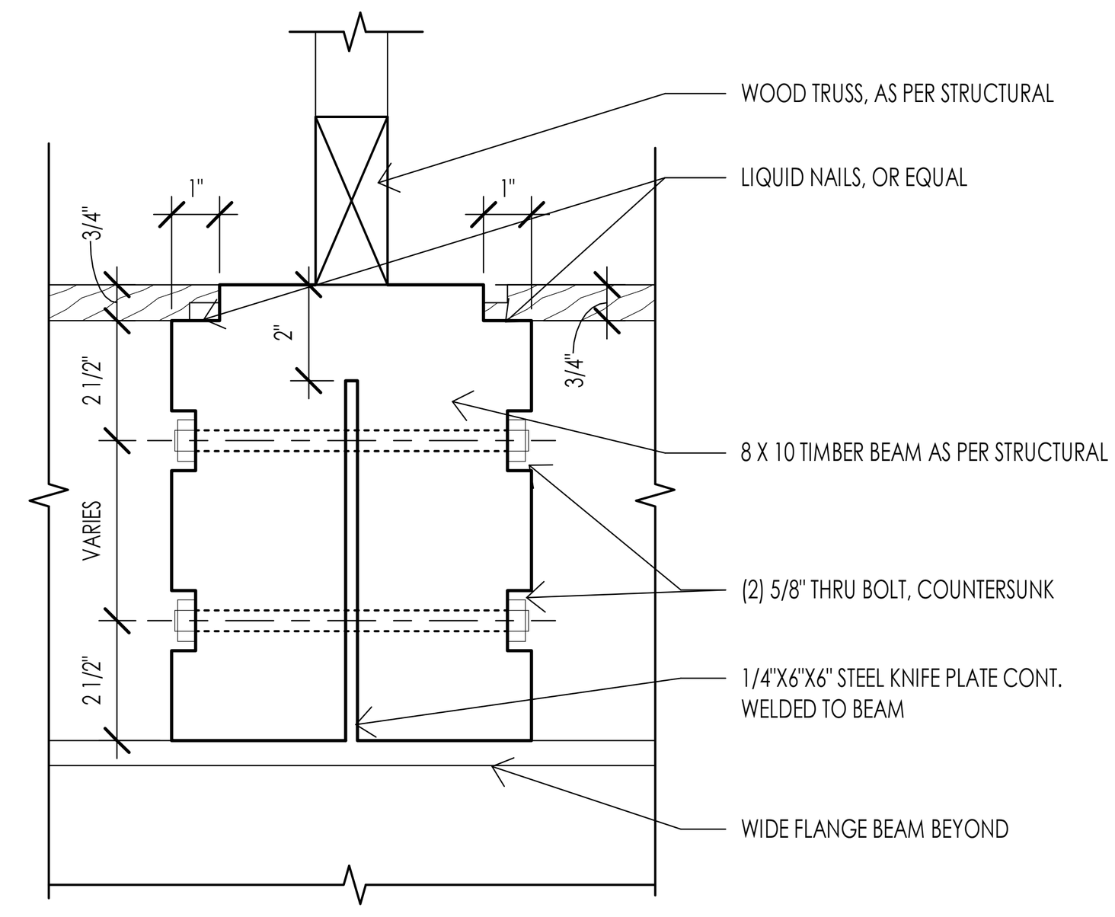
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
ARCHITECTURAL DETAILS

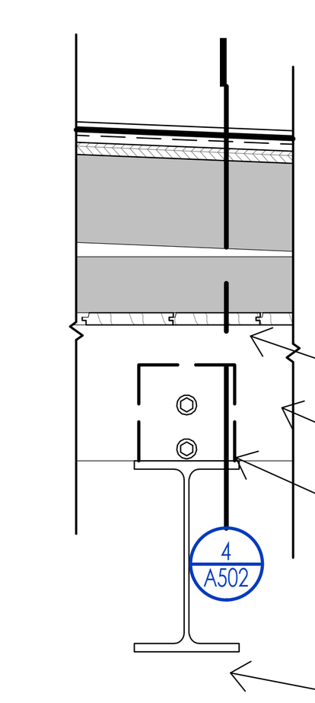
SHEET NUMBER:
A501

PERMIT SET

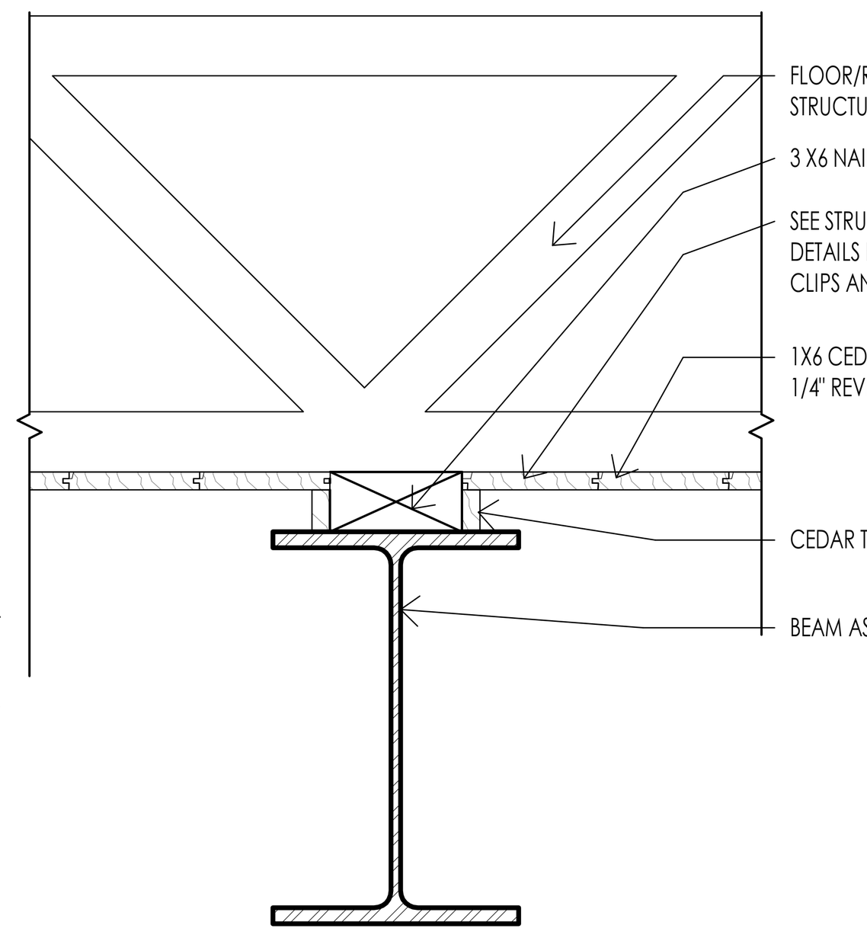
Plot Date: 2/16/2024 11:39:54 AM



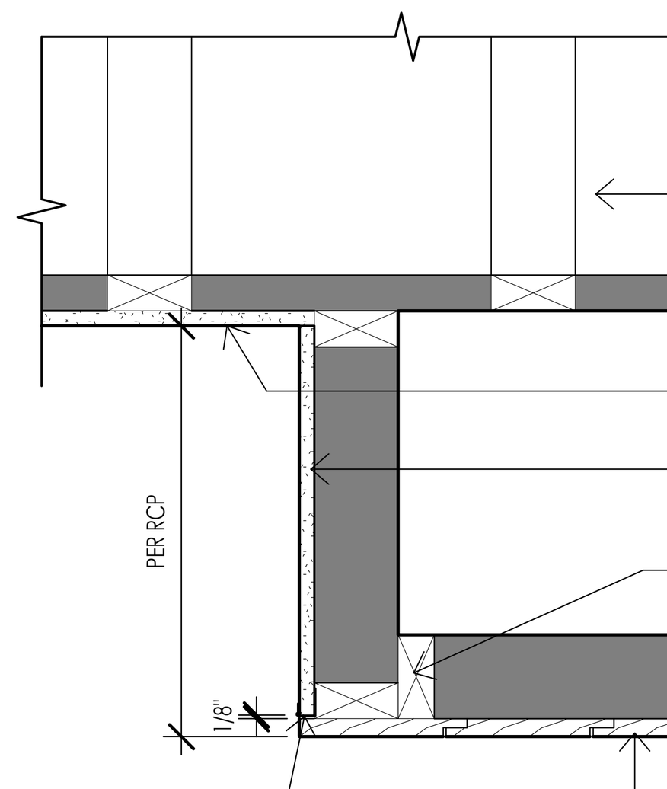
CEILING - TIMBER/BEAM CONNECTION 4 A502
3" = 1'-0"



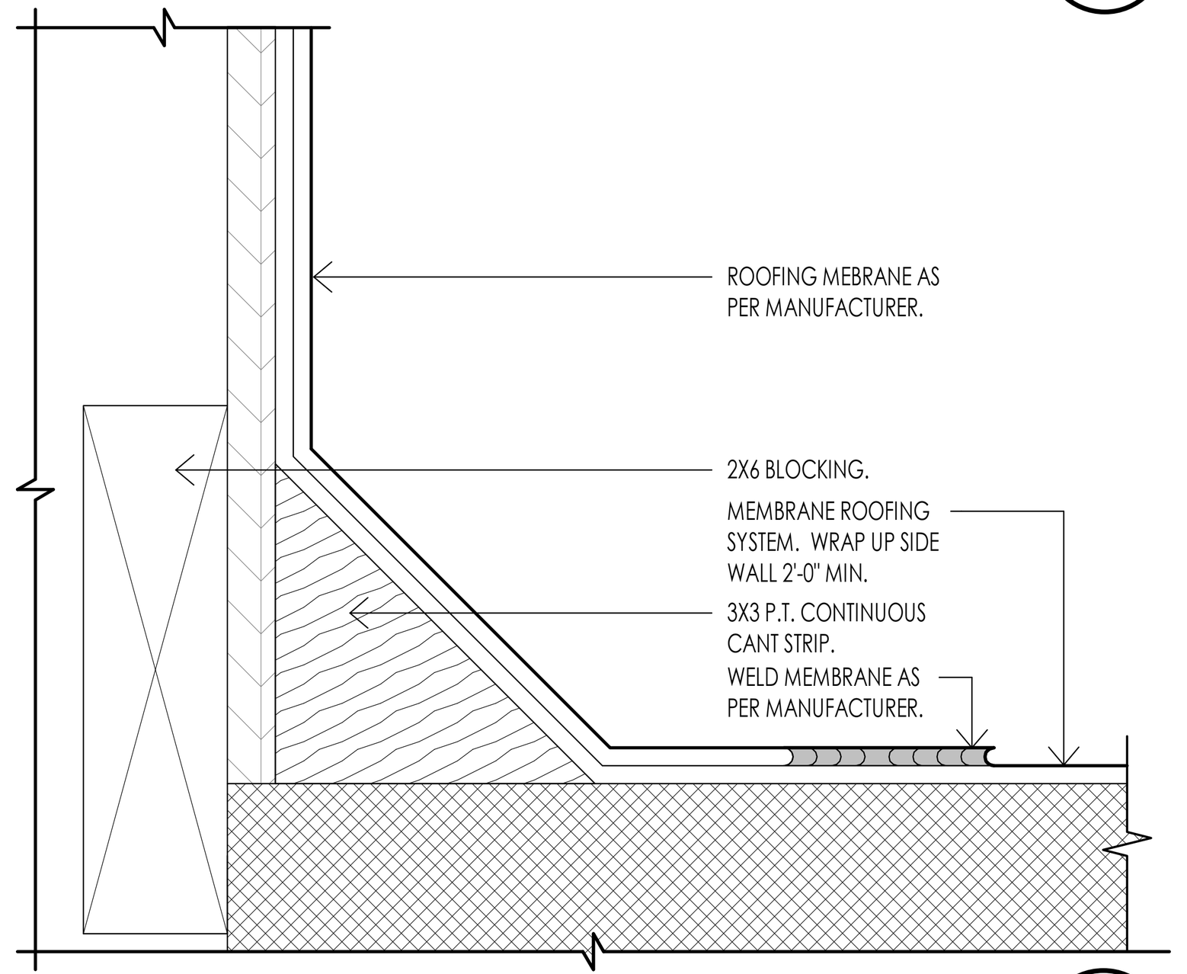
CEILING - STEEL BEAM/ TIMBER BEAM CONNECTION 5 A502
1" = 1'-0"



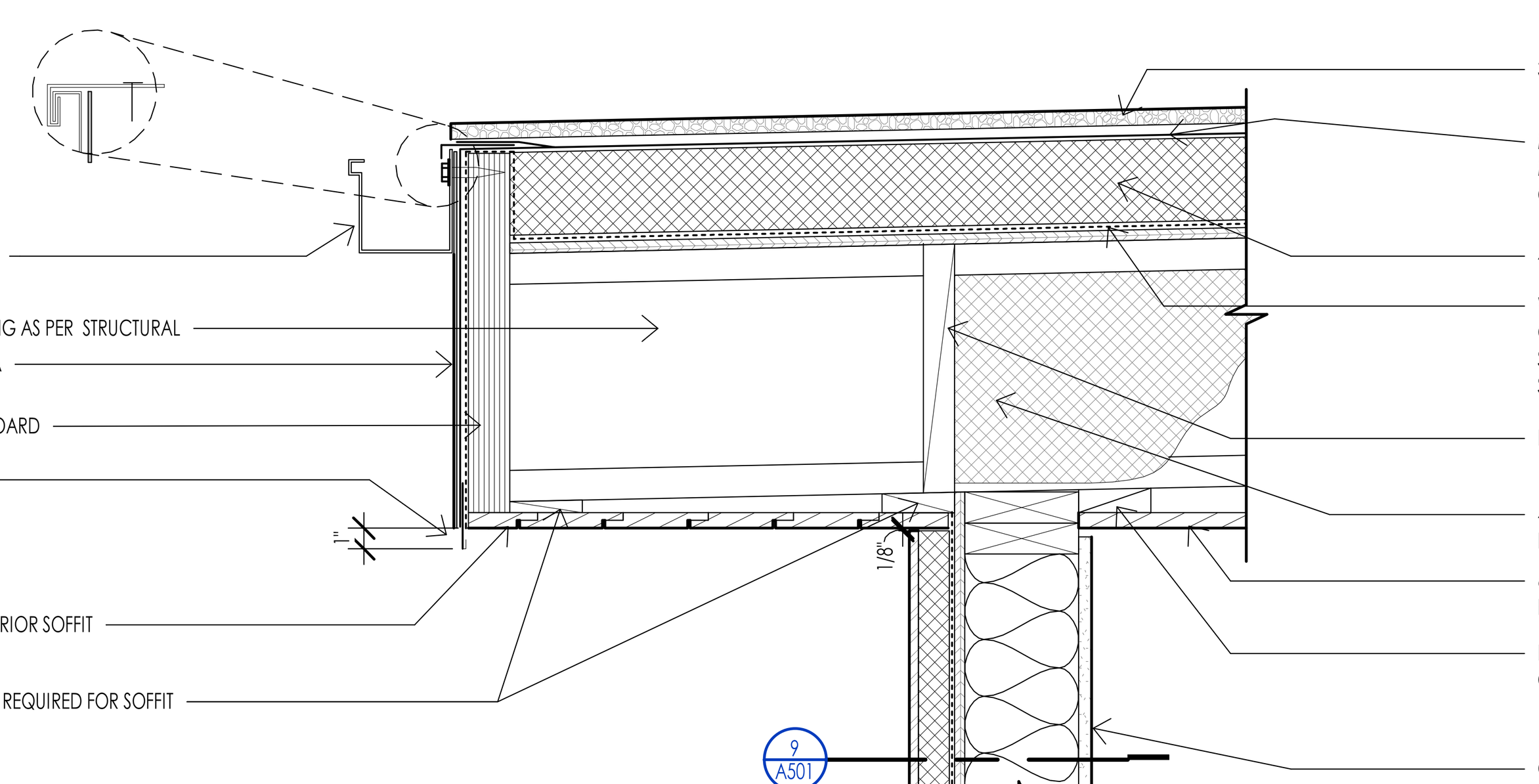
CEILING - BEAM AT T&G CEILING 6 A502
1 1/2" = 1'-0"



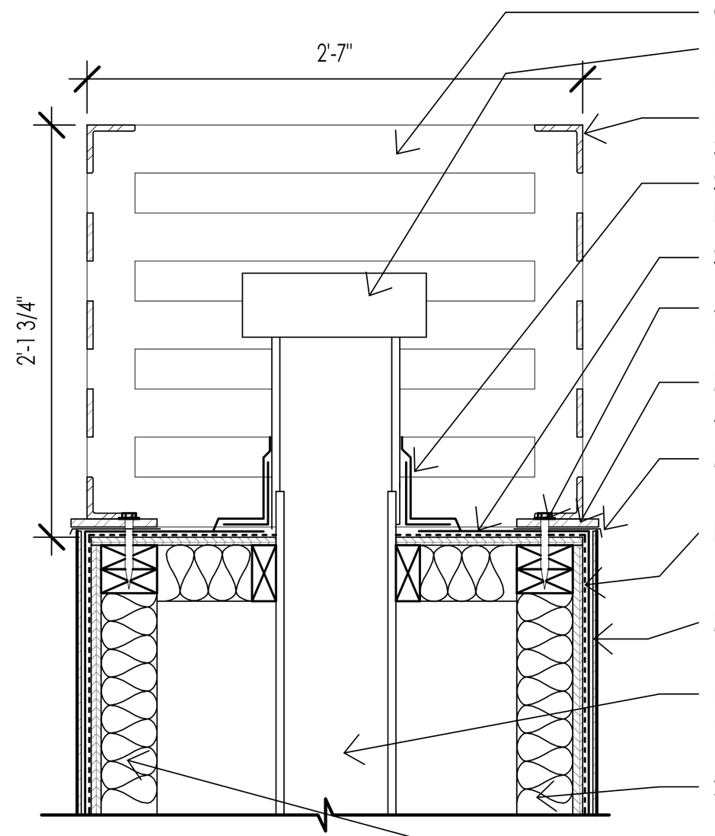
CEILING - DROP SOFFIT 11 A502
1 1/2" = 1'-0"



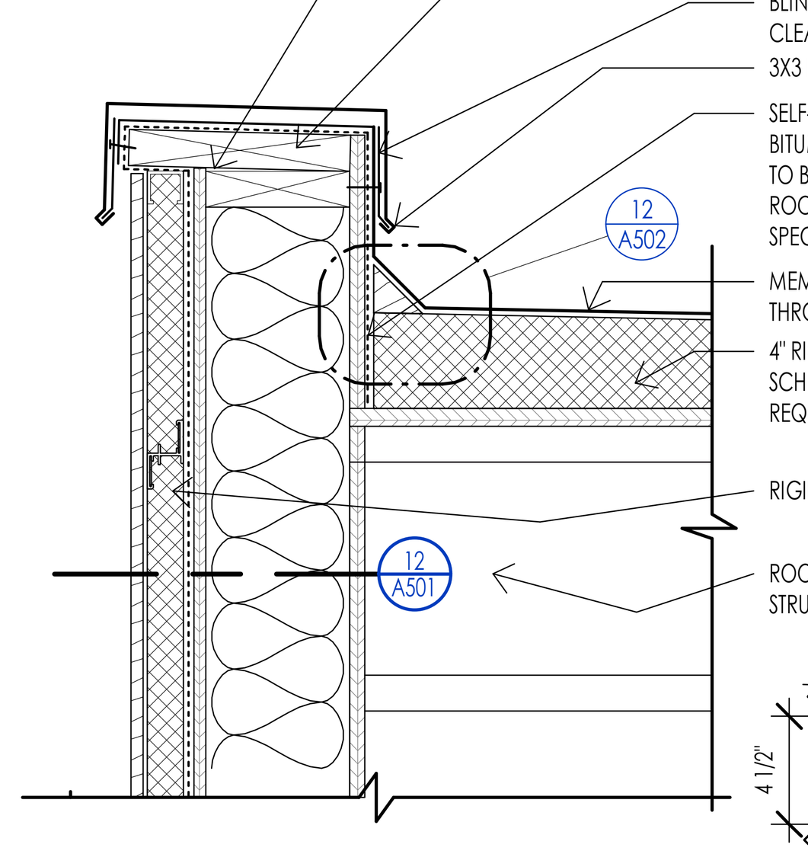
ROOF - TYP. CANT DETAIL 12 A502
6" = 1'-0"



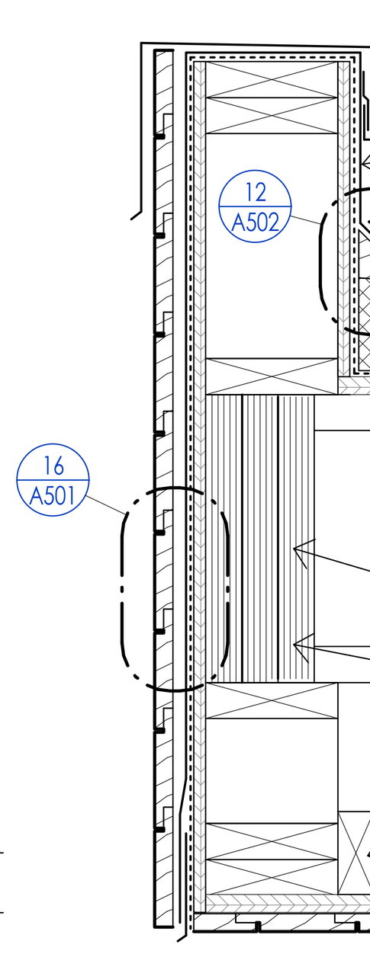
ROOF - EAVE DETAIL 21 A502
1 1/2" = 1'-0"



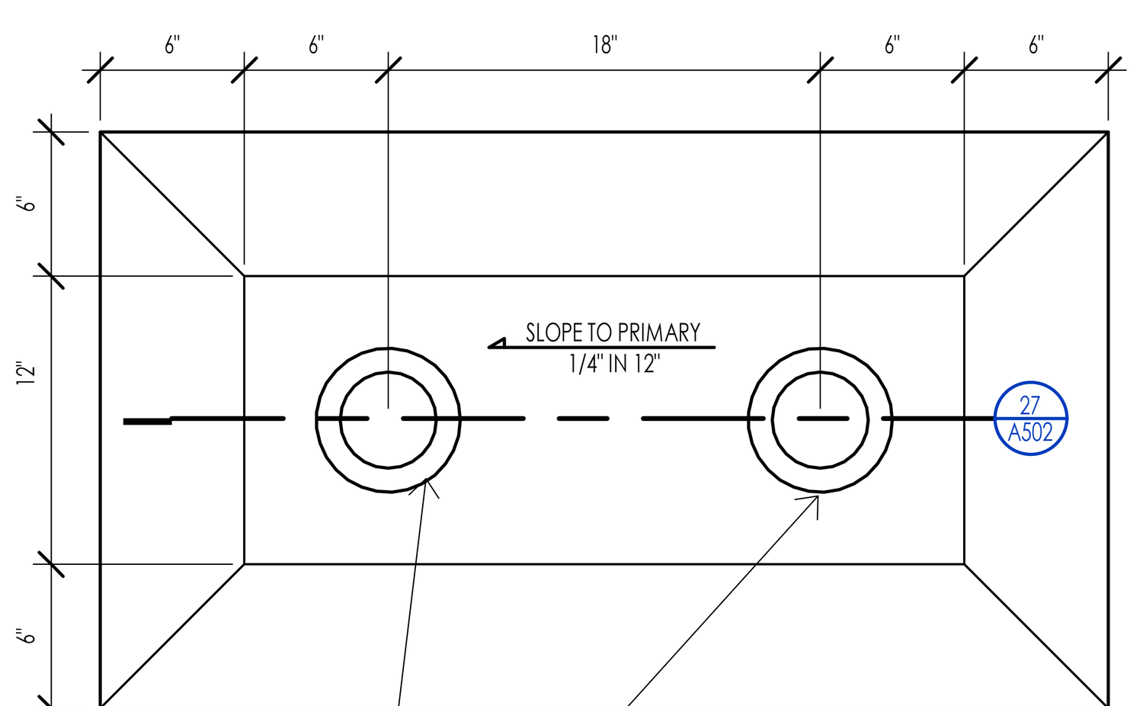
ROOF - OPEN TOP CHIMNEY CAP DETAIL 22 A502
1" = 1'-0"



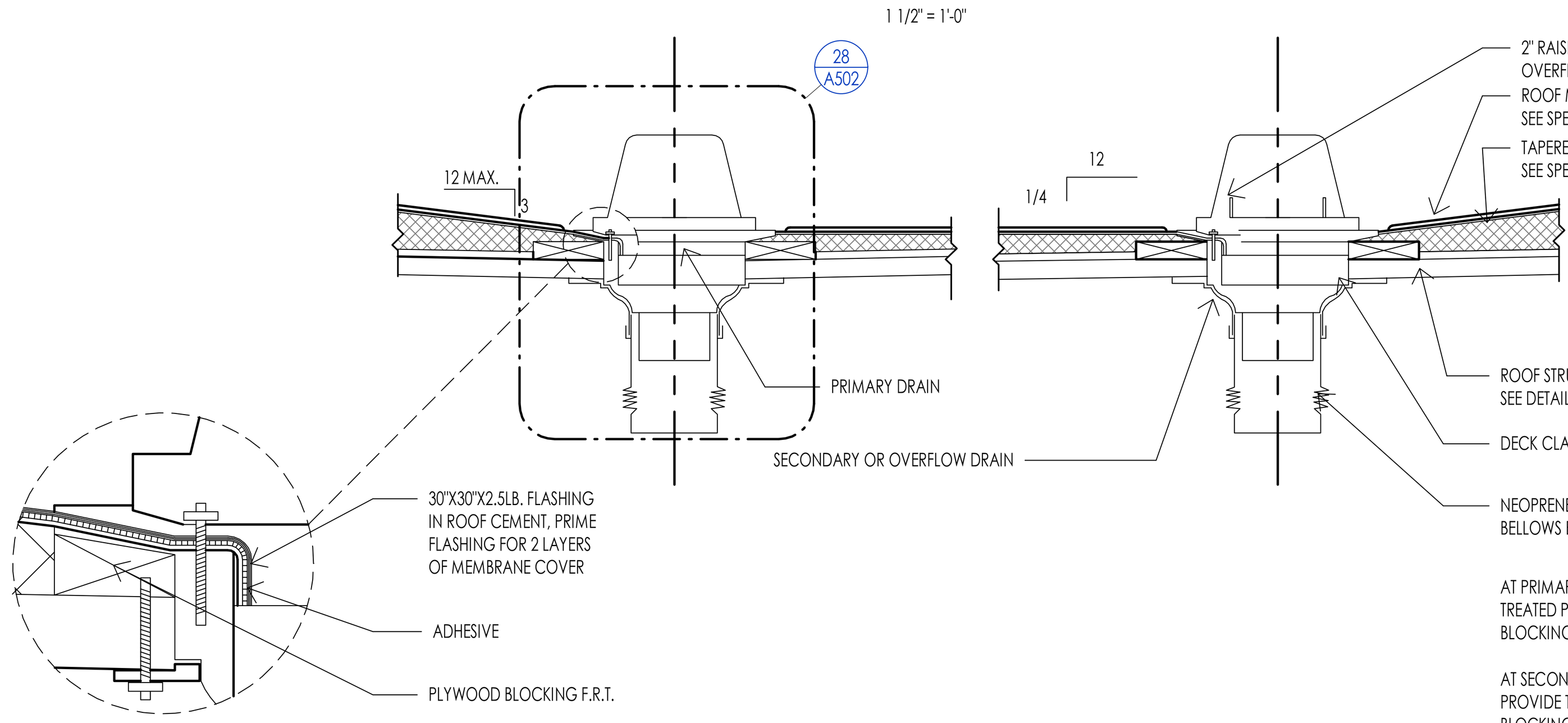
ROOF - PARAPET @ WOOD SIDING 23 A502
1 1/2" = 1'-0"



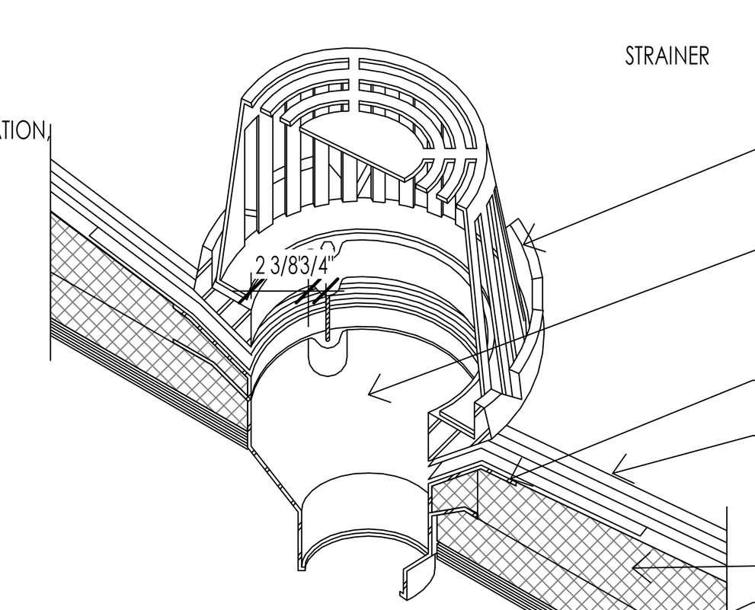
ROOF - PARAPET DETAIL 24 A502
1 1/2" = 1'-0"



ROOF - ENLARGED DRAIN DETAIL 25 A502
1 1/2" = 1'-0"

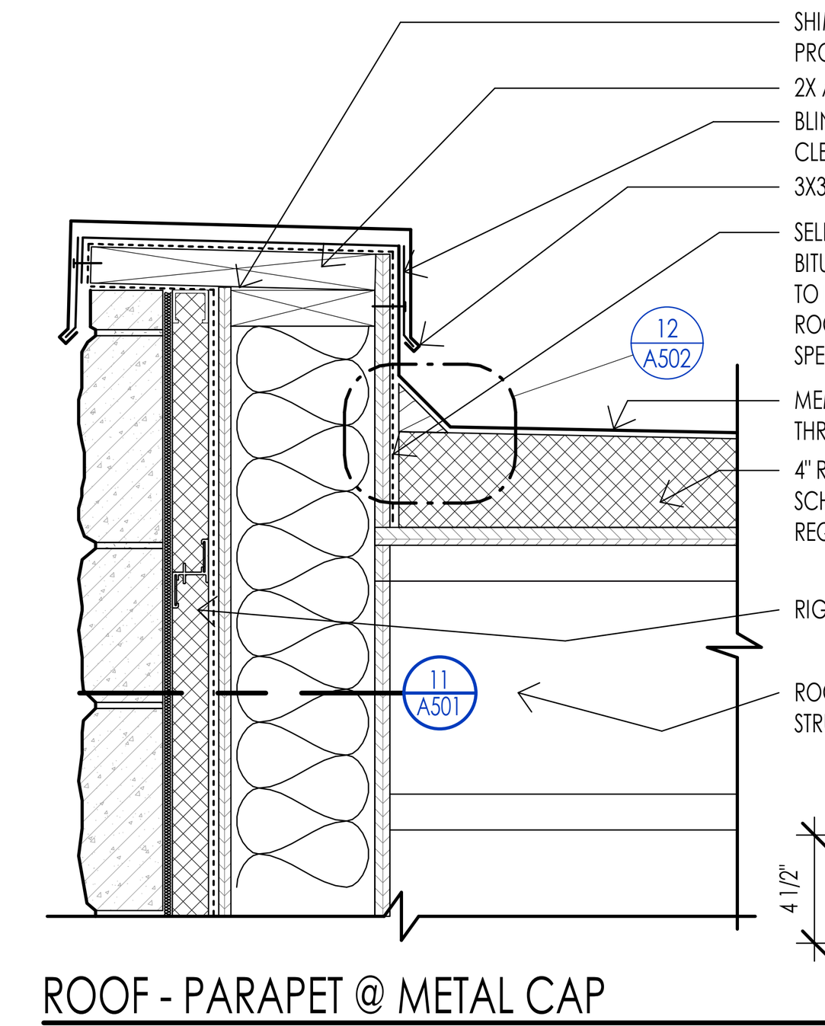


ROOF - DRAIN SECTION 27 A502
1" = 1'-0"



NOTES:
1. PROVIDE A MINIMUM 30" SQUARE 2-1/2 LB TO 4 LB OR 16 OZ SOFT COPPER FLANGE SET IN ELASTIGUM ROOFER CEMENT (PRIME METAL BEFORE APPLYING MEMBRANE).
2. MEMBRANE PLIES AND METAL FLANGE SHALL EXTEND UNDER CLAMPING RING.
3. THE USE OF METAL DECK SUMP PANS IS NOT RECOMMENDED.
4. SHEET METAL GRAVEL STOP - 36" SQUARE MIN. SET IN CELOTEX ELASTIGUM ROOFERS CEMENT IS OPTIONAL.

ROOF - DRAIN DETAIL 28 A502
1 1/2" = 1'-0"



ROOF - PARAPET @ METAL CAP 30 A502
1 1/2" = 1'-0"

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

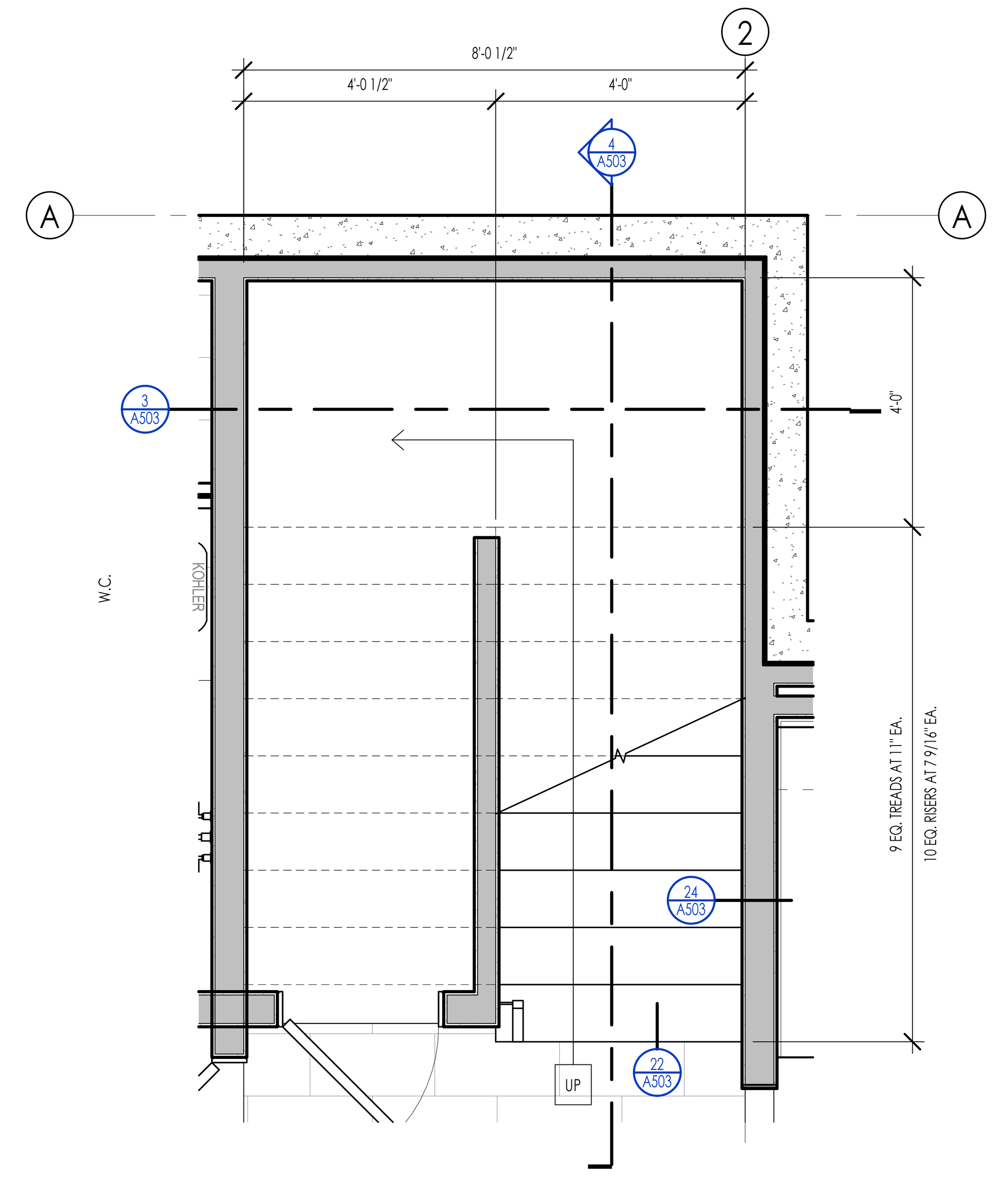
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

PERMIT SET

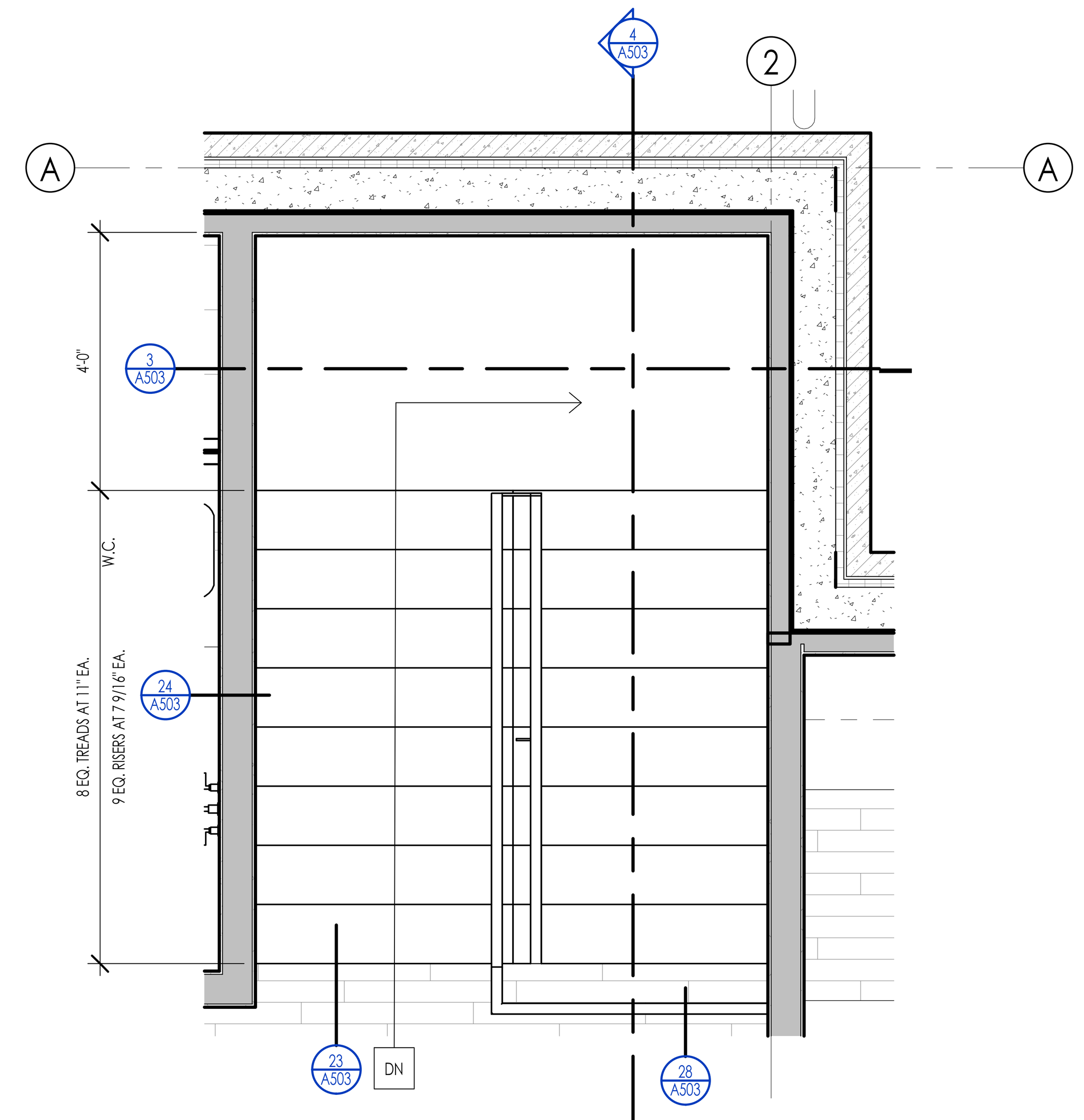
SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A502

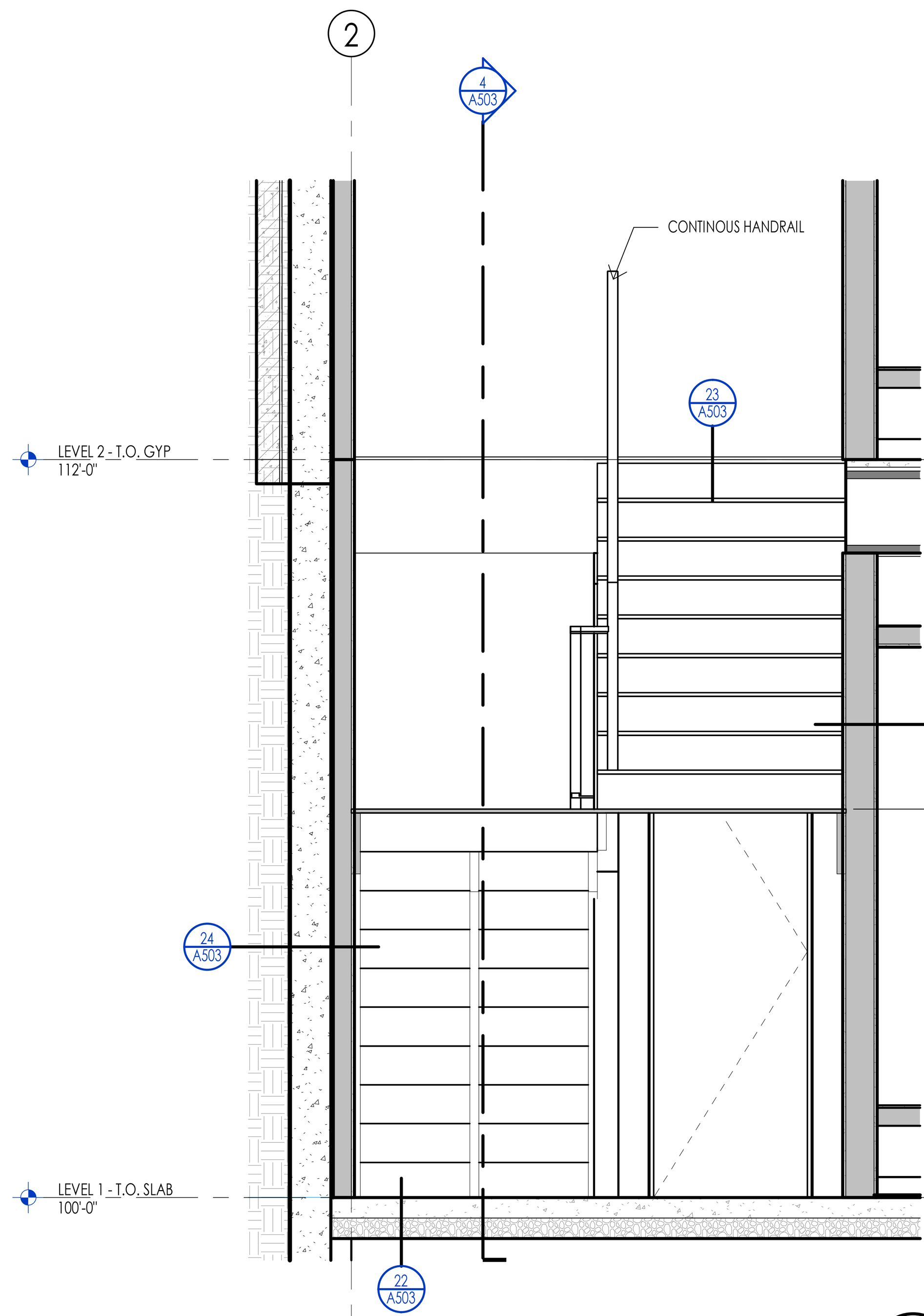
Plot Date: 2/16/2024 11:39:58 AM



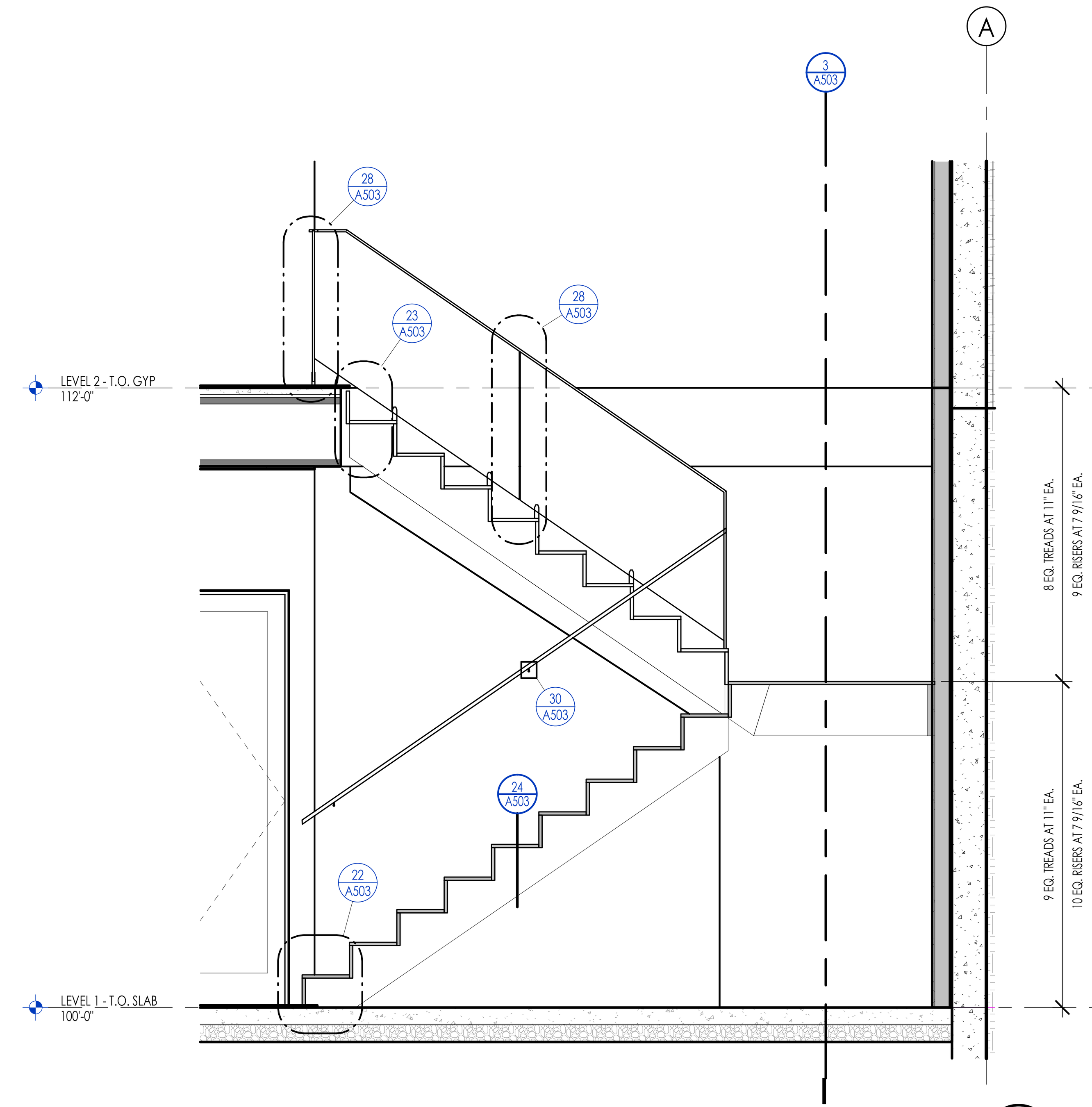
ENLARGED - STAIR LEVEL 1 (1/A503)
1/2" = 1'-0"



ENLARGED - STAIR LEVEL 2 (2/A503)
1/2" = 1'-0"



SECTION 1 - STAIR (3/A503)
1/2" = 1'-0"

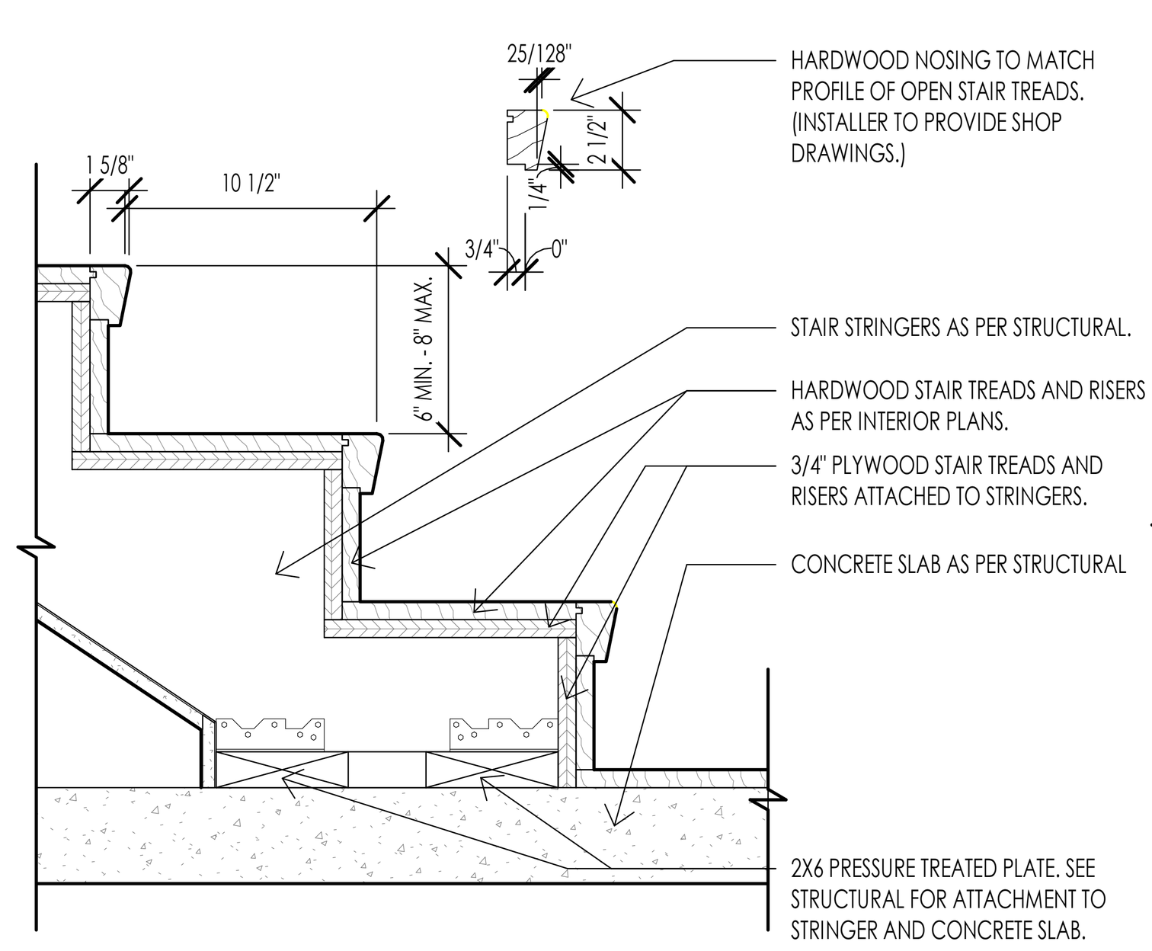


SECTION 2 - STAIR (4/A503)
1/2" = 1'-0"

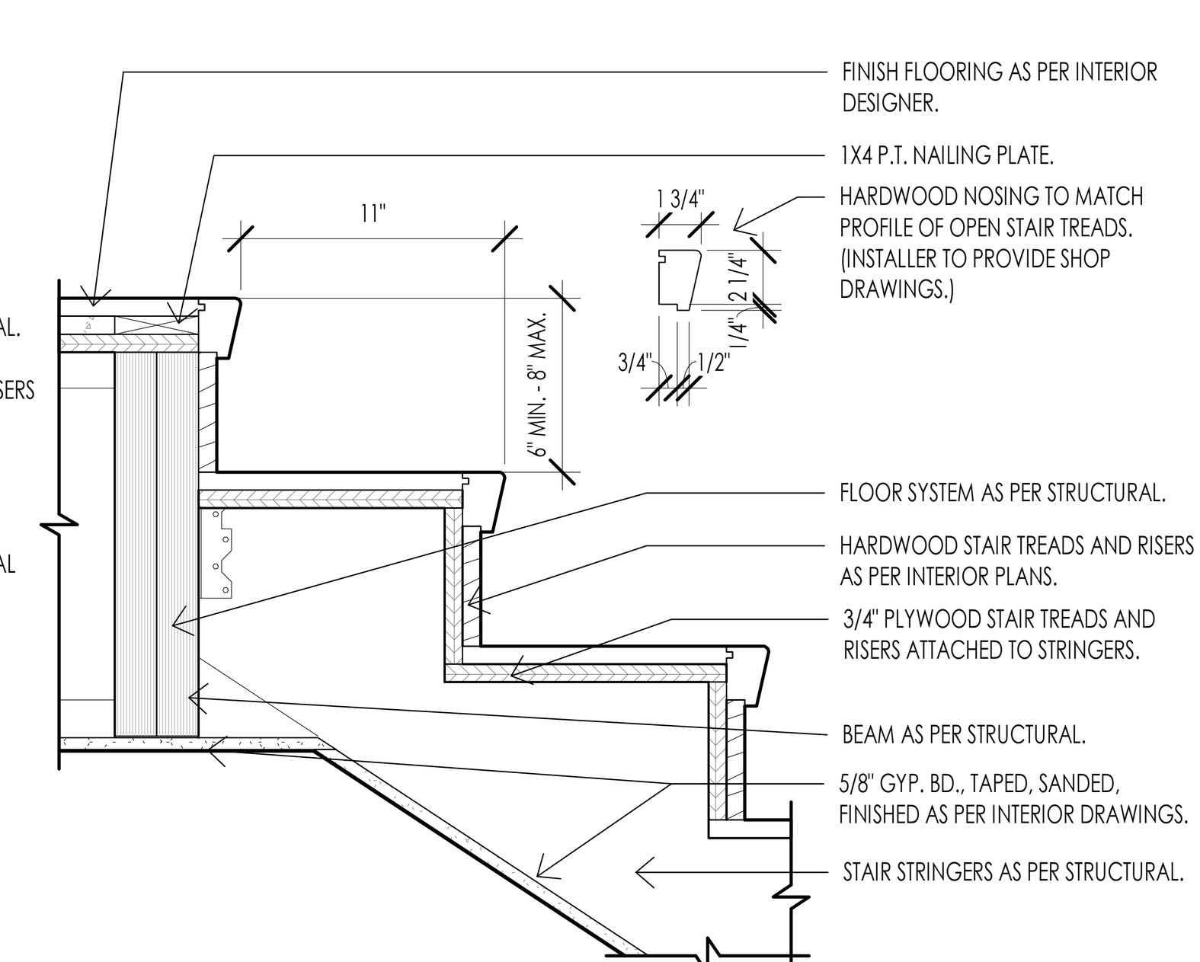
STAIR PLAN GENERAL NOTES

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

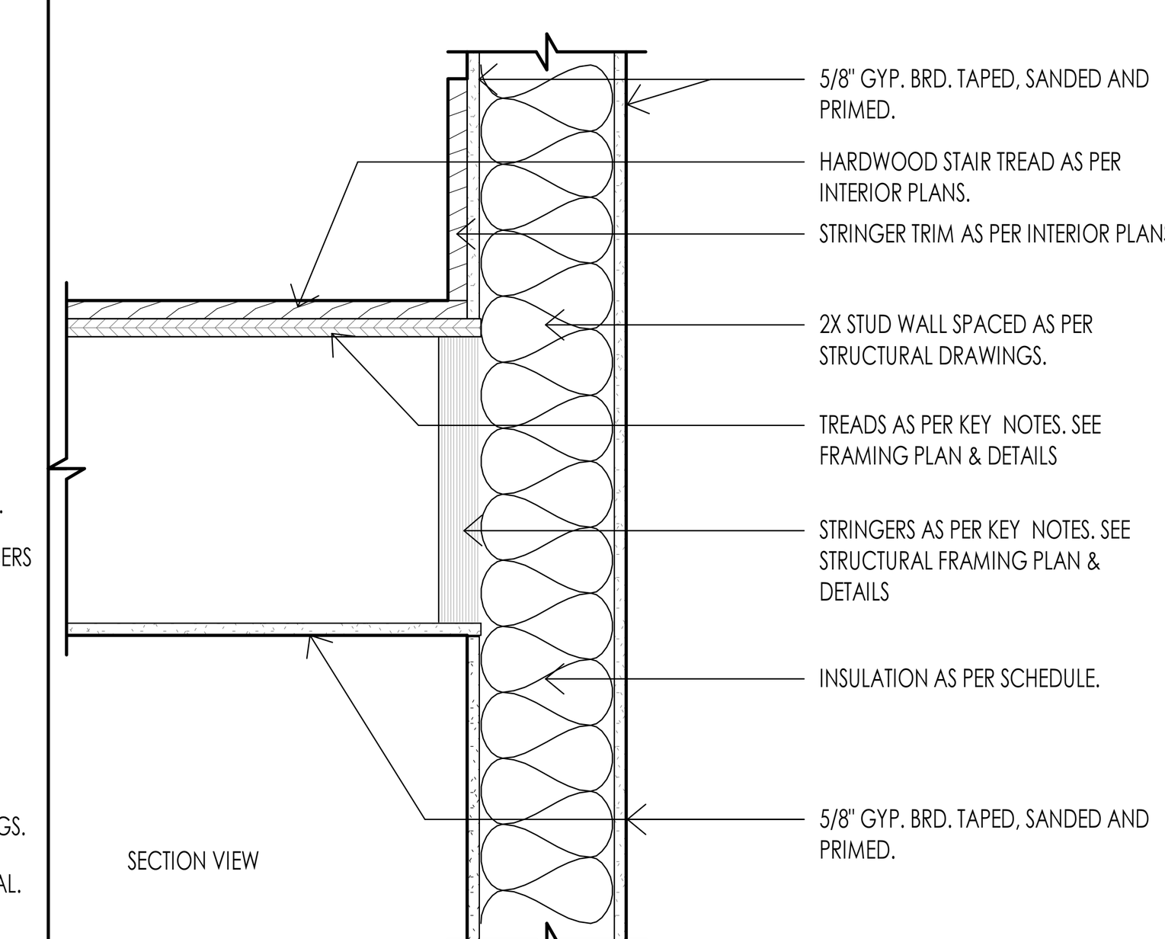
STAIR PLAN KEYNOTES



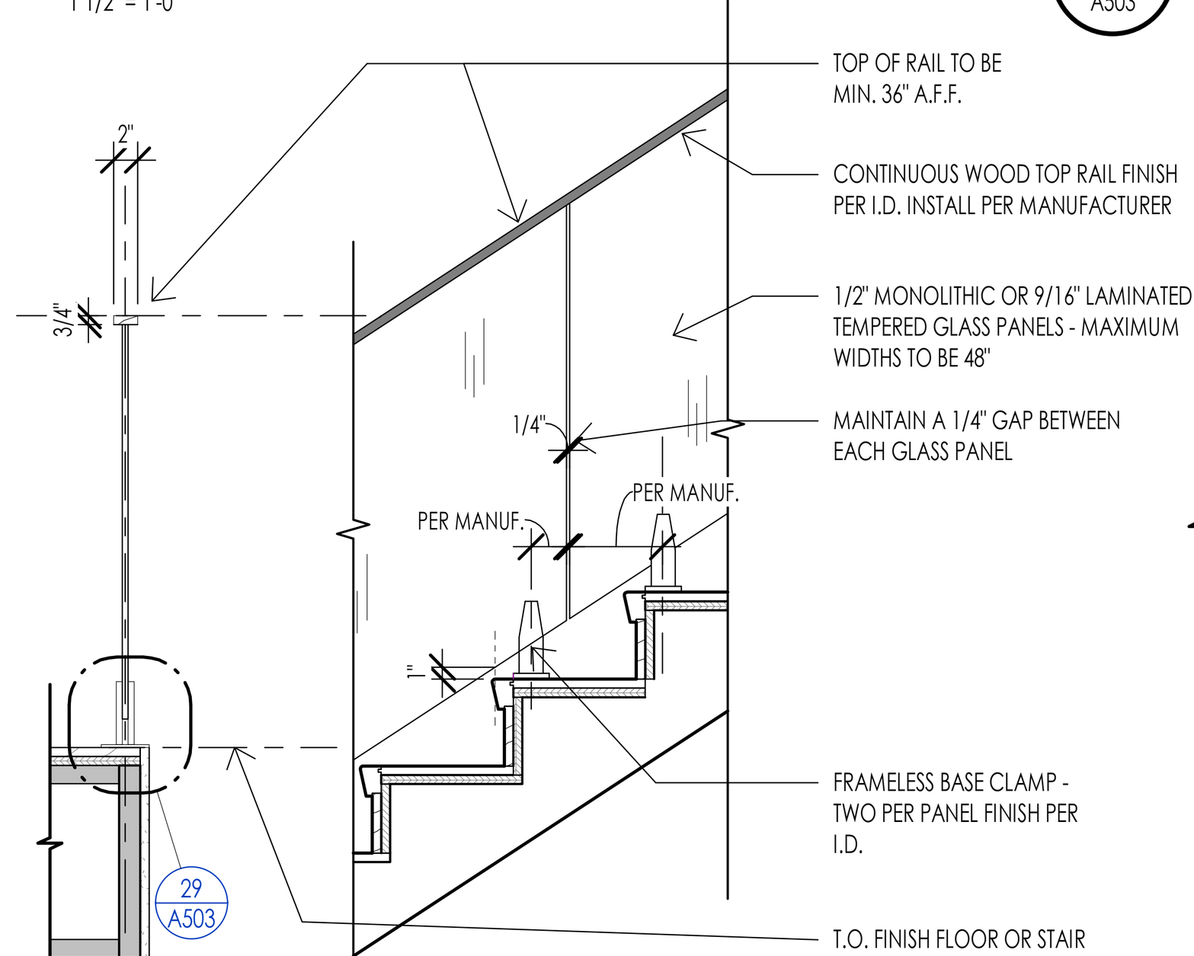
STAIR DETAIL - FRAMED STAIRS TO BASEMENT FLOOR (22/A503)
1 1/2" = 1'-0"



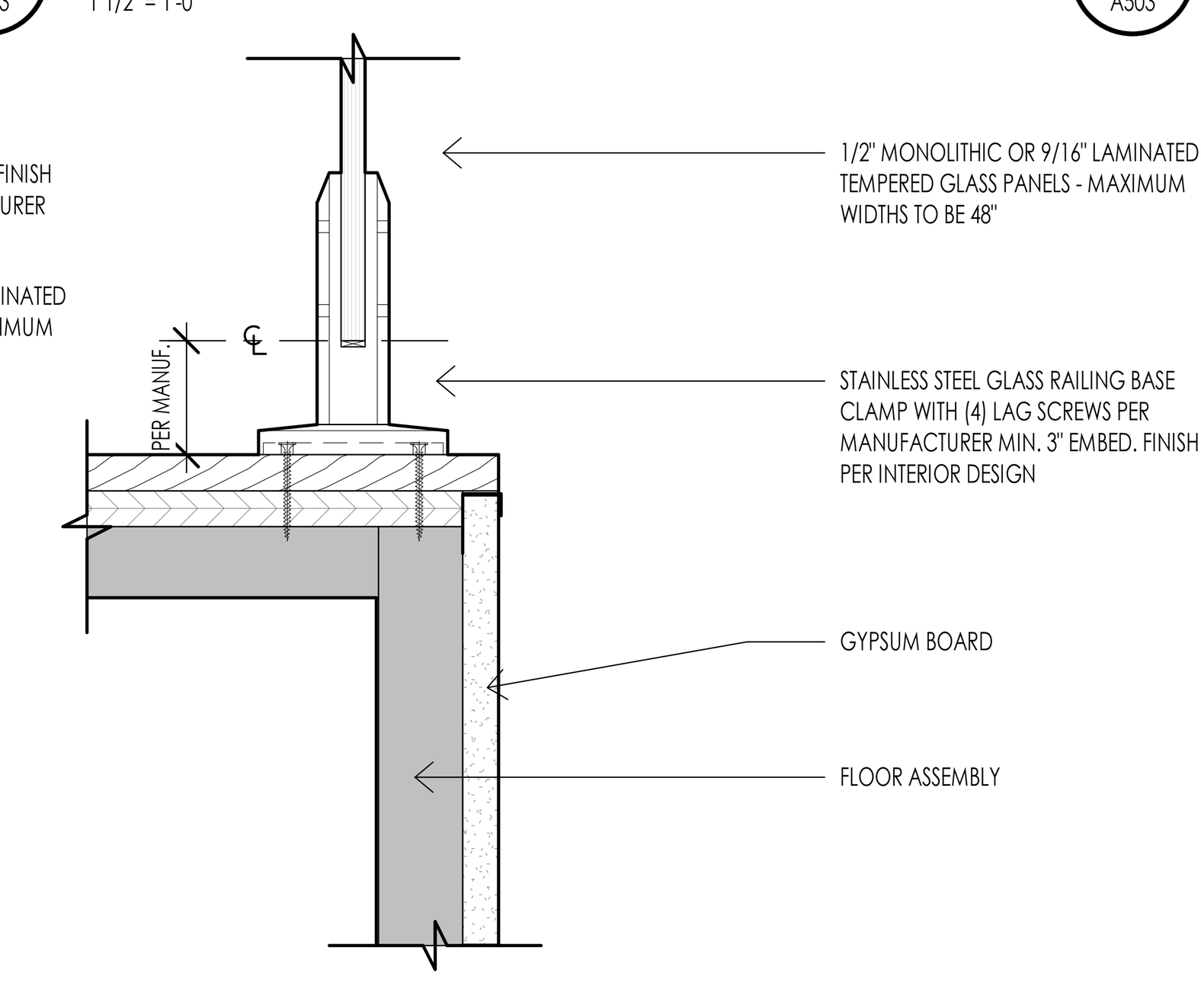
STAIR DETAIL - FRAMED STAIRS TO LANDING (23/A503)
1 1/2" = 1'-0"



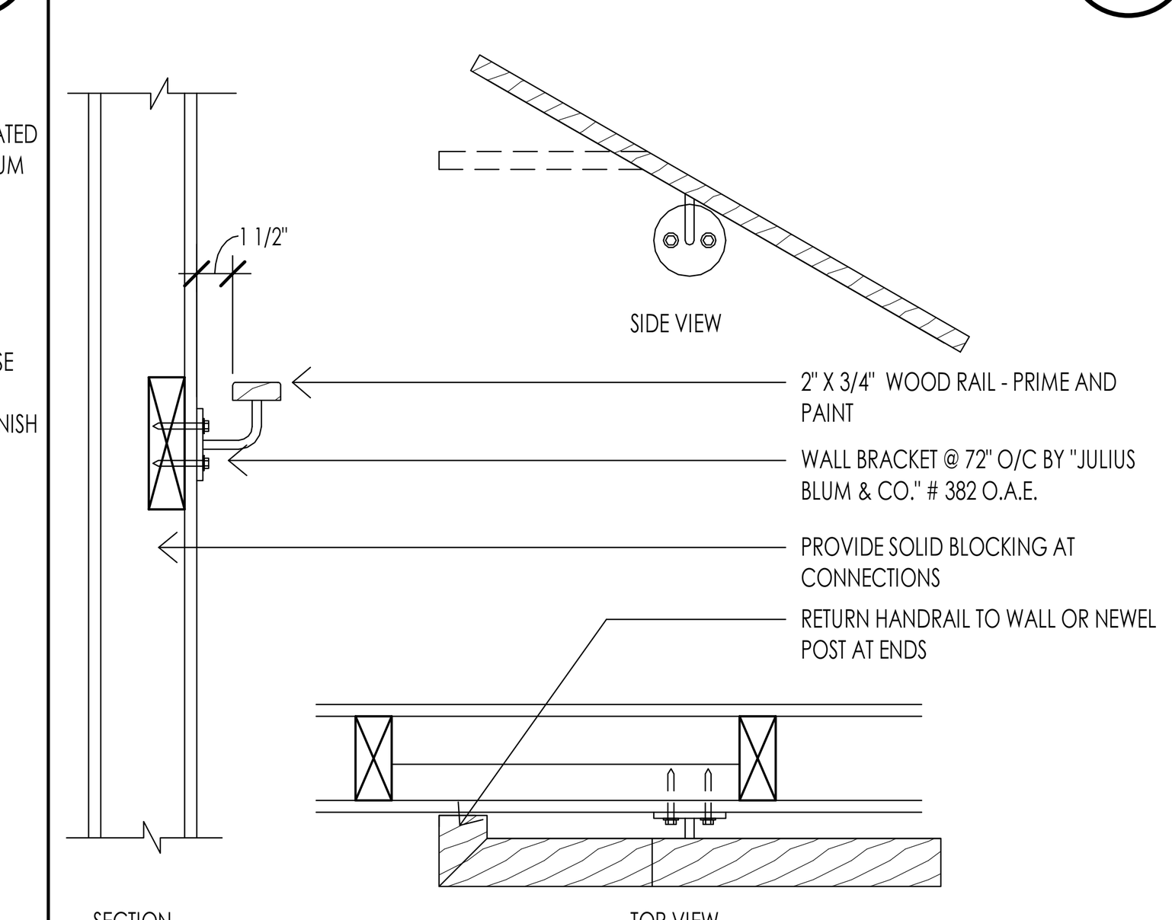
STAIR DETAIL - FRAMED STAIRS TO SIDE WALL (24/A503)
1 1/2" = 1'-0"



GLASS GUARDRAIL AT STAIR (28/A503)
3/4" = 1'-0"



GLASS GUARDRAIL - FLOOR CONNECTION (29/A503)
3" = 1'-0"



TYPICAL HANDRAIL DETAIL (30/A503)
1 1/2" = 1'-0"

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STATE OF UTAH – LICENSED ARCHITECT – JOHN M. SHIRLEY – 6247466

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
STAIR- PLAN- SECTIONS - DETAILS

SHEET NUMBER:
A503

PERMIT SET

Plot Date: 2/16/2024 11:40:02 AM

DOOR SCHEDULE

MARK	DOOR						FRAME						FIRE RATING	HARDWARE	REMARKS
	SIZE			MATERIAL	TYPE	FINISH	DETAILS			MATERIAL	TYPE	FINISH			
	WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL						
D100-A	4'-0"	9'-0"	1 3/4"	WOOD-GLASS	D6	PER OWNER	1/A602	7/A602	13/A602	WOOD/GLASS	F1	PER I.D.	NON-RATED	H10	TEMPERED GLASS/WOOD FRAME
D100-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D101-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D101-B	4'-0"	8'-0"	1 3/4"	WOOD	D3	PER I.D.	2/A602	8/A602		WOOD	F1	PER I.D.	NON-RATED	H6	BARN DOOR
D101-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D101-D	2'-0"	7'-0"	1/4"	GLASS	D5		-	-	-	-	-			-	-TEMPERED
D102-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D102-B	2'-8"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D102-C	2'-0"	7'-0"	1/4"	GLASS	D5		-	-	-	-	-			-	-TEMPERED
D103-A	20'-0"	10'-0"		WOOD/METAL	D7	PER OWNER	6/A602	12/A602	6/A501	METAL	-			H2	GARAGE DOOR WOOD PANELS
D104-A	3'-0"	8'-0"	1 1/2"	WOOD	D4	PER I.D.	3/A602	9/A602		-	-		NON-RATED	H12	POCKET DOOR
D104-B	3'-0"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	20 MIN.	H1	FIRE RATED
D105-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H1	
D200-A	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D200-B	2'-0"	7'-0"	1/4"	GLASS	D5		-	-	-	-	-			-	-TEMPERED
D201-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D202-A	5'-0"	8'-0"	2"	WOOD	D2	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H11	DOUBLE DOOR
D202-B	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D202-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D202-D	2'-0"	7'-0"	1/4"	GLASS	D5					-	-			-	-TEMPERED
D202-E	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D203-A	2'-6"	8'-0"	1 1/2"	WOOD	D4	PER I.D.	3/A602	9/A602		-	-	PER I.D.	NON-RATED	H12	POCKET DOOR

DOOR SCHEDULE GENERAL NOTES

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

HARDWARE GROUPS

H1 MECHANICAL ROOM
- PAIR SPRING HINGES
- SMOKE SEAL
- 1 PASSAGE SET

H2 OVERHEAD GARAGE DOORS
- GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER

H3 SECONDARY ENTRY DOOR
- 3 PAIR SPRING HINGES
- 1 SMOKE SEAL
- 1 LOCKSET
- 1 DEADBOLT
- 1 THRESHOLD

H4 GARAGE/ HOUSE
- 3 PAIR HINGES
- 1 WEATHER STRIP
- 1 LOCKSET
- 1 DEADBOLT

H5 INTERIOR DOOR
- 3 PAIR HINGES
- 1 PASSAGE SET

H6 INTERIOR BARN DOOR
-

H7 INTERIOR DOUBLE BARN DOOR
-

H8 INTERIOR DOOR
- 3 PAIR HINGES
- 1 PRIVACY SET

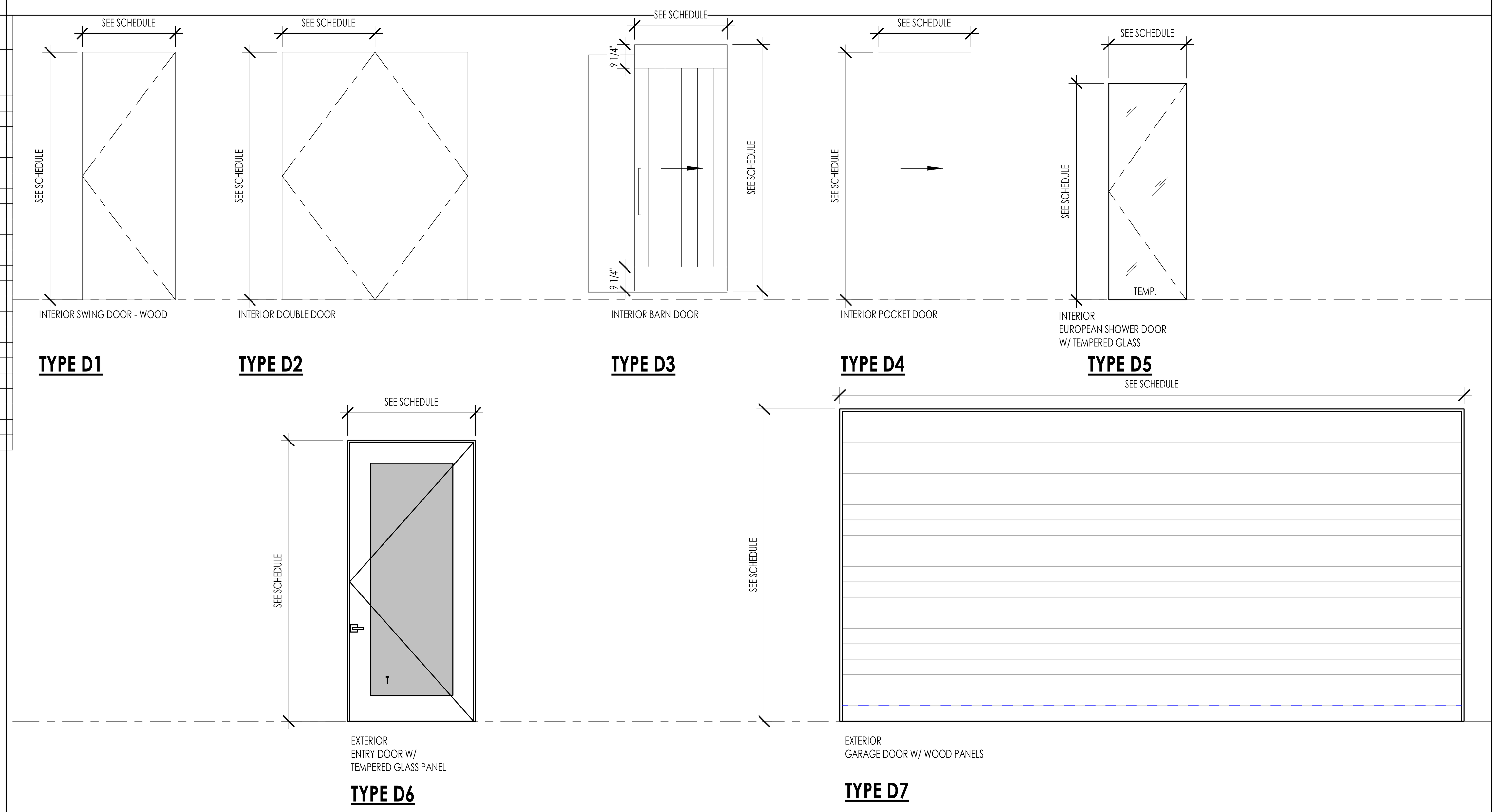
H9 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 KNOBS (SINGLE SIDE ONLY)

H10 ENTRY DOOR
- 1 WEATHER STRIP
- 1 THRESHOLD
- 1 LOCKSET
- 1 DEADBOLT
- 1 PIVOT HINGE (TOP AND BOTTOM)

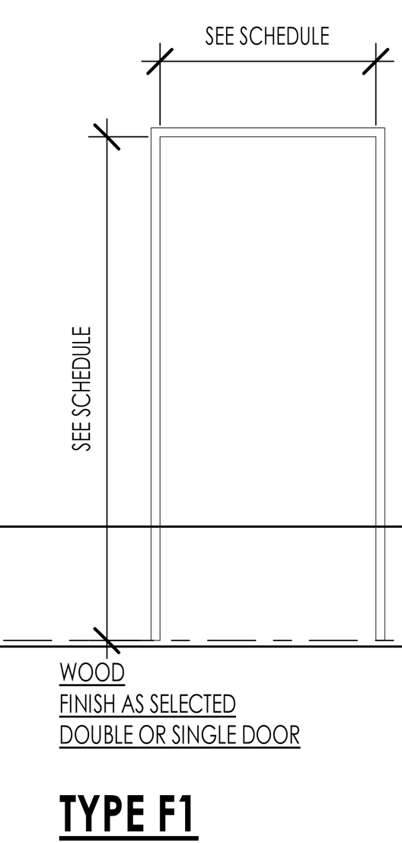
H11 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 PASAGE SET

H12 POCKET DOOR
-

DOOR TYPES



FRAME TYPES



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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

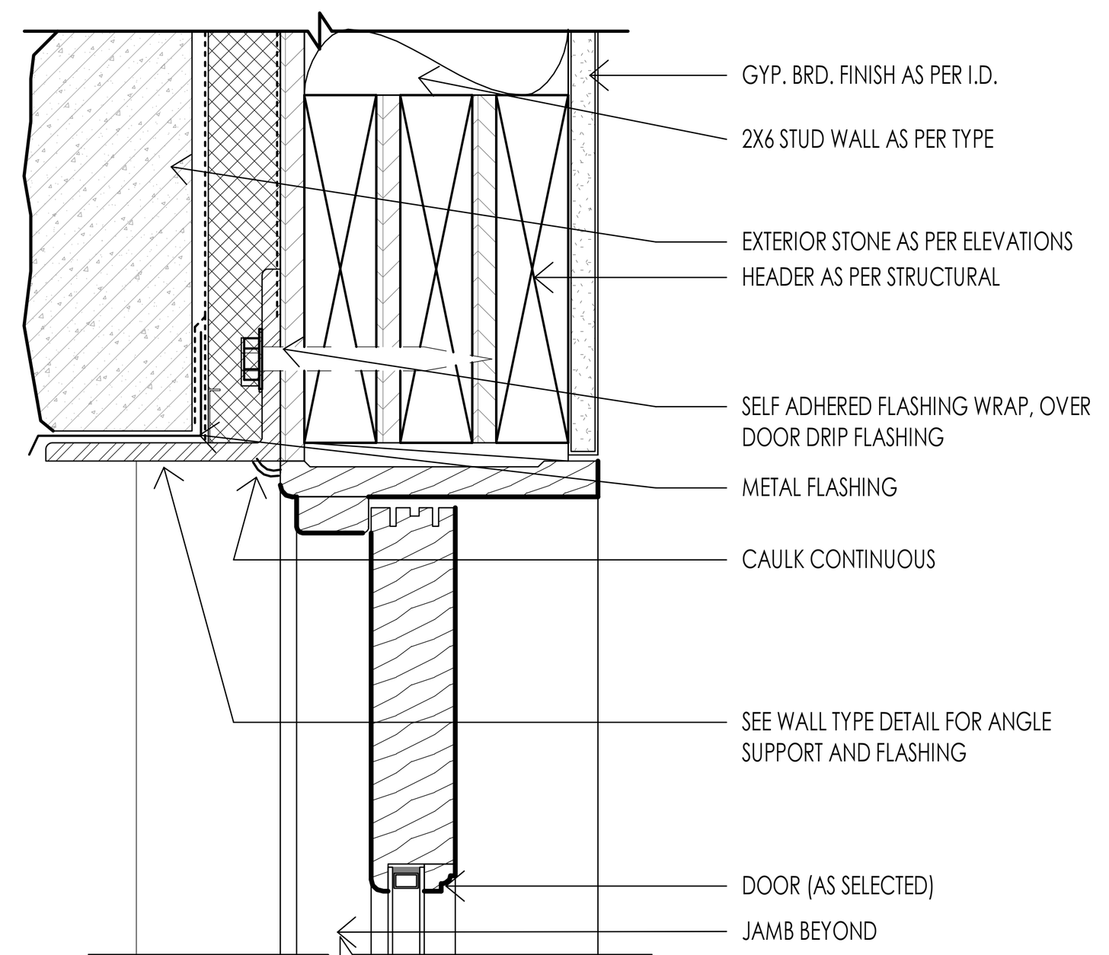
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

PERMIT SET

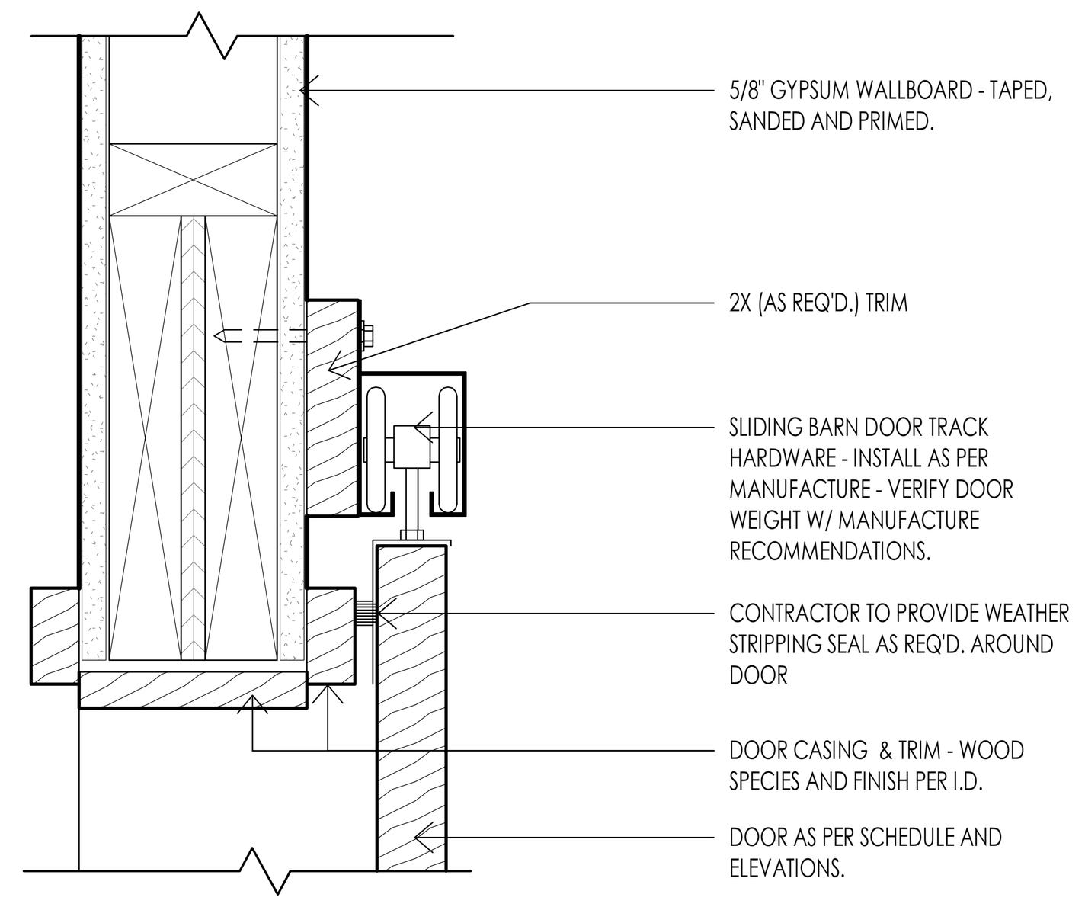
SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

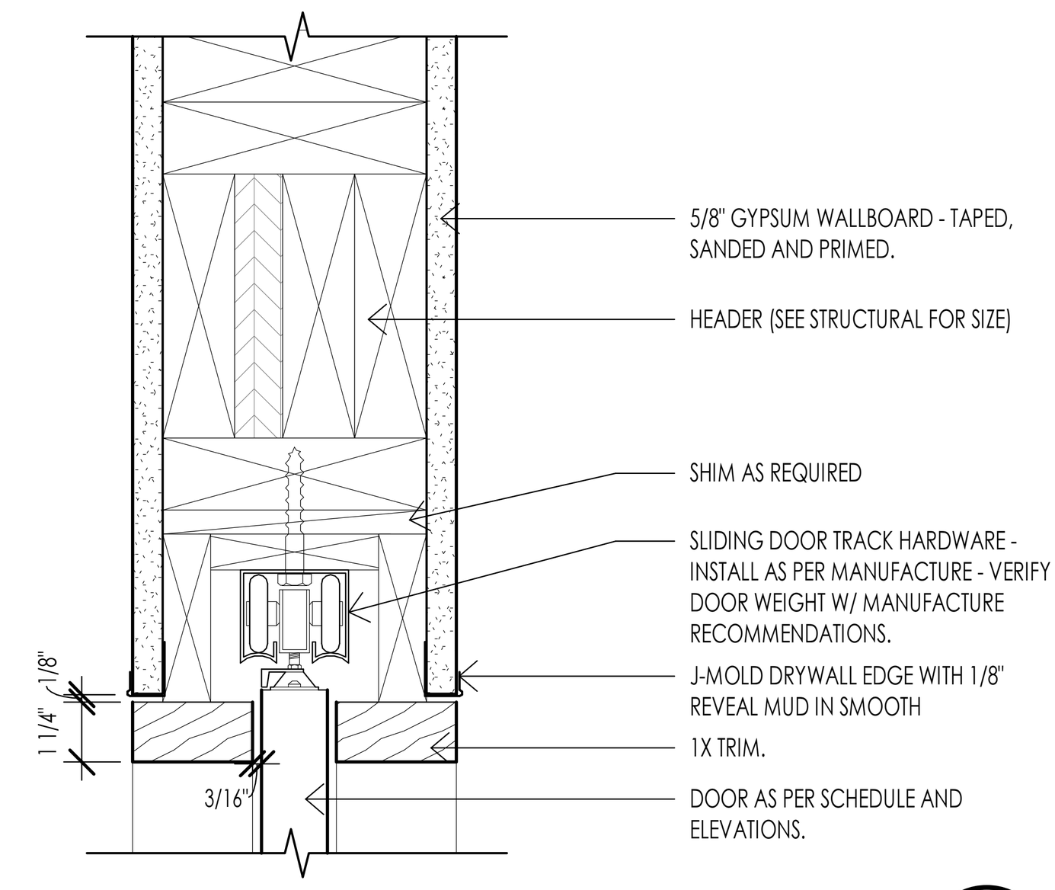
Plot Date: 2/16/2024 11:40:05 AM



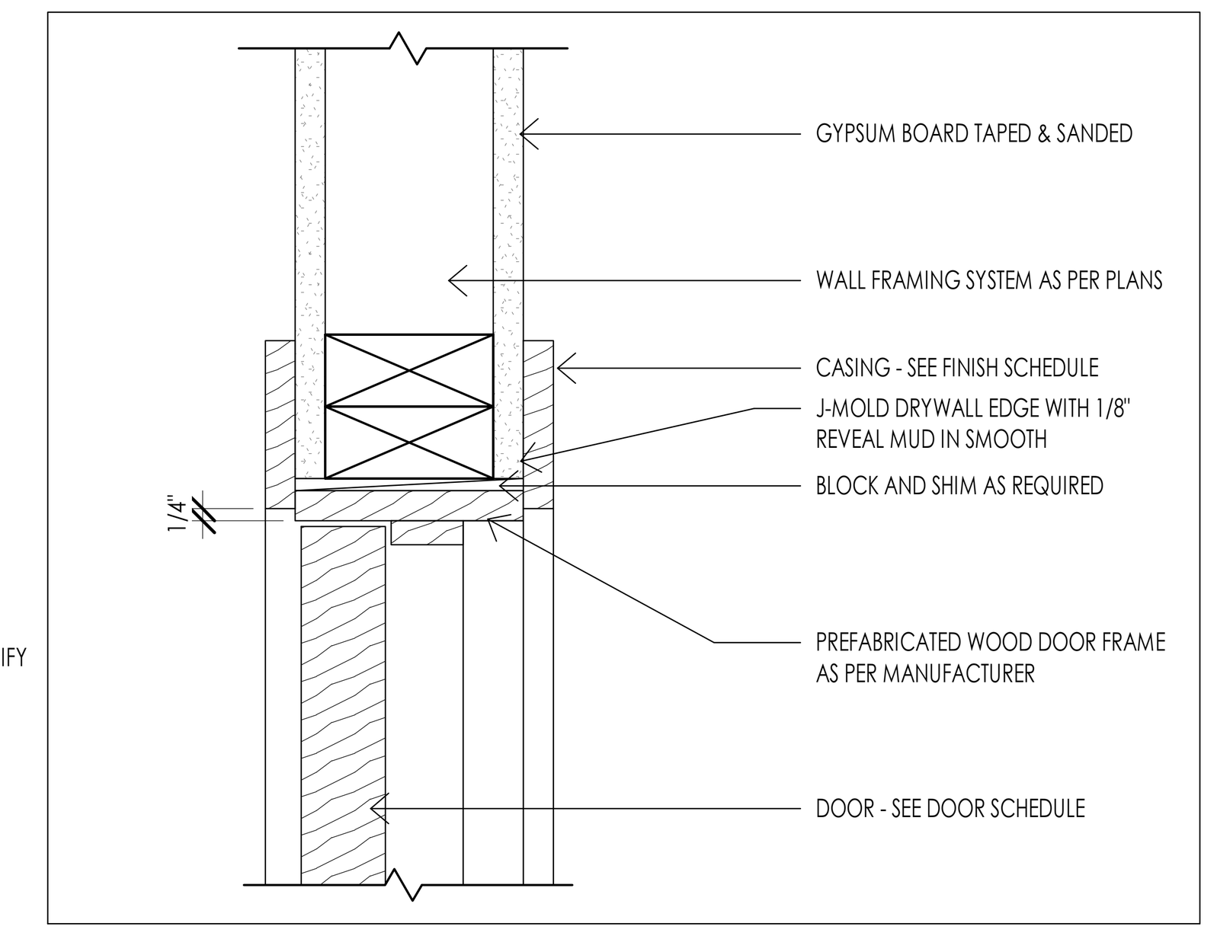
DOOR - TYPICAL EXTERIOR HEADER AT STONE 1 A602
3" = 1'-0"



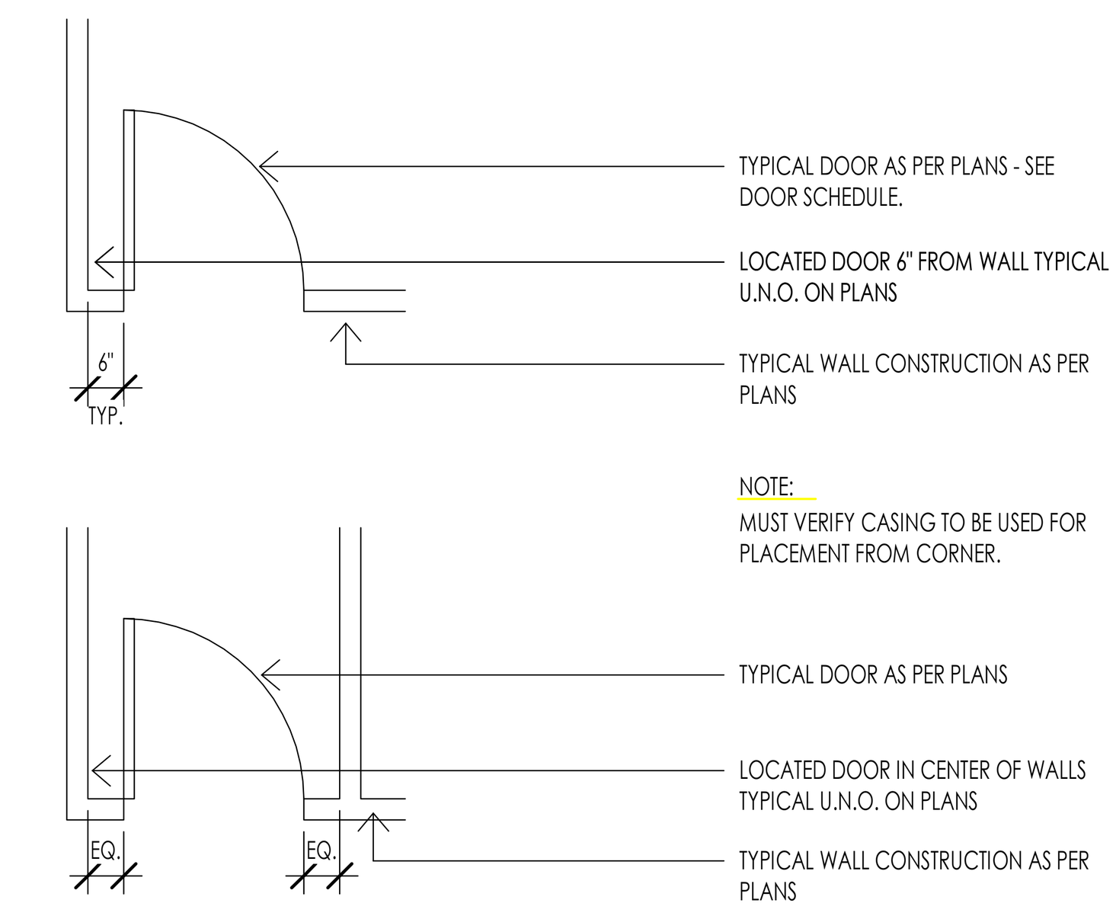
DOOR - BARN TYP. HEADER 2 A602
3" = 1'-0"



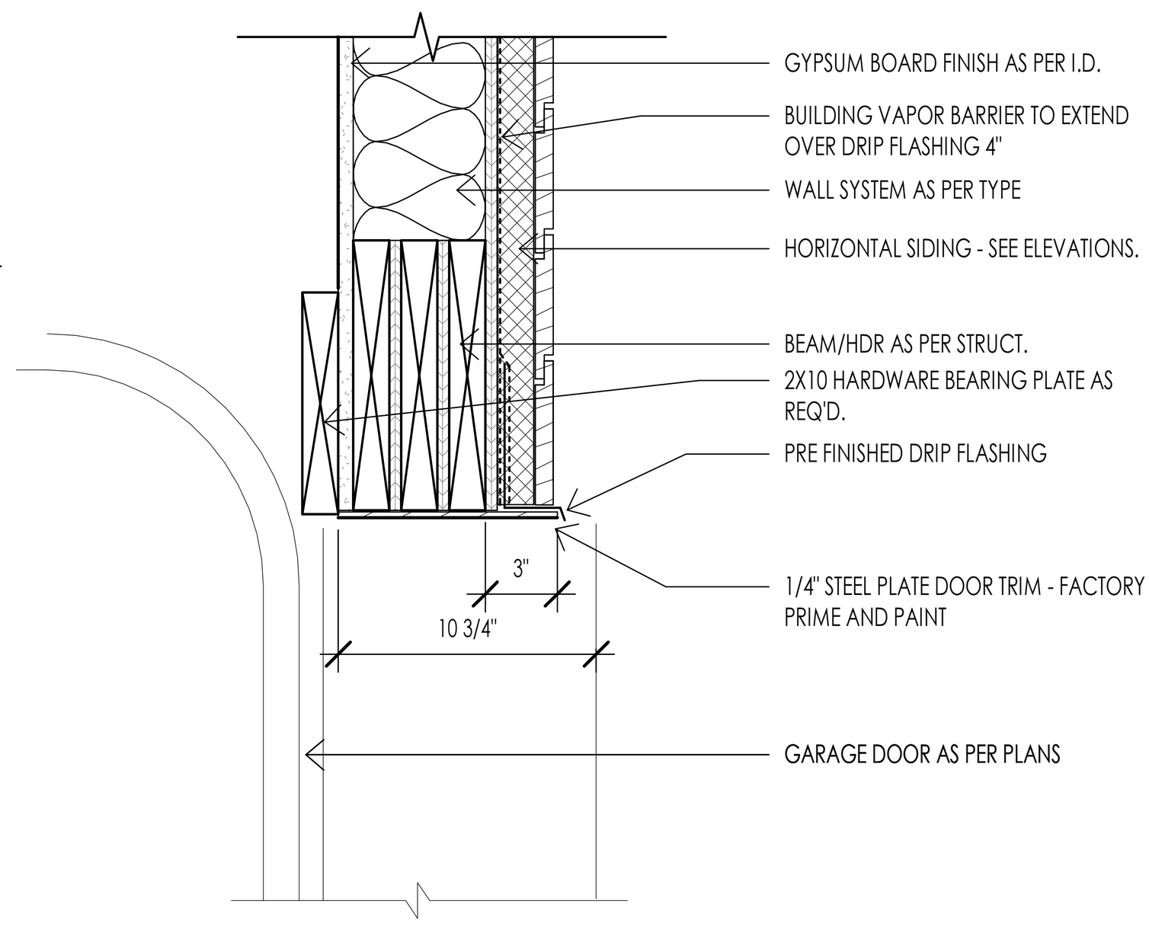
DOOR - POCKET HEAD DETAIL 3 A602
3" = 1'-0"



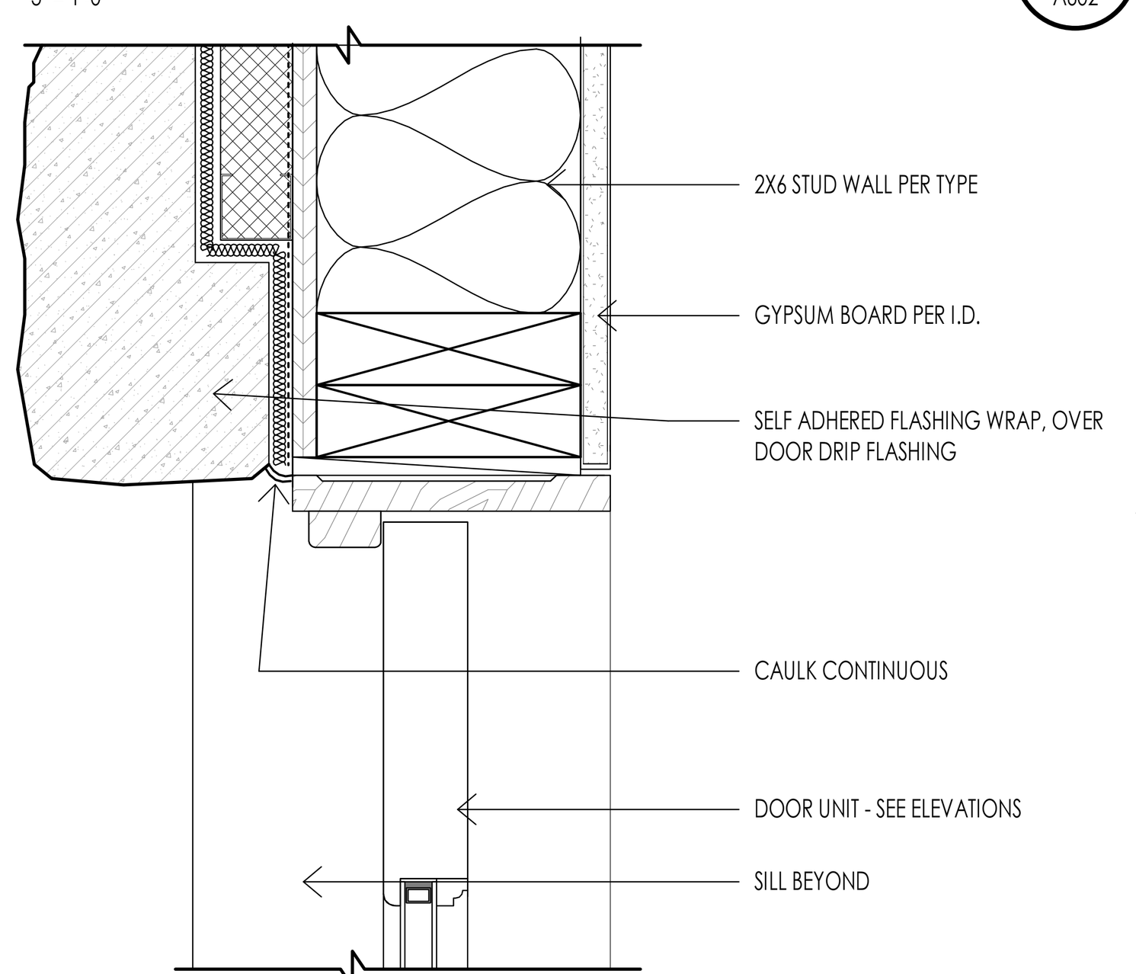
DOOR - TYPICAL INTERIOR HEADER 4 A602
3" = 1'-0"



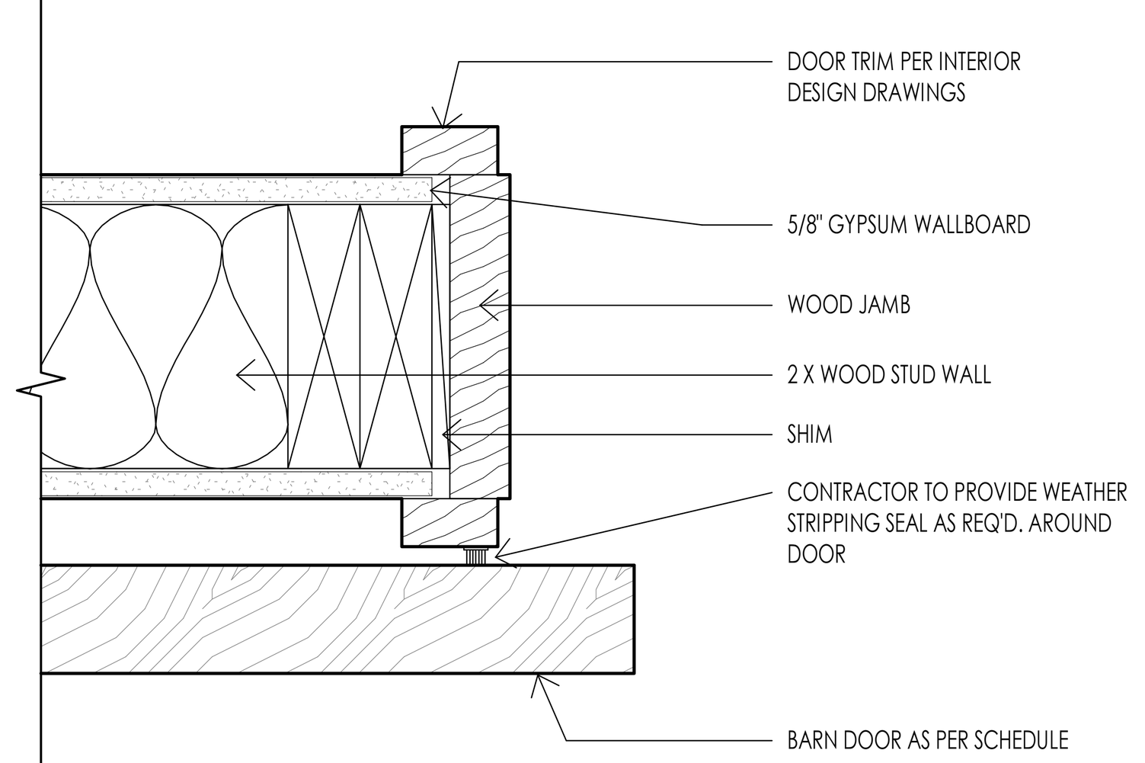
DOOR - TYPICAL PLACEMENT DETAIL 5 A602
3/8" = 1'-0"



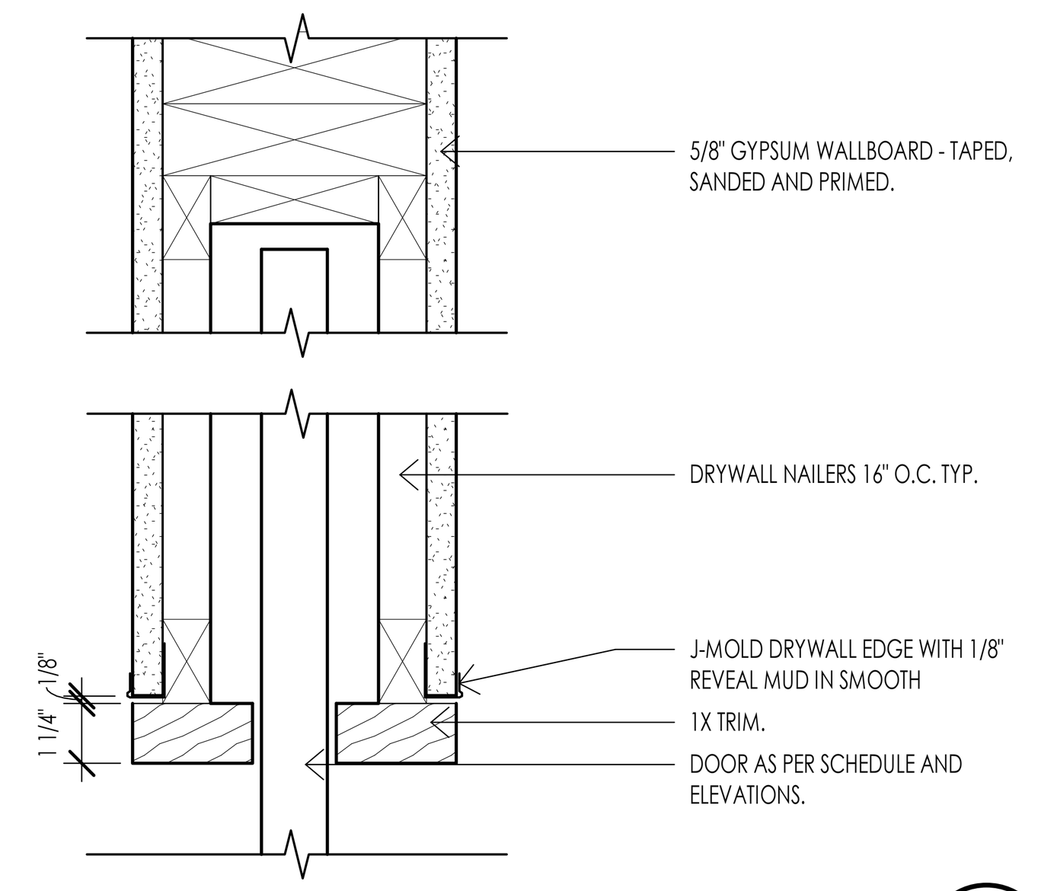
GARAGE DOOR - HEAD DETAIL 6 A602
1 1/2" = 1'-0"



TYPICAL EXTERIOR DOOR JAMB TRIM AT STONE 7 A602
3" = 1'-0"



DOOR - BARN TYP. JAMB 8 A602
3" = 1'-0"



DOOR - POCKET JAMB DETAIL 9 A602
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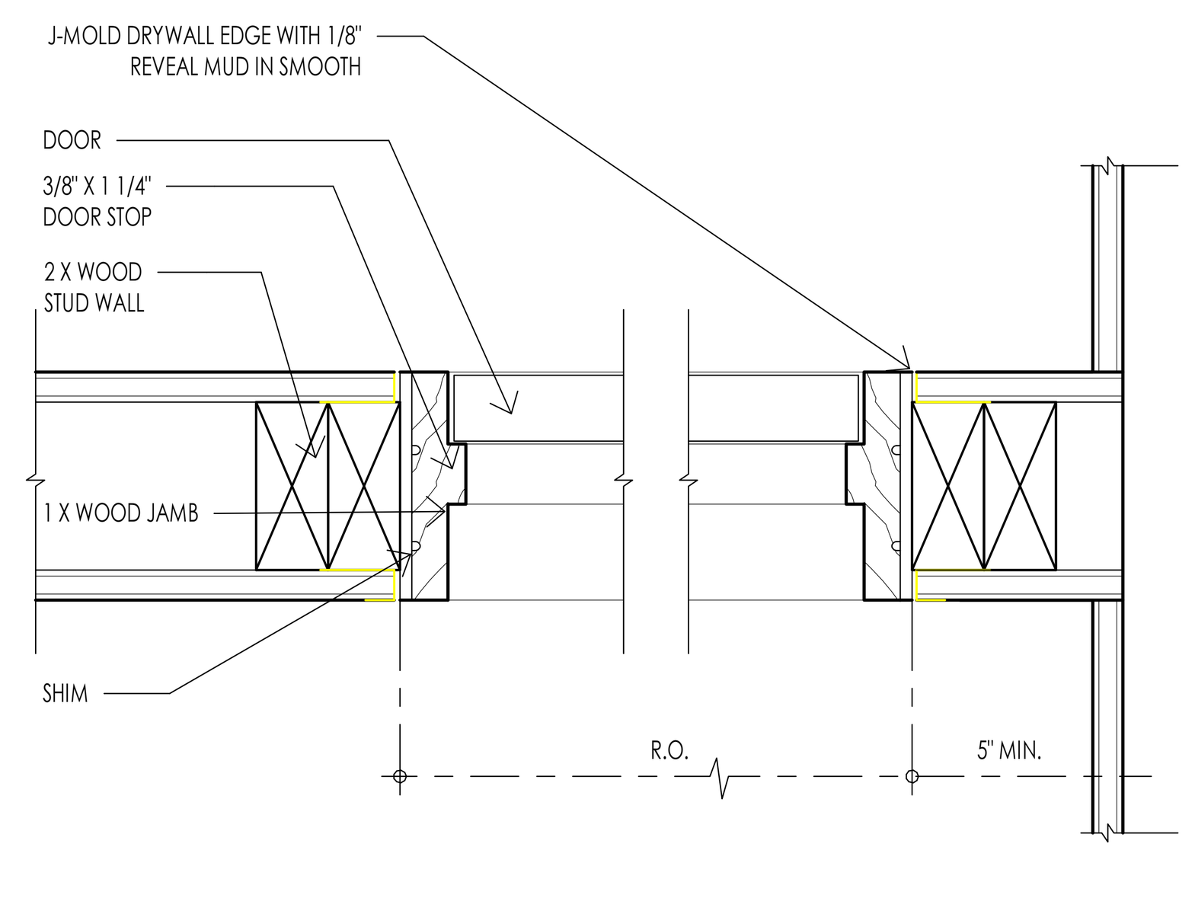

DOOR INTERIOR JAMB 10 A602
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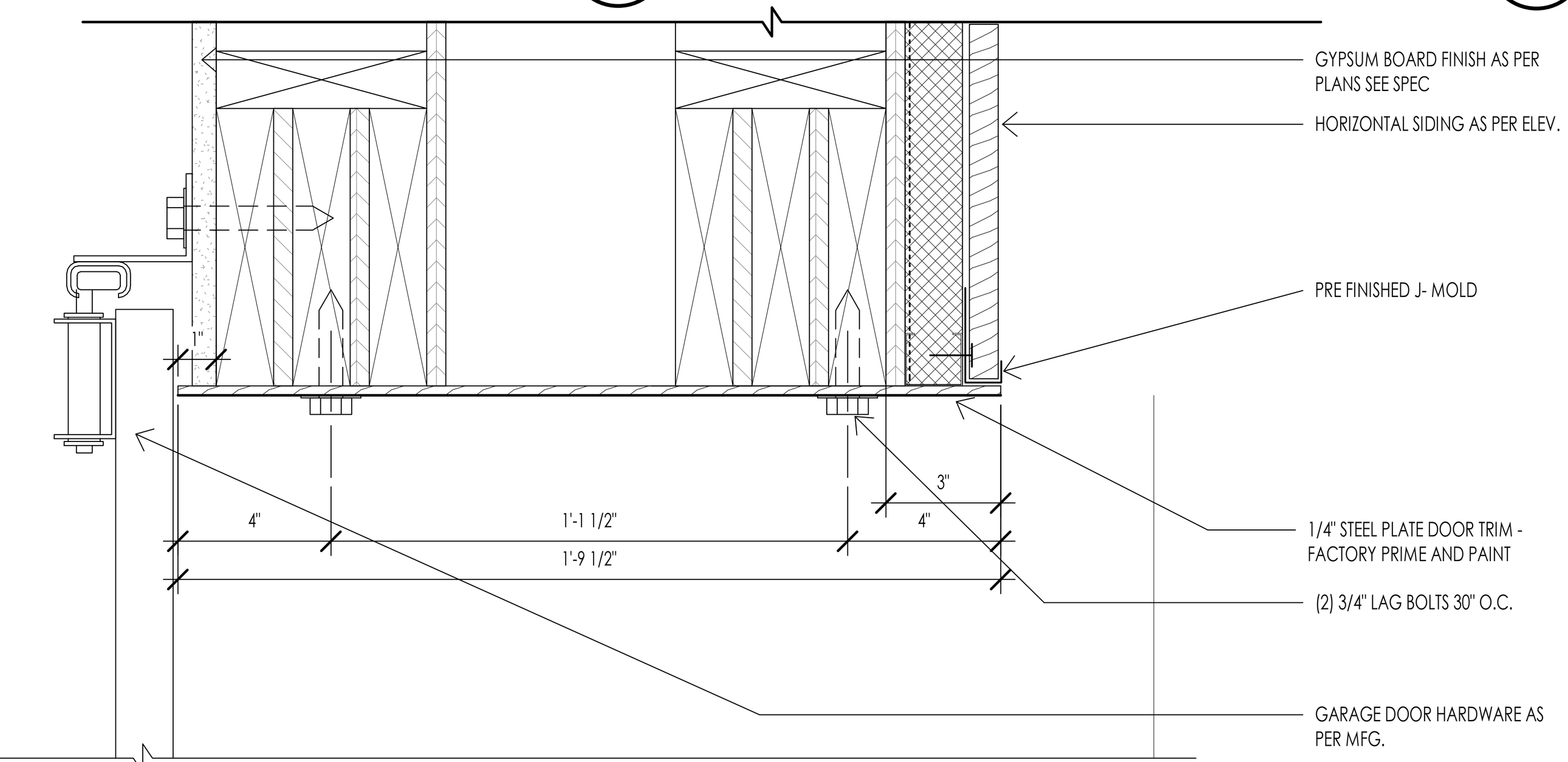
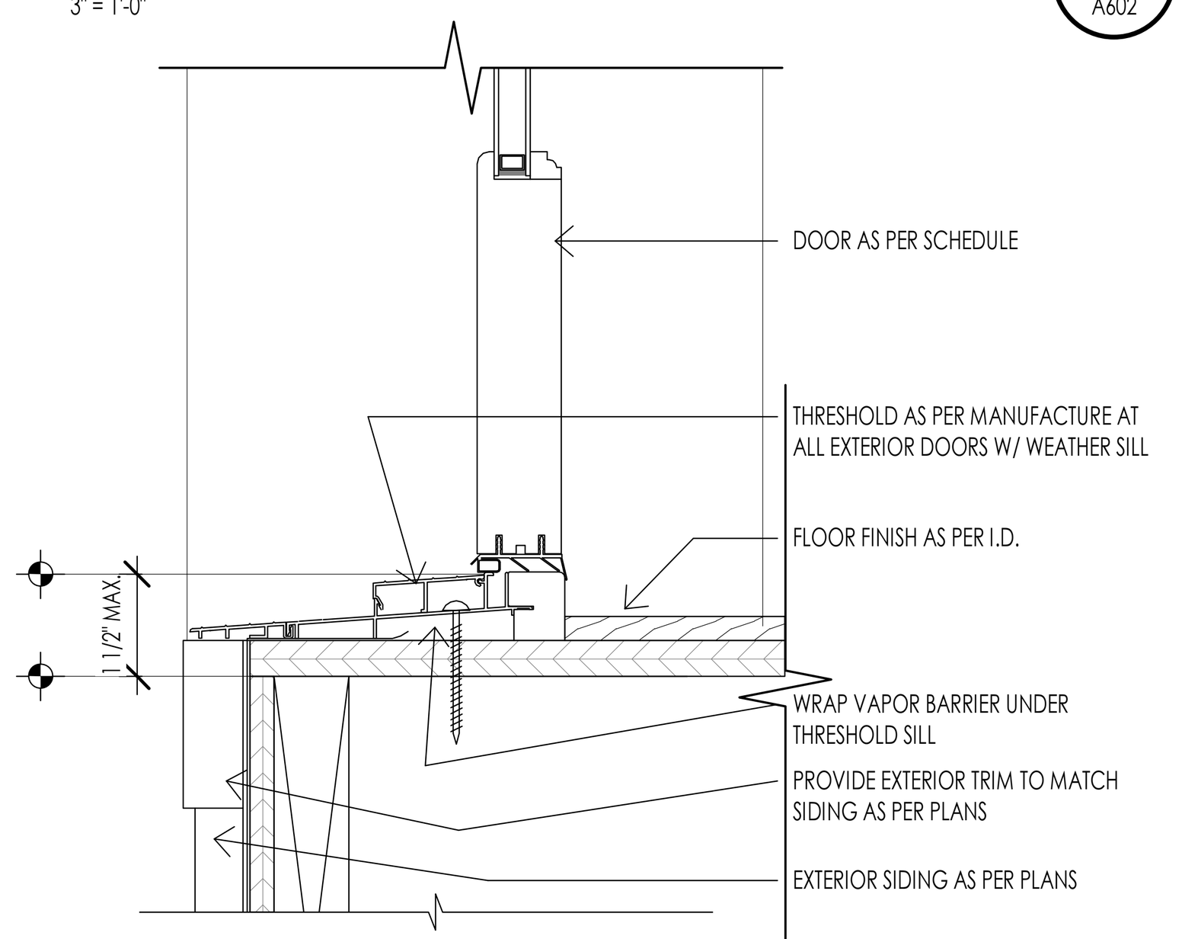


GARAGE DOOR JAMB DETAIL 12 A602
3" = 1'-0"



TYPICAL THRESHOLD DETAIL 13 A602
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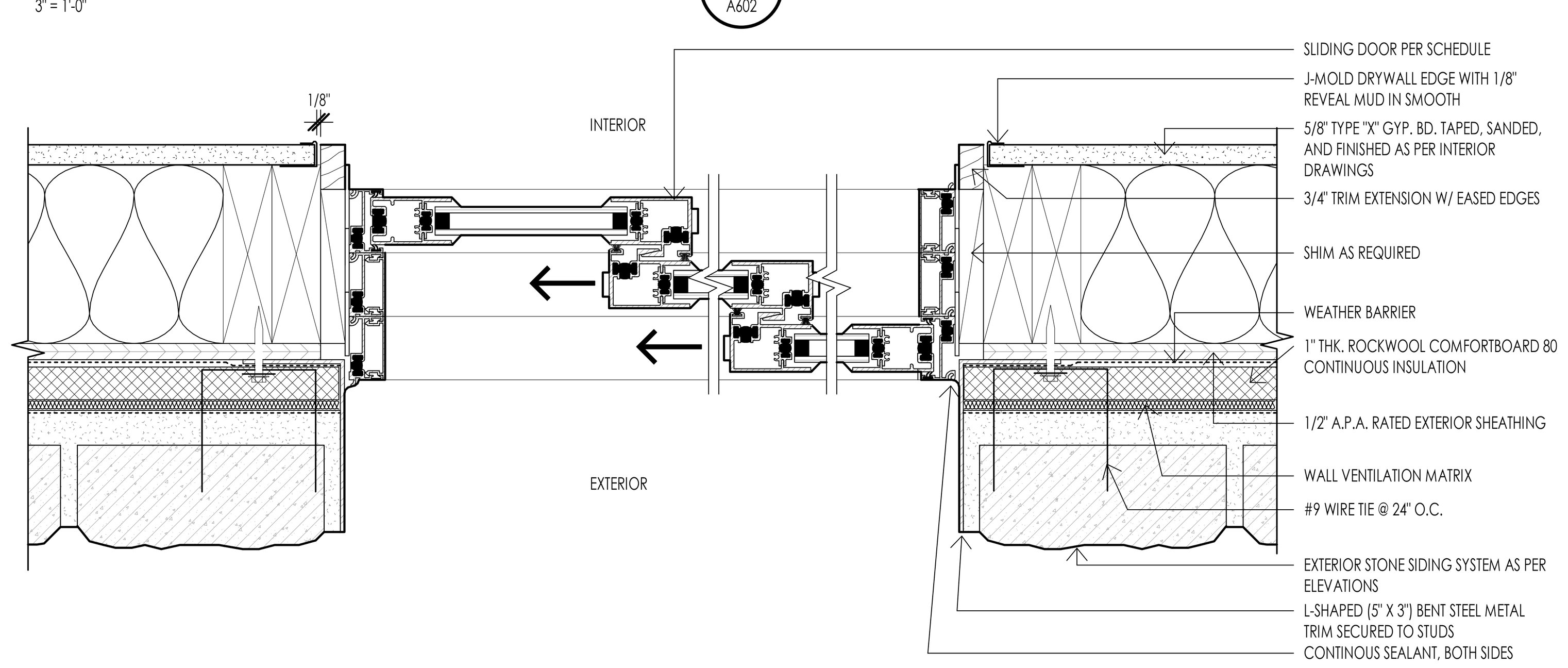
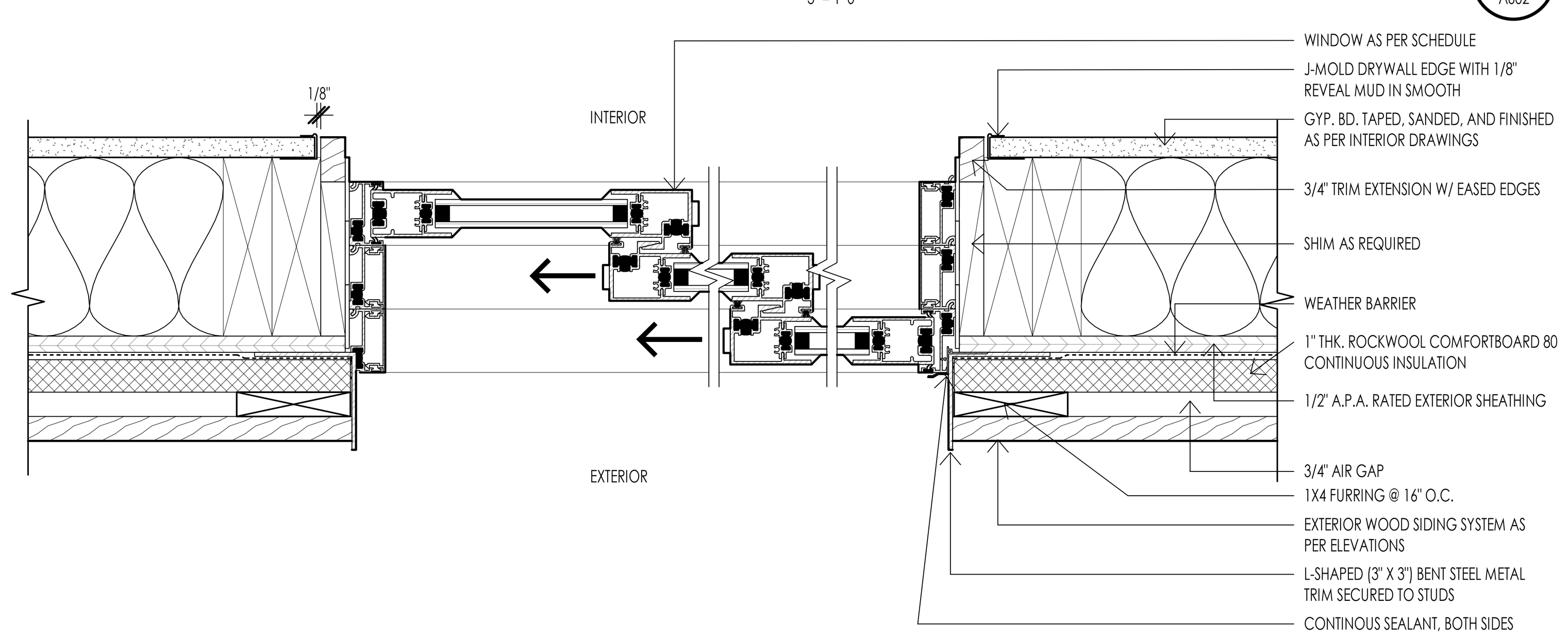


DOOR - SLIDER TRIPLE JAMB @ STONE 20 A602
3" = 1'-0"



DOOR - SLIDER TRIPLE JAMB @ BOARD SIDING 26 A602
3" = 1'-0"

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
DOOR DETAILS

SHEET NUMBER:
A602

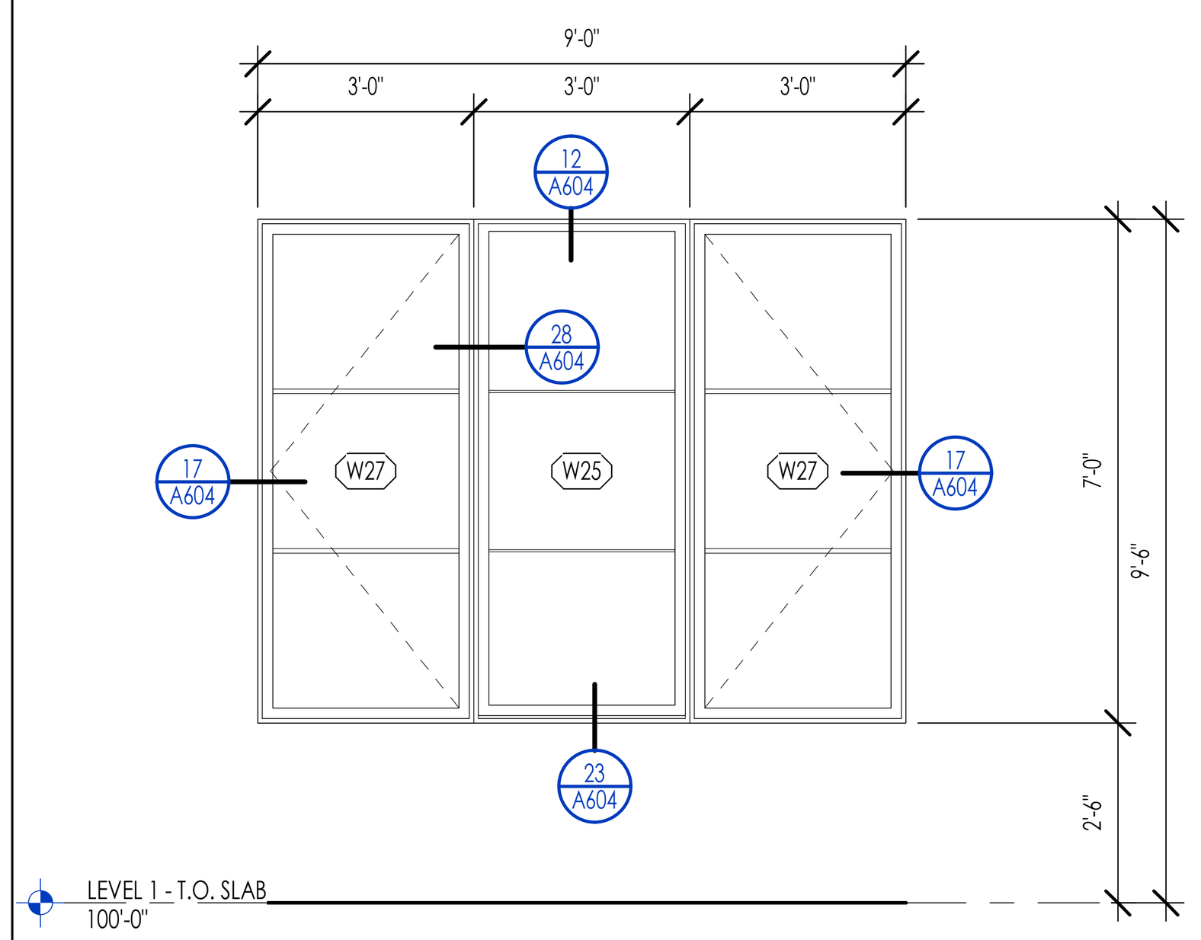
PERMIT SET

Plot Date: 2/16/2024 11:40:10 AM

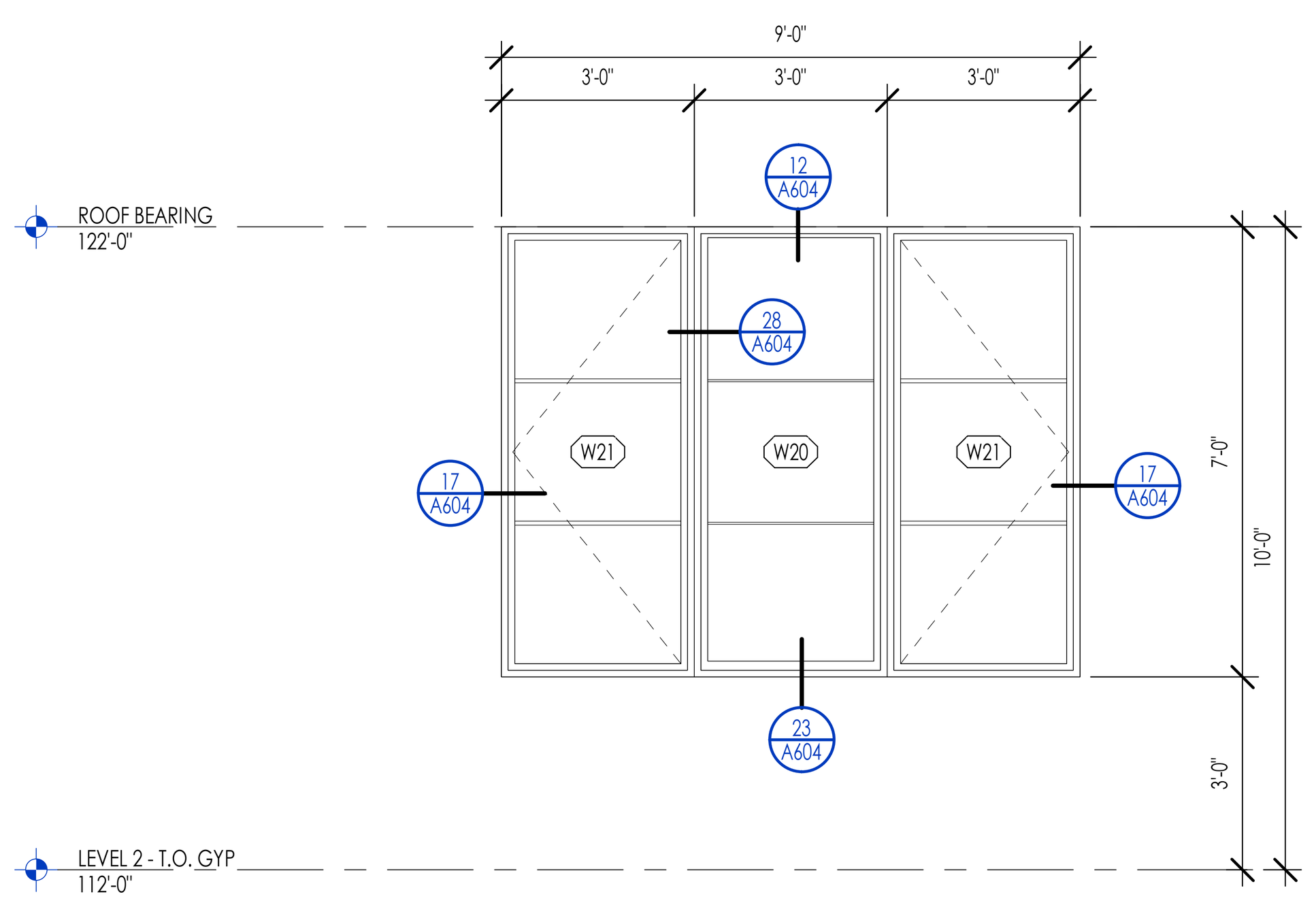
WINDOW SCHEDULE

WINDOW SCHEDULE

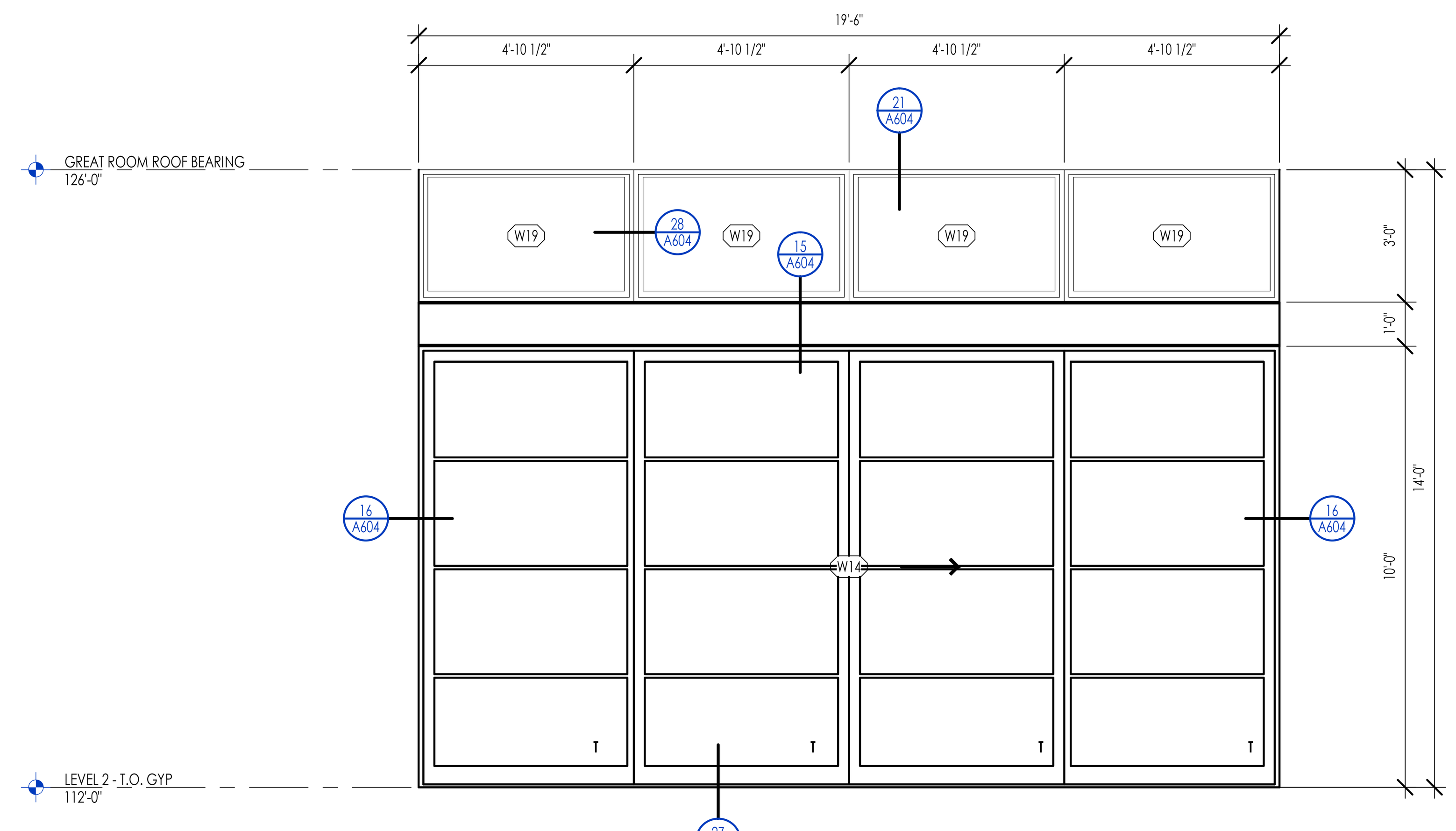
MARK	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING THICKNESS	GLAZING TYPE	COMMENTS
W14	19'-6"	10'-0"	10'-0"	DOOR SLIDER QUAD OPEN TO SIDE	ALUMINUM CLAD	AS PER I.D.	15/A604	26/A602	27/A604	PER MANUFACTURER	LOWe 366	TEMPERED
W15	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W16	2'-6"	6'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	15/A604	16/A604	22/A604	PER MANUFACTURER	LOWe 366	
W17	6'-0"	9'-0"	9'-0"	DOOR SLIDER DOUBLE	ALUMINUM CLAD	AS PER I.D.	11/A604	20/A602	27/A604	PER MANUFACTURER	LOWe 366	TEMPERED
W18	2'-6"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W19	4'-10 1/2"	3'-0"	14'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	21/A604	16/A604	15/A604	PER MANUFACTURER	LOWe 366	
W20	3'-0"	7'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A604	28 A604	23/A604	PER MANUFACTURER	LOWe 366	
W21	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W22	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W23	2'-6"	3'-0"	14'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	11/A604	17/A604	15/A604	PER MANUFACTURER	LOWe 366	
W24	2'-6"	6'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	15/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W25	3'-0"	7'-0"	9'-6"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A604	28 A604	23/A604	PER MANUFACTURER	LOWe 366	
W27	3'-0"	7'-0"	9'-6"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W28	3'-6"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A604	16/A604	22/A604	PER MANUFACTURER	LOWe 366	
W30	2'-6"	3'-0"	14'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A604	16/A604	15/A604	PER MANUFACTURER	LOWe 366	



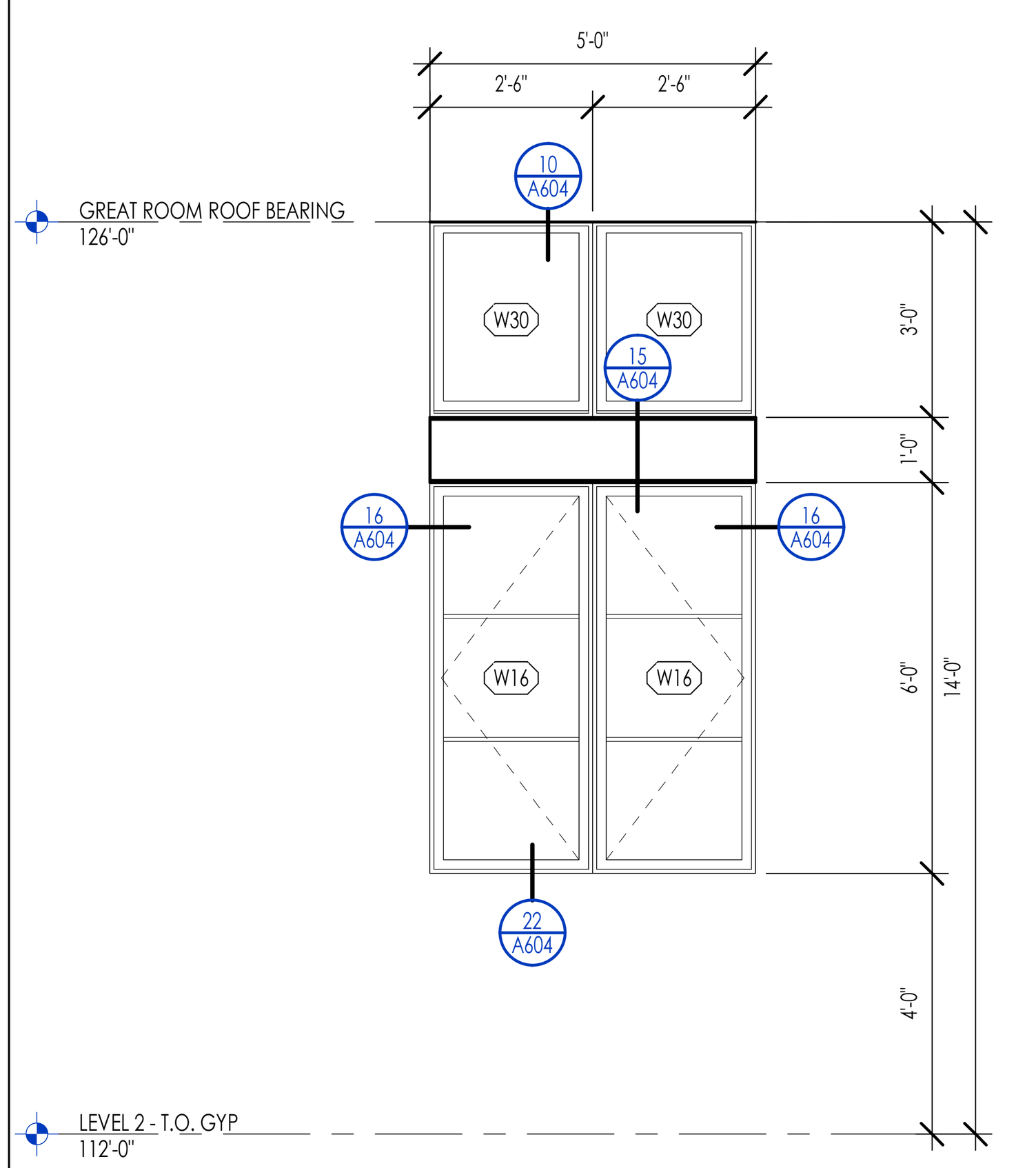
WINDOW GROUP 01
3/8" = 1'-0"
1
A603



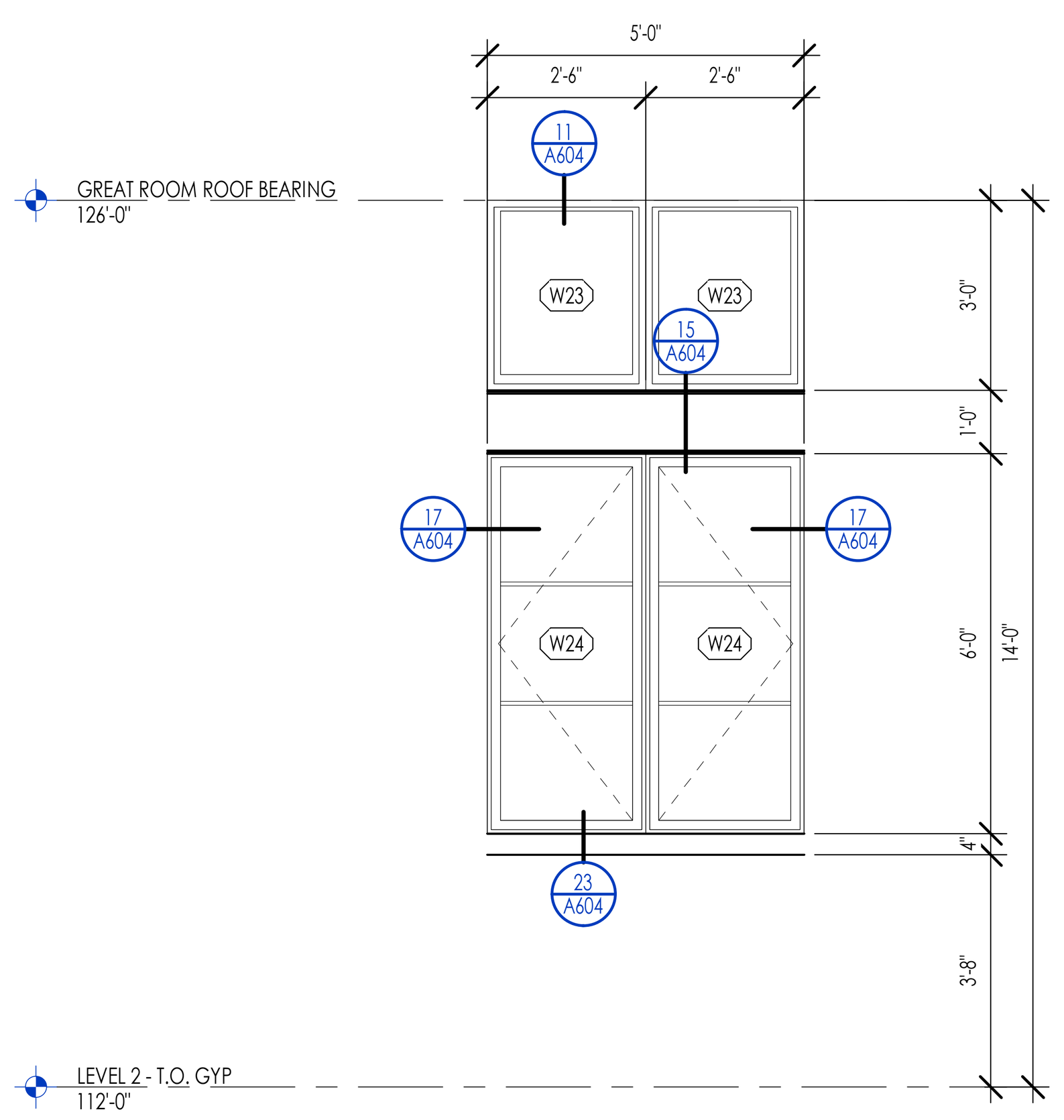
WINDOW GROUP 02
3/8" = 1'-0"
2
A603



WINDOW GROUP 03
3/8" = 1'-0"
3
A603



WINDOW GROUP 04
3/8" = 1'-0"
4
A603



WINDOW GROUP 05
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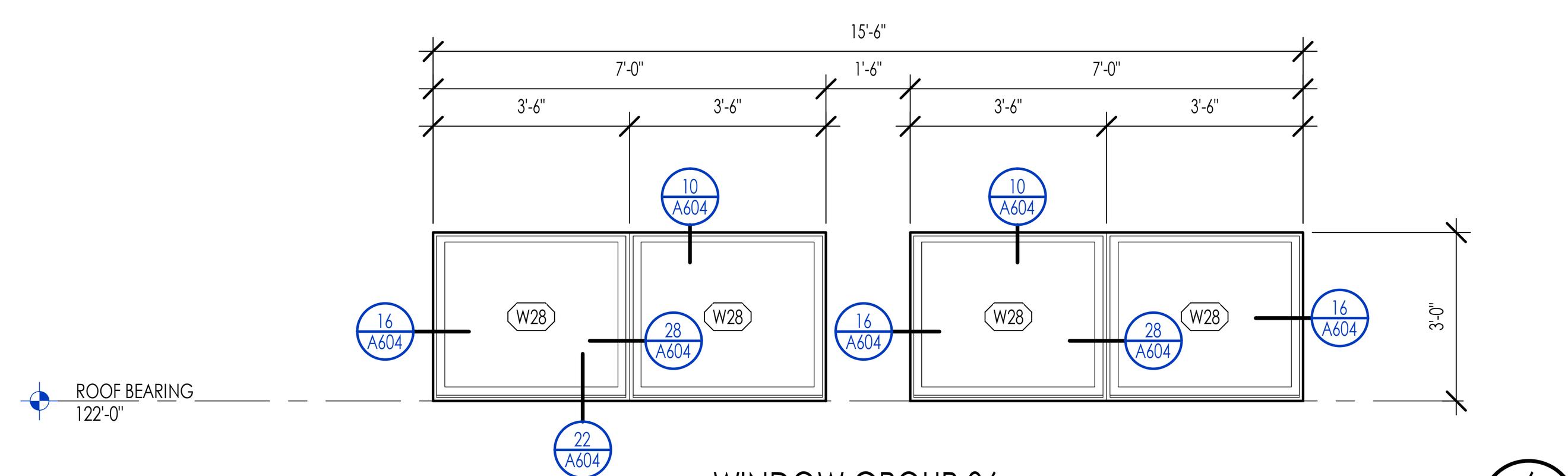
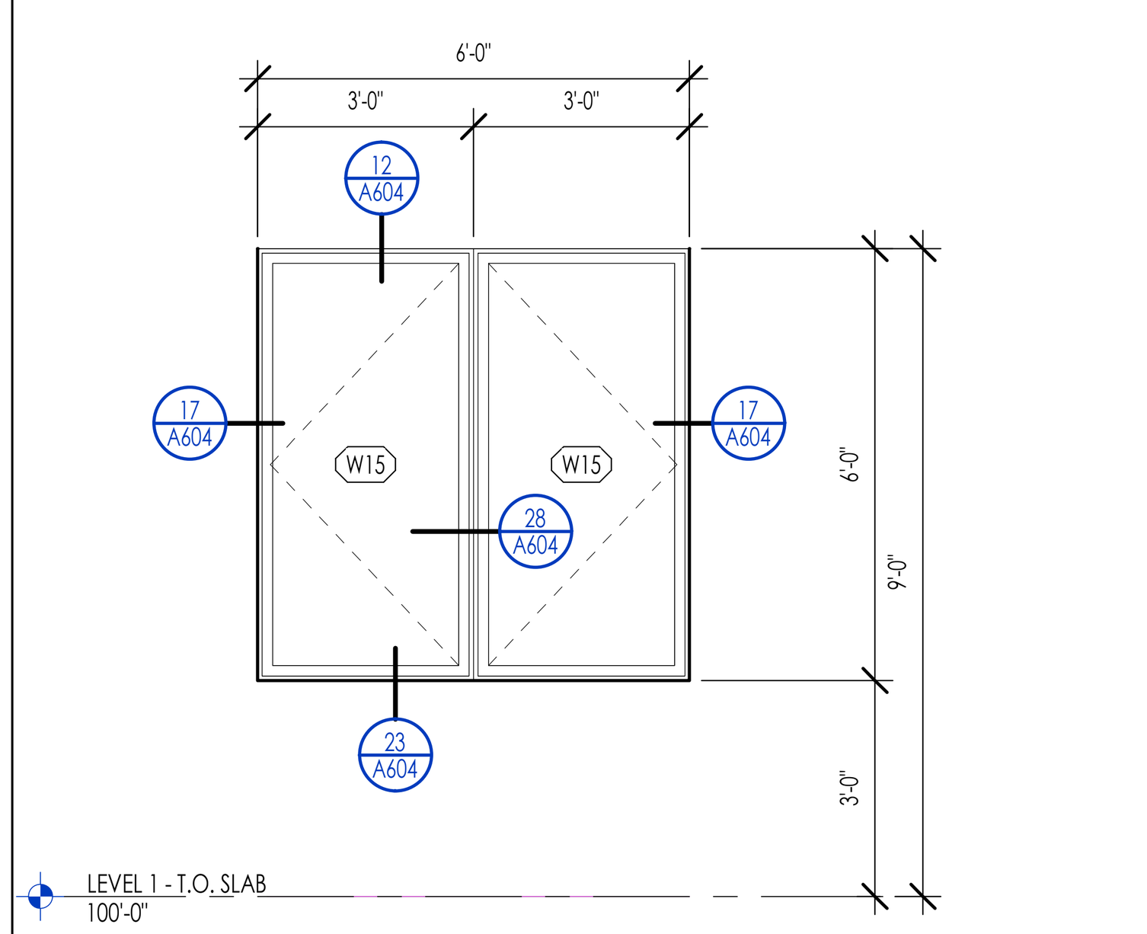
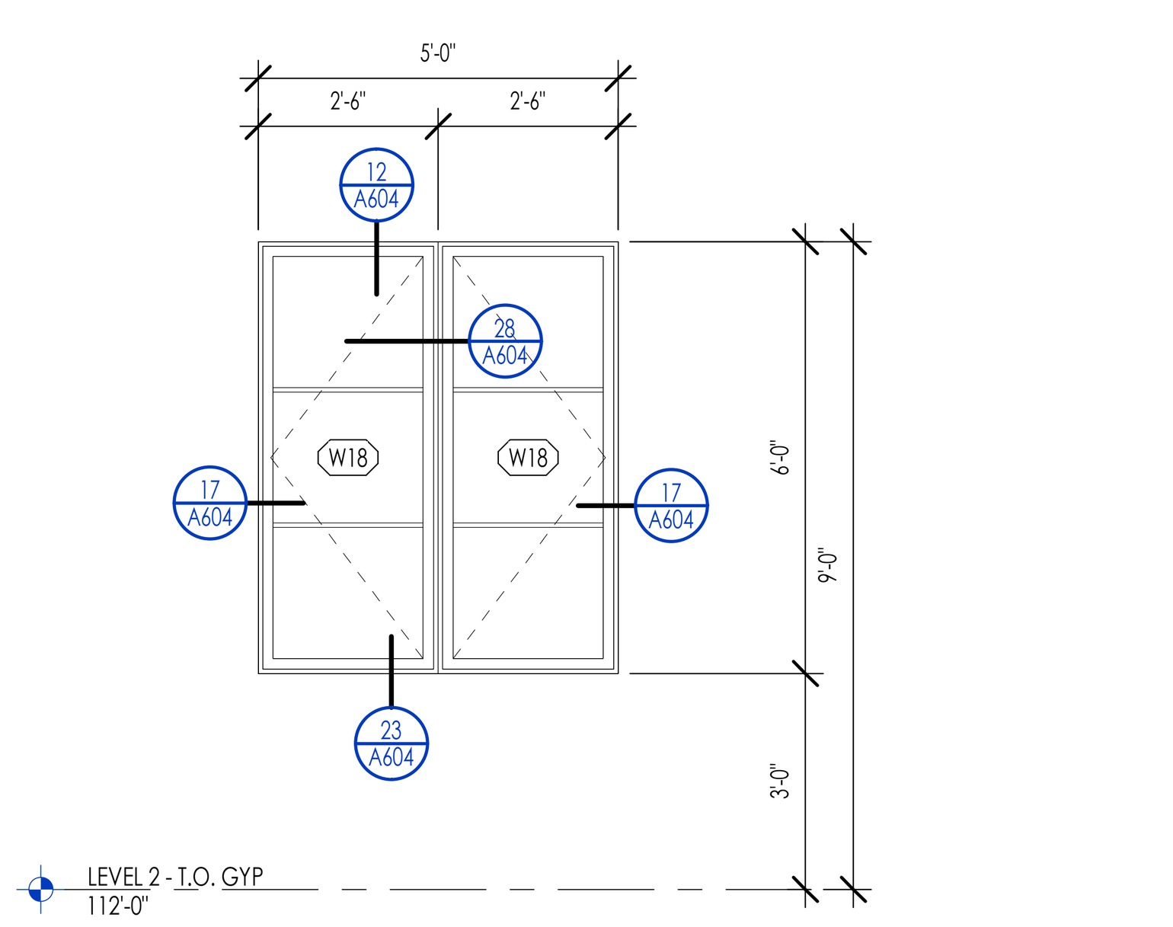
5
A603



WINDOW GROUP 06
3/8" = 1'-0"
6
A603



WINDOW GROUP 07
3/8" = 1'-0"
7
A603



WINDOW GROUP 08
3/8" = 1'-0"
8
A603

WINDOW LEGEND

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

WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS: ____________

BASIS OF DESIGN: ____________

WINDOW TYPE: ____________

WINDOW COLOR: ____________

WINDOW GLAZING: ____________

MINUMUM U-VALUE: ____________

SCREENS REQUIRED: ____________

SCREEN COLOR: ____________

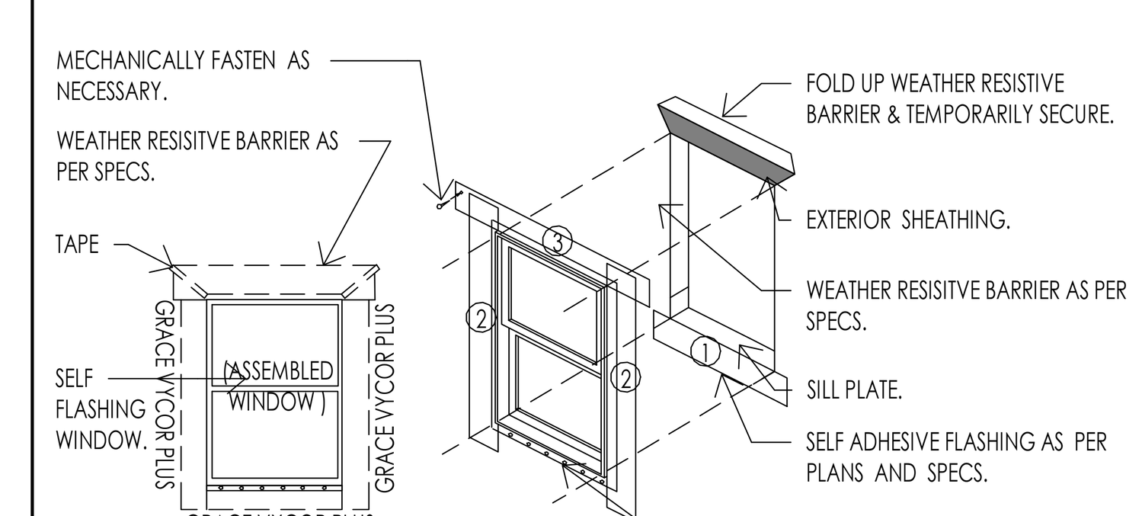
TYPICAL JAMB WIDTH: ____________

SDL WIDTH: ____________

SDL TYPE: ____________

WINDOW GENERAL NOTES

1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THH FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
   A. BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
   B. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPININGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
   C. WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.2.2
   D. WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3
   E. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1
   F. BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4
2. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
   A. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
   B. PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLDING DOORS (R308.4.1.). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (I.R.C. R308.4.2)
   C. PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
   D. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   F. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   G. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
3. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
4. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
5. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL.
6. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.



GENERAL NOTE:
INSTALL PER MANUFACTURER'S RECOMMENDATIONS MIN. MEET MOST STRINGENT REQUIREMENTS OF SPECS AND WINDOW AND SELF ADHESIVE FLASHING MANUF.

HEAD FLASHING TIE-IN INSTRUCTIONS:
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL SELF ADHESIVE HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE.

WINDOW - TYPICAL FLASHING DETAIL
1 1/2" = 1'-0"
30
A603

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STATE OF UTAH JOHN M. SHIRLEY 6247466 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

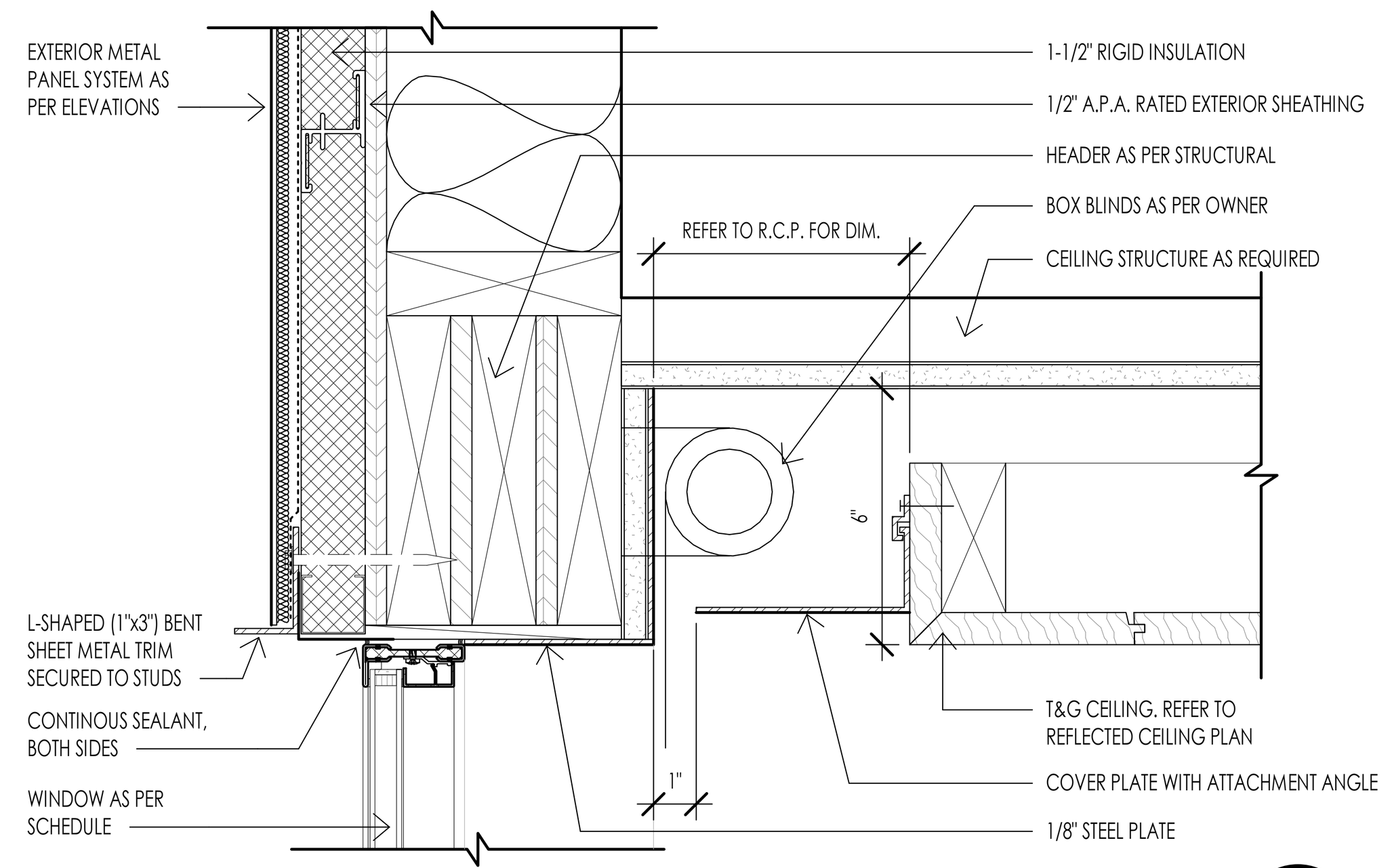
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE & ELEVATIONS

SHEET NUMBER:
A603

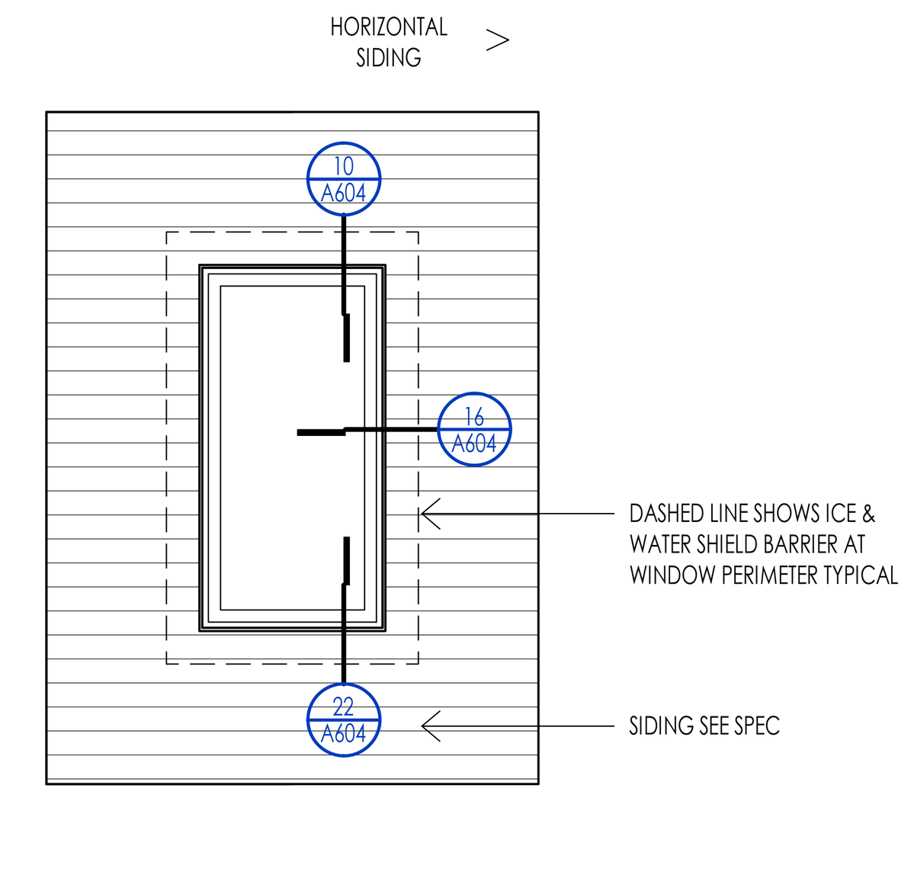
PERMIT SET

Plot Date: 2/16/2024 11:40:14 AM

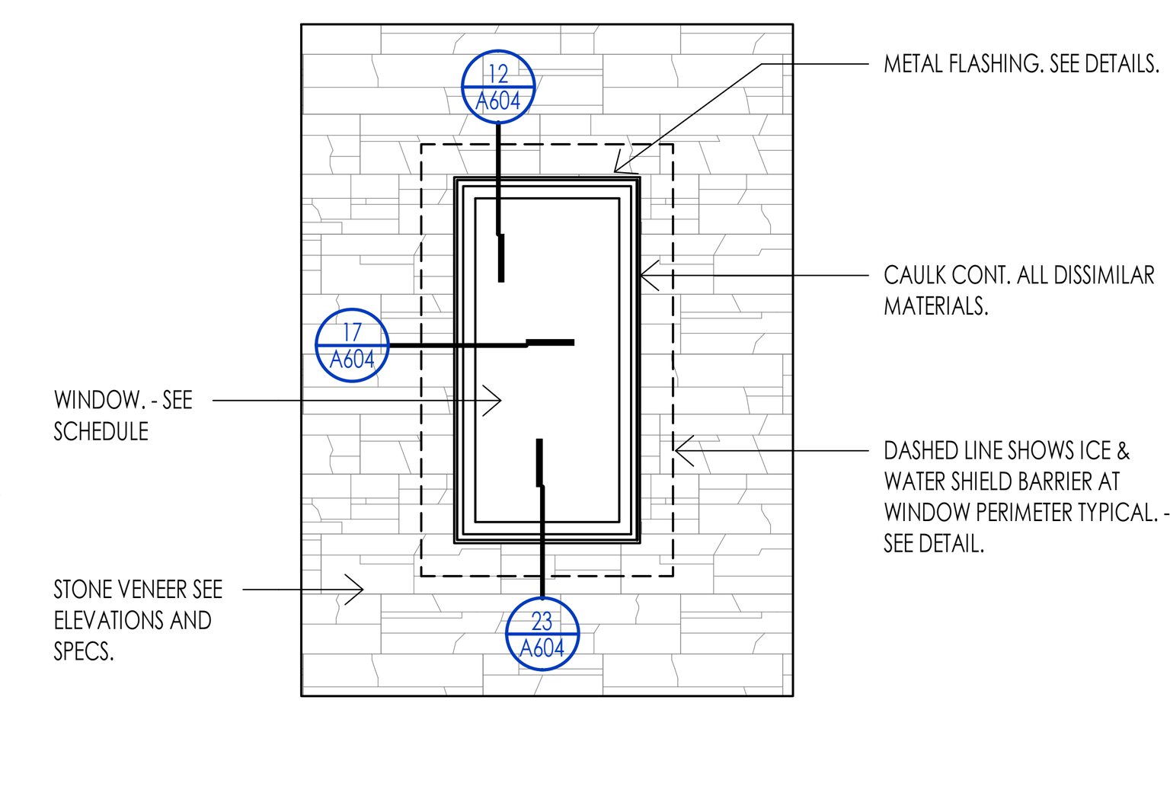


WINDOW - STEEL HEAD DETAIL AT METAL 2 A604
3" = 1'-0"

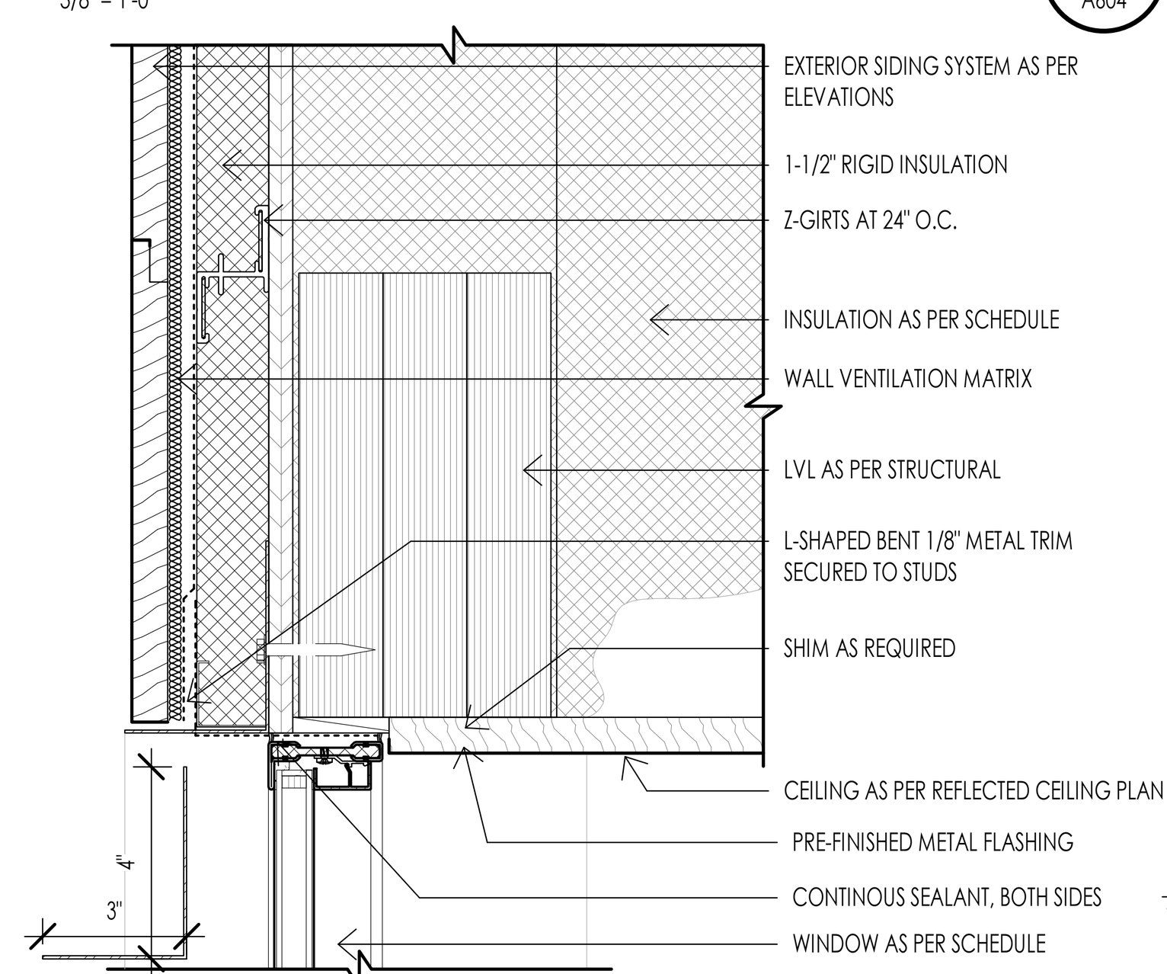
NOTE:
COORDINATE WITH DETAILS FOR ADDITIONAL INSTALLATION REQUIREMENT.



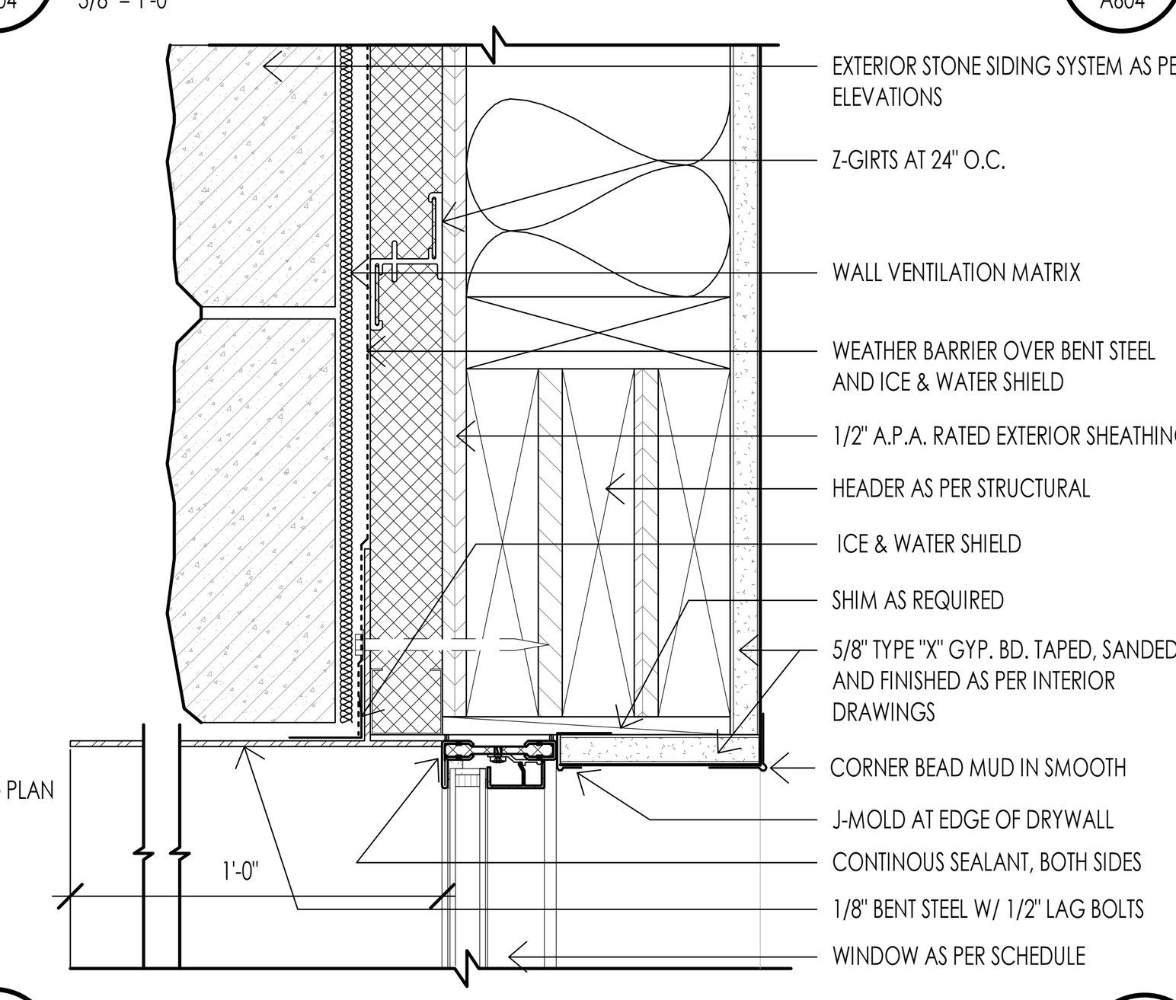
WINDOW - ELEVATION SIDING AT WOOD SIDING 4 A604
3/8" = 1'-0"



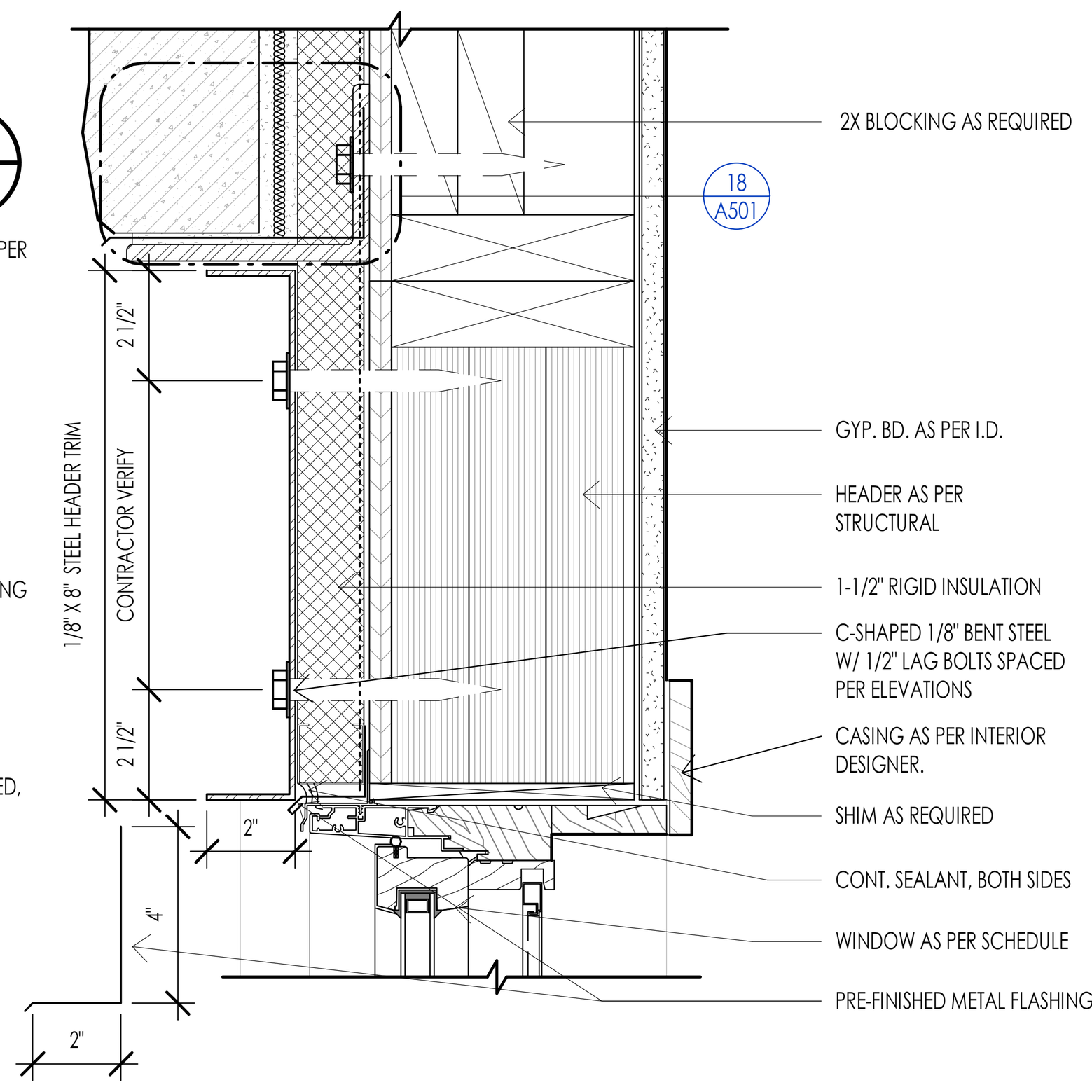
WINDOW - ELEVATION STONE AT STEEL 5 A604
3/8" = 1'-0"



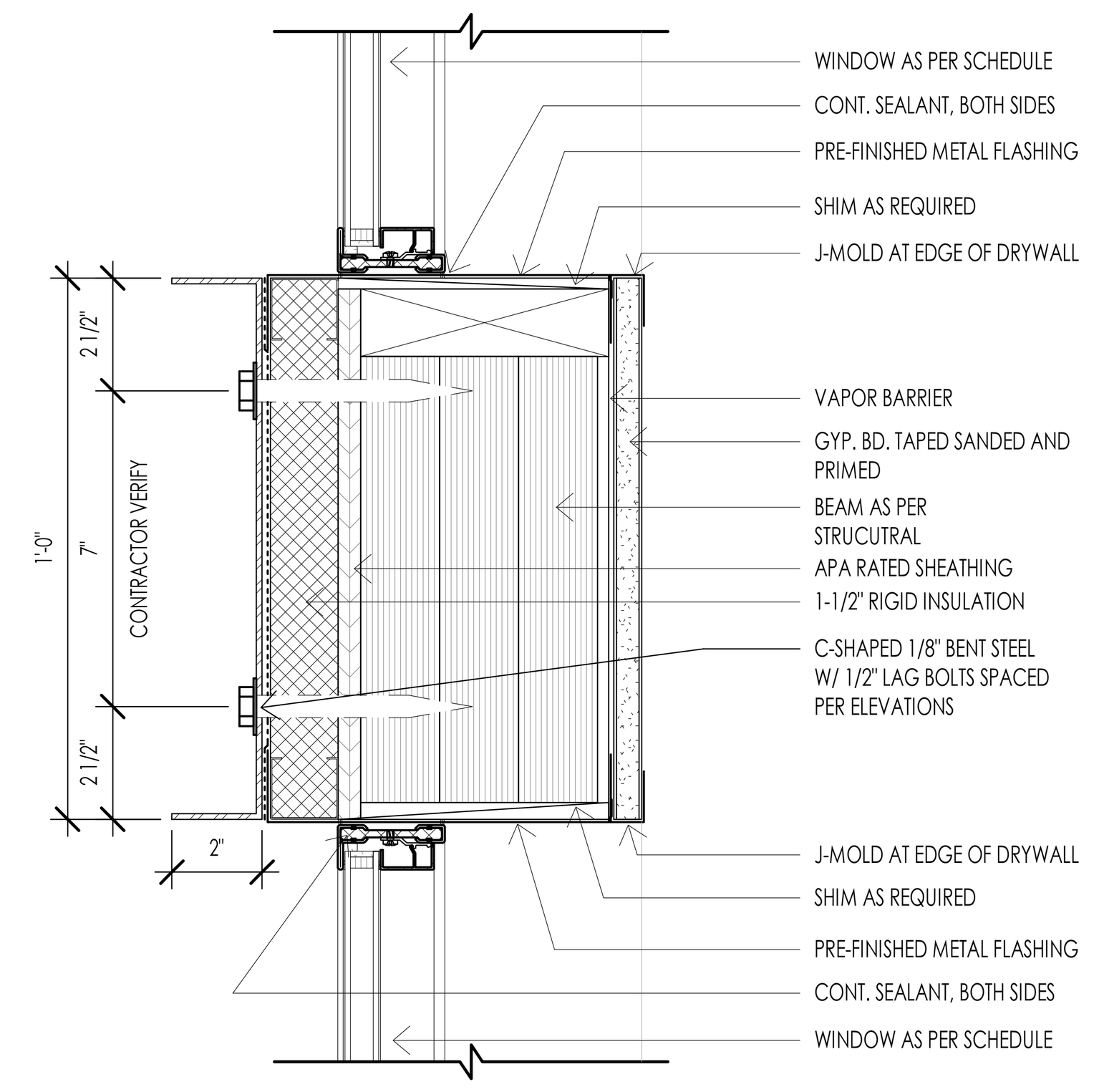
WINDOW - STEEL HEAD DETAIL AT SIDING 10 A604
3" = 1'-0"



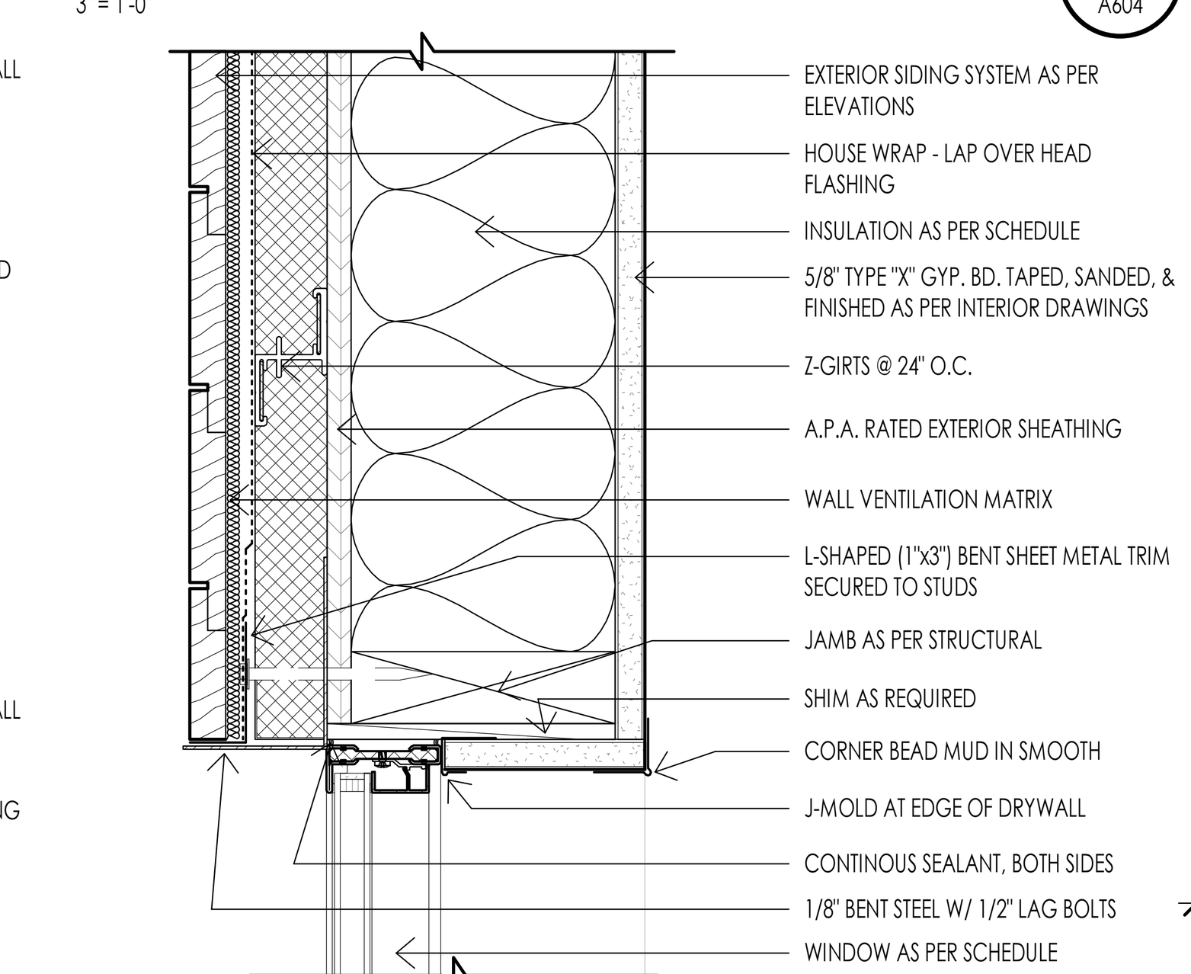
WINDOW - STEEL HEAD DETAIL AT STONE 11 A604
3" = 1'-0"



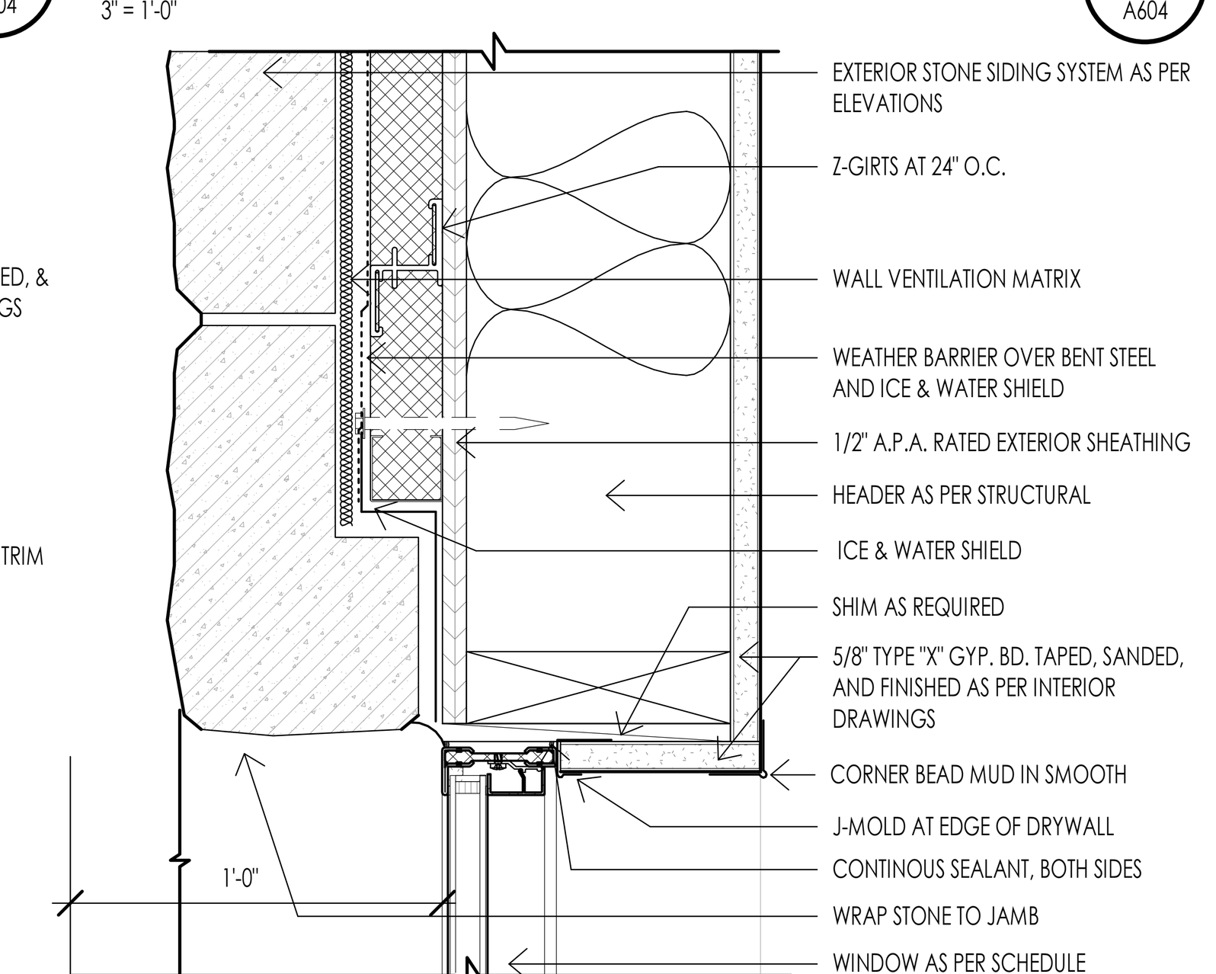
WINDOW - STEEL HEADER TRIM BAND/ STONE 12 A604
3" = 1'-0"



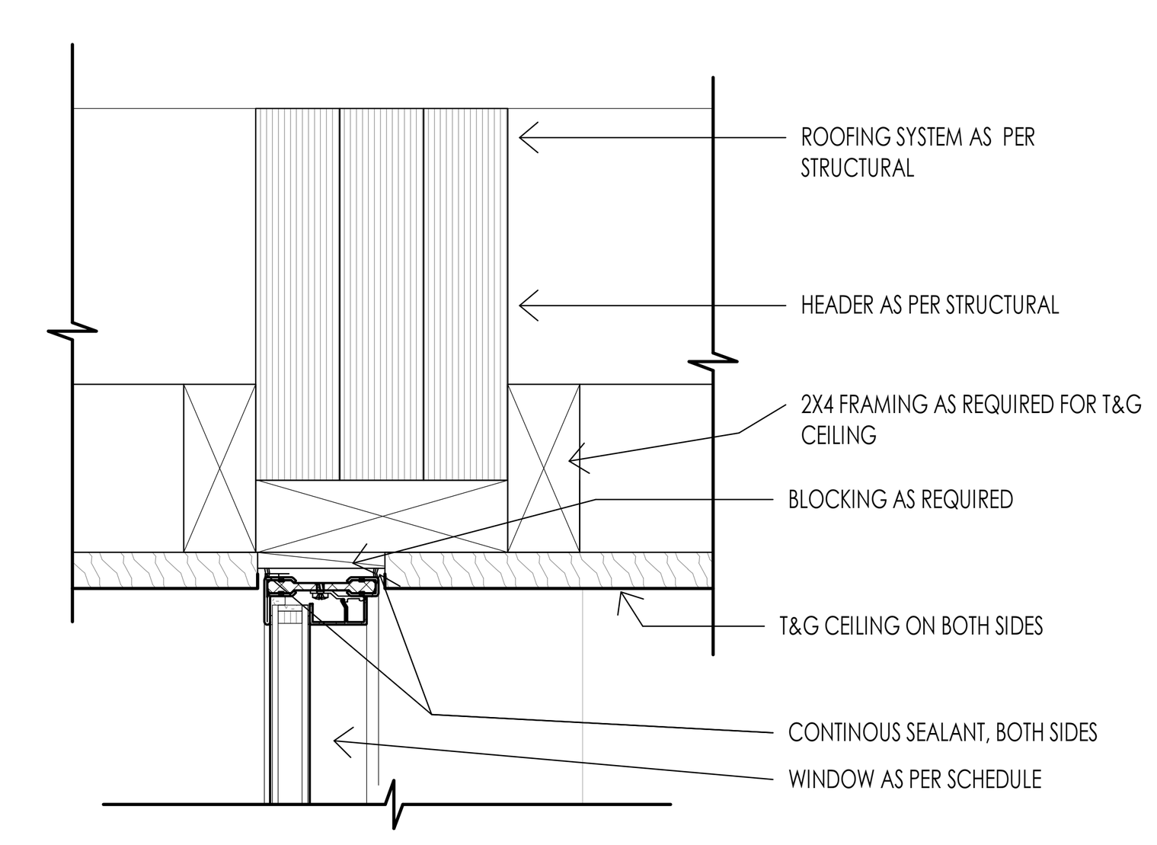
WINDOW - STEEL HEADER TRIM BAND 15 A604
3" = 1'-0"



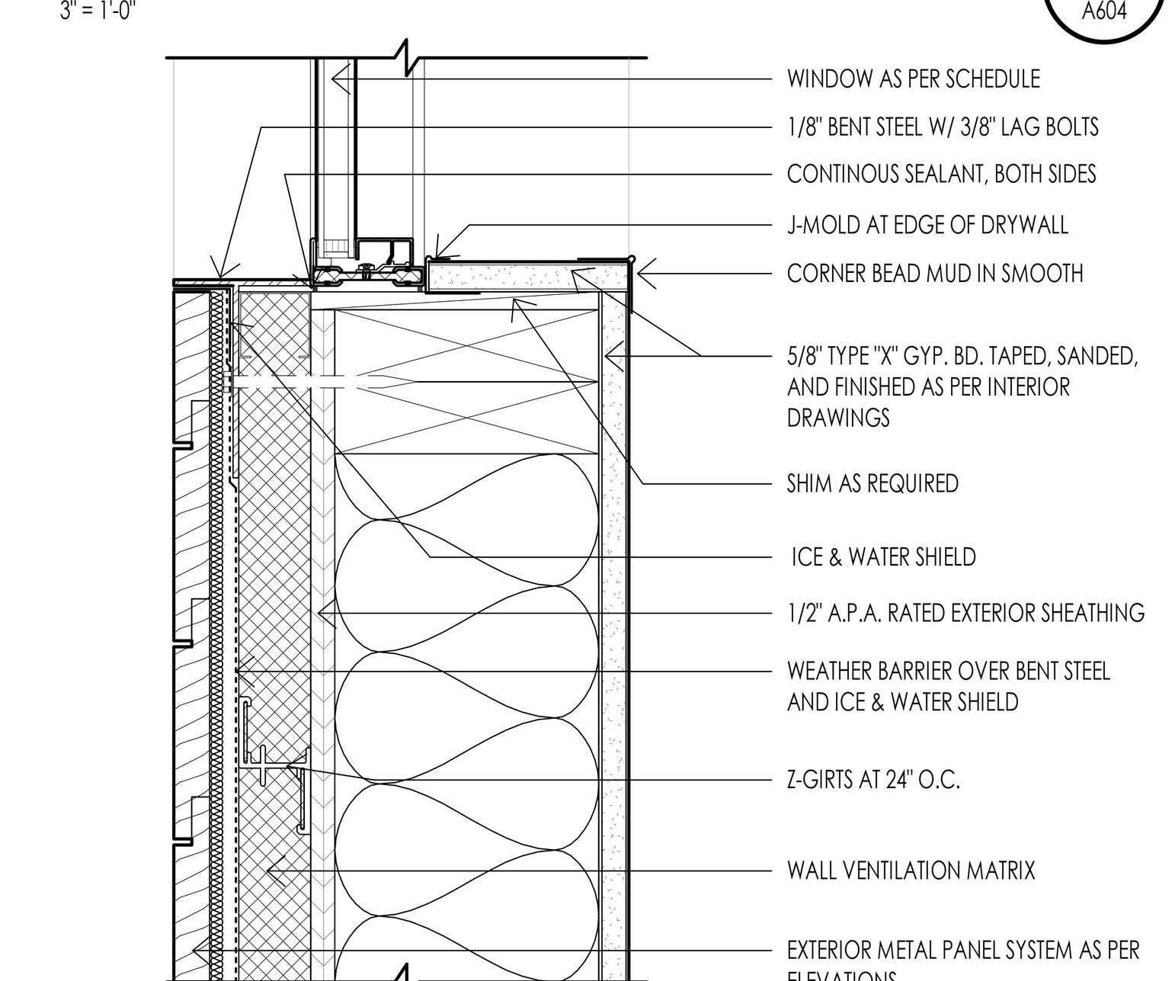
WINDOW - STEEL JAMB DETAIL AT SIDING 16 A604
3" = 1'-0"



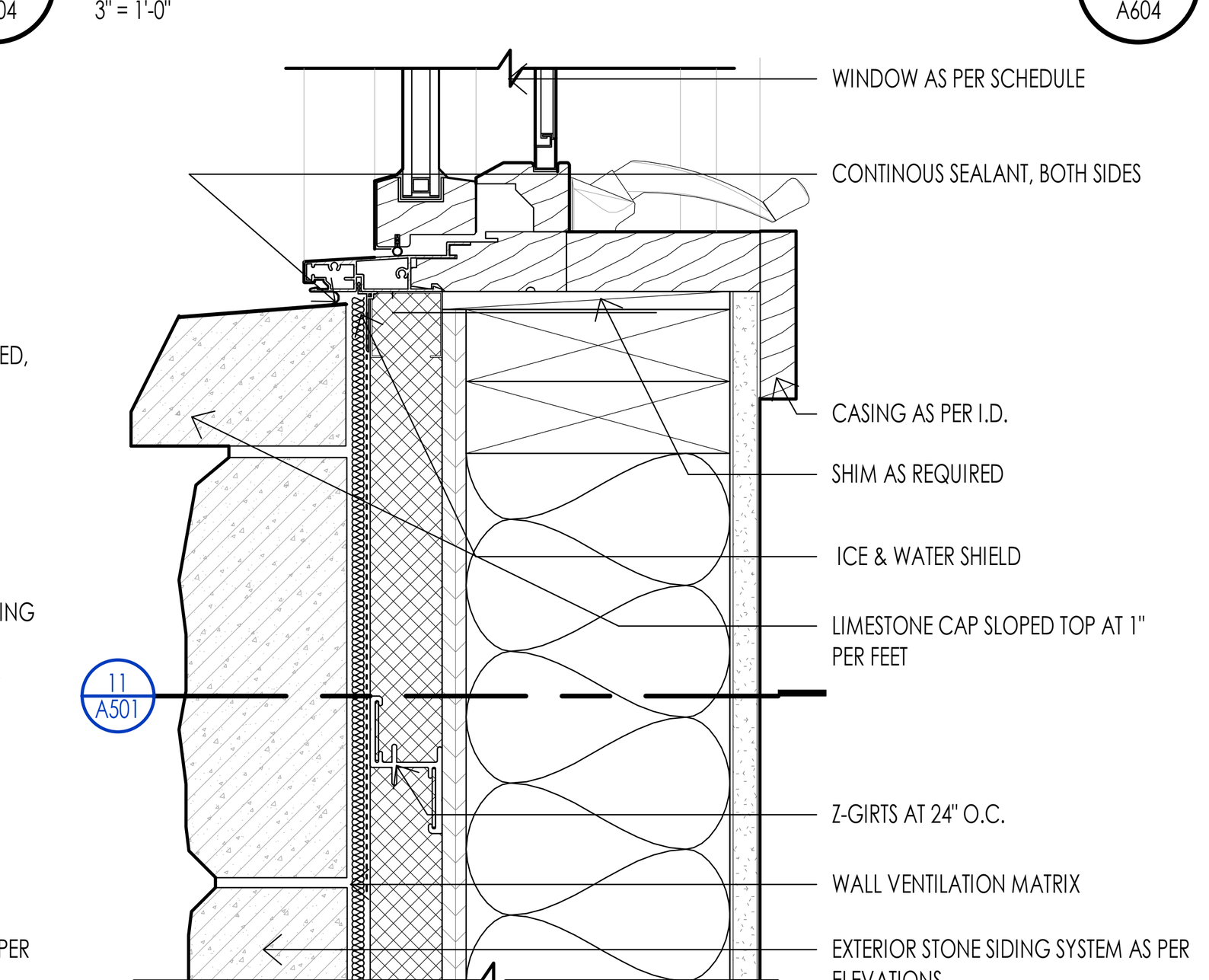
WINDOW - STEEL JAMB DETAIL AT STONE 17 A604
3" = 1'-0"



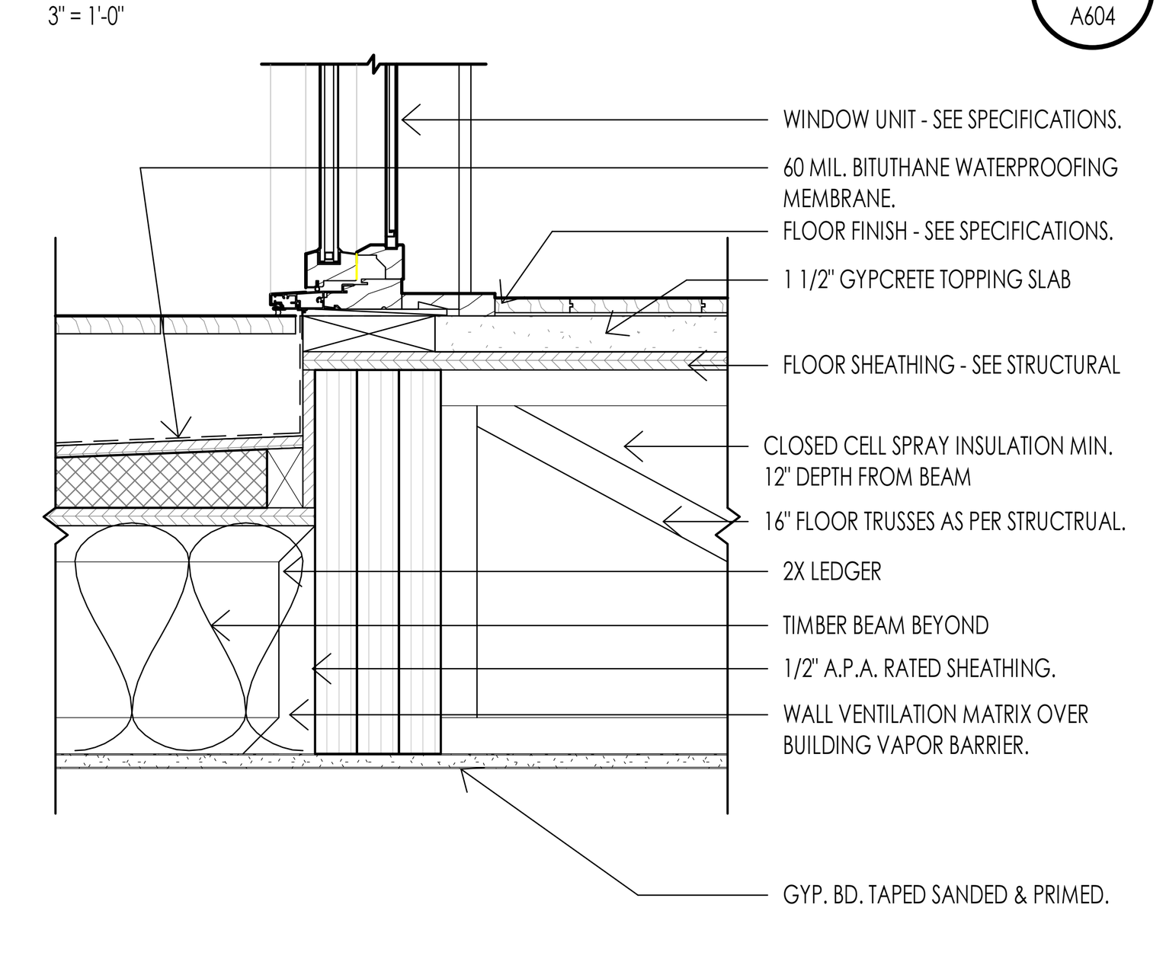
WINDOW - STEEL HEAD DETAIL AT T&G CEILING 21 A604
3" = 1'-0"



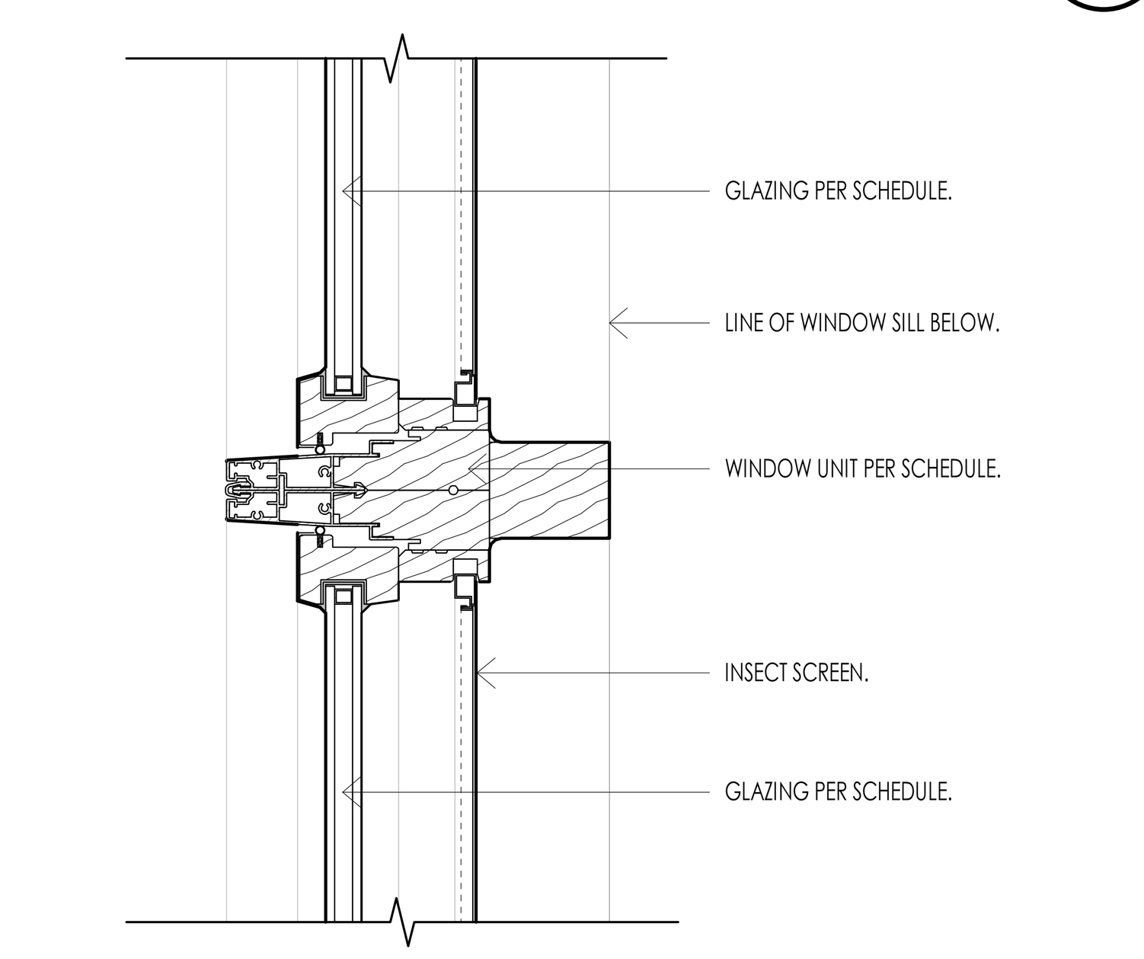
WINDOW - STEEL SILL DETAIL AT SIDING 22 A604
3" = 1'-0"



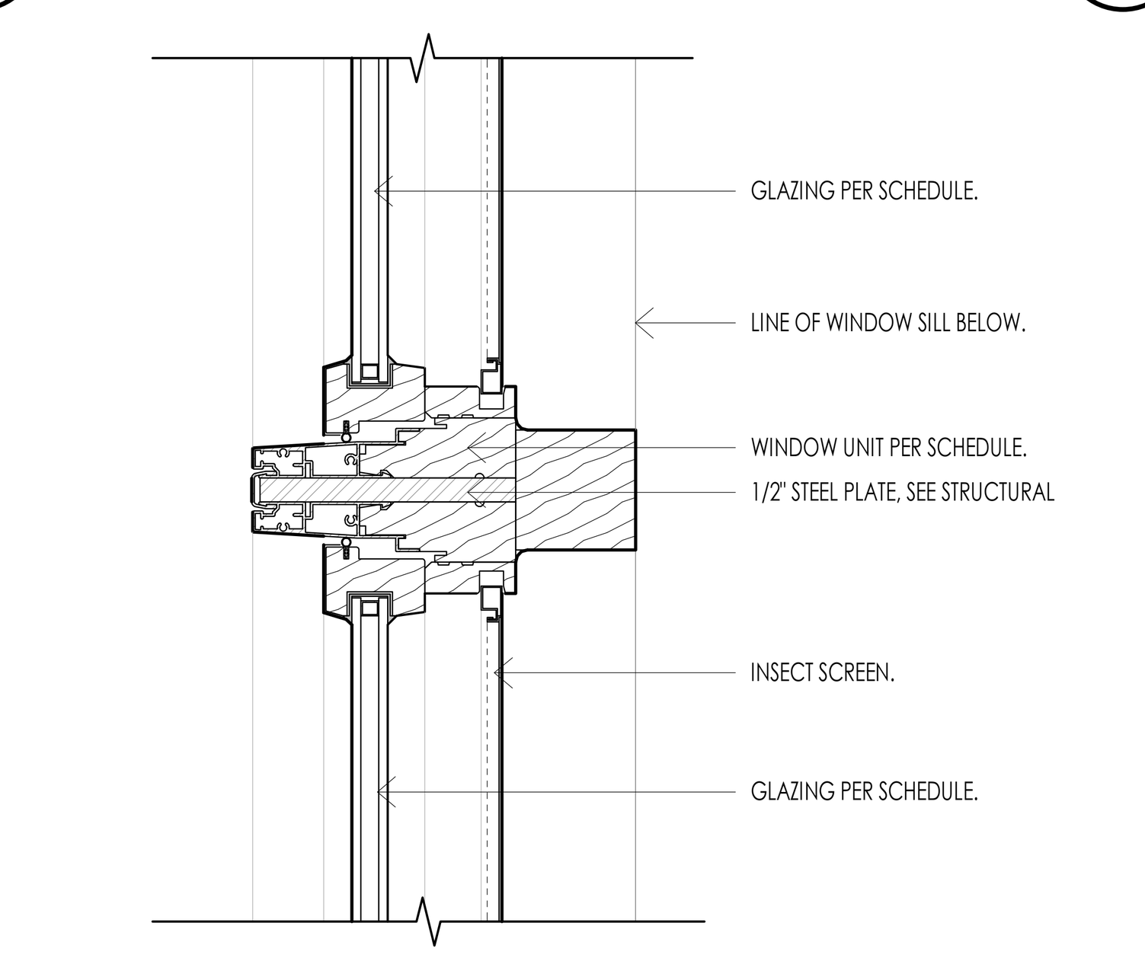
WINDOW - SILL DETAIL AT STONE 23 A604
3" = 1'-0"



WINDOW - SILL AT GREAT ROOM - DECK 27 A604
1 1/2" = 1'-0"



WINDOW - MULLED DETAIL 28 A604
3" = 1'-0"



WINDOW - MULLED DETAIL STIFFENED 29 A604
3" = 1'-0"

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STATE OF UTAH LICENSED ARCHITECT

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

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
WINDOW DETAILS
SHEET NUMBER:
A604

PERMIT SET

Plot Date: 2/16/2024 11:40:19 AM

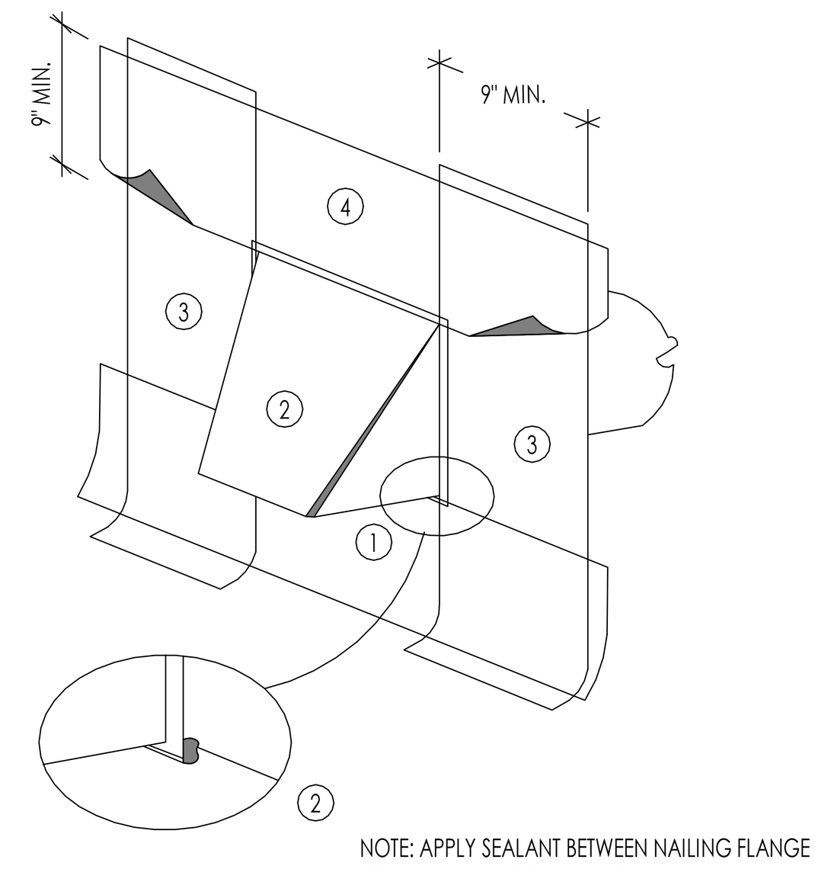
MECHANICAL GENERAL NOTES

PLUMBING GENERAL NOTES

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

MECHANICAL GENERAL NOTES

1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL 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.
4. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
5. ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
7. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED.
8. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
9. WATER HEATERS
   a. THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
   b. ALL WATER HEATERS SHALL BE VENTED TO THE EXTEIOR.
   c. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE T0WARD THE DRAIN IN A POSITIVE FLOW.
10. GAS FIRED FURNANCES
    a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE FURNACES.
    b. THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    c. THE VENTING OF EACH GAS FIRE FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES.
11. GAS FIRE BOILERS
    a. THE REQUIRED NUMBER OF GAS FIREBOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE BOILERS.
    b. THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    c. THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
12. DUCTWORK
    a. ALL DUCTWORK SHALL BE 26 GA. MINUMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION
    b. ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
    c. ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.



NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING.

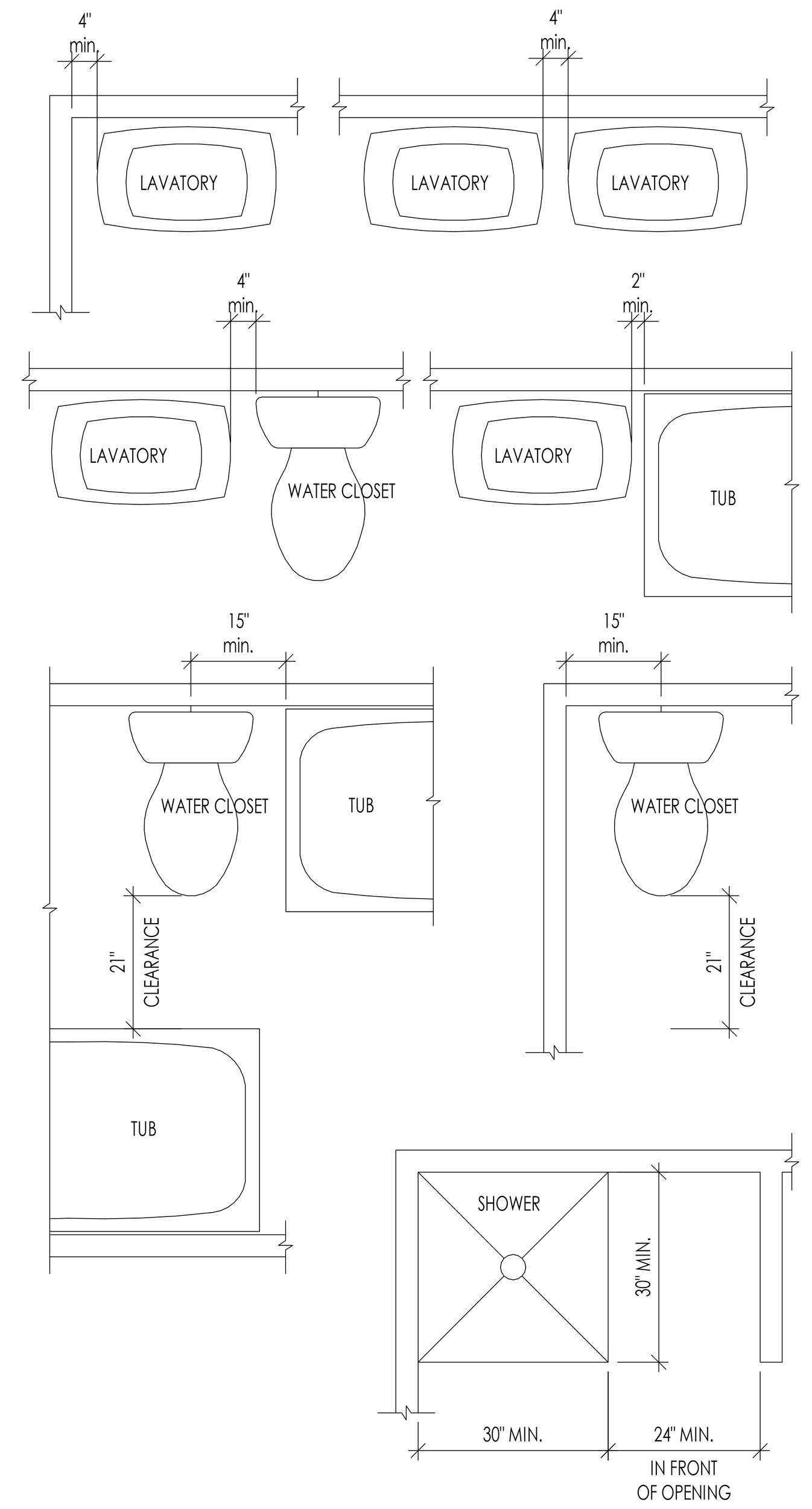
(1) SILL FLASHING
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING
-DO NOT OVERLAP THE TOP OF SILL FRAMING
-ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH

(2) METAL EXTERIOR VENT
26 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.

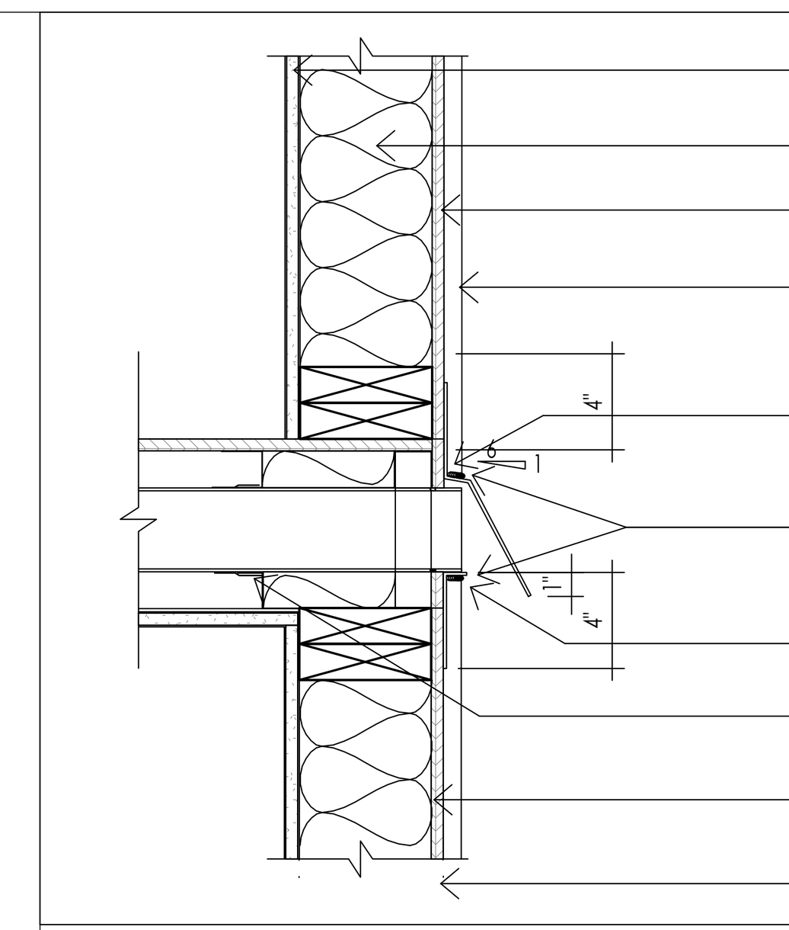
(3) JAMB FLASHING
9 INCH MIN. WIDE SELF ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE. FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.
-DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

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

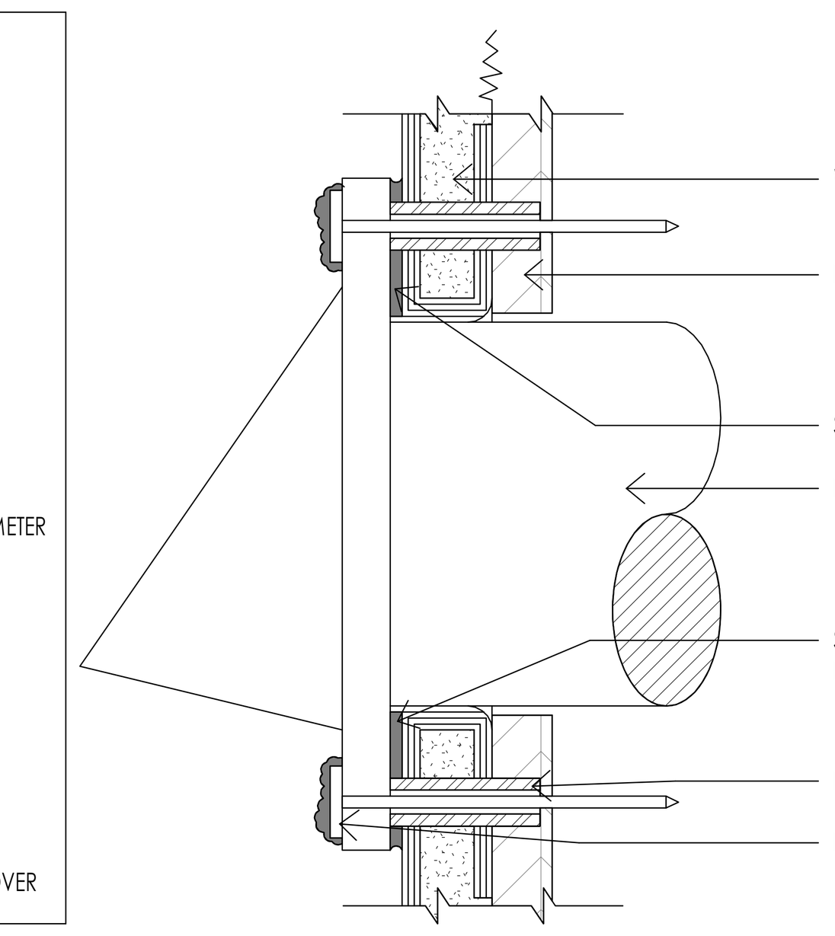
EXHAUST VENT DETAIL — 1 / M101
1 1/2" = 1'-0"



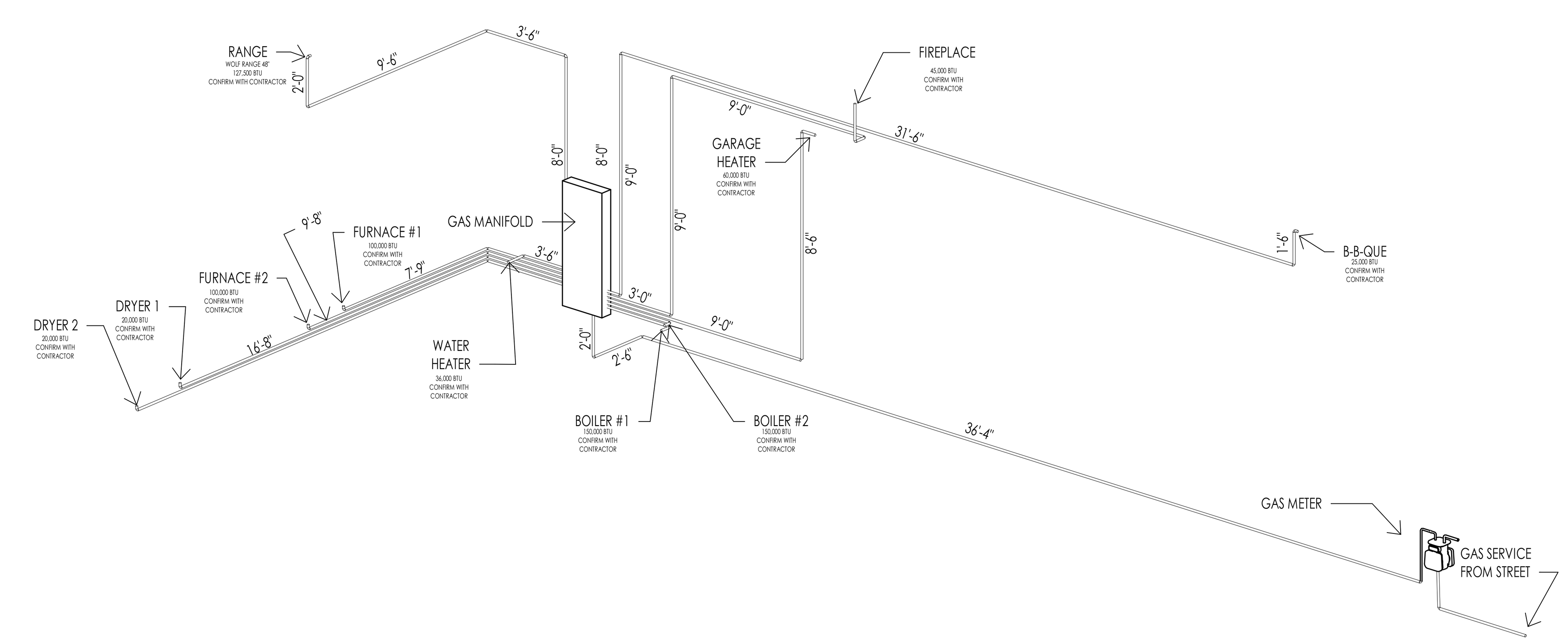
MINIMUM PLUMBING FIXTURE CLEARANCES — 2 / M101
1/8" = 1'-0"



WALL EXHAUST VENT — 3 / M101
1 1/2" = 1'-0"



TYPICAL DRYER VENT (SHOWN WITH STUCCO) — 4 / M101
6" = 1'-0"



GAS SCHEMATIC — 5 / M101

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

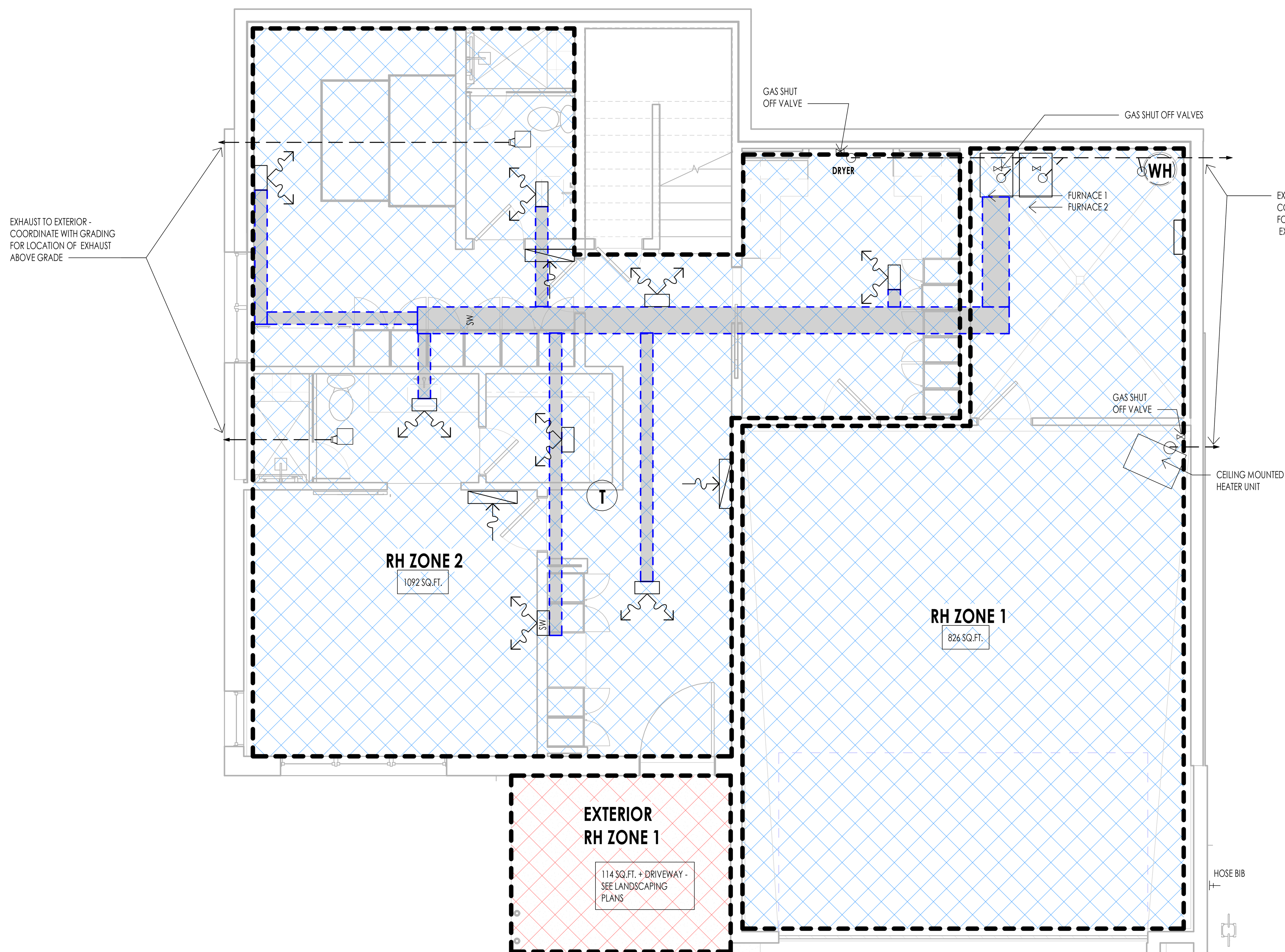
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

PERMIT SET

SHEET TITLE:
MECHANICAL GENERAL NOTES

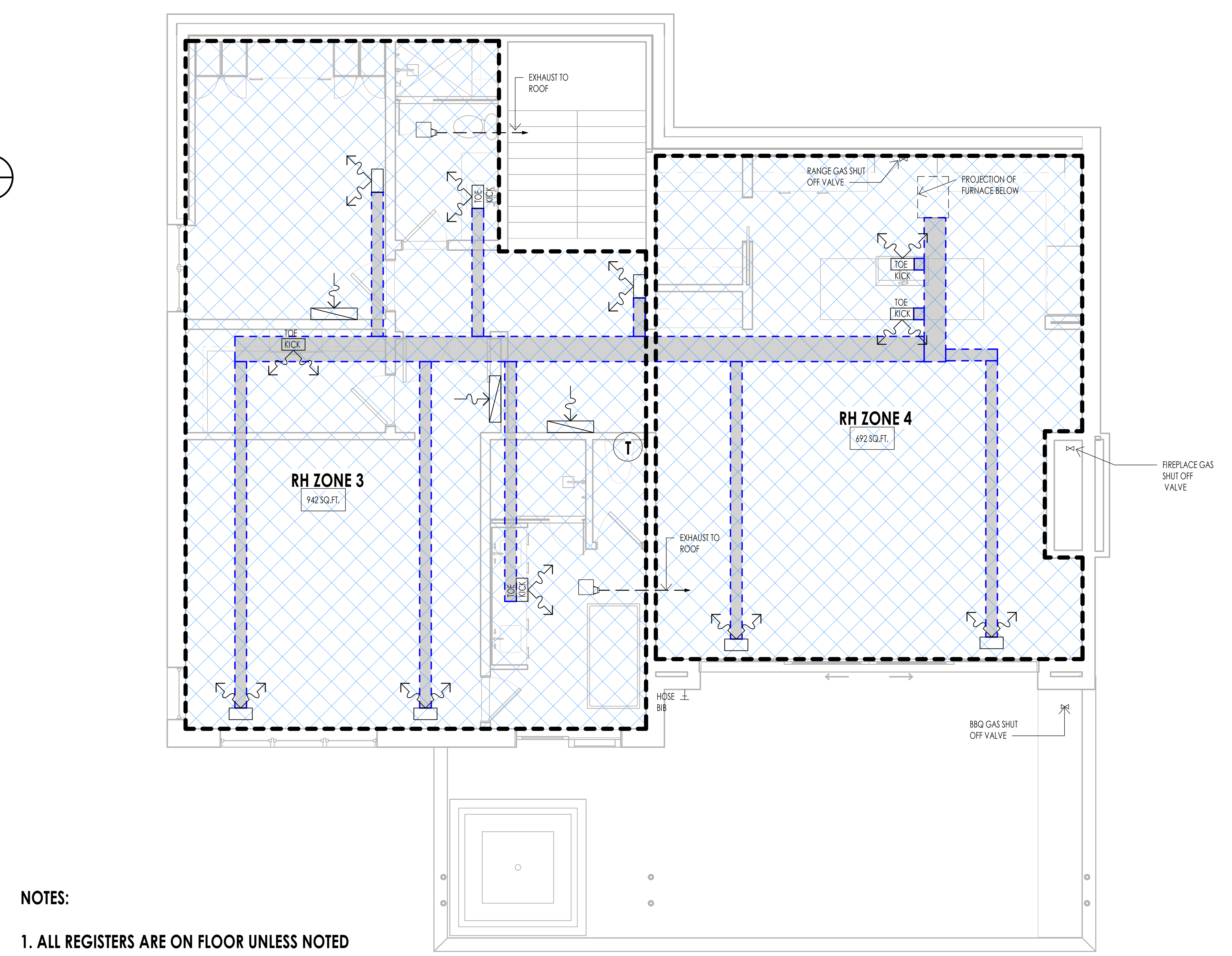
SHEET NUMBER:
M101

Plot Date: 2/16/2024 11:40:53 AM



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

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



NOTES:

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

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

MECHANICAL LEGEND

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

MECHANICAL GENERAL NOTES

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.

2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.

3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.

4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.

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

7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.

8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.

9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.

10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.

12. RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.

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STATE OF UTAH · JOHN M. SHIRLEY · 6247466 · LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M102

PERMIT SET

Plot Date: 2/16/2024 11:40:57 AM

ELECTRICAL GENERAL NOTES

1. ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.

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

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

5. ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.

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

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

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

8. ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.

9. SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.9)

10. ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.

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

12. GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.

13. A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER: THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.

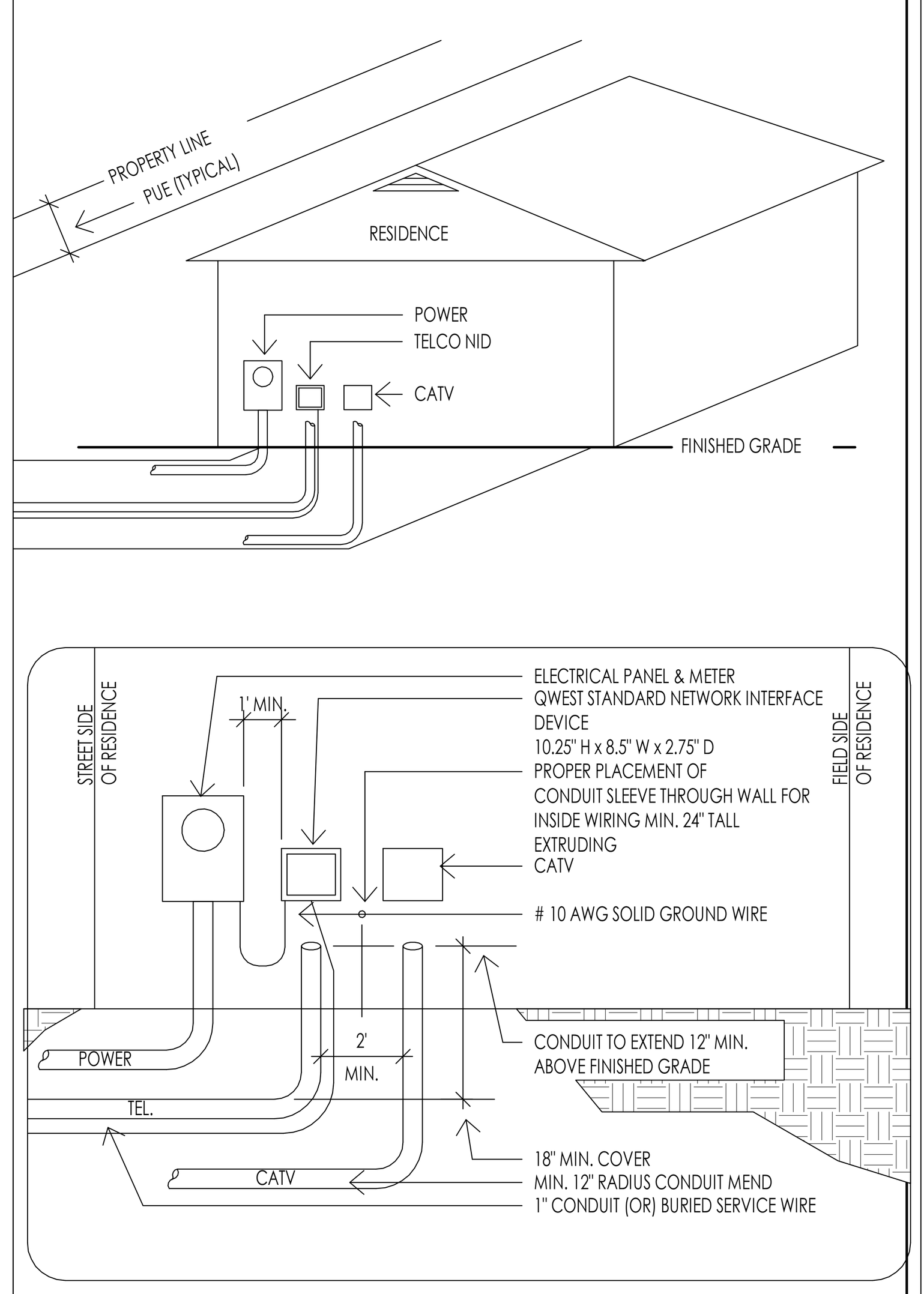
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.

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

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

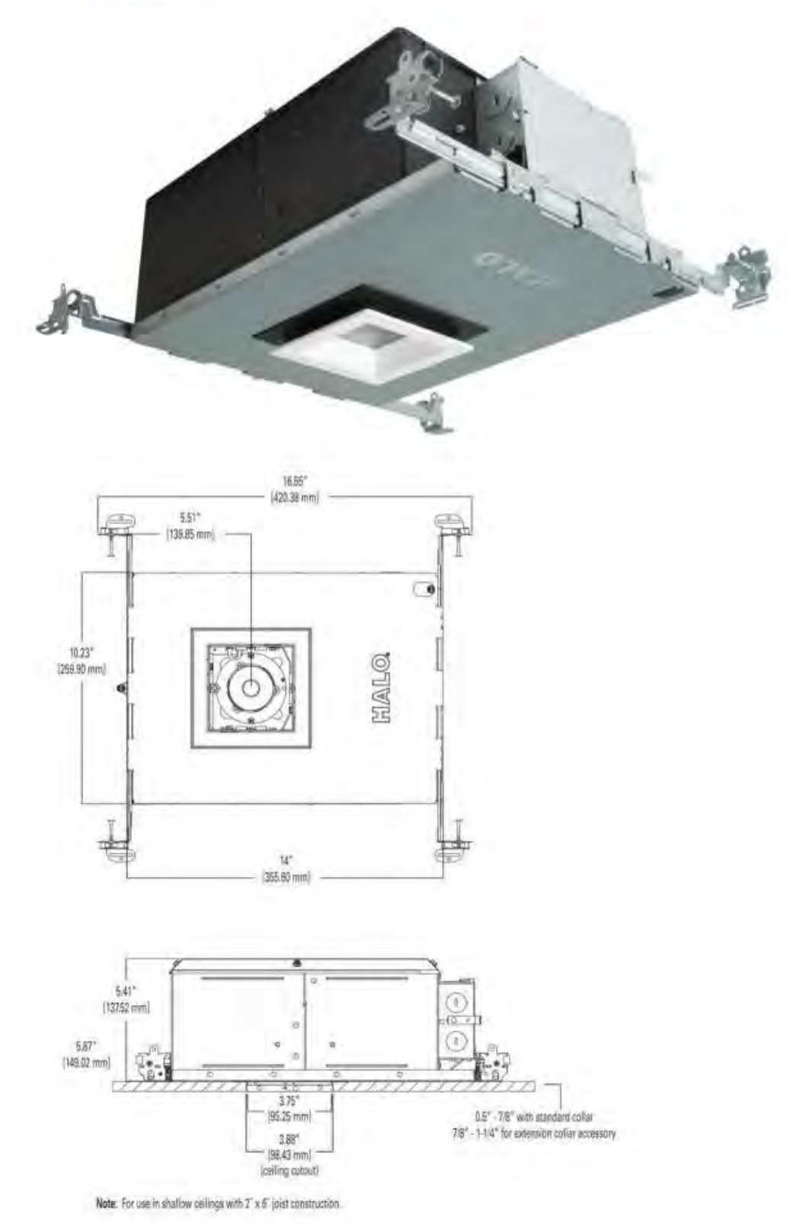
17. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.

18. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



TYPICAL DRY UTILITY LOCATION DETAIL
1/2" = 1'-0"
1
E101

HL36SA



Ordering Information

SAMPLE ORDER NUMBERS: HL36SA20SP927ED010ICAT, TIR45FL40, TLS3RMW

Series
HL36SA = 3-inch square shallow new construction directional housing

Wattage
10 = 10W (nominal)
15 = 15W (nominal)
20 = 20W (nominal)

Distribution
[blank] = Purchase optic separately
SP = 15° beam
NFL = 25° beam
FL = 40° beam
WFL = 55° beam

Light Engine
927 = 90 CRI, 2700K
930 = 90 CRI, 3000K
935 = 90 CRI, 3500K
940 = 90 CRI, 4000K
D2W = 90 CRI, 3000K CCT, dim to warm(1)

Input/Control
ED010 = UNV 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and UNV 120-277V 50/60Hz 0-10V 1% dimming
1ELTE = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only
DE010 = 0-10V Dimming, 0% to 100%, 120V-277V

Housing Type
ICAT= insulation contact and airtight

Accessories
RA3S = rimless adapter for HL36A housings and trims
CE3S = collar extender for HL36A housings, adjusts from 7/8" to 1-1/4" thick ceilings
Optics & Media
TIR45SP15 = 15° beam
TIR45NFL25 = 25° beam
TIR45FL40 = 40° beam
TIR45WFL55 = 55° beam
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

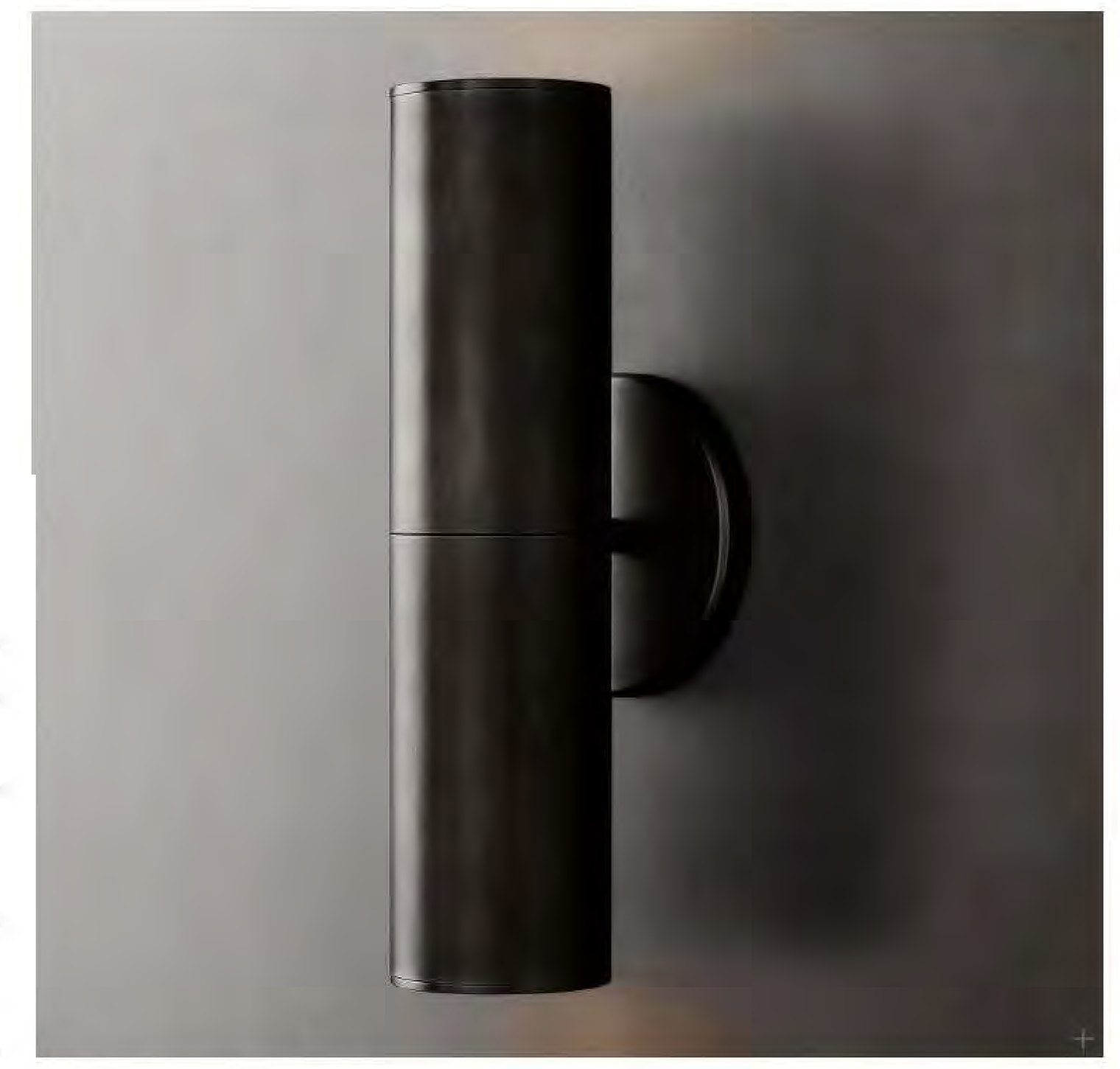
See page 19 for trim information.

(1) Only available in 10W and 15W

HALO HL3 3-inch LED downlighting 15

L-1 RECESSED EXTERIOR SOFFIT LIGHT

RH MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN GALLERIES SHOP ROOMS SIGN IN CART 2
LIVING DINING BED BATH LIGHTING TEXTILES RUGS WINDOWS HARDWARE DECOR ART OUTDOOR SALE



Shown in Bronze.

CHAMPEAUX LINEAR SCONCE

Starting at
$525 Regular
$393 Member

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

SHOP THE ENTIRE COLLECTION ›

FINISH OPTIONS

Polished Chrome | Lacquered Burnished Brass | Bronze

DETAILS +
DIMENSIONS +
INSTALLATION INSTRUCTIONS ›

MAXIMUM OF 2,700K COLOR TEMPERATURE
MAXIMUM OF 700 LUMENS
CAP TOP, DOWNLIGHT ONLY

CHAT WITH A DE[SIGNER]
WE'RE HERE TO HELP

L-2 DECORATIVE EXTERIOR WALL SCONCE

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170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

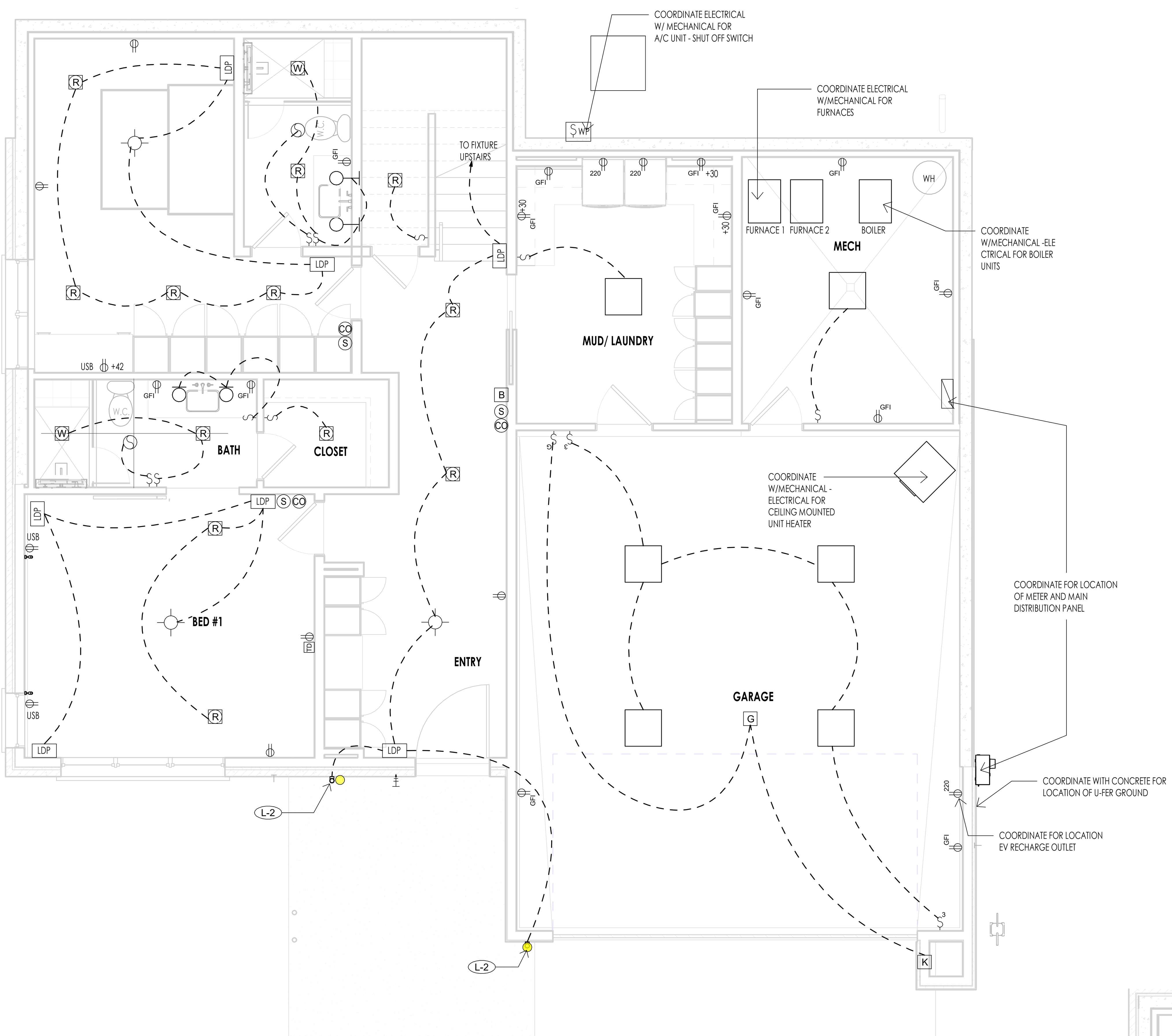
PROJECT NC22023.33
DATE: 2023.11.06
REVISIONS:

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

PERMIT SET

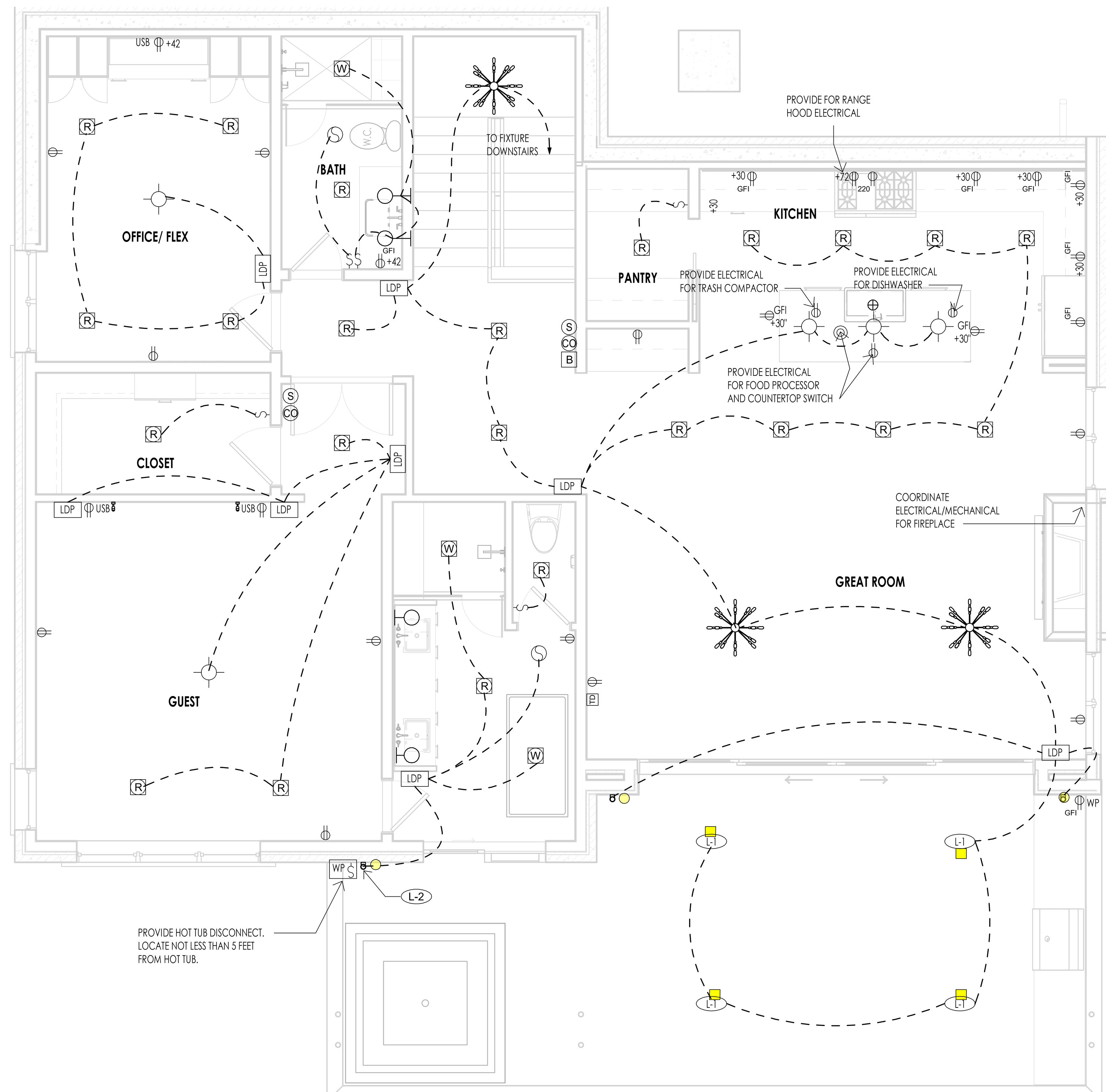
Plot Date: 2/16/2024 11:40:22 AM



LEVEL 1 - ELECTRICAL

1/4" = 1'-0"

1
E102



LEVEL 2 - ELECTRICAL

1/4" = 1'-0"

2
E102

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$	SINGLE POLE TOGGLE SWITCH
$3	THREE WAY TOGGLE SWITCH
$4	FOUR WAY TOGGLE SWITCH
$G	GARAGE DOOR OPENER
$D	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELITTE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
L-1	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
L-2	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
L-3	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
LDP	LIGHTING DIGITAL PAD
	DOOR BELL SWITCH
	WALL MOUNTED BED LIGHT

ELECTRICAL GENERAL NOTES

1. SEE SPECS FOR ELECTRICAL INFORMATION.

2. ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.

5. CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE:
A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.11.06

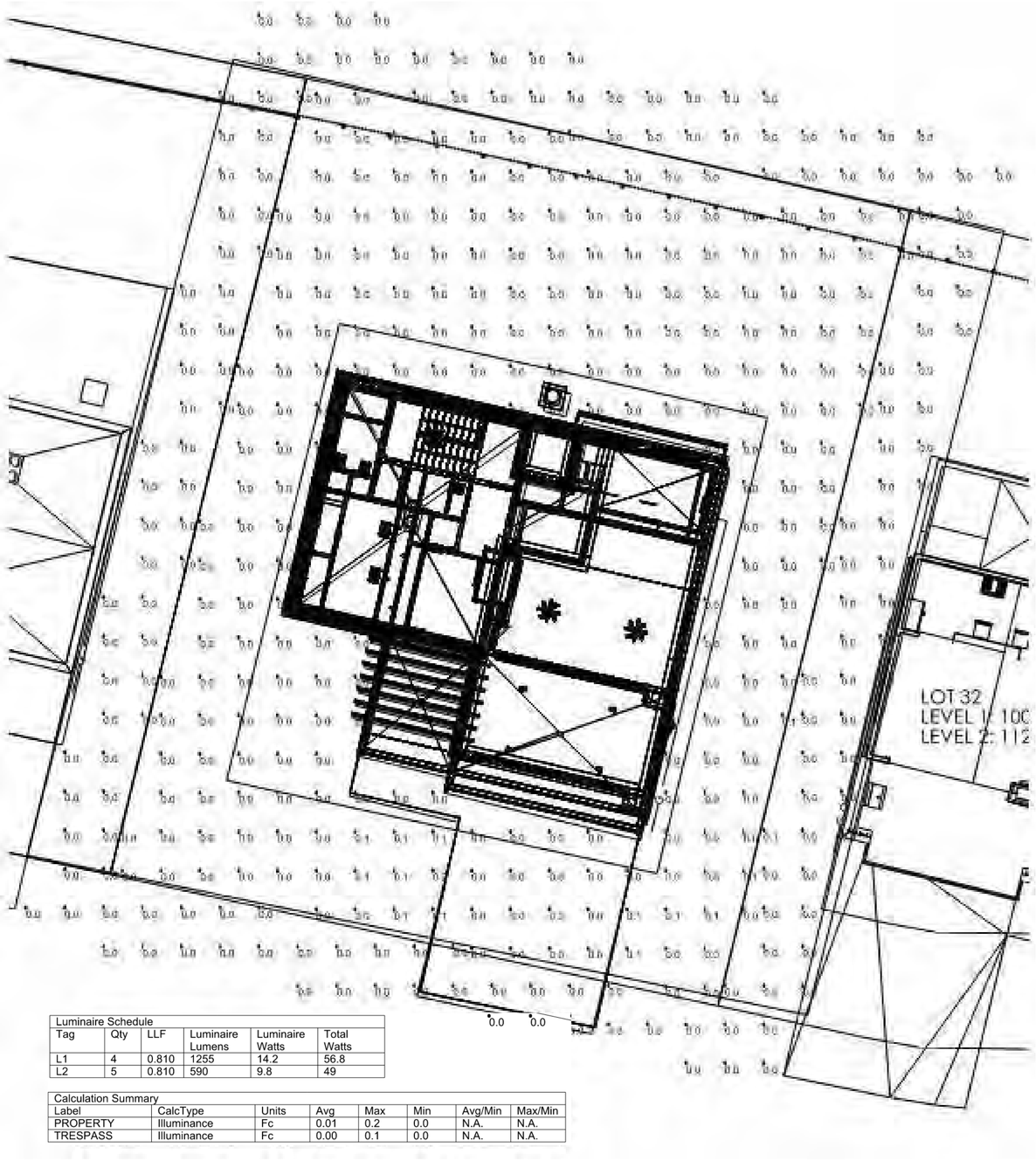
REVISIONS:

SHEET TITLE:
ELECTRICAL PLANS

PERMIT SET

SHEET NUMBER:
E102

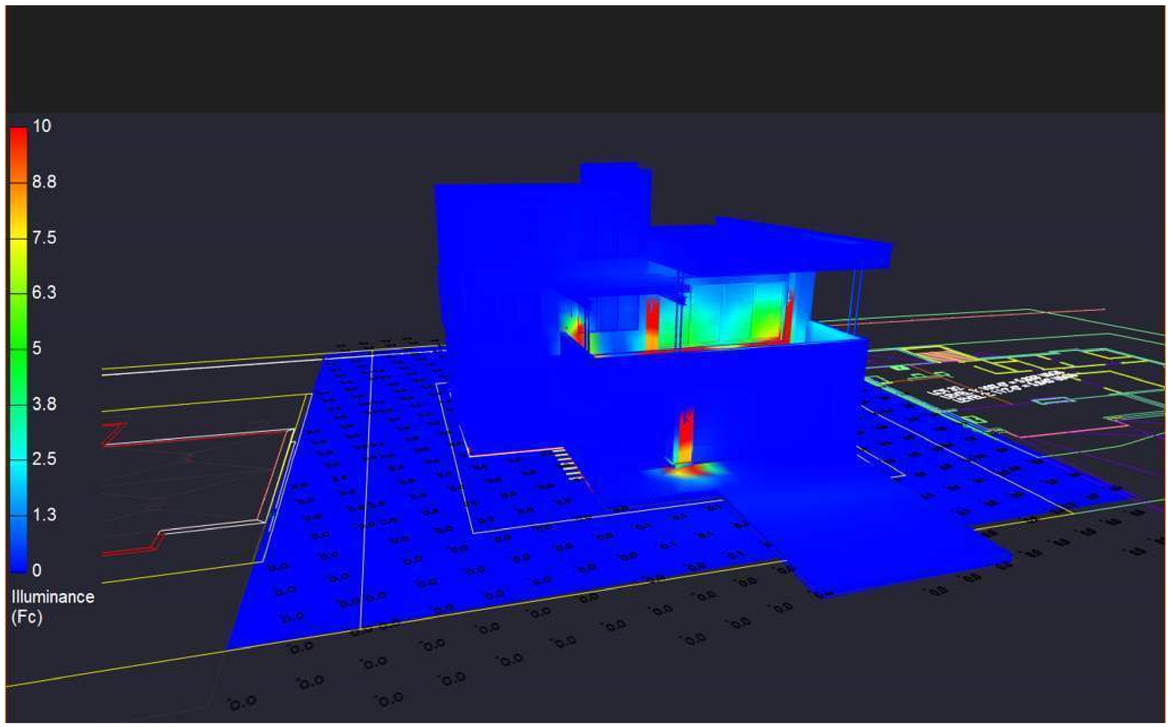
Plot Date: 2/16/2024 11:40:31 AM



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

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

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



PSEUDO RENDERING WITH ILLUMINANCE SCALE

PROFESSIONAL ENGINEER LICENSED 18688 07-25-2023 STATE OF IDAHO SPENCER C. LITTLE

SPECTRUM ENGINEERS

WARM SPRING RESIDENCES
KETCHUM, ID

LOT 33 CALCULATIONS AND RENDERINGS

EXPOSED TIMBER AND STEEL FRAMED TRELLIS

WOOD SIDING

STONE VENEER

METAL SIDING

GARAGE DOOR TO MATCH SIDING

THINSET MASONRY:

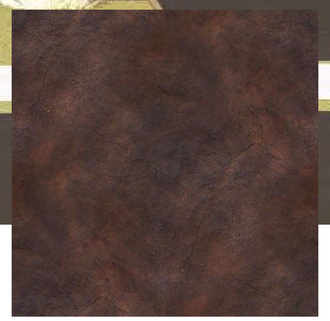
MOUNTAIN VALLEY SANDSTONE WITH OVER GROUTING

HORIZONTAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING

VERTICAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING

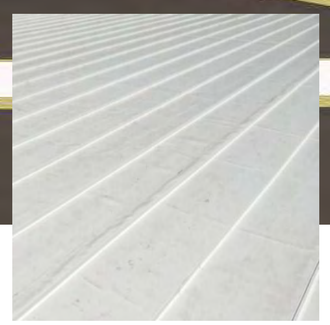


METAL SIDING AT CHIMNEY:

STEEL TRIM
COLOR: AGED STEEL, LIGHT RUST FINISH

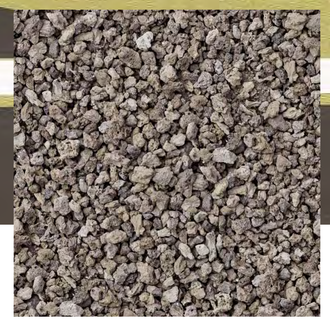
WINDOWS:

ALUMINUM CLAD WOOD WINDOWS
COLOR: DARK BRONZE



TPO WITH GRAVEL BALLAST

ROOFING MEMBRANE



GRAVEL BALLAST OVER MEMBRANE:

3/4"- SMOOTH GRAVEL

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KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2024.02.20

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2024.02.20

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

Think
Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D301

2024.02.20

BALD MOUNTAIN ROAD VIEW LOOKING NORTH EAST

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2024.02.20

WARM SPRINGS ROAD LOOKING SOUTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D303

2024.02.20

WARM SPRINGS ROAD LOOKING SOUTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2024.02.20

BIRDS EYE VIEW LOOKING EAST OVER BALD MOUNTAIN ROAD

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2024.02.20

LOT 33

LOT 33

LOT 32

BALD MOUNTAIN ROAD

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2024.02.20

VIEW FROM SECOND STORY WINDOW ON NORTH SIDE OF WARM SPRINGS ROAD LOOKING WEST

Think Architecture

WARM SPRINGS RESIDENCE #33 R1

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2024.02.20

City of Ketchum

Attachment C:
Lot 33 Redesign #2
Plan Set

WARM SPRINGS #33

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

DRAWING INDEX

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G003	BUILDING AREA ANALYSIS		
G004	SPECIFICATIONS		
G005	SPECIFICATIONS		
G006	SPECIFICATIONS		
G007	SPECIFICATIONS		
G008	SPECIFICATIONS		

CIVIL

SHEET #	SHEET NAME	#	DATE
C101	Civil		

LANDSCAPE

SHEET #	SHEET NAME	#	DATE
L101	Landscape		

ARCHITECTURAL

SHEET #	SHEET NAME	#	DATE
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A103	FOUNDATION PLAN		
A104	LEVEL 1 FLOOR PLAN		
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STRUCTURAL

SHEET #	SHEET NAME	#	DATE
S101	Structural		

MECHANICAL

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

ELECTRICAL

SHEET #	SHEET NAME	#	DATE
E101	ELECTRICAL GENERAL NOTES		
E102	ELECTRICAL PLANS		

PROJECT TEAM

PROJECT TEAM		SEAL
	ARCHITECT:	
	THINK ARCHITECTURE: 7927 SOUTH HIGH POINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055	
	STRUCTURAL ENGINEER:	
	VECTOR ENGINEERS 1550 S. CLOVERDALE ROAD, SUITE 315 BOISE, ID 83709 208.996.0303	
	MECHANICAL ENGINEER:	
	DESIGN BUILD - - -	
	ELECTRICAL ENGINEER:	
	DESIGN BUILD - - -	
	CIVIL ENGINEER:	
	BENCHMARK ASSOCIATES PA 100 BELL DRIVE KETCHUM, ID 83340 208.726.9512	
	LANDSCAPE ARCHITECT:	
	EGGERS ASSOCIATES, PA 560 NORTH 2ND AVE KETCHUM, ID 83340 208.725.0988	
	GENERAL CONTRACTOR:	
	MAGLEBY CONSTRUCTION SUN VALLEY 511 EAST AVENUE NORTH SUITE 201 KETCHUM, IDAHO 83340 208.725.3923	
	OWNER:	
	VP PROPERTIES 240 LEADVILLE KETCHUM, IDAHO 83340 208.726.1875	

GOVERNING BUILDING CODES & INFORMATION

BUILDING CODE:	2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH IDAHO STATE AMENDMENTS	MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE (I.M.C.) AMENDED
PLUMBING CODE:	2017 IDAHO STATE PLUMBING CODE (I.S.P.C.)	FIRE CODE:	2018 INTERNATIONAL FIRE CODE (I.F.C.) AMENDED.
ELECTRICAL CODE:	2017 IDAHO ELECTRICAL CODE (NFPA 70)	ENERGY CONSERVATION:	2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
ACCESSIBILITY:	2009 ANSI 117.1 & 2018 I.B.C.		

OCCUPANCY GROUP:	R2	BUILDING TYPE:	TYPE V-B	BUILDING TYPE:	TYPE V-B
FIRE SPRINKLERD:	YES	FIRE SPRINKLER TYPE:	NFPA 72	ADDRESSABLE FIRE ALARM:	YES
MONITORED SYSTEM	NO	FIRE DETECTION SYSTEM PER KETCHUM ORDINANCE #1217			
RISK CATEGORY (I.C. 104.5):	II	SITE EXPOSURE:	B	BASIC WIND SPEED:	90 MPH
				ULTIMATE WIND SPEED:	115 MPH

MATERIALS: CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, KEE MEMBRANE & METAL ROOFING.

DEFERRED SUBMITTAL REQUIREMENTS

DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED.
THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.

4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

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

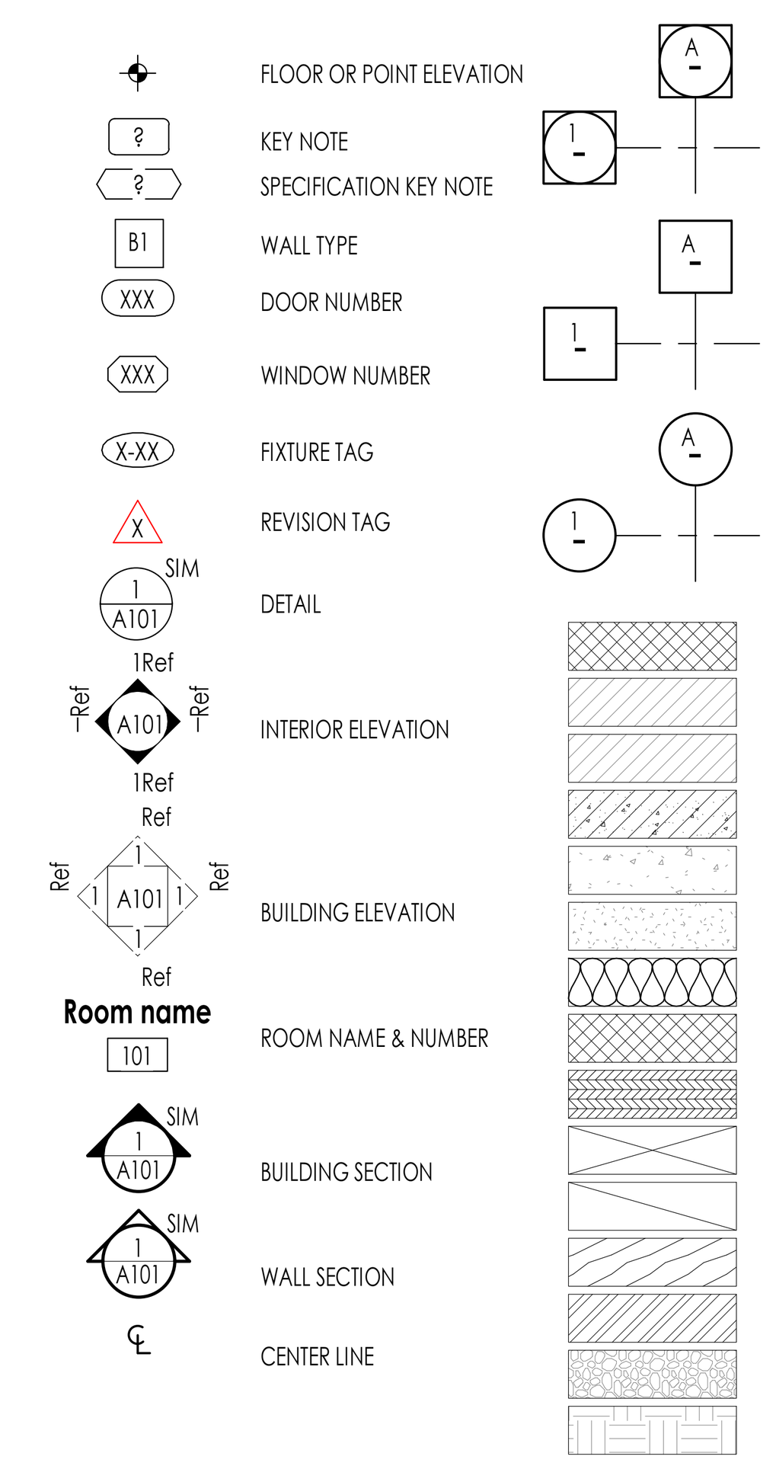
7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

DEFERRED SUBMITTAL ITEMS
1. EXTERIOR FRAMING, DESIGN, AND INSTALLATION DETAILS PER STRUCTURAL.
2. FIRE SPRINKLING DRAWINGS, INCLUDING DESIGN DRAWINGS AND CALCULATIONS.
3. FIRE ALARM DRAWINGS AND SPECIFICATIONS.
4. JACUZZI DRAWINGS AND SPECIFICATIONS.
5. CCTV SECURITY CAMERAS AND SECURITY SYSTEM.
6. PROJECT TRIPLE PLAY - (PHONE, DATA, T.V.) SHALL BE PROVIDED BY DEFFERED SUBMITTAL.
7. CAST IN PLACE STORM WATER DETENTION SYSTEM

ABBREVIATIONS

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

GRAPHIC SYMBOLS/ MATERIAL LEGENDS



VICINITY MAP

CITY APPROVAL STAMP

SPECIAL INSPECTIONS REQUIREMENTS

SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704.

SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE. (2015 IBC SECTION 1704.2.4).

SEE PROJECT MANUAL / SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

BUILDING AREAS

SEE SHEET G003 FOR AREA PLANS

OWNER & MUNICIPAL DRAWING APPROVALS

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

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STATE OF UTAH LICENSED ARCHITECT JOHN M. SHIRLEY 6247466

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27

REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER

PERMIT SET

Plot Date: 2/14/2024 2:30:06 PM

PROJECT GENERAL NOTES

1. DEFINITIONS

a. PROVIDE:
MEANS TO PROVIDE, FURNISH AND INSTALL, A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED INCLUDES THOSE ITEMS SPECIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE ITEMS THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.

b. FURNISH:
MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION, AND SIMILAR OPERATIONS, AS APPLICABLE IN EACH INSTANCE.

c. INSTALL:
MEANS TO CONSTRUCT, ASSEMBLE, ERECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.

d. EQUIVALENT:
MEANS "EQUIVALENT AS ACCEPTED BY THE ARCHITECT." WITH RESPECT TO PRODUCTS, EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCES, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN INDICATED INSTEAD, THE TERM INTENDED TO MEAN ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL, MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL NOTES

G1. INTENT OF THE DOCUMENTS:
DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT, SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH WITHIN THE DRAWINGS AND SPECS , BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.

G2. DRAWINGS AND SPECIFICATIONS:
SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY AND SUPPLEMENTAL TO THE DRAWINGS. NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED, BUT THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.

BIDDING, PRICING OR CONSTRUCTION DONE PRIOR TO RECEIVING FINAL BUILDING DEPARTMENT PERMITS IS AT THE CONTRACTORS OWN RISK. CHANGES TO THE DRAWINGS MAY BE REQUIRED AS PART OF THE PLAN CHECK AND/ OR OWNER REVIEW PROCESS. THINK ARCHITECTURE INC. AND ITS CONSULTING ENGINEERS WILL NOT BE HELD LIABLE FOR, NOR COMPENSATE FOR, CHANGES TO THESE DRAWINGS BEFORE FINAL JURISDICTION AND OWNER APPROVAL IS OBTAINED.

G3. WORK NOT INCLUDED:
ANY ITEM INDICATED ON THE DRAWINGS AS "N.I.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKING MAY BE REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.

G4. CONTRACT DOCUMENTS AT SITE:
THE CONTRACTOR SHALL MAINTAIN CURRENT PERMIT DRAWINGS; SHOP DRAWINGS; REVISED DRAWINGS; AND CLARIFICATION DRAWINGS, ADDENDA; CHANGE ORDERS; BULLETINS; INSPECTIONS; TEST CERTIFICATIONS AND RECORDS; PRODUCT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODE(S). MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR ARCHITECT'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.

G5. RECORD DRAWINGS:
THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES IN THE CONTRACT DOCUMENTS. AT THE END OF THE PROJECT, FORWARD TO ARCHITECT FOR FUTURE RECORDS. ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.

G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.

G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.

G8. FIELD MEASUREMENTS:
VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.

G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.

G10. REFERENCE STANDARDS:
COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS, EXCEPT WHERE MORE EXPLICIT OR STRINGENT REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

CONTRACTOR

C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.

C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES.

C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.

C5. INSTALLATION STANDARDS:
ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.

C6. HOURS OF WORK:
ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RVMA AND SUMMIT COUNTY PLANNING AND ZONING. NO ACTIVITIES ON SUNDAY. AFTER-HOURS WORK WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PERSONS/AGENCIES THAT HAVE JURISDICTION.

C7. TESTING AGENCIES:
THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SELECTIONS FOR ADDITIONAL REQUIREMENTS. EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.

C8. PROJECT LOG:
MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT. MAKE LOG AVAILABLE FOR ARCHITECT'S REVIEW.

C9. WORK PROGRESS SCHEDULE:
MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE. UPDATE SCHEDULE DAILY TO REFLECT WORK PROGRESS.

C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.

C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.

C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.

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

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

C15. CONTRACTOR'S FIELD OFFICE:
PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF NEAT, SUBSTANTIAL CONSTRUCTION. PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT RAWINGS.

a. STORAGE STRUCTURE:
PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERTIGHT STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER, INCLUDING STORAGE FACILITIES FOR CONCRETE TEST SAMPLES, OR OTHER MATERIAL SAMPLES REQUIRED FOR WORK.

b. COSTS:
PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR USE BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT CONTRACT PERIOD.

c. COMMUNICATION EQUIPMENT:
PROVIDE A TELEPHONE ON SITE. ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES. PROVIDE APPROVED MEANS TO ESTABLISH URGENT COMMUNICATIONS (CELLULAR TELEPHONE OR PAGER).

C16. TEMPORARY FACILITIES:
PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.

C17. STORAGE AND PROTECTION:
STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERTIGHT, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.

C18. FIELD QUALITY CONTROL:
EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME, COMPETENT SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

C19. PRODUCT HANDLING:
TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION, IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINER'S OR PACKING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.

C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS:
HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS, INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.

C21. MANUFACTURER'S FIELD SERVICES:
WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES, QUALITY OF WORKMANSHIP, AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO INITIATE ADDITIONAL INSTRUCTIONS WHEN NECESSARY.

C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

C23. NON-CONFORMING WORK:
REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.

C24. PRODUCT IDENTIFICATIONS:
NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXECUTED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.

C25. PROTECTION OF ADJACENT WORK:
PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND DEBRIS. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.

C26. DAMAGED PRODUCTS:
DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.

C27. SECURITY:
PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.

C28. TEMPORARY CONTROLS:

a. HEAT:
PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEFINED AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE INSTALLED AND GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES. EXCEPT WHERE INDICATED OTHERWISE IN INDIVIDUAL SPECIFICATION SECTIONS, MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F. IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.

b. VENTILATION:
VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.

c. BARRIERS AND CLOSURES:
PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.

d. FIRE PROTECTION:
COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.

C29. INTERRUPTION OF SERVICES:
INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.

C30. EXCAVATIONS OR TRENCHING:
KEEP THE INTERVALS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.

C31. CUTTING AND PATCHING:
DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.

C32. COORDINATION AND CLEARANCES:
VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.

a. ATTACHMENTS AND CONNECTIONS:
PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISFIGUREMENT.

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

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

d. MAINTENANCE:
CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.

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

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

C34. CONTRACTOR SHALL PROVIDE BACKING SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.

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

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

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

C38. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNAE, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

C39. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.

C40. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.

C41. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.

C42. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.

C43. CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.

C44. DISPOSAL OF TRASH AND EXCESS EXCAVATION:
DISPOSE OF TRASH, AND DEBRIS AT DESIGNATED AREAS OFF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDLORD WHERE APPLICABLE.

C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

C46. CLEANING MATERIALS AND EQUIPMENT:
PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINESS. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.

SUBMITTALS/SUBSTITUTIONS

S1. CONTRACTOR SHALL PROVIDE COMPLETE LIST OF SUBMITTALS TO ARCHITECT/OWNER WITHIN 1 WEEK OF OBTAINING BUILDING PERMIT.

S2. ALL SUBMITTALS SHALL BE COMPLETE AND SUBMITTED WITHIN FIRST 90 DAYS OF WORK.

S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURED" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR FINAL DESIGN AND SUBMIT FINAL DESIGN FOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FIELD DIMENSIONS.

S4. SOURCE QUALITY CONTROL:
PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS, UNLESS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER'S APPROVAL.

S5. SUBSTITUTIONS:
PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AS WELL AS ANY OTHER INFORMATION REQUIRED TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTIONS ARE UNACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IN THE EVENT OF SUBSTITUTION PROPOSALS AFTER THE CONTRACT HAS BEEN AWARDED, ALL SUCH PROPOSALS SHALL BE ACCOMPANIED BY SUBSTANTIAL COST SAVINGS FOR THE OWNER.

S6. AVAILABILITY OF PRODUCTS:
VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING ORDERLY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT SPECIFIED ITEM OR ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO START OF CONSTRUCTION. COST OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS OR SUBSTITUTED ITEMS, WHEN THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BORNE BY THE CONTRACTOR.

S7. PRODUCTS AND MATERIALS:
PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECTS SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

TOLERANCES

T1. TOLERANCES:
INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL. EXCEPT WHERE SPECIFIED OTHERWISE, WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.

a. TRUE TO LINE:
ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

b. PLUMB:
ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

c. LEVEL:
ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS ¼ INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.

T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS.

PROJECT CONTRACT CLOSEOUT:

a. SUBSTANTIAL COMPLETION:
AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL DEFECTS AND OMISSIONS NOTED IN THE FINAL PUNCHLIST PROMPTLY, IN THE TIME PERIOD AGREED UPON WITH THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER.

b. CERTIFICATE OF OCCUPANCY:
PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

c. PERMITS/INSPECTION CARDS:
FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.

d. FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.

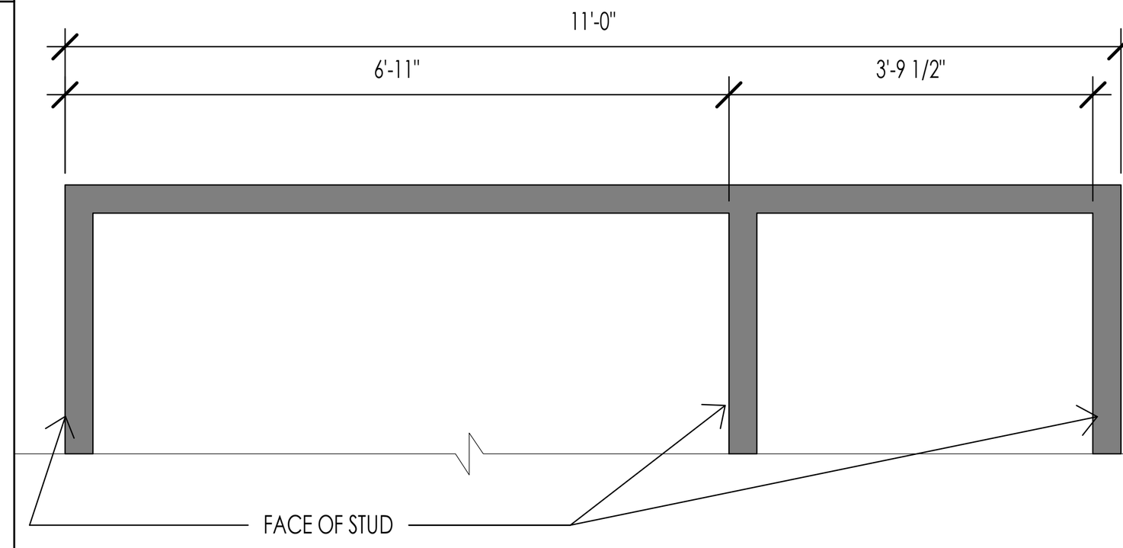
e. MAINTENANCE MANUALS AND WARRANTIES:
FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.

f. TOUCH-UP MATERIAL:
FURNISH OWNER WITH ONE GALLON OF EACH PAINT AND STAIN USED PER UNIT. PROVIDE AN ADDITIONAL 2 PERCENT OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE, AND SHEET GOODS.

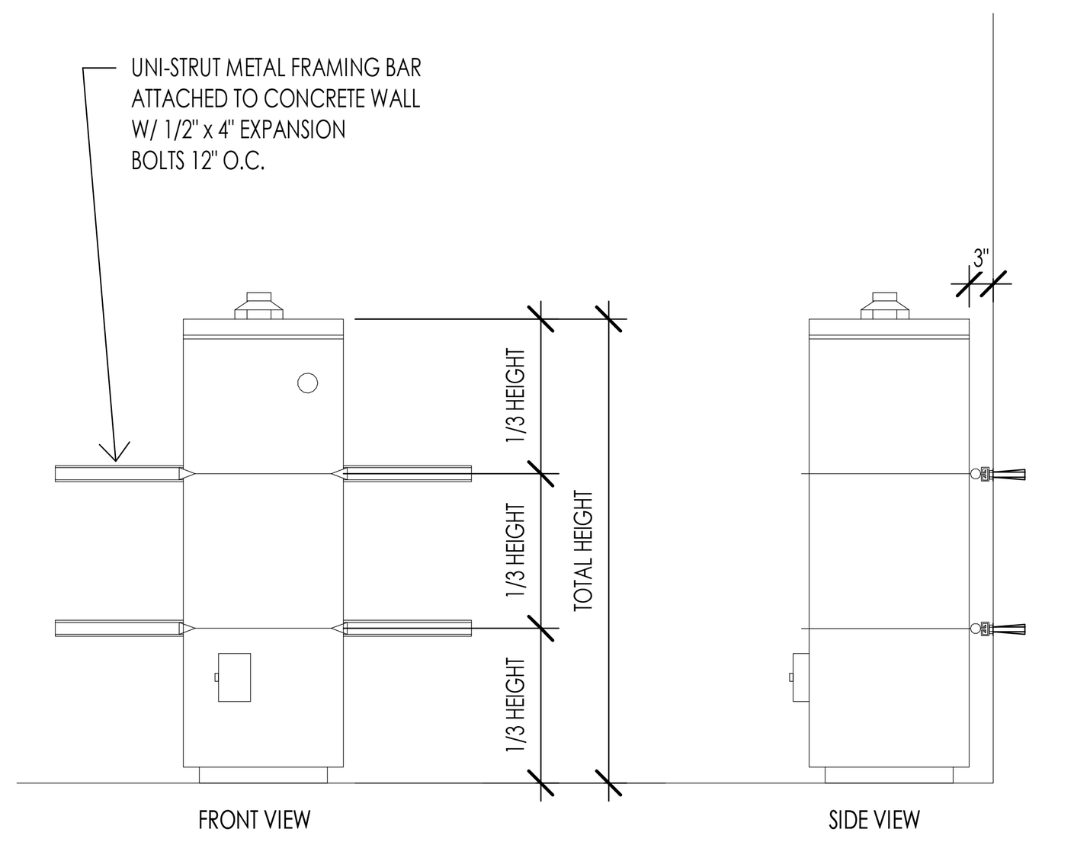
g. SUBCONTRACTORS:
PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.

h. FINAL CLEANING AND REPAIRS:
REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL EXPENSE TO THE OWNER.

i. CLOSEOUT DOCUMENTS:
PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT, COPY OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT, AND WASTELINE VIDEO INSPECTION REPORT.



TYPICAL DIMENSION METHOD 1 G002
1/2" = 1'-0"



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

INSULATION SCHEDULE

ENERGY STRATEGY:

PRESCRIPTIVE PER IBC ☐ RESCHECK - 2015 IECC ☒

	LOCATION	TYPE	THICKNESS	"R" VALUE	REMARKS
1.	FOUNDATION WALLS AND SLAB ON GRADE	CONTINUOUS RIGID	2" TOTAL THICKNESS - 2' BELOW GRADE CONTINUOUS BELOW SLAB	R-10	OWENS CORNING FORMULAR CW15/CW25 PLUS INSULATION GLUED TO INSIDE OF FOUNDATION WALL OR CAST IN PLACE BELOW SLAB
2.	WALL INSULATION EXTERIOR- WOOD FRAMED WALLS	BLOW-IN	5-1/2" TOTAL THICKNESS	R-23.1	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
3.	WALL INSULATION EXTERIOR - CONCRETE WALLS FURRED OUT WITH WOOD FRAMED WALLS	BLOW-IN	5-1/2" TOTAL THICKNESS 3-1/2" TOTAL THICKNESS	R-23.1 R-14.7	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
4.	FLOORS (JOISTS/FRAMING)	BLOW-IN	10"	R-42	JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
5.	ROOFING: VENT BAFFELS	BELOW DECK	1" - TOTAL THICKNESS		FLAME RETARDANT PVC, EXTEND A MINIMUM OF 48" ABOVE EAVES
6.	ROOFING: AT EAVES	FOAM-IN-PLACE	1" - TOTAL THICKNESS	R-6.8	JOHNS MANVILLE **CORBOND® MCS** CLOSED-CELL SPRAY FOAM INSULATION
7.	ROOFING: AT TRUSSES	BLOW-IN	DEPTH REQUIRED TO MEET R-VALUE	R-50	JOHNS MANVILLE **CLIMATE PRO® FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
9.	RESTROOMS, BATHROOMS AND COMMON SPACES	BLOW-IN (FOR SOUND)	FILL CAVITIES		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
10.	AT STUD CAVITIES WITH ROOF DRAINS OR PLUMBING STACKS, UNITS AT INTERIOR WALLS, UNIT SPACES AND COMMON SPACES	SOUND BATTS	FILL VOIDS		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
11.	MECHANICAL TYPE ROOM WALLS AND CEILINGS WHERE APPLICABLE	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
12.	INTERIOR FLOORS - SOUND RATING REQUIRED	SOUND BATTS	FILL CAVITY		JOHNS MANVILLE **SPIDER® PLUS FORMALDEHYDE-FREE™** BLOW-IN FIBERGLASS INSULATION
13.	DUCTWORK/PLUMBING LINES	DBL. FACED 1/2" VINYL FACED			SEE MECHANICAL AND PLUMBING - FOR ALL INSULATION REQUIREMENTS
14.	GLAZING - NFRC THERMAL RATINGS	DOUBLE PANE	LOW-E	MAX U-FACTOR: 0.32 MAX SHGC: 0.16	ALUMINUM CLAD WOOD

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

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

RESCHECK/ ENERGY COM CHECK

REScheck Software Version 4.7.2
Compliance Certificate

Project Warm Springs #33

Energy Code: **2015 IECC**
Location: **Ketchum, Idaho**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **2,993 ft2**
Glazing Area **25%**
Climate Zone: **6 (8280 HDD)**
Permit Date:
Permit Number:

Construction Site:
Bald Mountain Road
#33
Ketchum, ID 83340

Owner/Agent:
VP Companies
240 Leadville
Ketchum, ID 83340
208-726-1875

Designer/Contractor:
John Shirley
Think Architecture
7927 High Point Pkwy
Suite 300
Sandy, UT 84094
8012690055
jmshirley@thinkaec.com

Compliance: Passes using UA trade-off
Compliance: **5.9% Better Than Code** Maximum UA: **546** Your UA: **514**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Slab on grade: Slab-On-Grade:Unheated Insulation depth: 4.0'	199		14.0	0.658	0.033	0	0
Floor over Garage: All-Wood Joist/Truss:Over Unconditioned Space	778	30.0	0.0	0.033	0.033	26	26
Floor over Garage Outside: All-Wood Joist/Truss:Over Outside Air	395	30.0	0.0	0.033	0.033	13	13
Basement Walls: Solid Concrete or Masonry Wall height: 10.5' Depth below grade: 10.5' Insulation depth: 10.5'	1,516	15.0	14.0	0.028	0.050	42	76
South Elevation: Wood Frame, 16" o.c.	1,418	23.1	7.0	0.038	0.045	28	34
Windows: Metal Frame:Double Pane with Low-E	185			0.300	0.320	56	59
Doors: Glass	285			0.320	0.320	91	91
Door Garage: Solid	200			0.500	0.320	100	64
West Elevation: Wood Frame, 16" o.c.	641	23.1	7.0	0.038	0.045	20	24
Windows: Metal Frame:Double Pane with Low-E	108			0.300	0.320	32	35

Project Title: Warm Springs #33 Report date: 12/06/23
Data filename: C:\Users\jcaceres\Desktop\RESCHECK LOT 33 R1.rck Page 1 of10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
North Elevation: Wood Frame, 16" o.c.	112	23.1	7.0	0.038	0.045	3	3
Windows: Metal Frame:Double Pane with Low-E	42			0.300	0.320	13	13
East Elevation: Wood Frame, 16" o.c.	704	23.1	7.0	0.038	0.045	23	28
Windows: Metal Frame:Double Pane with Low-E	90			0.300	0.320	27	29
Roof - Level 1: Flat Ceiling or Scissor Truss	1,976	50.0	10.0	0.020	0.026	40	51

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 12/06/2023
Name - Title Signature Date

Project Title: Warm Springs #33 Report date: 12/06/23
Data filename: C:\Users\jcaceres\Desktop\RESCHECK LOT 33 R1.rck Page 2 of10

Think© Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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STATE OF UTAH JOHN M. SHIRLEY 6247466 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

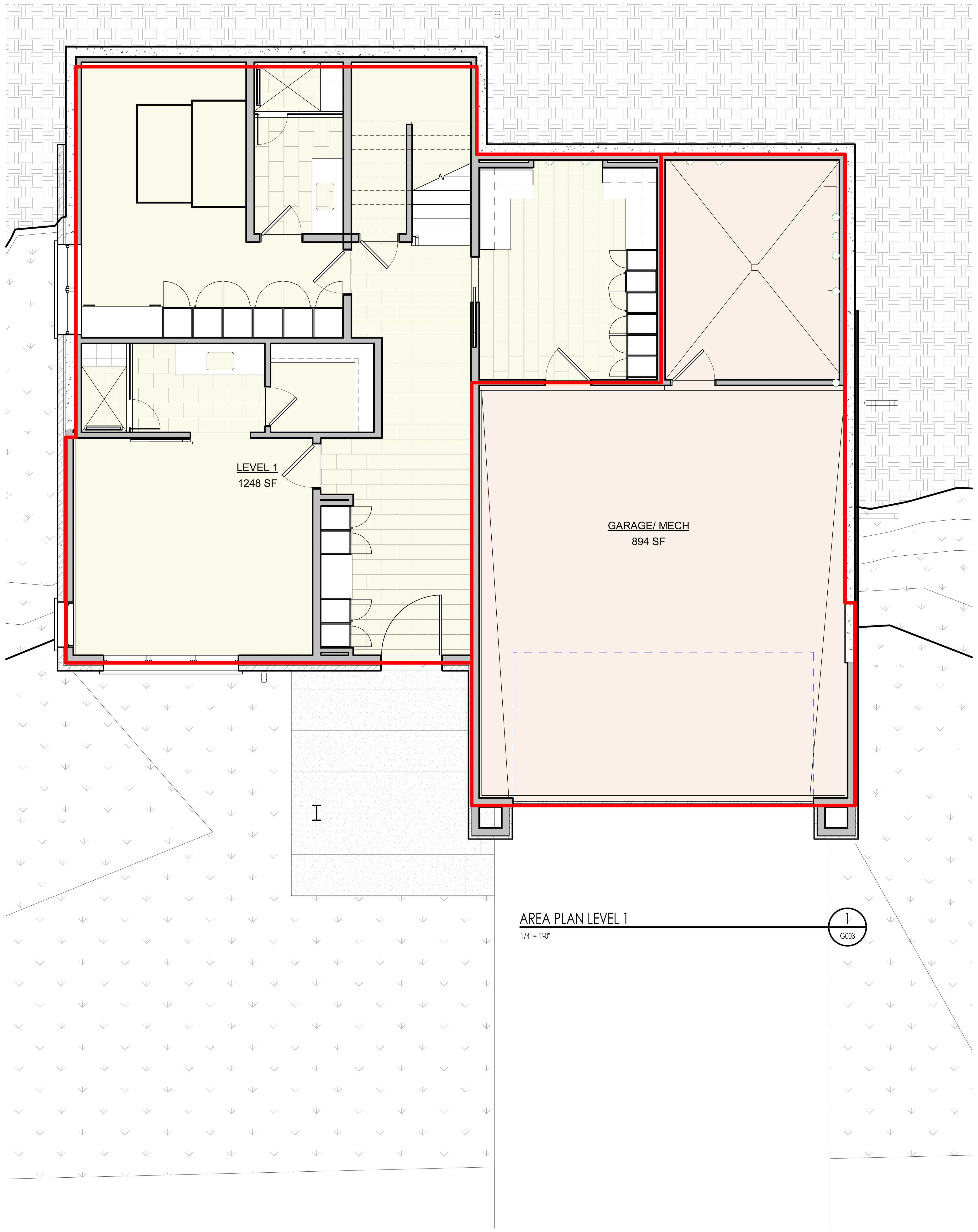
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
GENERAL NOTES

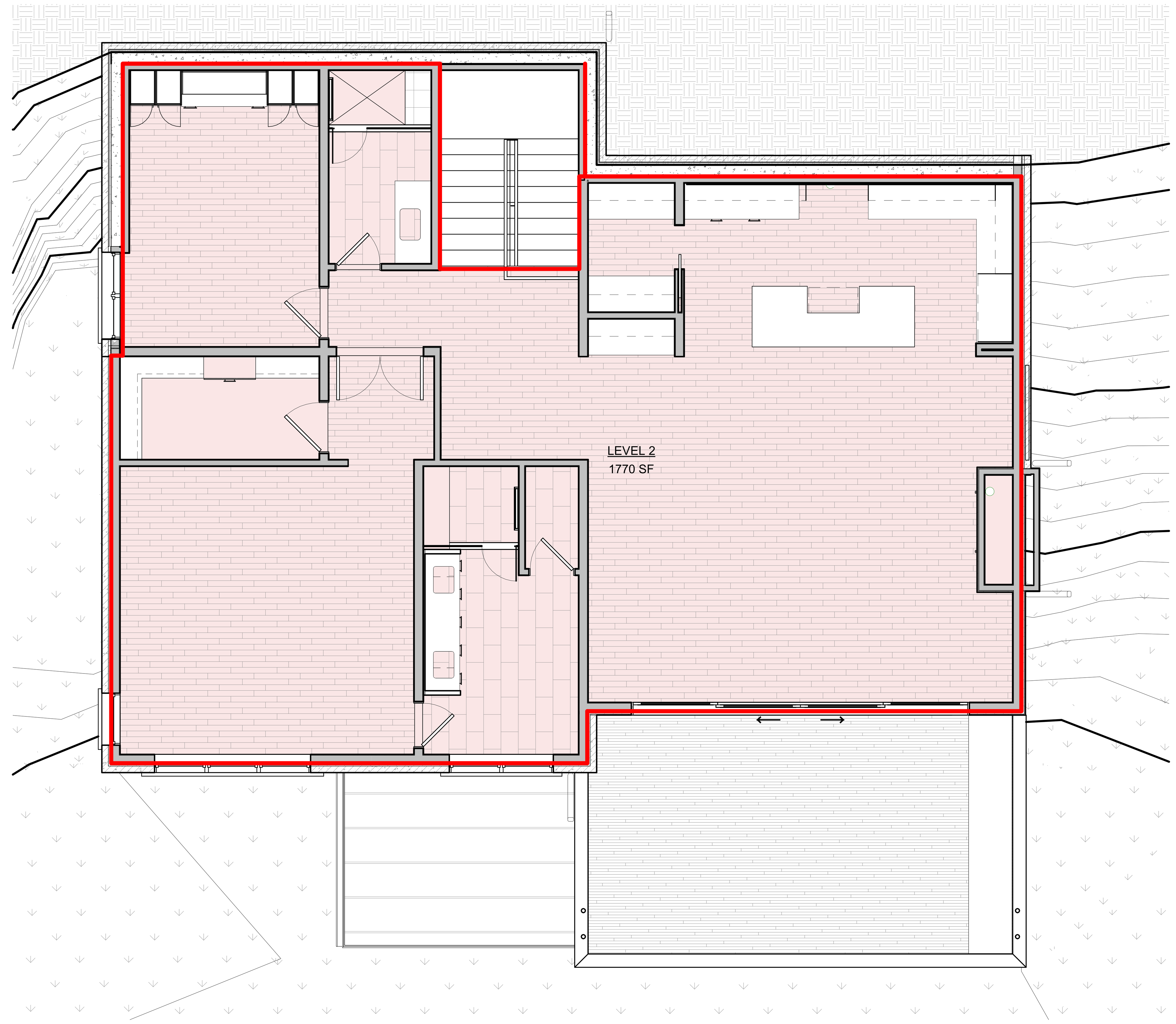
SHEET NUMBER:
G002

PERMIT SET

Plot Date: 2/14/2024 2:30:28 PM



AREA PLAN LEVEL 1
1/4" = 1'-0"
1 G003



AREA PLAN LEVEL 2
1/4" = 1'-0"
2 G003

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	1248 SF
LEVEL 2	1770 SF
	3018 SF

BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/ MECH	894 SF
	894 SF

BUILDING AREA - TOTAL
TOTAL
3912 SF

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Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

PERMIT SET

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G003

Plot Date: 2/14/2024 2:30:35 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 1-GENERAL REQUIREMENTS

01-01 SUMMARY

PROJECT INFORMATION:

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

IRC 106.4 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO SUBMIT THE CHANGES TO THE BUILDING DEPARTMENT, OR WORK WITH THE ARCHITECT TO RE-SUBMITT THE PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL.

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

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

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

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

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

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

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

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

PHASED CONSTRUCTION:
YES

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

01-02 ALLOWANCES

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

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

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

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

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

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

01-03 ALTERNATES

GENERAL/SUMMARY:

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

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

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

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

01-04 SUBSTITUTION PROCEDURES

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

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

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS INCLUDING THE FOLLOWING;

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

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

C. SAMPLES, WHERE APPLICABLE OR REQUESTED.

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

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

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

01-05 PAYMENT PROCEDURES

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

INCLUDE THE FOLLOWING IDENTIFICATION ON THE SCHEDULE OF VALUES:
PROJECT NAME AND LOCATION.
NAME OF ARCHITECT.
CONTRACTOR'S NAME AND ADDRESS.
DATE OF SUBMITTAL

ARRANGE SCHEDULE OF VALUES CONSISTENT WITH FORMAT OF AIA DOCUMENT G703. PROVIDE A SEPARATE LINE ITEM IN THE SCHEDULE OF VALUES FOR EACH PART OF THE WORK WHERE APPLICATIONS FOR PAYMENT MAY INCLUDE MATERIALS OR EQUIPMENT PURCHASED OR FABRICATED AND STORED, BUT NOT YET INSTALLED.
UPDATE AND RESUBMIT THE SCHEDULE OF VALUES BEFORE THE NEXT APPLICATIONS FOR PAYMENT WHEN CHANGE ORDERS OR CONSTRUCTION CHANGE DIRECTIVES RESULT IN A CHANGE IN THE CONTRACT SUM.

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

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

01-06 TEMPORARY TREE AND PLANT PROTECTION

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

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

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

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

01-07 OPERATION AND MAINTENANCE DATA

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

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

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

01-08 WARRANTY

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

01-09 SUBMITTALS

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

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

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

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

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

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

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

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

ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

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

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

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

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

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

A. ACTION SUBMITTALS:
SUBMIT TWO PAPER COPIES OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED. ARCHITECT WILL RETURN TWO COPIES.

B. INFORMATIONAL SUBMITTALS:
SUBMIT TWO PAPER COPIE(S) OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED.

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

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

SUBMIT SHOP DRAWINGS IN THE FOLLOWING FORMAT:
PDF ELECTRONIC FILE (OR)
TWO OPAQUE (BOND) COPIES OF EACH SUBMITTAL. ARCHITECT WILL RETURN ONE COPY.

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

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

CONTRACTOR'S REVIEW:

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

ARCHITECT'S ACTION:

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

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

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

01-10 DEFERRED SUBMITTALS

GENERAL
DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

SEE DEFERRED SUBMITTAL LEGEND FOR ALL DEFERRED SUBMITTALS BY THE GENERAL CONTRACTOR, AND PROCESS PER IRC FOR REVIEW AND APPROVAL OF ALL DEFERRED SUBMITTALS. CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF THESE ITEMS. NO CONSTRUCTION OF ANY ITEM LISTED AS A DEFERRED SUBMITTAL SHALL COMMENCE PRIOR TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

SUBMITTALS
UNLESS NOTED ON DRAWINGS, THE FOLLOWING ARE REQUIRED FOR THE DEFERRED SUBMITTAL PROCESS.
1. FIRE SPRINKLER DRAWINGS IF REQUIRED
2. PRE-FABRICATED ROOF AND FLOOR TRUSSES
3. HEATING AND COOLING MECHANICAL SYSTEMS
4. LIGHT CONTROLS
5. RADIANT HEAT SUBMITTALS, ENGINEERING, LAYOUT, ETC.
6. FACTORY BUILT FIREPLACES.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN INTENT OF THE STRUCTURE.

4. THE REVIEWED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

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

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

DIVISION 3-CONCRETE

03-05 CAST IN PLACE FOOTINGS

GENERAL/PRODUCTS
CONCRETE FOOTINGS TO BE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, UNLESS NOT SPECIFIED. ALL FOOTINGS SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

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

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

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

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

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

03-06 CAST IN PLACE FOUNDATION WALLS

GENERAL/PRODUCTS
CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STREGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION WALL TO BE A MINIMUM OF 6" ABOVE FINISH GRADE.

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

PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR. COORDINATE WITH ARCHITECTURAL DETAILS AND INSULATION SPECIFICATIONS FOR THICKNESS REQUIRED PER ENERGY CALCULATIONS.
CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404.

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

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

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

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

03-08 CAST IN PLACE INTERIOR CONCRETE SLABS

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

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX

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

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

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

TROWEL FINISH: SMOOTH

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

ALL JOINTS SHALL BE CUT.

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

03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS

GENERAL/PRODUCTS
EXTERIOR CONCRETE SLABS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX

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

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

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

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

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

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS

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

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

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

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

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

03-12 EXTERIOR CAST IN PLACE CONCRETE STEPS

GENERAL/PRODUCTS
EXTERIOR CONCRETE STEPS TO BE 4,000 PSI., AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXECUTION
ALL STEPS SHALL BE PLACED ON 6" MINIMUM COMPACTED SUB BASE OR GRAVEL. STEPS SHALL SLOPE 1/8" AT EACH TREAD TO ALLOW DRAINAGE.

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

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

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

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS.

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

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

NO JOINTS IN STAIRS.

03-14 CAST IN PLACE RETAINING WALLS

GENERAL/PRODUCTS
CONCRETE FOUNDATION TO BE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECENDENCE OVER MINIMUM STANDARDS SPECIFIED.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

COORDINATE WITH ARCHITECTURAL FOUNDATION PLANS FOR ALL TOP OF WALL ELEVATIONS. TOP OF FOUNDATION WALL TO BE A MINIMUM OF 6" ABOVE FINISH GRADE.

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

PROVIDE PERIMETER FOUNDATION DRAIN - SEE DIVISION 7 OF SPECIFICATIONS.

CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404

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

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

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

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

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

03-18 CAST IN PLACE GARAGE CONCRETE SLABS

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

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

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

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

TROWEL FINISH: *SMOOTH*

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

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

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

03-62 CONCRETE TOPPING SLABS

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

COMPRESSIVE STRENGTH (28 DAYS): 5000 PSI

15LB BUILDING PAPER BETWEEN TOPPING SLAB AND PLYWOOD FLOORING

EXECUTION
COORDINATE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

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

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

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

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

DIVISION 4 MASONRY

04-40 EXTERIOR STONE VENEER

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

STONE TO BE : QUARTZITE FROM LOCAL QUARRY

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

COLOR: MIX OF BUFF AND GRAY

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

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

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

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

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

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

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

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

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

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

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

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

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

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

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

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

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

04-48, 04-49 STONE VENEER COMPONENTS

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

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

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

STONE TO BE CUT AND INSTALLED PER DETAILS WITHIN DRAWINGS

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

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

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

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

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

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

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

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

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

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

RAKE OUT JOINTS AS DIRECTED BY ARCHITECT.

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

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

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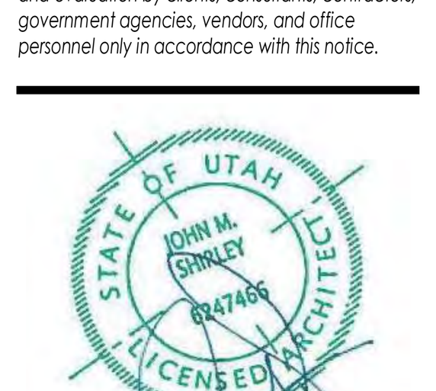

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G004

Plot Date: 2/14/2024 2:30:37 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 5 METALS

05-01 STRUCTURAL STEEL WIDE BEAMS

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

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

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

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

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

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

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

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

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

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

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

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

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

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

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

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

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

CONTRACTOR SHALL ASSURE THAT FABRICATOR, ERECTOR ARE CERTIFIED INSTALLERS TO PERFORM THE WORK.

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-06 STRUCTURAL STEEL CHANNELS

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL-STEEL COMPONENTS

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

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD. INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

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

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-08 STRUCTURAL STEEL ANGLE LINTELS

GENERAL/PRODUCTS
STRUCTURAL STEEL LINTELS

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

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

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

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

PROVIDE LINTELS OF SIZES AND SHAPES INDICATED.

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

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

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

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

05-10 ANCHOR BOLTS

GENERAL/PRODUCTS
ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

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

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

05-11 EXPANSION ANCHORS

GENERAL/PRODUCTS
EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

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

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

05-18 STEEL GUARDRAILS & HAND RAILINGS

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

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

A. Epoxy-Modified Latex System:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat.
3) Topcoat: Epoxy-modified latex, interior, eggshell, (Gloss Level 3), MPI #254/MPI #254X-Green: S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, B73-300 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY INTERIOR DESIGNER.

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

TOP CAP TO BE:INTERIOR: CONTINUOUS WOOD RAIL CAP WITH WOOD TO MATCH THAT OF WOOD FLOOR. FINISHED AS SELECTED BY INTERIOR DESIGNER.
EXTERIOR: CONTINUOUS COMPOSITE "TRUGRAIN" RAIL CAP- SEE DETAIL FOR SIZE. FINISHED AS SELECTED BY ARCHITECT.

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

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

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

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

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

SAMPLES: FOR EACH EXPOSED FINISH REQUIRED.

EXECUTION
HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.7:

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

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

1. TYPE I. HANDRAILS WITH A CIRCULAR CORSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 ¼ INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6 ¼ INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITH 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1 ¾ INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES (32 MM) TOA MAXIMUM OF 2 ¾ INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

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

05-37 MISC. METAL FABRICATIONS

GENERAL/PRODUCTS
STEEL FABRICATONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

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

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

SUBMITTALS
SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATONS.

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

INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.
INDICATE TYPE, SIZE, AND LENGTH OF BOLTS. BOLTS, NUTS, AND WASHERS: ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON-STEEL NUTS; AND ASTM F 436 HARDENED CARBON-STEEL WASHERS.

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

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

A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
1) Prime Coat: Primer, rust-inhibitive, water based, MPI #107: S-W S-W Pro-Cryl Universal Primer, B66-310 Series, at 2.0 to 4.0 mils dry, per coat.
2) Intermediate Coat: Epoxy, high-build, low gloss, : S-W Macropoxy 646-100, B58-600 Series, B-73-620 Series, at 5 to 10 mils dry, per coat.
3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 6): S-W Waterbased Acrolon 100 Polyurethane, B65-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

NOTE#2: PROVIDE DUPLEX COATING OF HOT -DIPPED GALVANIZED AND COAT THE EXTERIOR SURFACE EXPOSED TO VIEW AS FOLLOWS:
A. Water-based Light Industrial Coating System:
1) Prime Coat: Primer, water-based, anti-corrosive for metal, MPI #107: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry.
2) Prime Coat: Shop primer specified in Section where substrate is specified.
3) Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat.
4) Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI # 163: S-W Pro Industrial Acrylic Semi-Gloss Coating, B66-650 Series, at 2.5 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-55 CUSTOM STEEL STAIRS

GENERAL/PRODUCTS
STAIR COMPONENTS AS FOLLOWS:
STRINGERS EXPOSED STEEL PLATE STRINGERS AS PER DETAILS.
TREADS 3" SOLID WOOD TREADS AS PER DETAILS.
RISERS OPEN RISER THAT DOES NOT EXCEED 4".

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

EXECUTION
PROVIDE COMPLETE STAIR ASSEMBLIES, INCLUDING METAL FRAMING, HANGERS, STRUTS, RAILINGS, CLIPS, BRACKETS, BEARING PLATES, AND OTHER COMPONENTS NECESSARY TO SUPPORT AND ANCHOR STAIRS AND PLATFORMS ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND JOIN SO BOLTS ARE NOT EXPOSED ON FINISHED SURFACES.

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

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

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

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

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

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

DIVISION 6-WOOD, PLASTICS & COMPOSITES

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

GENERAL/PRODUCTS
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. SEE I.R.C. SECTION R317& LOCAL JURISDICTION'S REGULATIONS.

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

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

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

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

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

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

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

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

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

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES.
CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN 10'-0" LENGTH OF WALL.
2. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.
3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN 10'-0" LENGTH.

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

GENERAL/PRODUCTS
FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS (302.11.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.11. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.

EXECUTION
FIRE BLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. CONTRACTOR SHALL COORDINATE THESE LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 (1))

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (IRC 302.11 (2))

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. (IRC 302.11 (3) AND IRC 302.7)

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (IRC 302.11 (4))

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (IRC 302.11 (5))

F. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 1000 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS. (IRC 302.12)

G. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. (IRC 302.11 (1)).

H. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELLING UNIT SEPARATION. (IRC 302.11 (6))

06-15 WOOD FURRING

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

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

PROVIDE 2X SOLID WOOD FIREBLOCKING AT EVERY 10'-0", AND PROVIDE SOLID BLOCKING AT MID SPAN FOR ANY STUD EXCEEDING 10'-0" IN HEIGHT.

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

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

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

WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)).

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

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.

APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

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

TOLERANCE
CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FRAMING OF WALLS WITH THE FOLLOWING TOLERANCES. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL FRAMING THAT DO NOT MEET THE REQUIRED TOLERANCES SPECIFIED BELOW:

1. ALL WALLS SHALL BE STRAIGHT, AND SHALL NOT HAVE GREATER THAN 1/4" ANY BOW, DEFLECTION, IN 10'-0" LENGTH OF WALL.
2. ALL WALLS SHALL BE VERTICAL PLUMB, AND SHALL NOT EXCEED 1/4" FOR EACH 10'-0" VERTICAL SECTION OR STORY OF WALL.
3. ALL HORIZONTAL SOFFIT, WINDOW HEAD SHALL BE LEVEL, AND SHALL NOT EXCEED 1/8" VARIATION WITHIN 10'-0" LENGTH.

06-22, 06-23 HEAVY TIMBER FRAMING

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

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

TIMBER TO BE: DOUG FIR
TIMBER TO BE: S4S

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

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

EXECUTION
TIMBER CONTRACTOR/GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO FABRICATION OF TIMBERS.

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

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

06-32 WOOD DECKING

GENERAL/PRODUCTS
WOOD DECKING AT ALL EXTERIOR DECKS/WALKWAYS

WOOD DECKING SHALL BE: "GOLD DECKING" BY TRUGRAIN RESYSTA

COLOR: AS SELECTED BY ARCHITECT

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

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

06-38 PLYWOOD/ OSB WALL SHEATHING

GENERAL/PRODUCTS
WALL SHEATHING TO BE: 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.
EXTENT OF WALL SHEATHING AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHEATHING MAY BE FIRE-TREATED AS PER FIRE-RATED WALL REQUIREMENTS.

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

PROVIDE BLOCKING AT ALL PANEL EDGES.

06-41 PLYWOOD/ OSB ROOF SHEATHING

GENERAL/PRODUCTS
ROOF SHEATHING TO BE: 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

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

EXECUTION
NAILING OF SHEATHING SHALL BE PER STRUCTURAL DRAWINGS, AND SHEATHING SHALL BE INSTALLED PERPENDICULAR TO ROOF JOIST/TRUSSES.

PROVIDE BLOCKING AT ALL PANEL EDGES

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

06-45 PLYWOOD/ OSB FLOOR SHEATHING

GENERAL/PRODUCTS
FLOOR SHEATHING TO BE: 3/4" T & G A.P.A. RATED SHEATHING OR AS PER STRUCTURAL.

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

EXECUTION
NAILING OF PLYWOOD SHEATHING SHALL BE PER STRUCTURAL DRAWINGS.

PROVIDE BLOCKING AT ALL PANEL EDGES

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

06-50 PRE-ENGINEERED ROOF TRUSSES

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED TRUSSES. TRUSS MANUFACTURER IS REQUIRED TO DESIGN TRUSSES TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

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

06-55 PRE-ENGINEERED FLOOR JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, REQUIRED FOR INSTALLATION OF FLOOR JOISTS

COORDINATE WITH OTHER TRADES (MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH FLOOR TRUSSES.

PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS.

MEET REQUIEMENTS PER IRC 502.4.
A. A WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD.

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

06-56 PRE-ENGINEERED ROOF JOISTS

GENERAL/PRODUCTS
ARCHITECT/STRUCTURAL DRAWINGS SHALL SHOW INTENT AND LOCATION FOR ALL ENGINEERED JOISTS. JOIST MANUFACTURER MEET TO REQUIRED LOADS AS SPECIFIED ON STRUCTURAL DRAWINGS AND TO MEET INTENT SHOWN ON THE CONSTRUCTION DRAWINGS.

SUBMITTALS
SHOP DRAWINGS: SUPPLIER SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, INCLUDING LAYOUT, PROFILES, AND ENGINEERING FOR REVIEW BY STRUCTURAL ENGINEER. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO ENGINEER/ARCHITECT REVIEW.

EXECUTION
COORDINATE WITH STRUCTURAL DRAWINGS FOR LAYOUT, HOLD DOWNS, HURRICANE TIES REQUIRED FOR INSTALLATION OF FRAMING MEMBERS.

COORDINATE WITH OTHER TRADES(MECHANICAL/ELECTRICAL/PLUMBING, ETC) DURING LAYOUT TO ASSIST IN LAYOUT AND PENETRATIONS OF OTHER TRADES THROUGH JOISTS.

06-58 STRUCTURAL LAMINATED BEAMS

GENERAL/PRODUCTS
LAMINATED BEAMS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, ETC.

GRADE: WHEN EXPOSED TO VIEW PROVIDE ARCHITECTURAL GRADE.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

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

06-59 STRUCTURAL COLUMNS

GENERAL/PRODUCTS
COLUMNS AS SHOWN ON STRUCTURAL DRAWINGS, INCLUDING GLU-LAMINATED , LVL,LSL, PARALAMS, DIMENSIONAL LUMBER, ETC.

EXECUTION
INSTALLATIONS SHALL BE PER DETAILS AND NOTED ON THE DRAWINGS.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

06-62 EXTERIOR WOOD TRIM

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

MANUFACTURER: ----
WOOD TRIM TO BE: CEDAR BOARDS
WOOD TRIM GRADE: SELECT
WOOD TRIM FINISH TO BE: STAINED
STAIN COLOR/MANUF TO BE: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

FASCIA AND SOFFIT TO BE :
FASCIA- CEDAR BOARDS BUILT-UP AS PER DETAILS IN THE DRAWINGS.
SOFFIT- 1 X 6 T & G CEDAR
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT "HAWTHORNE"

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

EXECUTION
ALL EXTERIOR WOODWORK TO BE PRE-PAINTED OR STAINED PRIOR TO INSTALLATION ON ALL SIDES OF TRIM.

ALL INSTALLATION SHALL BE PER MANUFACTURERS OR APPLICABLE STANDARDS FOR INSTALLATION.

NAIL ALL TRIM WITH GALVANIZED OR STAINLESS STEEL FINISH NAILS. ALL NAILING SHALL EXTEND THROUGH WALL SHEATHING AND INTO STUD FRAMING MINIMUM OF 1". COUNTERSINK ALL NAIL HEADS.

INSTALL SIDING AND TRIM OVER WALL VENTILATION MATRIX OVER TYVEK OR EQUAL VAPOR BARRIER.

06-75 INTERIOR STAIR FRAMING

GENERAL/PRODUCTS
ALL STAIR FRAMING AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS.

UNLESS SPECIFIED ON DRAWINGS, CONTRACTOR SHALL PROVIDE 1 1/4" X 11 7/8" LVL STRINGERS AT INTERIOR STAIRS. PROVIDE ONE (1) STRINGER AT EACH SIDE, AND A MINIMUM OF TWO (2) STRINGERS BETWEEN. IN NO INSTANCE SHALL A STRINGER EXCEED 16" O.C. SPACING.

PROVIDE 5/4" HARDWOOD TREAD MATERIAL OVER 3/4" PLYWOOD STAIR TREAD. GLUE AND SCREW MATERIAL TO STRINGERS.

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

EXECUTION
STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.

B. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7-3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

C. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.5.

D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM « INCH GYPSUM BOARD. (I.R.C. R302.7)

E. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)

06-84 INTERIOR STANDING AND RUNNING TRIM

GENERAL/PRODUCTS
BASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CASE: PROFILE AS SELECTED BY INTERIOR DESIGNER.
CROWN MOLD: PROFILE AS SELECTED BY INTERIOR DESIGNER.
WINDOW SILL: PROFILEAS SELECTED BY INTERIOR DESIGNER.
MANUFACTURER: SEE INTERIOR DESIGNER DRAWINGS.
MATERIAL: SEE INTERIOR DESIGNER DRAWINGS.
STAIN- CUSTOM AS SELECTED

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

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

EXECUTION
INSTALL INTERIOR FINISH TRIM AS SHOWN ON INTERIOR DRAWINGS.

ALL TRIM MUST BE LEVEL AND PLUMB.

06-85 INTERIOR STAIR RAILING

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

THE INTERIOR PACKAGE MUST MEET ALL APPLICABLE CODES FOR RAILINGS.

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

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

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

EXECUTION
SEE GENERAL NOTE #18 ON SHEET G002 FOR GUARDRAIL REQUIREMENTS.

06-89 INTERIOR WOOD COLUMNS

GENERAL/PRODUCTS
ALL INTERIOR WOOD COLUMNS WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

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

06-90 INTERIOR WOOD BEAMS

GENERAL/PRODUCTS
ALL INTERIOR WOOD BEAM WORK SHALL BE SPECIFIED ON INTERIOR DESIGN DRAWINGS. COLUMNS TO BE EITHER PAINT OR STAIN GRADE. CONTRACTOR SHALL REFER TO INTERIOR DRAWINGS FOR ALL DESIGN.

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

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-01 SPRAY APPLIED FOUNDATION DAMP PROOFING

GENERAL/PRODUCTS
FOUNDATION DAMP PROOFING AS SHOWN ON DRAWINGS FOR BELOW GRADE DAMP PROOFING OF WALLS AND FOUNDATIONS.

DAMPPROOFING SHALL BE: HENRY HD789 FIBERED ASPHALT EMULSION DAMPPROOFING

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

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

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

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

PROVIDE TWO (2) COAT SYSTEM WITH A BASE COAT APPLIED AT A RATE OF 1.5 GAL PER 100 SQ. FT. ALLOW 24 HOURS DRYING PRIOR TO SECOND COAT APPLIED AT 2 GAL. PER 100 SQ. FT. ALLOW 48 HOURS DRYING PRIOR TO BACK FILL.

DO NOT APPLY BELOW 50 DEGREE AIR TEMPATURE.

TAKE CARE DURING BACKFILL TO NOT DAMAGE DAMPPROOFING.

07-02 SPRAY APPLIED FOUNDATION WATERPROOFING

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

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

FOUNDATION DRAIN:
SEE SECTION 31-03 "DEWATERING" FOR REQUIREMENTS, SPECIFICATIONS, SUBMITTALS, ETC.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

SHOP DRAWINGS: SHOW LOCATIONS AND EXTENT OF WATERPROOFING. INCLUDE DETAILS FOR SUBSTRATE JOINTS AND CRACKS, SHEET FLASHINGS, PENETRATIONS, INSIDE AND OUTSIDE CORNERS, TIE-INS TO ADJOINING WATERPROOFING, AND OTHER TERMINATION CONDITIONS.

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

A FIRM THAT IS APPROVED OR LICENSED BY MANUFACTURER FOR INSTALLATION OF WATERPROOFING REQUIRED FOR THIS PROJECT AND IS ELIGIBLE TO RECEIVE SPECIAL WARRANTIES SPECIFIED.
CONDUCT PRE-INSTALLATION CONFERENCE AT PROJECT SITE.
APPLY WATERPROOFING WITHIN THE RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY WATERPROOFING MANUFACTURER. DO NOT APPLY WATERPROOFING TO A DAMP OR WET SUBSTRATE, OR WHEN TEMPERATURE IS BELOW 0 DEG F.
CLEAN AND PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE CLEAN, DUST-FREE, AND DRY SUBSTRATE FOR WATERPROOFING APPLICATION.
REMOVE GREASE, OIL, FORM-RELEASE AGENTS, PAINTS, CURING COMPOUNDS, AND OTHER PENETRATING CONTAMINANTS OR FILM-FORMING COATINGS FROM CONCRETE.
PREPARE AND TREAT SUBSTRATES TO RECEIVE WATERPROOFING MEMBRANE, INCLUDING JOINTS AND CRACKS, DECK DRAINS, CORNERS, AND PENETRATIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

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

PROJECT NC22023.33
DATE: 2023.12.27
REVIEWSIONS:

PERMIT SET

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G005

Plot Date: 2/14/2024 2:30:40 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 7-THERMAL AND MOISTURE PROTECTION

07-45, 07-46, 07-47, 07-49, 07-50, 07-51, 07-52, 07-53, 07-54 THERMAL INSULATION

GENERAL/PRODUCTS
SEE INSULATION SCHEDULE BELOW FOR LOCATION AND INSULATION REQUIREMENT

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OR INSULATION INSTALLED IN OR ON THE CEILING/ ROOF, WALLS, FOUNDATION SLAB, BASEMENT WALLS, CRAWL SPACE WALLS AND/ OR FLOOR, AND THE DUCTS OUTSIDE THE CONDITIONED SPACE, U-FACTORS OF THE WINDOWS. THE TYPE OF HEATING AND EFFICIENCY OF HEATING AND WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. (I.R.C. N1101.8)

LOCATION	TYPE	THICKNESS		R-VALUE
SLAB ON GRADE	FOAM-IN-PLACE	2"		R-10

INSTALL UNDER HEATED SLAB ON GRADE LOCATIONS. OWENS CORNING FORMULA 250

PERIMETER OF FOUNDATION	RIGID	2"		R-10

INSTALL ON INSIDE FACE OF EXTERIOR FOUNDATION FROM TOP OF FOOTING TO BOTTOM OF CONCRETE SLAB AT LIVING SPACE- BURIED - OWENS CORNING FORMULA 250

FLOOR INSULATION				
FLOOR OVER UNHEATED BASEMENT	UNFACED BATTS	VERIFY		R-30
FLOOR UNDER RADIANT HEAT	BLOWN-IN	12"		R-38
FLOOR OVER OUTSIDE OR UNHEATED AIR	BLOWN-IN	12"		R-38
WALL INSULATION AT EXTERIOR FRAMED WALLS				
2X6 WOOD EXTERIOR WALLS (BLOWN TO BE CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)	BLOWN-IN	5 1/2"		R-22.5
2 X 4 WOOD FURRED-EXTERIOR WALLS (CERTAINTEED CertaSpray with 2.0 pcf and R-value of 6.5 per inch))	CLOSED-CELL FOAM	3 1/2"		R-22.75
ROOF INSULATION				
ROOF AT SHALLOWER JOISTS:				
MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS				R-24.5
PLUS FULL DEPTH OF JOIST CAVITY				R-38.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)			TOTAL=	R-49.0
ROOF AT DEEPER JOISTS:				
MULTI-LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHEILD PANELS) PLUS				R-24.5
PLUS FULL DEPTH OF JOIST CAVITY				R-56.0
(CERTAINTEED OPTIMA BLOWN-IN BIB SYSTEM)			TOTAL=	R-80.5
INTERIOR AND SPECIALITY REQUIRED INSULATION				
INTERIOR WALLS SOUND	BATTS	3-1/2"		R11
MECHANICAL TYPE ROOMS WALLS AND (CEILINGS WHERE APPLICABLE) SOUND	BATTS	5"		R19
BATHROOMS SOUND BATTS INSULATION BATTS	BATTS	5 1/2" OR 3 1/2"		R-11 - R19
INTERIOR FLOORS/ CEILING SOUND RATING REQ'D	BATTS	3 1/2"		R-11
DUCTWORK PLUMBING LINES	DBL. FACED	1/2" VINYL FACED	1"	
MECHANICAL AND PLUMBING				
STUD CAVITY WITH PLUMBING DRAIN LINES	SOUND BATTS/ INSULATION BATTS	5 1/2"' OR 3 1/2"		R-13/R-19

PLUMBING DRAIN LINE SHALL BE INSULATED IN ADDITION TO THE CAVITY OF THE STUD WALL IS LOCATED WITHIN.

SUBMITTALS
PROVIDE MANUFACTURERE DATA AND INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR REVIEW PRIOR TO INSTALLATION.

EXECUTION
FILL ALL VOIDS AS REQUIRED.

FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

PROVIDE R-25 MINIMUM CLOSED CELL INSULATION ABOVE ANY CEILING PENETRATIONS AT UNVENTED ROOF ASSEMBLIES.

07-55 ATTIC ACCESS

EXECUTION
ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R807.

ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

07-66 BUILDING WEATHER AND VAPOR BARRIER

GENERAL/PRODUCTS
WEATHER BARRIER MEMBRANE: DUPONT -TYVEK- HOMEWRAP OR EQUAL
SEAM TAPE DUPONT- TYVEK TAPE OR EQUAL
FLASHING DUPONT- FLEXWRAP OR EQUAL

EXECUTION
COORDINATE WITH MANUFACTURES STANDARDS FOR INSTALLATION.
REVIEW REQUIREMENTS FOR SEQUENCING OF INSTALLATION OF WEATHER BARRIER ASSEMBLY WITH INSTALLATION OF WINDOWS, DOORS, LOUVERS AND FLASHINGS TO PROVIDE A WEATHER-TIGHT BARRIER ASSEMBLY.

VERIFY SUBSTRATE AND SURFACE CONDITIONS ARE IN ACCORDANCE WITH WEATHER BARRIER MANUFACTURER RECOMMENDED TOLERANCES PRIOR TO INSTALLATION OF WEATHER BARRIER AND ACCESSORIES.

INSTALL WEATHER BARRIER OVER EXTERIOR FACE OF EXTERIOR WALL SUBSTRATE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

START WEATHER BARRIER INSTALLATION AT A BUILDING CORNER, LEAVING 6-12 INCHES OF WEATHER BARRIER EXTENDED BEYOND CORNER TO OVERLAP.

INSTALL WEATHER BARRIER IN A HORIZONTAL MANNER STARTING AT THE LOWER PORTION OF THE WALL SURFACE. MAINTAIN WEATHER BARRIER PLUMB AND LEVEL.

EXTEND BOTTOM ROLL EDGE OVER SILL PLATE INTERFACE 2" TO 3" MINIMUM. SEAL WEATHER BARRIER WITH SEALANT OR TAPE. SHINGLE WEATHER BARRIER OVER BACK EDGE OF THRU-WALL FLASHINGS AND SEAL WEATHER BARRIER WITH SEALANT OR TAPE. ENSURE WEEPS ARE NOT BLOCKED.

SUBSEQUENT LAYERS SHALL OVERLAP LOWER LAYERS A MINIMUM OF 6 INCHES HORIZONTALLY IN A SHINGLING MANNER.

WINDOW AND DOOR OPENINGS: EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS.

ATTACH WEATHER BARRIER TO STUDS THROUGH EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12 -18 INCHES VERTICALLY ON CENTER ALONG STUD LINE, AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY.

ATTACH WEATHER BARRIER TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12 -18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE, PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. USE CLADDING FASTENERS AS PERMANENT MEANS OF ATTACHMENT.

SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS.

07-133 WOOD SIDING

GENERAL/PRODUCTS
HORIZONTAL SIDING: 1X4 SHIP-LAP-JOINTED (WITH 1/4" REVEAL) HORIZONTAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CEDAR BARK".

VERTICAL SIDING: 1X8 SHIP-LAP-JOINTED (WITH 1/8" REVEAL) VERTICAL SIDING. TO BE CLEAR SEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSROADS".

SUBMITTALS
PROVIDE 12" X 12" SAMPLE OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.

EXECUTION
FOLLOW INSTALLATION INSTRUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.

EXAMINE SUBSTRATES FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING AT ALL LOCATION AS REQUIRED BY MNFR. RECOMMENDATIONS.

INSTALL EXTERIOR SIDING FINISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING WEATHER BARRIER AS PER MANUFACTURE SPECIFICATIONS AND INDUSTRY STANDARDS.
SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.

CLEAN FINISHED SURFACES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.

COORDINATE WORK WITH RELATED TRADES; SCRIBE AND COPE SIDING BOARDS FOR ACCURATE FIT. ALLOW INSTALLATION OF RELATED WORK TO AVOID CUTTING AND PATCHING.

SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED, CROOKED OR OTHERWISE DEFECTIVE.

INSTALLATION MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.

FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH UP COATING ON NEW CUTS. FACTORY PRIMED OR FINISHING IS PREFERRED.

EXPLAIN PROPER MAINTENANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT PROJECT CLOSEOUT.

THE USE OF PRESSURE WASHERS IS NOT RECOMMENDED.

07-155 SINGLE-PLY TPO DECK MEMBRANE

GENERAL/PRODUCTS
PROVIDE INSTALLED ROOFING MEMBRANE AND FLASHINGS THAT REMAIN WATERTIGHT; DO NOT PERMIT THE PASSAGE OF WATER; AND RESIST SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT AND EXPOSURE TO WEATHER WITHOUT FAILURE.

PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING MEMBRANE MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ROOF SYSTEM DESIGNED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.

ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATING SHALL BE A UL CLASS B RATING.

PROVIDE A ROOF SYSTEM WITH POSITIVE DRAINAGE WHERE ALL STANDING WATER DISSIPATES AFTER PRECIPITATION ENDS.

BUILDING CODES: ROOF SYSTEM WILL MEET THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODE BODIES HAVING JURISDICTION.

MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE IN THE MANUFACTURING OF SINGLE-PLY HEAT WELDABLE MEMBRANES.

ROOFING CONTRACTOR SHALL BE AUTHORIZED BY ROOFING SYSTEM MANUFACTURER TO INSTALL ASSEMBLY. PROVIDE LETTER ON MANUFACTURER'S LETTERHEAD OF AUTHORIZED STATUS OF CONTRACTOR.

PROVIDE ROOFING SYSTEM THAT IS LISTED ON THE DOE'S ENERGY STAR "ROOF PRODUCTS QUALIFIED PRODUCT LIST" FOR LOW-SLOPE ROOF APPLICATIONS.

A MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE INSTALLATION FOR COMPLIANCE WITH MANUFACTURER'S STANDARDS UPON COMPLETION OF THE ROOFING SYSTEM.DEVIATIONS OR CHANGES FROM THE CONTRACT SPECIFICATION SHALL HAVE WRITTEN APPROVAL FROM THE ROOFING MANUFACTURER, FOR PRESENTATION TO ARCHITECT AT COMPLETION OF ROOFING SYSTEM.

STANDARD TOTAL SYSTEM WARRANTY SHALL BE ISSUED UPON ACCEPTANCE OF THE ROOFING SYSTEM INSTALLATION.
TWENTY (20) YEAR PERIOD THAT COVERS WIND DAMAGE UP TO 70 MPH.

ACCEPTABLE MANUFACTURER: FIBERTITE,DOW ROOFING SYSTEMS, CARLILE ROOFING, OR APPROVED EQUAL REQUESTS FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

ROOFING MEMBRANE SHALL BE MANUFACTURED WITH THE FOLLOWING PROPERTIES:
A. MEMBRANE TYPE: KEE.
B. MEMBRANE THICKNESS: 30 MIL.
C. COLOR:ENERGY EFFICIENT GREY.
D. FLASHINGS MEMBRANE: SHALL 0.060 INCH (1.52MM) THICK REINFORCED MEMBRANE FOR WALLS AND CURBS REGARDLESS OF ROOF COVER SHEET THICKNESS. SHALL BE .060 INCH (1.52 MM)-THICK UNSUPPORTED MEMBRANE FOR FIELD-FABRICATED DETAILS USED FOR MAKING FIELD FLASHINGS THAT REQUIRE HIGHER EXTENSIBILITY THAN IS ALLOWED WITH SCRIM-REINFORCED MEMBRANE.
E. COVER BOARD: DENSDECK ROOF BOARDS: G-P GYPSUM CORPORATION 1/2 INCH (12 MM) DENSDECK ROOF BOARD. GLASS MAT FACED GYPSUM WITH SPECIALLY TREATED GYPSUM CORE THAT RESISTS MOISTURE AND MOLD GROWTH.

SUBMITTALS
PRODUCT DATA:, INCLUDING:MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED; PREPARATION INSTRUCTIONS AND RECOMMENDATIONS; STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS; AND INSTALLATION METHODS.

SAMPLES FOR VERIFICATION FOR THE FOLLOWING PRODUCTS INCLUDING; MANUFACTURER'S STANDARD SAMPLE SIZE OF SHEET ROOFING OF COLOR SPECIFIED; MANUFACTURER'S STANDARD SAMPLE SIZE OF ROOF INSULATION; MANUFACTURER'S STANDARD SAMPLE SIZE OF WALKWAY PADS OR ROLLS.

SHOP DRAWINGS INCLUDING OUTLINE AND SIZE OF THE ROOF, LOCATION AND TYPE OF PENETRATIONS, PERIMETER AND PENETRATION FLASHING DETAIL REFERENCES TO MANUFACTURE'S STANDARD. DETAILS WHICH DO NOT CONFORM TO ROOFING MANUFACTURER'S STANDARDS SHALL BE IDENTIFIED WITH SEPARATE APPROVAL FROM ROOFING MANUFACTURER. DETAILS TO BE EMPLOYED ON THE PROJECT SHALL BE APPROVED BY ROOFING MANUFACTURER.

SUBMIT WARRANTY CERTIFICATION FROM MANUFACTURER OF APPROVAL OF PROJECT DESIGN AND INTENT TO ISSUE WARRANTY, AND FASTENER PULL TESTS FROM AN INDEPENDENT TESTING AGENCY SHALL BE APPROVED BY THE ROOFING MANUFACTURER.

EXECUTION
DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. NAILERS AND BLOCKING SHALL BE INSTALLED LEVEL, TRUE TO LINE AND ELEVATION, SECURED TO ROOF STRUCTURE TO RESIST ROOF INSTALLATION AND SERVICE CONDITIONS. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING. SURFACES TO BE BONDED SHALL BE DRY, CLEAN AND FREE OF DEBRIS. SUITABLE SURFACES ARE USUALLY CONSIDERED TO BE SMOOTH: SOLID MASONRY, WOOD AND METAL, PLUS INSULATION BOARDS FASTENED PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS FOR RECEIVING ADHERED ROOFING MEMBRANES.

ALL FASTENERS SHOULD BE INSTALLED WITH A DEPTH-SENSING SCREW GUN TO PREVENT OVER DRIVING OR UNDER DRIVING. BLOCK OFF OR SHUT DOWN POSITIVE PRESSURE BUILDING VENTILATION SYSTEMS DURING APPLICATION TO PREVENT SHEET FROM BILLOWING DURING APPLICATION.

VERIFY ALL ROOFTOP MECHANICAL UNITS ARE TO HAVE THEIR CONDENSATION LINES PIPED TO DRAINS, OR OFF THE ROOF

PLYWOOD MUST BE EXTERIOR GRADE WITH AN A OR B FINISH SIDE UP AND WITH NO JOINTS GAPPED GREATER THAN 1/4 INCH, AND PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

PROVIDE TEMPORARY BALLAST IN PARTIALLY COMPLETED SECTIONS TO CONTROL WIND EFFECTS DURING CONSTRUCTION.

07-164 METAL SHEET BATTEN-SEAM ROOFING

07-164 METAL SHEET BATTEN-SEAM ROOFING
GENERAL/PRODUCTS

ARCHITECTURAL METAL ROOFING: BONDERIZED METAL
MBCI- MANUFACTURE
COLOR- TO MATCH BENJAMIN MOORE HC-167 "AMHERST GRAY".
DETAILS- CRAFTSMAN SERIES SB

SECONDARY ROOFING MEMBRANE - GRACE ICE & WATER SHIELD HT

SUBMITTALS
SAMPLES FOR VERIFICATION OF SHINGLE SIZE AND COLOR
WARRANTIES: SAMPLE OF SPECIAL WARRANTIES.
EXECUTION
ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER

ROOFING TO BE INSTALLED OVER SECONDARY ROOFING MEMBRANE (ENTIRE ROOFING SURFACE)

ROOFING SYSTEM TO BE INSTALLED OVER EXTERIOR GRADE A.P.A. RATED SHEATHING (RUN PERPENDICULA RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS.

SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD-DOWNS.

07-170, 171, 172, 173, 174, 175, 176, SHEET METAL FLASHING AND TRIM

GENERAL/PRODUCTS
APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.
VALLEY FLASHING
DRIP METAL
WINDOW HEAD FLASHING
DOOR HEAD FLASHING
TRANSITIONAL FLASHING

SUBMITTALS
SHOW INSTALLATION LAYOUTS OF SHEET METAL FLASHING AND TRIM, INCLUDING PLANS, ELEVATIONS, EXPANSION-JOINT LOCATIONS, AND KEYED DETAILS. DISTINGUISH BETWEEN SHOP- AND FIELD-ASSEMBLED WORK.

INCLUDE DETAILS FOR FORMING, JOINING, SUPPORTING, AND SECURING SHEET METAL FLASHING AND TRIM, INCLUDING PATTERN OF SEAMS, TERMINATION POINTS, FIXED POINTS, EXPANSION JOINTS, EXPANSION-JOINT COVERS, EDGE CONDITIONS, SPECIAL CONDITIONS, AND CONNECTIONS TO ADJOINING WORK.

EXECUTION
SELF-ADHERING, HIGH-TEMPERATURE SHEET: MINIMUM 30 TO 40 MILS THICK, CONSISTING OF SLIP-RESISTING POLYETHYLENE-FILM TOP SURFACE LAMINATED TO LAYER OF BUTYL OR SBS-MODIFIED ASPHALT ADHESIVE, WITH RELEASE-PAPER BACKING; COLD APPLIED.

SLIP SHEET: BUILDING PAPER, 3-LB/100 SQ. FT. MINIMUM, ROSIN SIZED.

ANCHOR SHEET METAL FLASHING AND TRIM AND OTHER COMPONENTS OF THE WORK SECURELY IN PLACE, WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT SO THAT COMPLETED SHEET METAL FLASHING AND TRIM SHALL NOT RATTLE, LEAK, OR LOOSEN, AND SHALL REMAIN WATERTIGHT. USE FASTENERS, SOLDER, WELDING RODS, PROTECTIVE COATINGS, SEPARATORS, SEALANTS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE SHEET METAL FLASHING AND TRIM SYSTEM.
INSTALL SHEET METAL FLASHING AND TRIM TRUE TO LINE AND LEVELS INDICATED. PROVIDE UNIFORM, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.

INSTALL SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERTIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.

SPACE CLEATS NOT MORE THAN 12 INCHES APART. ANCHOR EACH CLEAT WITH TWO FASTENERS. BEND TABS OVER FASTENERS.

INSTALL EXPOSED SHEET METAL FLASHING AND TRIM WITHOUT EXCESSIVE OIL CANNING, BUCKLING, AND TOOL MARKS.

WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMACNA.

PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.

SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WATERTIGHT CONSTRUCTION.RETAIN FIRST PARAGRAPH BELOW FOR METALLIC-COATED STEEL AND COPPER ROOFING, UNLESS THE METAL IS PAINTED OR COATED.

CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.

APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO. SEE I.R.C. SECTION R703.8.

AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.

WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILT-IN GUTTERS.

07-183 METAL GUTTERS/DOWNSPOUTS

GENERAL/PRODUCTS
GUTTERS SHALL BE: SQUARE AS PER DETAILS
DOWNSPOUTS SHALL BE: ROUND DOWNSPOUTS.

METAL FINISH PRE-FINISHED ALUM. COLOR TO MATCH METAL ROOFING.

SUBMITTALS
PROVIDE 12" LONG SAMPLE OF EACH DOWNSPOUT AND GUTTER IN MATERIAL SPECIFIED.
(ELECTRICAL CONTRACTOR TO PROVIDE SPECIFICATION OF HEAT TAPE WITH VOLTAGE FOR HEAT TAPE AT CHAIN AT DOWNSPOUTS

EXECUTION
INSTALL AT LOCATIONS SHOWN ON PLANS.

ALL GUTTERS SHALL SLOPE A MINIMUM OF 1/8" PER FOOT FOR DRAINAGE TO DOWNSPOUTS

FABRICATE HANGING GUTTER TO CROSS SECTION INDICATED, COMPLETE WITH END PIECES, OUTLET TUBES, AND OTHER ACCESSORIES AS REQUIRED. FABRICATE IN CONTINUOUS SECTIONS BETWEEN CORNERS. FABRICATE EXPANSION JOINTS, EXPANSION-JOINT COVERS AND GUTTER ACCESSORIES FROM SAME METAL AS GUTTERS.

JOIN SECTIONS WITH RIVETED AND SOLDERED JOINTS OR WITH LAPPED JOINTS SEALED WITH SEALANT. PROVIDE FOR THERMAL EXPANSION. ATTACH GUTTERS AT EAVE OR FASCIA TO FIRMLY ANCHORED GUTTER BRACKETS SPACED NOT MORE THAN 36 INCHES APART. PROVIDE END CLOSURES AND SEAL WATERTIGHT WITH SEALANT. SLOPE TO DOWNSPOUTS.

FABRICATE RECTANGULAR DOWNSPOUTS COMPLETE WITH MITERED ELBOWS. FURNISH WITH METAL HANGERS, FROM SAME MATERIAL AS DOWNSPOUTS, AND ANCHORS

JOIN DOWNSPOUT SECTIONS WITH 1-1/2-INCH TELESCOPING JOINTS. PROVIDE HANGERS WITH FASTENERS DESIGNED TO HOLD DOWNSPOUTS SECURELY TO WALLS. LOCATE HANGERS AT TOP AND BOTTOM AND AT APPROXIMATELY 60 INCHES O.C. IN BETWEEN.

07-211, 07-212, 07-213, 07-214, 07-215, 07-216, 07-217 CAULKING

GENERAL/PRODUCTS
PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS FOR INTERIOR APPLICATIONS THAT ESTABLISH AND MAINTAIN AIRTIGHT AND WATER-RESISTANT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER, BASED ON TESTING AND FIELD EXPERIENCE.

EXECUTION
CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS.

REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT COULD INTERFERE WITH ADHESION OF JOINT SEALANT

PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF CAULK.

SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS - ONLY POLYURETHANE OR POLYSULFIDE SEALANTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED.

DIVISION 8-OPENINGS

08-25 EXTERIOR WOOD DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.
MANUF . CUSTOM ENTRY DOOR- BY MILL SELECTED
SPECIES DOUG-FIR
COLOR SHERWIN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

08-26 INTERIOR WOOD DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES, STYLES, AND OPERATION.
MANUF. AS SELECTED BY BIDDING
SPECIES: SEE INTERIOR DESIGN DRAWINGS
COLOR: CUSTOM STAIN BY INTERIOR DESIGNER

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

EXECUTION
ALL DOORS SHALL BE INSTALLED PER MANUFACTURES STANDARD INSTALLATION REQUIRMENTS.

ALL DOORS SHALL BE INSTALLED TRUE AND PLUMB AND SHALL OPERATE. ADJUST ALL DOORS FOR OPERATIONS AS APPROVED BY ARCHITECT/OWNER.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE IRC 302.5.

08-39 EXTRUDED ALUMINUM WOOD SLIDING DOORS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.

WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE, MARVIN,
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS
PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.
COLOR OF SCREENS TO BE: AS DETERMINED BY ARCHITECT.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES. GLAZING SHALL BE CARDINAL 365 GLAZING - NO EXCEPTION

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH EXTRUDED ALUMINUM CLAD EXTERIOR BOTH FRAME AND SASH- NO EXCEPTIONS. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. R310.1

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)

1. MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4. THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5. WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE)

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES
INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATION, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308)
A. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

B. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

C. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

D. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

E. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

F. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.

G. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

H. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

08-67 OVERHEAD SECTIONAL DOOR

GENERAL/PRODUCTS
SEE DOOR SCHEDULE FOR ALL SIZES AND OPERATION.
DOOR MANUFACTURER:
DOOR STYLE SHALL BE: AS SHOWN ON DRAWINGS
COLOR: SHERMAN WILLIAMS SEMI-TRANSPARENT, "CROSSROADS"

SUBMITTALS
VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING

PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH DOOR, HARDWARE, OPERATIONS, SPECIFIED ON DRAWINGS

EXECUTION
INSTALL PER MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

08-118 SHOWER DOOR

GENERAL/PRODUCTS
TEMPERED OR LAMINATED SAFETY GLASS FOR SHOWER DOORS OR SHOWER ENCLOSURES.
SHOWER ENCLOSURES TO BE: EUROPEAN STYLE ALUMINUM FRAMED SHOWER ENCLOSURE

SUBMITTALS
PROVIDE SAMPLES: 12-INCH SQUARE, FOR EACH TYPE OF GLASS PRODUCT INDICATED.
PROVIDE GLAZING SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS.

EXECUTION
PROVIDE EUROPEAN STYLE MOUNTING, TYPICAL.

INSTALL DOORS TO SWING OUTWARD, TYPICAL. (2006 IRC R308 P2708.1)

08-132 EXTRUDED ALUMINUM CLAD WOOD WINDOWS

GENERAL/PRODUCTS
SEE WINDOW SCHEDULE FOR ALL SIZES AND OPERATION.
WINDOW MANUFACTURER: LOEWEN, WINDSOR, JELD-WEN, KOLBE
WINDOW STYLE SHALL BE: AS SHOWN ON DRAWINGS,

PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.

PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ENERGY CODE SUBMITTAL FOR U VALUES (U=0.30 AND SHGC=0.25 FOR WINDOWS OF GREAT ROOMS, UNLESS NOTED OTHERWISE).

PROVIDE SPACER BARS WHERE SDL'S ARE USED

ALL FIXED GLAZING TO BE SASH SET

HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.

WOOD WINDOWS WITH ALUMINUM CLAD EXTERIOR. EXTERIOR CLAD PAINT FINISH TO MEET AAMA 2605 SPECIFICATIONS (70% KYNAR) COLOR AS PER OWNER AND ARCHITECT

BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. R310.1

SUBMITTALS
VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING

VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS (IRC R303 & R310)
1.MINIMUM OPENING AREA FOR ALL WINDOWS IN BEDROOMS OR EMERGENCY SHALL HAVE A 5.75 SQ. FT OF OPENING.
2.THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
3.THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
4.THE ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE, EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
5.WINDOW SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1.

PROVIDE WARRANTY INFORMATION FOR GLAZING, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH.

PROVIDE SHOP DRAWINGS SHOWING EACH WINDOW FOR VERIFICATION OF SIZE SPECIFIED ON DRAWINGS AND OPERATIONAL REQUIREMENTS.

EXECUTION
INSTALL DRIP FLASHING OVER HEADS OF ALL WINDOWS AT EXTERIOR (IRC R703.8)

INSTALL FOAM INJECTED INSULATION SEALER AT ALL SHIM CAVITITIES

INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS, AND SHALL BE REVIEWED BY WINDOW SUPPLIER AFTER INSTALLATION IS COMPLETE.

PROVIDE TEMPERED GLASS AS REQUIRED (IRC R308).
SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:
1- EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2- PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
3- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
4- PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.
5- PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
6- PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7- PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

08-146 UNIT SKYLIGHT

GENERAL/PRODUCTS
14" SOLATUBE 290 DS SELF-FLASHING FOR HARD CEILING

SUBMITTALS
SUBMIT SKYLIGHT WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SHOP DRAWINGS ON HOW TO INSTALL ON ROOF AND INTERFACE WITH CEILING FINISH.

PROVIDE MAINTENANCE AND WARRANTY INFORMATION.

DO NOT INSTALL WITHIN 3-FT OF INSIDE FACE OF FIRE-RATED WALLS.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS AND COORDINATE WITH ROOFING MATERIAL.

08-151 DOOR HARDWARE

GENERAL/PRODUCTS
ALL DOOR HARDWARE AS SELECTED BY INTERIOR DESIGNER AND OWNER

SUBMITTALS
SUBMIT DOOR HARDWARE SCHEDULE WITH PRODUCT DATA, SAMPLES OF FINISH, WITH SCHEDULE OF EACH DOOR AND HARDWARE LIST ASSIGNED TO EACH DOOR.

EXECUTION
INSTALL PER MANUFACTURES SPECIFICATIONS

08-174 MIRRORS

GENERAL/PRODUCTS
MIRRORS AS SELECTED BY INTERIOR DESIGN. COORDINATE WITH INTERIOR DRAWINGS.

DIVISION 9- FINISHES

09-21 GYPSUM WALL BOARD

GENERAL/PRODUCTS
5/8" TYPE "X" GYPSUM BOARD AT GARAGE AND AT FIRE-RATED SEPARATION WALL
WALLS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

CEILINGS: 5/8" THICK GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.
FINISH TO BE: SMOOTH

EXTERIOR LOCATIONS: 5/8" GLAS-MAT GYPSUM BOARD, UNLESS OTHERWISE NOTED ON DRAWINGS.

SUBMITTALS
4'-0" X 4'-0" MOCK-UP OF WALL AND CEILING TO INDICATE COMPLIANCE OF FINISH SPECIFIED.

EXECUTION
PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (2) LAYERS 5/8" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE (IRC 302.6)

THE GYPSUM BOARD SHALL BE ATTACHED TO FRAMING WITH APPROVED SCREWS AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE PROVIDE A LEVEL 4 GYPSUM BOARD FINISH ON ALL WALLS AS PER INDUSTRY STANDARDS

PROVIDE SQUARE CORNER BEAD / TRIM FINISH.

CEILINGS TO HAVE A SMOOTH LEVEL 4 FINISH.

PROVIDE GLAS-MAT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE GLAS-MAT GYPSUM BOARD TILE BACKER BOARD ON FRAMING (INSTEAD OF GYPSUM BOARD) AT SURFACES TO RECEIVE TILE.

09-27 CERAMIC TILE

GENERAL/PRODUCTS
EXTENT OF CERAMIC TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE CERAMIC TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-37 STONE TILE

GENERAL/PRODUCTS
EXTENT OF STONE TILE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE TILE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-102 STONE FLOORING

GENERAL/PRODUCTS
EXTENT OF STONE FLOORING INDICATED ON FINISH FLOOR PLANS.

SEE STONE FLOOR SCHEDULE FOR TILE SPECIFICATION AND STYLE, INCLUDED BY INTERIOR DESIGNER.

09-109 WOOD FLOORING

GENERAL/PRODUCTS
EXTENT OF WOOD FLOORING INDICATED ON FINISH FLOOR PLANS AND AS PER INTERIOR DESIGNER.

SEE WOOD FLOOR SCHEDULE FOR WOOD FLOOR SPECIES AND STYLE.

FINISH OF WOOD FLOOR AS SPECIFIED IN WOOD FLOOR SCHEDULE.

SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR INSTALLED OVER PLYWOOD WITH STAIN FINISH FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
INSTALL WOOD FLOORING AS REQUIRED BY ALL APPLICABLE CODES AND STANDARDS FOR WOOD FLOOR INSTALLATION IN NWFA's "INSTALLATION GUIDELINES: WOOD FLOORING.

MAINTAIN AN AMBIENT TEMPERATURE BETWEEN 65 AND 75 DEGF AND RELATIVE HUMIDITY PLANNED FOR BUILDING OCCUPANTS IN SPACES TO RECEIVE WOOD FLOORING DURING THE CONDITIONING PERIOD FOR NOT LESS THAN SEVEN DAYS BEFORE WOOD FLOORING INSTALLATION, AND CONTINUOUS THROUGH INSTALLATION, AND CONTINUES NOT LESS THAN SEVEN DAYS AFTER WOOD FLOORING INSTALLATION.

PROVIDE EXPANSION SPACE AT WALLS AND OTHER OBSTRUCTIONS AND TERMINATIONS OF FLOORING AS PER MANUFACTURE RECOMMENDATIONS.

BROOM OR VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE PRODUCT INSTALLATION. AFTER CLEANING, EXAMINE SUBSTRATES FOR MOISTURE, ALKALINE SALTS, CARBONATION, OR DUST. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

09-167 CARPET (SHEET) FLOORING

GENERAL/PRODUCTS
EXTENT OF CARPET FLOORING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE OF THE FLOOR FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.

EXECUTION
ALL INSTALLATION OF MATERIALS AS SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED PER MANUFACTURER STANDARDS AND AS PER INTERIOR DESIGNER SPECIFICATIONS.

09-208 EXTERIOR PAINTING

GENERAL/PRODUCTS
EXTERIOR SEMI-TRANSPARENT WOOD STAIN
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL MATERIAL SHALL BE PRIMED ON ALL SURFACES PRIOR TO INSTALLATION.
MATERIAL MAY BE PRE-PAINTED PRIOR TO INSTALLATION, OR PAINTED AFTER INSTALLATION. ALL SURFACES SHALL RECEIVE TWO (2) COATES OF FINISH PAINT AFTER PRIME COAT.
CONTRACTOR SHALL CAULK ALL JOINTS PRIOR TO FINAL PAINTING.

09-221 INTERIOR PAINTING

GENERAL/PRODUCTS
EXTENT OF INTERIOR PAINTING INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.
ALL WALLS MUST BE SMOOTH AND FREE OF DEFECTS PRIOR TO PAINTING.

09-230 STAIN FINISH

GENERAL/PRODUCTS
EXTENT OF INTERIOR STAIN FINISH INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

09-235 EPOXY FLOOR COATINGS

GENERAL/PRODUCTS
EXTENT OF EPOXY FLOOR COATINGS INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE A 24" X 24" SAMPLE FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO INSTALLATION.
EXECUTION
ALL FINISHES SELECTED BY INTERIOR DESIGNER SHALL BE INSTALLED AS PER MANUFACTURER STANDARD SPECIFICATIONS, AND SHALL MEET ALL INTERIOR SPECIFICATIONS.

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LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

PERMIT SET

SHEET NUMBER:
G006

Plot Date: 2/14/2024 2:30:43 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 10- SPECIALITIES

10-99 BATH HARDWARE

GENERAL/PRODUCTS
EXTENT OF BATHROOM HARDWARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL
SUBMITTALS
PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING.
EXECUTION
INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

DIVISION 11- EQUIPMENT

11-32 FIREPLACES

GENERAL/PRODUCTS

GAME ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP-VENT TO EXTERIOR WALL)
GREAT ROOM FIREPLACE TO BE:	MONTIGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)
MASTER BEDROOM FIREPLACE TO BE:	MONTIGO "PANORAMA" 3-SIDED GLASS CUSTOM SEALED GAS - SEE ID DRAWINGS (REAR-VENT TO EXTERIOR WALL)

SUBMITTALS
SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.

EXECUTION
BEDROOM APPLICATIONS: PROVIDE SEALED GLASS DOORS.

ALL WOOD BURNING FIREPLACES (EXCEPT IN BEDROOM APPLICATIONS): TO BE PROVIDED WITH GAS STARTERS

GAS LOG FIREPLACES SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6' OF THE APPLIANCE, UNLESS APPROVED BY THE FIREPLACE MANUFACTURER.

GAS LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY HELD OPEN.

ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.

ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S.

ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIREMENT FOR OUTSIDE AIR.

PROVIDE FLUES, COMBUSTION AIR SPARK ARRESTOR, CLEARANCES, AND ETC. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE CHIMNEY CAP FLASHING AND SURROUND. (SEE SECTION 07-34) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIAL SUCH AS HEARTHS, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES, AND PROTECTION.

THE CHIMNEY TERMINATION MUST EXTEND AT LEAST 2 FEET HEIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G2427.5.3.

11-34 RESIDENTIAL APPLIANCES

GENERAL/PRODUCTS
RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.

SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
APPLIANCE SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS

GAS-BURNING APPLIANCES: COMPLY WITH ANSI Z21 SERIES STANDARDS.

RESIDENTIAL APPLIANCES: COMPLY WITH NAECA STANDARDS.

EXECUTION
INSTALLER QUALIFICATIONS: AN EMPLOYER OF WORKERS TRAINED AND APPROVED BY MANUFACTURER FOR INSTALLATION AND MAINTENANCE OF UNITS REQUIRED FOR THIS PROJECT

PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURES INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

INSTALL ACCESSORIES ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.

FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT.

11-42 PROJECTION SCREENS

GENERAL/PRODUCTS
EXTENT OF PROJECTION SCREENS ARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.

COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

DIVISION 12- FURNISHINGS

12-27 WOOD KITCHEN CABINETS

GENERAL/PRODUCTS
EXTENT OF CABINETRY AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS

COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.

SUBMITTALS
CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR EACH CABINET FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER/OWNER PRIOR TO FABRICATION OF CABINET.

PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.

PROVIDE 1 DOOR SAMPLE FOR EACH DOOR TYPE SPECIFIED FOR APPROVAL.

12-40 STONE COUNTERTOPS

GENERAL/PRODUCTS
EXTENT OF STONE COUNTERTOPS AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.

SUBMITTALS
SAMPLES FOR EACH STONE TYPE INDICATED, IN SETS OF SAMPLES NOT LESS THAN 12 INCHES SQUARE. INCLUDE TWO OR MORE SAMPLES IN EACH SET AND SHOW THE FULL RANGE OF VARIATIONS IN APPEARANCE CHARACTERISTICS EXPECTED IN COMPLETED WORK.

EXECUTION
USE ONLY ADHESIVES FORMULATED FOR STONE AND CERAMIC TILE AND RECOMMENDED BY THEIR MANUFACTURER FOR THE APPLICATION INDICATED. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.

INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS AND INDICATED TOLERANCES

REMOVE AND REPLACE STONE COUNTERTOPS OF THE FOLLOWING DESCRIPTION: BROKEN, CHIPPED, STAINED, OR OTHERWISE DAMAGED STONE, DEFECTIVECOUNTERTOPS, DEFECTIVE JOINTS, INCLUDING MISALIGNED JOINTS,INTERIOR STONE COUNTERTOPS AND JOINTS NOT MATCHING APPROVED SAMPLES AND MOCKUPS.

CLEAN STONE COUNTERTOPS NOT LESS THAN TWO DAYS AFTER COMPLETION OF INSTALLATION, USING CLEAN WATER AND SOFT RAGS. APPLY STONE SEALER TO COMPLY WITH STONE PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 21 - FIRE SUPPRESSION

21-01 FIRE SPRINKLERS

GENERAL/PRODUCTS
DESCRIPTION
THE PROJECT SHALL HAVE FULL NFPA 13D SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.

CPVC FIRE SPRINKLER PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS MANUFACTURED BY LUBRIZOL ADVANCED MATERIALS OR EQUAL. THE PIPE AND FITTING COMPOUNDS SHALL MEET CELL CLASS 23547 AND 24447, RESPECTIVELY, AS DEFINED BY ASTM D1784, AND SHALL BE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER. BOTH PIPE AND FITTING COMPOUNDS SHALL BE PRESSURE RATED BY PLASTICS PIPE INSTITUTE (PPI).

PIPE AND FITTINGS

PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F442 IN STANDARD DIMENSION RATIO (SDR) 13.5.

FITTINGS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F437 (SCHEDULE 80 THREADED), ASTM F438 (SCHEDULE 40 SOCKET) AND ASTM F439 (SCHEDULE 80 SOCKET).
BOTH PIPE AND FITTINGS SHALL BE LISTED BY UNDERWRITERS LABORATORIES FOR USE IN WET AUTOMATIC FIRE SPRINKLER SYSTEMS AND SHALL

BEAR THE LOGO OF THE LISTING AGENCY. SEE UL FIRE PROTECTION EQUIPMENT DIRECTORY, CATEGORIES VIWT AND HFYH.

ANCILLARY PRODUCTS COMING INTO CONTACT WITH PIPE AND FITTINGS MUST BE CHEMICALLY COMPATIBLE AS DETERMINED BY CPVC PIPE AND FITTINGS MANUFACTURER OR COMPOUND MANUFACTURER, AND THUS LISTED ON PIPE, FITTINGS OR COMPOUND MANUFACTURER'S CHEMICAL COMPATIBILITY PROGRAM (I.E. FGG/BM/CZ™ SYSTEM COMPATIBLE PROGRAM).

SOLVENT CEMENT

ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F402. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE MANUFACTURERS. THE SOLVENT CEMENTS SHALL BE COMPATIBLE WITH THEIR CPVC PIPE AND FITTINGS.

FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNIFICANT STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UN-DRIED JOINT. SPRINKLER FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONTRACTOR SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.

BASIC USE

CPVC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER ULC OR C-UL FOR USE IN:

ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.

AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.

MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT BE LESS THAN 175 PSI AT 150°F. REFER TO CPVC PIPE AND FITTING MANUFACTURERS' INSTALLATION INSTRUCTIONS.

QUALITY ASSURANCE
CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.

MANUFACTURERS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385

SUBMITTALS
COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL, AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.

EXECUTION
SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW REQUIREMENTS, FRICTION LOSS, OPERATING

TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.

THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.

THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

INSTALLATION PROCEDURES.
INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.

CPVC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150°F IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE LISTING AGENCIES.

ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED, .
AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE NFPA STANDARD (NFPA 13D).

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 22- PLUMBING

22-00 GENERAL PLUMBING

THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2012 I.R.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.

THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.

ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3"DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS.

LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 60 PSI.

WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.

ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M13017.2 & G2404.8)

PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE. (I.R.C P2801)

THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.

THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER. JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

PROVIDE ANTI-SCALD LIMITING DEVISES SET AT 120 DEGREES FOR BATHTUBS AND SHOWERS.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "K" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDIER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BAND FITTINGS FOR POLY PIPE. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.

WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE "INTERMOUNTAIN WATER INC." MODEL: "PATRIOT" SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.

PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D MODIFIED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.

STEAM SHOWER UNITS TO BE "KOHLER" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED.

22-01 PLUMBING FIXTURES

GENERAL/PRODUCT
SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.

INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.

CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.

CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIFIED COMPONENTS.

INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.

TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.

EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.

WATER HEATERS TO BE:	A.0. SMITH OR EQUAL
CAPACITY SHALL BE:	50 GALLONS

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE, AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.

PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.

FOR HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:

SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.

EXECUTION
CONNECT AS PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

GENERAL/PRODUCTS
THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS, TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.

PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE

UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AND POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER
DISTRIBUTION SYSTEM

DELIVER MATERIALS IN MANUFACTURE'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT UNTIL READY FOR INSTALLATION

STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS OR UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS. IF CONSTRUCTIONDELAYS ARE ENCOUNTERED, COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT

WARRANTY
MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND FITTINGS PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGES FOR A WARRANTY PERIOD FOR PEX TUBING AND SUBSEQUENT SYSTEM SHALL BE 25 YEAR NON-PRORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORKMANSHIP, BEGINNING WITH THE DATE OF INSTALLATION

SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONENTS, ETC. SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTURER. THE CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS.

TUBING
CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SILANE METHOD NON-BARRIER TYPE AND SHALL HAVE A PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 73°F, 100 PSI AT 180°F AND 80 PSI AT 200°F

TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WITH ASTM F876 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY

FITTINGS
FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F1807 OR ASTM F2159 AND/OR COMPLY WITHASTM F877 SYSTEM STANDARD AS IDENTIFIED ON THE FITTING

CRIMP SYSTEMS
ALL QICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF QICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW ALL ASTM TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES.

MANIFOLDS
MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM; CR MANIFOLD; MULTI PORT FITTINGS; COPPER MANIFOLD HEADER

VALVES
SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH THE APPROPRIATE MARK ON THE PRODUCT

SUBMITTALS
SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS

SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.

SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

EXECUTION
COMPLY WITH MANUFACTURE'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMO'S, INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING; ZURN OR EQUAL PEX PLUMBING INSTALLATION GUIDE

VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO NOT PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED

DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSED LIGHT FIXTURES

DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE. MAKE SWEAT CONNECTIONS PRIOR TO MAKING PEX CONNECTIONS

ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR PERMISSION FROM THE TUBING MANUFACTURER

DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS

USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS

USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER

PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR

USE NAIL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRUCK WITH A SCREW OR NAIL

ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND CONTRACTION

PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APPLICABLE CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 40 PSI WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR

TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER OTHER TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DAMAGED ACCORDING TO MANUFACTURER'S RECOMMENDATION

22-06 PLUMBING WASTE COMPONENT/PIPING

GENERAL/PRODUCTS
THIS SPECIFICATION COVERS ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS USED IN SANITARY DRAIN, WASTE, AND VENT (DWV), SEWER, AND STORM DRAINAGE APPLICATIONS. THIS SYSTEM IS INTENDED FOR USE IN NON-PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 160°F.

ALL WASTE PIPING SHALL BE THE FOLLOWING:

ABS CELLULAR CORE (FOAM CORE) PIPE AND ABS DWV FITTINGS

PIPE SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS (ACRYLONITRILE-BUTADIENE-STYRENE) COMPOUNDS WITH A CELL CLASS OF 42222 AS IDENTIFIED IN ASTM D 3965. FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID ABS COMPOUNDS WITH A CELL CLASS OF 32222 AS IDENTIFIED IN ASTM D 3965.

ABS CELLULAR CORE PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 628. ABS DWV FITTINGS SHALL CONFORM TO ASTM D 2661. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. ALL SYSTEMS SHALL UTILIZE A SEPARATE WASTE AND VENT SYSTEM. PIPE AND FITTINGS SHALL CONFORM TO NSF INTERNATIONAL STANDARD 14.

EXECUTION
IF POSSIBLE, PIPE SHOULD BE STORED INSIDE. WHEN THIS IS NOT POSSIBLE, THE PIPE SHOULD BE STORED ON LEVEL GROUND WHICH IS DRY AND FREE FROM SHARP OBJECTS. IF DIFFERENT SCHEDULES OF PIPE ARE STACKED TOGETHER, THE PIPE WITH THE THICKEST WALLS SHOULD BE ON THE BOTTOM.

PIPE DIAMETER SHALL BE 3-INCH MIN. WHEN PENETRATING A ROOF ASSEMBLY.

THE PIPE SHOULD BE PROTECTED FROM THE SUN AND BE IN AN AREA WITH PROPER VENTILATION. THIS WILL LESSEN THE EFFECTS OF ULTRAVIOLET RAYS AND HELP PREVENT HEAT BUILD-UP.

PROVIDE INSULATION AT ALL WASTE LINES WITHIN AREAS EXPOSED TO WEATHER.

PROVIDE INSULATION FOR ALL WASTE /DRAIN LINES FROM UPPER LEVELS TO LOWEST POINT IN STRUCTURE. INSULATION TO INDIVIDUALLY WRAP WASTE LINE, AND INSULATE STUD CAVITY WASTE LINE IS LOCATED WITHIN.
ALL SHOWER TRAPS AND TRAP ARMS ARE TO BE SIZED ACCORDING TO THE FLOW RATES OF ALL SHOWERHEADS AND BODYSPRAYS THE DRAIN SERVES (P3201.7)

INSTALLATION SHALL COMPLY WITH THE LATEST INSTALLATION INSTRUCTIONS PUBLISHED BY PIPE AND FITTING MANUFACTURER, AND AND SHALL CONFORM TO ALL APPLICABLE PLUMBING, FIRE, AND BUILDING CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668. SOLVENT CEMENT JOINTS SHALL BE MADE WITH A SOLVENT CEMENT CONFORMING TO ASTM D 2235. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH ABS COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. WARNING! NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN ABS PIPE OR FITTINGS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G007

PERMIT SET

Plot Date: 2/14/2024 2:30:45 PM

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 23- HEATING AND COOLING

23-00 GENERAL MECHANICAL NOTES

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH IN CONSTRUCTION. (I.R.C. M1502)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMEDIATE VENTILATION) (I.R.C. CHAPTER 15 AND R303)

LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

ALL HABITABLE ROOMS SHALL HAVE NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA. THIS SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANCAIL VENTILATION SYSTEM IS INSTALLED.

EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS TO BE DUCTED TO OUTSIDE. ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SCREENS. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR. PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3 AND M1507)

THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT. THE ASSOCIATED ARCHITECTURAL MECHANICAL LAYOUTS AMD DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT.
PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.
ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-709 (3) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACES SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

23-01 RADIANT HEAT

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

23-02 MECHANICAL HEATING AND COOLING

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEDGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

EXECUTION
COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-05 METAL DUCTWORK

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

EXECUTION
COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-06 AIR CONDITIONING CONDENSER

EXECUTION
COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-07 EXHAUST FAN

GENERAL/PRODUCTS
PROVIDE EXHAUST FANS IN ALL BATHROOMS.

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR

FANS MUST BE CAPABLE OF TO MAINTAIN 50 CFM WITHIN ROOM LOCATED.

EXECUTION
COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

23-08 RECESSED DRYER VENT BOX

GENERAL/PRODUCTS
DBX PRODUCTS
DBX 1000 PLASTIC DRYER VENT BOX
MADE OF HIGH IMPACT PLYSTYRENE, AND IS AVAILABLE IN 4" OR A 6" SIZE. THE DRYER VENT BOX CAN BE USED BOTH FOR UP AND DOWN VENT. A SNAP ON TRIM RING FOR FINISH TRIM AT EDGE.
DBX 1000M- METAL DRYER VENT BOX WITH SNAP ON TRIM RING
THE DBX 1000M IS 9 ¾" X 13 7/8" AND 3 ½" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 16" OR 24" O.C. FRAMING. THE DBX 1000M DRYER VENT BOX/RING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M FOR UP/DOWN VENTING IN 2"X4" OR 2"X6" FRAMED WALLS AS FOLLOWS:
CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

EXECUTION
FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
DBX 1000 - PLASTIC INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION, SCORE & REMOVE APPROPRIATE TOP OR REAR 4-INCH OVAL VENT PIPEKNOCK OUT. ALLOW MINIMUM OF 4 INCHES OF VENT OF PIPE TO EXTEND INSIDE BOX
2. IF GAS LINE IS TO BE INSTALLED, LOCATE 1⅝ STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE 8 FINS WITH AUTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE FINS WILL FLEX INWARD HOLDING THE PIPE.
3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
4. SPACING TABS WILL AUTOMATICALLY POSITION BOX SO THAT BOTTOM, INSIDE EDGE IS FROM 2¼ TO 2⅝ INCHES ABOVEUNFINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISHED FLOOR COVERING. TABS MAY BE REMOVED IF ADIFFERENT SPACING IS DESIRED.
5. ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING THE SIX FLANGE SCREW HOLES. *SCREWS ARE RECOMMENDED* FOR MOUNTING.

TRIM INSTRUCTIONS:
1. SNAP OUT LEFT OR RIGHT TRIM RING "CUT OUT" (SEE DETAIL BELOW).
2. LEAVE 1¾ INCHES BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW FOR TRIM RING CLEARANCE.
3. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
4. LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

THE DBX 1000M - METAL BOX INSTALLATION
1. ORIENT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF VENT PIPE TO EXTEND INTO THE BOX.
2. IF GAS LINE IS TO BE INSTALLED, INSERT INTO KNOCKOUT PROVIDED.
3. SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
4. SET BOX SO THAT THE BOTTOM IS 2 5/8" ABOVE THE FLOOR TO ALLOW CLEARANCE FOR THE TRIM RING.
5. ATTACH BOX DIRECTLY TO EITHER FRAMING MEMBER AND USE STRAPS TO SECURE THE OTHER SIDE TO THE OPPOSITE FRAMING MEMBER.
6. SCREWS OR NAILS (1 ¼") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:
1. TRIM CARPENTER TO LEAVE 1 ½" BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW TRIM RING CLEARANCE.
2. SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
3. TRIM RING IS POWDER COATED, NO FINISHING REQUIRED.
4. TRIM RING ACCOMMODATES ½" OR 5/8" DRYWALL.

DIVISION 26- ELECTRICAL

26-00 GENERAL ELECTRICAL

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FOR ELECTRICAL SWITCHES, OUTLETS, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES AS SELECTED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALITY ITEMS AND SHALL REVIEW AND RECEIVE APPROVAL FROM OWNER/ARCHITECT/DESIGNER PRIOR TO INSTALLATION OF WIRING. RELOCATION OF BOXES AFTER WIRING AS DIRECTED BY OWNER/ARCHITECT/DESIGNER WITHOUT APPROVAL OF LOCATION SHALL BE COMPLETED WITH NOT COST TO THE OWNER.

THE ELECTRICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND 2005 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS. (I.R.C. E3801)

PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE I.R.C. AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, CRAWL SPACES, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)

ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. (O.A.E.) DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. (O.A.E.) HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND BE AN AIR TIGHT SEAL TYPE CAN. ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET I.R.C. E3903.11 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R313)

ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210-12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC. TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.
CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. (I.R.C. 313.2 AND STATE AMENDMENT)

26-01 ELECTRICAL SERVICE EQUIPMENT

EXECUTION
ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL BUILDING CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS OF ELECTRICAL ITEMS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER.

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 IRC AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FINISHED FLOOR. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

26-02 ELECTRICAL LIGHT FIXTURES

GENERAL PRODUCTS
LIGHTING CONTROLS AND MOTORIZED SHADES BY LUTRON. MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY ARCHITECT.

EXECUTION
LIGHT SWITCHES SHALL BE INSTALLED AT A HEIGHT OF 48" FROM FINISHED FLOOR TO TOP OF SWITCH, UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE A MAXIMUM OF 12" FROM THE CENTER LINE OF THE OUTLET ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

26-03 ELECTRICAL OUTLETS

GENERAL/PRODUCTS
LEVITON 5601 ROCKER SERIES IN WHITE
DIMMER SWITCHES - LUTRON "DIVA" ROCKER SERIES IN WHITE

EXECUTION
ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR (IRC E3902).

26-06 TELEPHONE EQUIPMENT

THE TELEPHONE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS.

26-07 STRUCTURED WIRING

GENERAL/PRODUCTS
ALL STRUCTURED WIRING SHALL BE A MINIMUM OF CAT 6
ALL LOCATIONS OF STRUCTURED WIRING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS

DIVISION 31- EARTHWORK

31-01 SITE CLEARING

GENERAL/PRODUCTS
PROTECTING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS TO REMAIN.

REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS.

CLEARING AND GRUBBING.

STRIPPING AND STOCKPILING TOPSOIL.

REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS.

DISCONNECTION AND CAPPING OR SEALING SITE UTILITIES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.

EXECUTION
SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.

UTILITY LOCATOR SERVICE: NOTIFIY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED.

DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.

OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.

PROTECT AND MAINTAIN BENCHMARKS AND SRUVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTINT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL
PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

TREE PROTECTION
ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.

DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.

REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

UTILITIES
LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

EXISTING UTILITIES: DON OT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITH ARCHITECT'S PERMISSION.

CLEARING AND GRUBBING
FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERILA UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

TOPSOIL STRIPPING
REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

STOCKPILE TOPSOIL MATERIALS AWAY FROM THE EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

SITE IMPROVEMENTS
REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

DISPOSAL
DISPOSAL: REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTION, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

31-02 EARTHWORK

GENERAL/PRODUCTS
PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS AND GRASSES, AND EXTERIOR PLANTS.

EXCAVATING AND BACKFILLING FOR BUILDING AND STRUCTURES.

DRAINAGE COURSE FOR SLABS-ON-GRADE.

SUBBASE COURSE FOR CONCRETE WALKS, PAVEMENTS.

SUBBASE AND BASE COURSE FOR ASPHALT PAVING.

EXCAVATING AND BACKFILLING FOR UTILIITY TRENCHES.

PROJECT CONDITIONS
EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.

SOIL MATERIALS
GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS

SATISFACTORY SOILS: [ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM] [AASHTO M 145 SOIL CLASSIFICATIONS GROUPS A-1, A-2-4, A-2-5, AND A-3], OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

UNSATISFACTORY SOILS: SOILS CLASSIFICATION GROUPS [GC, SC,CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487] [A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

EXECUTION
PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PREPARATION OF SUBGRADE FOR EARTHWORK OPERATIONS INCLUDING REMOVAL OF VEGETATION, TOPSOIL, DEBRIS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE.

PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS.

IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

EXCAVATE FOR STRUCTURES TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.

STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.

STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS: UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
1. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 92 PERCENT.
2. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACE EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
3. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85 PERCENT.

GRADING
GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECITONS, LINES, AND ELEVATIONS INDICATED.
SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 11 INCH.
2. WALKS: PLUS OR MINUS 1 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ½ INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

SUBBASE AND BASE COURSES
SUBBASE [AND BASE] COURSE ON SUBGRADES FREE OF MUD, FROST, NOW, OR ICE.
ON PREPARED SUBGRADE, PLACE SUBBASE [AND BASE] COURSE UNDER PAVEMENTS AND WALKS AS FOLLOWS:

1. SHAPE SUBBASE [AND BASE] COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
2. COMPACT SUBBASE [AND BASE] COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO [ASTM D 698] [ASTM D 1557].

DRAINAGE COURSE
PLACE DRAINAGE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER CAST-IN-PLACE CONCRETE SLABS-ON-GRADE AS FOLLOWS:
1. PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK.
2. COMPACT EACH LAYER OF DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.

PROTECTION
WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

31-03 TEMPORARY SHORING

GENERAL/PRODUCTS
SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

PERFORMANCE REQUIREMENTS
FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.

SUBMITTALS
SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM.

DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

PROJECT CONDITIONS
SURVEY WORK: ENGAGE A QUALIFIED LAND SURVEYOR OR PROFESSIONAL ENGINEER TO SURVEY ADJACENT EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS; ESTABLISH EXACT ELEVATIONS AT FIXED POINTS TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING ELEVATIONS.

DURING INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS, REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.

MATERIALS
GENERAL: PROVIDE MATERIALS THAT ARE EITHER NEW OR IN SERVICEABLE CONDITION.

STRUCTURAL STEEL: ASTM A 36/A 36M, ASTM A 690/A 690M, OR ASTM A 992/A 992M.

STEEL SHEET PILING: ASTM A 328/A 328M, ASTM A 572/A 572M, OR ASTM A 690/A 690M; WITH CONTINUOUS INTERLOCKS.

WOOD LAGGING: LUMBER, MIXED HARDWOOD, NOMINAL ROUGH THICKNESS OR [SIZE AND STRENGTH REQUIRED FOR APPLICATION]

CAST-IN-PLACE CONCRETE: AC1301, OF COMPRESSIVE STRENGTH REQUIRED FOR APPLICATION.

REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.

EXECUTION
INSTALLATION

SOLDIER PILES: INSTALL STEEL SOLDIER PILES BEFORE STARTING EXCAVATION. EXTEND SOLDIER PILES BELOW EXCAVATION GRADE LEVEL TO DEPTHS ADEQUATE TO PREVENT LATERAL MOVEMENT. SPACE SOLDIER PILES AT REGULAR INTERVALS NOT TO EXCEED ALLOWABLE FLEXURAL STRENGTH OF WOOD LAGGING. ACCURATELY ALIGN EXPOSED FACES OF FLANGES TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE NAD NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT.
1.INSTALL WOOD LAGGING WITHIN FLANGES OF SOLDIER PILES AS EXCAVATION PROCEEDS. TRIM EXCAVATION AS REQUIRED TO INSTALL LAGGING. FILL VOIDS BEHIND LAGGING WITH SOIL, AND COMPACT.
2.INSTALL WALES HORIZONTALLY AT LOCATIONS INDICATED ON DRAWINGS AND SECURE TO SOLDIER PILES.

SHEET PILING: BEFORE STARTING EXCAVATION, INSTALL ONE-PIECE SHEET PILING LENGTHS AND TIGHTLY INTERLOCK TO FORM A CONTINUOUS BARRIER. ACCURATELY PLACE THE PILING, USING TEMPLATES AND GUIDE FRAMES UNLESS OTHERWISE RECOMMENDED IN WRITING BY THE SHEET PILING MANUFACTURER. LIMIT VERTICAL OFFSET OF ADJACENT SHEET PILING TO 60 INCHES (1500 MM). ACCURATELY ALIGN EXPOSED FACES OF SHEET PILING TO VARY NOT MORE THAN 2 INCHES (50 MM) FROM A HORIZONTAL LINE AND NOT MORE THAN 1:120 OUT OF VERTICAL ALIGNMENT. CUT TOPS OF SHEET PILING TO UNIFORM ELEVATION AT TOP OF EXCAVATION.

BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE.
1.DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT.
2.INSTALL INTERNAL BRACING, IF REQUIRED, TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.

MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNITL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND LATERAL EARTH AND HYDROSTATIC PRESSURES.

REMOVAL
REMOVE EXCAVATION SUPPORT AND PROTECTION SYSTEMS WHEN CONSTRUCTION HAS PROGRESSED SUFFICIENTLY TO SUPPORT EXCAVATION AND BEAR SOIL AND HYDROSTATIC PRESSURES. REMOVE IN STAGES TO AVOID DISTURBING UNDERLYING SOILS OR DAMAGING STRUCTURES, PAVEMENTS, FACILITIES, AND UTILITIES.

31-05 FINISH GRADE

GENERAL/PRODUCTS
FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET AWAY FROM THE BUILDING. (IRC R401.3)

ALL GRADING REQUIREMENTS ARE PER CIVIL ENGINEER'S DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL GRADING WITH CIVIL ENGINEERING DRAWINGS.

31-06 DEWATERING

GENERAL/PRODUCTS
ALL DEWATERING IS NOT INCLUDED WITHIN ARCHITECTURAL DESIGN.

DETERMINATION OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER AND OWNER.

ALL DESIGNS OF ANY DEWATERING SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER, SOILS ENGINEER AND CIVIL ENGINEER. ALL COORDINATION OF SUCH SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

31-07 TERMITE CONTROL

GENERAL/PRODUCTS
SOIL TREATMENT WITH TERMITICIDE.

WOOD TREATMENT WITH BORATE.

SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE THE EPA-REGISTERED LABEL.

TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.
3. BRAND NAME AND MANUFACTURER OF TERMITICIDE.
4. QUANTITY OF UNDILUTED TERMITICIDE USED.
5. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.
6. AREAS OF APPLICATION.
7. WATER SOURCE FOR APPLICATION.

WOOD TREATMENT APPLICATION REPORT. INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. BRAND NAME AND MANUFACTURER OF BORATE.
3. QUANTITY OF UNDILUTED BORATE USED.
4. DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICITON WHERE PROJECT IS LOCATED [AND WHO EMPLOYS WORKERS TRAINED AND APPROVED BY BAIT-STATION SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCTS].

REGULATORY REQUIREMENTS: FORMULATE AND APPY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

WARRANTY
SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREATMENT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.
1. WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SERVICE
CONTINUING SERVICE: BEGINNING AT SUBSTANTIAL COMPLETION, PROVIDE 12 MONTHS CONTINUING SERVICE INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

MANUFACTURERS
AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK, INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. TERMITICIDES
A. AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.
B. BAYER CORPORATION; PREMISE 75.
C. DOW AGROSCIENCES LLC; [DURSBAN TC] [EQUITY]
D. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; [TALSTAR] [PREVAIL FT] [TORPEDO].
E. SYNGENTA; DEMON TC.
2. BORATES:
A. NISCUS CORP.; BORA-CARE, JECTA.
B. NOVAGUARD TECHNOLOGIES, INC.; ARMOR-GUARD, SHELL-GUARD.
C. U.S. BORAX INC.; TIM-BOR

SOIL TREATMENT
TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

WOOD TREATMENT
BORATE: PROVIDE AN EPA-REGISTERED BORATE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FOR SPRAY APPLICATION AND A GEL SOLUTION FOR PRESSURE INJECTION, FORMULATED TO PREVENT TERMITE INFESTATION IN WOOD. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND

EXECUTION
PREPARATION
1. GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS.
2. SOIL TREATMENT PREPARATION: LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

APPLYING SOIL
1. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCEY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMIUM SPECIFIED CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL BARRIER OR TREATED. ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. DISTRIBUTE TREATMENT EVENLY.
A. SLABS-ON-GRADE AND BASEMENT SLABS: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDNG SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT.
TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.
B. FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS, PIERS, AND CHIMNEY BASES; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.
C. CRAWLSPACES: SOIL UNDER AND ADJACENT TO FOUNDATIONS AS PREVIOUSLY INDICATED. TREAT ADJACENT AREAS INCLUDING AROUND ENTRANCE PLATFORM, PORCHES, AND EQUIPMENT BASES. APPLY OVERALL TREATMENT ONLY WHERE ATTACHED CONCRETE PLATFORM AND PORCHES ARE ON FILL OR GROUND.
D. MASONRY: TREAT VOIDS.
E. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.
2. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.
3. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.
4. POST WARNING SIGNS IN AREAS OF APPLICATION.
5. REAPPLY SOIL TREATMENT SOLUTION TO ARES DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

APPLYING BORATE TREATMENT
1. APPLICATION: MIX WOOD TREATMENT BORATE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF BORATE, ACCORDING TO MANUFACTURER'S EPA REGISTERED LABEL, SO THAT WOOD FRAMING, SHEATHING, SIDING, AND STRUCTURAL MEMBERS SUBJECT TO INFESTATION RECEIVE TREATMENT.
A. FRAMING AND SHEATHING: APPLY BORATE SOLUTION BY SPRAY TO BARE WOOD FOR COMPLETE COVERAGE.
B. WOOD MEMBERS THICKER THAN 4 INCHES: INJECT BORATE GELL SOLUTION UNDER PRESSURE INTO HOLES OF SIZE AND SPACING REQURIED BY MANUFACTURER FOR TREATMENT.
C.EXTERIOR UNCOATED WOOD TRIM AND SIDING: APPLY BORATE SOLUTION TO BARE WOOD SIDING. AFTER 48 HOURS, APPLY A SEAL COAT OF STAIN AS SPECIFIED IN DIVISION 09 PAINTING SECTIONS.

31-11 EROSION CONTROL

GENERAL/PRODUCTS
ALL EROSION CONTROL IS THE RESPONSIBILITY OF THE CIVIL ENGINEER FOR DESIGN AND DRAWINGS.

ALL EROSION CONTROL MUST MEET ALL LOCAL REQUIRMENTS.

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING

32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS

GENERAL/PRODUCTS

PAVERS SHALL BE THE FOLLOWING:	AS PER LANDSCAPE DRAWINGS
PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN:	AS PER LANDSCAPE DRAWINGS
PAVER COLOR SHALL SELECTED BY ARCHITECT.	AS PER LANDSCAPE DRAWINGS

SUBMITTALS
SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

EXECUTION
DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVER WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.

CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.

TOLERANCES: DO NOT EXCEED 1/16-INCH UNIT-TO-UNIT OFFSET FROM FLUSH (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.

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LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

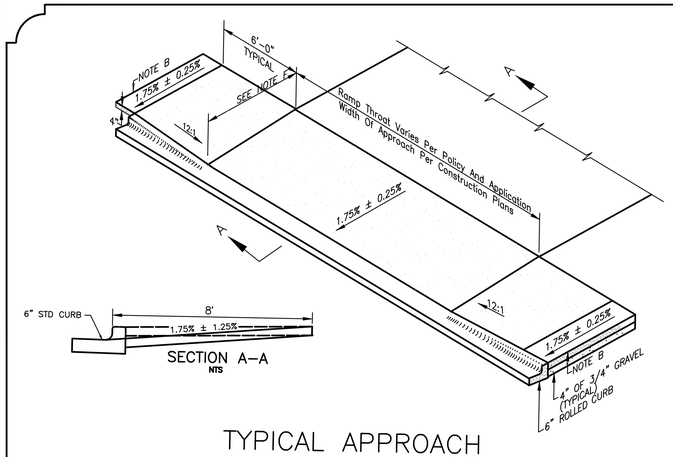
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G008

PERMIT SET

Plot Date: 2/14/2024 2:30:48 PM



TYPICAL APPROACH

NOTES:

(A) APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.

(B) INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.

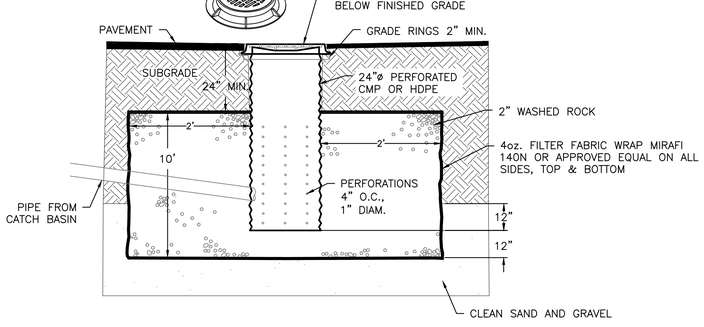
(C) BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION–802.

(D) APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.

(E) ALL CONCRETE SHALL BE CLASS 3000 PER SECTION–703. SEE GENERAL NOTES 7 & 8.

(F) SIDEWALK WIDTH IS 8 FEET.

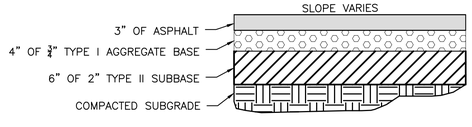
1 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK
SCALE: NONE



NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

2 TYPICAL DRYWELL DETAIL
SCALE: NONE



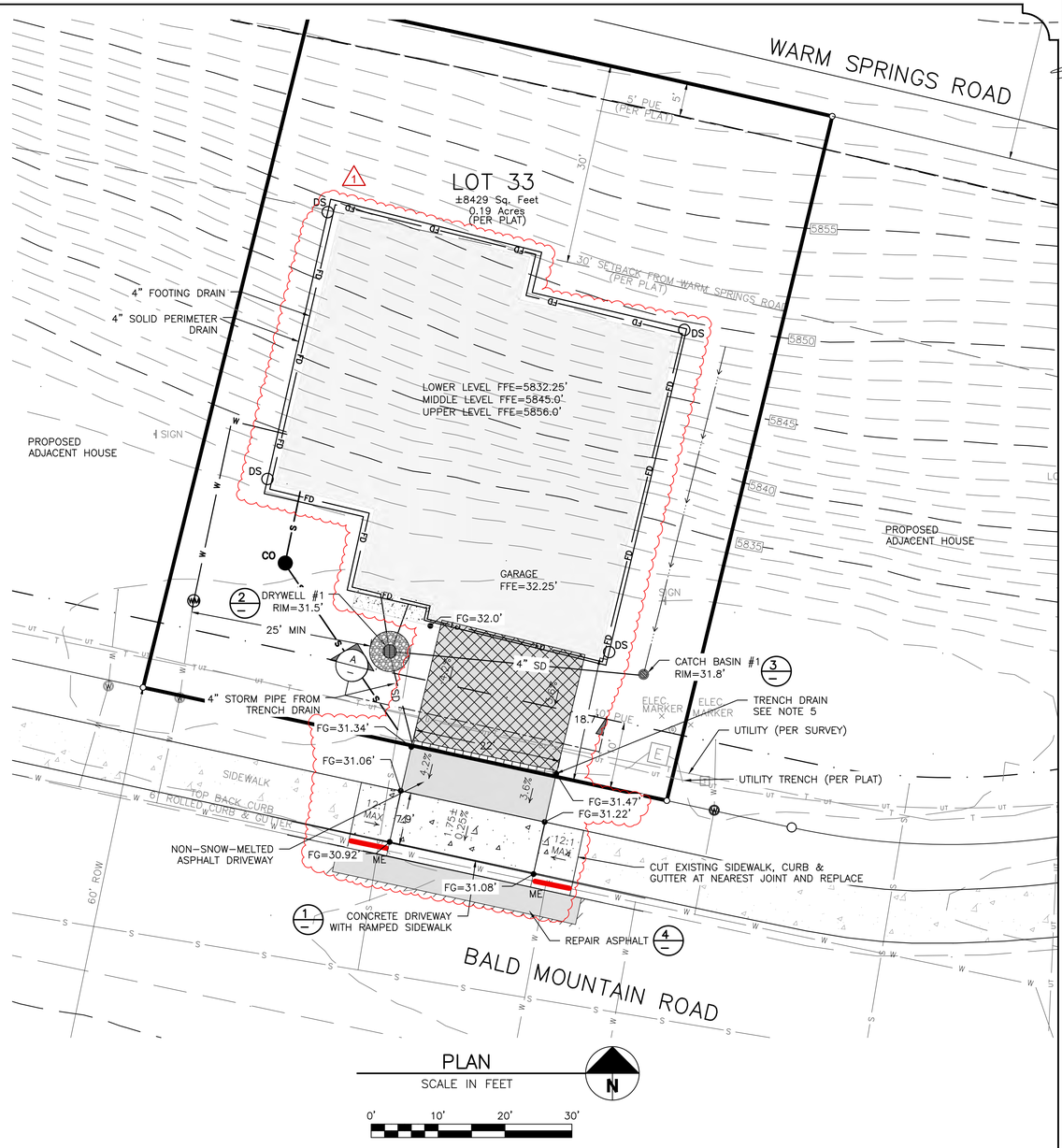
4 TYPICAL STREET ASPHALT SECTION
SCALE: NONE

LEGEND

PROPERTY LINE	
ADJOINING PROPERTY LINE	
EASEMENT	
FENCE	X
EDGE OF PAVEMENT	
SEWER	S
SEWER MANHOLE (MH)	
WATER	W
WATER GATE VALVE	
HYDRANT	
CURB STOP	
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	5775
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	
CURB TRANSITION	
FLOW LINE	
FOOTING DRAIN	FD
STORM DRAIN PIPE	
DOWN SPOUT	DS
CATCH BASIN–CITY	
CATCH BASIN	
DRYWELL	
LANDSCAPE DRYWELL	
ASPHALT PAVEMENT	
ASPHALT PAVEMENT (SNOW MELTED)	
PAVERS	
CONCRETE	
FG	FINISHED GRADE
EG	EXISTING GROUND
GB	GRADE BREAK
ME	MATCH EXISTING

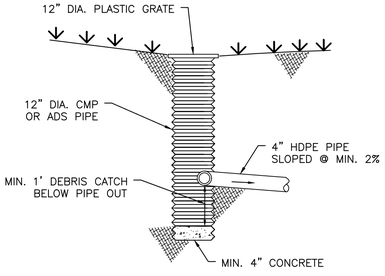
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR SHALL NOTIFY DIGLINE (1–800–342–1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
5. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75 BUILT IN CHANNEL SLOPE (ZURN FLO–THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO–THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H20 LOADING.
6. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
7. CONCRETE WITHIN CITY RIGHT–OF–WAY SHALL BE TITAN MIX OR EQUAL. ALTERNATE COLD WEATHER MIX WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
8. CONCRETE SHALL BE SEALED WITH AN OPAQUE SEALER.
9. 6" ROLLED CURB & GUTTER SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #4.
10. CONCRETE SIDEWALK SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #7.

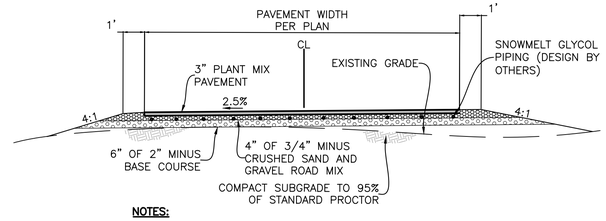


PLAN
SCALE IN FEET

0' 10' 20' 30'



3 12" CATCH BASIN PROFILE
NOT TO SCALE



NOTES:

1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D–698.

A DRIVEWAY SECTION WITH SNOW–MELTED PAVEMENT
SCALE: NTS

PROFESSIONAL ENGINEER LICENSED 17661 STATE OF IDAHO PHOEBE JOHANNESSEN
3/12/2024

REVISIONS			
No.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	3/12/24	PLJ

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GRADING & DRAINAGE PLAN

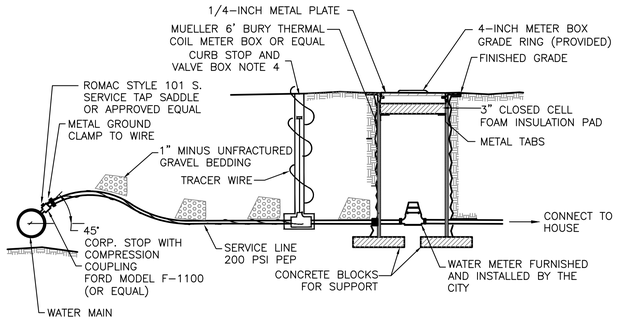
WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY:	SLS
DESIGNED BY:	SLS
CHECKED BY:	PLJ
DATE:	3/12/2024
PROJECT NO.:	22074

DRAWING NO.

C-1



NOTES

1. WATER SERVICE LINE SHALL HAVE A 6' MIN. BURY DEPTH
2. SERVICE LINE SHALL BE 1" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
3. WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
4. FORD MODEL B–111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL). FORD EXTENSION CURB BOX WITH ARCHED BASE, 1–INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

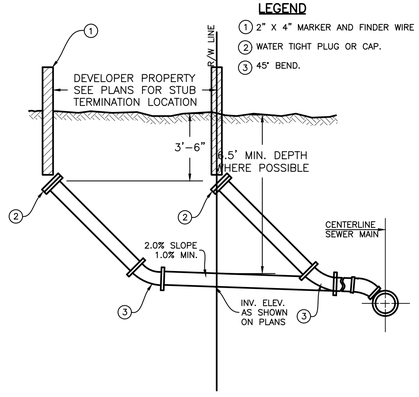
1/— WATER SERVICE AND METER CONNECTION
SCALE: N.T.S.

UTILITY LEGEND

SEWER PROPOSED	S
SEWER CLEANOUT	CO
WATER PROPOSED	W
WATER METER PROPOSED	

LEGEND

1. 2" X 4" MARKER AND FINDER WIRE PER **SD–512**.
2. WATER TIGHT PLUG OR CAP.
3. 45° BEND.



PROFILE

NOTES

1. INSULATION REQUIRED WHERE SEWER LINE BURY DEPTH IS LESS THAN 5'.

2/— STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE

PLAN
SCALE IN FEET
0' 10' 20' 30'

3/12/2024

No.	DESCRIPTION	DATE	BY
—			

REVISIONS

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Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
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UTILITY PLAN

WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PLJ
DATE: 3/12/2024
PROJECT NO.: 22074

DRAWING NO.

C-2

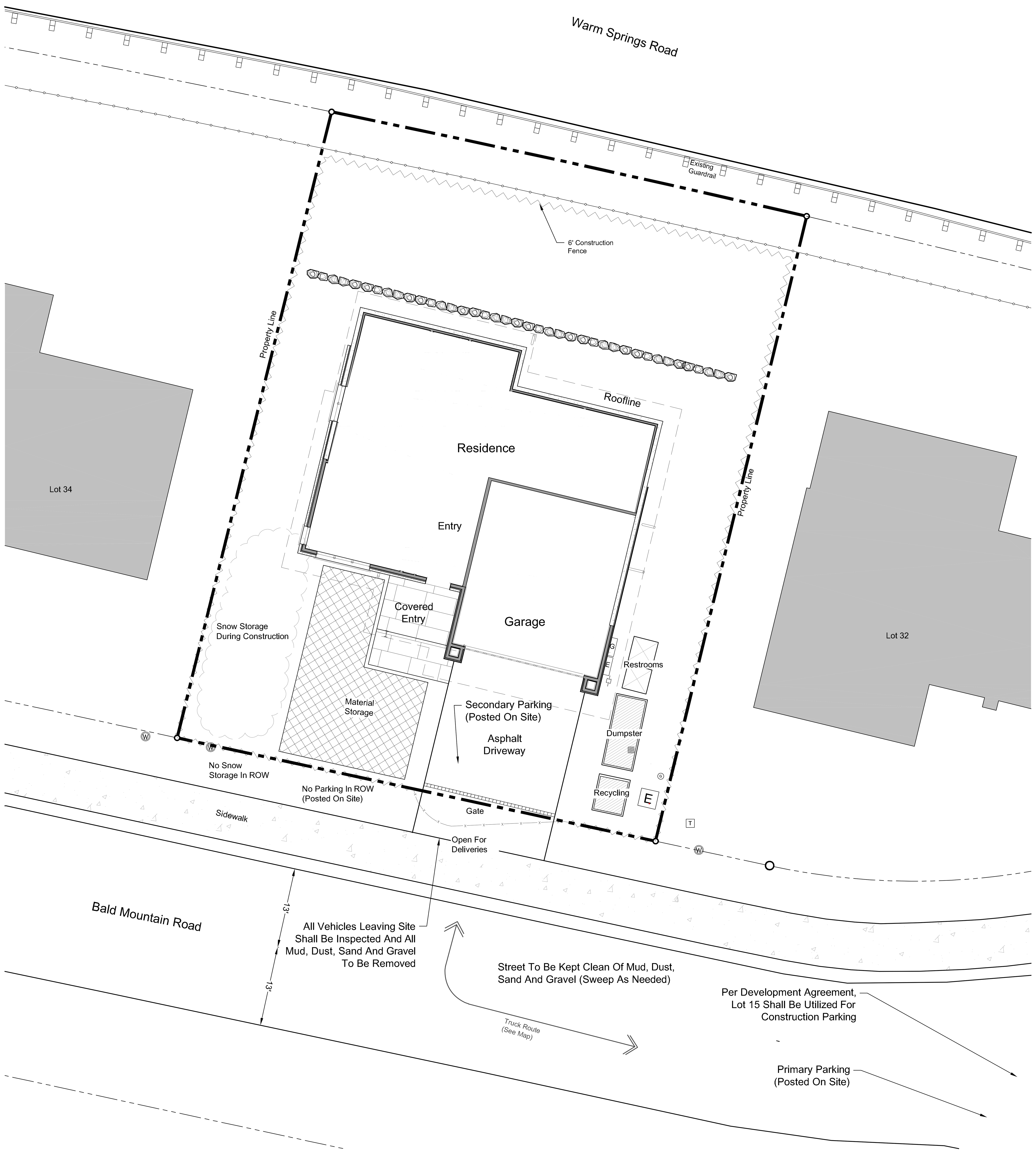
General Notes

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/11/24. Contractor shall verify conditions in the field prior to construction.

2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.

3. All existing utilities are underground. All new utilities shall be underground.

4. Site serviced by City of Ketchum.



CONSTRUCTION ACTIVITY NOTES:

(1) Dust Control Using Water Truck as Needed.
(2) No Job Shack/Trailer.
(3) As Per The Development Agreement, Empty Lots Within WSRR Shall Be Used For Additional Construction Staging.
(4) All Construction Traffic Shall Have Tires Inspected for Mud, Dust, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
(5) Contractor is Responsible for Snow Removal of Site and Construction Parking.
(6) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
(7) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.
(8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.
(9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.
(10) Vehicle Parking And Material Storage During Construction Shall Not Restrict Or Obstruct Public Streets Or Access To Any Building. A Minimum 25 Foot Travel Lane For Emergency Vehicle Access Shall Be Maintained Clear And Unobstructed At All Times. All Required Fire Lanes, Including Within 15 Feet Of Fire Hydrants, Shall Be Maintained Clear And Unobstructed At All Times.
(11) Contractor Is Responsible For Hauling Snow Off-site. No Snow Storage In R.O.W.

Cut And Fill:

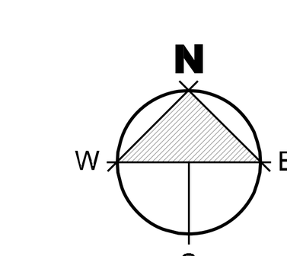
Total Cut =	700 Cubic Yards
Total Fill =	0 Cubic Yards
Total Export =	700 Cubic Yards

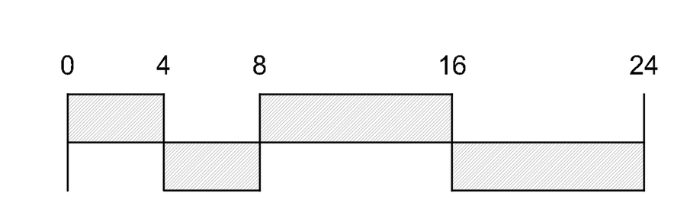
Plan Legend

— — — —	Property Line
⌇⌇⌇	Construction Fence
PB G	Utilities
▨	Material Storage

Truck Route Bald Mtn Road - Warm Springs Road - Hwy 75

6' Construction Fence





Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 953
Ketchum, ID. 83340
T (208) 725-0988
F (208) 725-0972

Warm Springs Ranch Residences
Block 1, Lot 33
Ketchum, Idaho

Job No: 22.26

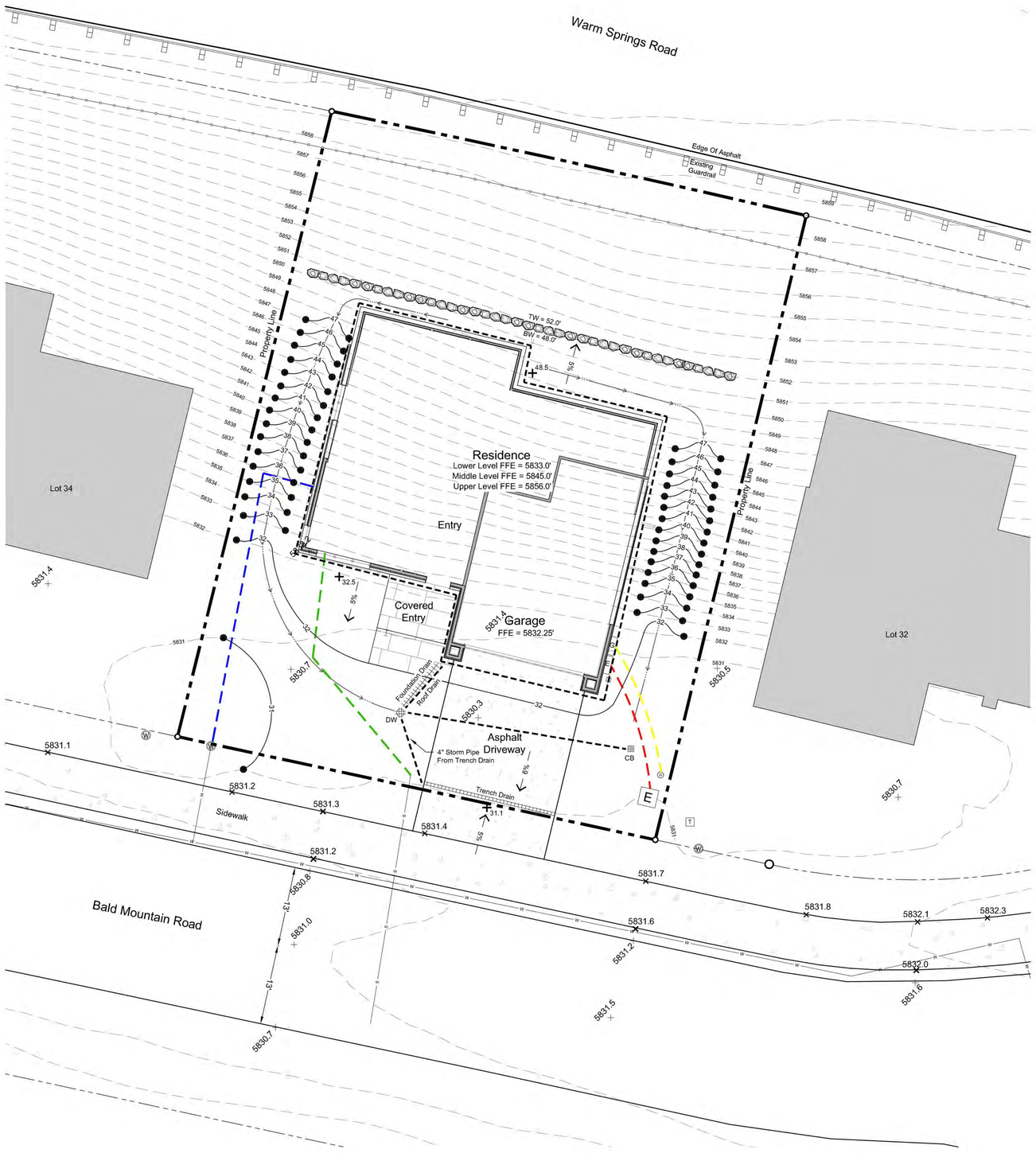
Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	12/19/23
DR RVSD	02/16/24

Stamp
STATE OF IDAHO
KURT J. EGGERS
LA - 212
LICENSED LANDSCAPE ARCHITECT

Sheet Title: Construction Management

Sheet No: L1



General Notes

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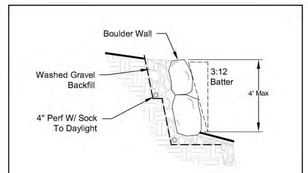
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

*See Civil Plan (C1) For Site Grading And Drainage



Drystack Retaining Wall Section
Scale: 1/8" = 1 ' - 0"

Cut & Fill

Excavation:

Building/Garage:	700 Cu/Yds
Site:	0 Cu/Yds
Total Cut:	700 Cu/Yds

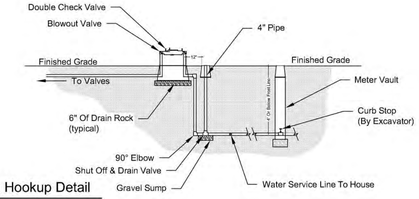
Fill:

Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
Total Fill:	0 Cu/Yds
Total Export:	700 Cu/Yds

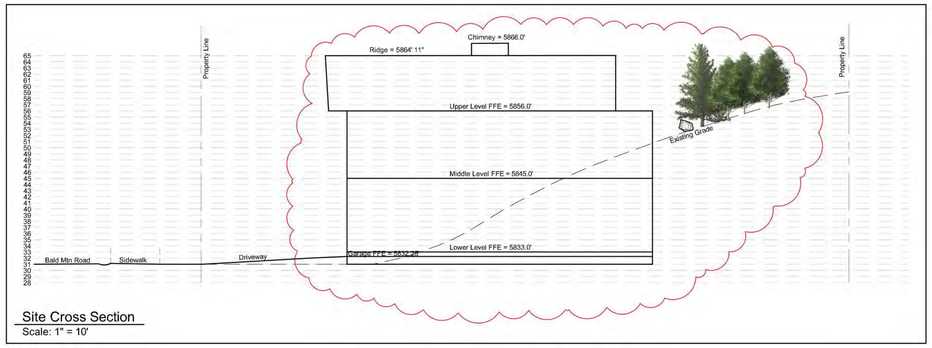
Plan Legend

- Property Line
- 5787 — Existing Contour
- X 92.7 (92.5') + — Existing Spot Elevations
- 95 — Proposed Contour
- Landscape Drywell
- Catch Basin
- 2% Slope D — Proposed Drainage Direction With Slope Percentage
- + 92.5' — Proposed Spot Elevations
- 4" Perforated Footing Drain
- 4" Solid Drain Pipe (Roof & Downspouts)
- Drystack Retaining Wall
- W — Water Line
- Electrical Service
- Gas Service
- Water Service
- Sewer Service

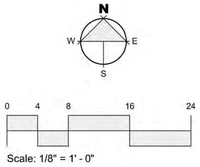
Note: Water Meter To Be Inspected And Approved By Ketchum Water & Sewer District.



Irrigation Hookup Detail
Scale: No Scale



Site Cross Section
Scale: 1" = 10'



Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

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F (208) 725-0972

Warm Springs Ranch Residences
Block 1, Lot 33
Ketchum, Idaho

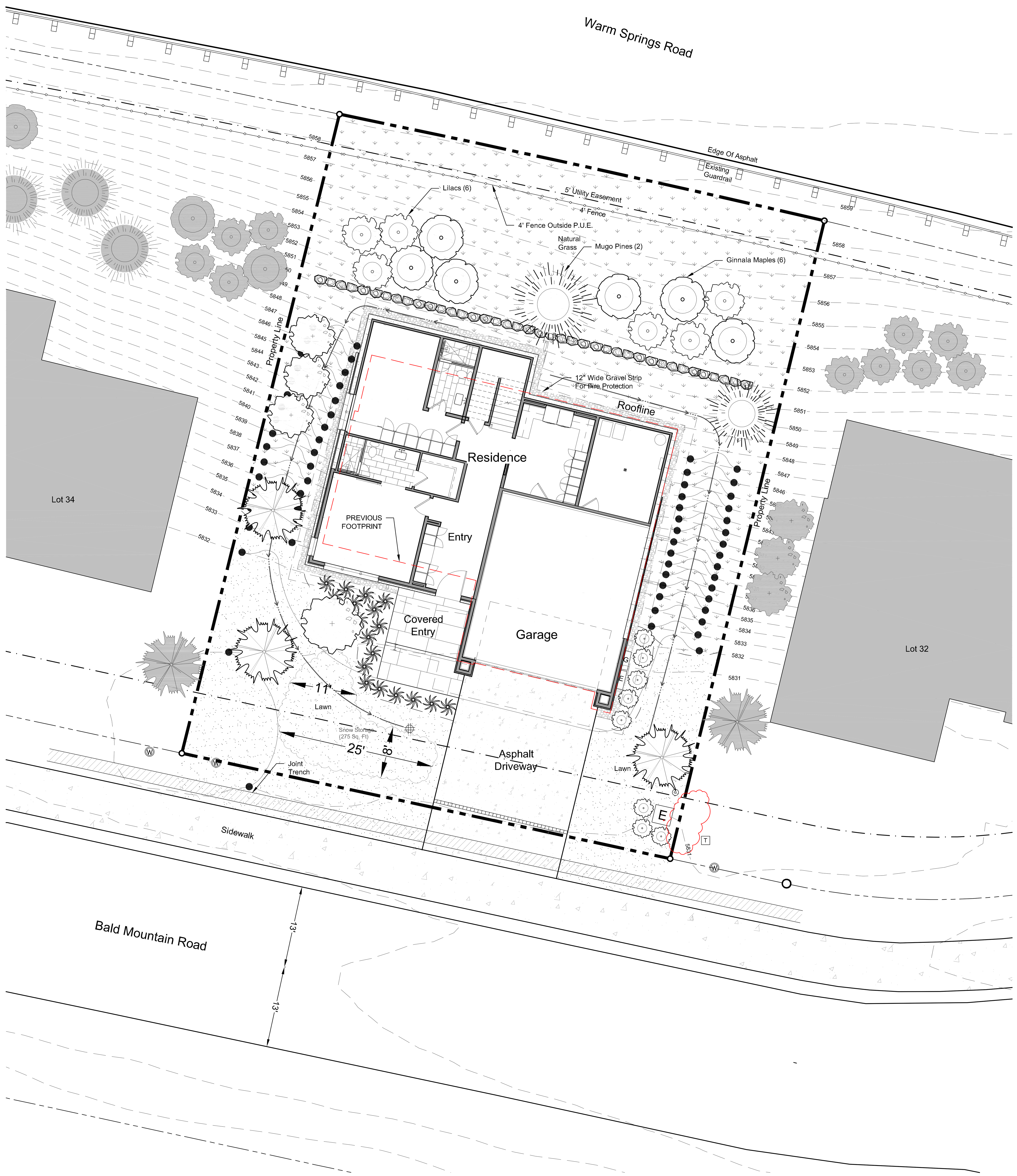
Job No: 22.26
Scale: 1/8"=1'-0"

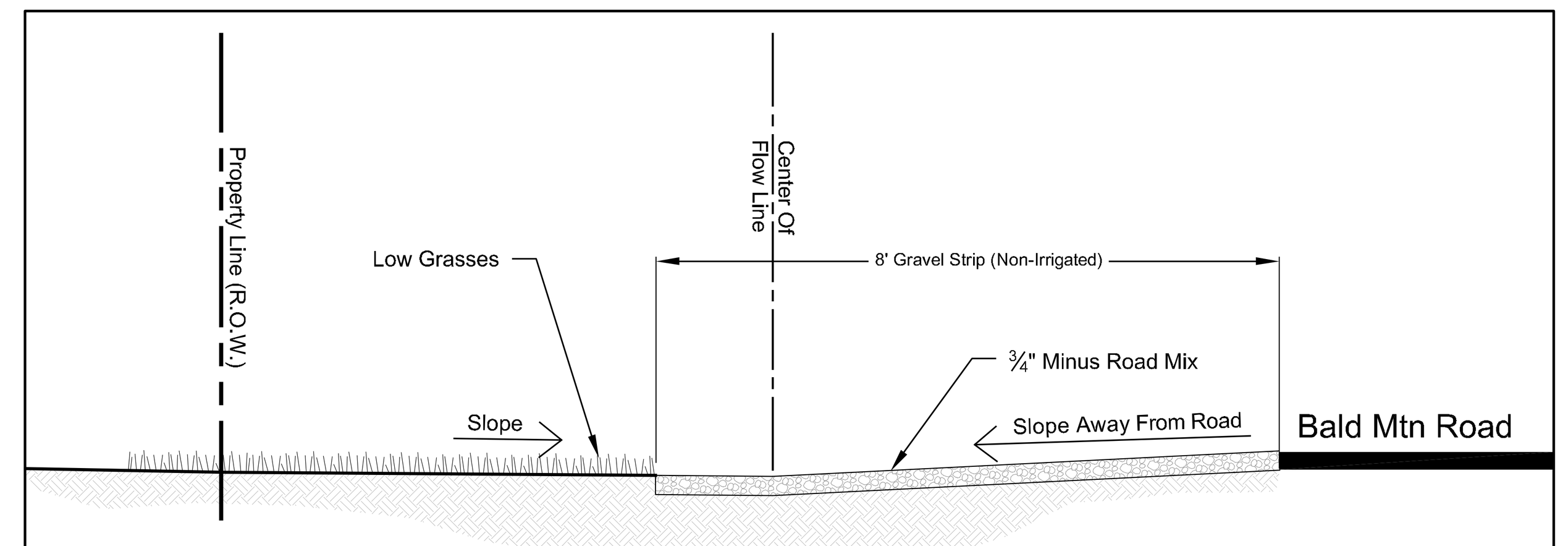
Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	12/18/23
DR RVSD	02/16/24

Stamp

Sheet Title: Grading Plan

Sheet No: L2





Note: No Sprinkler Heads In ROW.

Cross Section A - Right Of Way

Scale: ½" = 1' - 0"

A. Material shall be pervious/permeable to allow drainage

B. Surface must allow for vehicle parking and be consistent along the entire property frontage

C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking

D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope

E. No obstructions, such as boulders or berms

F. No buried irrigation systems within the first eight (8) from the edge of asphalt (Street)
Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.

G. No live plant material within the first eight (8) feet from edge of asphalt (Street)
Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.

H. No snow-melt system.

General Notes

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2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- PUE And Snow Storage Easement
- Proposed Contour
- 4' Fence
- Landscape Drywell
- Concrete Pavers
- Asphalt
- Gravel

Plant Legend

Qty.	Common Name	Botanical Name	Size
	Conifer Trees		
2	Mugo Pine	*Pinus mugo*	**12' -16'**
3	Subalpine Fir	*Abies lasiocarpa*	**12'-14'**
	Deciduous Trees		
4	Aspen	*Populus tremuloides*	**12'-14'**
6	Ginnala Maple	*Acer spp.*	**20 gal. (6')**
14	**Deciduous Shrubs**		**5-20 gal.**
	Lilac	*Syringa* spp.	
	Alpine Currant	*Ribes alpinum*	
	Burning Bush	*Euonymus alatus*	
	Cotoneaster	*Cotoneaster* spp.	
	Dogwood	*Cornus* spp.	
	Mockorange	*Philadelphus* spp.	
	Ninebark	*Physocarpus* spp.	
	Snowberry	*Symphoricarpos* spp.	
	Spirea	*Spirea* spp.	
30	**Ornamental Grasses**		**Flats**
	Blue Fescue	*Festuca ovina gluca*	
	Ribbon Grass	*Phalaris arundinacea 'Picata'*	
	Karl Foerster Feather Reed	*C arundinacea 'Karl Foerster'*	
3,700 Sq.Ft.	**Grasses & Wildflowers**		**Sod or Seed**
(20%)	Hard Fescue	*Festuca trachyphylla*	
(20%)	Chewing Fescue	*Festuca rubra* var. *commutata*	
(20%)	Sheep Fescue	*Festuca ovina*	
(20%)	Creeping Red Fescue	*Festuca rubra*	
(20%)	Wildflowers	*Various*	
1,600 Sq.Ft.	**Grasses - Lawn Mix**		**Sod or Seed**
(33%)	Tall Fescue	*Festuca arundinacea*	
(33%)	Hard Fescue	*Festuca trachyphylla*	
(33%)	Chewing Fescue	*Festuca rubra var. commutata*	

Irrigation Calculation

(Lot = ± .22 Acres)

Description	Square Footage
Natural Grass	5,300 sq.ft.
Planter Beds	100 sq.ft.
Total Irrigated Area	5,400 sq.ft. +/- .12 Acres

Snow Storage

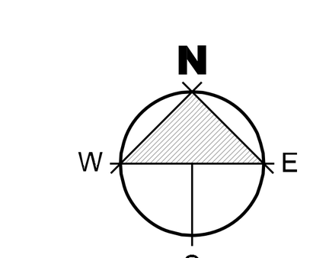
Driveway Area:	765 sq ft
Walkway Area:	72 sq ft
	x .30%
Required Area:	251 sq ft
Snow Storage Provided:	275 sq ft

Per Development Agreement:

1) Landscaping Shall Be Drought Tolerant
2) Irrigation System Shall Be Equipped With Shut Off Valve Not Impacting Water Service To Residence
3) Irrigation System Shall Be Water Efficient In Ground Components, Controller With Rain/Freeze Sensor.
4) Isolate Zones Per Plant Type And Exposure.

Landscape Notes:

1) The Area 12" Horizontal From The Base Of A Wall Shall Be Finished In A Way To Prevent Any Vegetation Growing, And For Vegetative Debris To Be Easily Removed.
2) Any Trees With Crowns Closer Than 30 Feet To Any Structure Shall Be Limbed Up A Minimum Of 6' From Ground Level.
3) Any Tree Crowns Shall Be Pruned To Have A Minimum 10' Horizontal Clearance From Any Structure.



0 4 8 16 24

Scale: 1/8" = 1' - 0"

WSR Residences Lot 33

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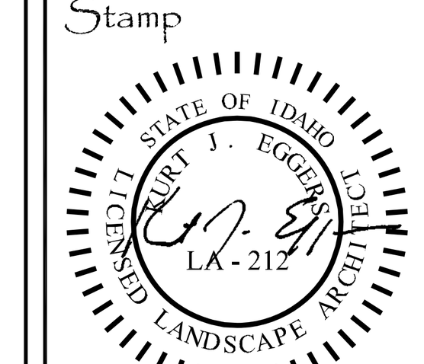
Warm Springs Ranch Residences
Block 1, Lot 33
Ketchum, Idaho

Job No: 22.26

Scale: 1/8"=1'-0"

Issue/Revisions:	Date:
Design Review	03/17/23
DR RVSD	05/08/23
DR RVSD	06/23/23
DR RVSD	10/03/23
DR RVSD	12/19/23
DR RVSD	02/16/24

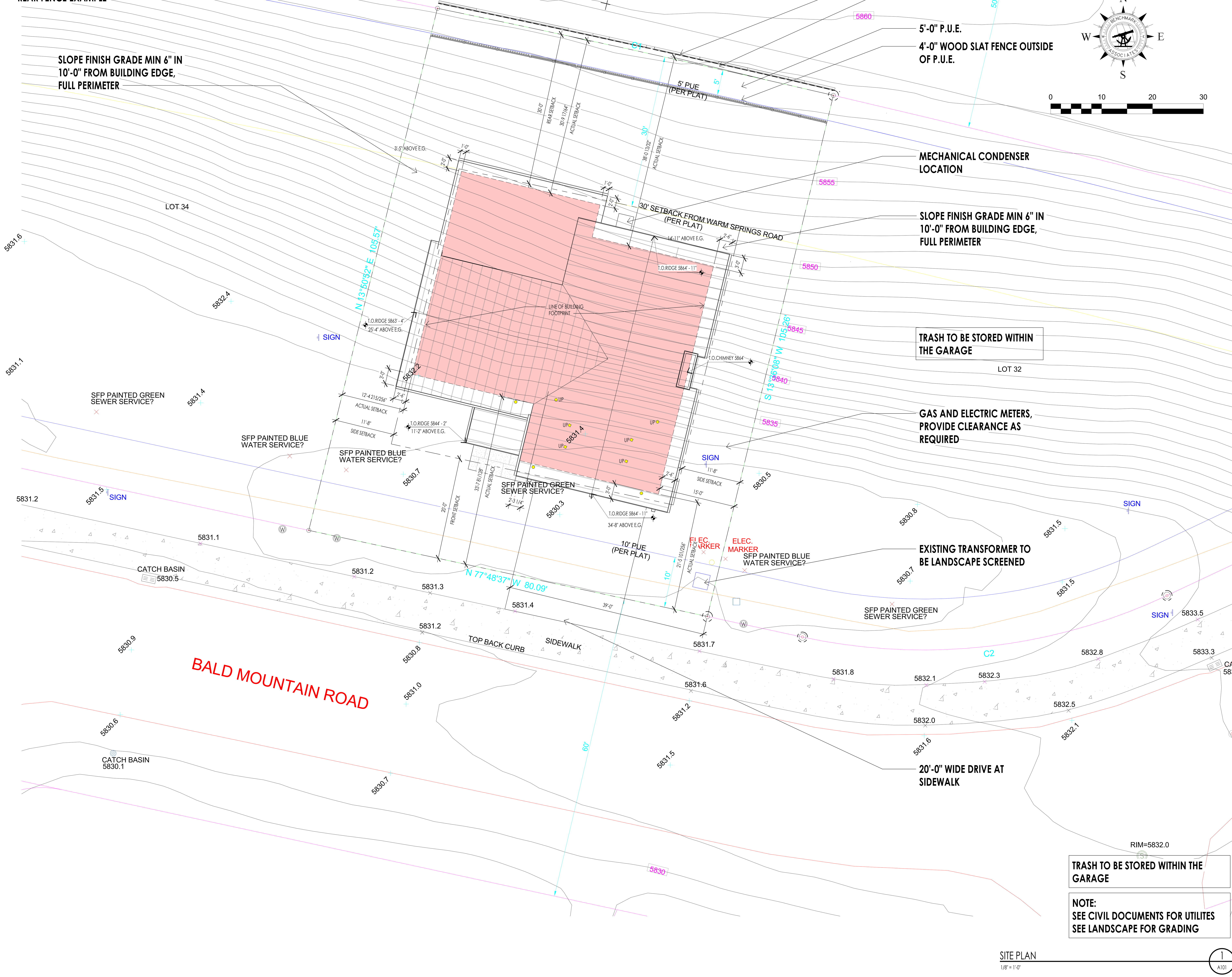
Stamp



Sheet Title: Landscape Plan

Sheet No: L3

REAR FENCE EXAMPLE


WARM SPRINGS ROAD
EXISTING VEHICULAR GAURDRAIL
PROPERTY LINE
5'-0" P.U.E.
4'-0" WOOD SLAT FENCE OUTSIDE OF P.U.E.
SLOPE FINISH GRADE MIN 6" IN 10'-0" FROM BUILDING EDGE, FULL PERIMETER
5' PUE (PER PLAT)
MECHANICAL CONDENSER LOCATION
30' SETBACK FROM WARM SPRINGS ROAD (PER PLAT)
SLOPE FINISH GRADE MIN 6" IN 10'-0" FROM BUILDING EDGE, FULL PERIMETER
LOT 34
LOT 32
TRASH TO BE STORED WITHIN THE GARAGE
LINE OF BUILDING FOOTPRINT
GAS AND ELECTRIC METERS, PROVIDE CLEARANCE AS REQUIRED
SFP PAINTED GREEN SEWER SERVICE?
SFP PAINTED BLUE WATER SERVICE?
SIGN
ELEC. MARKER
10' PUE (PER PLAT)
EXISTING TRANSFORMER TO BE LANDSCAPE SCREENED
N 77°48'37" W 80.09'
CATCH BASIN
TOP BACK CURB
SIDEWALK
BALD MOUNTAIN ROAD
20'-0" WIDE DRIVE AT SIDEWALK
RIM=5832.0
N
S
E
W
0
10
20
30

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:
SEE CIVIL DOCUMENTS FOR UTILITES
SEE LANDSCAPE FOR GRADING

SITE PLAN
1/8" = 1'-0"
1 A101

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITES AND LOCATIONS. PROTECT AS REQUIRED
2. CONTRACTOR TO PROTECT EXISTING TREES TO BE PRESERVED
3. UTILITY TRENCHING TO BE CONDUCTED IN A WAY TO NOT DISTURB EXISTING TREES.
4. ANY TREES LOCATED WITHIN 10'-0" HORIZONTAL OF THE STRUCTURE MUST BE MIN. 10'-0" HIGHER THAN THE ADJACENT STRUCTURE OR WILL NEED TO BE REMOVED IN ACCORDANCE TO THE FIRE CODE AS DEFENSIBLE SPACE.
5. ALL DEAD WOOD AND CUMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTORE AS PER THE FIRE CIDE DEFENSIBLE SPACES.
6. INSTALL EROSION CONTROL MAT ON ALL SLOPES 3:1 AND GREATER.

DATUM:

LEVEL 1 100'-0" = 5,833.00 USGS
LEVEL 2 112'-0" = 5,845.00 USGS
LEVEL 3 124'-0" = 5,856.00 USGS

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

SITE PLAN KEY NOTES

LOT SIZE:
AREA = .19 ACRES OR 8,429 SQ. FT.
ZONE: GR-L
HEIGHT LIMIT: 35' MAX

BUILDING PAD:
AREA = 3,384 SQ.FT.

PROPOSED BUILDING FOOTPRINT:
AREA = 2,322 SQ .FT. - EQUALS 27%

LOT COVERAGE ALLOWED: 35%, 2,950 SQ. FT.

RECESED LIGHT LOCATION
WALL SCONCE LOCATION

LEGAL DESCRIPTION:
LOT 33 BALD MOUNTAIN ROAD

SITE NOTES:
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO TOWN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-L
6. CONTRACTOR TO VERIFY EXISTING GRADES/TOPOGRAPHY PRIOR TO EXCAVATION AND/OR CONSTRUCTION. VERIFY DRIVEWAY DOES NOT EXCEED 10% GRADE.
7. EXISTING TOPOGRAPHY SHOWN IS BASED ON ROAD DESIGN GRADES & SITE OBSERVATIONS. CONTRACTORS/OWNER TO VERIFY.
8. HEIGHT LIMIT OF 35'-0" OVER EXISTING GRADE. 5'-0" ALLOWANCE FOR CHIMNEYS AND MECHANICAL.
9. SITE SETBACKS TO BE BASED ON 1/3 OF THE BUILDING HIEGHT

Think Architecture ©

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

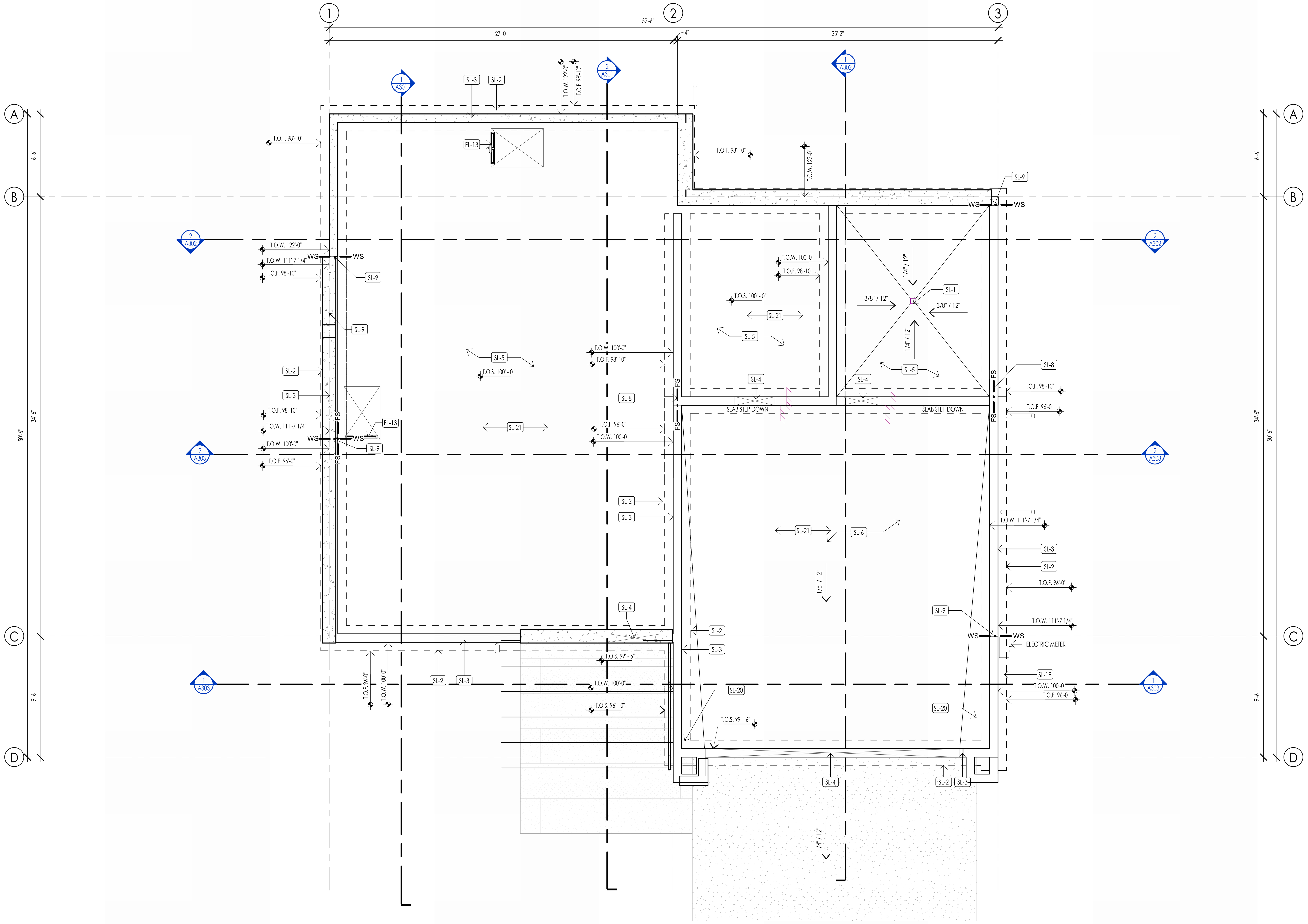
PROJECT NC22023.33
DATE: 2024.02.15
REVISIONS:

PERMIT SET

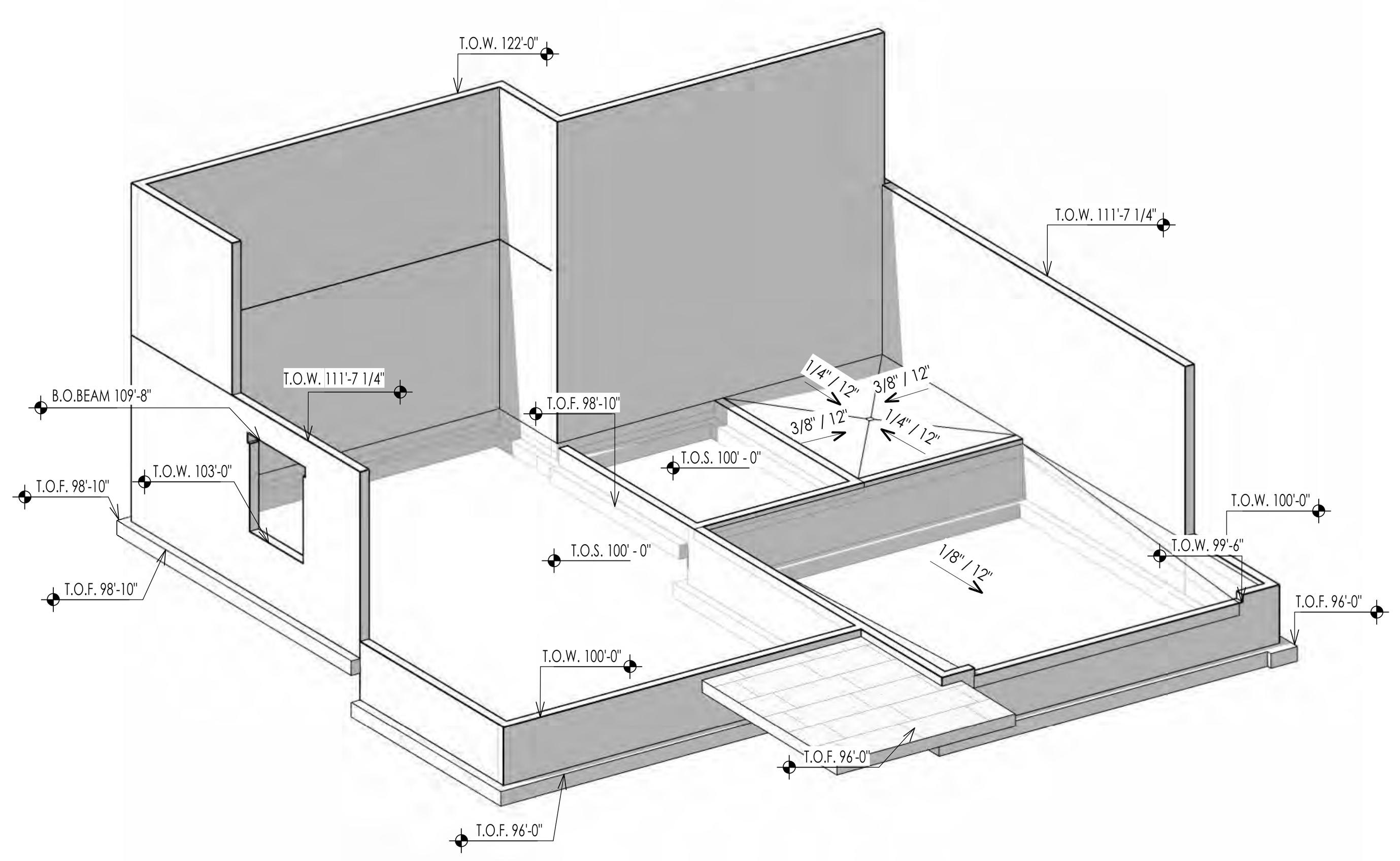
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A101

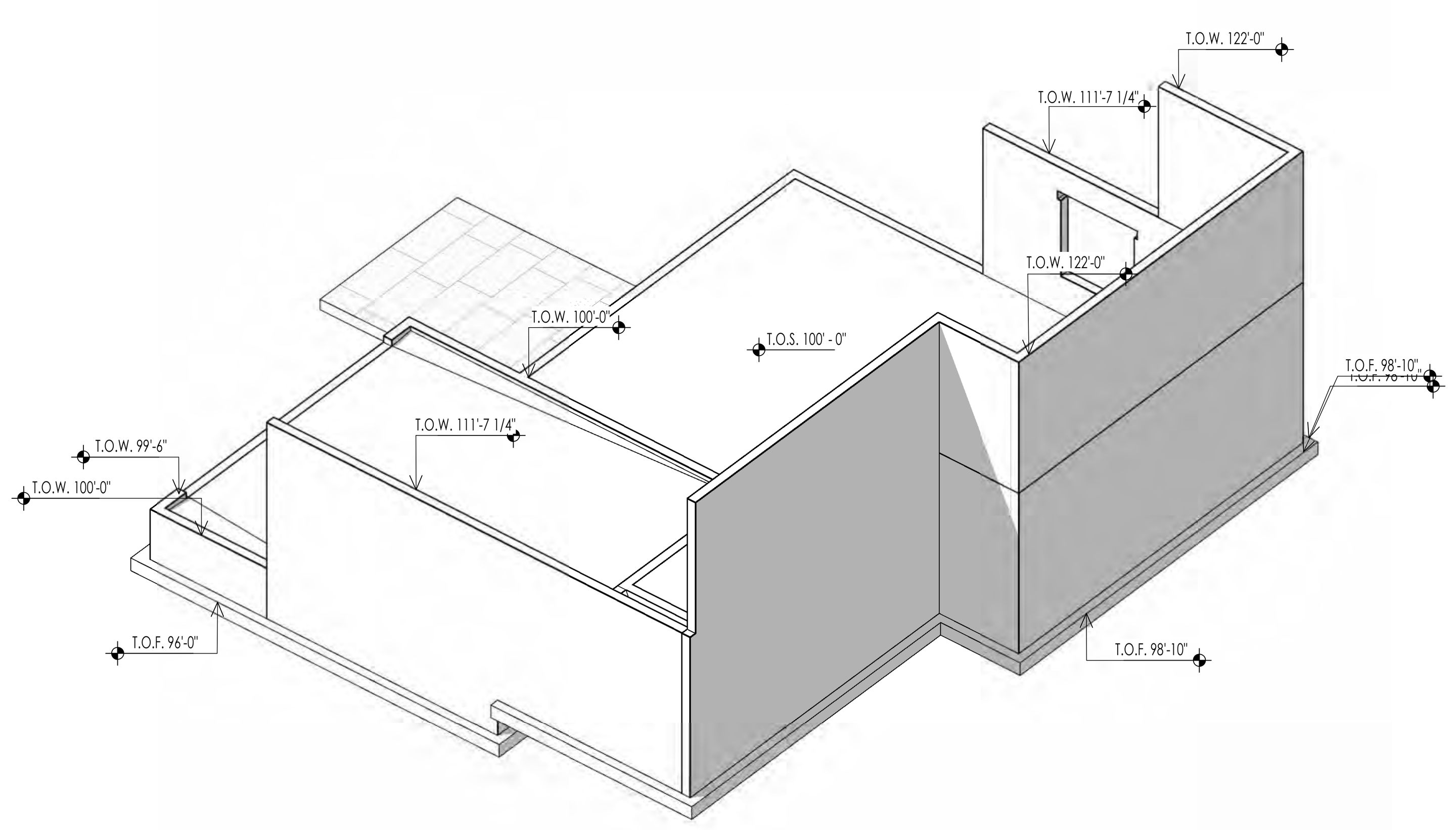
Plot Date: 2/27/2024 6:46:34 PM



LEVEL 1 - SLAB PLAN 1
1/4" = 1'-0" A103



FOUNDATION ISOMETRIC A 2
A103



FOUNDATION ISOMETRIC B 3
A103

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS — • — FS	FOOTING STEP
WS — • — WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O. PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

1. COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

2. COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.

3. VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

4. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

5. FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
87' - 6"	-	LEVEL 00 - TOP OF SLAB
88' - 6"	-	LEVEL 0 - TOP OF SLAB
99' - 0"	-	TOP OF SLAB AT FRONT OF GARAGE
100' - 0"	-	LEVEL 1 - TOP OF PLYWOOD

FOUNDATION PLAN KEYNOTES

KEYNOTES	
FL-13	PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
SL-1	CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-2	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL
SL-3	CAST IN PLACE FOUNDATION WALLS W/WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL- SEE DETAILS
SL-5	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
SL-6	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES
SL-8	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-18	PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING
SL-21	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R VALUES - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAPE ALL SEAMS AND INSTALL PER MANUF. AND SPECS.

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STATE OF UTAH
JOHN M. SHIRLEY
6247466
LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A103

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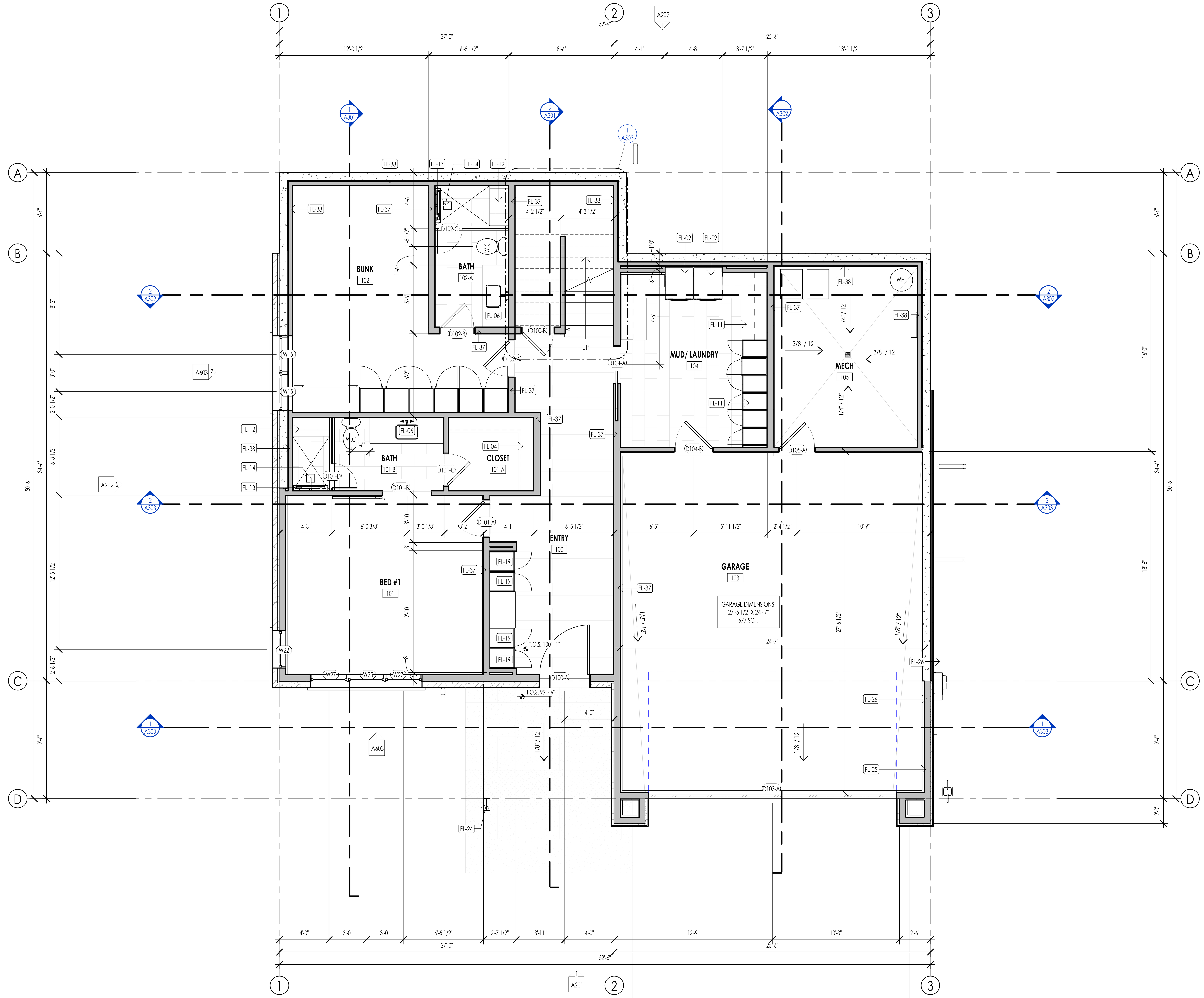

LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"
1
A104

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		
	STONE VENEER		TILE FINISH
	METAL STUD WALL		
	WOOD STUD WALL		EXTERIOR CONCRETE SLABS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES

FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-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-19	BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-25	PROVIDE HOT/COLD HOOK UP
FL-26	PROVIDE 50 AMP EV CONNECTION POINT
FL-37	2X6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.O., SEE DETAILS.
FL-38	2X4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
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SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A104

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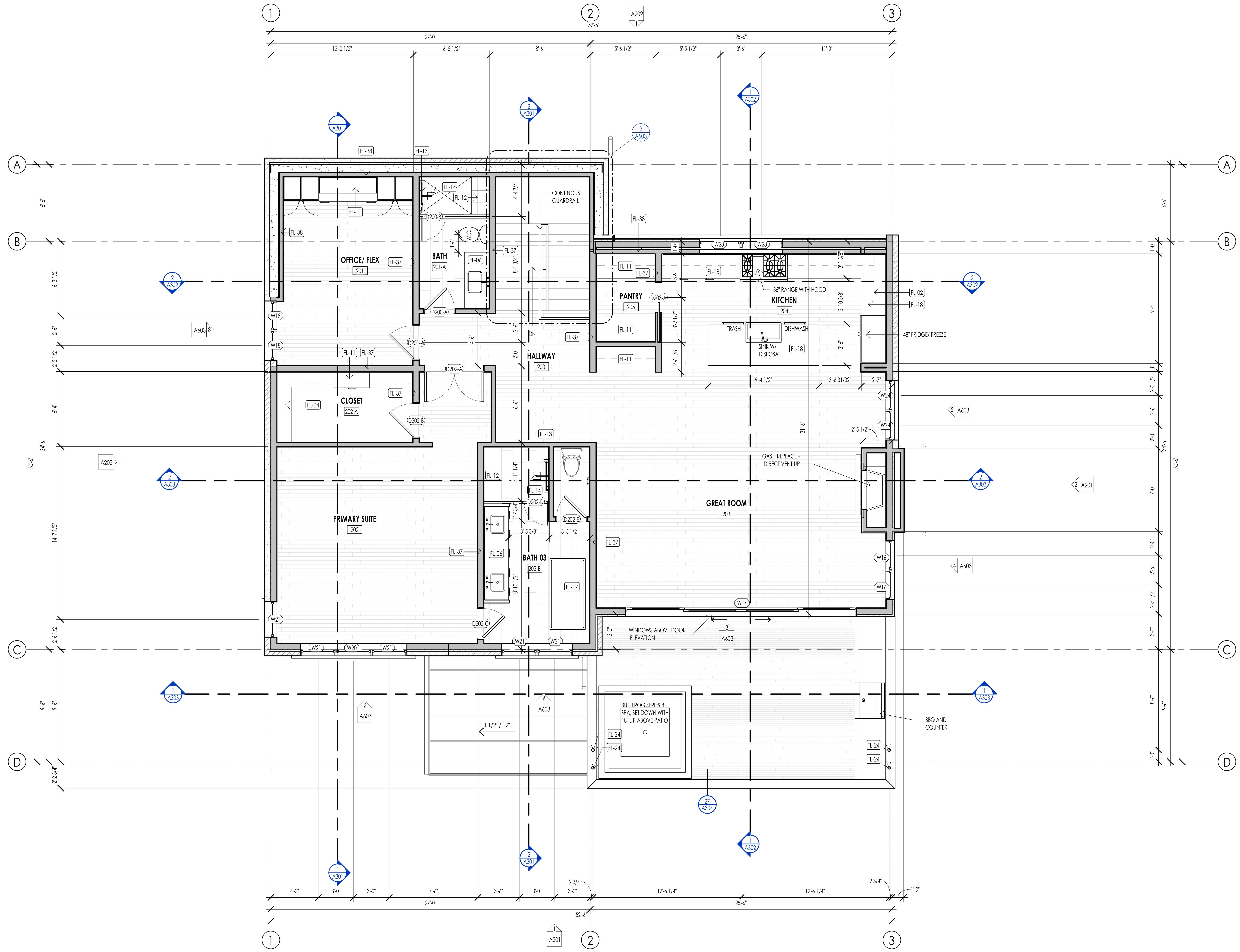

LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		
	STONE VENEER		TILE FINISH
	METAL STUD WALL		
	WOOD STUD WALL		EXTERIOR CONCRETE SLABS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE "SCHLTER" KERDI-LINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGN
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGN
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-37	2X6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.O., SEE DETAILS.
FL-38	2X4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.

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WARM SPRINGS RESIDENCE #33

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PROJECT NC22023.33
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REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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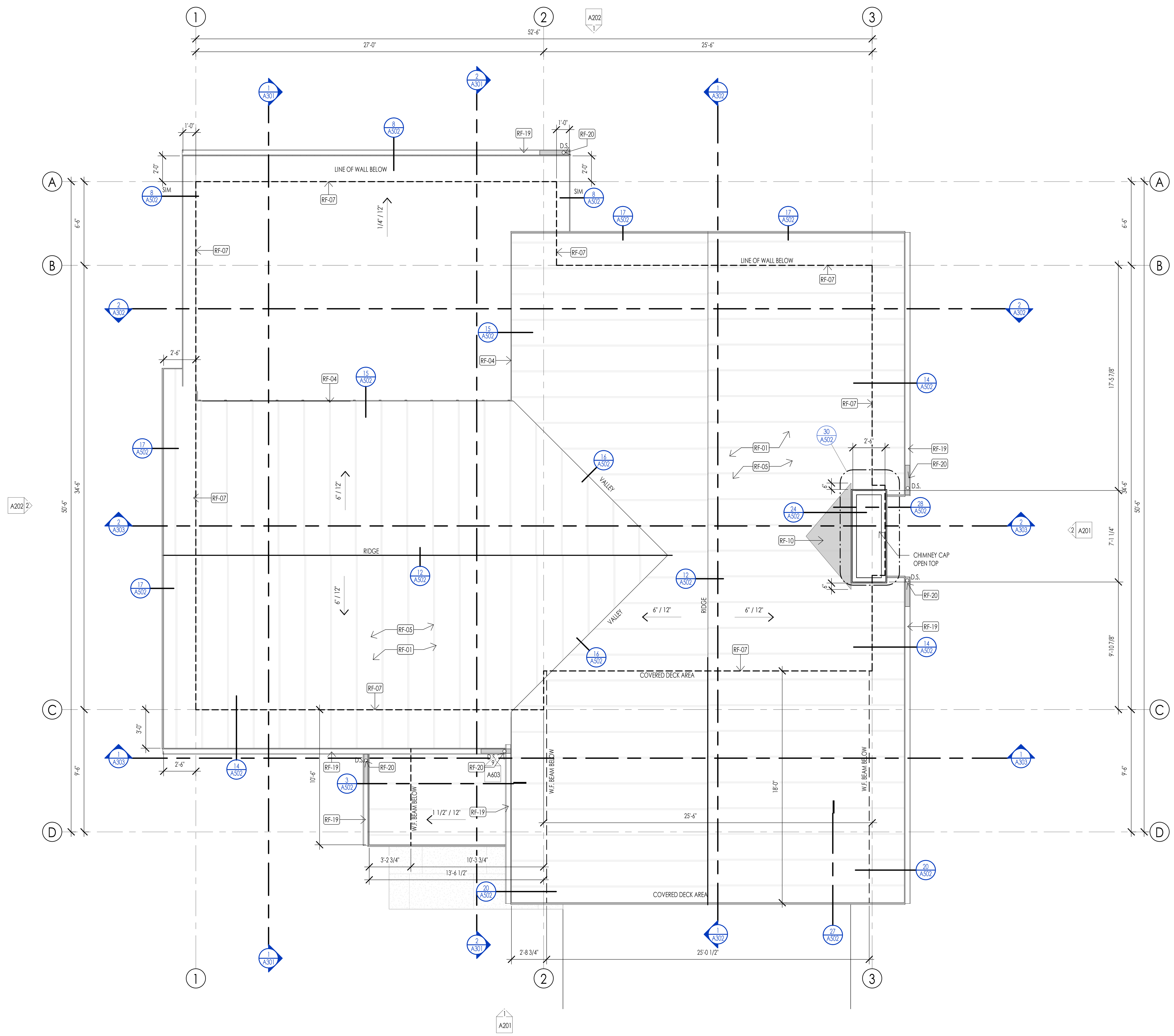

ROOF PLAN 1
1/4" = 1'-0" A107

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE WITH GRAVEL BALLAST		
	STANDING SEAM METAL ROOFING SYSTEM		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

ROOF PLAN GENERAL NOTES

1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
2. FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
4. PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
6. ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
8. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
9. DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

ROOF PLAN KEYNOTES

KEYNOTES	
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF - RIGID INSULATION PER SCHEDULE.
RF-04	CONTRACTOR SHALL EXTEND UNDERLAYMENT AND BITUTHENE WATERPROOFING UP VERTICAL WALLS ADJACENT TO ROOF A MINIMUM OF 24" U.N.O ON DETAILS
RF-05	ALL PENETRATRATION BY MECHANICAL DUCTWORK OR VENTING SHALL BE FLASHED AS PER MANUFACTURER SPECIFICATIONS- CONTRACTOR TO COORDINATE
RF-07	LINE OF WALL BELOW ROOF- SEE OVERALL AND ENLARGED PLANS
RF-10	CRICKET, AS INDICATED BY HATCHED AREA - MAINTAIN DRAINAGE AWAY FROM ALL CHIMNEY PENETRATIONS. SLOPE AND ROOFING MATERIAL OF CRICKETS SHALL MATCH THAT OF PRIMARY ROOF (MIN.).
RF-19	CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS - CONTRACTOR TO COORDINATE
RF-20	ROOF DOWNSPOUT- SEE DETAILS AND SPECIFICATIONS

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WARM SPRINGS RESIDENCE #33

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PROJECT NC22023.33
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SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

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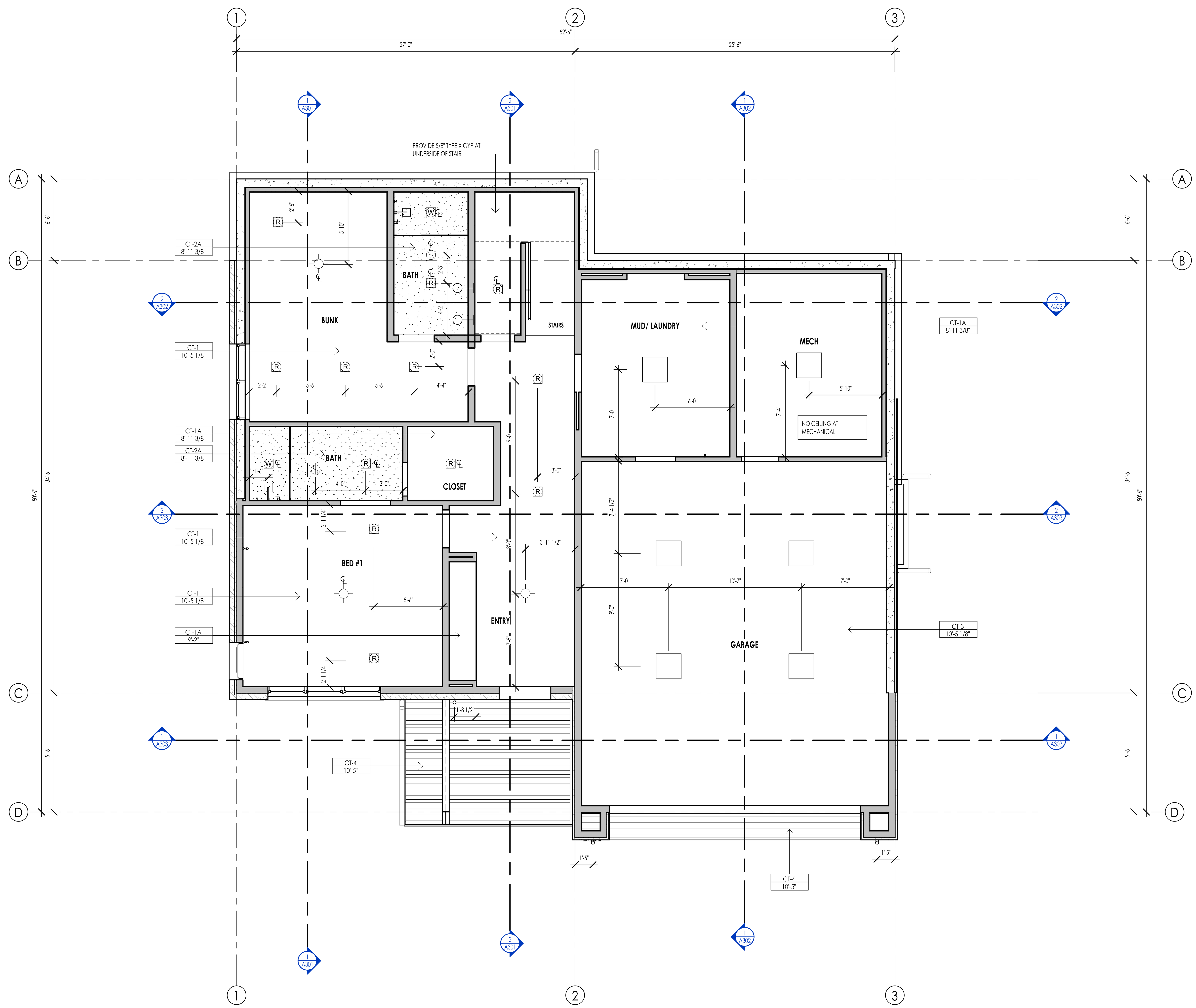

LEVEL 1 - REFLECTED CEILING PLAN

1/4" = 1'-0"

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FRAMING		CT-4A	3/4" T+G SOFFIT 2X4
	CT-1A	5/8" GYPSUM BOARD 2X4		CT-6	EXPOSED STRUCTURE
	CT-2	5/8" WATER RESISTANT GYPSUM BOARD AT FRAMING			
	CT-2A	5/8" WATER RESISTANT GYPSUM BOARD 2X4			
	CT-3	5/8" GYPSUM BOARD TYPE "X" AT FRAMING.			
	CT-4	3/4" T+G SOFFIT AT FRAMING			

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
7. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
C1	CEILING TYPE
1' - 0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
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LEVEL 1 CEILING PLAN

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A109

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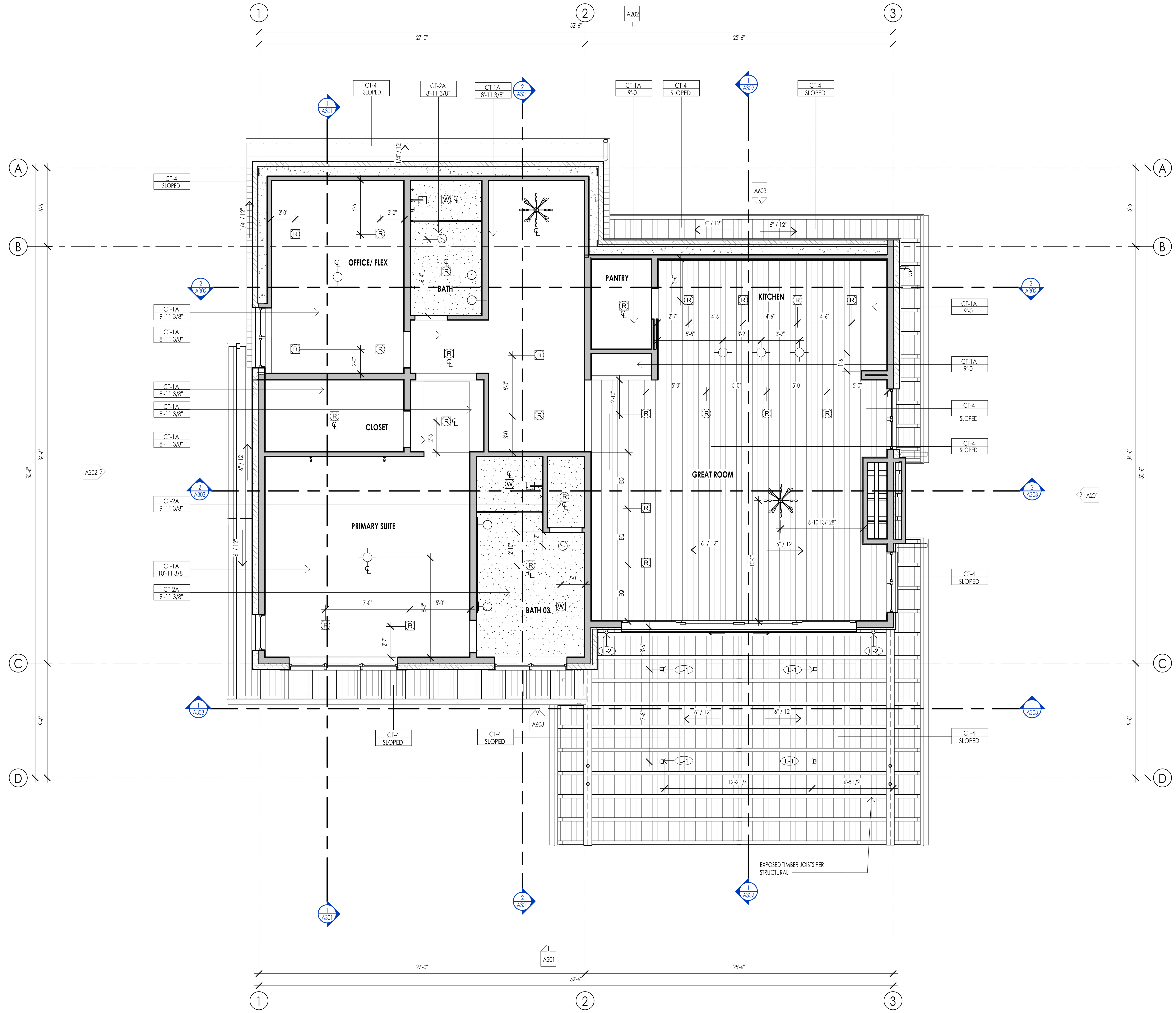

LEVEL 2 - REFLECTED CEILING PLAN

1/4" = 1'-0"

SEE ENLARGED UNIT PLANS FOR CEILING TYPES AND ELEVATIONS

REFLECTED CEILING PLAN MATERIAL LEGEND

HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
	CT-1	5/8" GYPSUM BOARD AT FRAMING		CT-4A	3/4" T+G SOFFIT 2X4
	CT-1A	5/8" GYPSUM BOARD 2X4		CT-6	EXPOSED STRUCTURE
	CT-2	5/8" WATER RESISTANT GYPSUM BOARD AT FRAMING			
	CT-2A	5/8" WATER RESISTANT GYPSUM BOARD 2X4			
	CT-3	5/8" GYPSUM BOARD TYPE "X" AT FRAMING.			
	CT-4	3/4" T+G SOFFIT AT FRAMING			

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

7. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
C1	CEILING TYPE
1' - 0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
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LEVEL 2 CEILING PLAN

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A110

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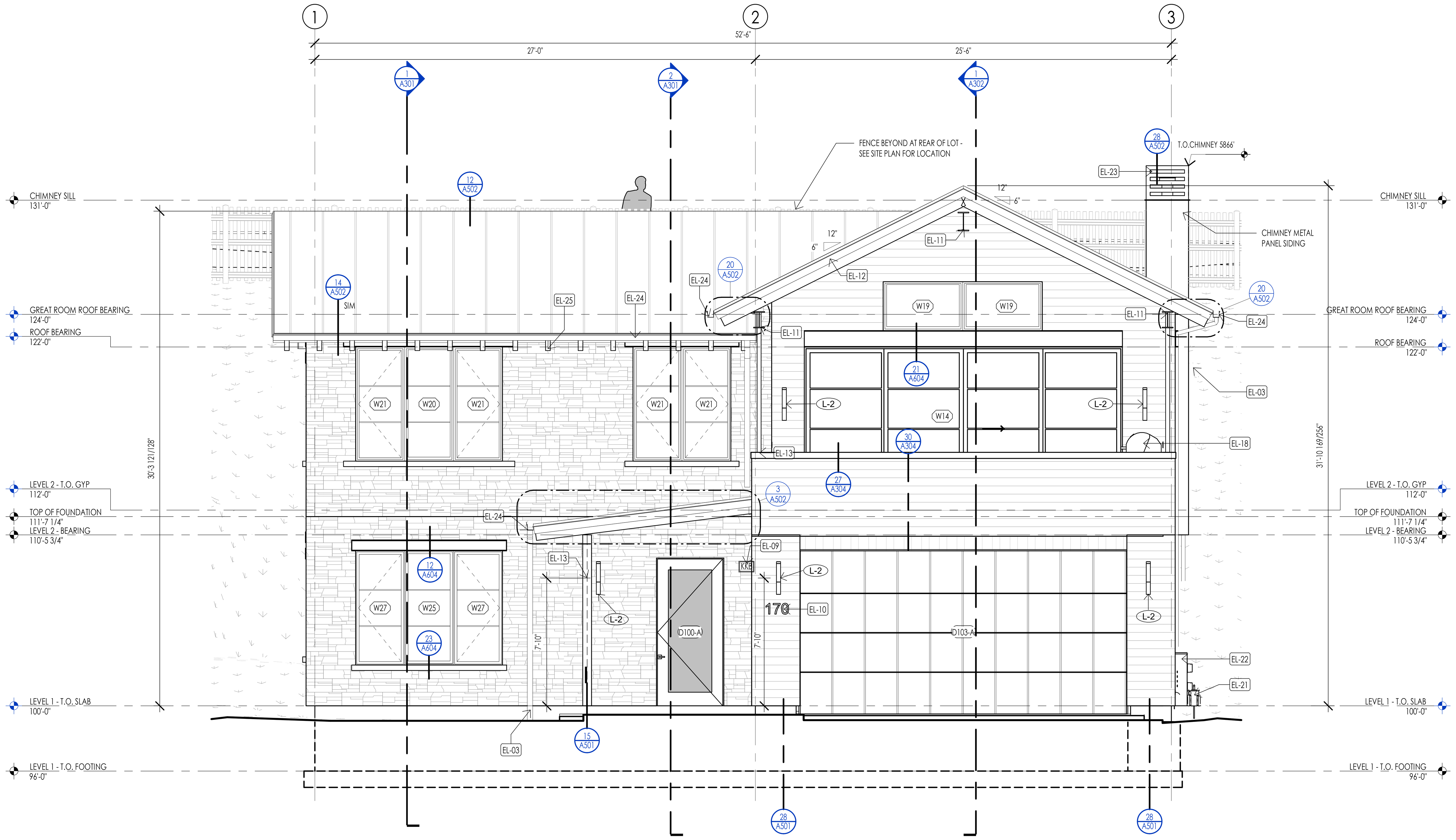
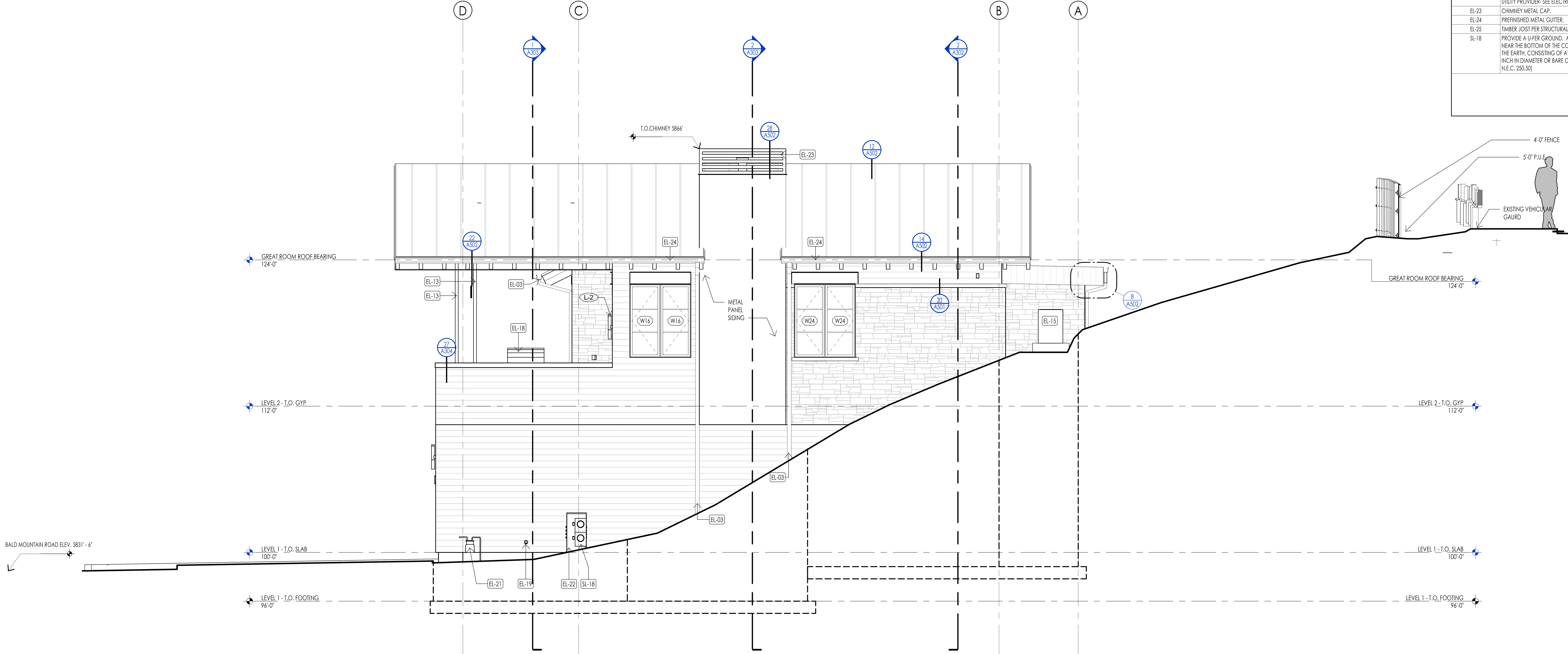


SOUTH ELEVATION

1/4" = 1'-0"

1 A201



EAST ELEVATION

1/4" = 1'-0"

2 A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
EL-03	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAT 5.5FT VERTICAL- VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM ½" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.
EL-11	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-12	PREFINISHED METAL FASCIA.
EL-13	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-15	MECHANICAL AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
EL-18	BBQ-GRILL AS SELECTED BY OWNER.
EL-19	OVERFLOW ZURN DOWNSPOUT- PLUMBING.
EL-21	GAS METER, INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER - PROVIDE PROTECTIVE COVER (SHOWN DASHED) AS REQUIRED BY UTILITY PROVIDER.
EL-22	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER- SEE ELECTRICAL.
EL-23	CHIMNEY METAL CAP.
EL-24	PREFINISHED METAL GUTTER.
EL-25	TIMBER JOIST PER STRUCTURAL.
SL-18	PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

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PROJECT NC22023.33
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SHEET TITLE:
EXTERIOR ELEVATIONS

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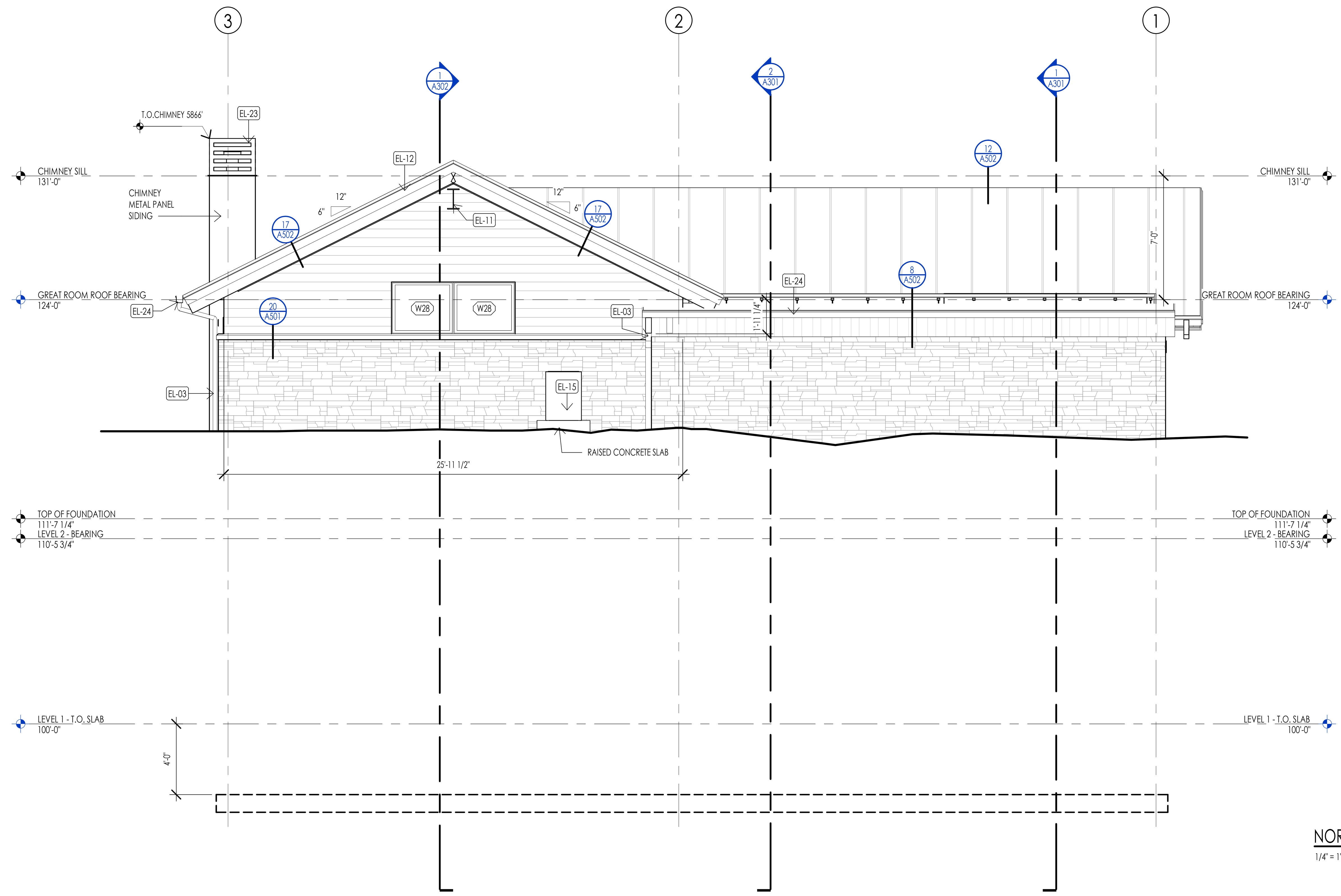
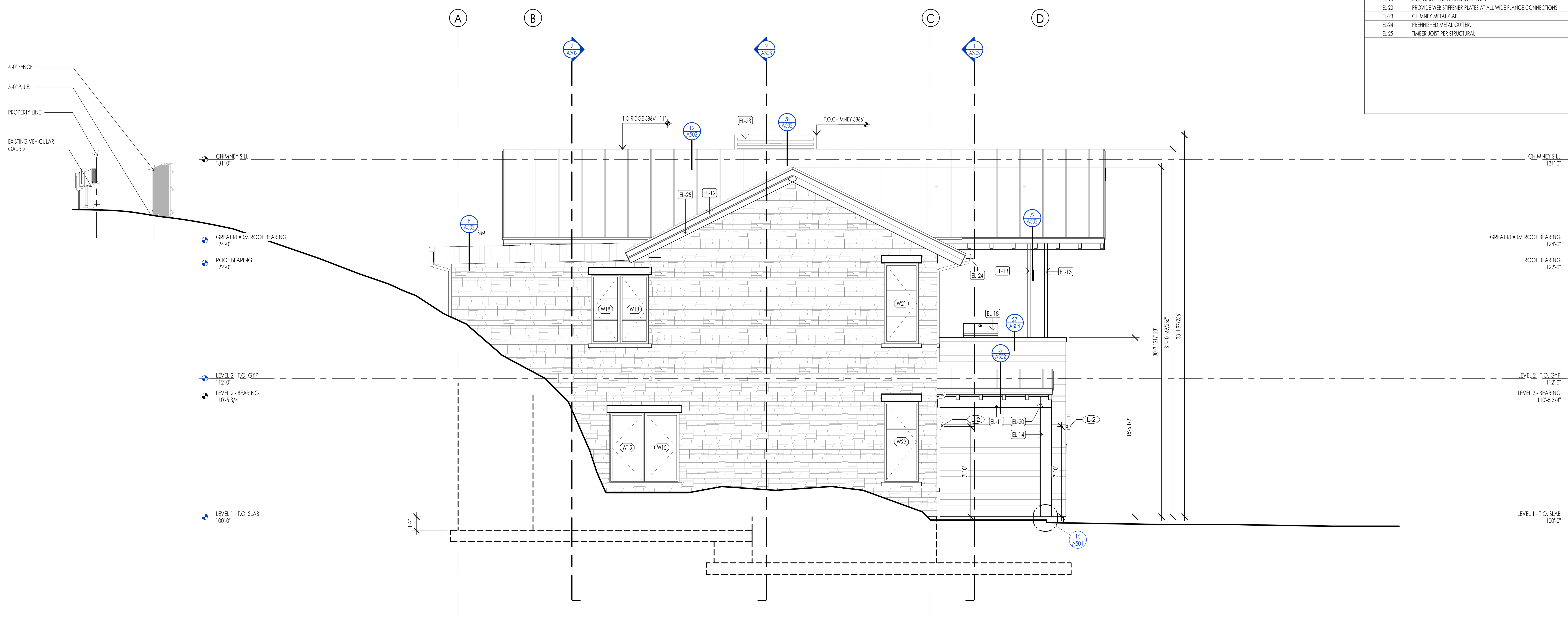
A201

PERMIT SET

Plot Date: 2/14/2024 2:28:51 PM



NORTH ELEVATION 1 A202
1/4" = 1'-0"



WEST ELEVATION 2 A202
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES

EL-03	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP
EL-11	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-12	PREFINISHED METAL FASCIA.
EL-13	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-14	STEEL COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER.
EL-15	MECHANICAL AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
EL-18	BBQ-GRILL AS SELECTED BY OWNER.
EL-20	PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS.
EL-23	CHIMNEY METAL CAP.
EL-24	PREFINISHED METAL GUTTER.
EL-25	TIMBER JOIST PER STRUCTURAL.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

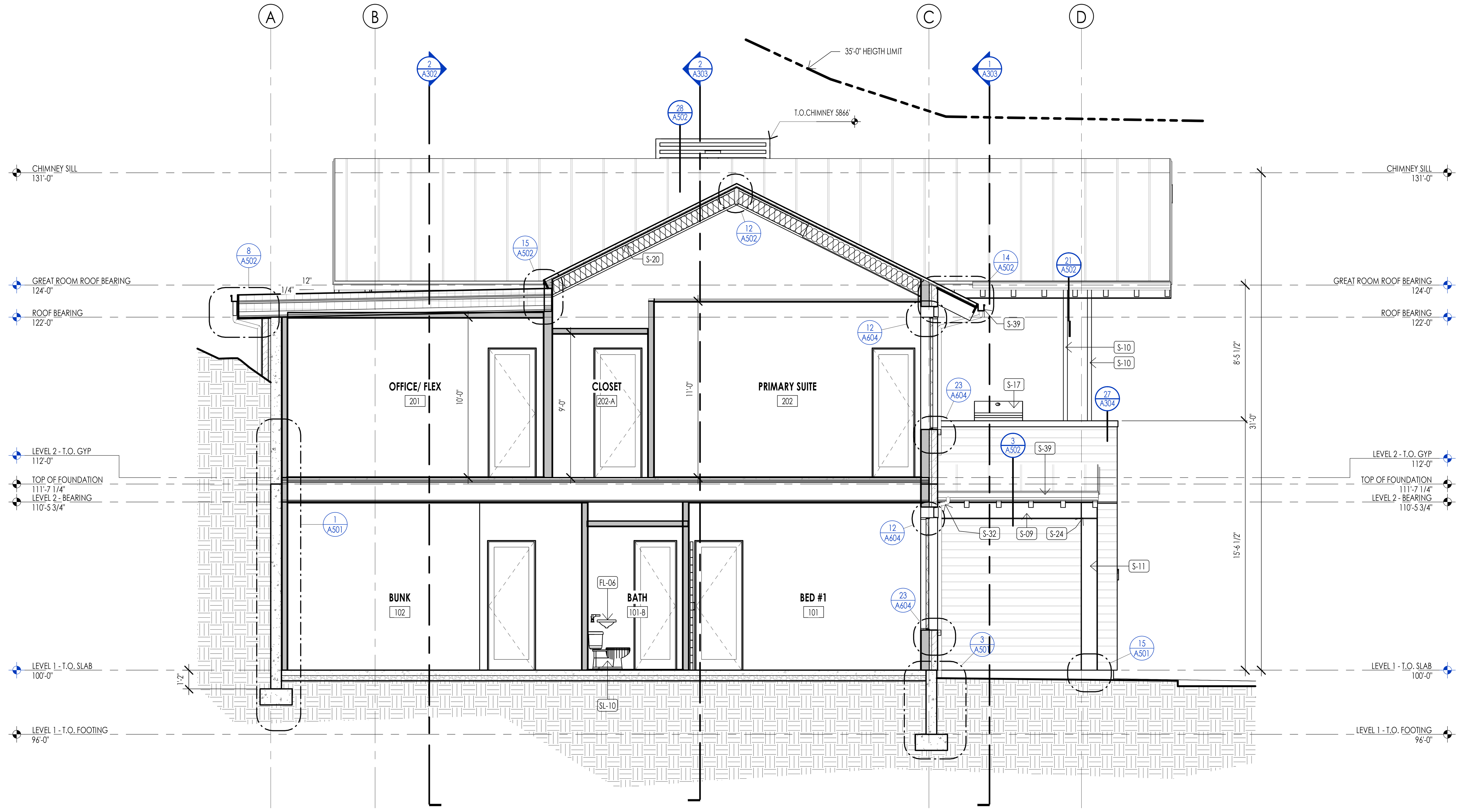
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

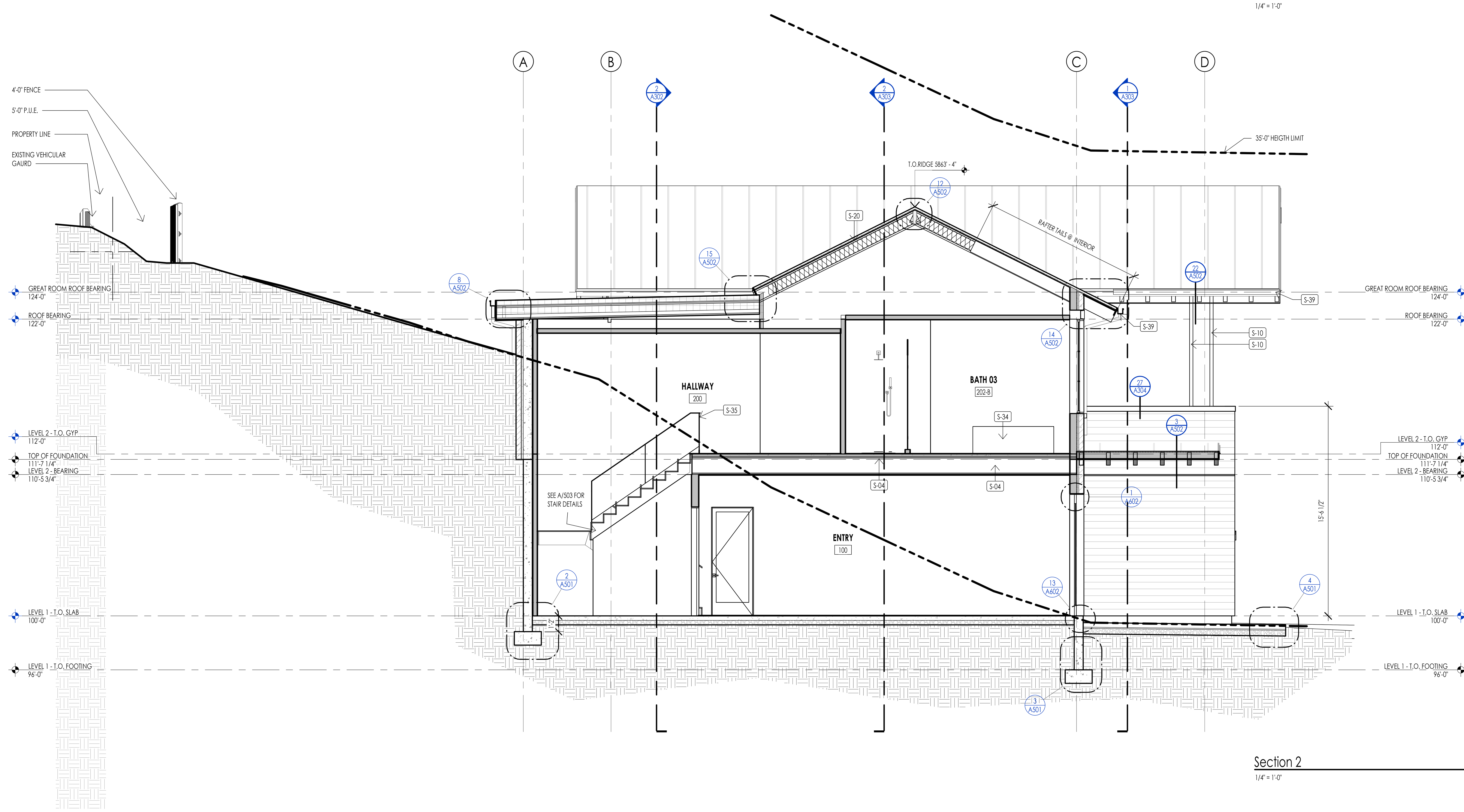
SHEET NUMBER:
A202

PERMIT SET

Plot Date: 2/14/2024 2:28:59 PM



Section 1
1/4" = 1'-0"



Section 2
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES

FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-10	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-11	STEEL COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-17	BBQ-GRILL AS SELECTED BY OWNER-PROVIDE GAS HOOKUP PER MANUFACTURER'S INSTRUCTIONS.
S-20	CAVITY INSULATION PER SCHEDULE.
S-24	PROVIDE WEB STIFFENER PLATES AT ALL WIDE FLANGE CONNECTIONS.
S-32	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP.
S-34	TUB/FREE STANDING TUB/ SOAKER TUB AS PER INTERIOR DESIGNER.
S-35	36" CONTINOUS HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
S-39	PREFINISHED METAL GUTTER.
SL-10	PROVIDE BLOCKOUT IN STRUCTURAL SLAB FOR PLUMBING- COORDINATE WITH PLUMBING DRAWINGS

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STATE OF UTAH LICENSED ARCHITECT JOHN M. SHIRLEY 6247466

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

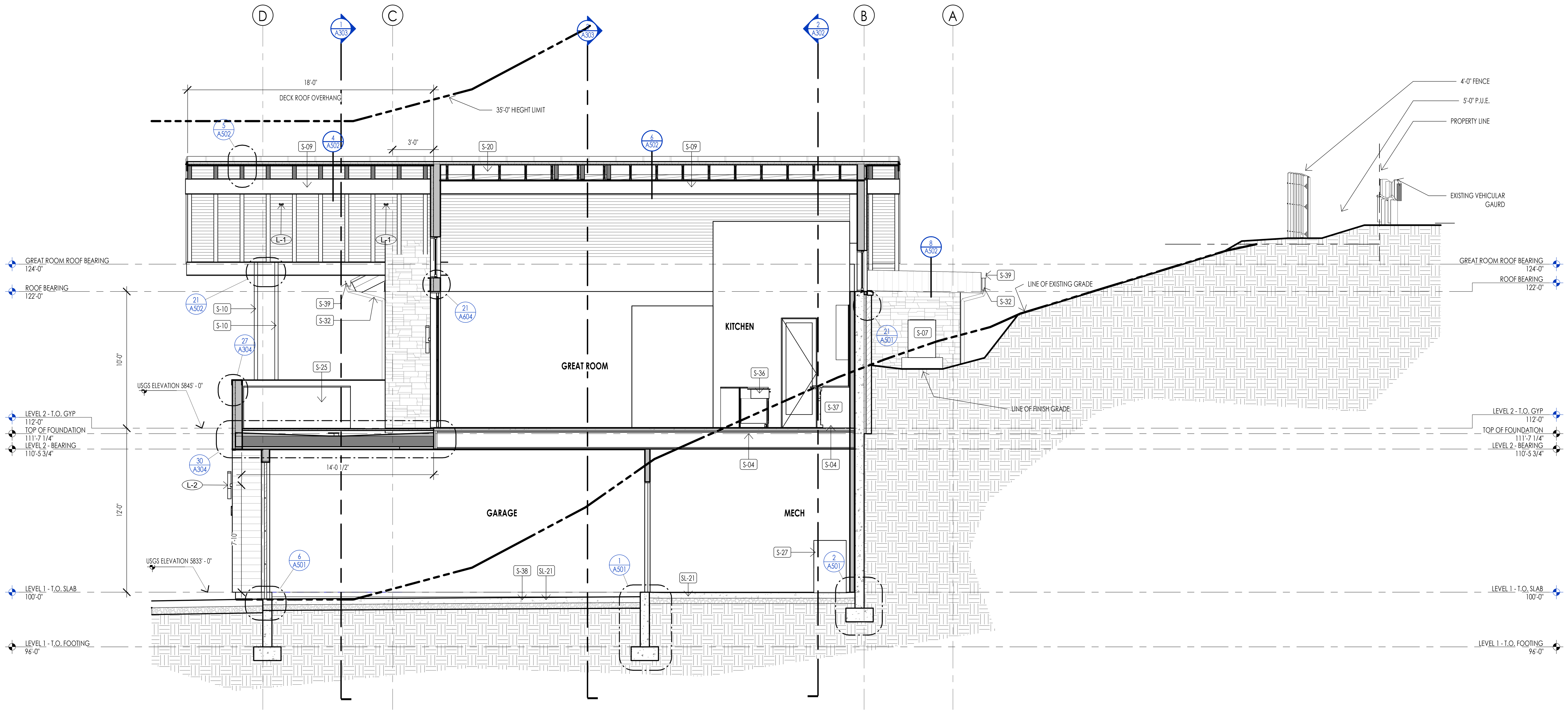
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

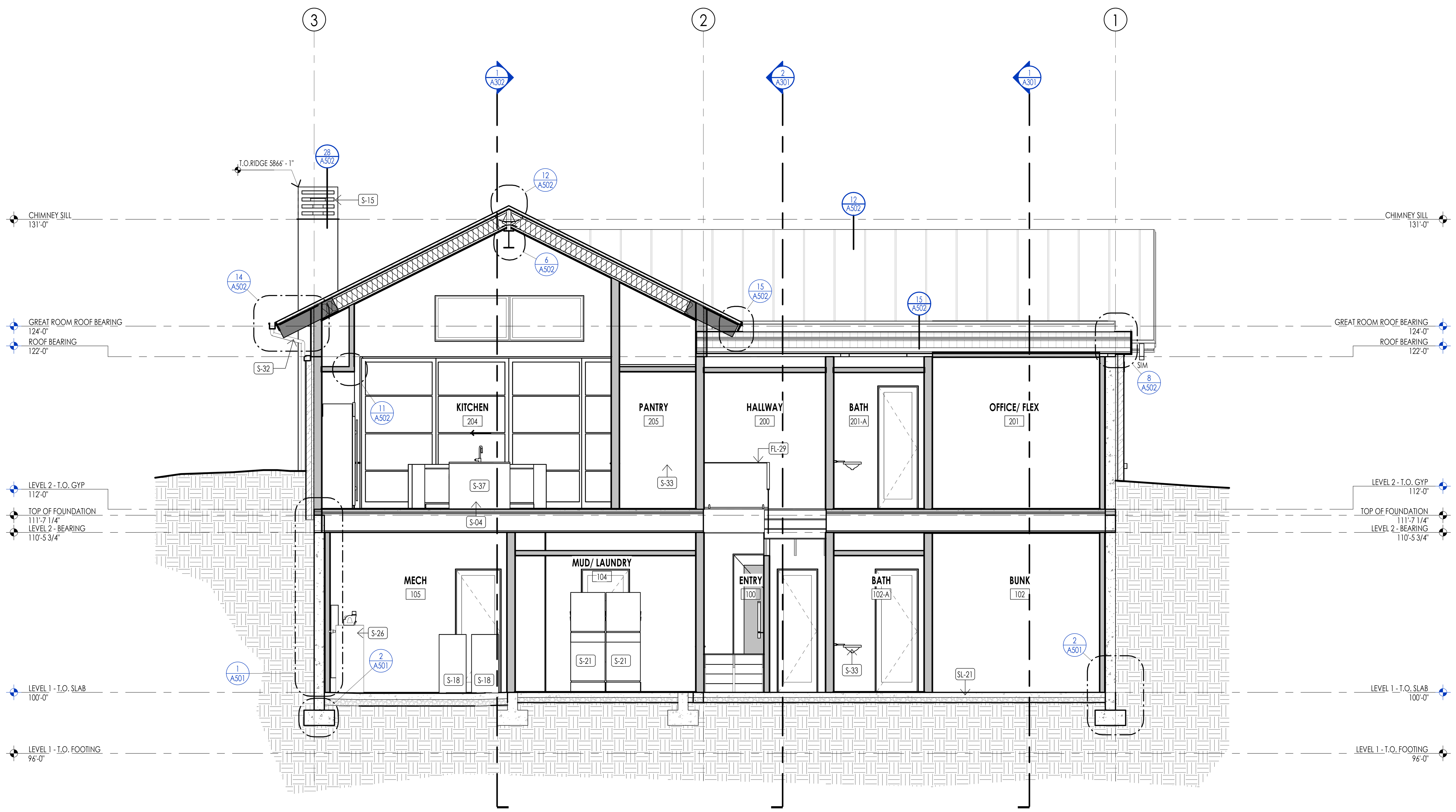
PERMIT SET

Plot Date: 2/14/2024 2:29:06 PM



Section 3

1/4" = 1'-0"



Section 4

1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES

FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY
S-07	MECHANICAL-AIR CONDITIONER UNIT- SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-10	STEEL PIPE COLUMN, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-15	PREFINISHED METAL CAP
S-18	GAS FIRED FURNACE PER MECHANICAL.
S-20	CAVITY INSULATION PER SCHEDULE.
S-21	STACKABLE WASHER/ DRYER. COORDINATE W/ INTERIOR DESIGNER & CONSTRUCTION TRADES AS REQUIRED.
S-25	SPA, BULLFROG A8 SERIES COORDINATE FOR SHUT OFF SWITCH AND HOT-COLD HOOK UP PER MANUF.
S-26	MECHANICAL - HOT WATER BOILER
S-27	MECHANICAL - GAS FIRED FURNACE
S-32	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP.
S-33	BATHROOM SINK - VANITY PER INTERIOR DESIGNER.
S-36	KITCHEN SINK - COORDINATE W/ PLUMBING.
S-37	KITCHEN RANGE - COORDINATE FOR GAS AND ELECTRICAL - RANGE HOOD PER I.D.
S-38	PROVIDE 100% SOLIDS EPOXY, HIGH PERFORMANCE COATING.
S-39	PREFINISHED METAL GUTTER.
SL-21	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R VALUES - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAPE ALL SEAMS AND INSTALL PER MANUF. AND SPECS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

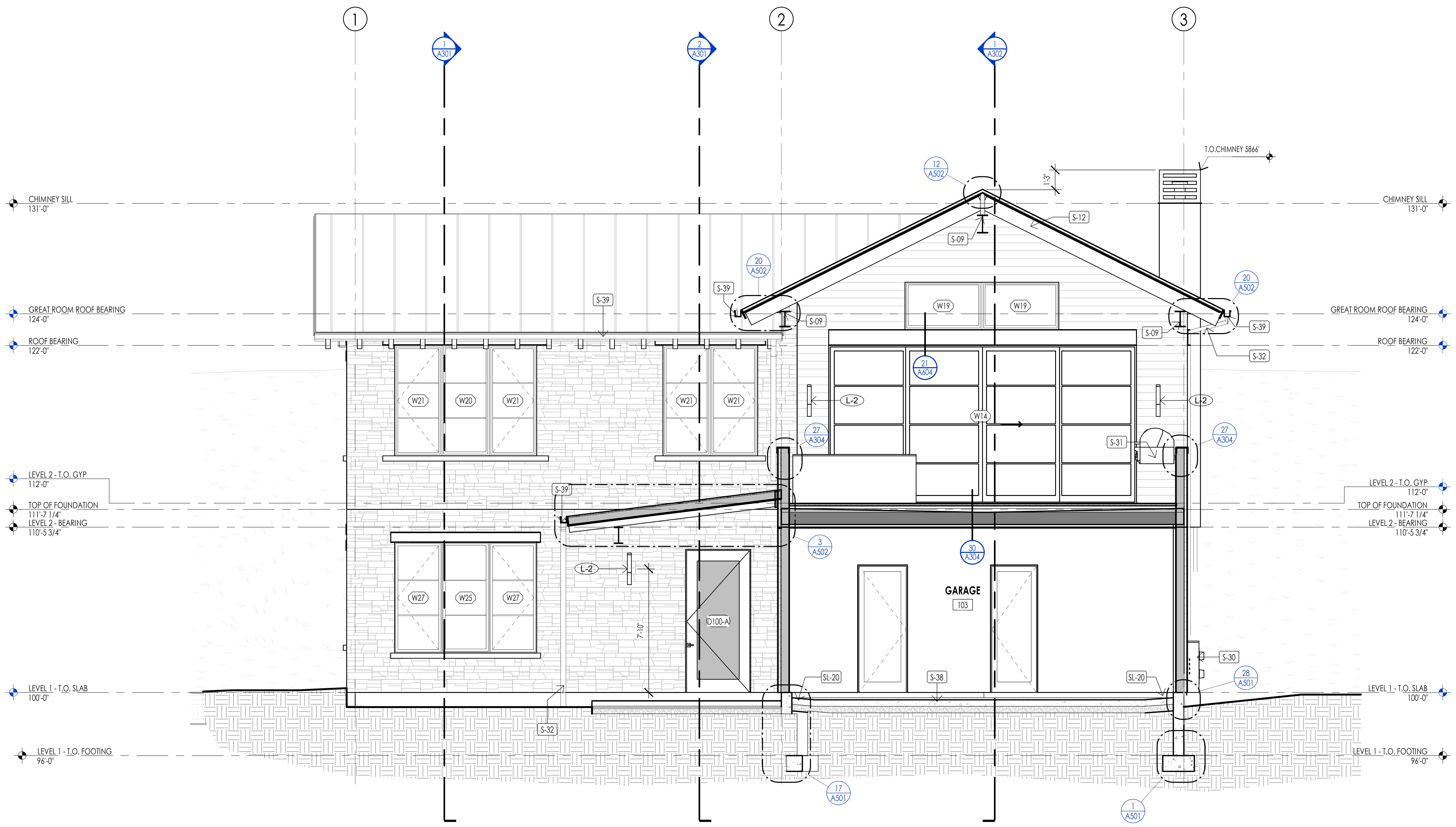
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

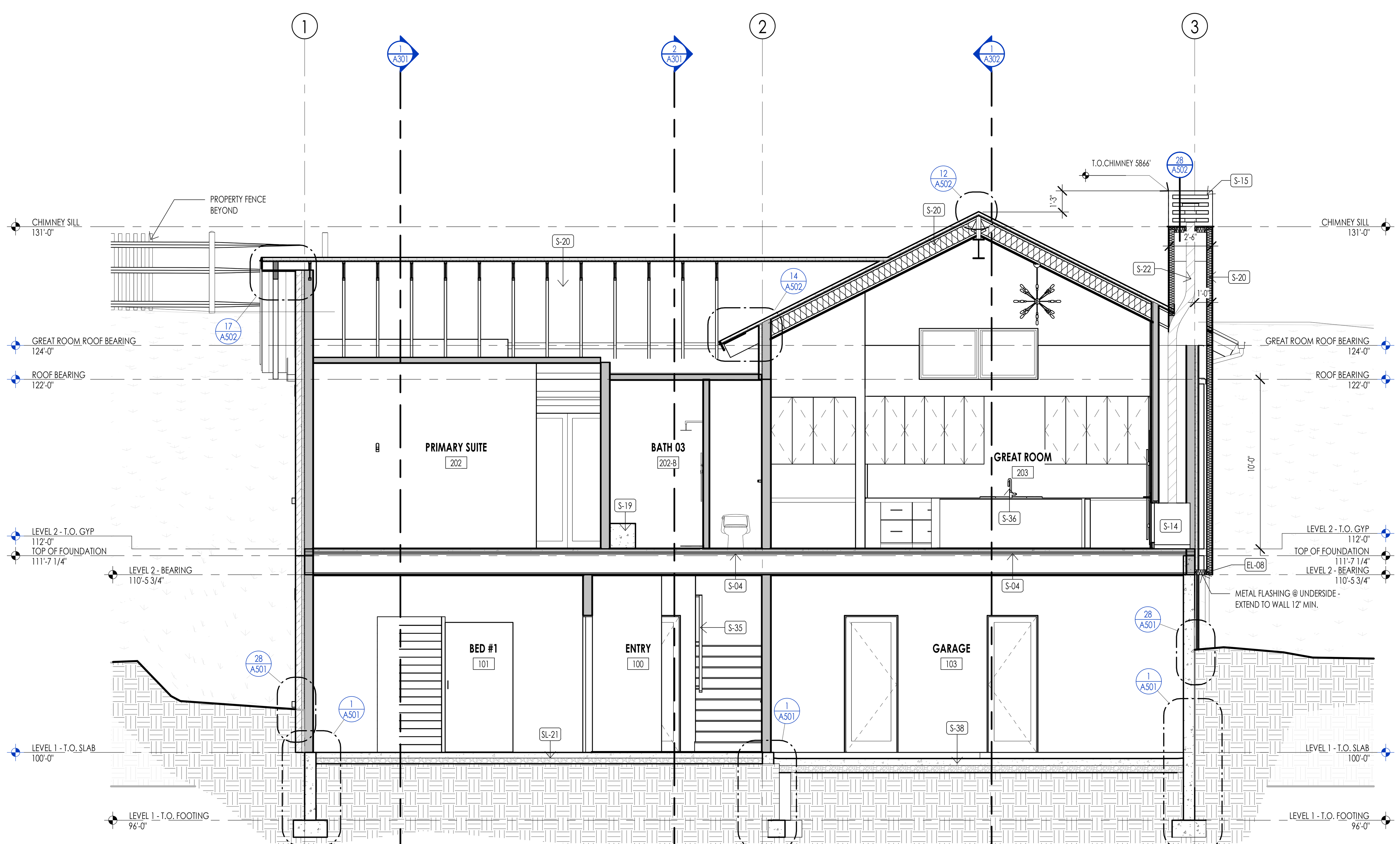
PERMIT SET

SHEET NUMBER:
A302

Plot Date: 2/14/2024 2:29:14 PM



Section 5
1/4" = 1'-0"
1
A303



Section 6
1/4" = 1'-0"
2
A303

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL SIDING SYSTEM
	SINGLE PLY ROOFING MEMBRANE SYSTEM WITH GRAVEL BALLAST
	2X6 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTES

EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT
S-04	PROVIDE FIRE CAULKING ON BOTH SIDES OF PENETRATION BETWEEN FIRE RATING FLOOR / CEILING ASSEMBLY
S-09	STEEL BEAM, SEE STRUCTURAL-TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS-PAINT COLOR PER OWNER, PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
S-12	HEAVY TIMBER, SEE STRUCTURAL
S-14	FIREPLACE, AS SELECTED BY OWNER,WALL FINISHES PER INTERIOR DESIGN- PROVIDE GAS HOOKUP PER MANUFACTURER'S INSTRUCTIONS
S-15	PREFINISHED METAL CAP
S-19	SHOWER BENCH PER INTERIOR DESIGNER.
S-20	CAVITY INSULATION PER SCHEDULE.
S-22	DIRECT VENT FLEX FLUE PIPE-SEE SPECS. PER MECHANICAL.
S-30	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER- SEE ELECTRICAL PLANS.
S-31	STAINLESS-STEEL COUNTERTOP.
S-32	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP.
S-35	36" CONTINOUS HANDRAIL SEE STAIR/ RAIL DETAILS SHEET.
S-36	KITCHEN SINK - COORDINATE W/ PLUMBING.
S-38	PROVIDE 100% SOLIDS EPOXY, HIGH PERFORMANCE COATING.
S-39	PREFINISHED METAL GUTTER.
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING
SL-21	PROVIDE RIGID FOAM INSULATION BELOW ENTIRE FLOOR SLAB AT LEVEL 0 - SEE SCHEDULE FOR R VALUES - PROVIDE ISULTARP FOR INSULATION AND VAPOR BARRIER ON TOP OF RIGID INSULATION, TAPE ALL SEAMS AND INSTALL PER MANUF. AND SPECS.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

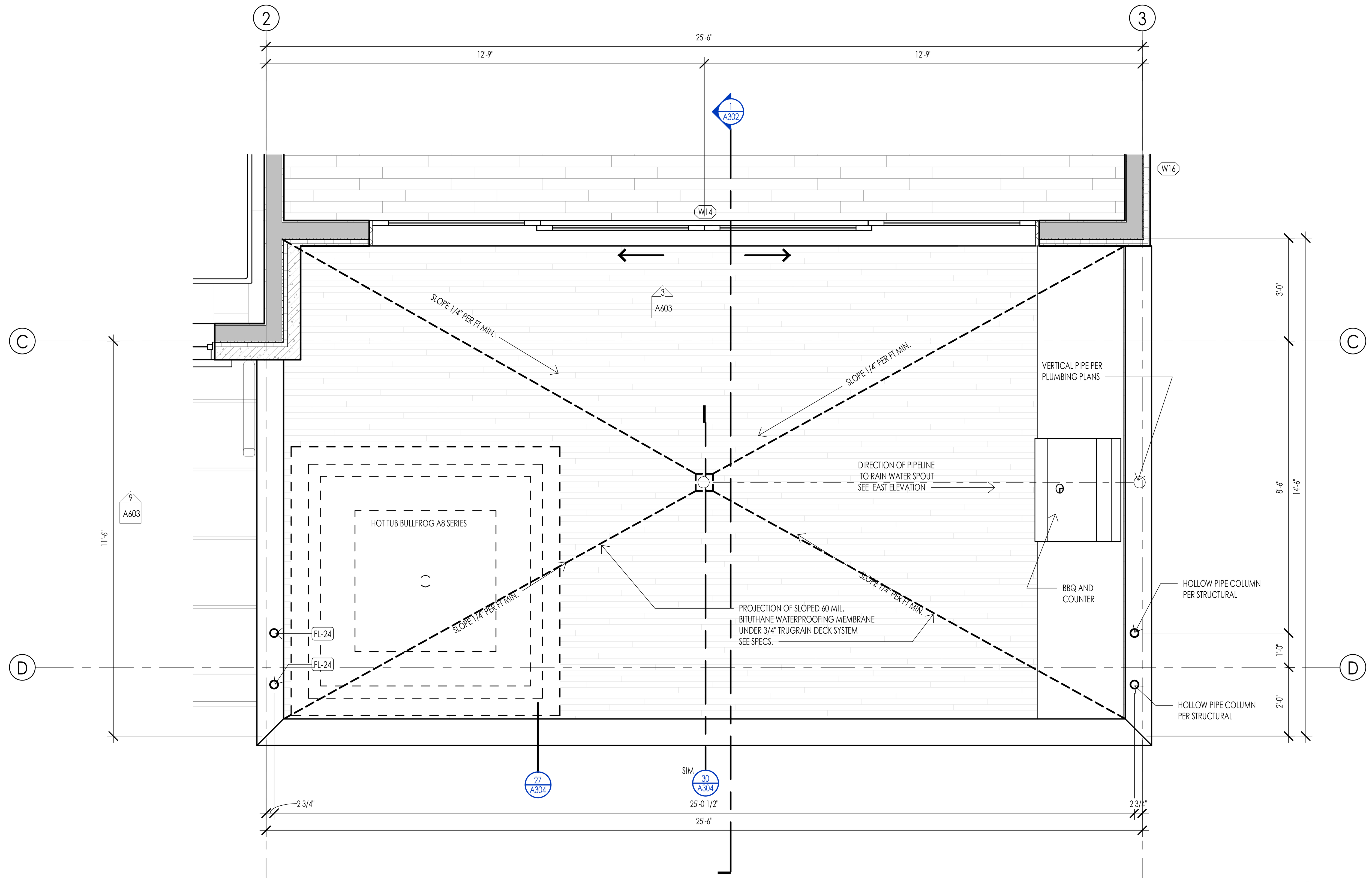
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A303

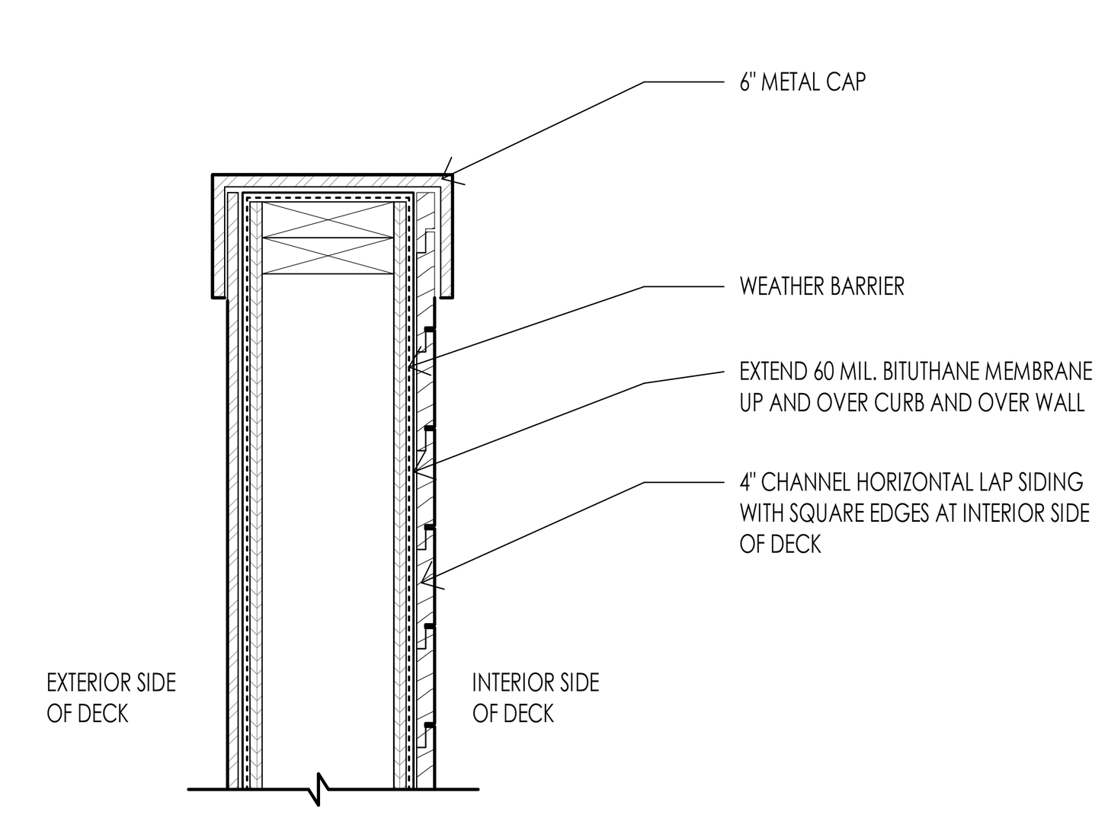
PERMIT SET

Plot Date: 2/14/2024 2:29:20 PM



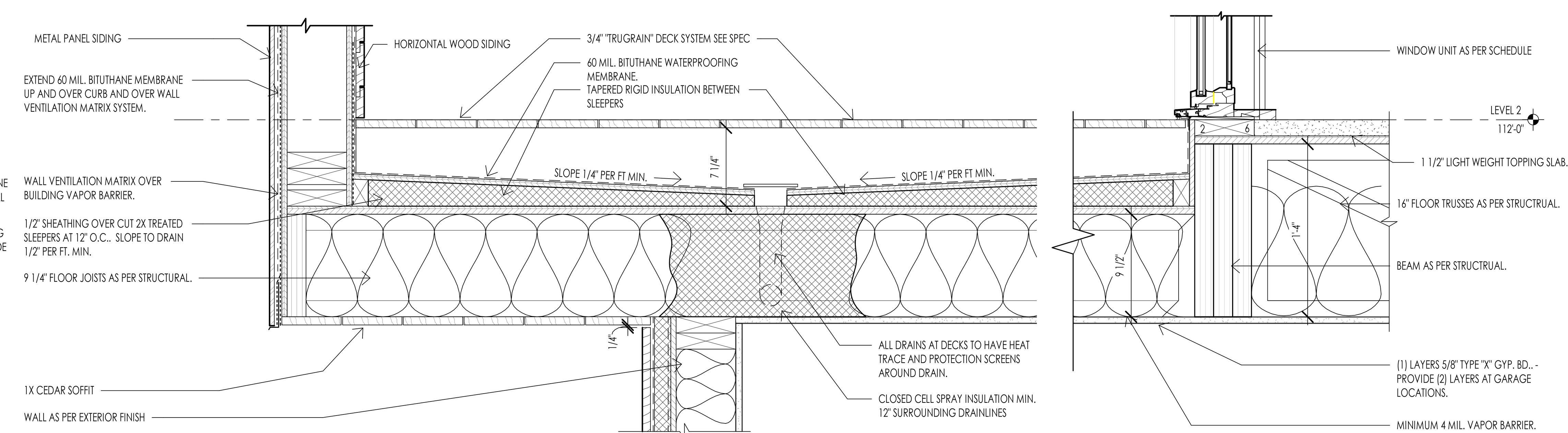
LEVEL 2 - ENLARGED DECK PLAN 1 A304

1/2" = 1'-0"



DECK - CAP OVER WALL DETAIL 27 A304

1 1/2" = 1'-0"



DECK - DRAINAGE DETAIL 30 A304

1 1/2" = 1'-0"

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STATE OF UTAH — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
ENLARGED DECK - DETAILS

SHEET NUMBER:
A304

PERMIT SET

Plot Date: 2/14/2024 2:29:23 PM

GREAT ROOM INTERIOR VIEW

OWNER SUITE INTERIOR VIEW

INTERIOR WOOD SLAT FINISH

STEEL FIREPLACE SURROUND

Plot Date: 2/14/2024 2:29:25 PM

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STATE OF UTAH LICENSED ARCHITECT JOHN M. SHIRLEY 6247466

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

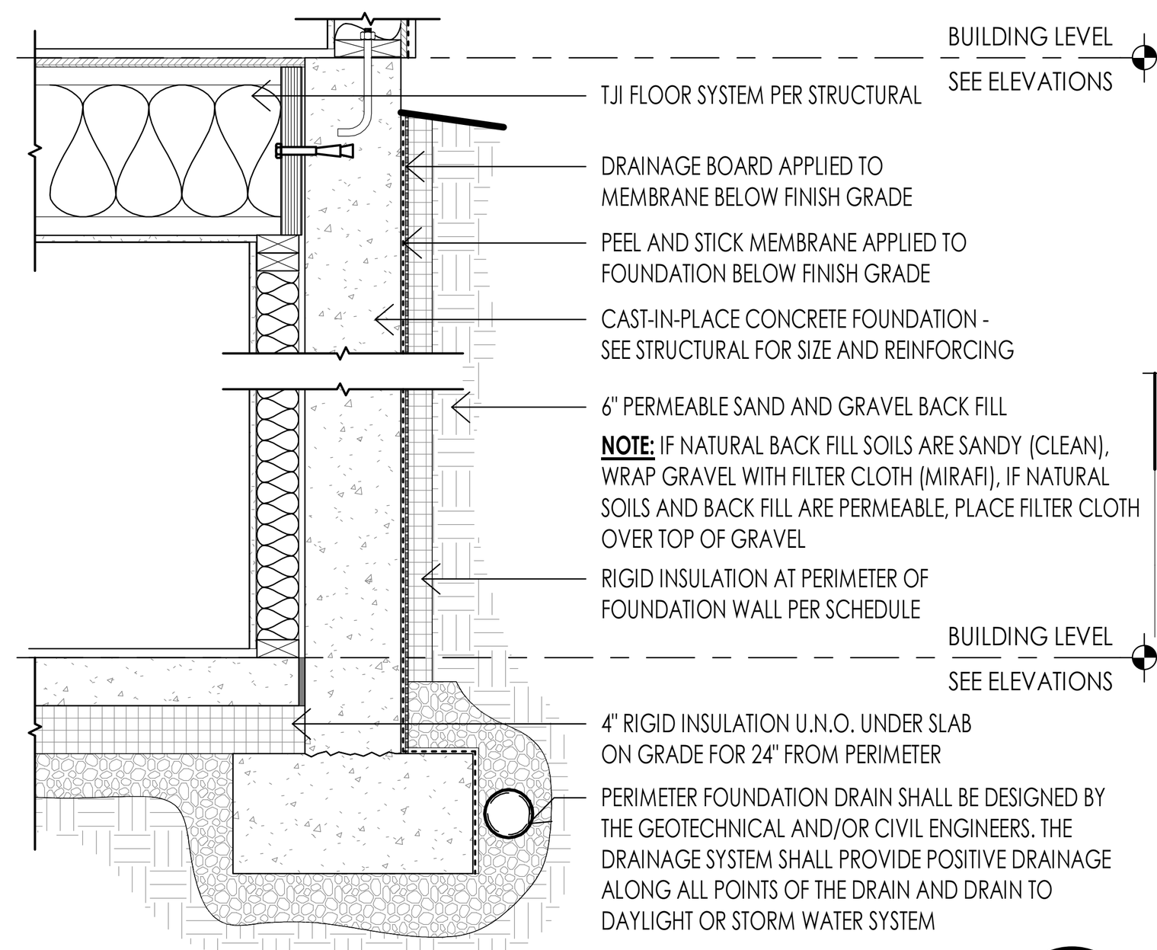
PROJECT NC22023.33
DATE: 2023.12.27

REVISIONS:

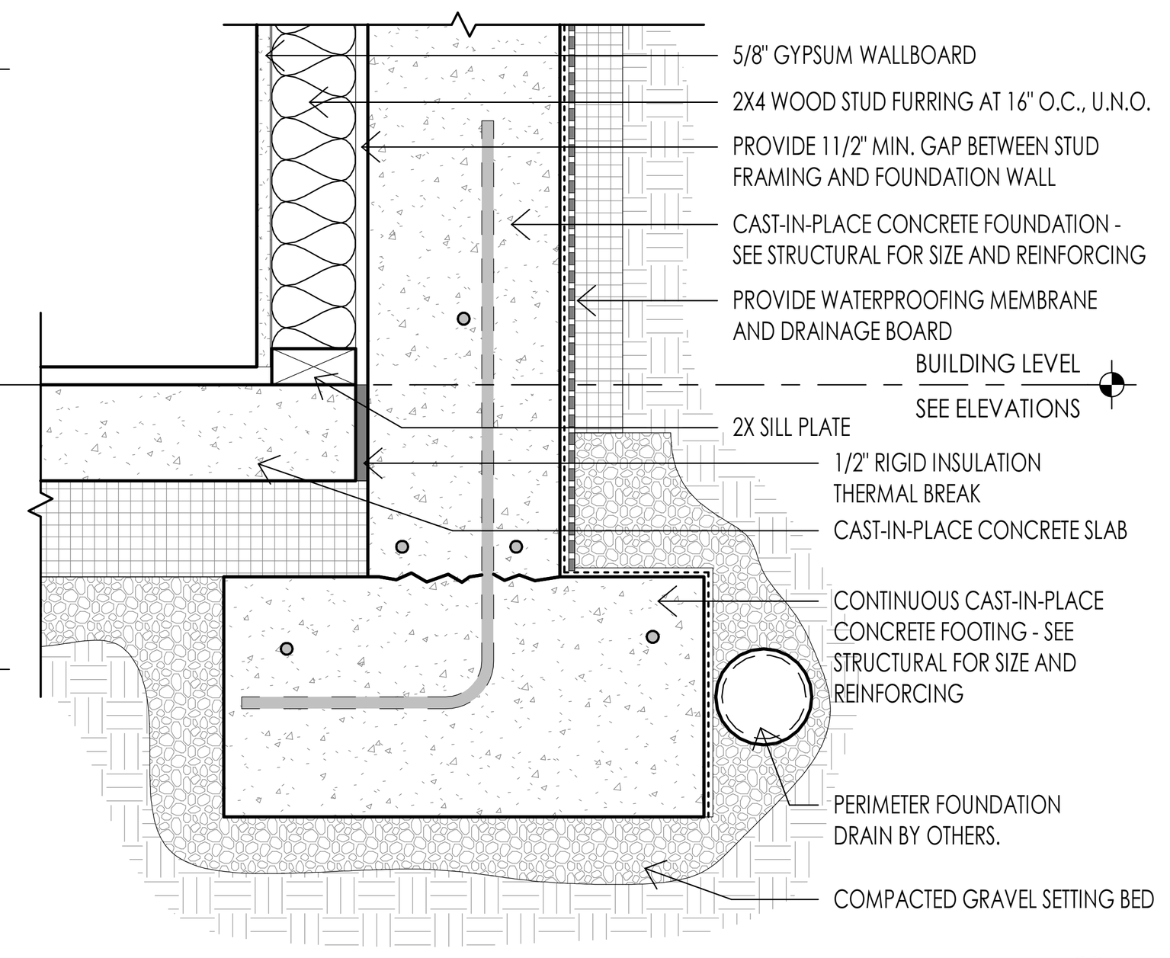
SHEET TITLE:
FIREPLACE ELEVATIONS

PERMIT SET

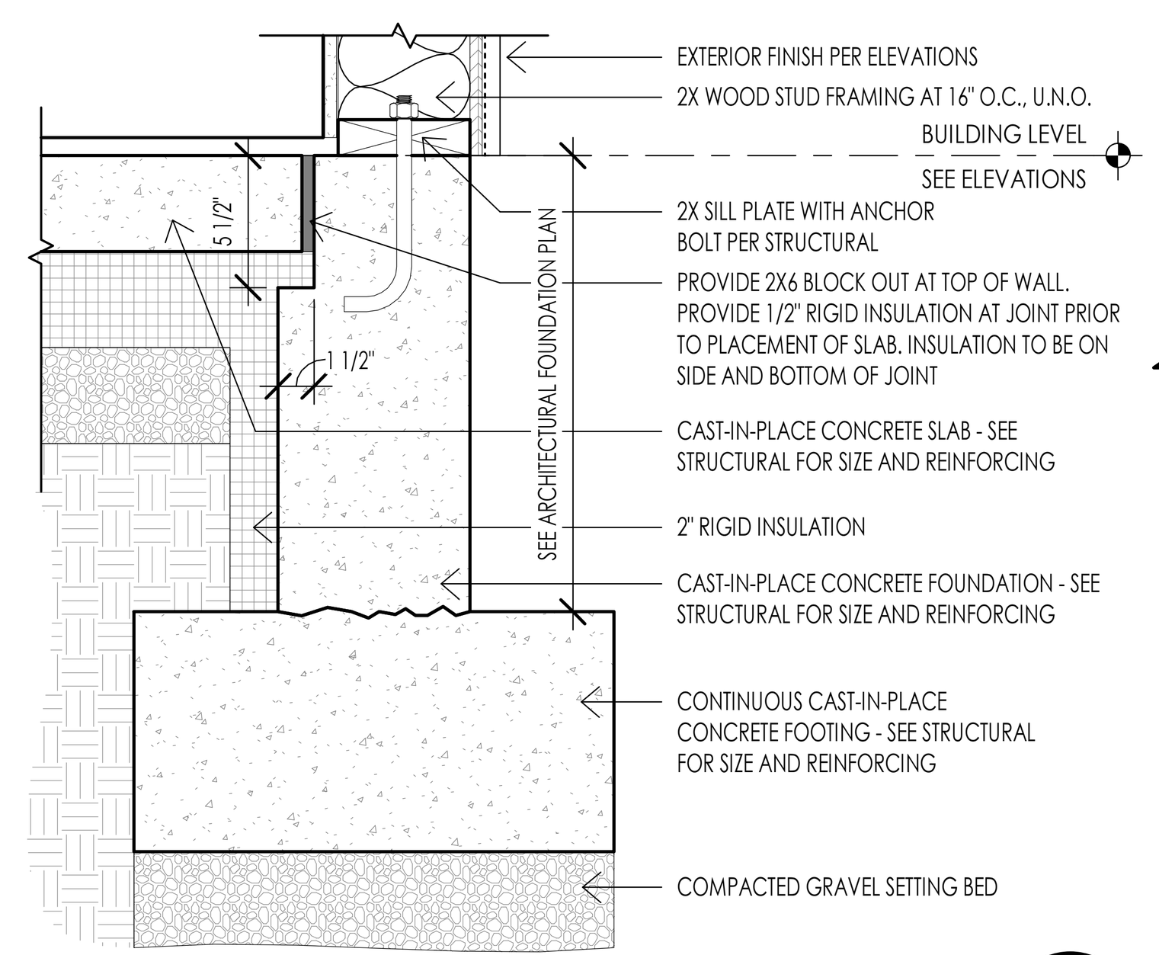
SHEET NUMBER:
A401



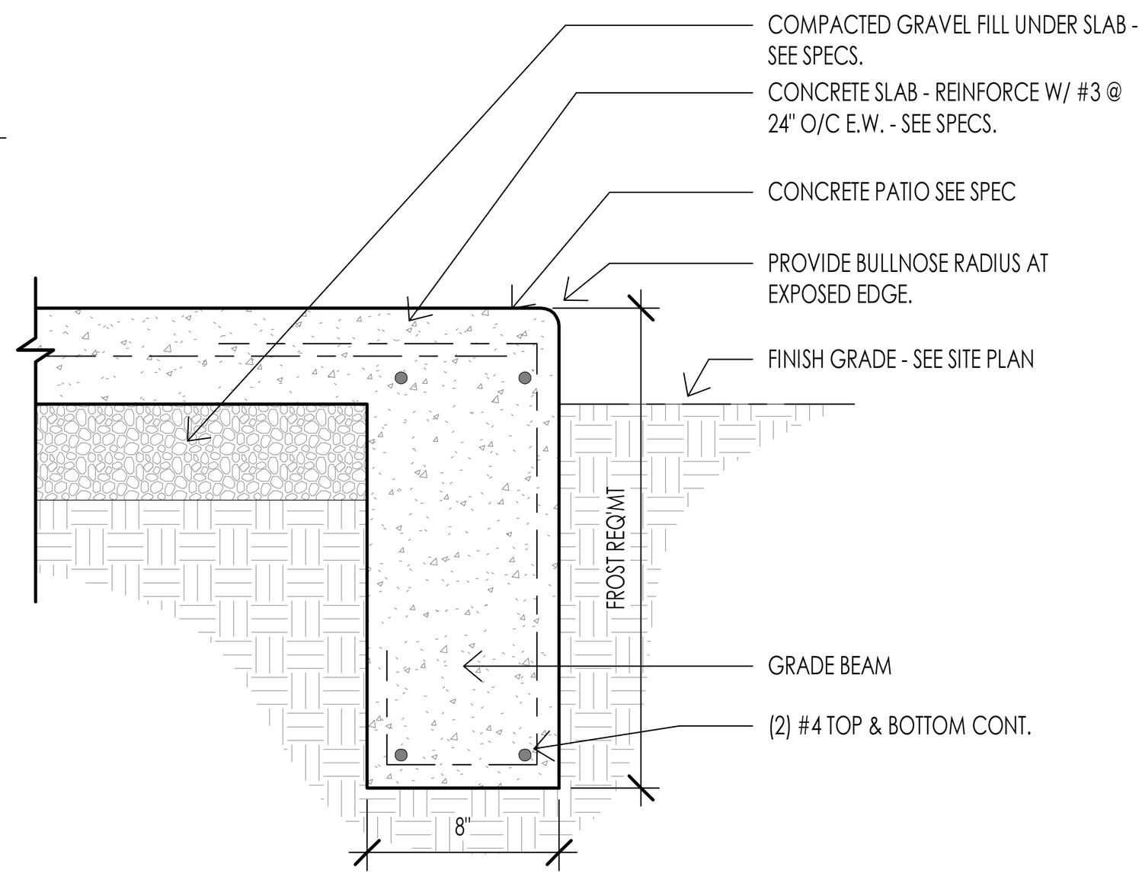
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1 A501
3/4" = 1'-0"



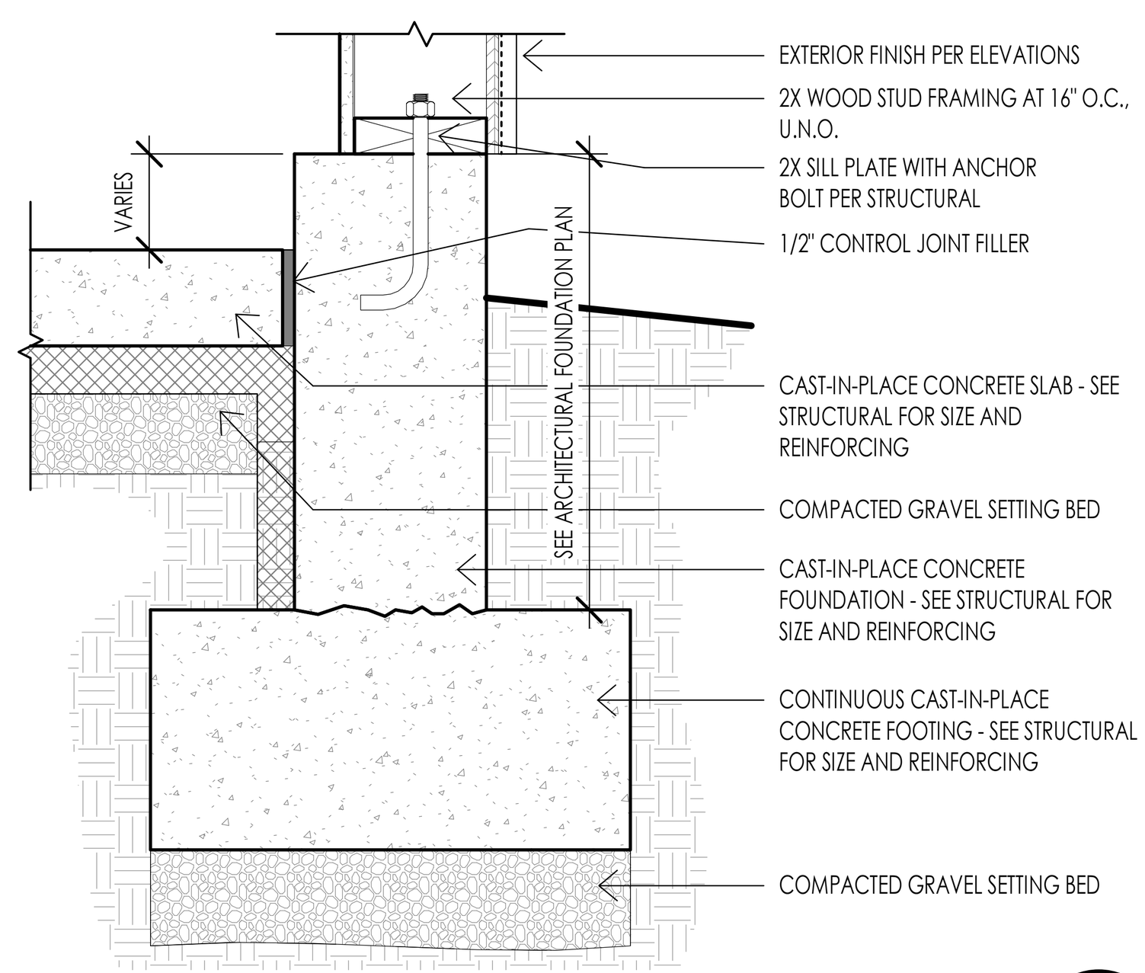
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2 A501
1 1/2" = 1'-0"



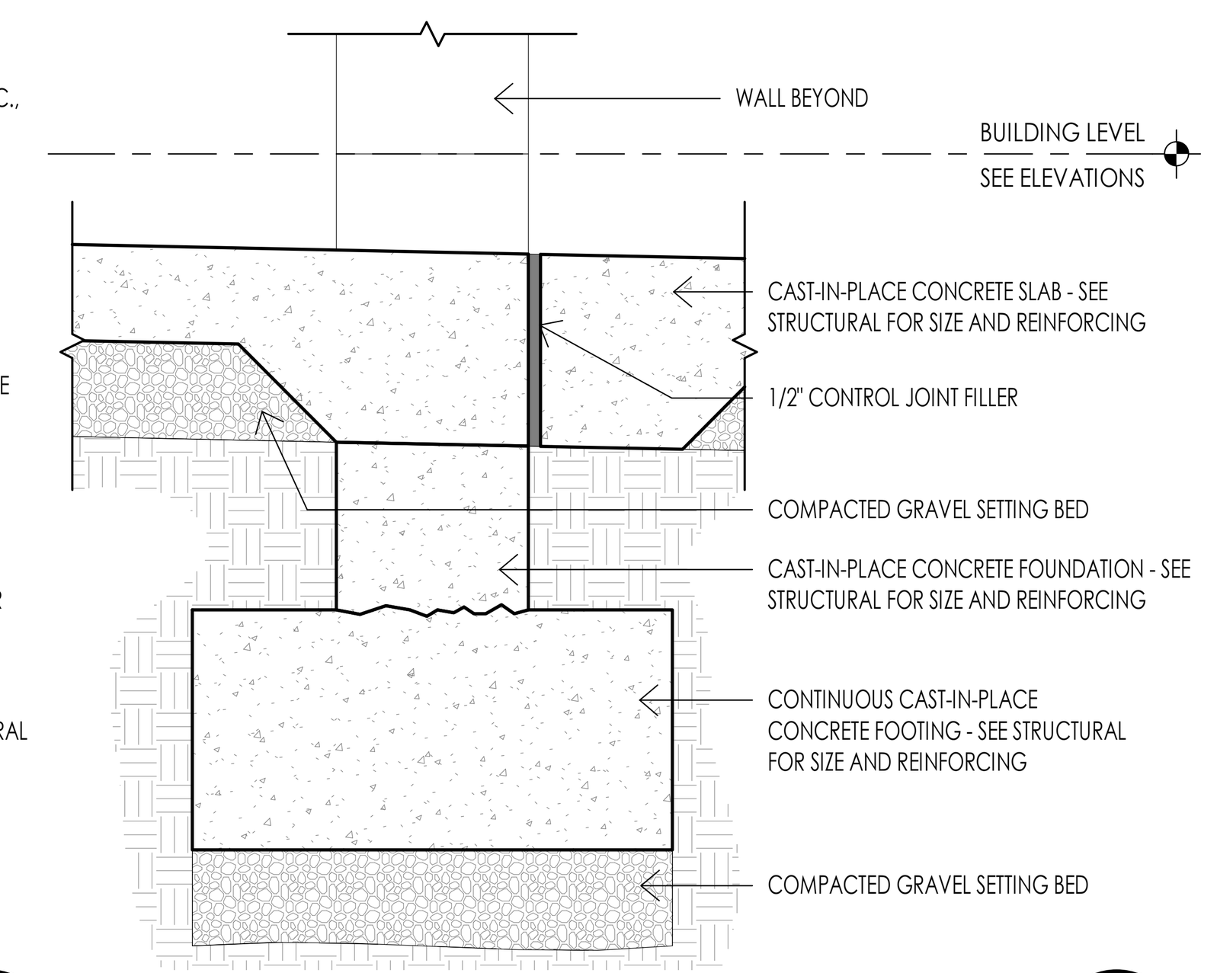
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3 A501
1 1/2" = 1'-0"



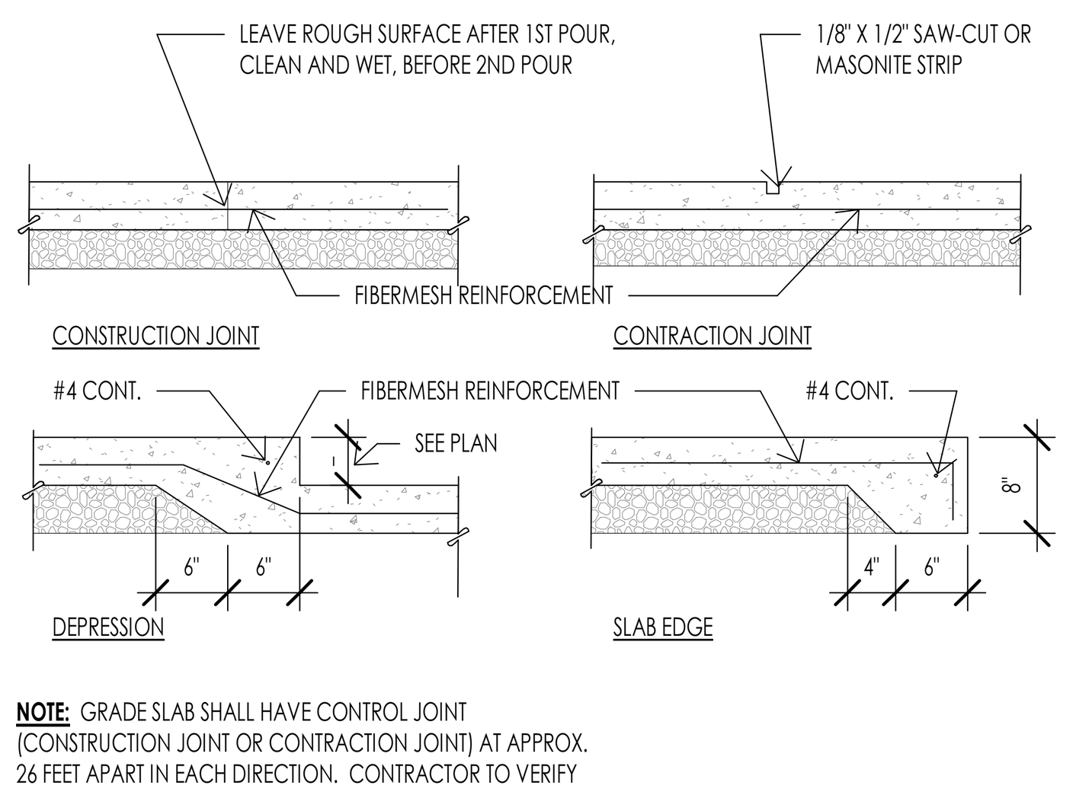
CONCRETE - TYPICAL SLAB EDGE DETAIL W/GRADE BEAM 4 A501
1 1/2" = 1'-0"



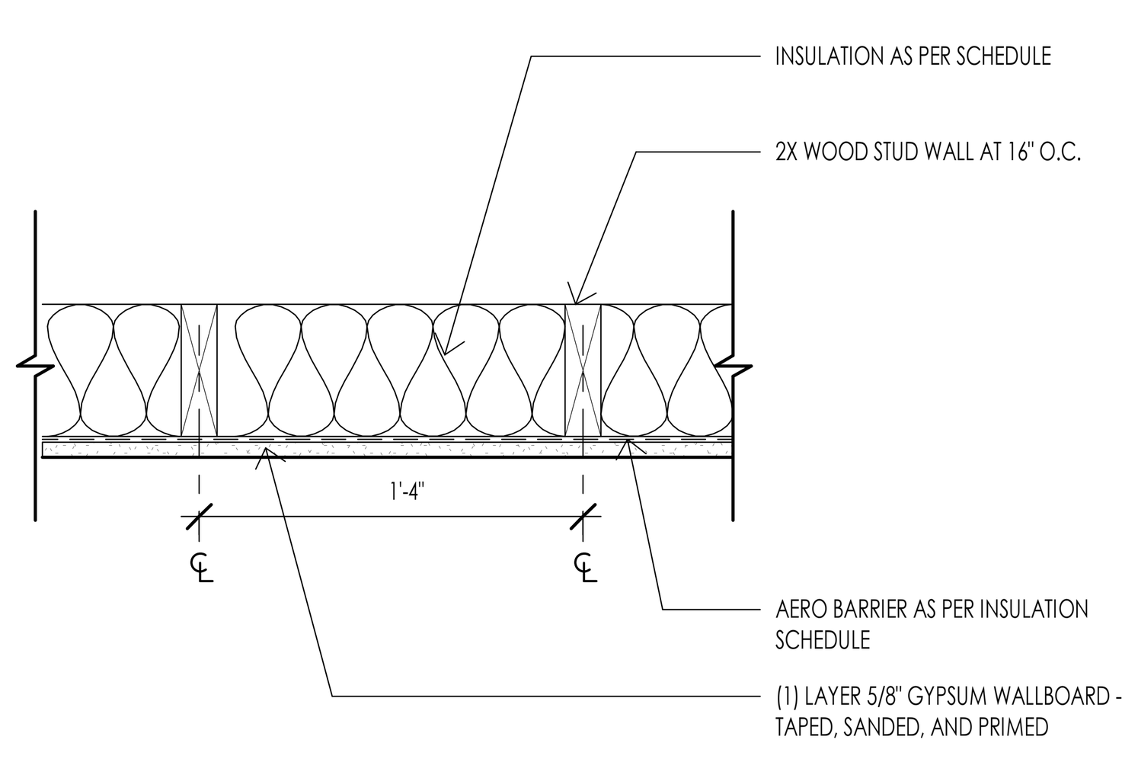
CONCRETE - FOUNDATION DETAIL AT GARAGE 5 A501
1 1/2" = 1'-0"



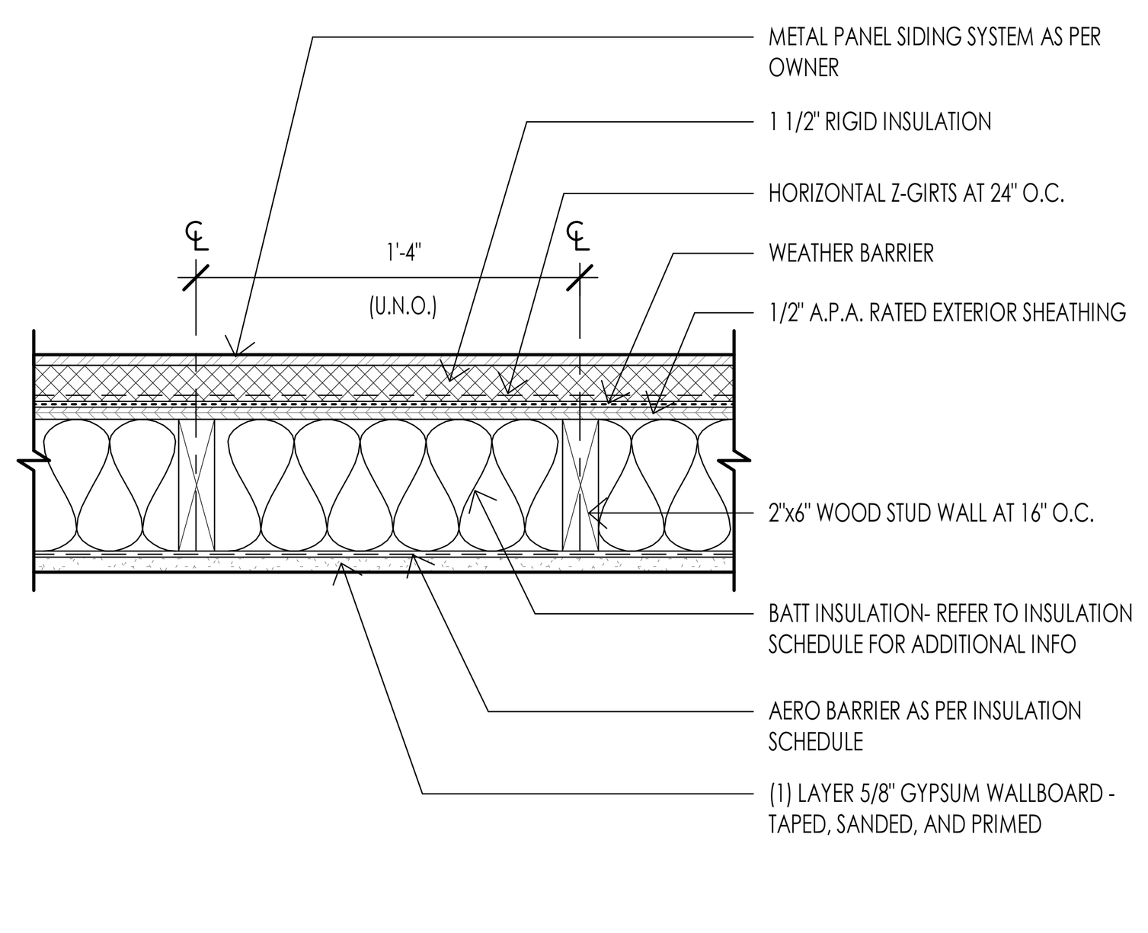
CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6 A501
1 1/2" = 1'-0"



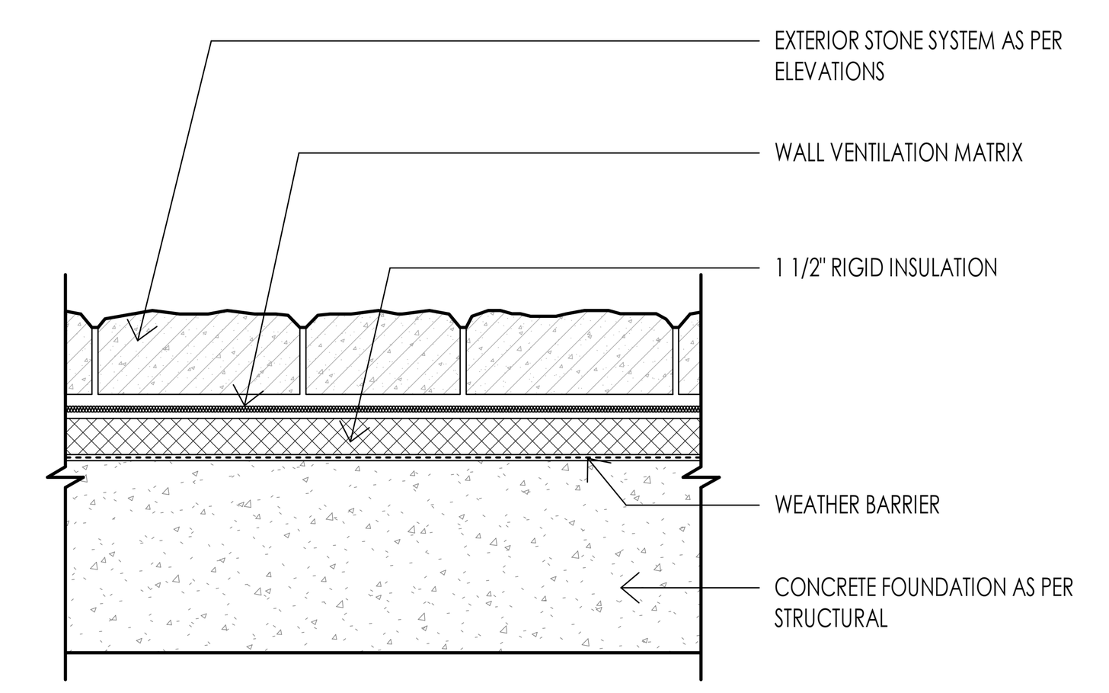
CONCRETE - TYPICAL SLAB DETAILS 7 A501
3/4" = 1'-0"



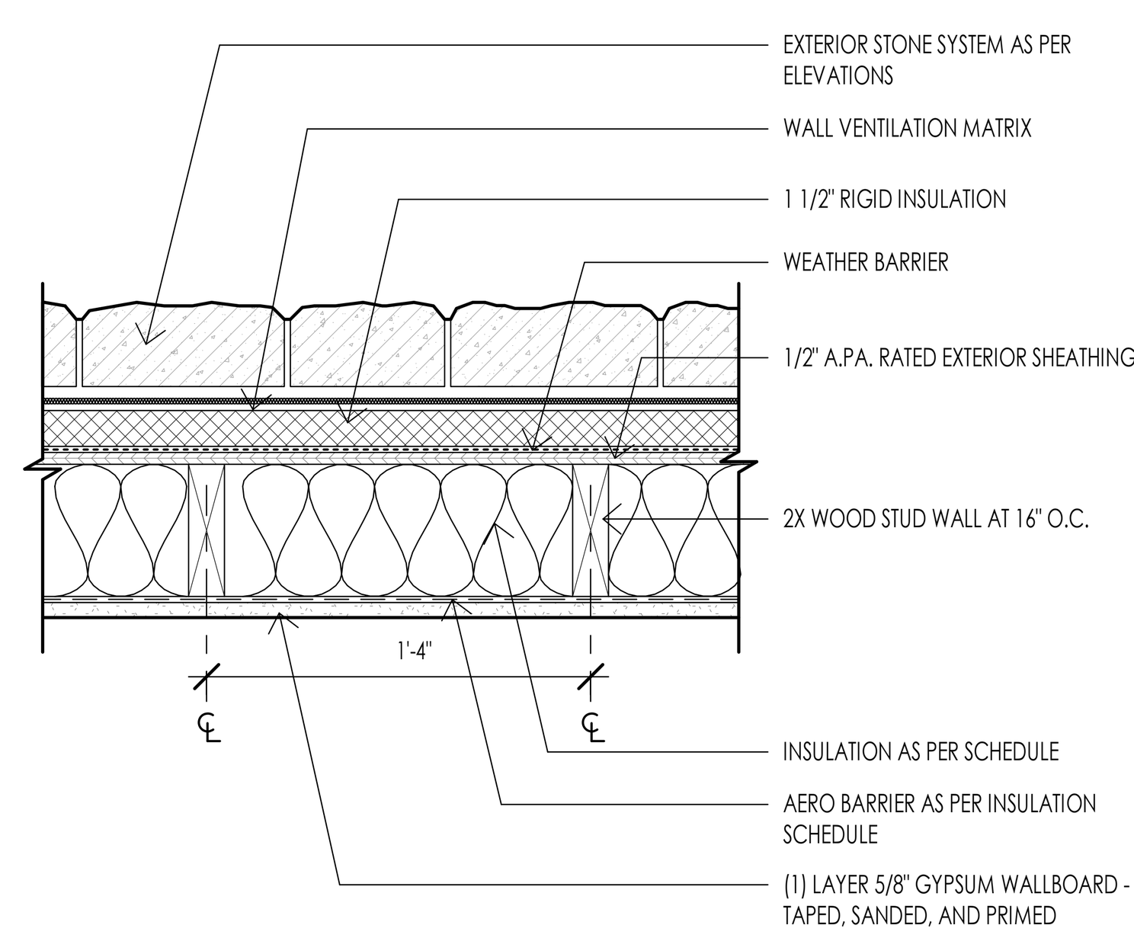
FRAMING- FURR OUT WALL ASSEMBLY 8 A501
1 1/2" = 1'-0"



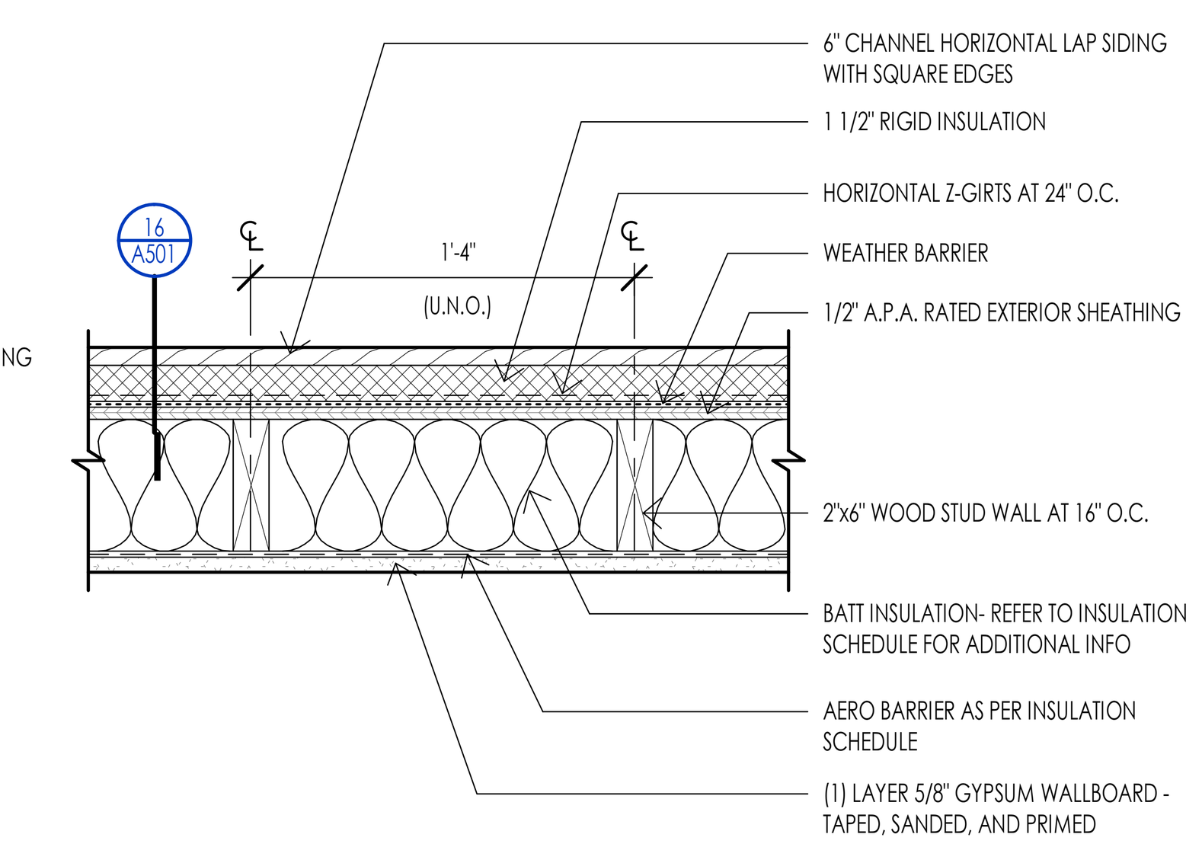
FRAMING- METAL PANEL WALL ASSEMBLY 9 A501
1 1/2" = 1'-0"



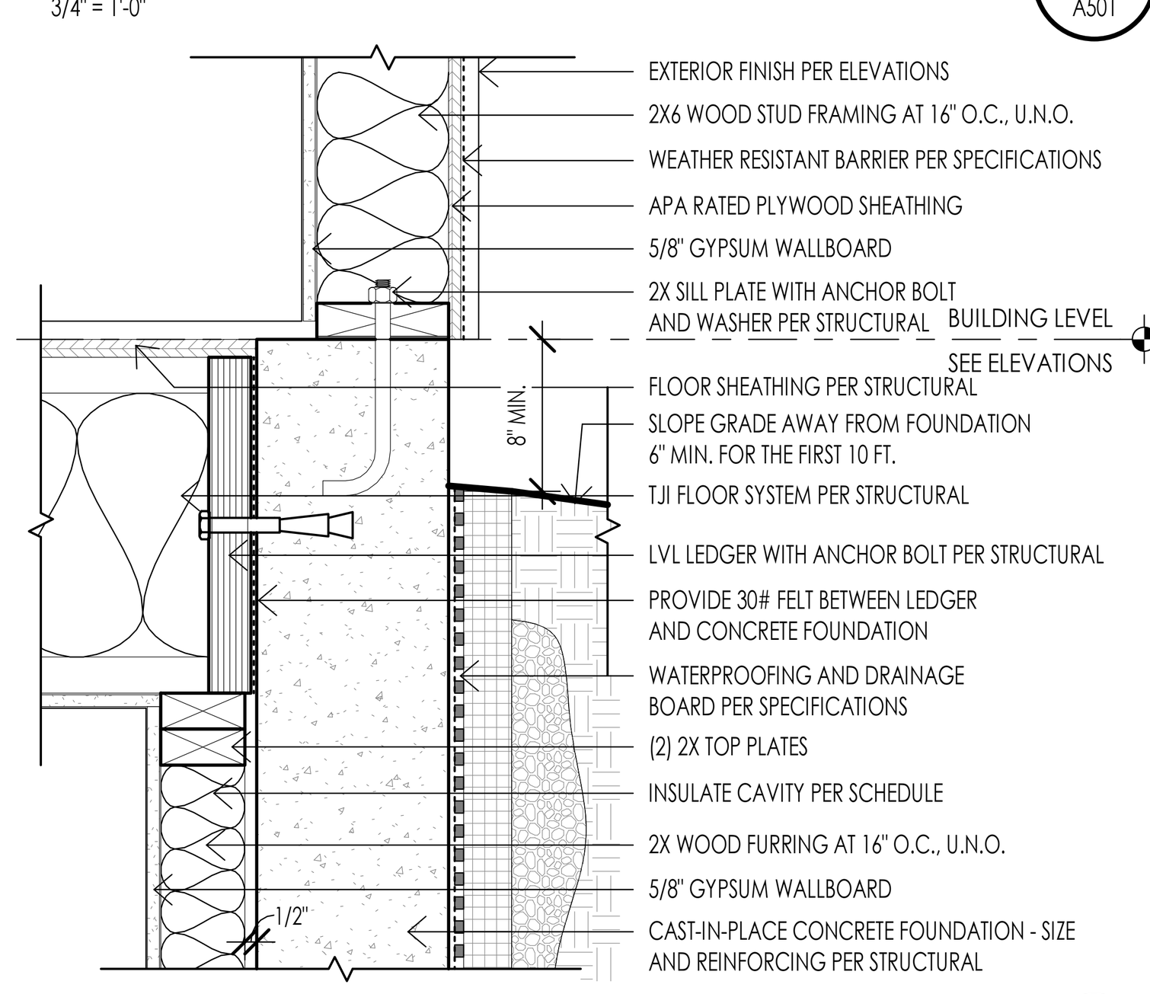
FRAMING- STONE ASSEMBLY W/INSULATION 10 A501
1 1/2" = 1'-0"



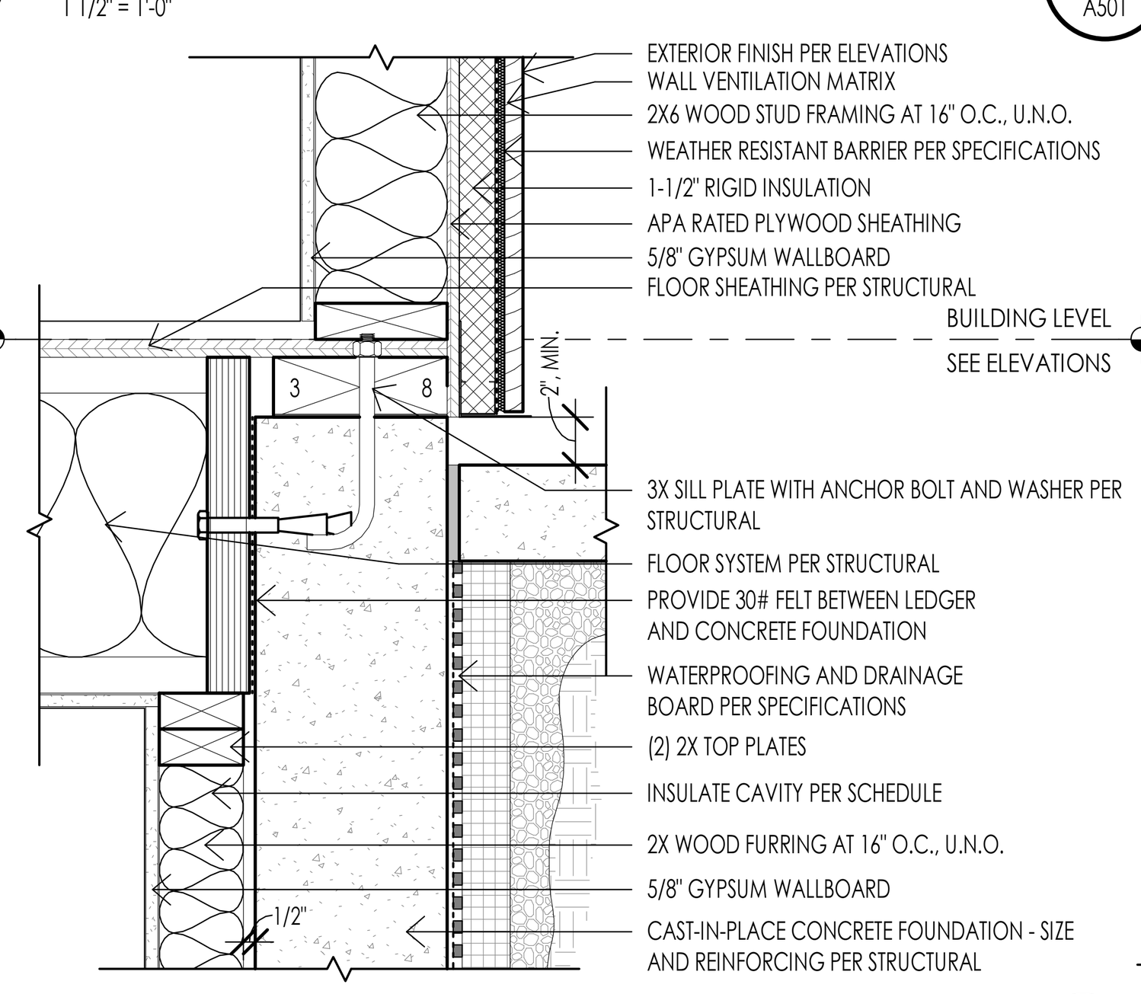
FRAMING- STONE MASONRY WALL ASSEMBLY 11 A501
1 1/2" = 1'-0"



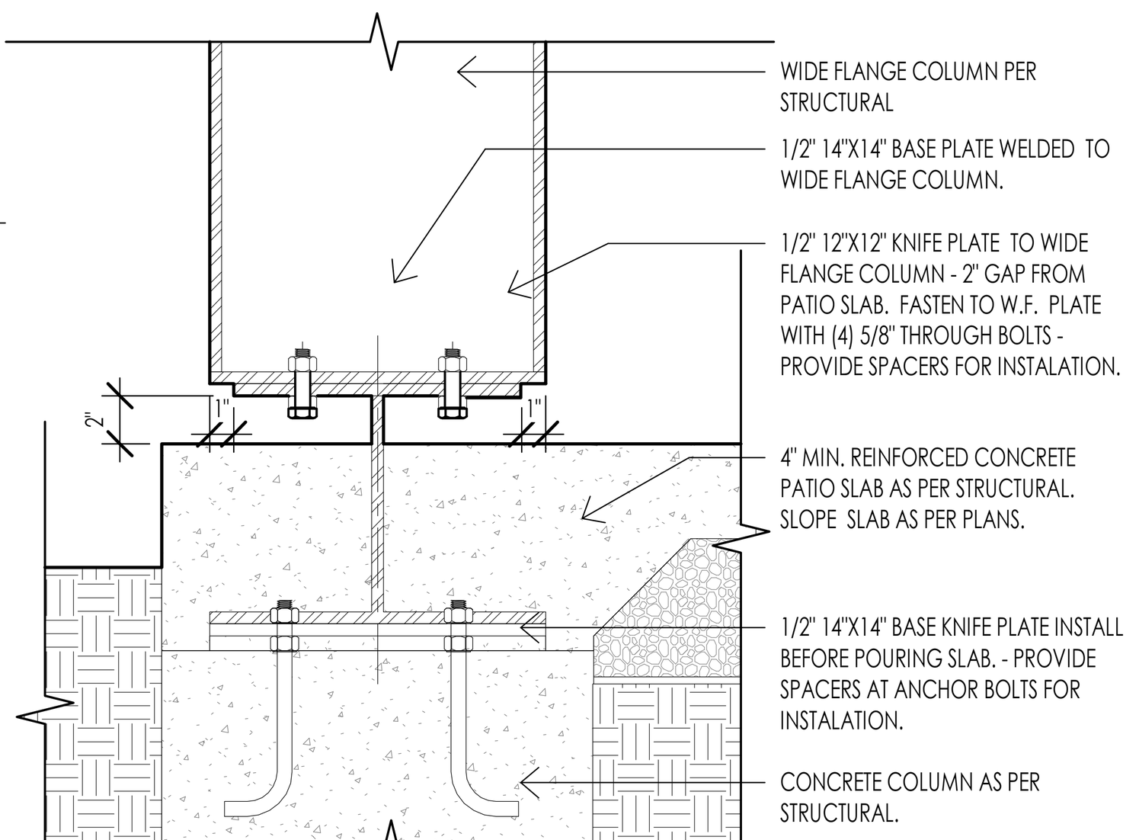
FRAMING- WOOD SIDING WALL ASSEMBLY 12 A501
1 1/2" = 1'-0"



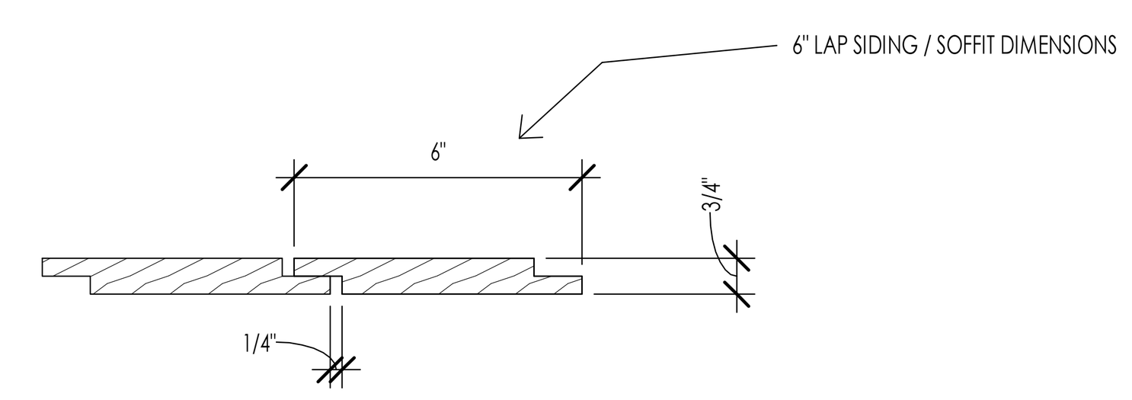
TYPICAL FLOOR DETAIL AT FOUNDATION 13 A501
1 1/2" = 1'-0"



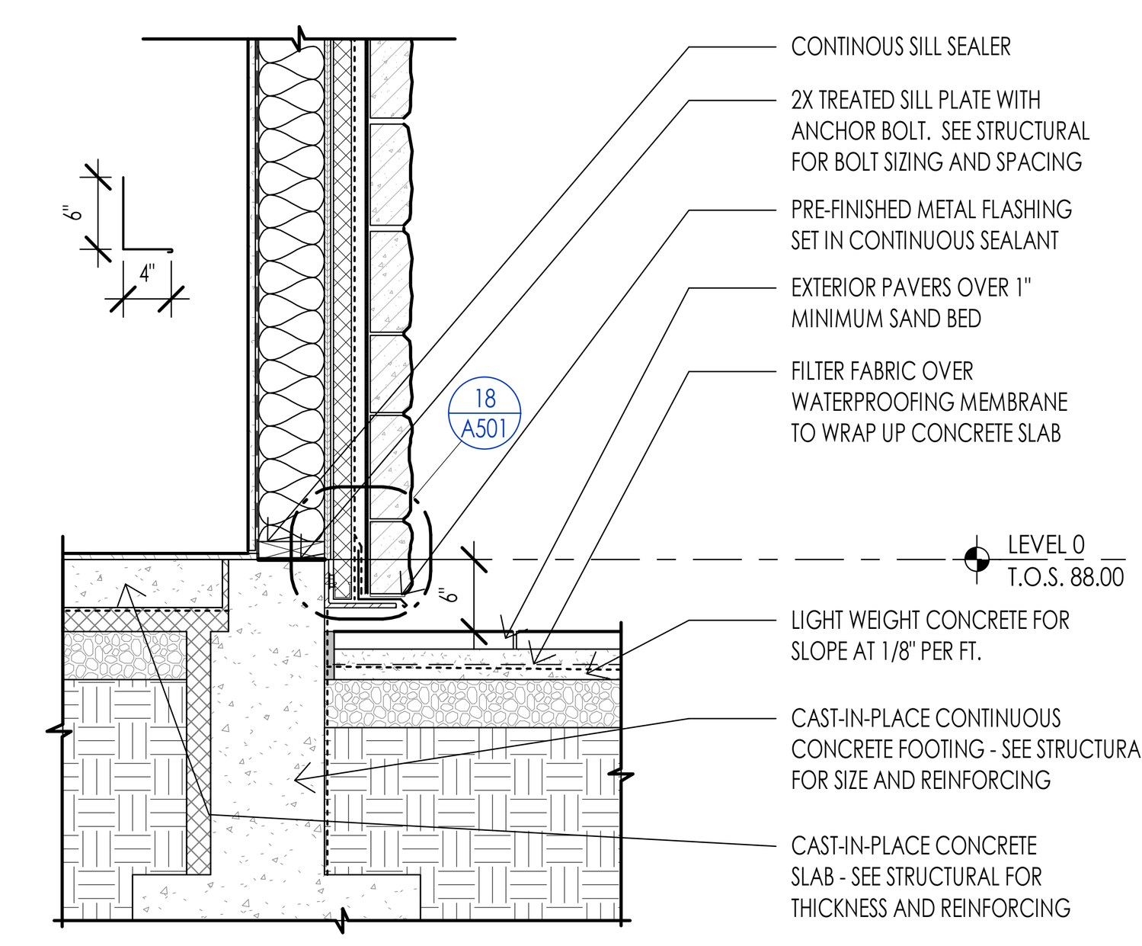
FLOOR DETAIL AT FOUNDATION/PATIO 14 A501
1 1/2" = 1'-0"



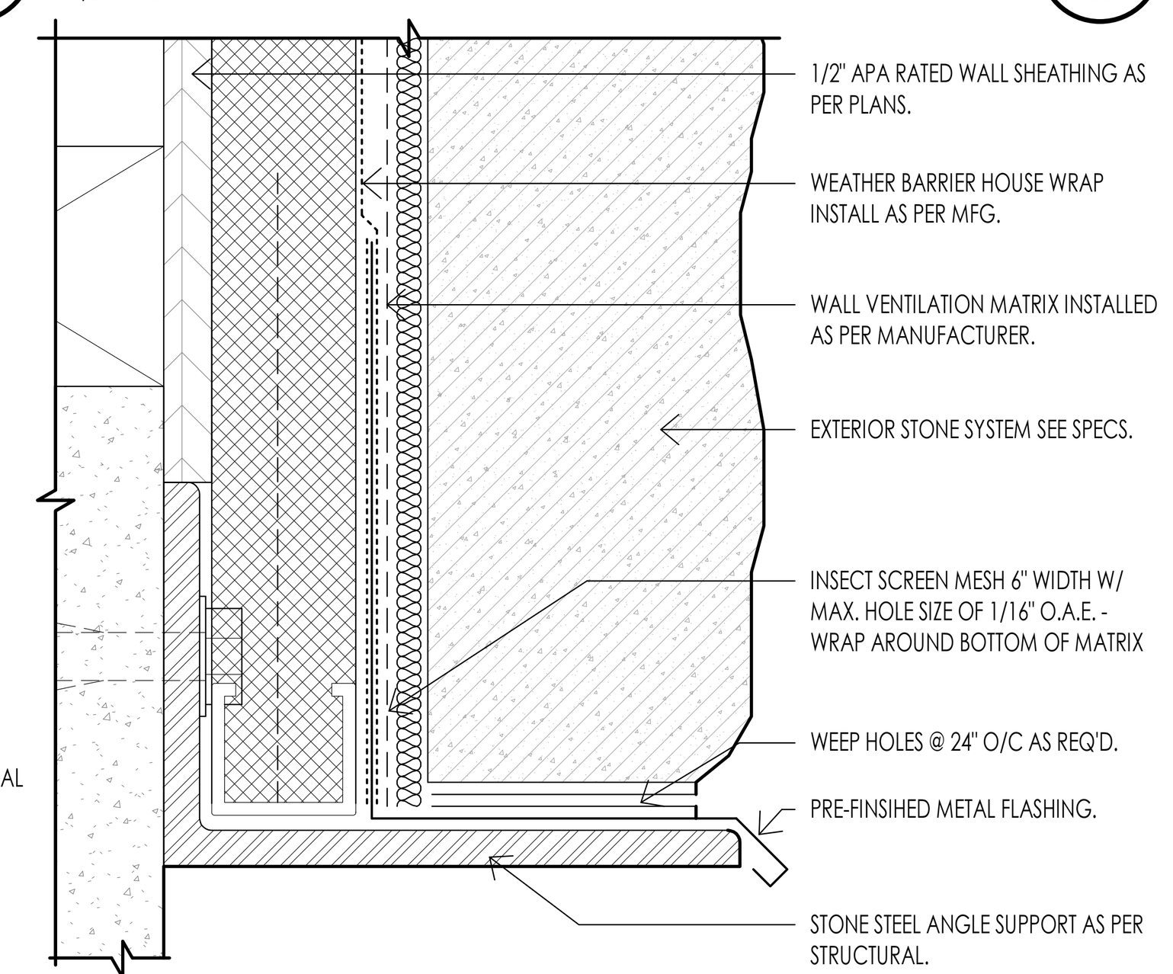
CONCRETE -W.F. COLUMN TO PATIO SLAB DETAIL 15 A501
1 1/2" = 1'-0"



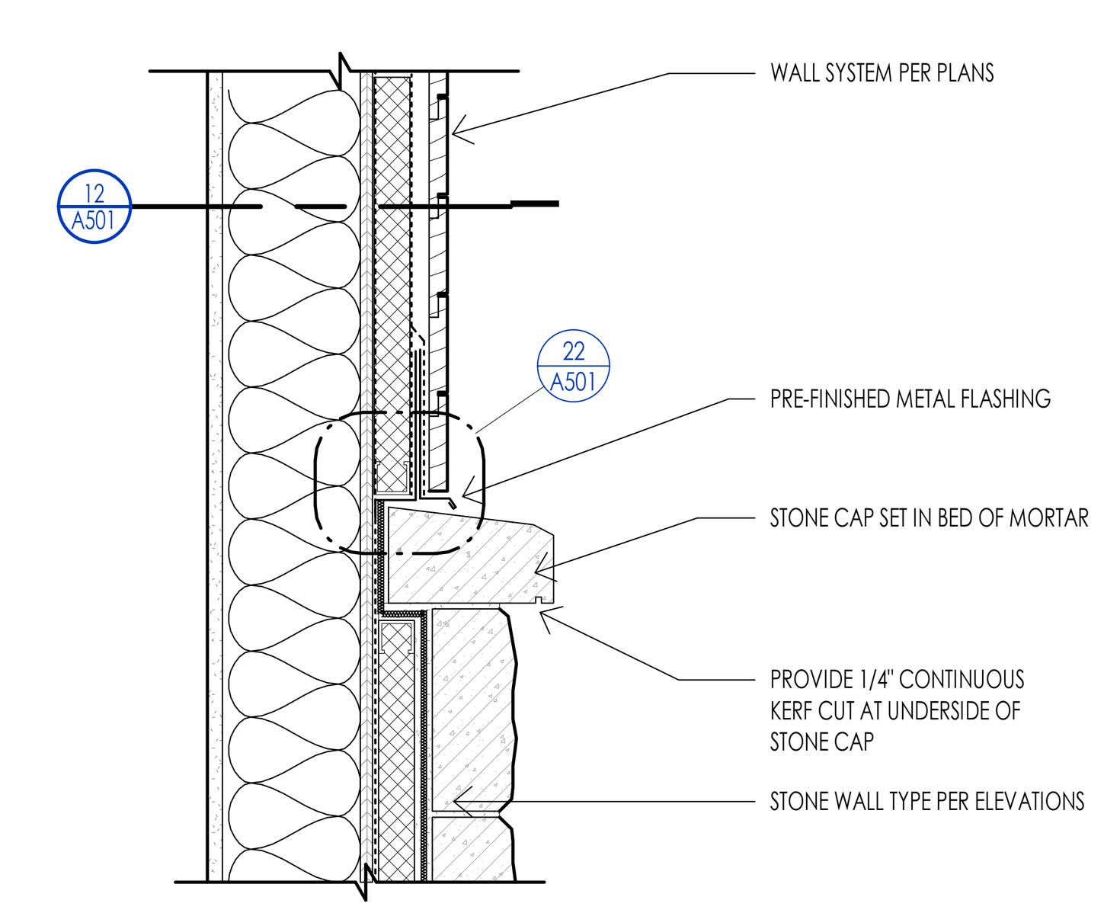
FRAMING - TYPICAL WOOD SIDING DETAIL 16 A501
3" = 1'-0"



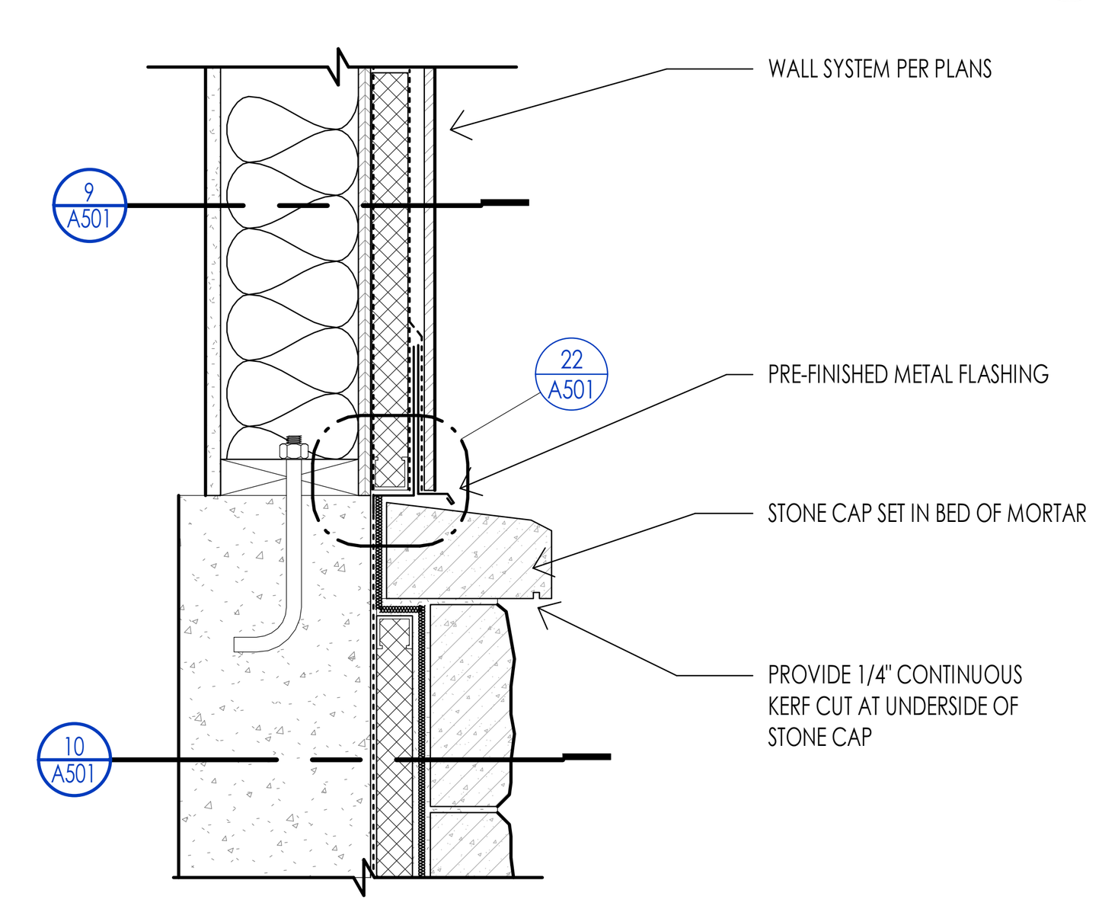
CONCRETE - FOUNDATION AT PAVERS 17 A501
3/4" = 1'-0"



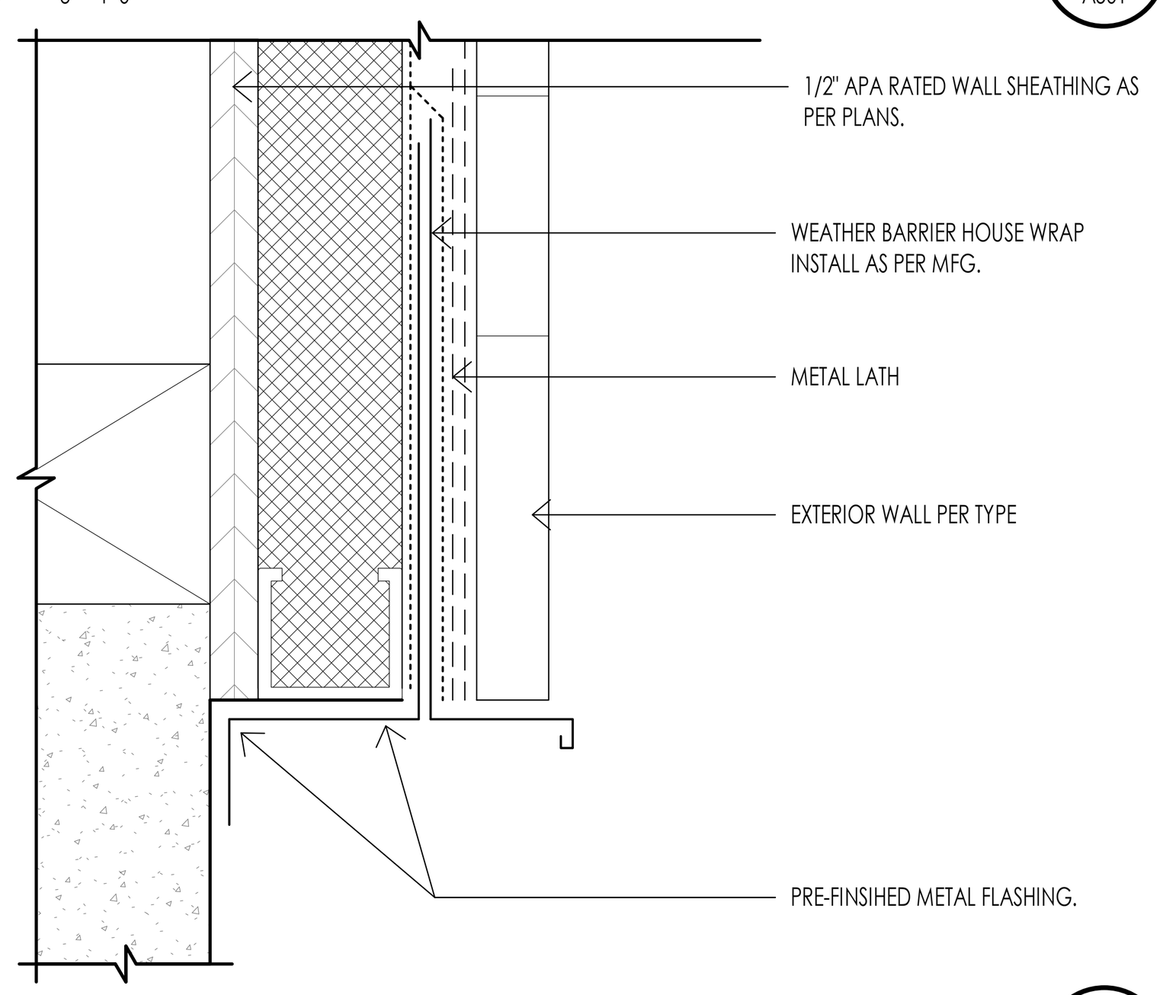
MASONRY - STONE BASE FLASHING 18 A501
6" = 1'-0"



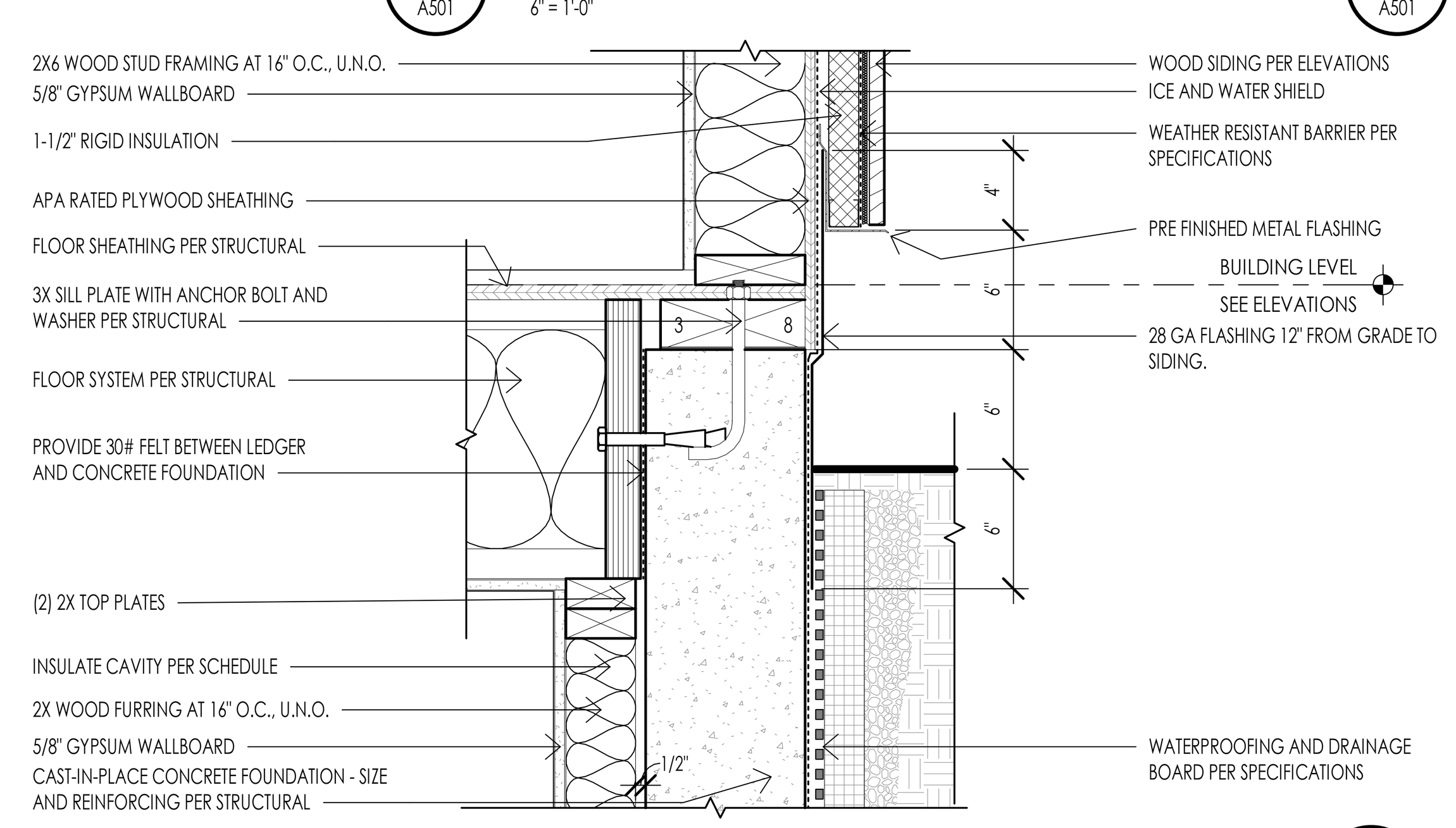
MASONRY - TRANSITION STONE WALL TO SIDING 20 A501
1 1/2" = 1'-0"



MASONRY - STONE WALL TO METAL PANEL WALL 21 A501
1 1/2" = 1'-0"



CONCRETE - WOOD SIDING BASE FLASHING 22 A501
6" = 1'-0"



FRAMING -FLASHING DETAIL - SIDING AT GRADE 28 A501
1 1/2" = 1'-0"

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STATE OF UTAH
JOHN M. DUNLEY
LICENSED ARCHITECT

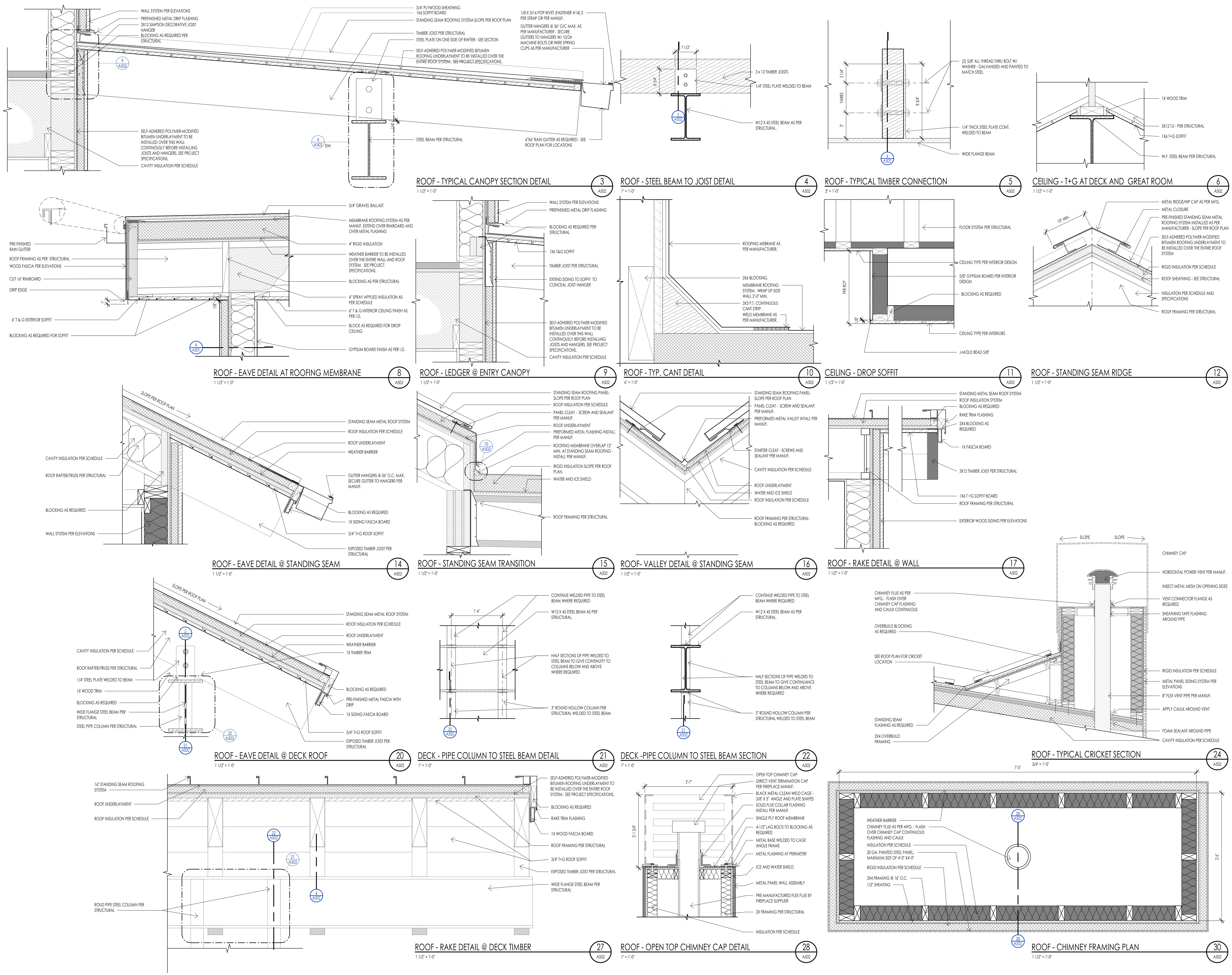
WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
ARCHITECTURAL DETAILS
SHEET NUMBER:
A501

PERMIT SET

Plot Date: 2/14/2024 2:29:32 PM



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STATE OF UTAH – LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

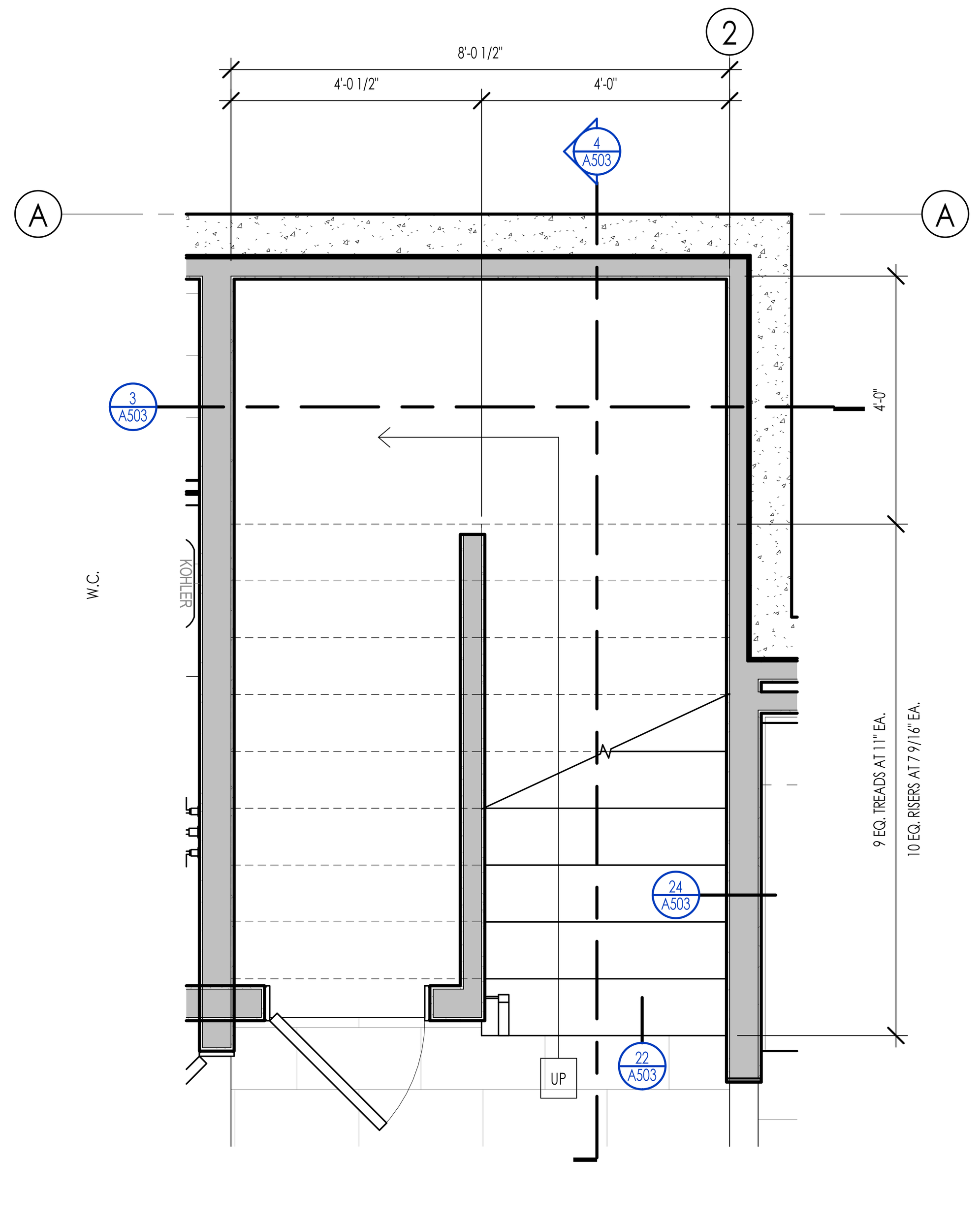
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

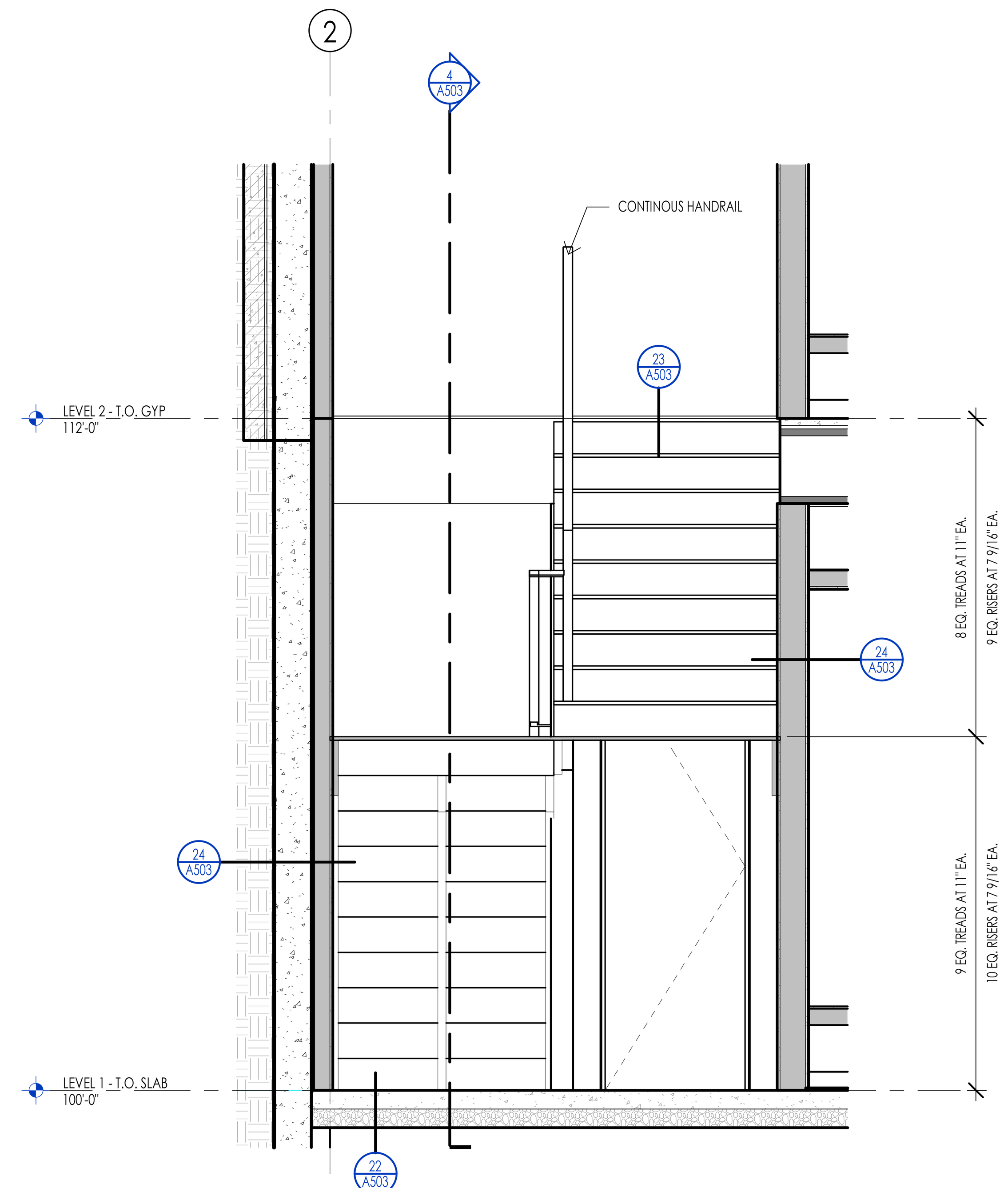
SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A502

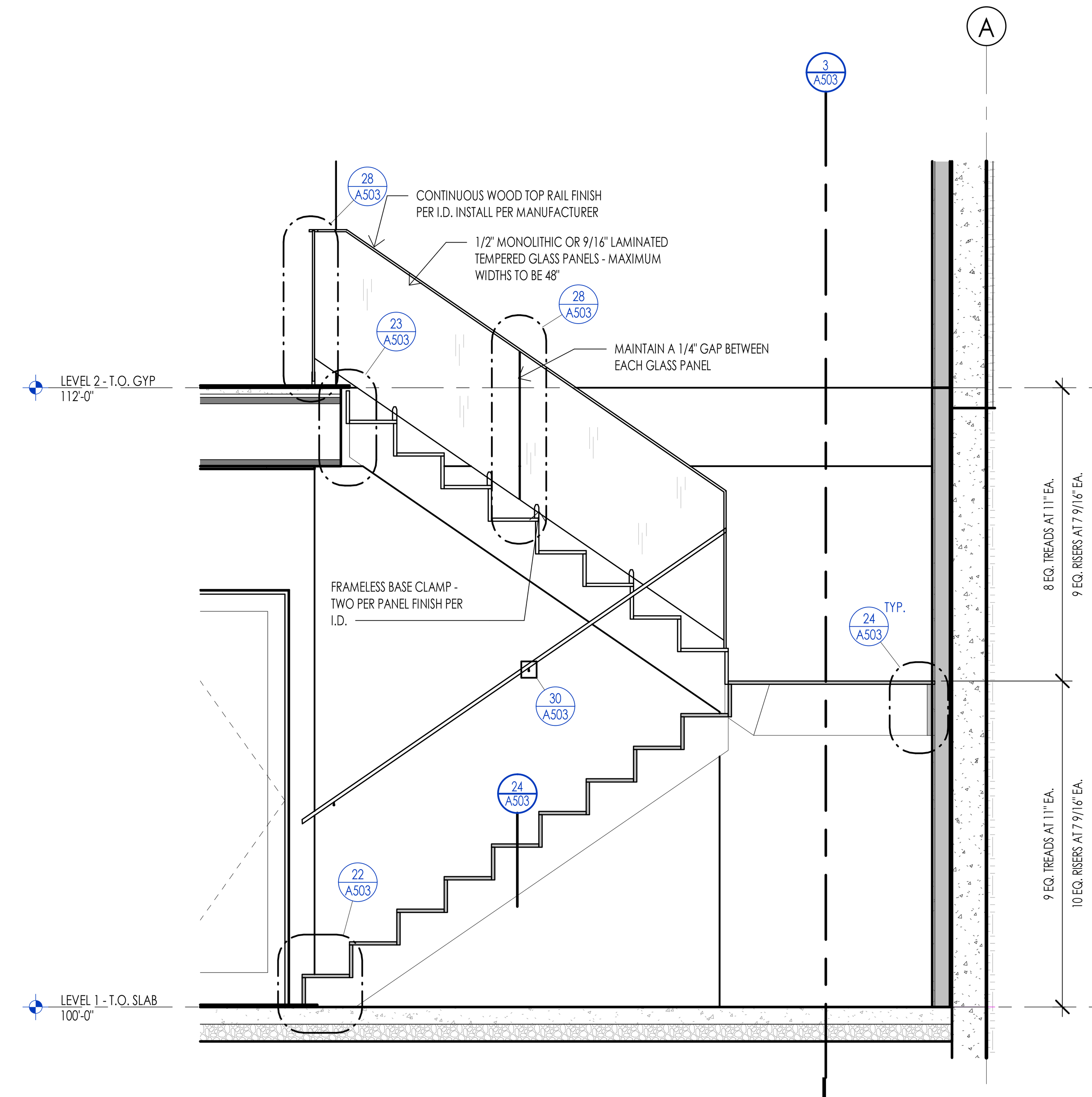
PERMIT SET



ENLARGED - STAIR LEVEL 1
1/2" = 1'-0"
1 A503



SECTION 1 - STAIR
1/2" = 1'-0"
3 A503

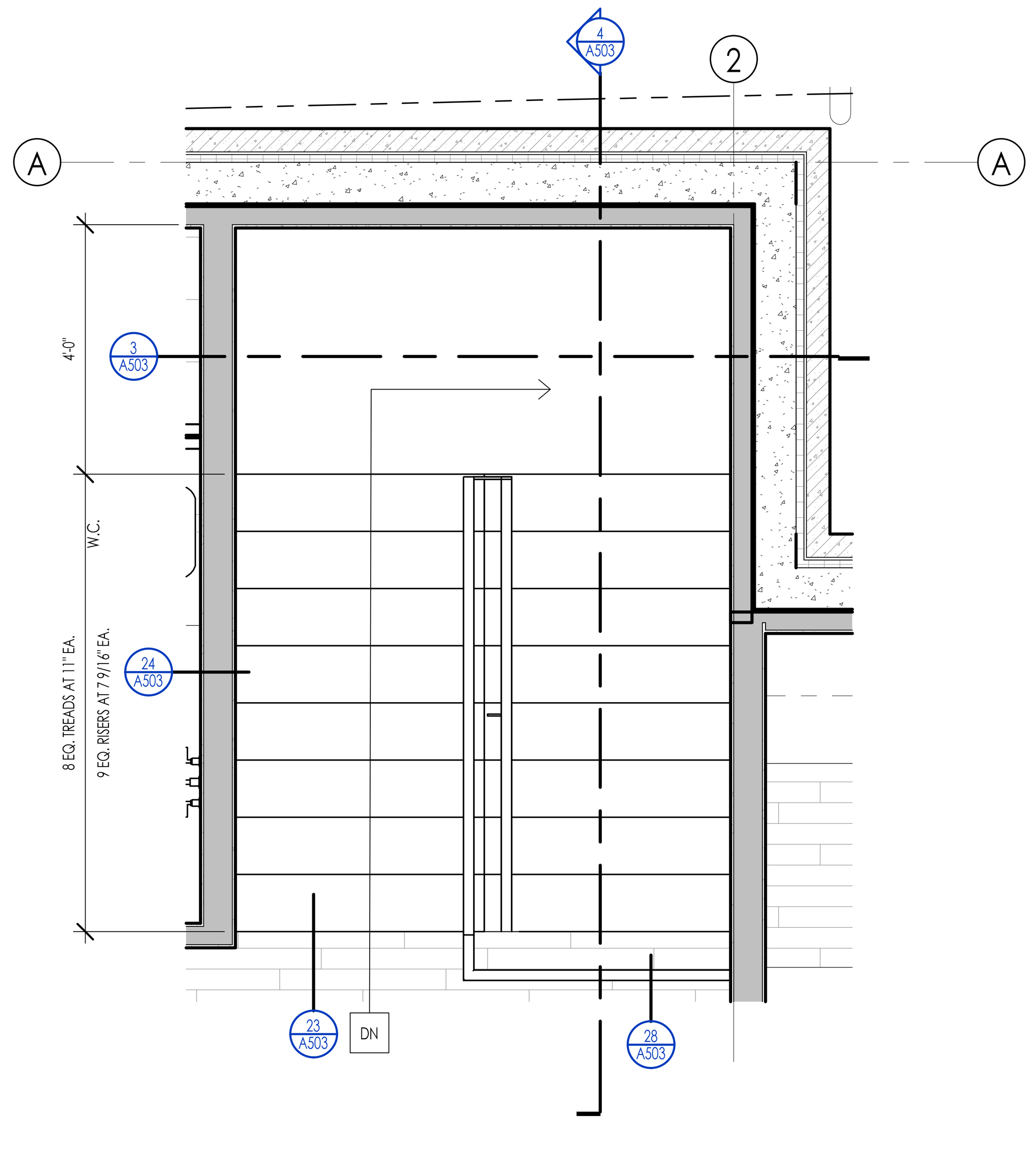


SECTION 2 - STAIR
1/2" = 1'-0"
4 A503

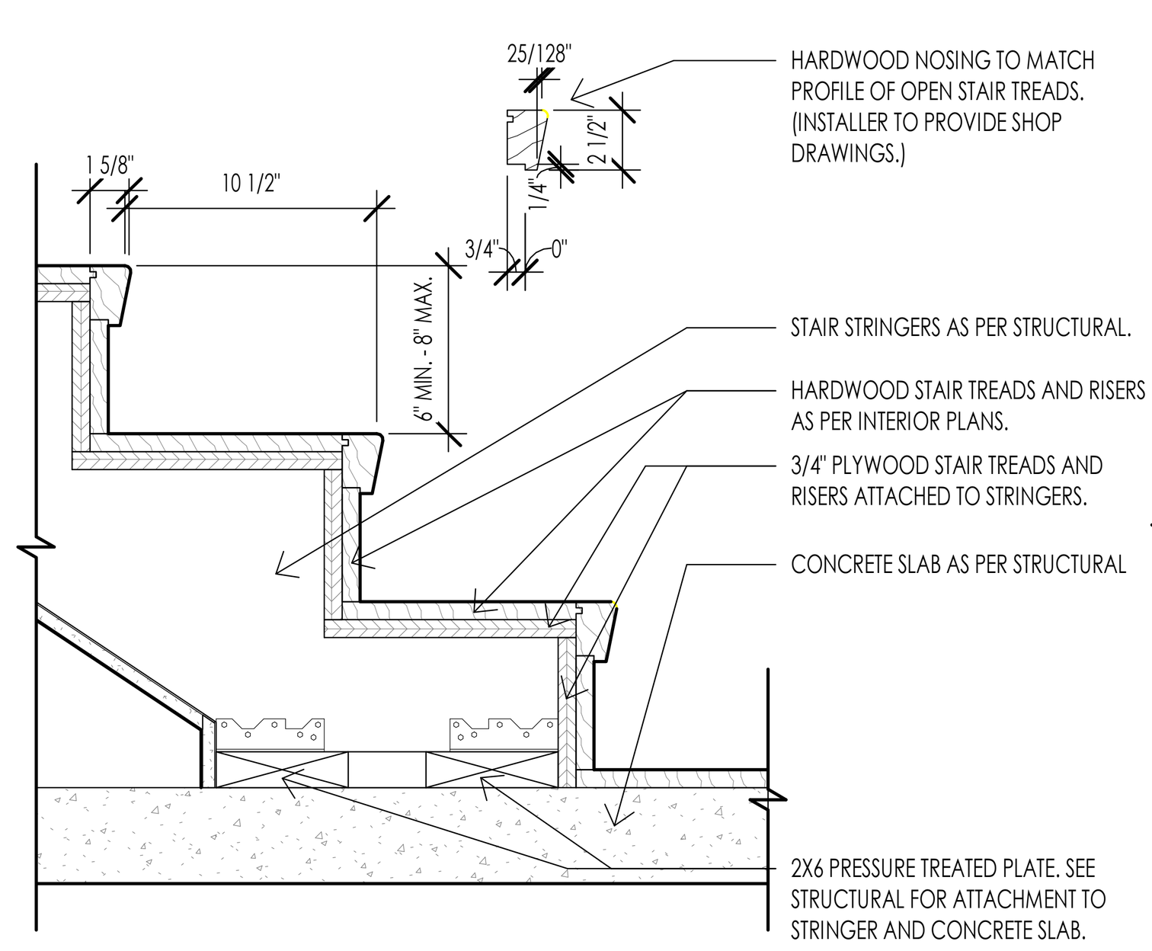
STAIR PLAN GENERAL NOTES

1. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.5.
   - A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.1
   - B. THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7-3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. (UTAH STATE AMENDMENT (REPLACES R311.7.5 AND ALLOWS FOR 8" MAX RISERS AND 9 INCH MIN. TREADS)
   - C. LANDINGS: EVERY LANDING SHALL HAVE A WIDTH DIMENSION OF NOT LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.6 FOR SOME EXCEPTIONS/OPTIONS.
   - D. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (I.R.C. R302.7)
   - E. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
2. HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
   - A. HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON A LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
   - B. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE, SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. R311.7.8.3.
   - C. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
3. GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.
   - A. GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
   - B. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
   - C. THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
   - D. THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THOUGH IT.

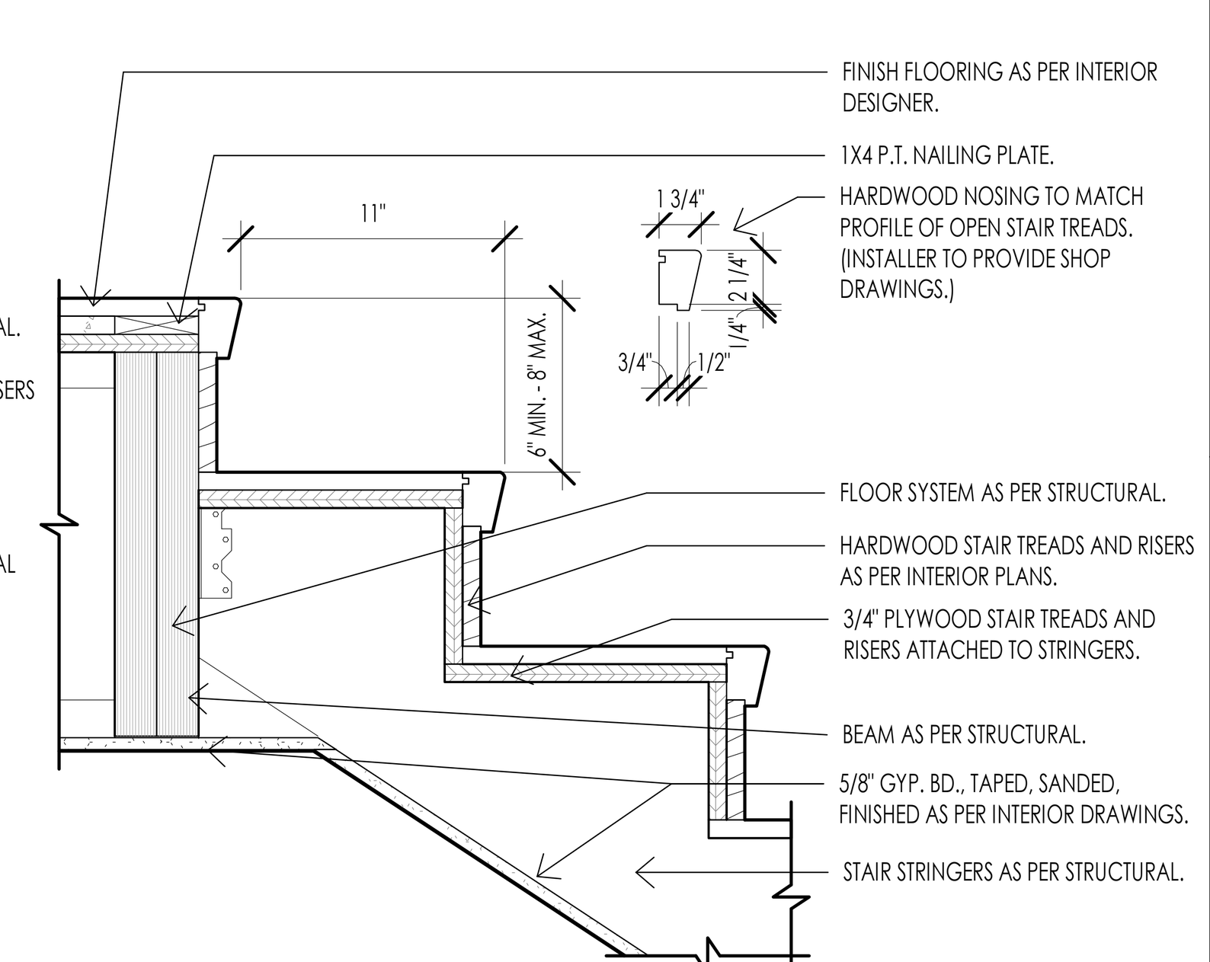
STAIR PLAN KEYNOTES



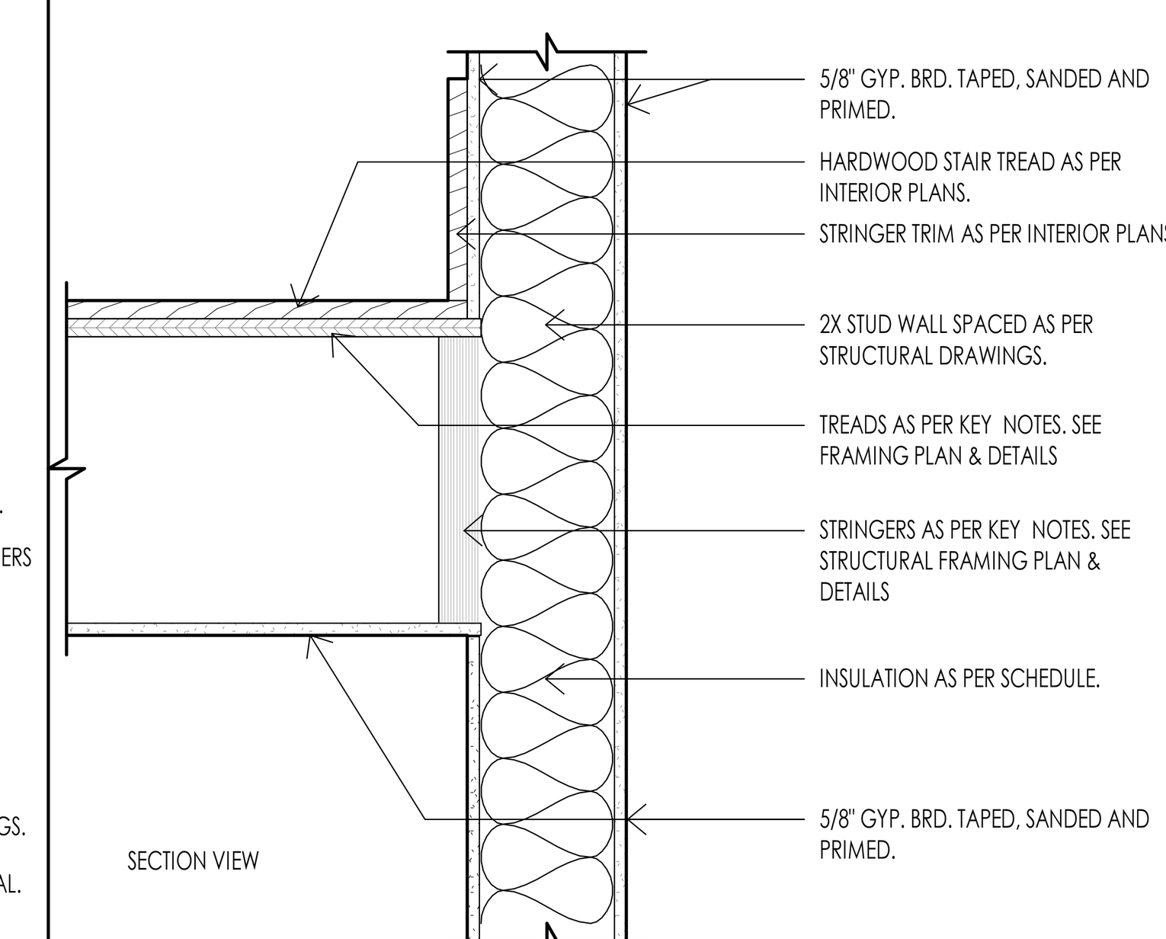
ENLARGED - STAIR LEVEL 2
1/2" = 1'-0"
2 A503



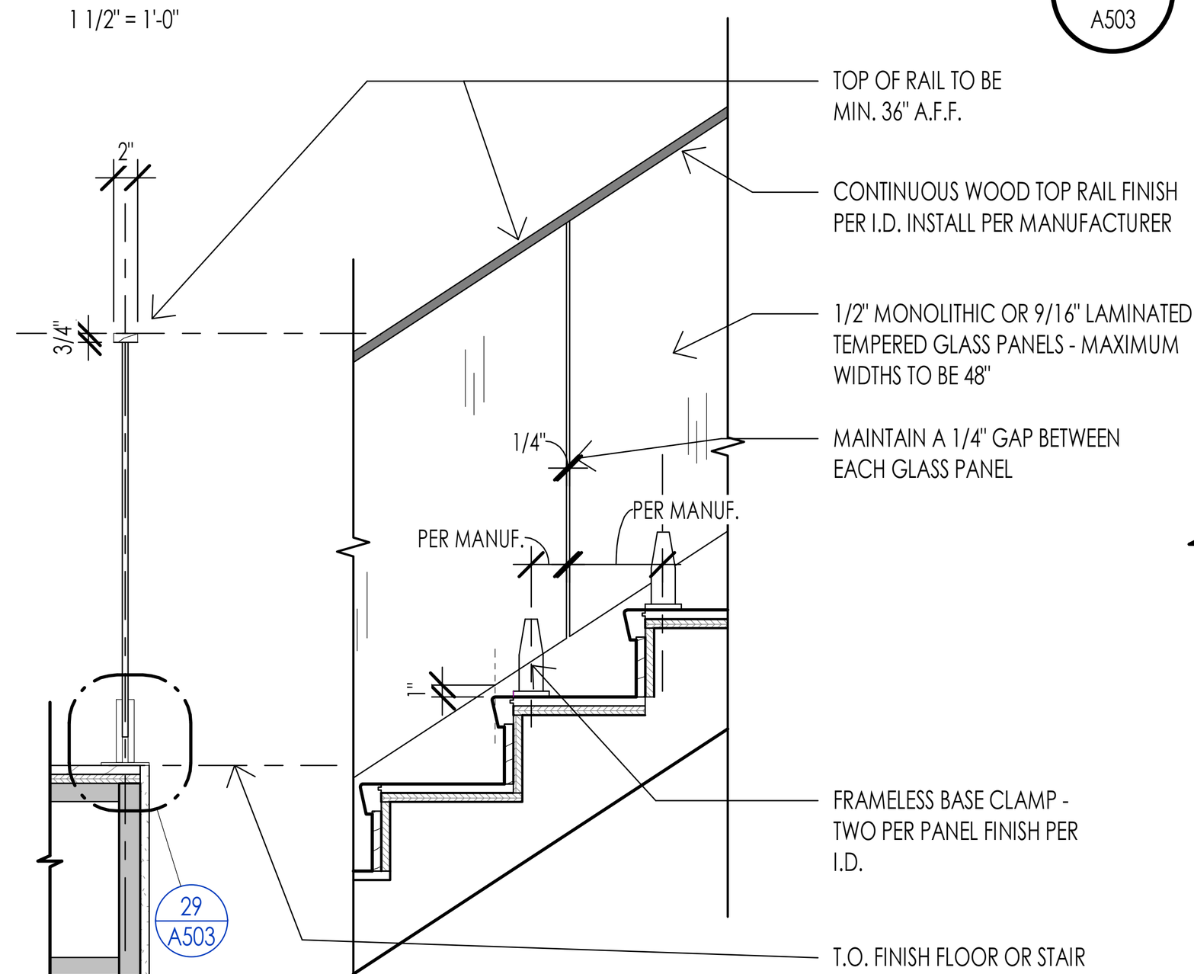
STAIR DETAIL - FRAMED STAIRS TO BASEMENT FLOOR
1 1/2" = 1'-0"
22 A503



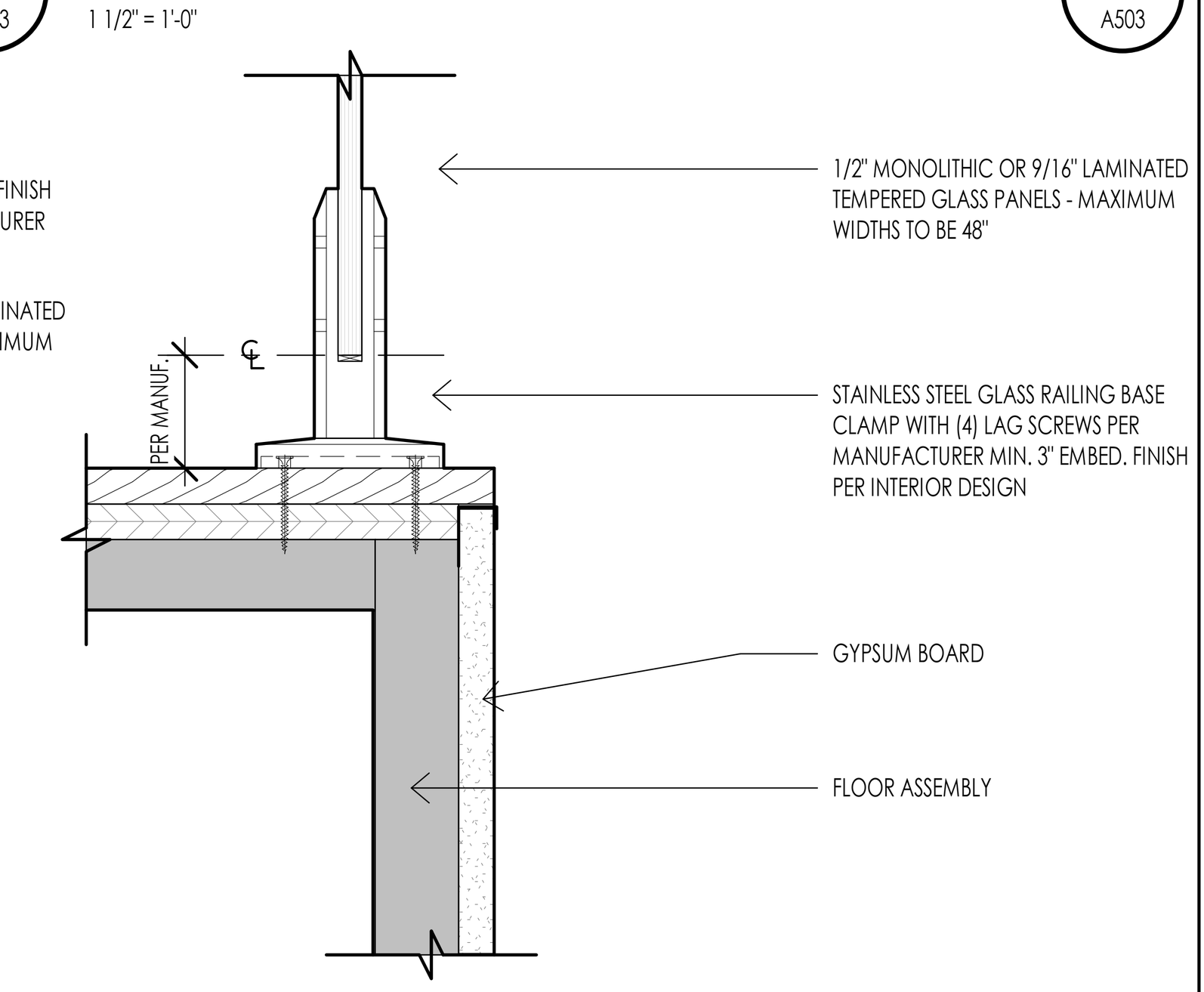
STAIR DETAIL - FRAMED STAIRS TO LANDING
1 1/2" = 1'-0"
23 A503



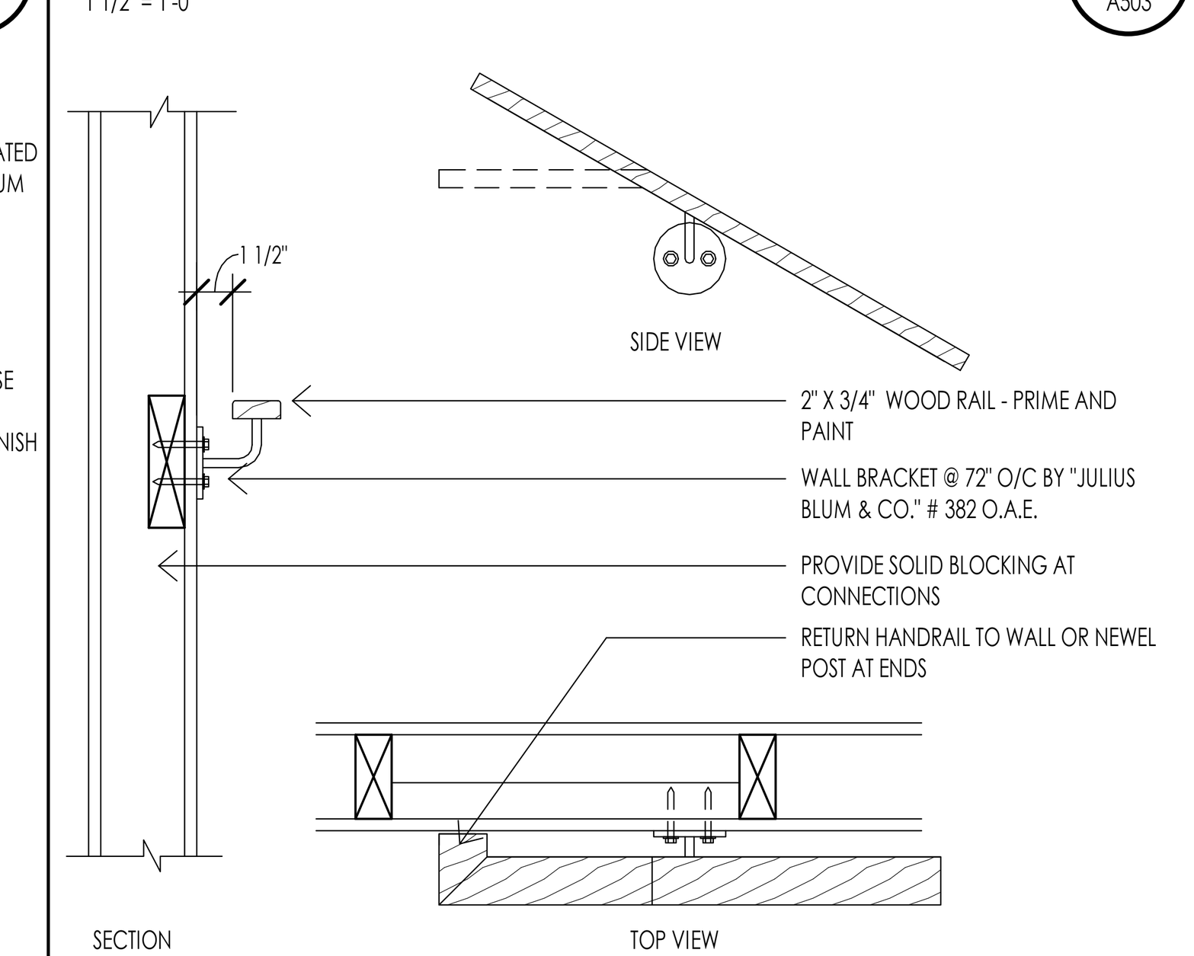
STAIR DETAIL - FRAMED STAIRS TO SIDE WALL
1 1/2" = 1'-0"
24 A503



GLASS GUARDRAIL AT STAIR
3/4" = 1'-0"
28 A503



GLASS GUARDRAIL - FLOOR CONNECTION
3" = 1'-0"
29 A503



TYPICAL HANDRAIL DETAIL
1 1/2" = 1'-0"
30 A503

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STATE OF UTAH JOHN M. SHIRLEY 6247466 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27

REVISIONS:

SHEET TITLE:
STAIR- PLAN- SECTIONS - DETAILS

SHEET NUMBER:
A503

PERMIT SET

Plot Date: 2/14/2024 2:29:43 PM

DOOR SCHEDULE

MARK	DOOR						FRAME						FIRE RATING	HARDWARE	REMARKS
	SIZE			MATERIAL	TYPE	FINISH	DETAILS			MATERIAL	TYPE	FINISH			
	WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL						
D100-A	4'-0"	9'-0"	1 3/4"	WOOD-GLASS	D6	PER OWNER	1/A602	7/A602	13/A602	WOOD/GLASS	F1	PER I.D.	NON-RATED	H10	TEMPERED GLASS/WOOD FRAME
D100-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D101-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D101-B	4'-0"	8'-0"	1 3/4"	WOOD	D3	PER I.D.	2/A602	8/A602		WOOD	F1	PER I.D.	NON-RATED	H6	BARN DOOR
D101-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D101-D	2'-0"	7'-0"	1/4"	GLASS	D5		-	-	-	-	-			-	-TEMPERED
D102-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D102-B	2'-8"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D102-C	2'-0"	7'-0"	1/4"	GLASS	D5		-	-	-	-	-			-	-TEMPERED
D103-A	20'-0"	10'-0"		WOOD/METAL	D7	PER OWNER	6/A602	12/A602	6/A501	METAL	-			H2	GARAGE DOOR WOOD PANELS
D104-A	3'-0"	8'-0"	1 1/2"	WOOD	D4	PER I.D.	3/A602	9/A602		-	-		NON-RATED	H12	POCKET DOOR
D104-B	3'-0"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	20 MIN.	H1	FIRE RATED
D105-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H1	
D200-A	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D200-B	2'-0"	7'-0"	1/4"	GLASS	D5		-	-	-	-	-			-	-TEMPERED
D201-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H8	
D202-A	5'-0"	8'-0"	2"	WOOD	D2	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H11	DOUBLE DOOR
D202-B	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D202-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D202-D	2'-0"	7'-0"	1/4"	GLASS	D5					-	-			-	-TEMPERED
D202-E	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	4/A602	10/A602		WOOD	F1	PER I.D.	NON-RATED	H5	
D203-A	2'-6"	8'-0"	1 1/2"	WOOD	D4	PER I.D.	3/A602	9/A602		-	-	PER I.D.	NON-RATED	H12	POCKET DOOR

DOOR SCHEDULE GENERAL NOTES

1. SEE SHEET A601 FOR DOOR AND FRAME TYPES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
3. CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
4. ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATING AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND SHALL NOT BE REMOVED.
5. ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
6. REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
7. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCHES THICK, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R302.5.1.

HARDWARE GROUPS

H1 MECHANICAL ROOM
- PAIR SPRING HINGES
- SMOKE SEAL
- 1 PASSAGE SET

H2 OVERHEAD GARAGE DOORS
- GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER

H3 SECONDARY ENTRY DOOR
- 3 PAIR SPRING HINGES
- 1 SMOKE SEAL
- 1 LOCKSET
- 1 DEADBOLT
- 1 THRESHOLD

H4 GARAGE/ HOUSE
- 3 PAIR HINGES
- 1 WEATHER STRIP
- 1 LOCKSET
- 1 DEADBOLT

H5 INTERIOR DOOR
- 3 PAIR HINGES
- 1 PASSAGE SET

H6 INTERIOR BARN DOOR
-

H7 INTERIOR DOUBLE BARN DOOR
-

H8 INTERIOR DOOR
- 3 PAIR HINGES
- 1 PRIVACY SET

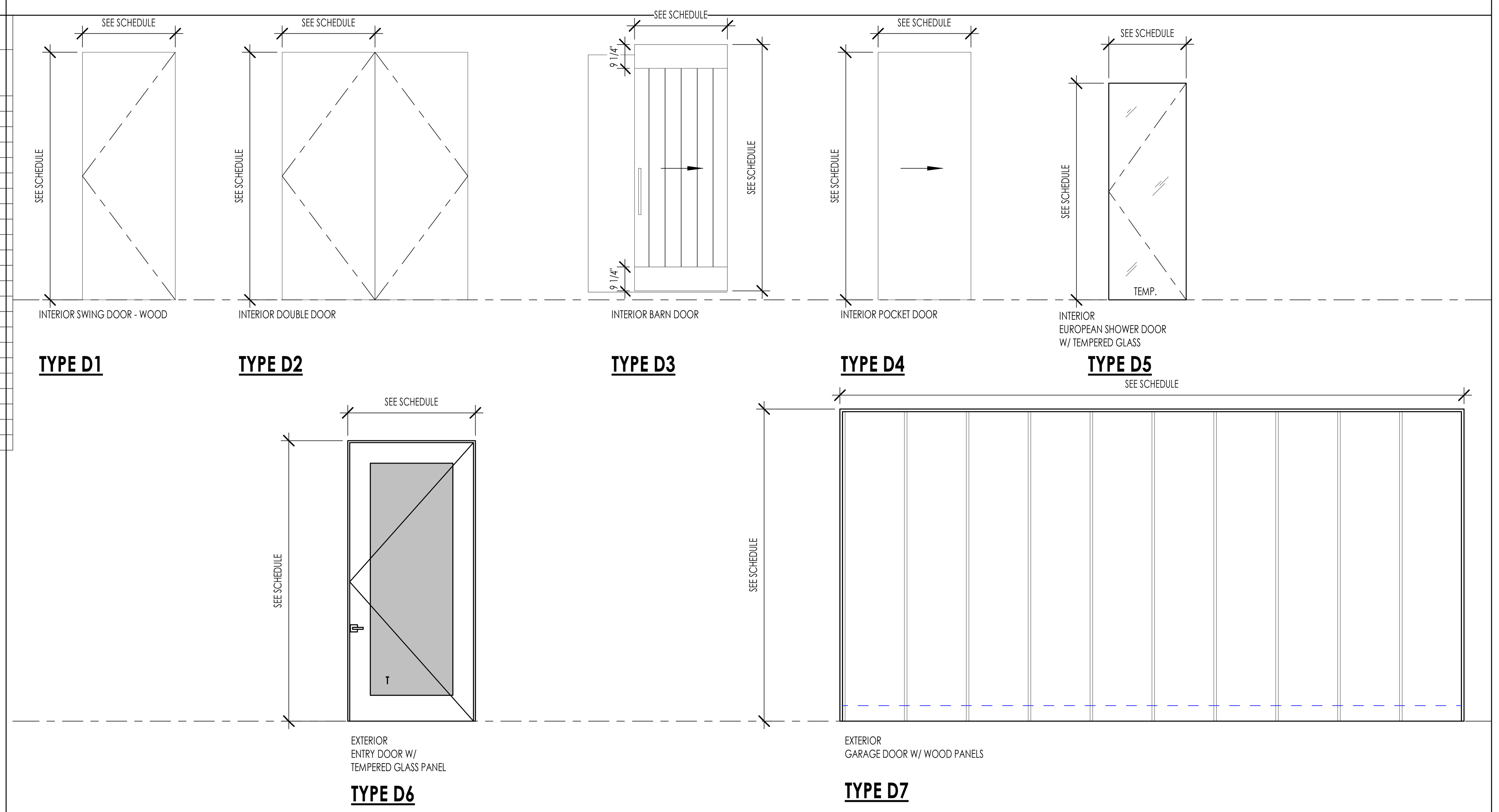
H9 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 KNOBS (SINGLE SIDE ONLY)

H10 ENTRY DOOR
- 1 WEATHER STRIP
- 1 THRESHOLD
- 1 LOCKSET
- 1 DEADBOLT
- 1 PIVOT HINGE (TOP AND BOTTOM)

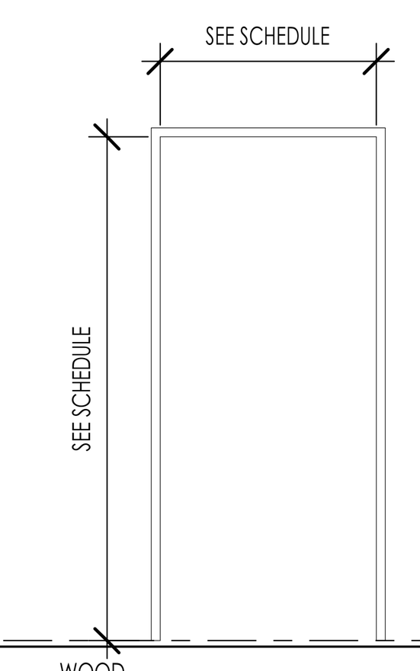
H11 INTERIOR DOUBLE DOOR
- 6 PAIR HINGES
- 2 PASAGE SET

H12 POCKET DOOR
-

DOOR TYPES



FRAME TYPES



WOOD
FINISH AS SELECTED
DOUBLE OR SINGLE DOOR

TYPE F1

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STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

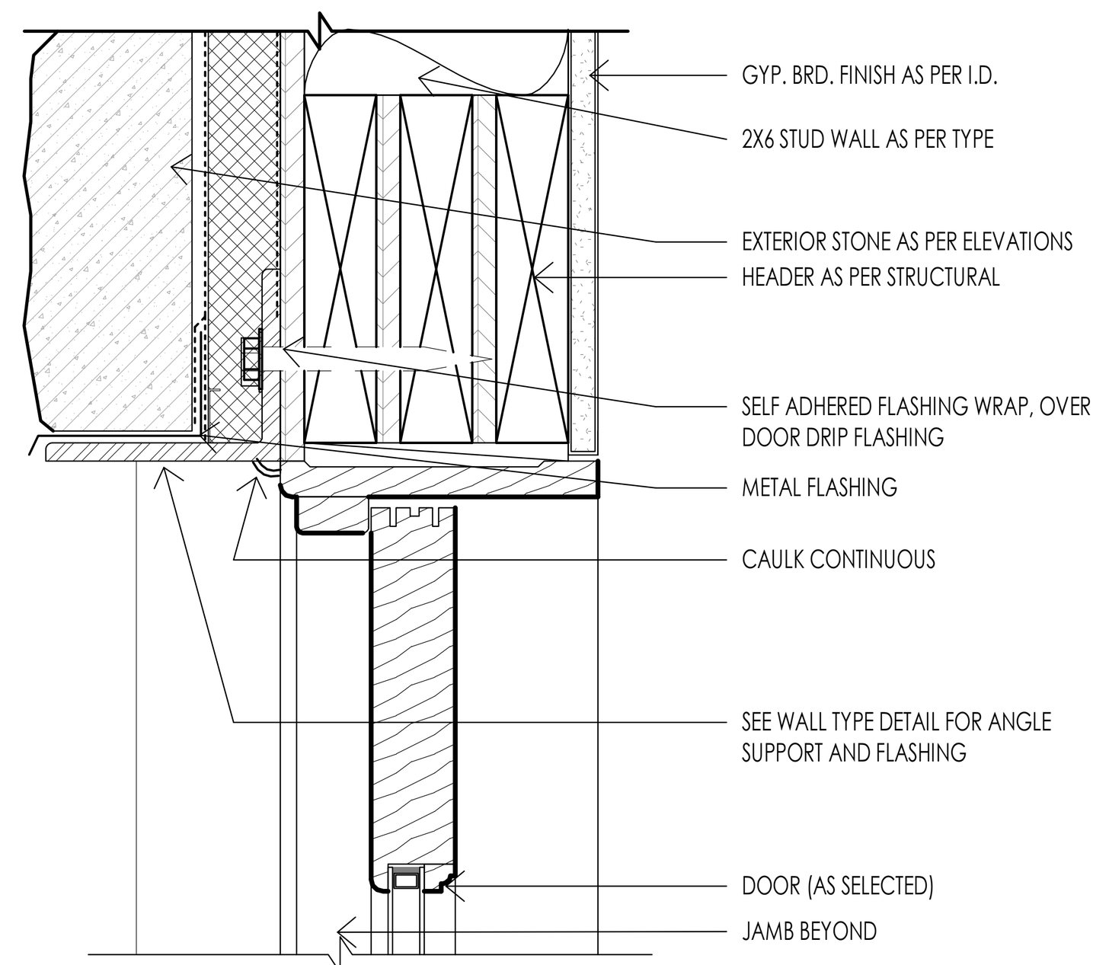
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

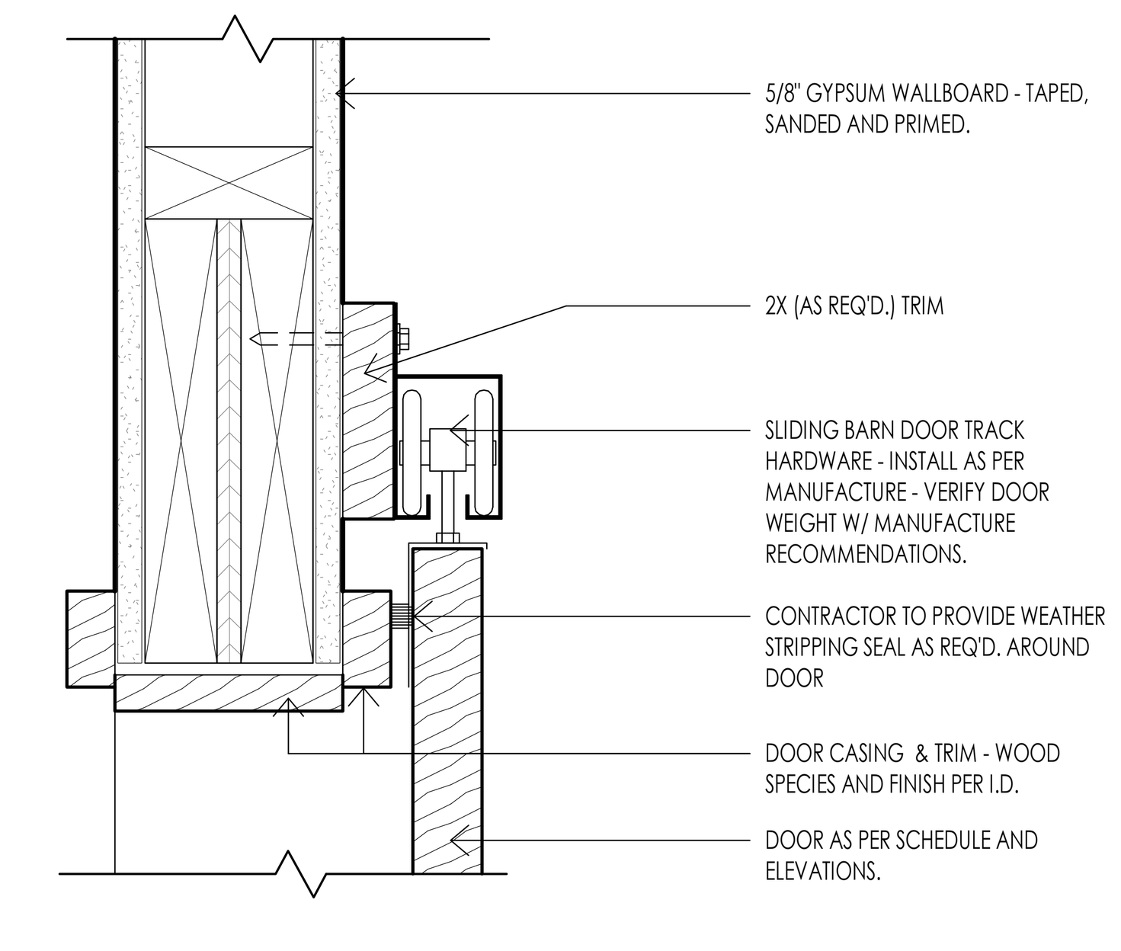
SHEET NUMBER:
A601

PERMIT SET

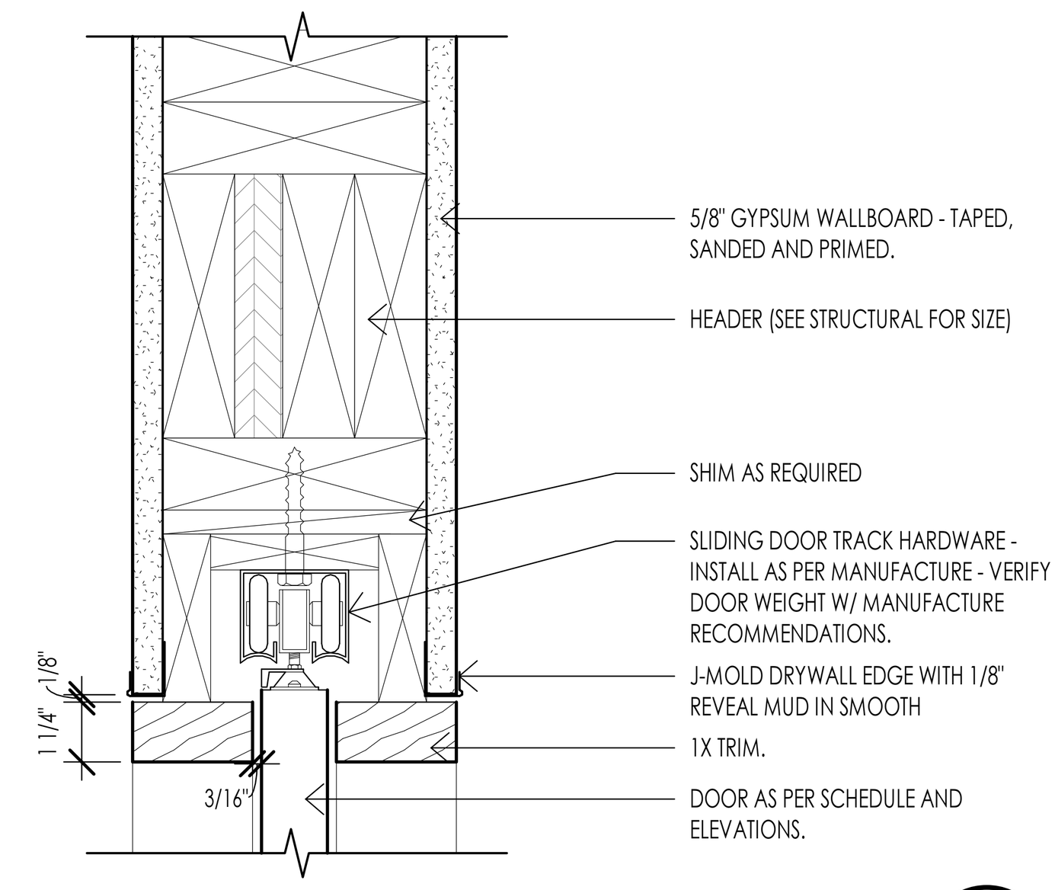
Plot Date: 2/14/2024 2:29:47 PM



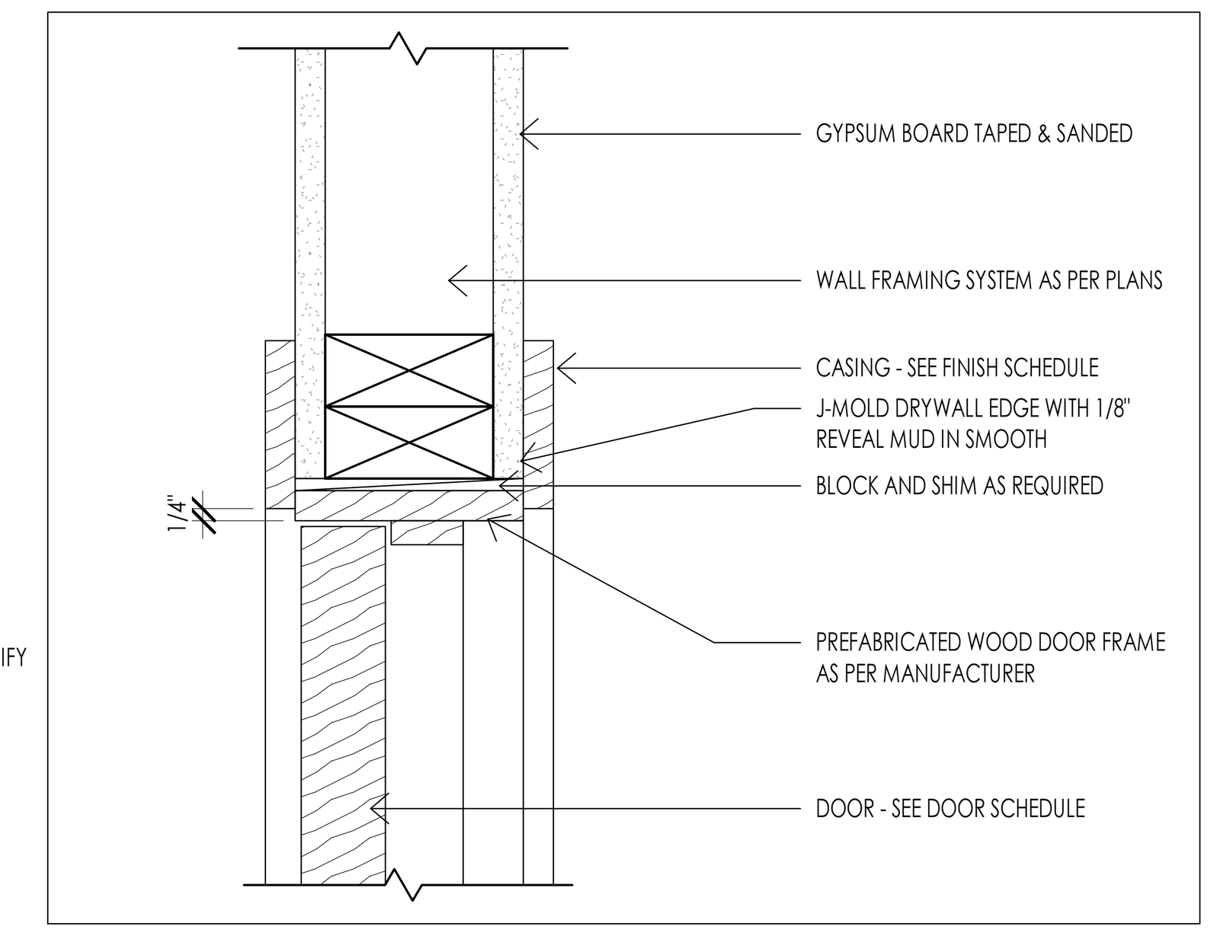
DOOR - TYPICAL EXTERIOR HEADER AT STONE 1 A602
3" = 1'-0"



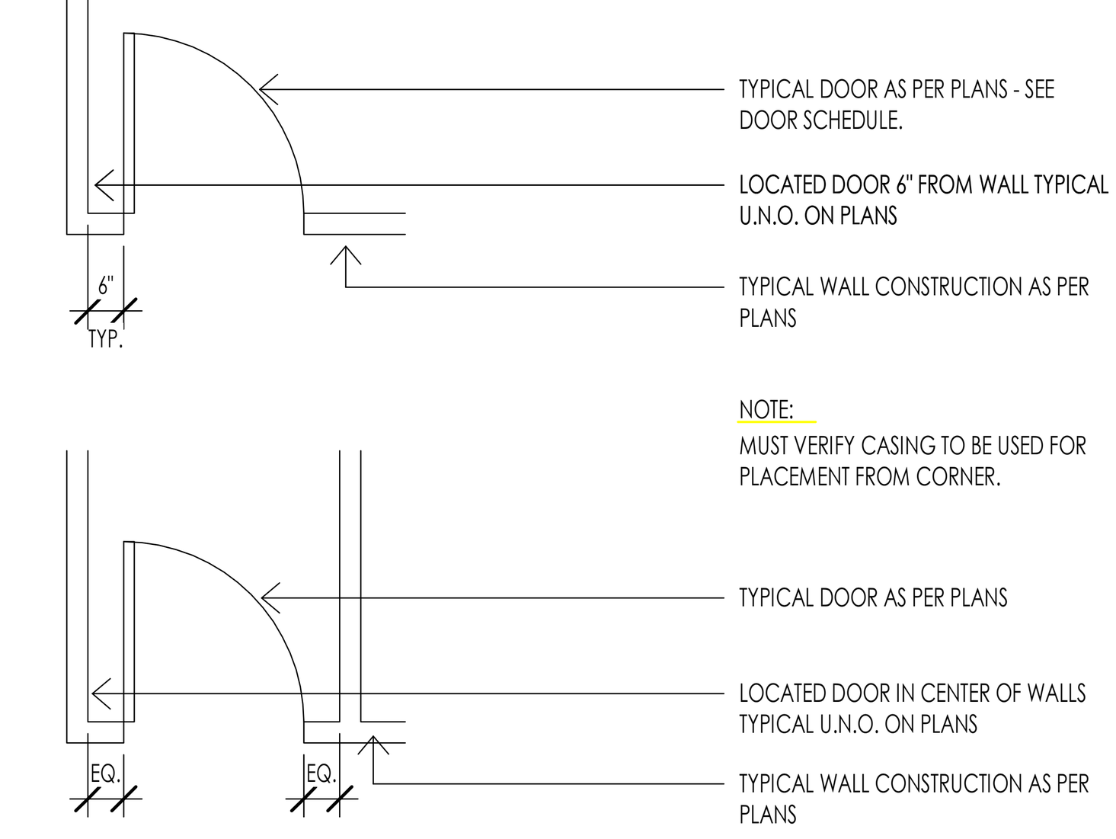
DOOR - BARN TYP. HEADER 2 A602
3" = 1'-0"



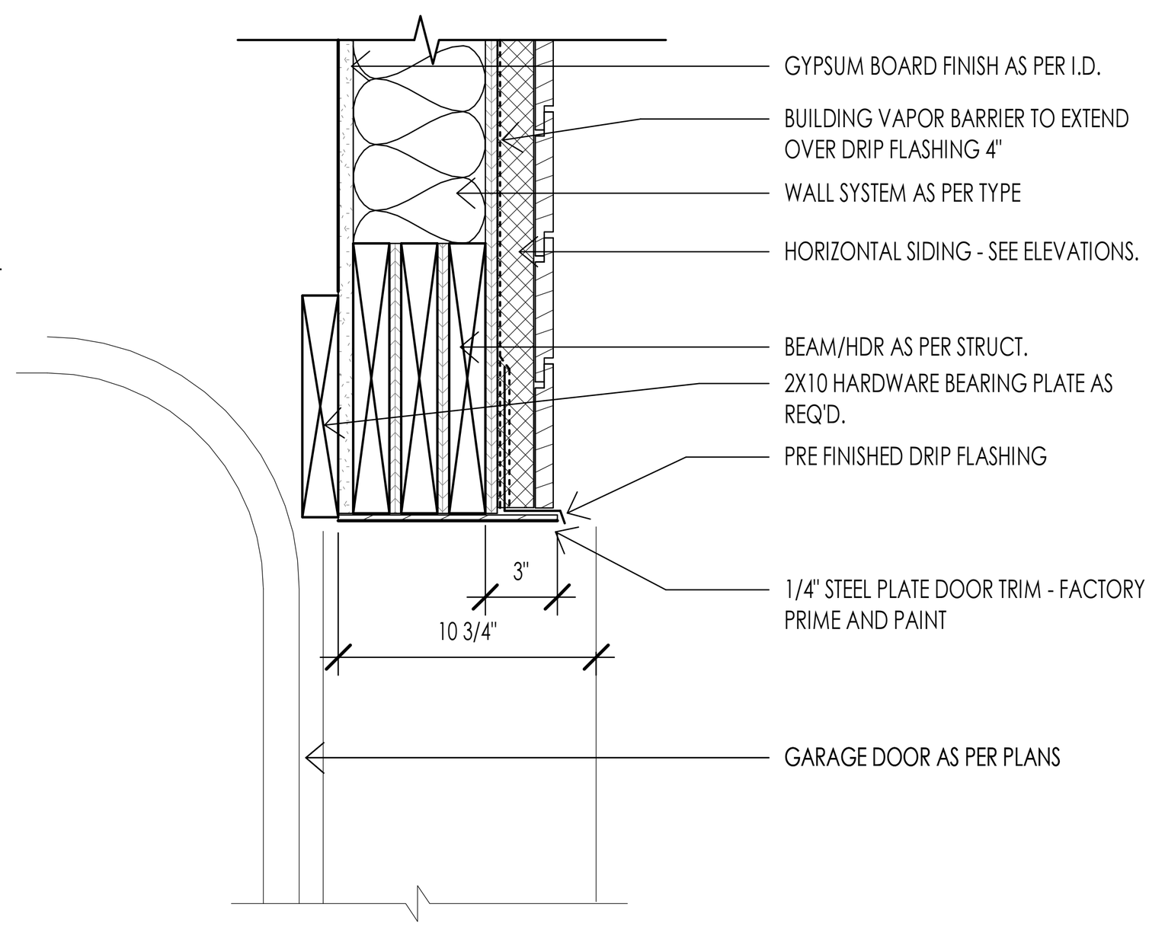
DOOR - POCKET HEAD DETAIL 3 A602
3" = 1'-0"



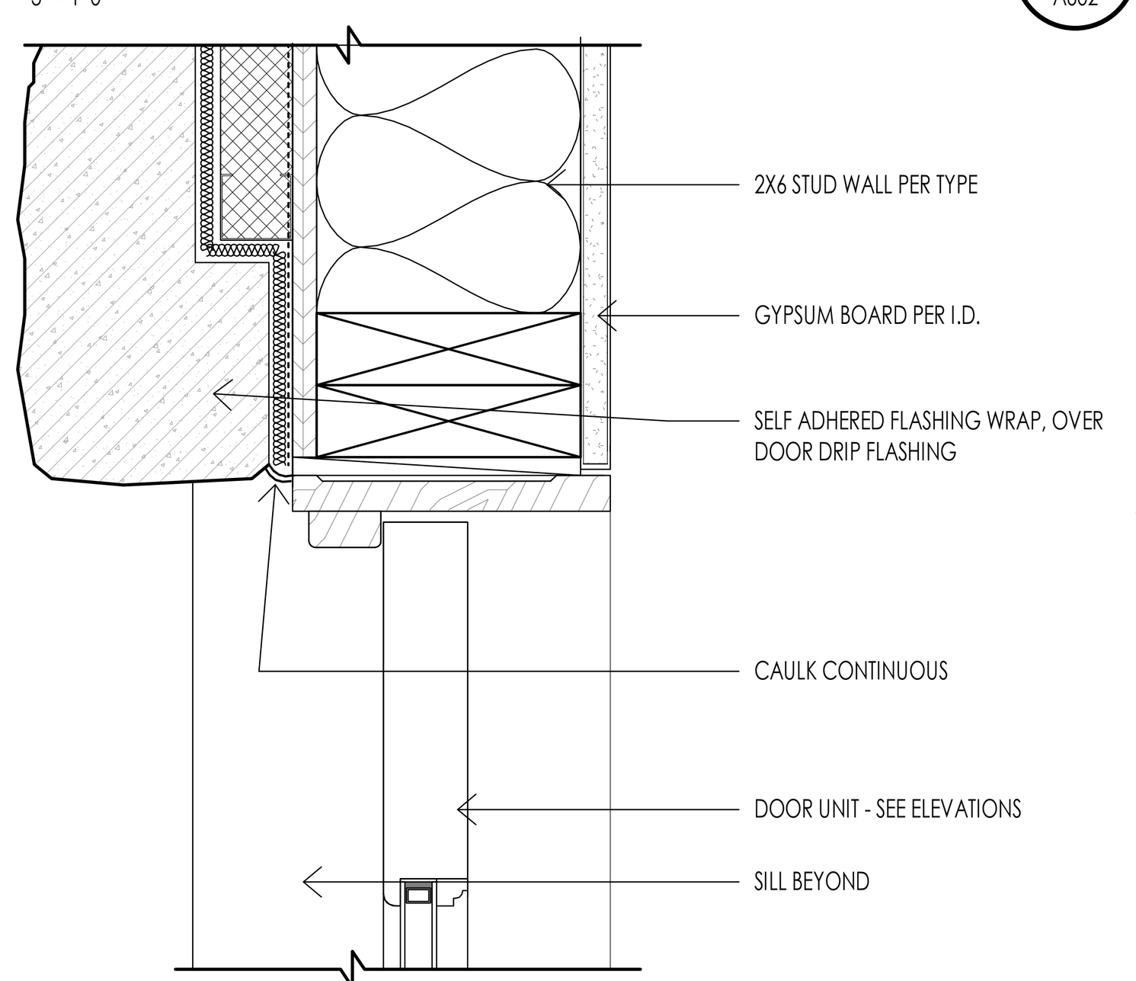
DOOR - TYPICAL INTERIOR HEADER 4 A602
3" = 1'-0"



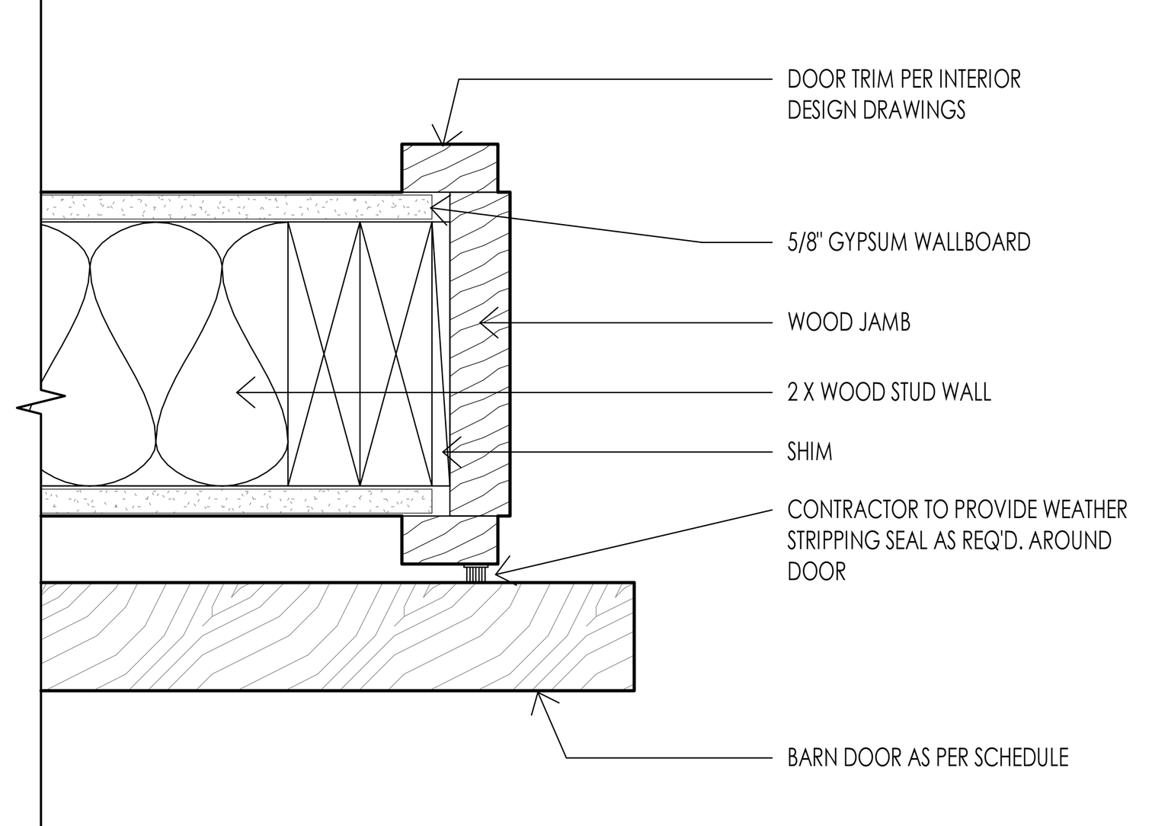
DOOR - TYPICAL PLACEMENT DETAIL 5 A602
3/8" = 1'-0"



GARAGE DOOR - HEAD DETAIL 6 A602
1 1/2" = 1'-0"



TYPICAL EXTERIOR DOOR JAMB TRIM AT STONE 7 A602
3" = 1'-0"



DOOR - BARN TYP. JAMB 8 A602
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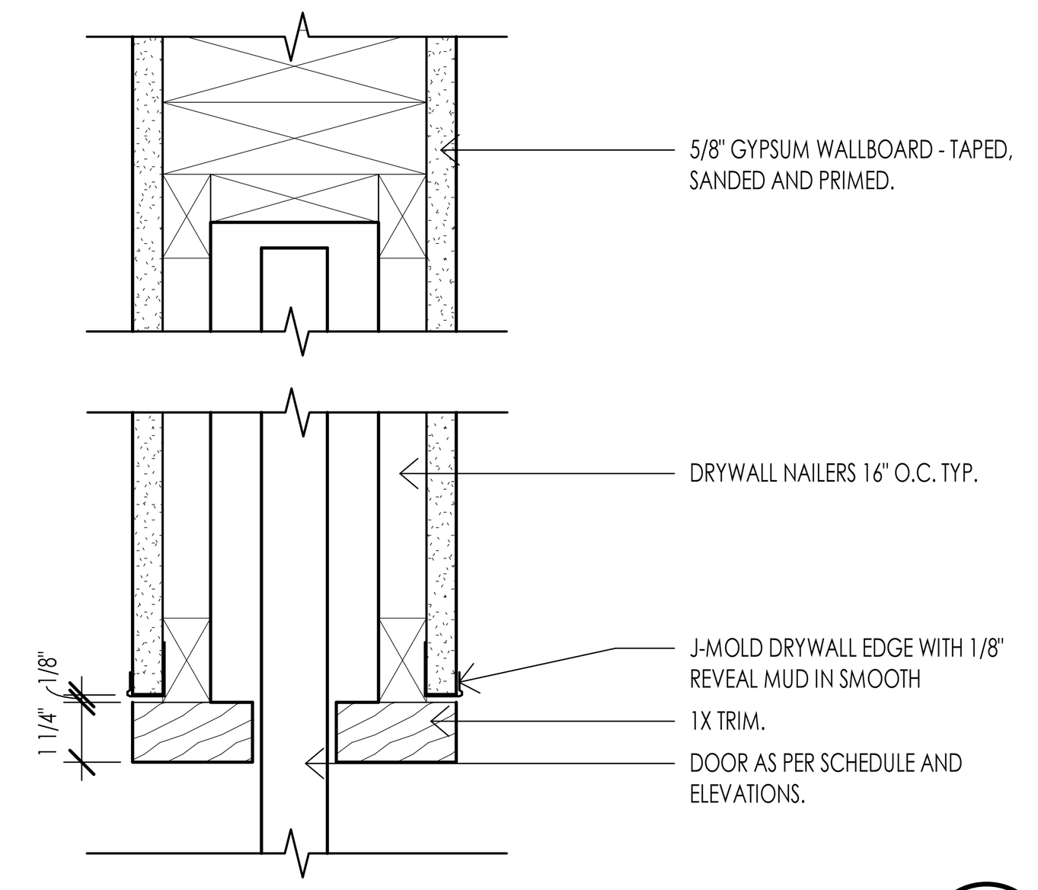

DOOR - POCKET JAMB DETAIL 9 A602
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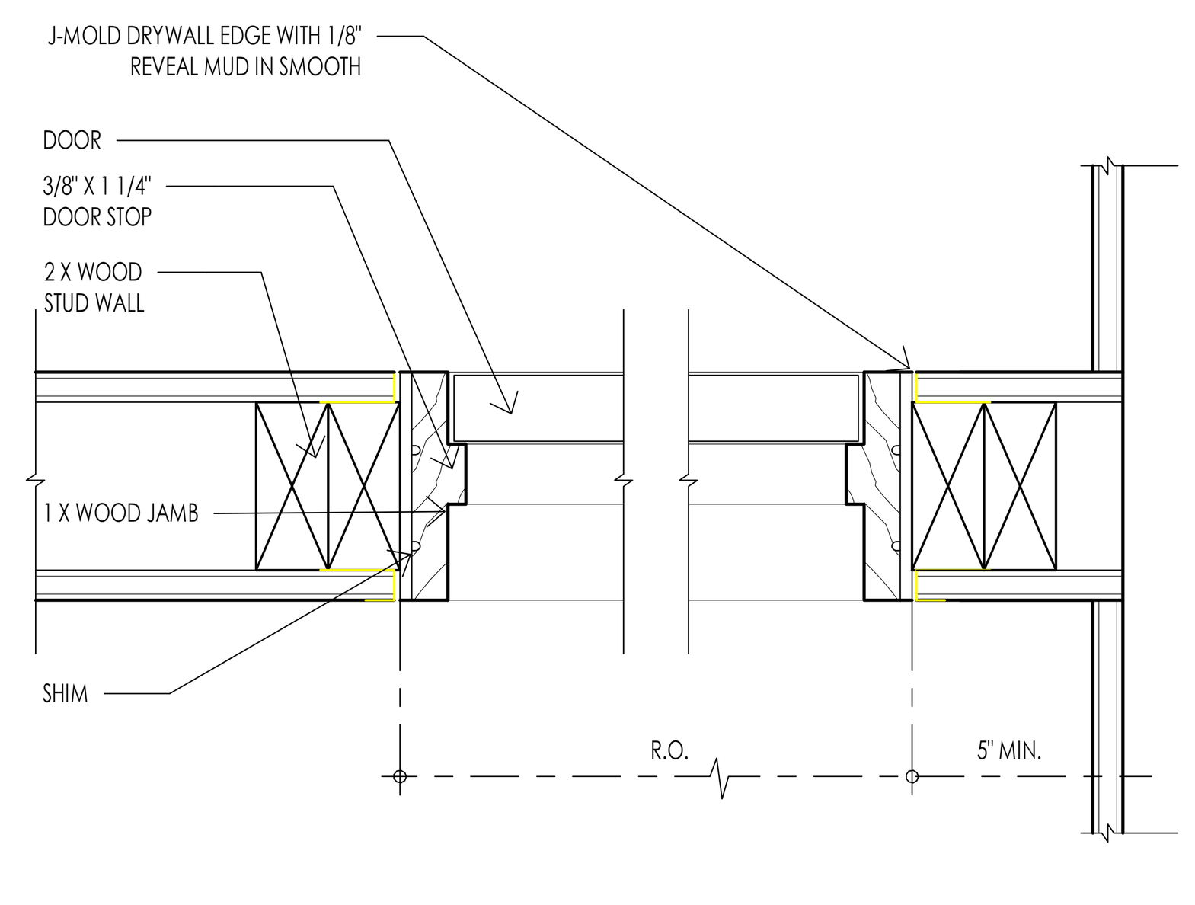

DOOR INTERIOR JAMB 10 A602
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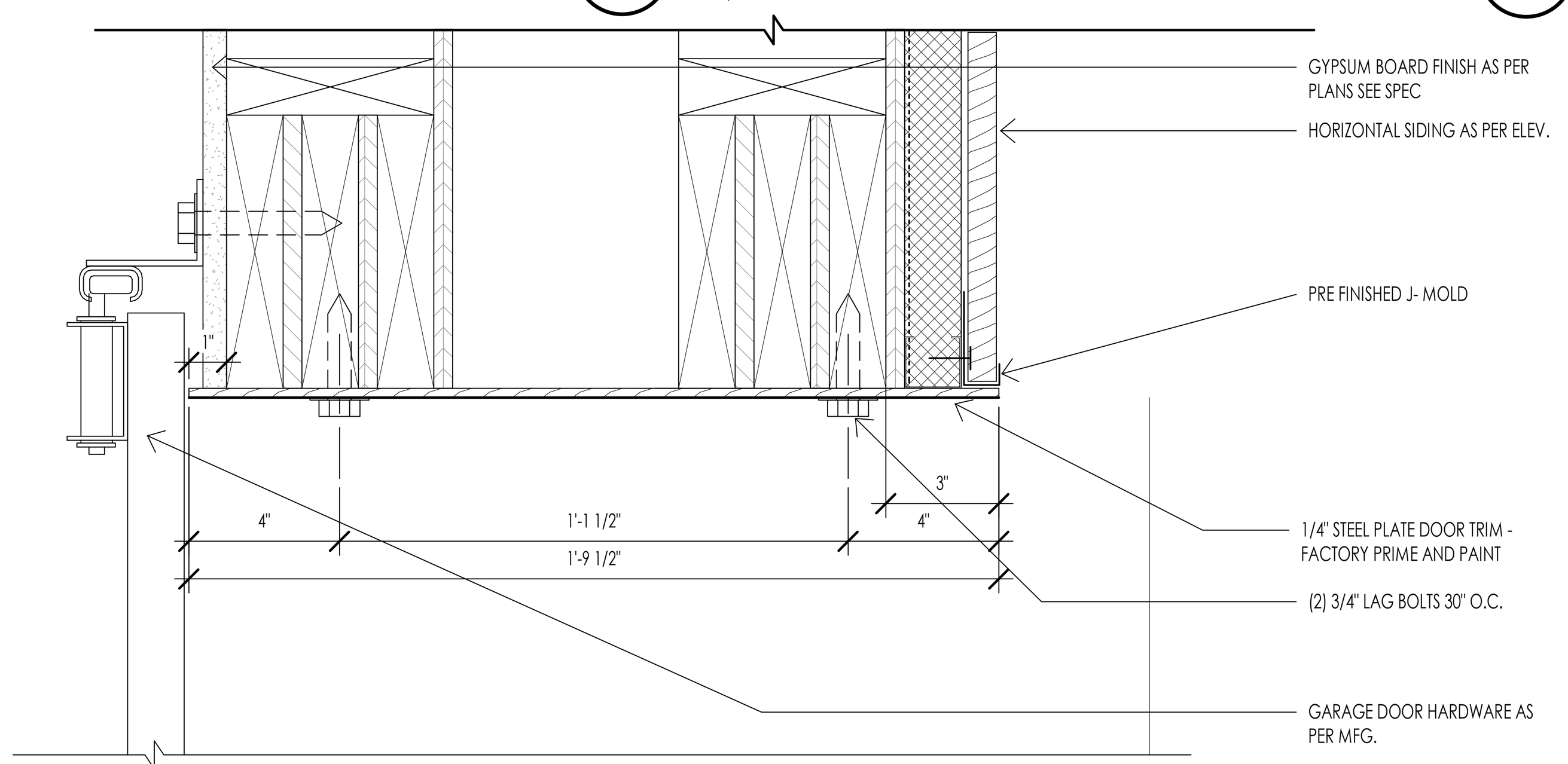

GARAGE DOOR JAMB DETAIL 12 A602
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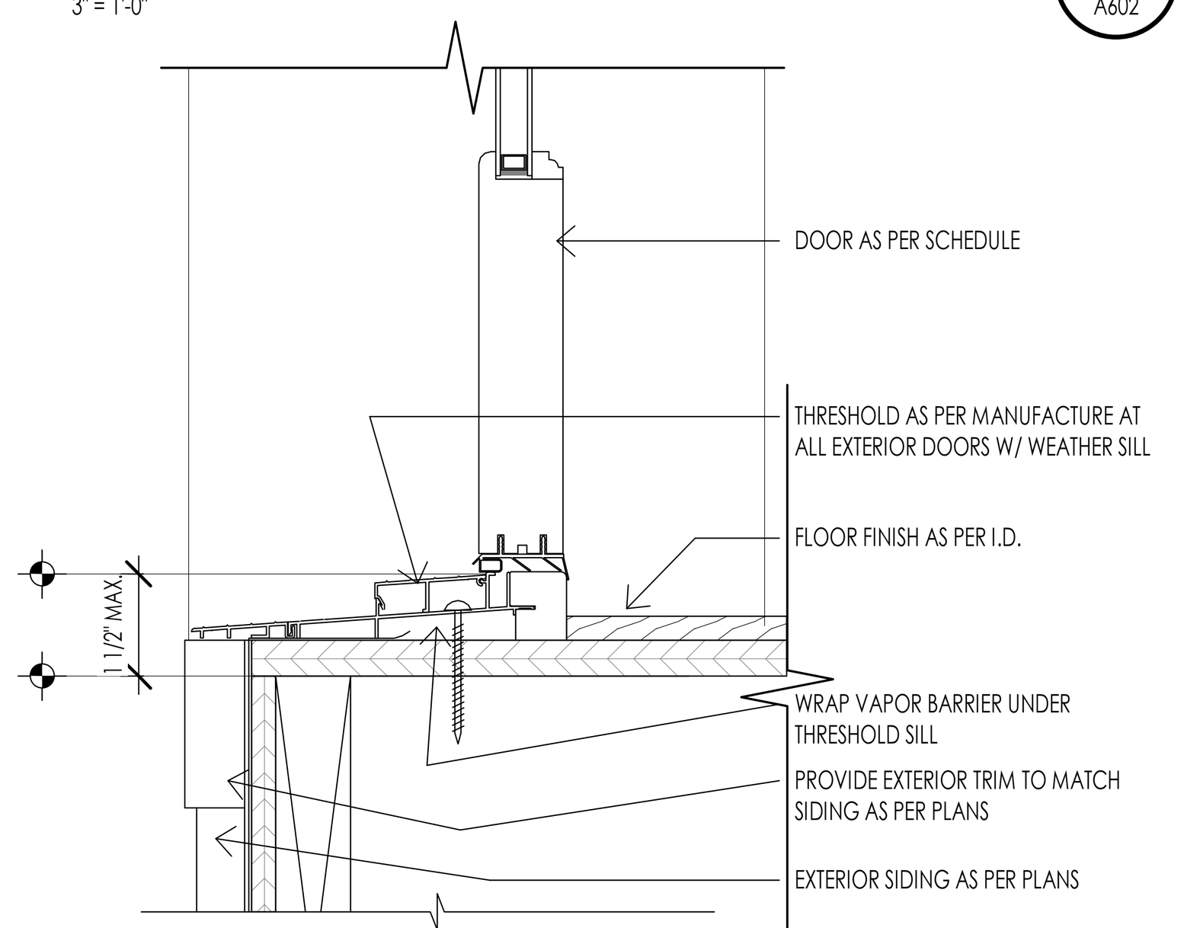

TYPICAL THRESHOLD DETAIL 13 A602
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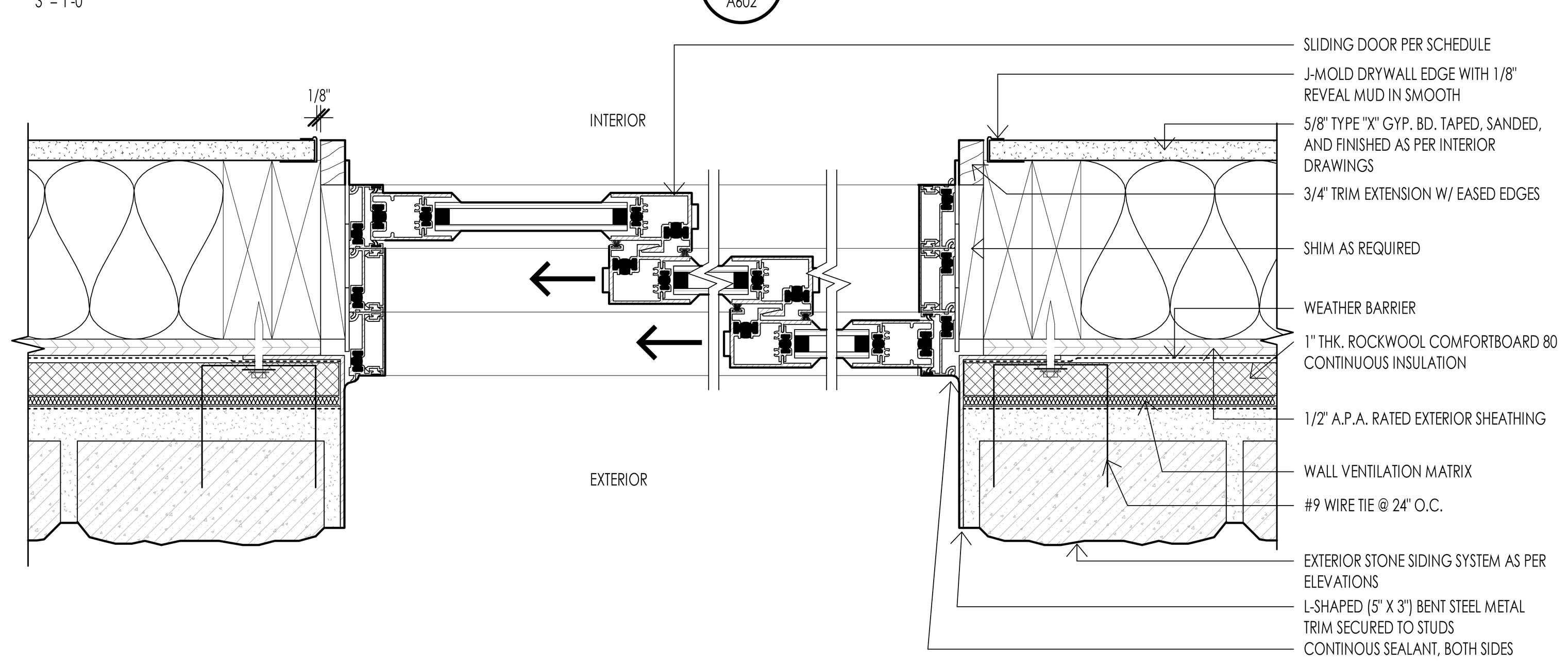
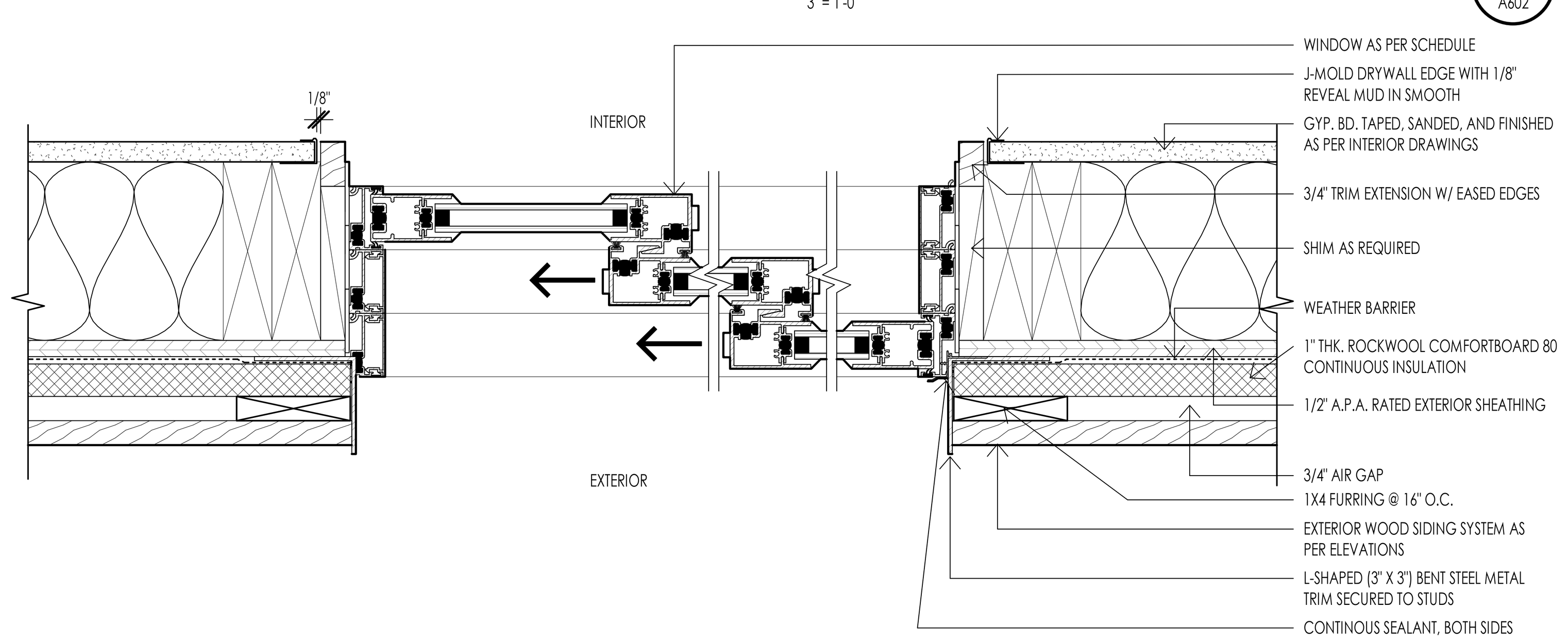


DOOR - SLIDER TRIPLE JAMB @ STONE 20 A602
3" = 1'-0"



DOOR - SLIDER TRIPLE JAMB @ BOARD SIDING 26 A602
3" = 1'-0"

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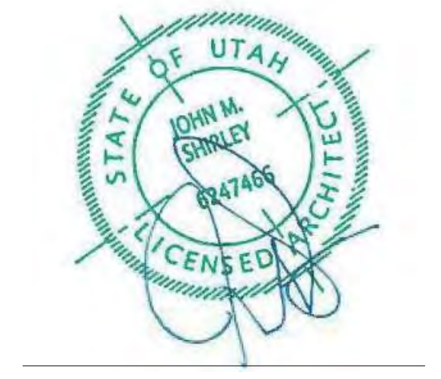


WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
DOOR DETAILS

PERMIT SET

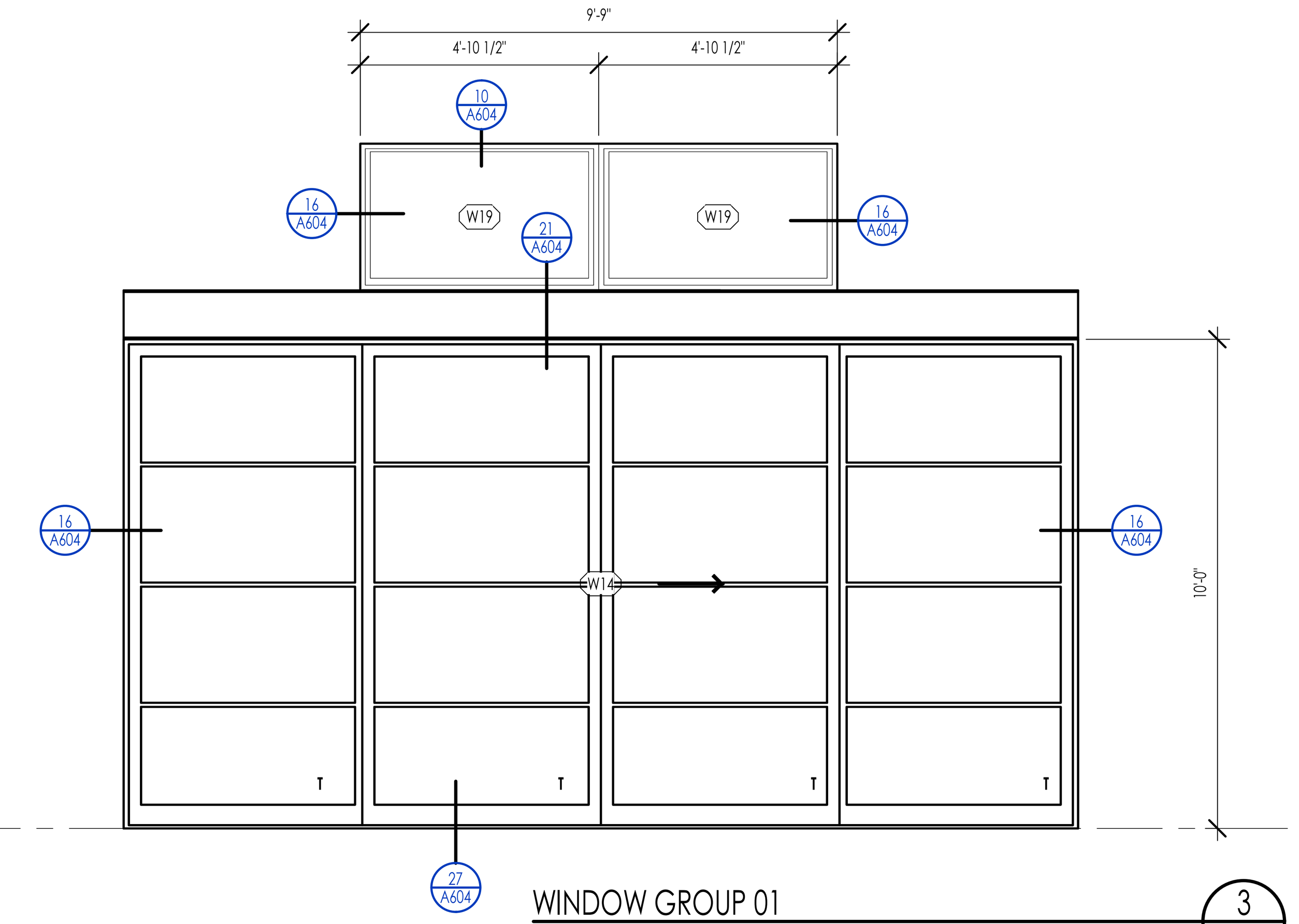
SHEET NUMBER:
A602

Plot Date: 2/14/2024 2:29:53 PM

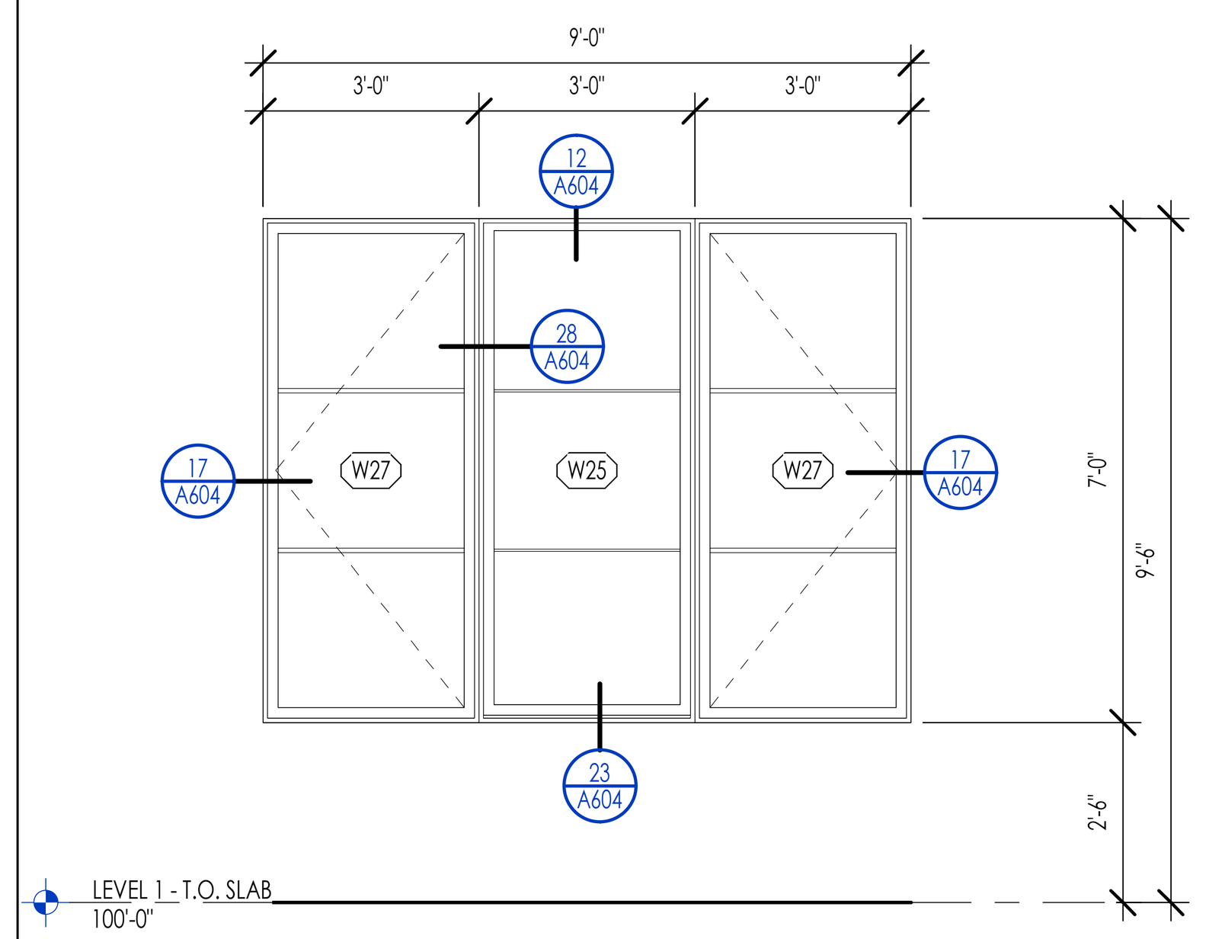
WINDOW SCHEDULE

WINDOW SCHEDULE

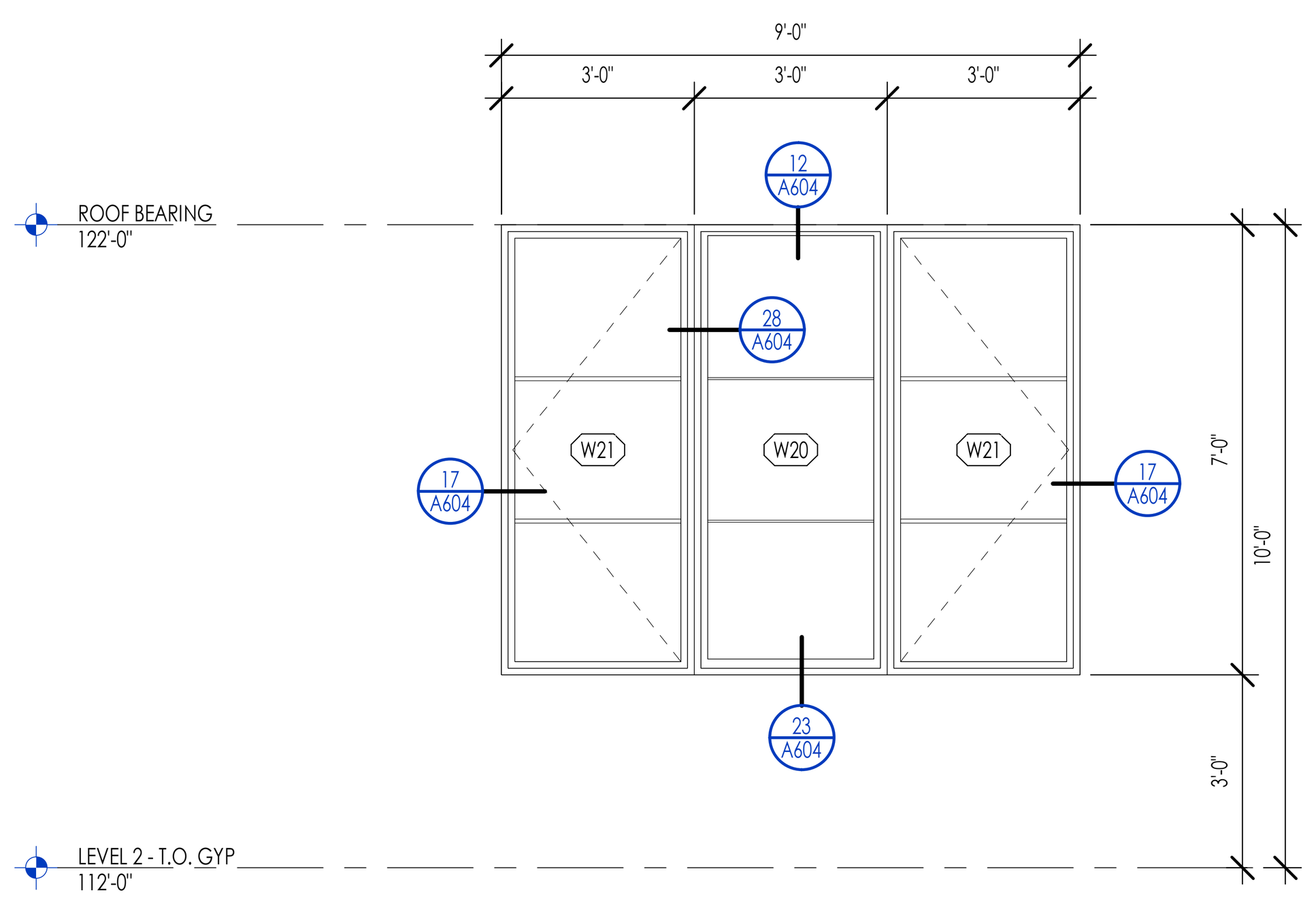
MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL			GLAZING		COMMENTS
	WIDTH	HEIGHT					HEAD	JAMB	SILL	THICKNESS	TYPE	
W14	19'-6"	10'-0"	10'-0"	DOOR SLIDER QUAD OPEN TO SIDE	ALUMINUM CLAD	AS PER I.D.	21/A604	16/A604	27/A604	PER MANUFACTURER	LOWe 366	TEMPERED
W15	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W16	2'-6"	6'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	9/A604	16/A604	22/A604	PER MANUFACTURER	LOWe 366	
W18	2'-6"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W19	4'-10 1/2"	3'-0"	14'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A604	16/A604	21/A604	PER MANUFACTURER	LOWe 366	
W20	3'-0"	7'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W21	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W22	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W24	2'-6"	6'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	9/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W25	3'-0"	7'-0"	9'-6"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A604	28 A604	23/A604	PER MANUFACTURER	LOWe 366	
W27	3'-0"	7'-0"	9'-6"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A604	17/A604	23/A604	PER MANUFACTURER	LOWe 366	
W28	3'-6"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A604	16/A604	23/A604	PER MANUFACTURER	LOWe 366	



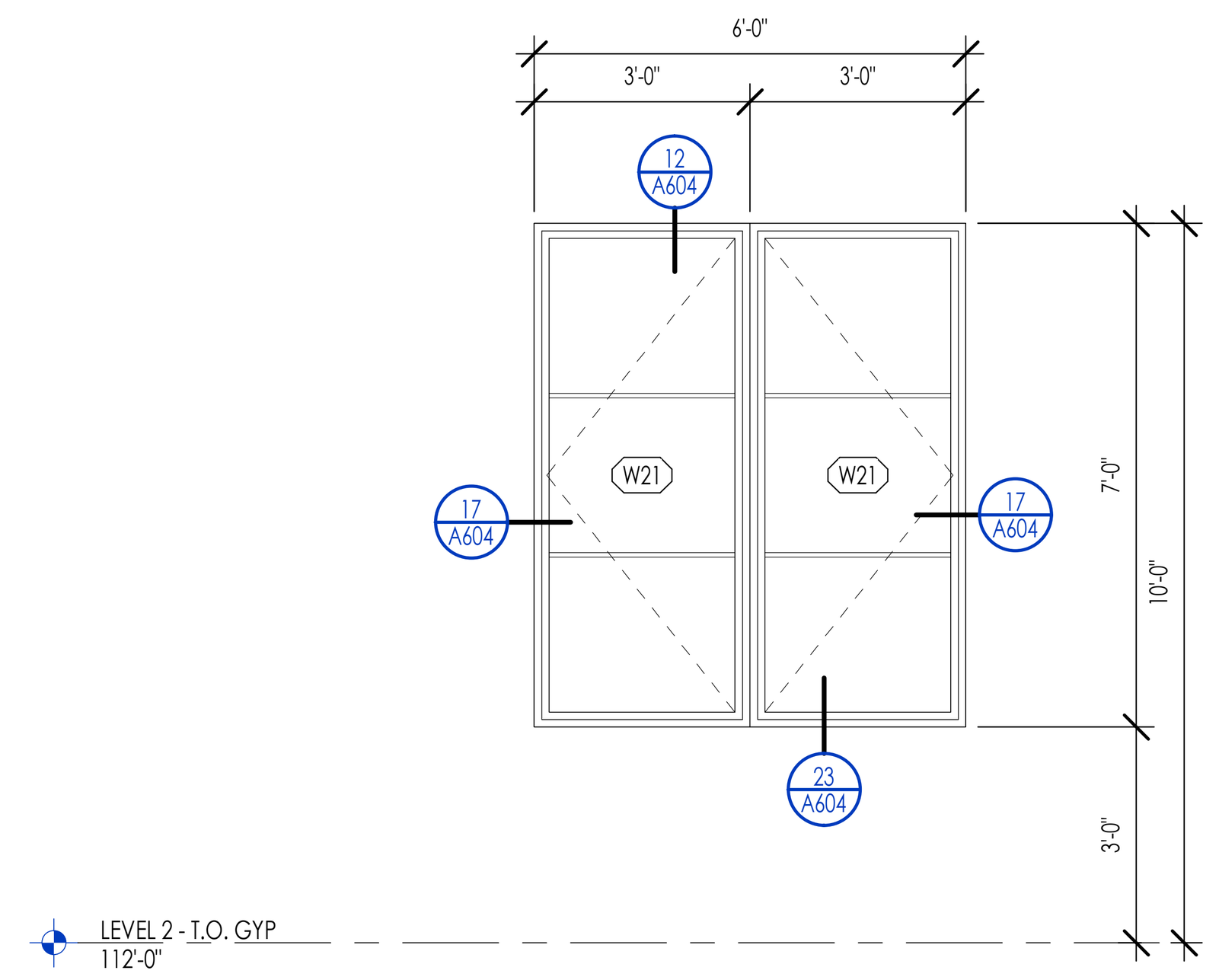
WINDOW GROUP 01 — 3 / A603
3/8" = 1'-0"



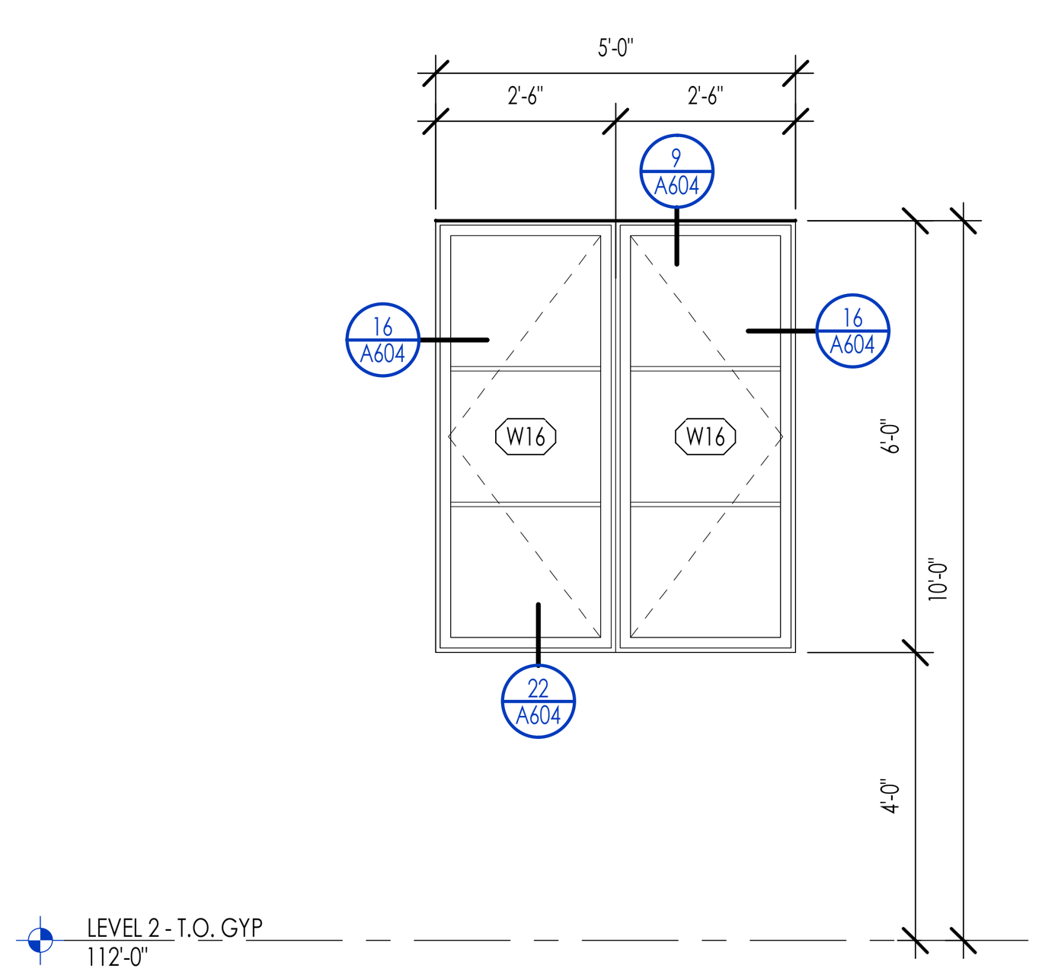
WINDOW GROUP 02 — 1 / A603
3/8" = 1'-0"



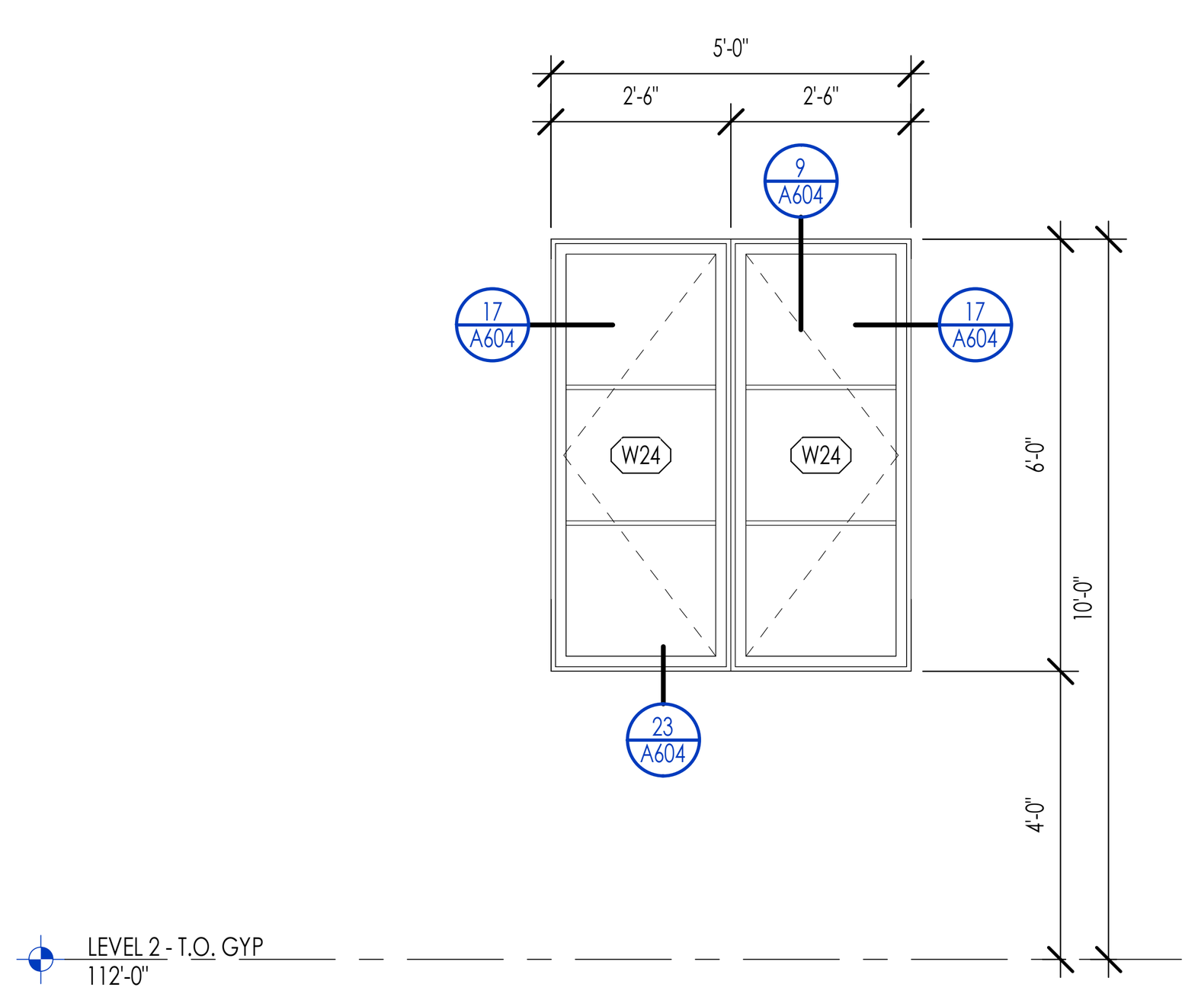
WINDOW GROUP 03 — 2 / A603
3/8" = 1'-0"



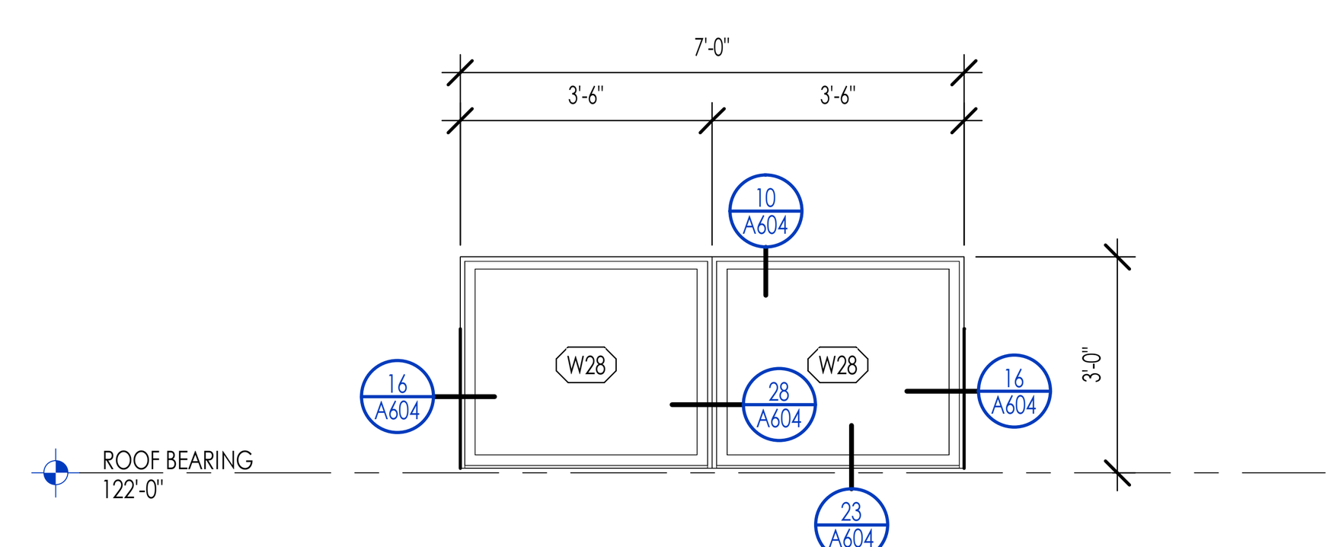
WINDOW GROUP 04 — 9 / A603
3/8" = 1'-0"



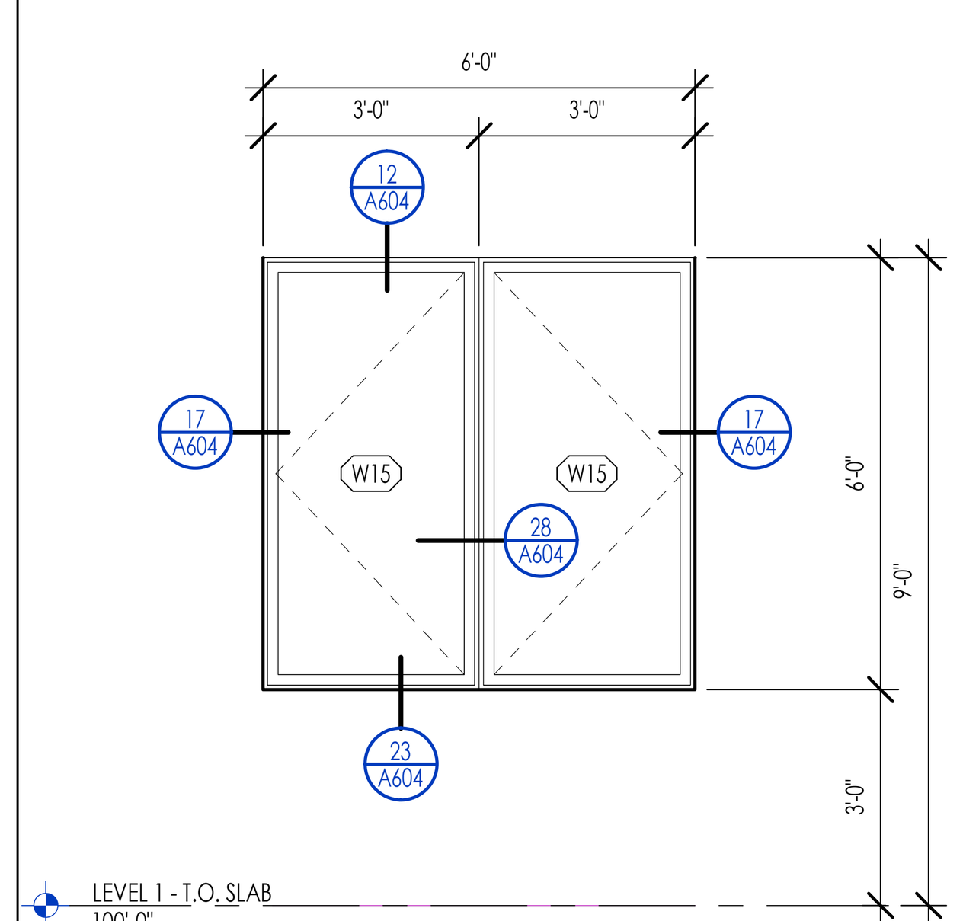
WINDOW GROUP 05 — 4 / A603
3/8" = 1'-0"



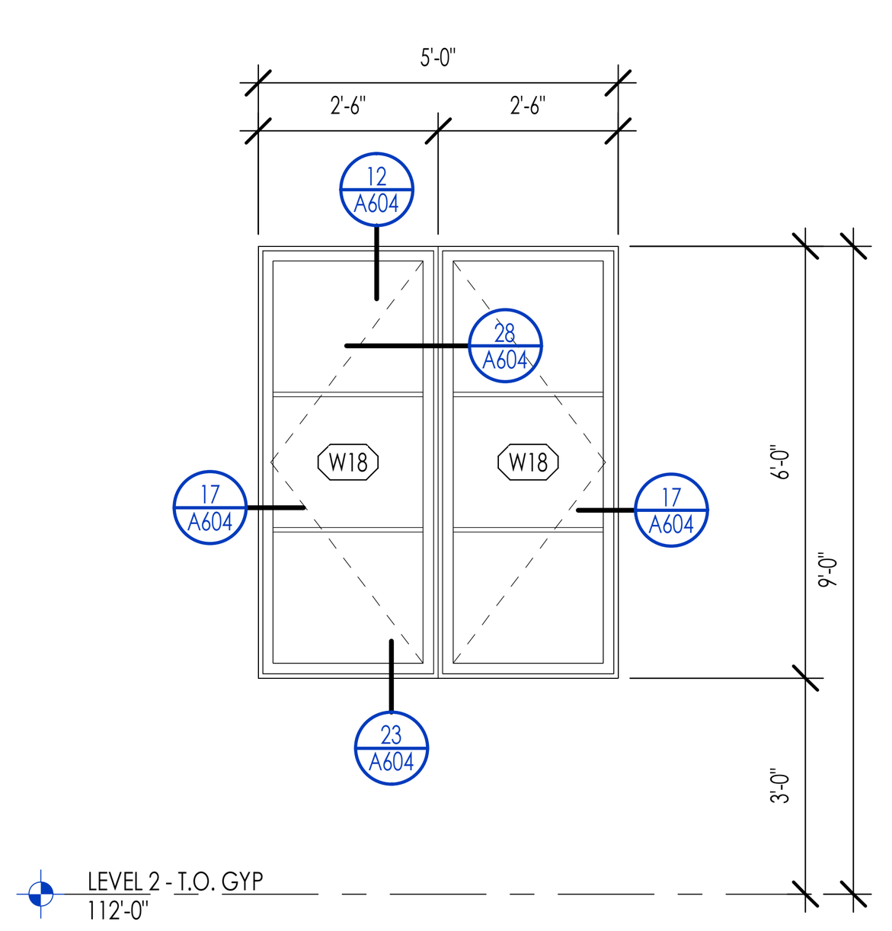
WINDOW GROUP 06 — 5 / A603
3/8" = 1'-0"



WINDOW GROUP 07 — 6 / A603
3/8" = 1'-0"



WINDOW GROUP 08 — 7 / A603
3/8" = 1'-0"



WINDOW GROUP 09 — 8 / A603
3/8" = 1'-0"

WINDOW LEGEND

SYMBOL	DESCRIPTION
(T)	TEMPERED GLAZING LOCATIONS.
→	DIRECTION OF OPERABLE WINDOW/ DOOR.
(E)	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS: ____________

BASIS OF DESIGN: ____________

WINDOW TYPE: ____________

WINDOW COLOR: ____________

WINDOW GLAZING: ____________

MINUMUM U-VALUE: ____________

SCREENS REQUIRED: ____________

SCREEN COLOR: ____________

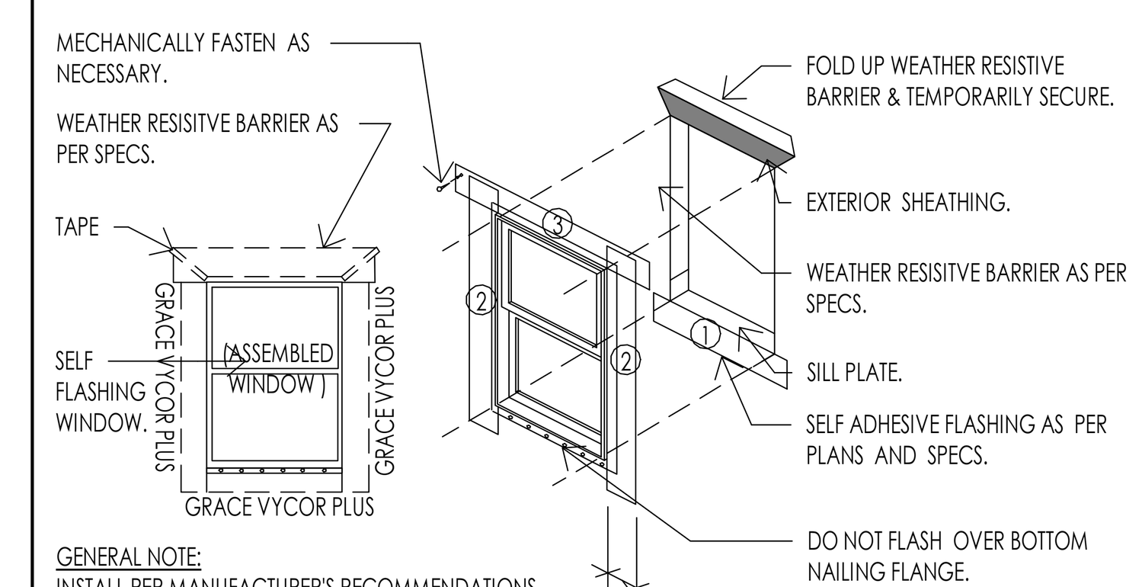
TYPICAL JAMB WIDTH: ____________

SDL WIDTH: ____________

SDL TYPE: ____________

WINDOW GENERAL NOTES

1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THH FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
   - A. BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
   - B. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPININGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
   - C. WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.2.2
   - D. WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3
   - E. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1
   - F. BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4
2. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
   - A. EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
   - B. PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLDING DOORS (R308.4.1.). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (I.R.C. R308.4.2)
   - C. PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
   - D. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
   - E. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)
   - F. PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.5)
   - G. PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
3. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURERING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING.
4. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
5. THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DESCREPANCIES ON SUBMITTAL.
6. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.



GENERAL NOTE:
INSTALL PER MANUFACTURER'S RECOMMENDATIONS MIN. MEET MOST STRINGENT REQUIREMENTS OF SPECS AND WINDOW AND SELF ADHESIVE FLASHING MANUF.

HEAD FLASHING TIE-IN INSTRUCTIONS:
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL SELF ADHESIVE HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE.

WINDOW - TYPICAL FLASHING DETAIL — 30 / A603
1 1/2" = 1'-0"

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STATE OF UTAH — JOHN M. SHIRLEY — 6247466 — LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

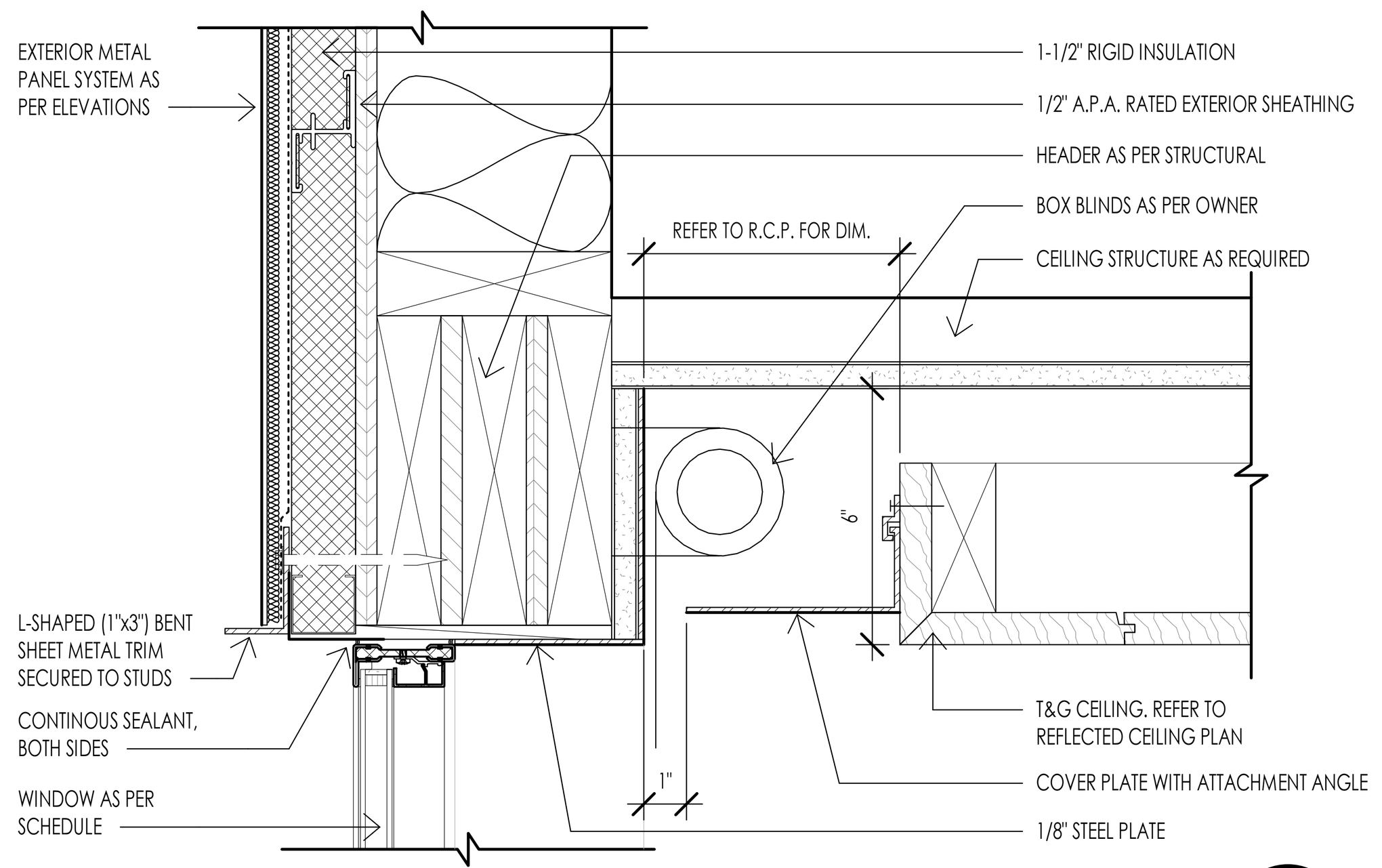
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE & ELEVATIONS

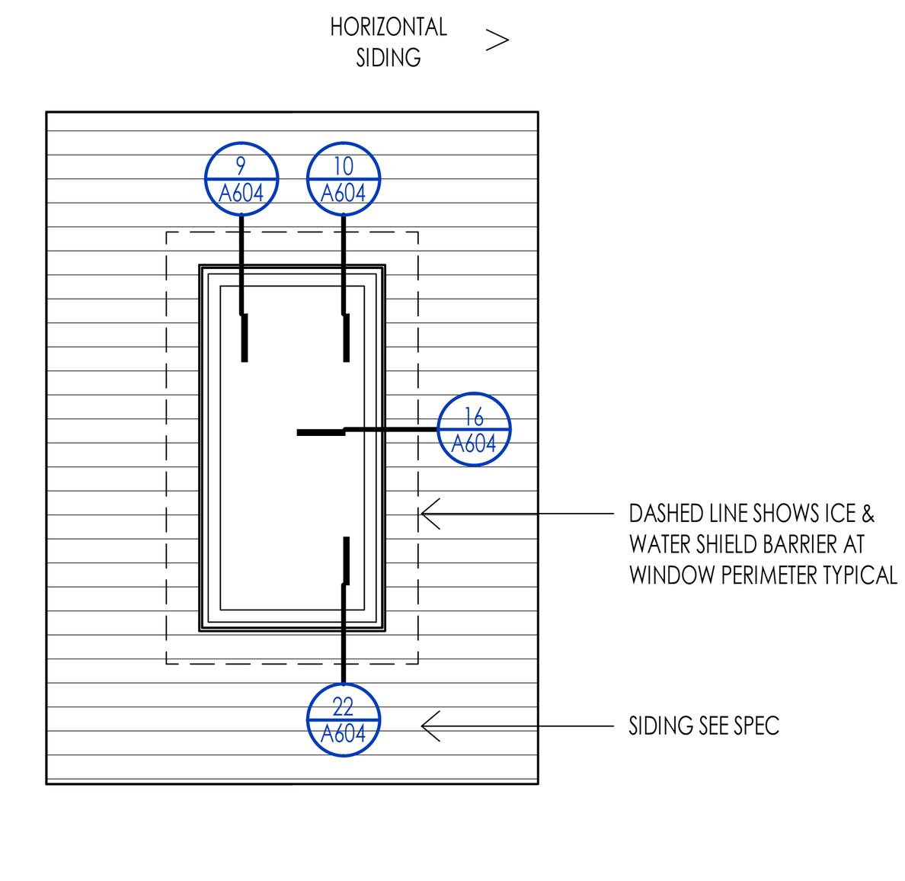
SHEET NUMBER:
A603

PERMIT SET

Plot Date: 2/14/2024 2:29:59 PM

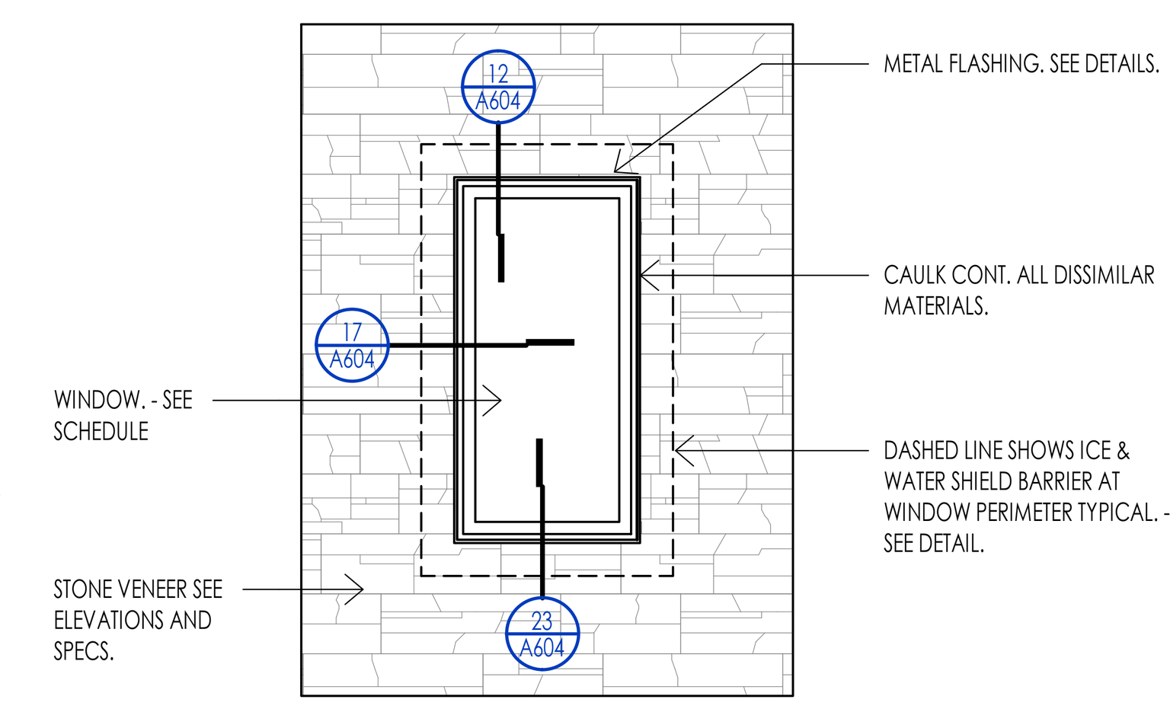


WINDOW - STEEL HEAD DETAIL AT METAL — 2 / A604
3" = 1'-0"

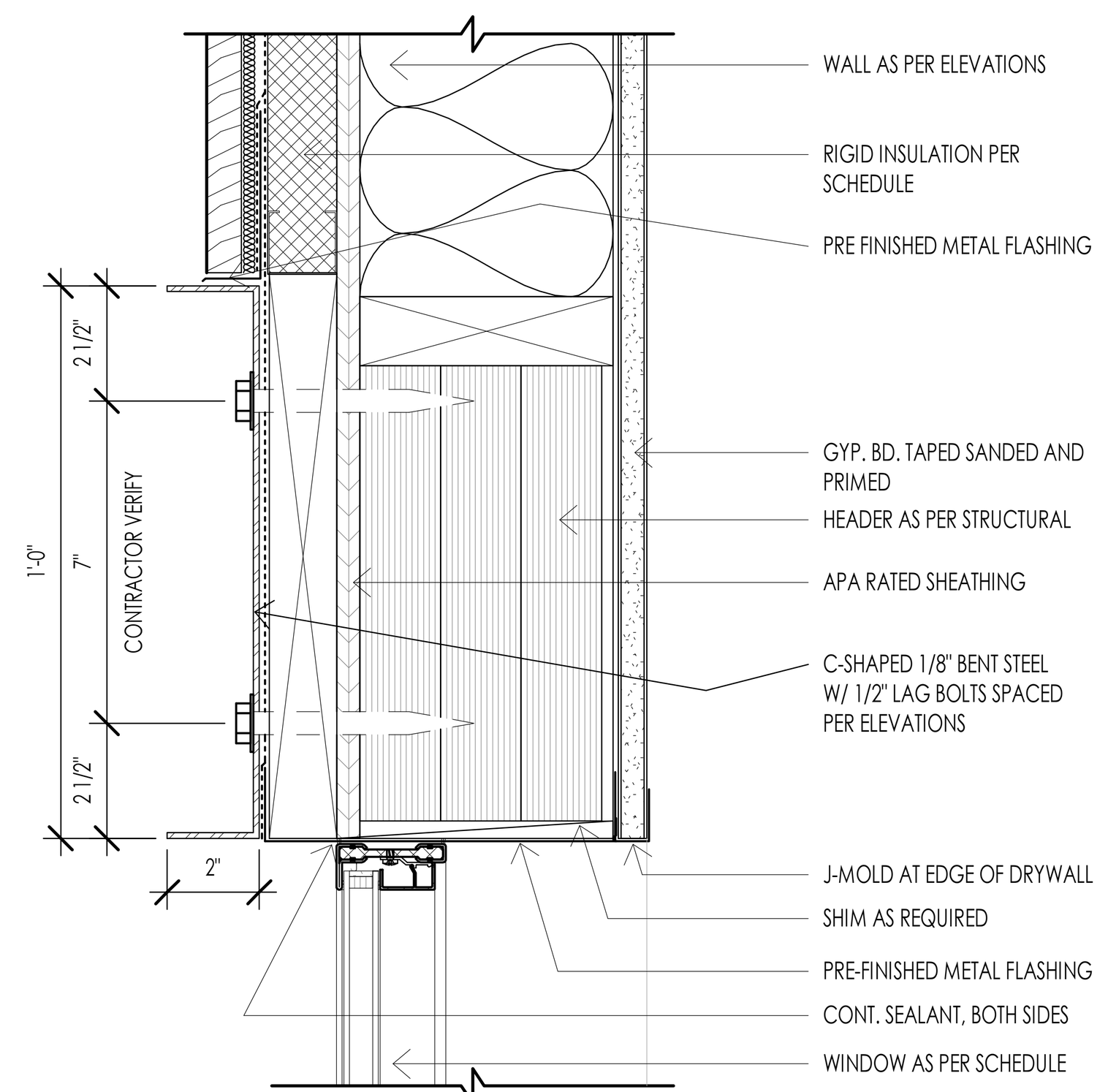


WINDOW - ELEVATION SIDING AT WOOD SIDING — 4 / A604
3/8" = 1'-0"

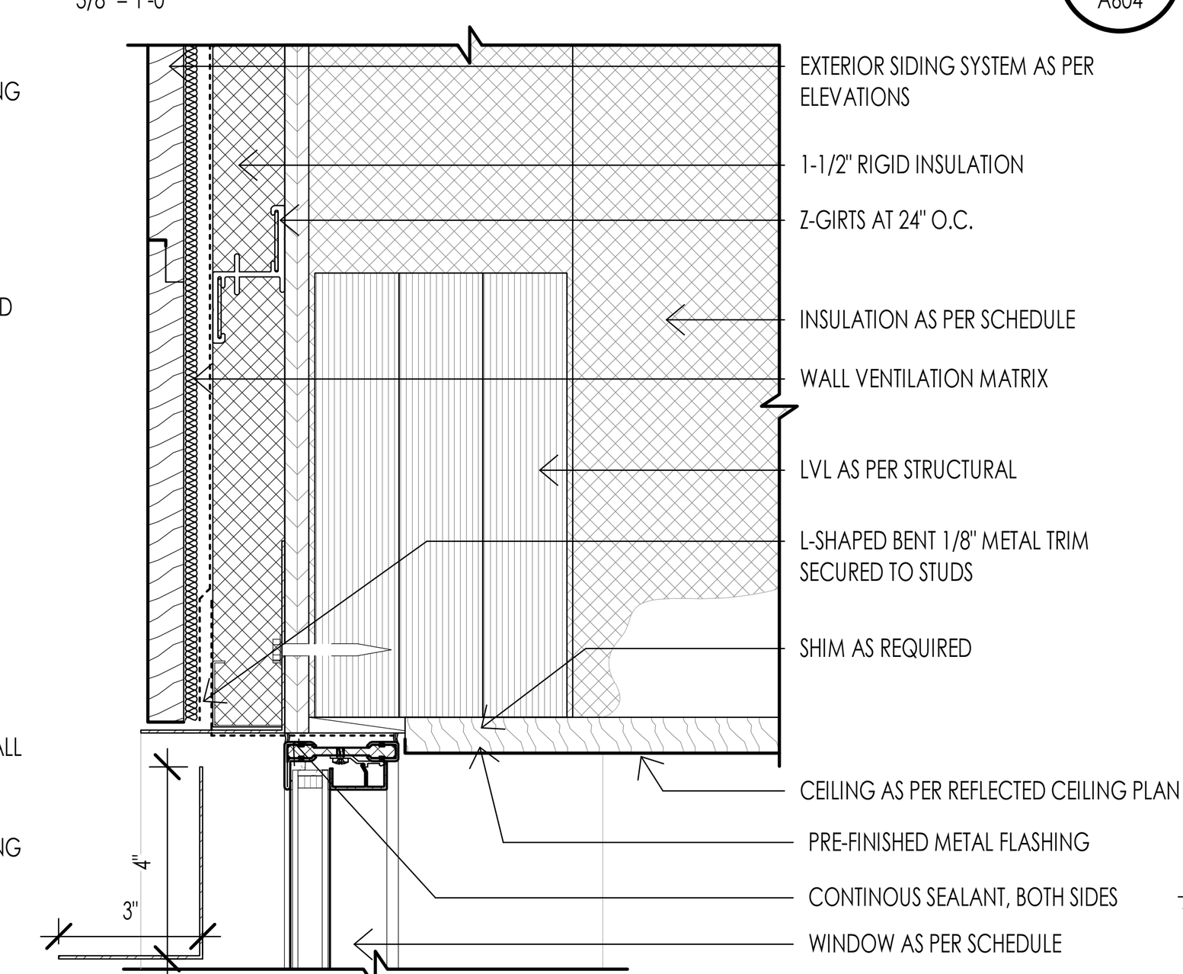
NOTE:
COORDINATE WITH DETAILS FOR ADDITIONAL INSTALLATION REQUIREMENT.



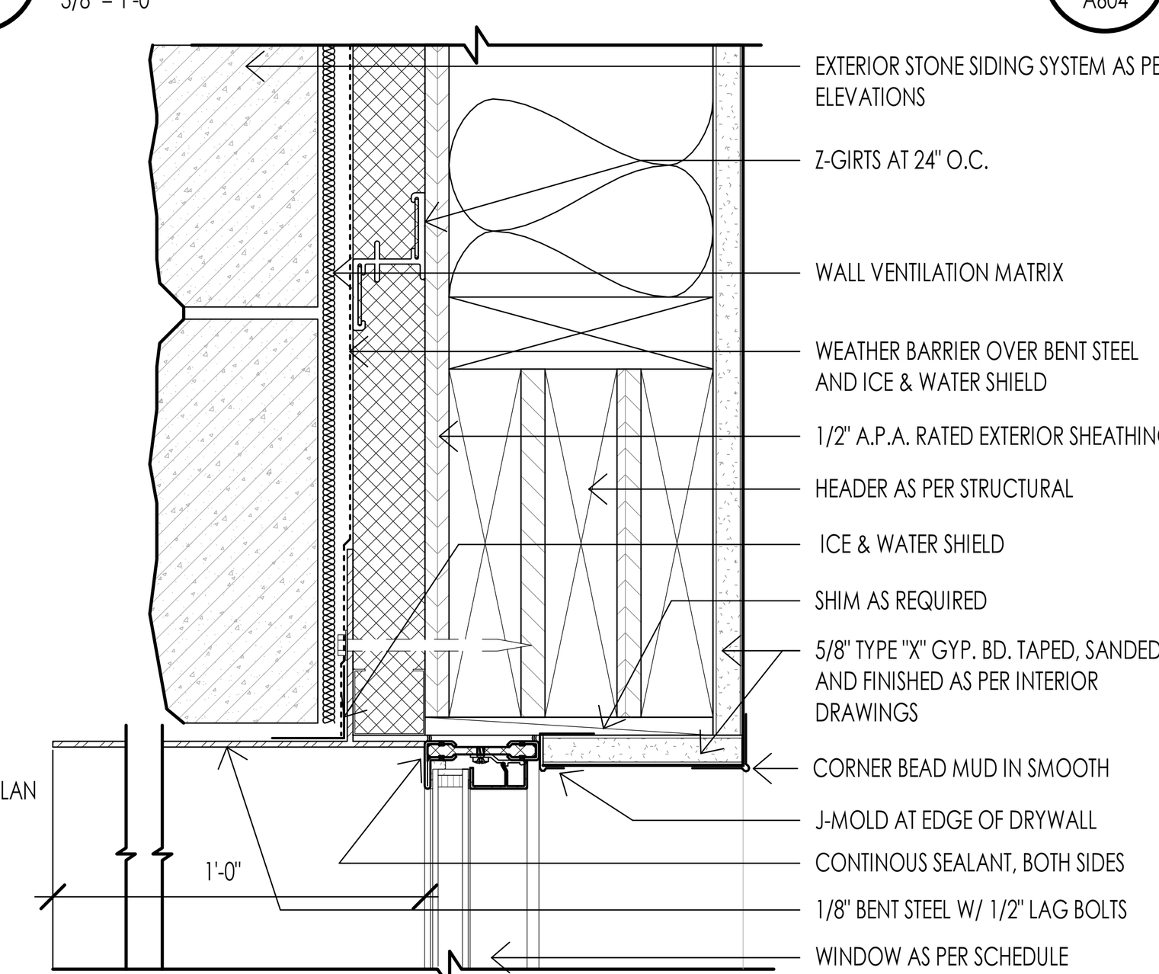
WINDOW - ELEVATION STONE AT STEEL — 5 / A604
3/8" = 1'-0"



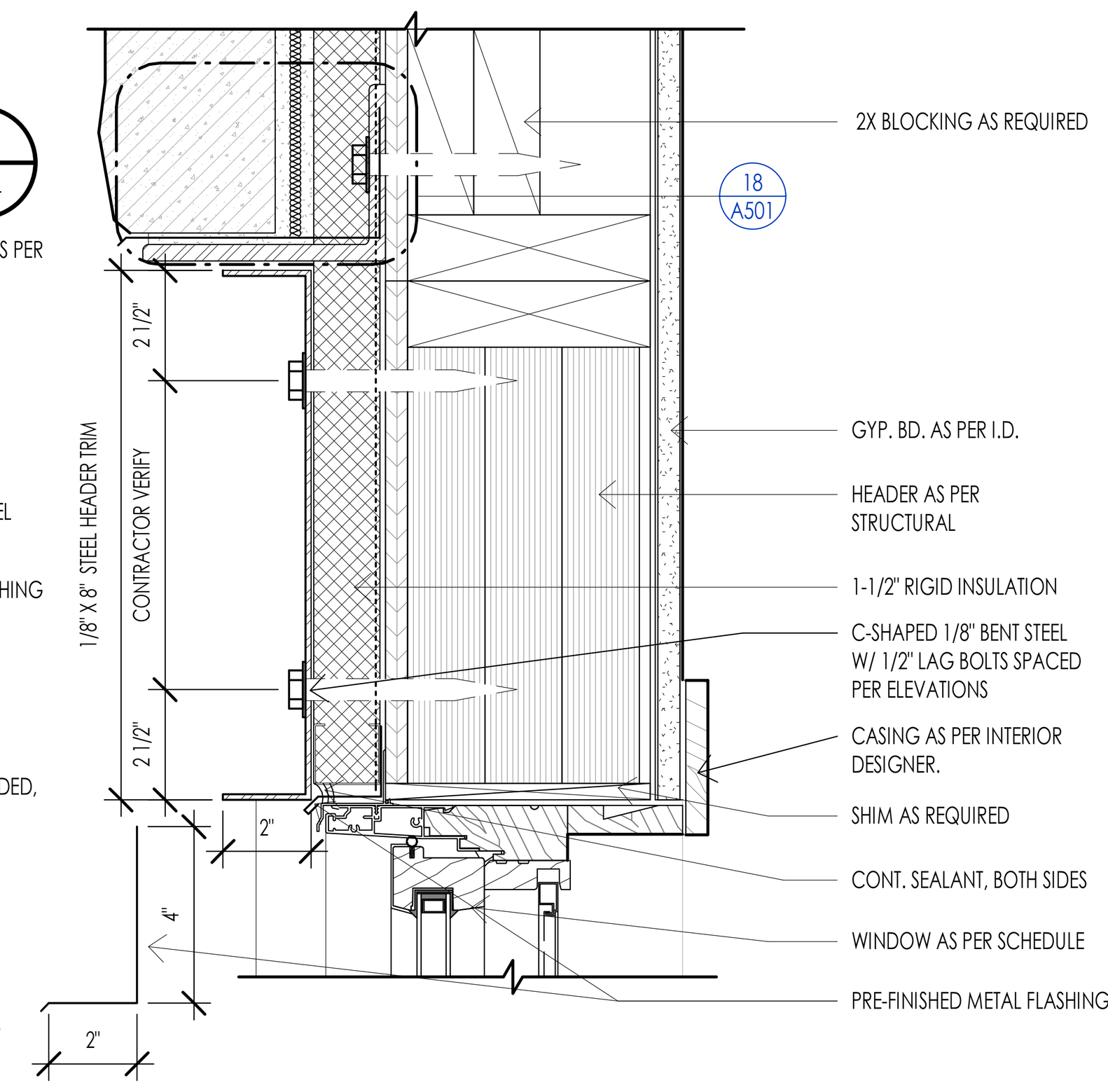
WINDOW - STEEL HEADER TRIM BAND / WOOD — 9 / A604
3" = 1'-0"



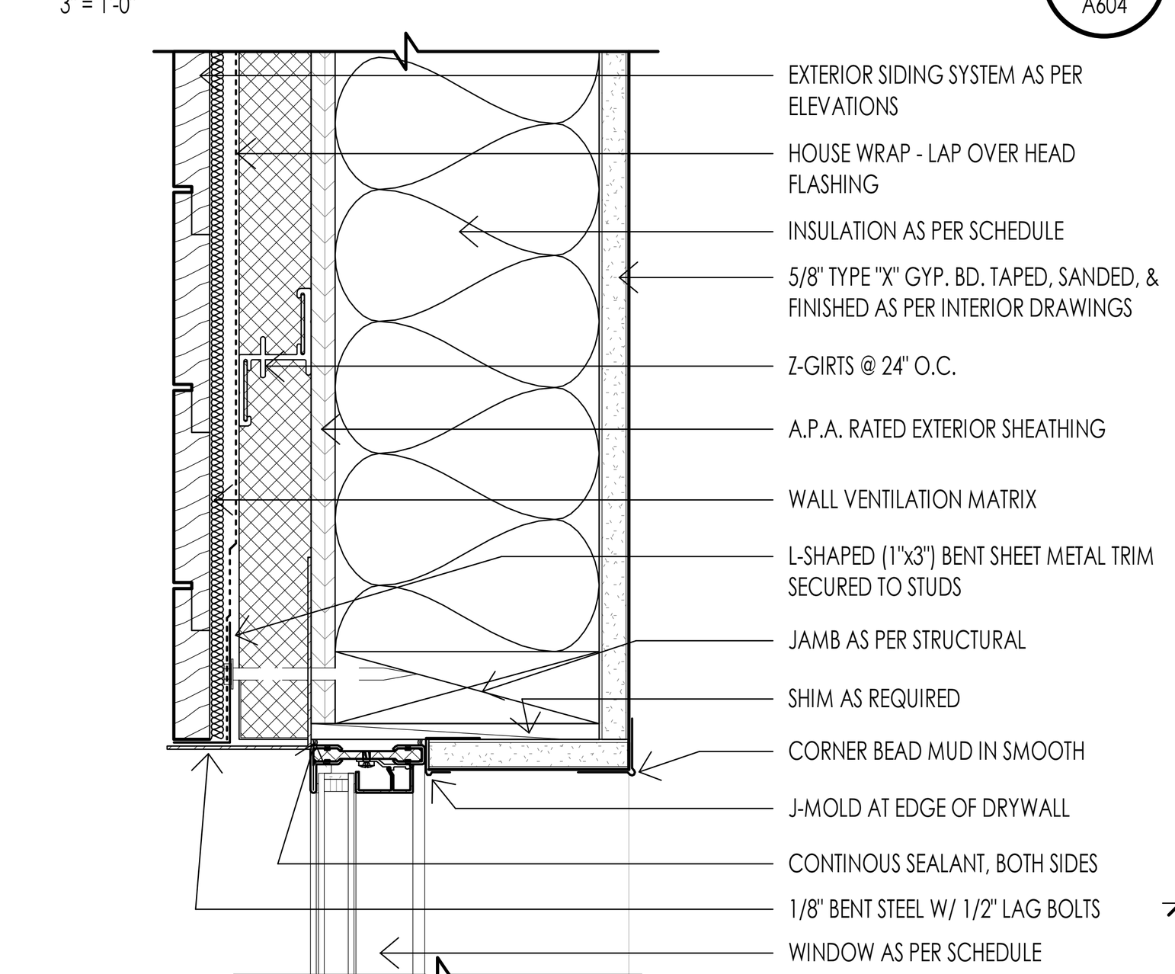
WINDOW - STEEL HEAD DETAIL AT SIDING — 10 / A604
3" = 1'-0"



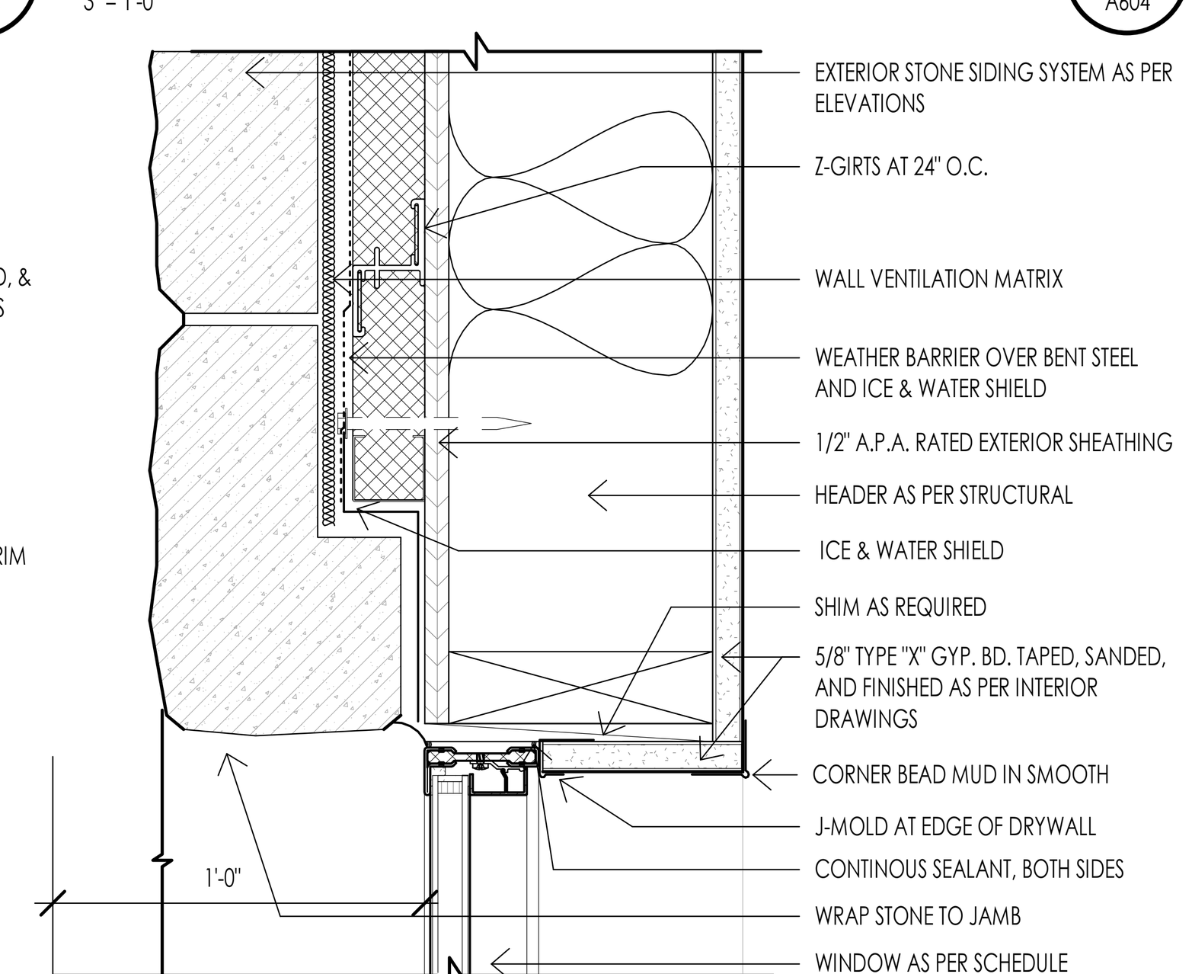
WINDOW - STEEL HEAD DETAIL AT STONE — 11 / A604
3" = 1'-0"



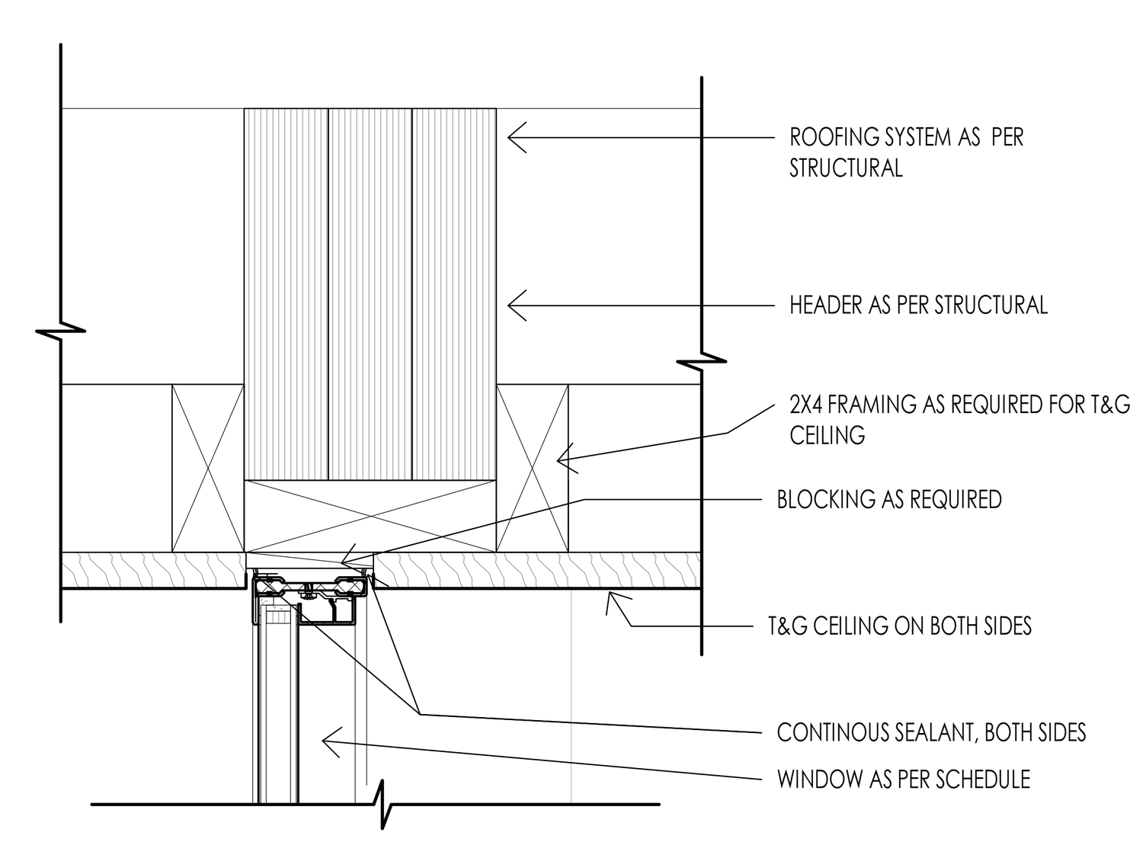
WINDOW - STEEL HEADER TRIM BAND/ STONE — 12 / A604
3" = 1'-0"



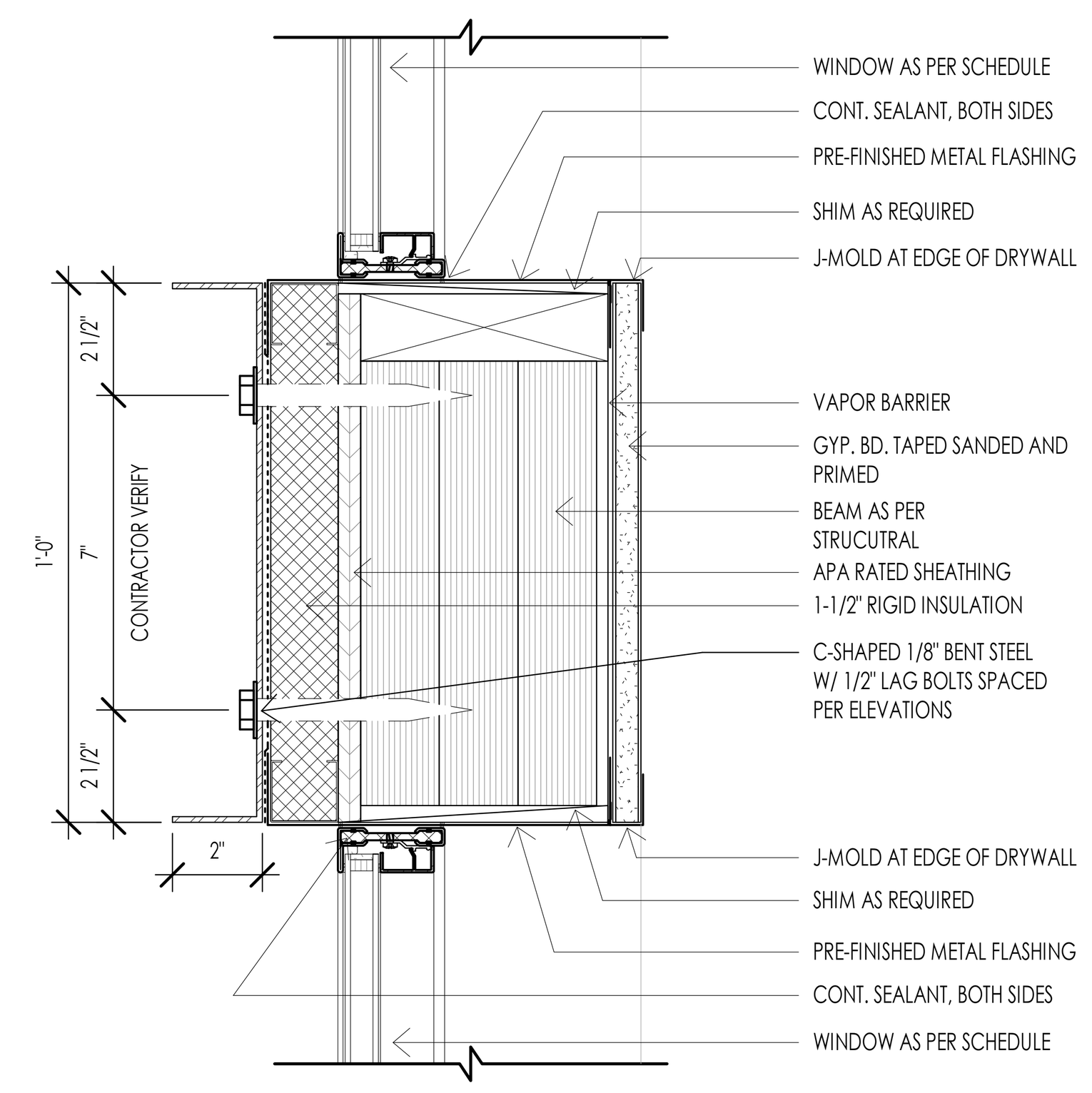
WINDOW - STEEL JAMB DETAIL AT SIDING — 16 / A604
3" = 1'-0"



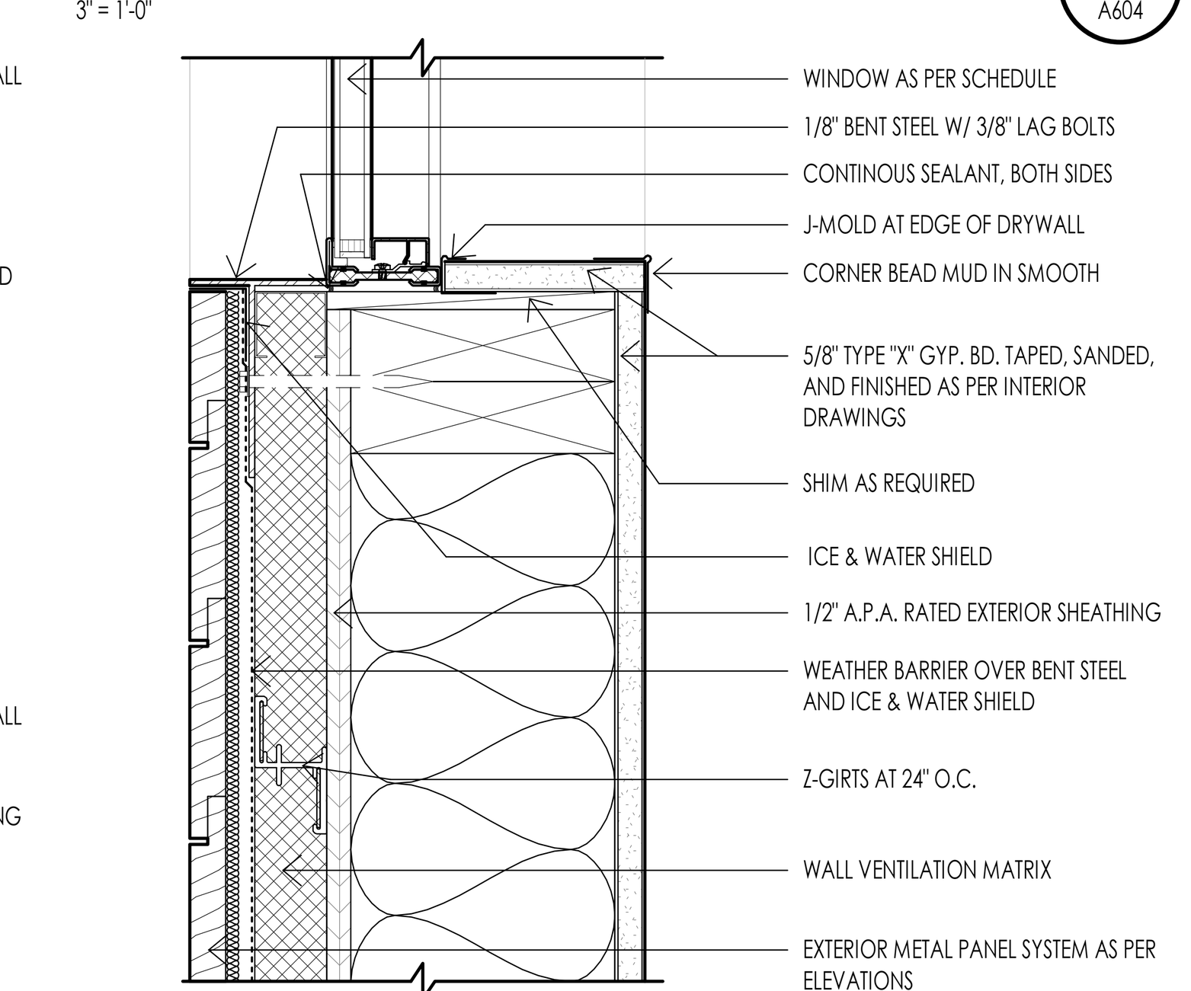
WINDOW - STEEL JAMB DETAIL AT STONE — 17 / A604
3" = 1'-0"



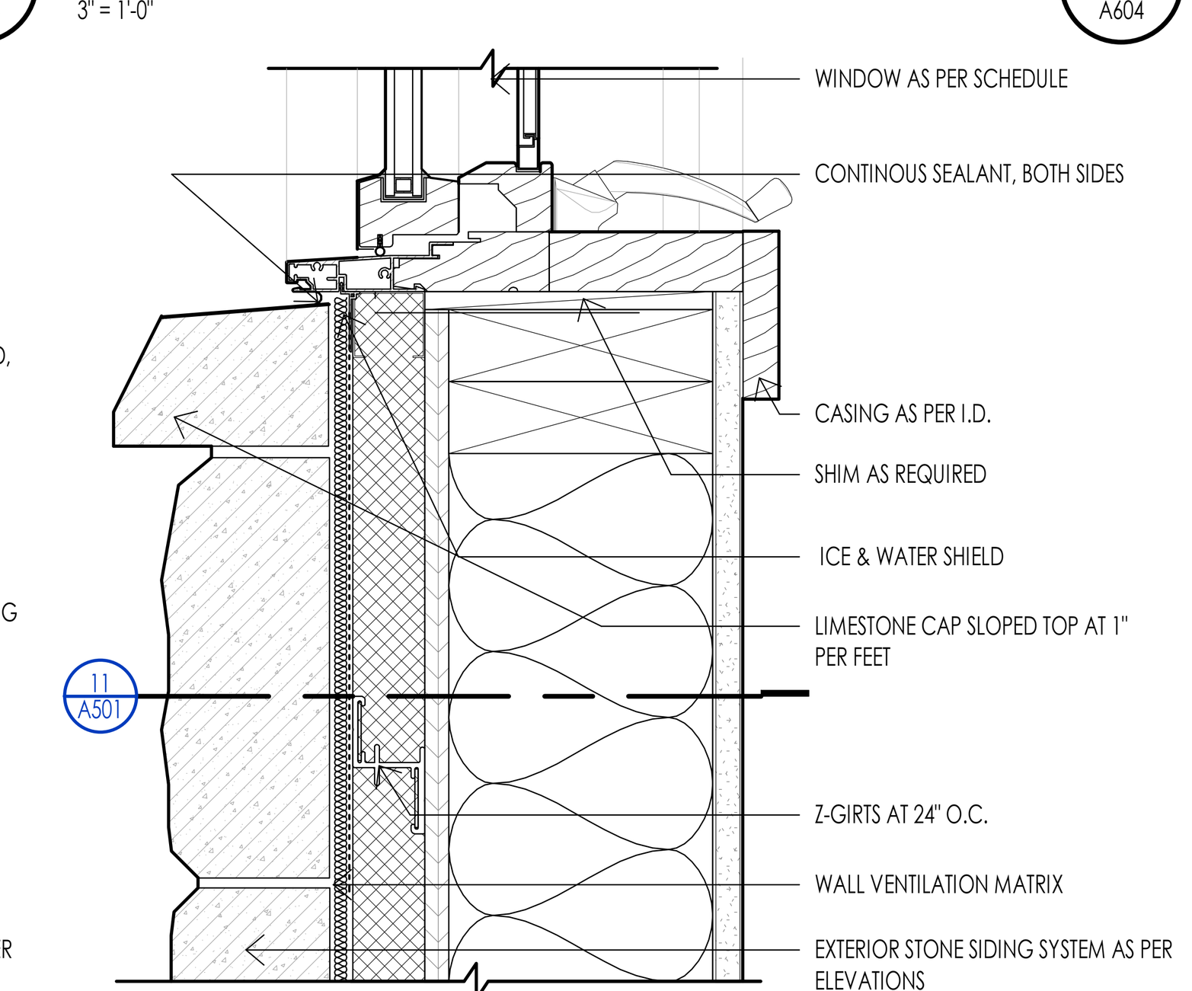
WINDOW - STEEL HEAD DETAIL AT T&G CEILING — 20 / A604
3" = 1'-0"



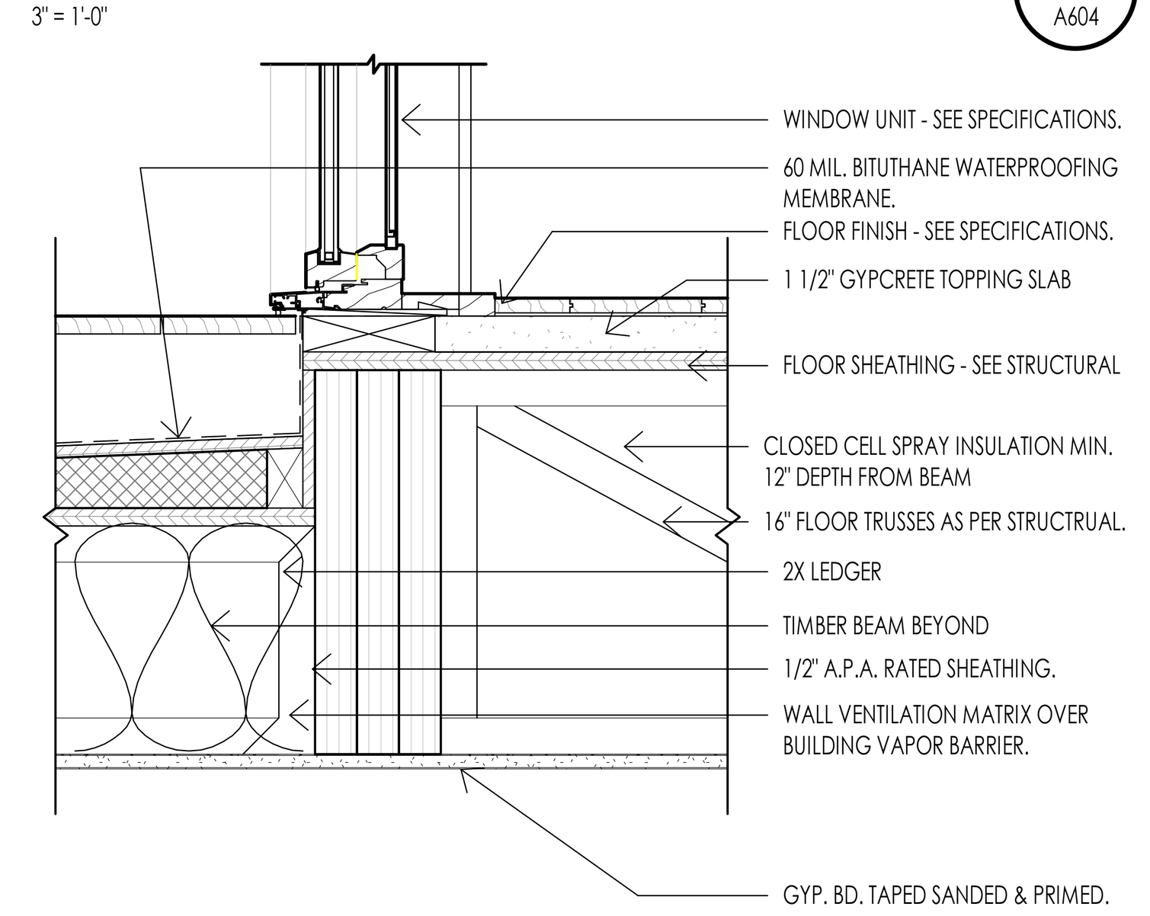
WINDOW - STEEL HEADER / SILL TRIM BAND — 21 / A604
3" = 1'-0"



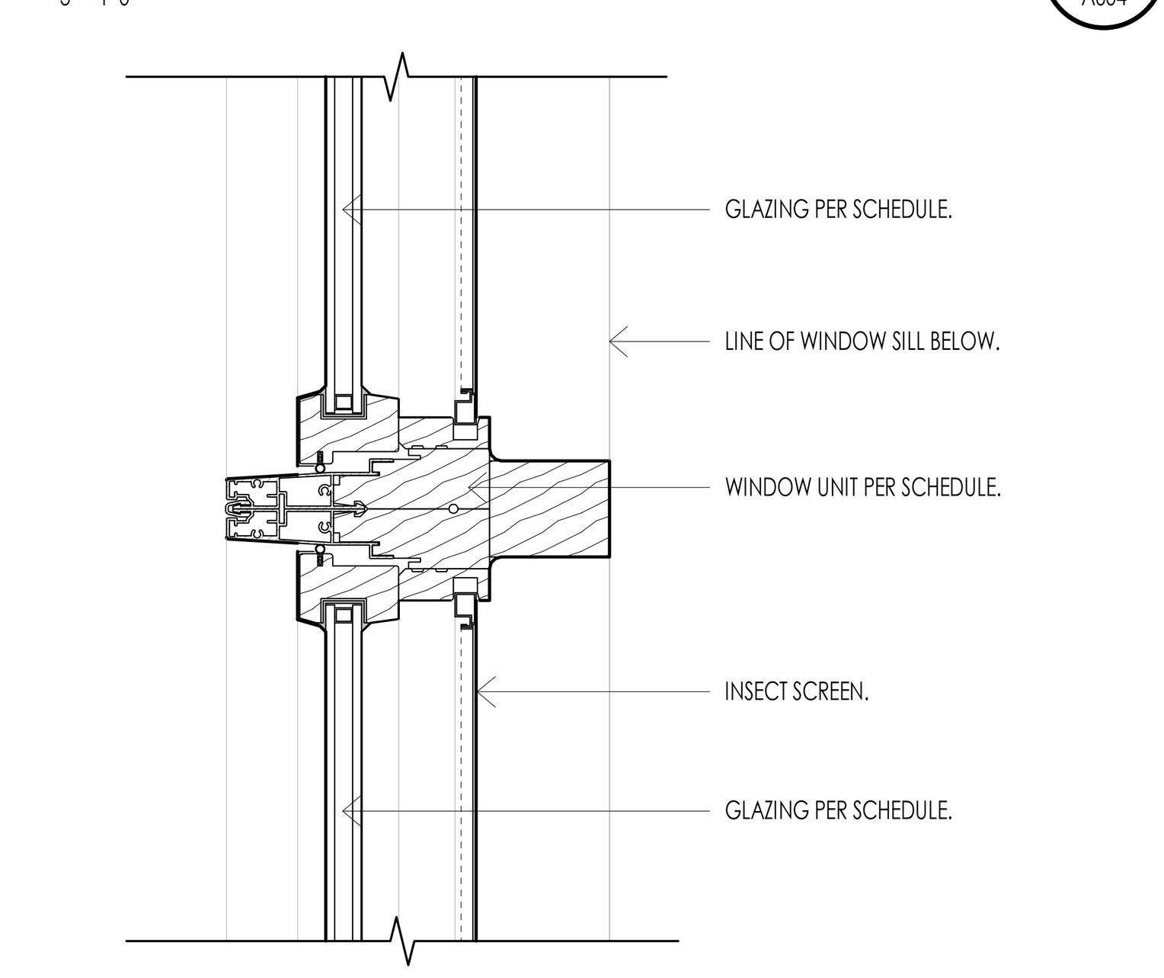
WINDOW - STEEL SILL DETAIL AT SIDING — 22 / A604
3" = 1'-0"



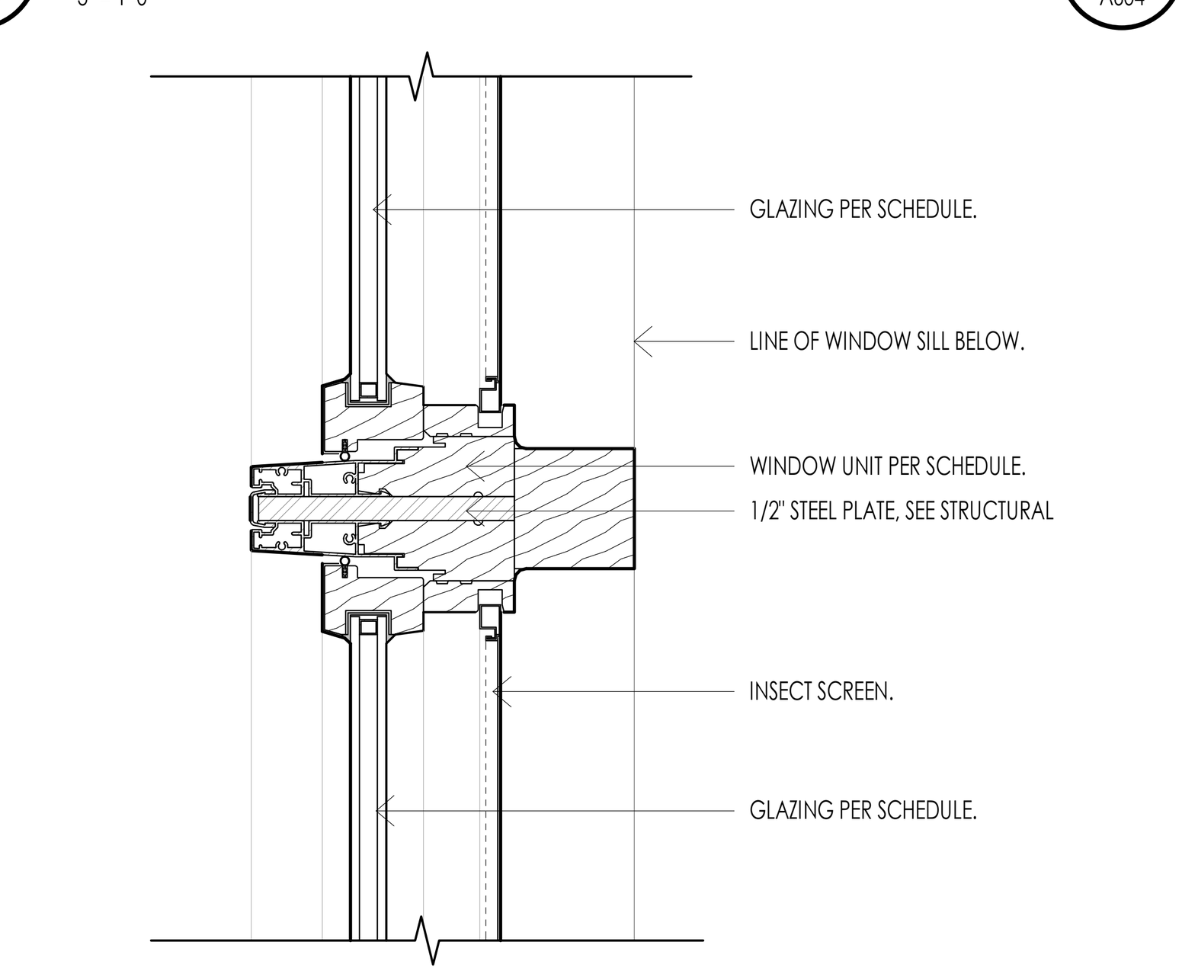
WINDOW - SILL DETAIL AT STONE — 23 / A604
3" = 1'-0"



WINDOW - SILL AT GREAT ROOM - DECK — 27 / A604
1 1/2" = 1'-0"



WINDOW - MULLED DETAIL — 28 / A604
3" = 1'-0"



WINDOW - MULLED DETAIL STIFFENED — 29 / A604
3" = 1'-0"

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
WINDOW DETAILS

PERMIT SET

SHEET NUMBER:
A604

Plot Date: 2/14/2024 2:30:05 PM

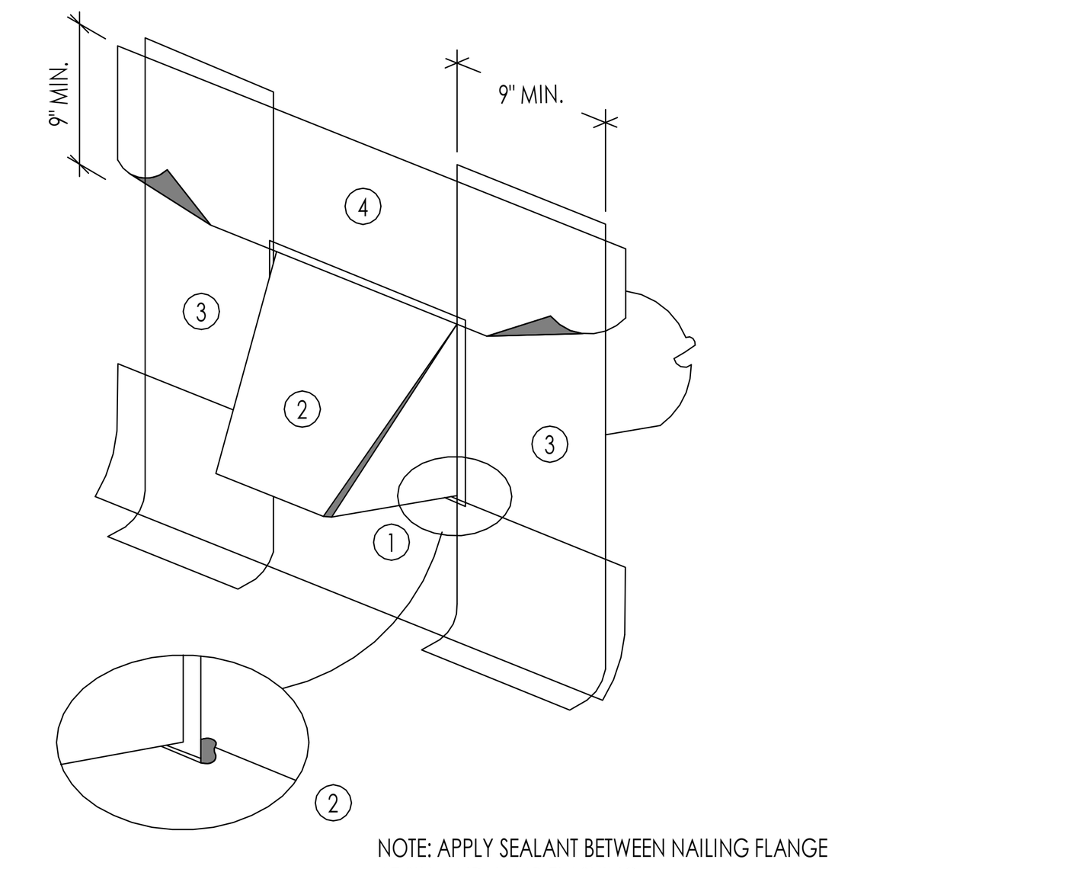
MECHANICAL GENERAL NOTES

PLUMBING GENERAL NOTES

1. THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
2. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
3. THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
4. THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
5. ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWING SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
6. THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
   a. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
   b. WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL MAX FLUSH
   c. ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS.
7. THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPOER FIXTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FIXUTRE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
8. THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
9. PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMUTANEOULSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
10. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXUTRES SHALL BE ALBE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
11. ALL SUPPLY, WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "L" COPPER, TO INCLUDED PIPING TO MANIFOLDS, EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINK PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPPING SHALL BE BRASS FITTINGS WITH COMPRESSION BAND FITTINGS.
12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "K" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
13. WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
14. GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
15. PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PEFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
16. ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
17. ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUAL AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

MECHANICAL GENERAL NOTES

1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL 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.
4. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
5. ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
7. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC AS REQUIRED.
8. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
9. WATER HEATERS
   a. THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
   b. ALL WATER HEATERS SHALL BE VENTED TO THE EXTEIOR.
   c. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE T0WARD THE DRAIN IN A POSITIVE FLOW.
10. GAS FIRED FURNANCES
    a. THE REQUIRED NUMBER OF GAS FIRE FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE FURNACES.
    b. THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    c. THE VENTING OF EACH GAS FIRE FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNANCES FOR THE UNIT CONDESATE LINES.
11. GAS FIRE BOILERS
    a. THE REQUIRED NUMBER OF GAS FIREBOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE BOILERS.
    b. THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
    c. THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT
    d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDESATE LINES.
12. DUCTWORK
    a. ALL DUCTWORK SHALL BE 26 GA. MINUMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION
    b. ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRED TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
    c. ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.



NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING.

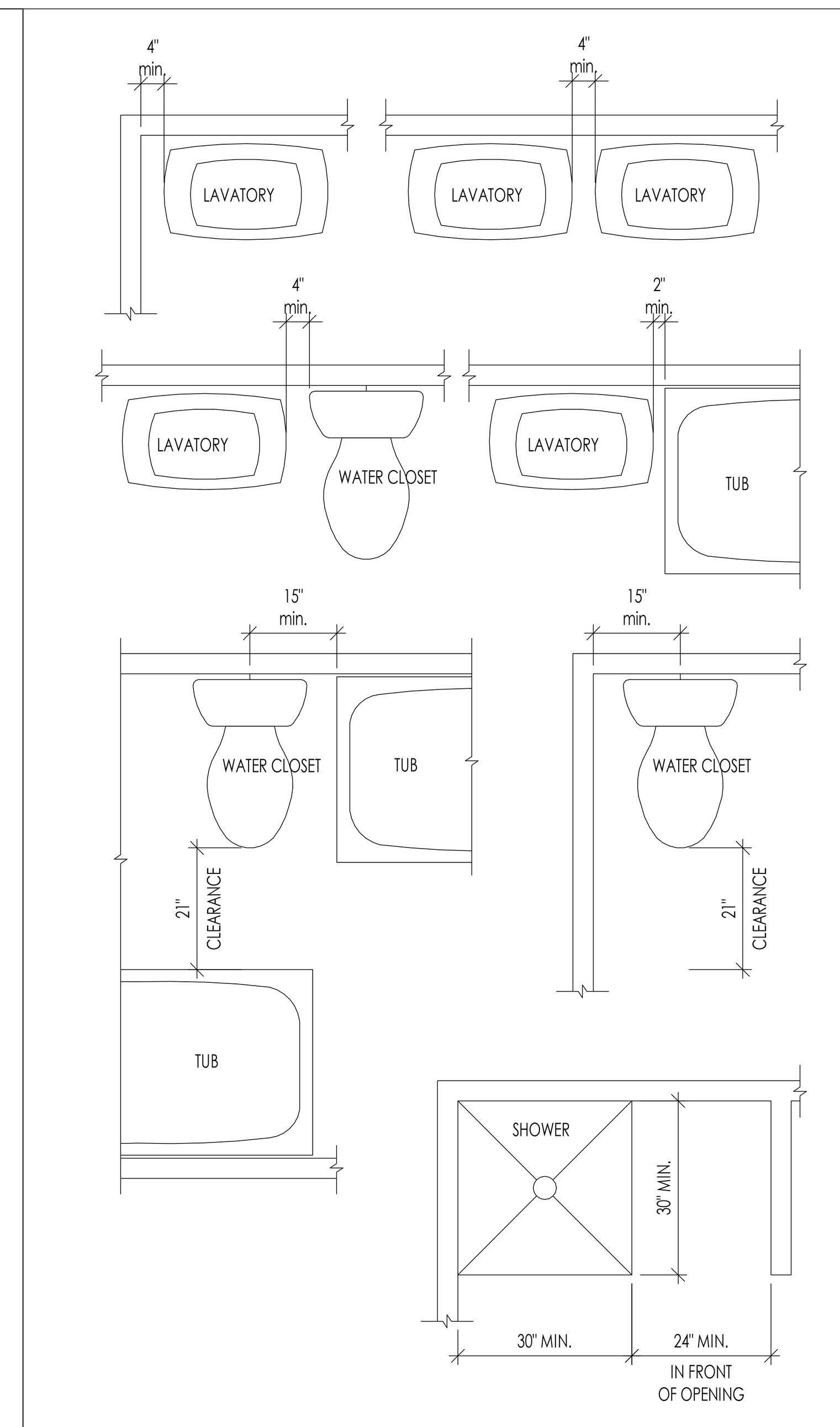
(1) SILL FLASHING
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING
-DO NOT OVERLAP THE TOP OF SILL FRAMING
-ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH

(2) METAL EXTERIOR VENT
26 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.

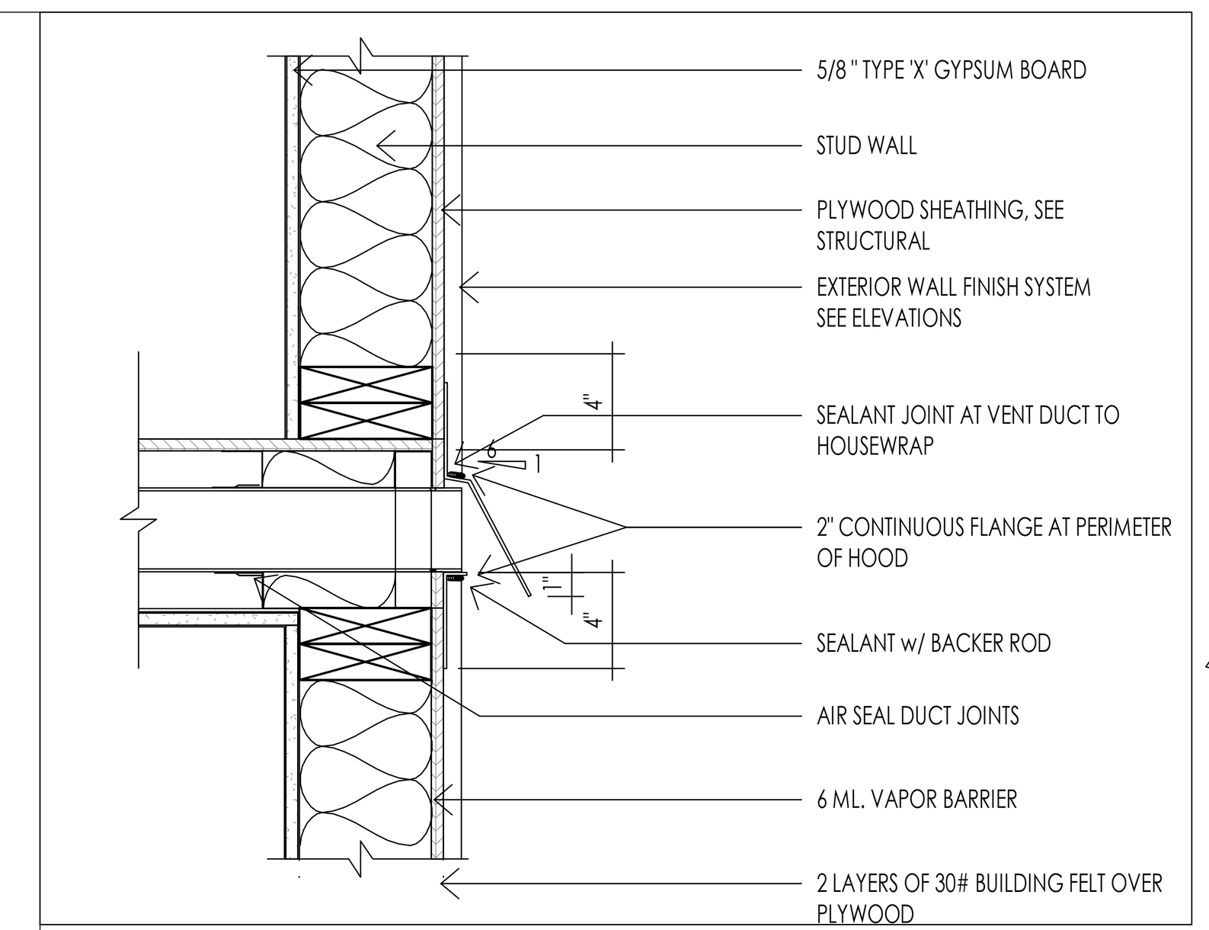
(3) JAMB FLASHING
9 INCH MIN. WIDE SELF ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE. FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.
-DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

(4) HEAD FLASHING
APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

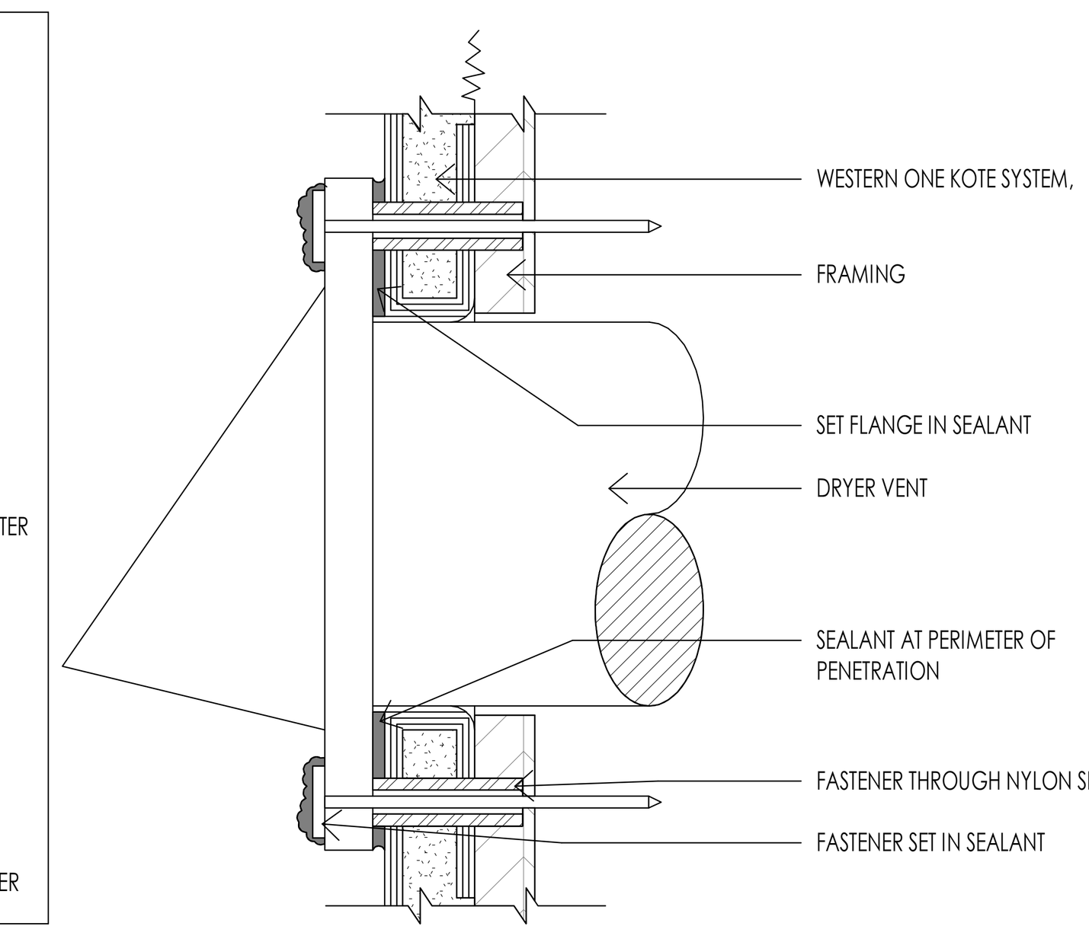
EXHAUST VENT DETAIL 1 M101
1 1/2" = 1'-0"



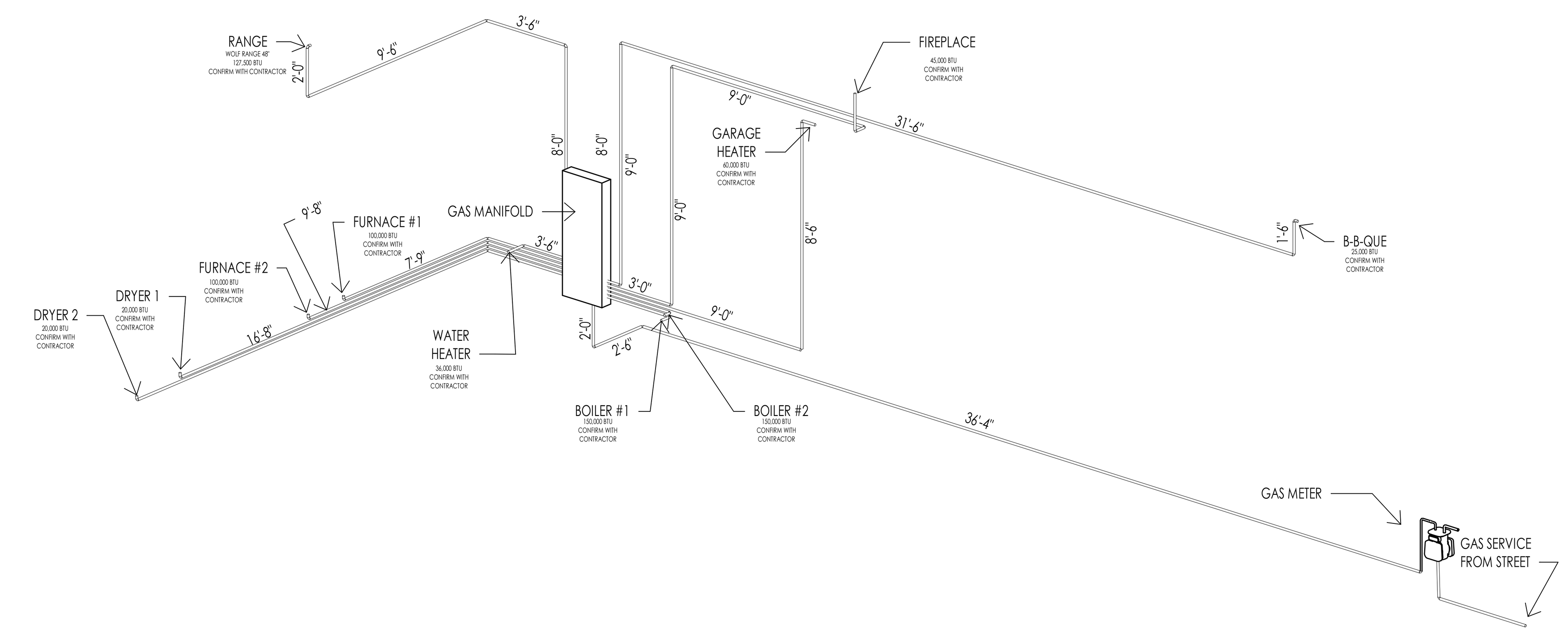
MINIMUM PLUMBING FIXTURE CLEARANCES 2 M101
1/8" = 1'-0"



WALL EXHAUST VENT 3 M101
1 1/2" = 1'-0"



TYPICAL DRYER VENT (SHOWN WITH STUCCO) 4 M101
6" = 1'-0"



GAS SCHEMATIC 5 M101

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WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
MECHANICAL GENERAL NOTES

SHEET NUMBER:
M101

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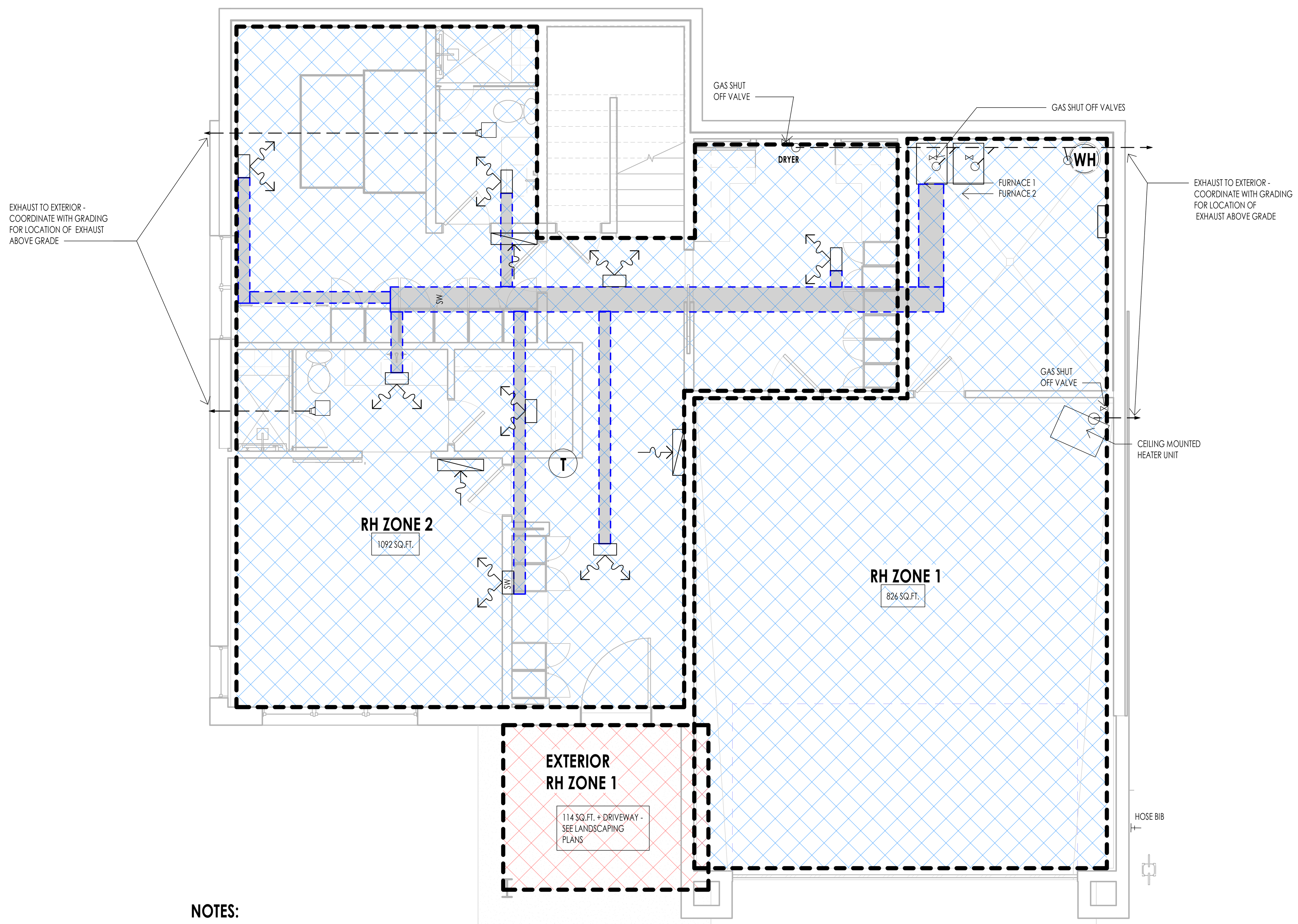
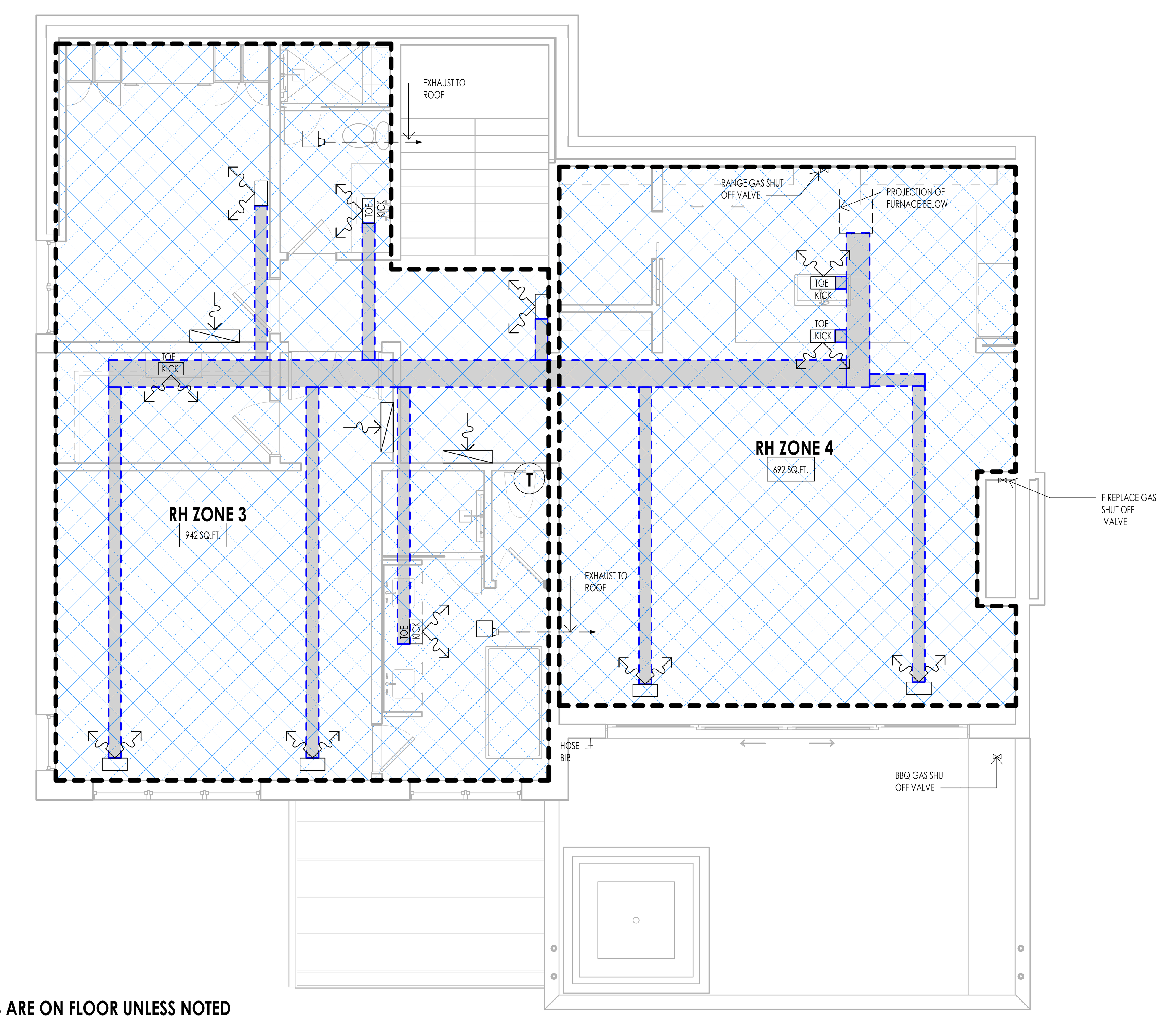


NOTES:

1. ALL TRUNK LINES ARE ON THE CEILING.
2. ALL REGISTERS ARE ON CEILING UNLESS NOTED OTHERWISE.
3. GRILLS TO BE MAXIMUM 6" OFF FLOOR
4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH

LEVEL 1 - MECHANICAL (1 / M102)
1/4" = 1'-0"



NOTES:

1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED OTHERWISE.
2. GRILLS TO BE MAXIMUM 6" OFF FLOOR

LEVEL 2 - MECHANICAL (2 / M102)
1/4" = 1'-0"

MECHANICAL LEGEND

SYMBOL	TYPE
	FLOOR OR CEILING MOUNTED HVAC REGISTER SW = SIDE WALL T.K. = TOE KICK
	HVAC RETURN AIR REGISTER
	HOSE BIB
	GAS SHUT OFF VALVE
	BATHROOM EXHAUST FAN
T	THERMOSTAT
WH	WATER HEATER

MECHANICAL GENERAL NOTES

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.
2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.
6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.
7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.
8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.
9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.
10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.
12. RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.12.27
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SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M102

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ELECTRICAL GENERAL NOTES

1. ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

   THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.

   IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER/ DESIGN TEAM.

4. ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6'-0" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110-16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

5. ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.

6. ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

7. UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT.

   PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.

8. ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.

9. SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.9)

10. ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.

11. SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

12. GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.

13. A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER: THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.

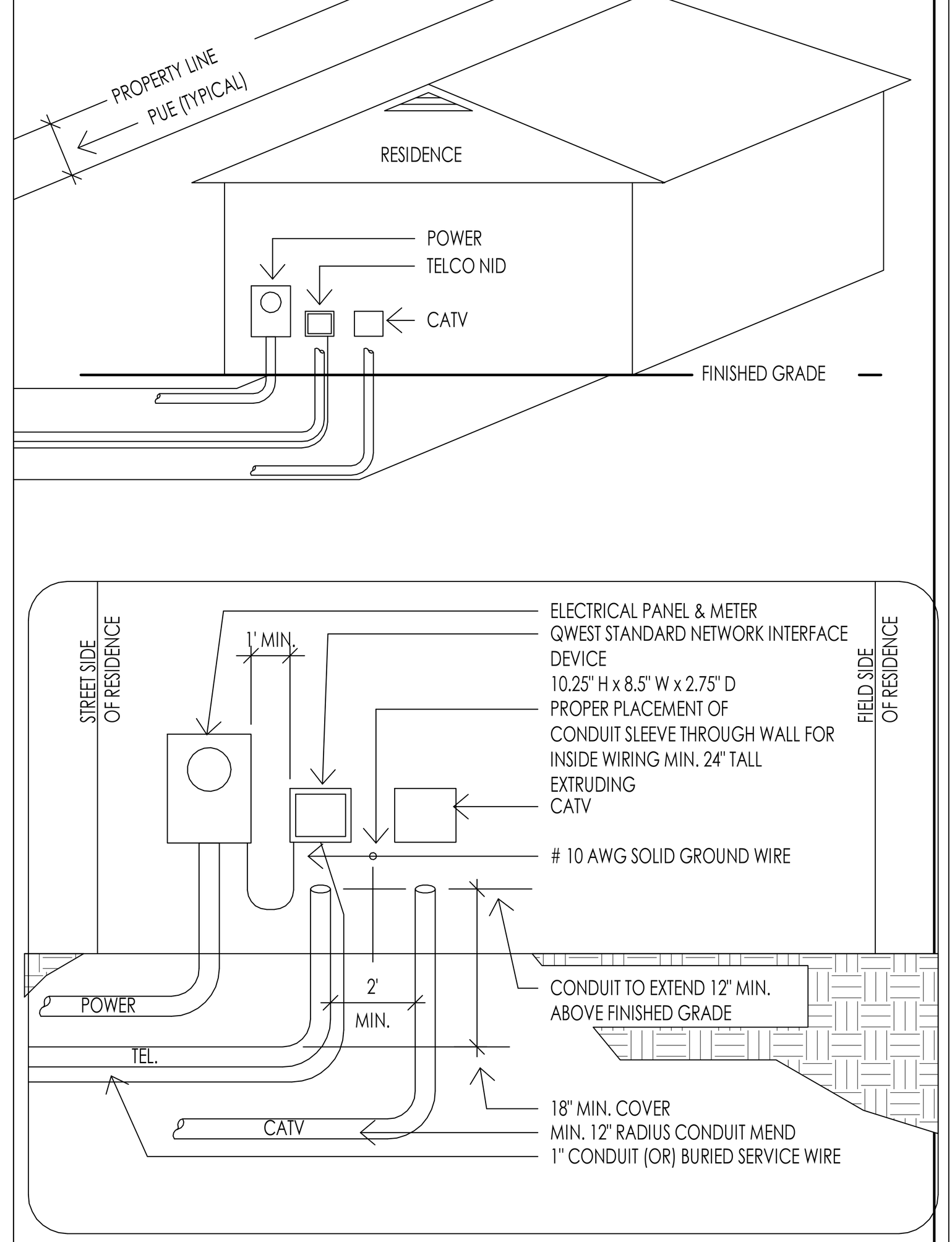
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.

15. A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.

16. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.

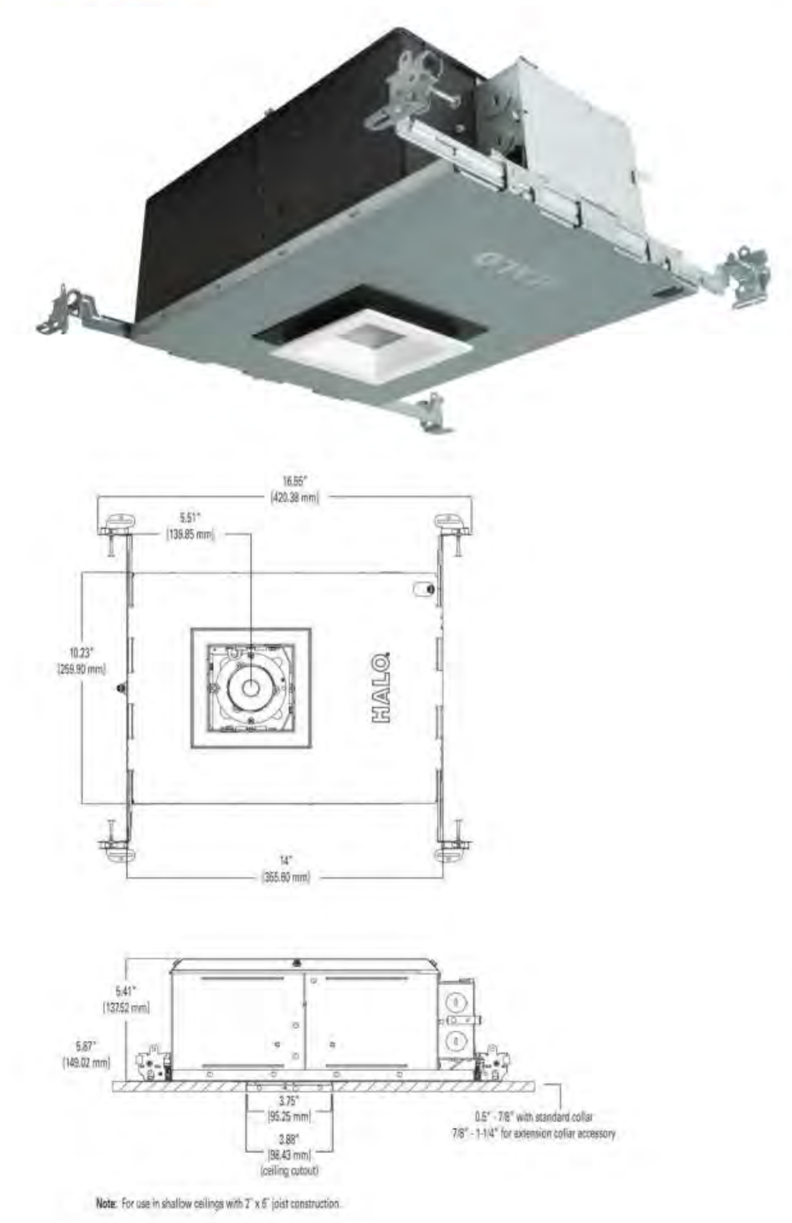
17. KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.

18. CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



TYPICAL DRY UTILITY LOCATION DETAIL
1/2" = 1'-0"
1
E101

HL36SA



Ordering Information

SAMPLE ORDER NUMBERS: HL36SA20SP927ED010ICAT, TIR45FL40, TLS3RMW

Series
HL36SA = 3-inch square shallow new construction directional housing

Wattage
10 = 10W (nominal)
15 = 15W (nominal)
20 = 20W (nominal)

Distribution
[blank] = Purchase optic separately
SP = 15° beam
NFL = 25° beam
FL = 40° beam
WFL = 55° beam

Light Engine
927 = 90 CRI, 2700K
930 = 90 CRI, 3000K
935 = 90 CRI, 3500K
940 = 90 CRI, 4000K
D2W = 90 CRI, 3000K CCT, dim to warm[1]

Input/Control
ED010 = UNV 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and UNV 120-277V 50/60Hz 0-10V 1% dimming
1ELTE = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only
DE010 = 0-10V Dimming, 0% to 100%, 120V-277V

Housing Type
ICAT= insulation contact and airtight

Accessories
RA3S = rimless adapter for HL36A housings and trims
CE3S = collar extender for HL36A housings, adjusts from 7/8" to 1-1/4" thick ceilings
Optics & Media
TIR45SP15 = 15° beam
TIR45NFL25 = 25° beam
TIR45FL40 = 40° beam
TIR45WFL55 = 55° beam
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

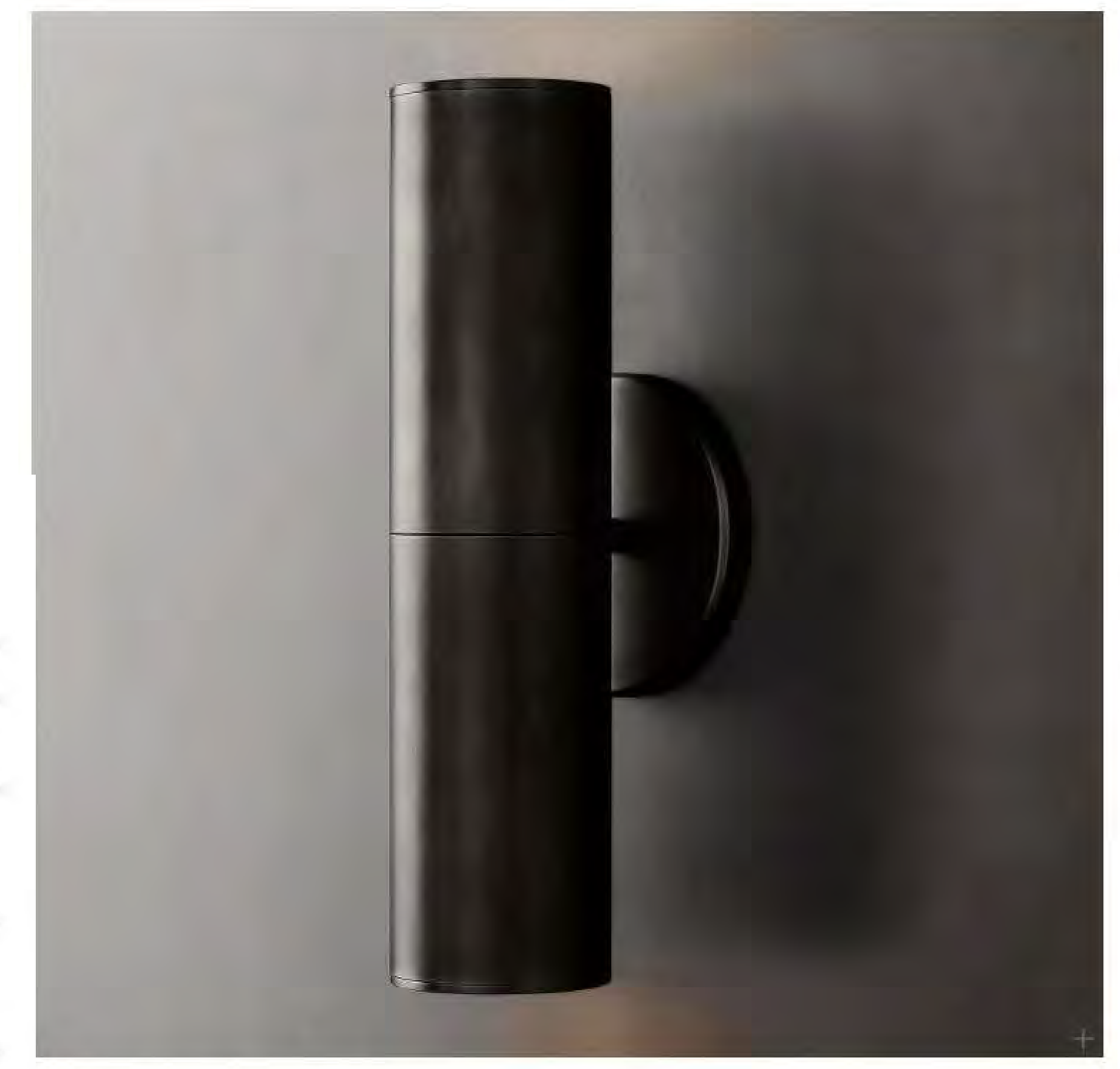
See page 19 for trim information.

(1) Only available in 10W and 15W

HALO HL3 3-inch LED downlighting 15

L-1 RECESSED EXTERIOR SOFFIT LIGHT

RH MODERN SKI HOUSE BEACH HOUSE BABY & CHILD TEEN RH INTERIOR DESIGN GALLERIES SHOP ROOMS SIGN IN CART 2
LIVING DINING BED BATH LIGHTING TEXTILES RUGS WINDOWS HARDWARE DÉCOR ART OUTDOOR SALE



Shown in Bronze

CHAMPEAUX LINEAR SCONCE

Starting at
$525 Regular
$393 Member

Designer Jonathan Browning's Champeaux collection brings refinement and luxe materials to the classic can light, a standard of 1970s utility. Crafted in solid brass, Browning's thoughtful reinterpretation goes beyond function to recast the can as a thing of beauty. The design maintains the clean lines inherent in the concept, but sets the form in a new context.

SHOP THE ENTIRE COLLECTION ›

FINISH OPTIONS

Polished Chrome | Lacquered Burnished Brass | Bronze

DETAILS +
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MAXIMUM OF 2,700K COLOR TEMPERATURE
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CAP TOP, DOWNLIGHT ONLY

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170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

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DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

PERMIT SET

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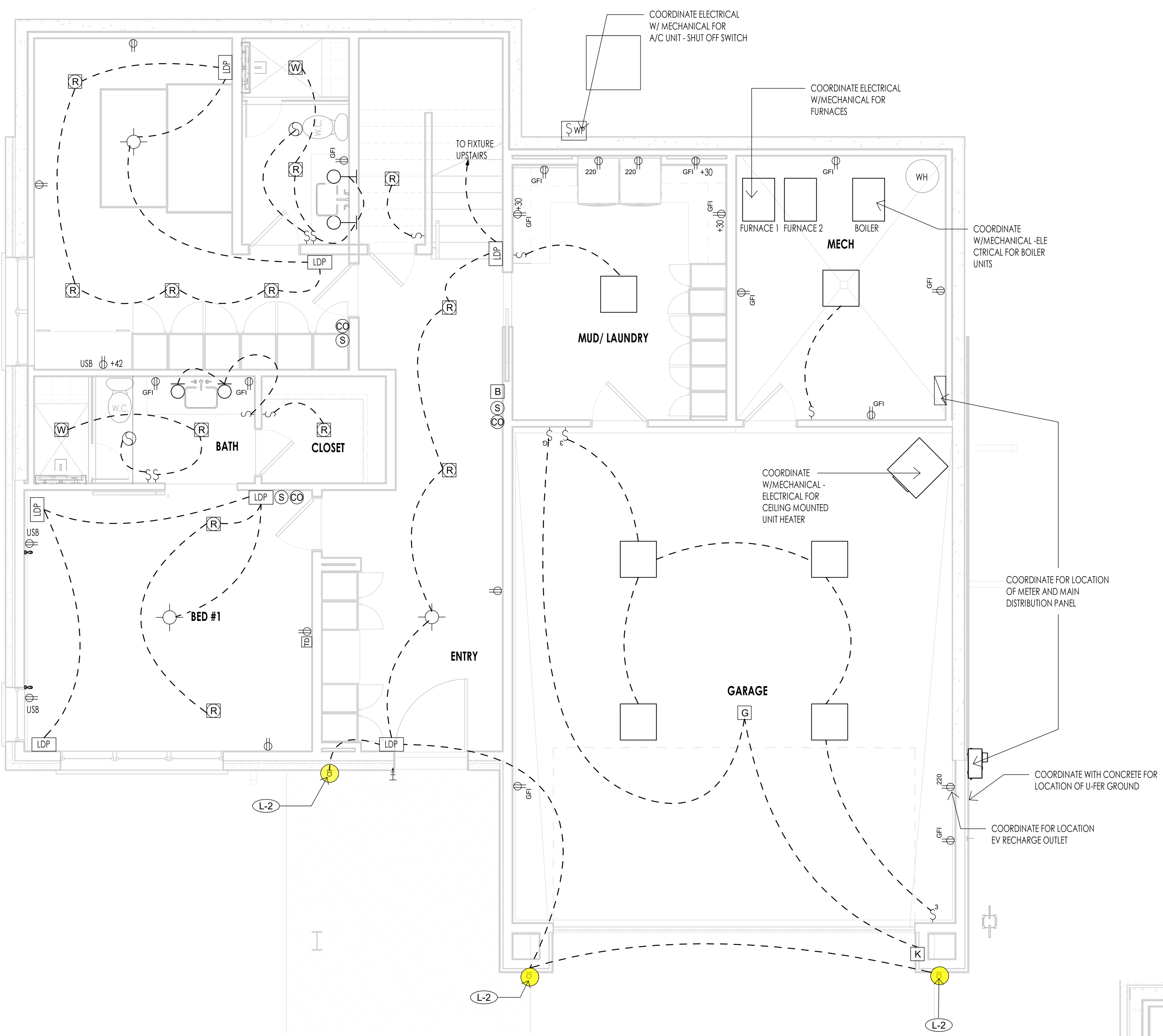
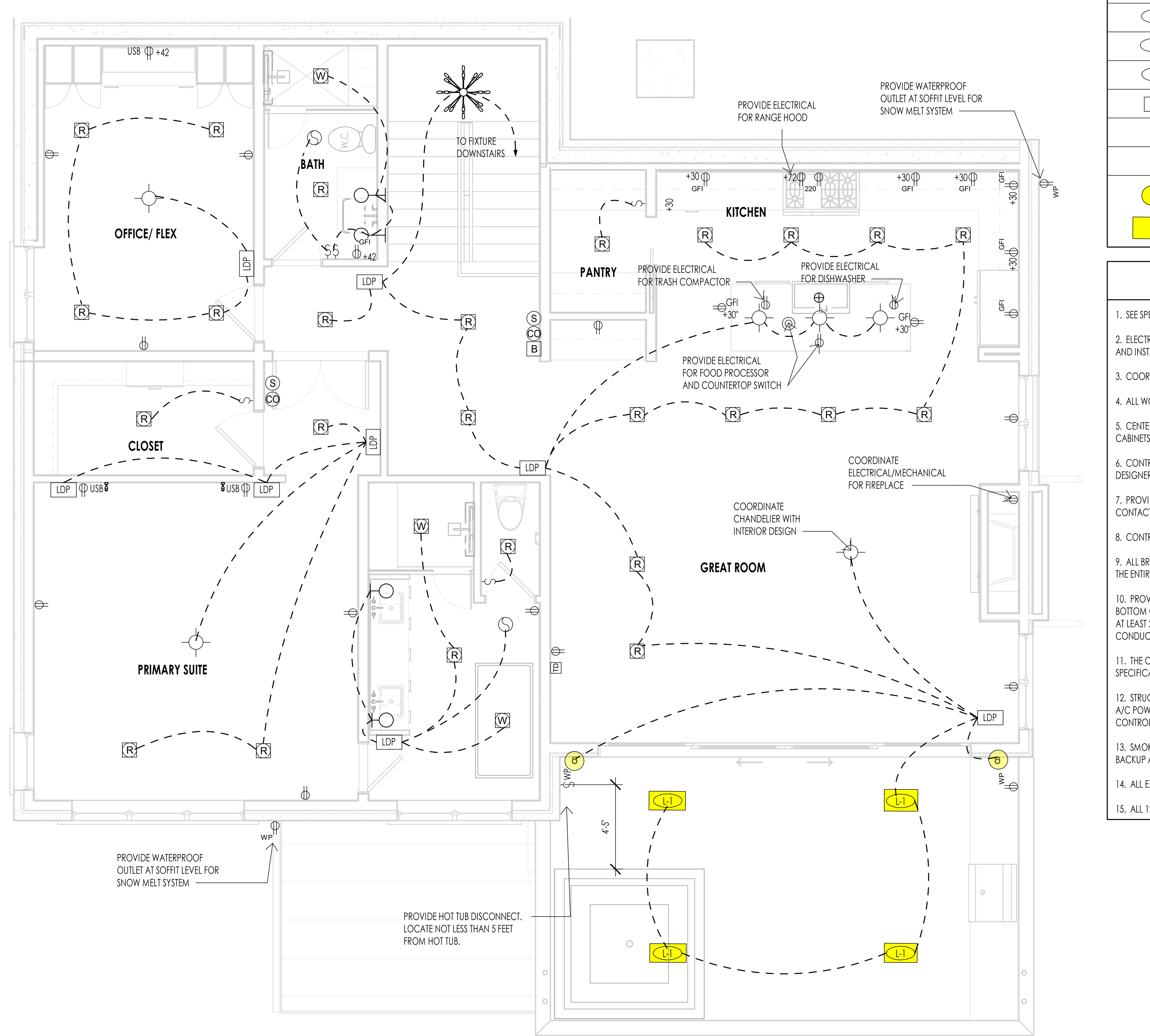


LEVEL 1 - ELECTRICAL

1/4" = 1'-0"

1 E102



LEVEL 2 - ELECTRICAL

1/4" = 1'-0"

2 E102

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$	SINGLE POLE TOGGLE SWITCH
$3	THREE WAY TOGGLE SWITCH
$4	FOUR WAY TOGGLE SWITCH
$G	GARAGE DOOR OPENER
$D	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
WP	110 V WATERPROOF GFI OUTLET
220	220 V OUTLET
	QUADRUPLEX OUTLET
	110 V FLOOR DUPLEX OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	TRACK LIGHTING
	WALL MOUNT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS ENTRY
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
TV	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TD	STRUCTURED WIRING (FUTURE SMART WIRING) IE (2) RG6 QUAD SHIELD, (3) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELITTE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LOW VOLTAGE RECESSED CAN
L-1	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
L-2	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
L-3	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
LDP	LIGHTING DIGITAL PAD
	DOOR BELL SWITCH
	WALL MOUNTED BED LIGHT
	EXTERIOR LIGHTING - SEE SPECS. ON E /101

ELECTRICAL GENERAL NOTES

1. SEE SPECS FOR ELECTRICAL INFORMATION.

2. ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.

5. CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3508.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE:
A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

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Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
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STATE OF UTAH JOHN M. SHIRLEY 6247466 LICENSED ARCHITECT

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

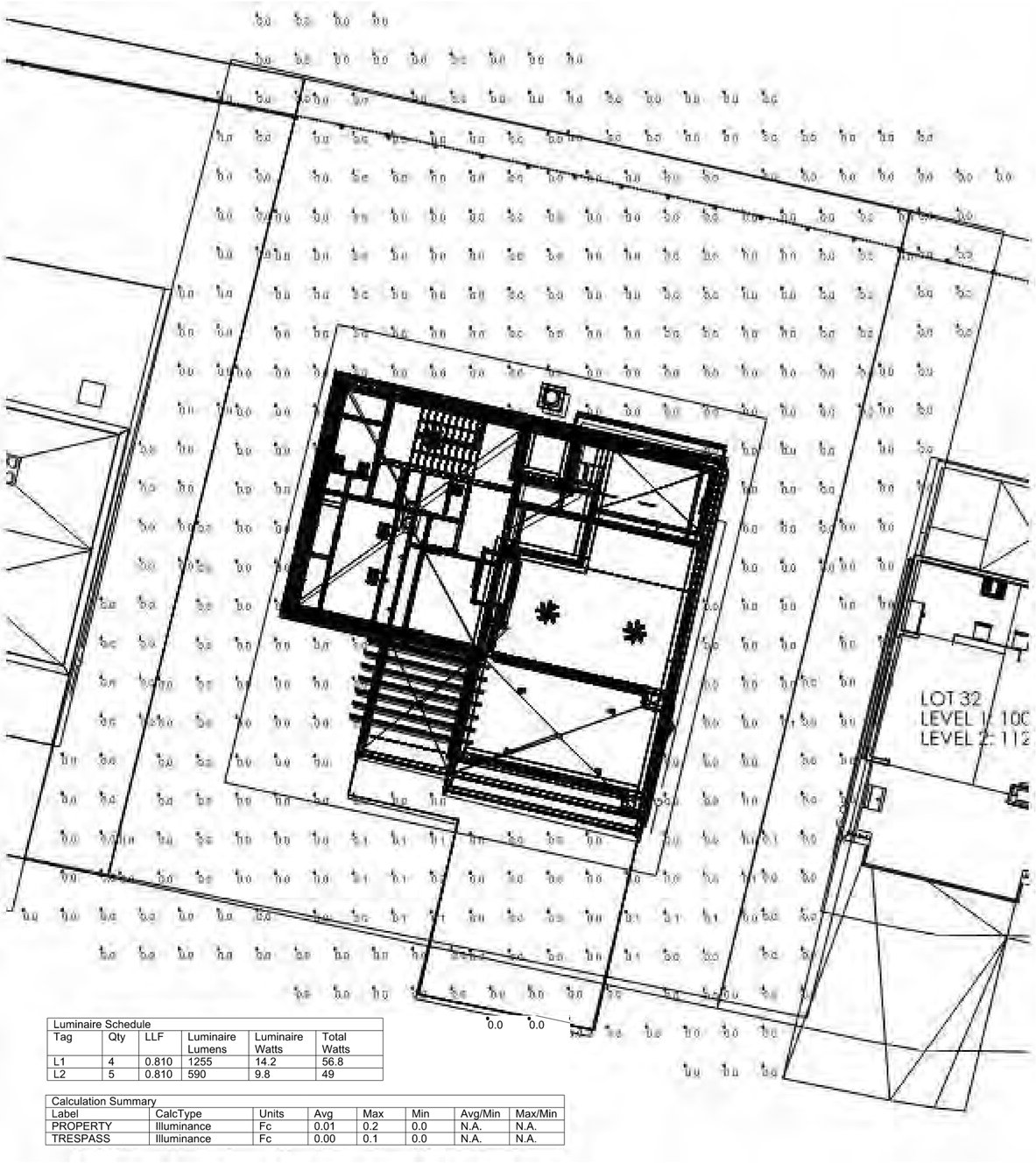
PROJECT NC22023.33
DATE: 2023.12.27
REVISIONS:

SHEET TITLE:
ELECTRICAL PLANS

SHEET NUMBER:
E102

PERMIT SET

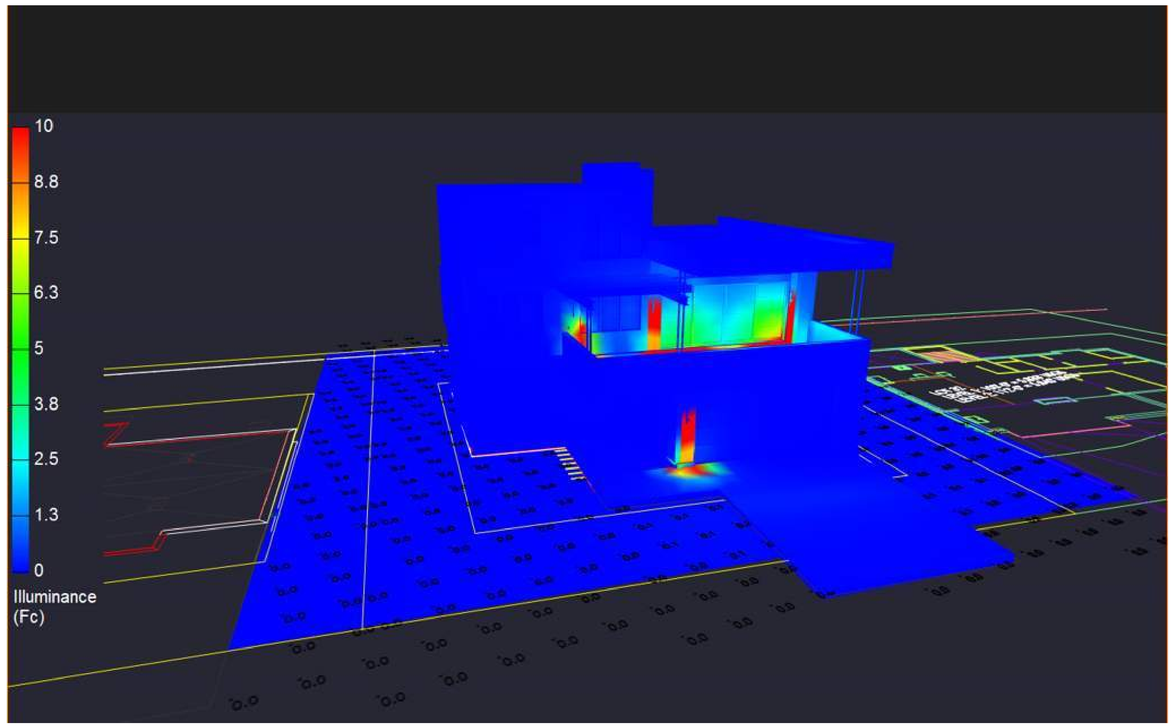
Plot Date: 2/14/2024 2:30:20 PM



Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
L1	4	0.810	1255	14.2	56.8
L2	5	0.810	590	9.8	49

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

POINT-BY-POINT CALCUATION AND SUMMARIES
(5 FOOT GRID)



PSEUDO RENDERING WITH ILLUMINANCE SCALE

PROFESSIONAL ENGINEER LICENSED
18688
07-25-2023
STATE OF IDAHO
SPENCER C. LITTLE

SPECTRUM ENGINEERS

WARM SPRING RESIDENCES
KETCHUM, ID

LOT 33 CALCULATIONS AND RENDERINGS

WOOD SIDING

STONE VENEER

METAL SIDING

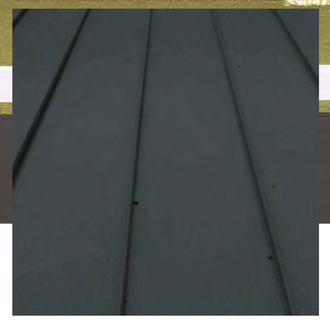
GARAGE DOOR TO MATCH SIDING

THINSET MASONRY:

MOUNTAIN VALLEY SANDSTONE WITH OVER GROUTING

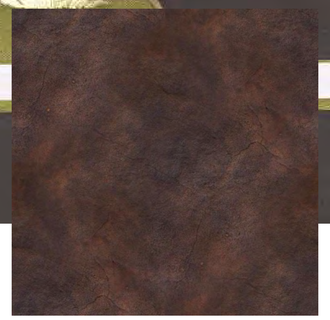
HORIZONTAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING



METAL STANDING SEAM ROOFING:

STEEL TRIM
COLOR: DARK GRAY

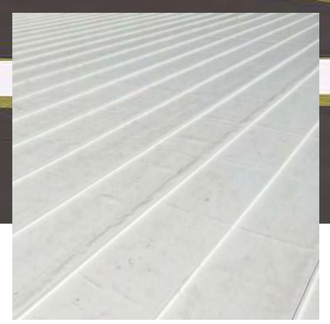


METAL SIDING AT CHIMNEY:

STEEL TRIM
COLOR: AGED STEEL, LIGHT RUST FINISH

WINDOWS:

ALUMINUM CLAD WOOD WINDOWS
COLOR: DARK BRONZE



TPO WITH GRAVEL BALLAST

ROOFING MEMBRANE

GRAVEL BALLAST OVER MEMBRANE:

3/4"- SMOOTH GRAVEL

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2024.02.15

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D300

2024.02.15

STREET VIEW FROM BALD MOUNTAIN ROAD LOOKING NORTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D301

2024.02.15

BALD MOUNTAIN ROAD VIEW LOOKING NORTH EAST

Think Architecture

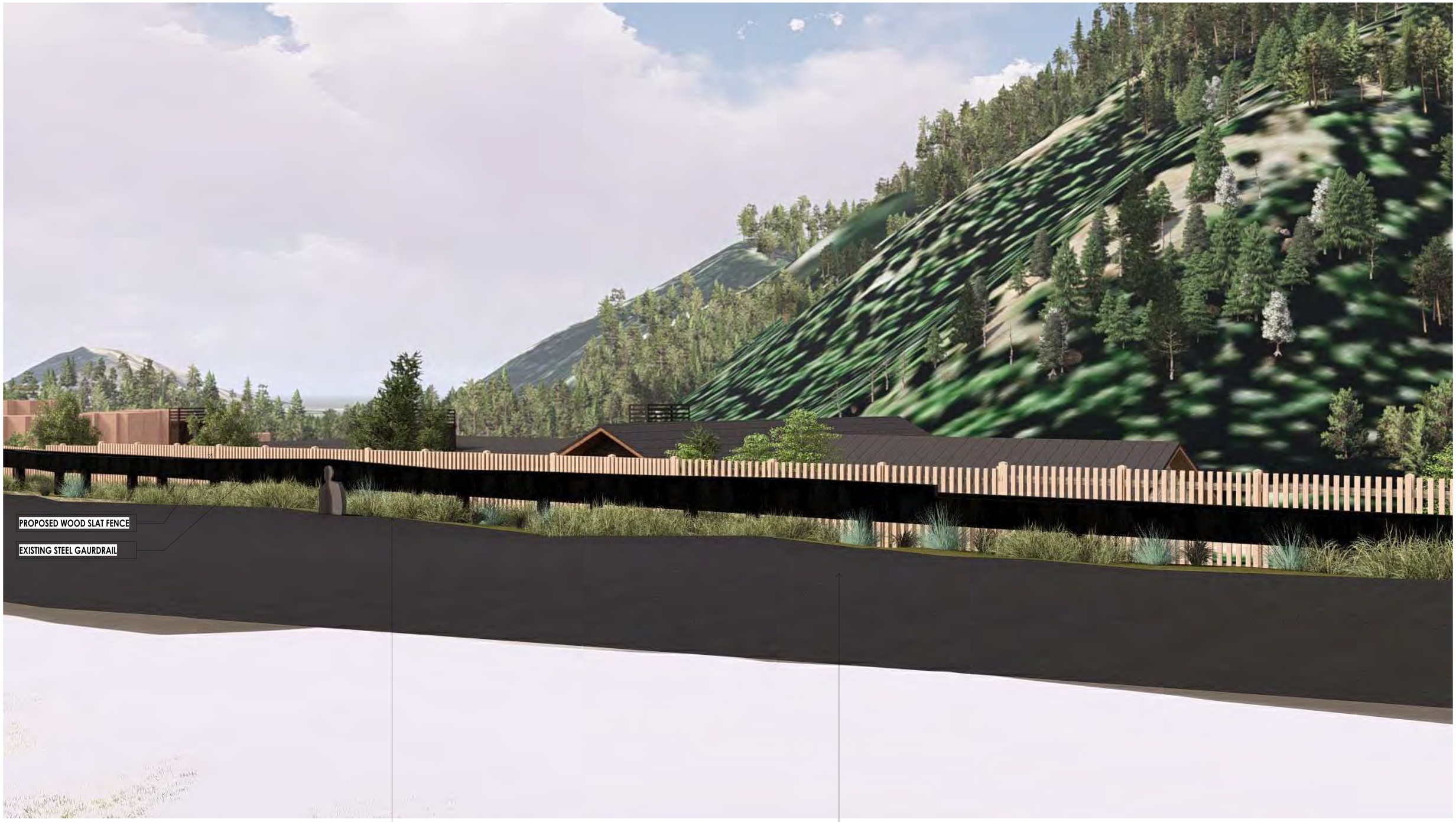
WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D302

2024.02.15



WARM SPRINGS ROAD LOOKING SOUTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D303

2024.02.15

WARM SPRINGS ROAD LOOKING SOUTH

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D304

2024.02.15

BIRDS EYE VIEW LOOKING EAST OVER BALD MOUNTAIN ROAD

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D305

2024.02.15

BALD MOUNTAIN ROAD

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D306

2024.02.15

VIEW FROM SECOND STORY WINDOW ON NORTH SIDE OF WARM SPRINGS ROAD LOOKING WEST

Think Architecture

WARM SPRINGS RESIDENCE #33 R2

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

EXTERIOR VIEWS

D307

2024.02.15

City of Ketchum

Attachment D:
Redesign #1 and #2
Design Review Analysis

Redesign #1 and #2 – Lot 33, Block 4, Warm Springs Ranch Residences
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The project proposes to construct a new asphalt driveway to access Lot 33 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 Lot 33 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 for the project.	

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, included as Attachment F, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Staff recommend condition of approval #5 ensure any damage to the right-of-way, including sidewalks, be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.B.5 – Sidewalks	Conformance
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C-1 on both redesigned project plans for Lot 33. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins on the lot 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 on both redesigned project plans for Lot 33. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins on the lot will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on the subject property.	

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES
Finding: The City Engineer has reviewed the proposed drainage plan for both redesigns on Lot 33 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 for both redesigns on Lot 33 include the installation of a trench drain bordering the width of the driveway along Bald Mountain Road. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the proposed trench drain and drywell improvements meet city standards. All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.	

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: As shown on Sheet C-1 of both redesigned plans for Lot 33, the applicant proposes connecting to the municipal water and sewer systems from existing lines on Bald Mountain Road. Requirements and specification for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit.	

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Finding: N/A. Extension of utilities is not necessary to service the proposed residence.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES
Finding: Pursuant to KMC §17.96.060.E.1, "The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures." The Warm Springs Ranch Subdivision was platted in 2021 and is in the process of being developed. Multiple single-family residences are currently being constructed on Bald Mountain Road and Mountain Creek Drive. All of which have similar, yet unique architectural styles that utilize both modern (flat and shed roofs with cold materials such as concrete and metal) and traditional (gabled roofs with warmer materials such as wood and stone) designs. Redesign #1 features flat roofs with large windows and a mix of cold and warm materials including wood, metal, and stone. Redesign #2 features pitched roofs with minor flat roof accent areas, large windows, and a mix of cold and warm materials including wood, metal, and stone.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: N/A. The subject property is vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 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, Redesign #1 features a modern design of flat roofs, large windows, and wood, metal, and stone materials. Redesign #2 features a more traditional design of pitched roofs with minor flat roof accent areas, large windows, and wood, metal, and stone materials.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: Both redesigns feature the same materials which include dark bronze trimmed windows, metal siding chimney, and a mix of wood, stone, and metal siding materials.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: Both redesigns propose a 4' wooden fence on the rear of the lot along Warm Springs Road. No accessory structures are proposed. The project proposes landscaping improvements that complement and soften the visual appearance of the residence from Warm Springs Road. The landscaping includes trees, shrubs, and grasses. Utilities on the lot will be screened with shrubs. New Aspen, Crabapple, and Pine trees will be installed on the lot to provide screening for the residence from adjacent properties and Warm Springs Road.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The project plans for Redesigns #1 and #2 propose a two-story structure on Lot 33. Both redesigns feature multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The structure in both redesigns is proposed to be oriented towards the primary street frontage along Bald Mountain Road.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. Sheet A101 on both redesigned plans indicates that garbage bins will be stored within the attached 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 on Sheet A107 for both redesigns indicates that gutters will be installed, and the roofs will be sloped to downspouts.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 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 for Lot 33 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 for Lot 33 is located further than 20 feet away from the nearest intersection of Bald Mountain Road and Mountain Creek Drive.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Bald Mountain Road for Lot 33.	

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: In both redesigned plans, Sheet L3 shows the proposed snow storage areas to include a total of 275 square feet, greater than the required 30% (837 * .30 = 251 square feet).	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: The location of the snow storage area is indicated on Sheet L3 of both redesigned plan sets for Lot 33.	

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: The snow storage area on both redesigns for Lot 33 does not have dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES
Finding: On both redesigns, the applicant is proposing a driveway snowmelt system within the property boundary and not within the Bald Mountain Road right-of-way for the driveway on Lot 33. In addition to the snowmelt system, the project also proposes a snow storage area 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 Sheet L3 of both redesigned plan sets for Lot 33.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Finding: The landscape plan for both redesigns is the same. The front, side, and rear yard setback areas for Lot 33 will be vegetated with native grasses. Shrubs and trees are proposed along the sides of the residence, which will screen utilities. New pine, aspen, and crabapple trees will be installed to provide screening for the residence from Warm Springs Road and adjacent properties. Ornamental grasses and wildflowers are also proposed around the structure.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES

Finding: The landscape plan for both redesigns is the same and it proposes drought-tolerant and native species, including pine trees, native shrubs, and drought tolerant grasses.

17.96.060.I.4 – Landscaping	Conformance
Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.	YES
Finding: The lot is proposing landscaping along the rear to provide a buffer from Warm Springs Road and landscaping on the front and side yards to allow for privacy between adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	YES
Finding: Sidewalks have already been installed along Bald Mountain Road adjacent to Lot 33 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Subdivision Development Agreement, sidewalks were installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	N/A
Finding: N/A. No encroachments of below grade structures are proposed on either redesign.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A. No encroachments of below grade structures are proposed on either redesign, and the structure is not located within the riparian setback.	

City of Ketchum

Attachment E:

Redesign #1 and #2

Zoning and Dimensional Standards Analysis

City of Ketchum
Planning & Building

Redesign #1 and #2 – Lot 33, Block 4, Warm Springs Ranch Residences
COMPLIANCE WITH ZONING REGULATIONS

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
☒	☐	☐	17.12.030	Minimum Lot Area
			Finding	**Required:** 8,000 square feet **Existing:** 8,429 square feet (.19 acres)
☒	☐	☐	17.12.030	Building Coverage
			Finding	**Permitted:** 35% **Proposed:** Redesign #1: 31% (2,579 square feet building coverage / 8,429 square feet lot area) Redesign #2: 28% (2,322 square feet building coverage / 8,429 square feet lot area)
☒	☐	☐	17.12.030	Minimum Building Setbacks
			Finding	**Minimum Required Setbacks:** Front: 15' Side: > of 1' for every 3' in building height, or 5' Rear: 15' Warm Springs Road: 30' **Proposed:** Redesign #1 Front (south): 19'-6 27/256" Side (east): 14'-8 3/4" Side (west): 11'-10 69/128" Rear (north): 30'-2 49/64" Redesign #2 Front (south): 21'-5 101/256" Side (east): 15' Side (west): 12'-4 215/256" Rear (north): 30'-9 17/64"
☒	☐	☐	17.12.030	Building Height
			Finding	**Maximum Permitted:** 35' **Proposed:** Redesign #1: 29'-0 ½"

				Redesign #2: 31’-10 169/256”
☒	☐	☐	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: Redesign #1: 28% (22-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road). Redesign #2: 28% (22-foot-wide driveway/80 feet of property frontage along Bald Mountain Road Road).
☒	☐	☐	17.125.020.A.2 & 17.125.050	Parking Spaces
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: Residential (one family dwelling), in all applicable zoning districts require two parking spaces. Proposed: Both redesigned plan sets indicate 2 parking spaces within the attached enclosed garage.

City of Ketchum

Attachment F:

Warm Springs Ranch Residences Development Agreement

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: OFFICE OF THE CITY CLERK CITY OF KETCHUM POST OFFICE BOX 2315 KETCHUM, IDAHO 83340	**Instrument # 682013** HAILEY, BLAINE, IDAHO 4-28-2021 06:26:02 PM No. of Pages: 13 Recorded for : CITY OF KETCHUM JOLYNN DRAGE Fee: 0.00 Ex-Officio Recorder Deputy Index to: AGREEMENT/CORRECTION

(SPACE ABOVE LINE FOR RECORDER'S USE)

DEVELOPMENT AND REZONING AGREEMENT 20609

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is dated for reference purposes this 28 day of April, 2020, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("**Ketchum**" or "**City**") and BRENNAN HOLDINGS NO. 300, LLC, an Idaho limited liability company ("**Owner**", and together with the City, the "**Parties**").

BACKGROUND AND CONTEXT

A. Ketchum is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to grant conditional use permits, approve planned unit developments, subdivide real property and the power to contract. A development agreement between the Parties is a collaboration that will provide mutual benefit for the Parties and residents of the City.

B. Owner owns the real property situated in the State of Idaho, County of Blaine, commonly known as the Warm Springs Ranch Resort, Ketchum, Idaho ("**Property**") and more particularly described as Blocks 1, 2, 3, 4, 5, 6, 7, and 8 of Warm Springs Ranch Resort P.U.D. Large Block Plat, according to the plat thereof, recorded as Instrument No. 576508, records of Blaine County, Idaho except for a parcel within Block 2 ("**Large Block Plat**").

C. On August 11, 2009 Ketchum and Owner entered into the Warm Springs Ranch Resort Development Agreement ("**Original Agreement**"), recorded on August 13, 2009 in the records of Blaine County, Idaho as Instrument No. 570190, for the purpose of establishing certain rights and obligations of the Parties with regard to annexation of the real property and the development of the PUD Property, including limitations as to the use, development, design, phasing, construction of necessary improvements (on-site and off-site) and mitigating the impacts directly attributable to the PUD. The Original Agreement was first amended by Amendment dated May 10, 2010 and recorded on June 2, 2010 as Instrument No. 577973, records of Blaine County, Idaho and next amended by instrument entitled Second Amendment, dated January 18, 2011, and recorded on March 7, 2011, as Instrument No. 585686, records of Blaine County, Idaho. The Original Agreement was then restated, amended, and superseded on April 2, 2012 by mutual agreement of the Parties to the [First] Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement. ("**First Amended Agreement**"). On December 19, 2016 Ketchum and Owner

entered into the Second Amended and Restated Warm Springs Ranch Resort Development Agreement, recorded on January 11, 2017, in the records of Blaine County, Idaho as Instrument No. 640939.

D. It is the intention of Ketchum and the Owner in this Development and Rezoning Agreement to rescind, and repeal:

i. The Second Amended and Restated Warm Springs Ranch Resort Development Agreement, recorded on January 11, 2017, in the records of Blaine County, Idaho as Instrument No. 640939 ("Existing Development Agreement")and all prior iterations of the Warm Springs Ranch Development Agreements.
ii. The Large Block Plat Planned Unit Development Conditional Use Permit LBP-08-008 as approved in the April 7, 2009 City Council Findings of Fact, Conclusions of Law and Decisions.
iii. The Planned Unit Development and Conditional Use Permit PUD-CUP-08-008 as approved in the April 7, 2009 City Council Findings of Fact

E. It is the intention of Ketchum and the Owner to enter into a new Development and Rezoning Agreement and a new Warm Springs Ranch Large Block Plat Subdivision (Large Block Plat).

F. Owner has applied for subdivision of Block 1 of the Large Block Plat consisting of thirty-six (35) residential single-family lots and parcels A, B, C, D and E.

G. Ketchum and the Owner agree to rezone Block 1 from T-Tourist Zoning Designation to GR-L General Residential Low-Density Zoning and to retain the existing zoning on the remainder of the Property. It is the intention of Ketchum and Owner that Owner retain all rights incident to ownership of the Property except as otherwise expressly provided herein.

H. The Parties agree that the Property shall be developed in accordance with this Agreement; all applicable City ordinances; and any additional conditions and requirements imposed upon the Property by the Ketchum Planning and Zoning Commission ("**Commission**") and/or City Council ("**Council**") during the design review approval process.

I. The parties have agreed to enter into a separate Option Agreement for the purchase of Blocks 2-8. The Option Agreement shall be signed by both parties once the Development Agreement is signed.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms and conditions set forth herein, the Parties agree as hereinafter provided.

1. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into and made an integral part of this Agreement.

2. Termination of Existing Development Agreement. The Property is encumbered by the Warm Springs Ranch Resort Annexation and Development Agreement by and between the City and Helios Development, LLC recorded August 13, 2009 as Instrument No. 570190, records of Blaine County, Idaho as amended by Amendment to Warm Springs Ranch Resort Annexation and Development Agreement, recorded June 2, 2010 as Instrument No. 577973 and Second Amendment to Warm Springs Ranch Resort Annexation and Development Agreement, recorded March 7, 2011 as Instrument No. 585686, records of Blaine County, Idaho and the Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement, dated April 2, 2012 a Memorandum of which was recorded on August 7, 2012 as Instrument No. 599902, records of Blaine County, Idaho and the Second Amended and Restated Warm Springs Ranch Resort Annexation and Development Agreement, dated December 19, 2016 a Memorandum of which was recorded on January 11, 2017 as Instrument No. 640939, records of Blaine County, Idaho. The Existing Development Agreement provides in paragraph 23 that it may be amended or cancelled in whole or in part by mutual written consent of the Parties. Pursuant to said paragraph 23, the City and Owner as successor in interest to Helios Development, LLC agree to and hereby do terminate, extinguish, cancel, and rescind the Existing Development Agreement and neither Party shall have any further rights or obligations thereunder. Notwithstanding the previous sentence. the Property shall remain annexed into the City with Blocks 3, 4, 5, 6, and 8 zoned Tourist and Blocks 2 and 7 zoned RU-Recreational Use and Block 1 rezoned from Tourist to GR-L, General Residential Low Density. The Parties agree to execute such documents as may be reasonably required to remove from the Property the encumbrance of the Existing Development Agreement and rescind and repeal the Warm Springs Ranch Resort PUD Large Block Plat and the Planned Unit Development and Conditional Use Permit PUD-CUP-08-008.

3. Incorporation of Related Agreements, Approvals, Plans, Permits and other documents. The following agreements, approvals, plans, permits, and other documents are hereby incorporated into and made an integral part of this Agreement by reference as if restated herein in full:

Warm Springs Ranch Preliminary Plat creating sublots 1-35 and parcels A, B, C, D and E.

Any material failure to comply with the terms and conditions of any of the above-referenced agreements, approvals, plans, permits and other documents shall constitute a breach of this Agreement. In the event of any inconsistency between the terms and conditions of this Agreement and the agreements, approvals, plans, permits and other documents listed above, the terms and conditions of this Agreement shall govern.

This Agreement shall vest the zoning designation for Block 1 of the Large Block Plat and the subdivision map for Block 1. All development within Block 1 shall be governed by the policies, procedures, guidelines, ordinances, codes, regulations, and fees of the City governing land use in effect at the time an application is filed for development.

4. Right to Develop.

This Agreement only authorizes development of Block 1 of the Large Block Plat. No development in Blocks 2, 3, 4, 5, 6, 7, and 8 shall be permitted until a PUD and preliminary plat application is submitted to Ketchum.

A. Phase One Block 1 Development

1. The City has approved of Owner's application for the subdivision of Block 1 of the Large Block Plat ("**Block 1**") into thirty-five (35) single family residential lots and parcels A, B, C, D and E as described and depicted in the preliminary plat of Warm Springs Ranch. Subject to the requirements of this Agreement, the Owner, and all future owners of some or all of Block 1 shall have the right to demolish all or any portion of existing structures and redevelop, construct, improve and use Block 1 and the lots and parcels located therein in accordance with this Agreement, the Large Block Plat and applicable zoning.

2. Owner shall have the right to develop Lots 32-35 for deed restricted multifamily units consistent with the GR-L General Residential Low Density development standards.

3. Owner shall have right to permit Accessory Dwelling Units subject to compliance with all requirements in the Ketchum Municipal Code.

4. Any application for a building permit shall comply with the requirements of applicable codes, agreements, approvals, plans, permits and other documents as such requirements exist on the day the building permit application is submitted.

5. A building permit application that does not comply with the requirements contained in applicable codes, agreements, approvals, plans, permits and other applicable project documents may be rejected by the City within a reasonable time after completing review of the application by providing notice describing the non-compliance in detail. The permit applicant shall have the right to cure any non-compliance. If a building permit application contains material changes to applicable codes, agreements, approvals, plans, permits and other documents an amendment to this Agreement must be applied for by Owner and considered by the Council. If such amendment is approved by the Council, all inconsistent terms and conditions of the approvals referenced herein shall be deemed to have been amended to conform the amendment to this Agreement.

6. Development on parcels 32, 33, 34, and 35 in the Block 1 subdivision shall be subject to the standards of Ketchum Municipal Code Chapter 17.96, Design Review. Driveway access to Lots 32, 33, 34, and 35 in Block 1 subdivision shall be restricted to Bald Mountain Road.

7. The public shall be permitted access on all private roads within the Block 1 subdivision for the purpose of walking and driving. No public parking or other use shall

be permitted on the private roads. Resident parking shall be permitted on the private roads.

8. A ten-foot (10') fisherman/sportsman access and nature study easement shall exist on both sides of the creek from the mean high-water mark on Warm Springs Creek as shown on the Block 1 subdivision plat and shall be open to the public after sunrise and before sunset in accordance with applicable regulations of the Idaho Department of Fish and Game. Public fishing access shall be available from Block 2 and accessed from Parcel D of the Block 1 subdivision.

9. Landscaping within parcels 1-35 and parcels A, B, C of the Block 1 subdivision shall consist of drought tolerant sustainable landscaping tailored to the specific climate zone of Ketchum . Existing trees shall be preserved as much as practicable.

10. Owner shall record the Large Block Plat, with the Office of the Blaine County Recorder within six (6) months after the date of its final approval.

11. No unauthorized construction activity shall occur within the riparian setbacks. Riparian setbacks shall be as follows: South side of Warm Springs Creek: fifty (50) feet from the MHW; North side of Warm Springs Creek: twenty-five (25) feet from the MHW.

12. The existing cottonwood riparian vegetation along Warm Springs Creek on the northern and southern portion of the Block 1 subdivision shall be undisturbed as much as practicable.

13. The riparian zone identified in Block 1 shall be designated as an easement governed and managed by an Owners Association (HOA) to ensure future modifications to the riparian zone and the stream bank do not occur individually but occur in a comprehensive coordinated approach. Prior to any modification to the riparian zone or stream bank, an overall plan must be developed and approved by Ketchum. Ketchum will not unreasonably withhold, condition, or delay approval of such plan. Any riparian and stream bank alternations must conform to the approved plan.

14. The Owners of Lots 1-13 and the Owner's Association (HOA) shall participate in the preparation of a Warm Springs Creek Restoration Plan for the portion of creek adjacent to the lots and shall not unreasonably withhold, condition, or delay approval of such plan.

15. Development in Block 1 shall not be eligible for variances or waivers due to the configuration, slope, or topography of the lot. All development shall comply with the development standards in place at the time the development is proposed. Lots 32-35 are not considered to have natural slopes or grades for purposes of subdivision and zoning standards.

16. Consolidation of lots shall be limited. A maximum of eight lots may be combined with only one other lot totaling 16 combined lots out of the 35 lots.

B. Phase One Block 1 Infrastructure Improvements.

1. Owner requests water and sewer service from Ketchum for Block 1. Ketchum hereby agrees to provide domestic potable and irrigation water service and sewer service to properties in Block 1. Such water and sewer service shall be at the same fees as charged to equivalent users. Owner shall engineer, construct, and otherwise provide, at its sole expense, the improvements, facilities, and services (public and private) set forth in the engineering plans and specifications for such improvements.

2. Irrigation systems for each Lot and common landscape areas shall be equipped with a separate shut off so the irrigation system may be turned off without impacting water service to the residence or other development on the Lot.

3. The irrigation systems for all landscape zones shall be, to the greatest extent possible, water efficient, in- ground, and use rotor and drip irrigation technology. Monitoring technology shall be used to regulate irrigation rates to conserve water use.

4. At the time of recording the final plat for Block 1, Owner shall transfer and convey to City by quit claim deed its Water Right No. 37-11885.

5. All utilities, including water, sewer, gas, cable, phone and electric shall be installed underground within the street rights-of-way prior to completion of the construction of the roads or as otherwise shown on Block 1 subdivision plat map. Detailed engineered construction drawings and specifications for construction of such improvements shall be prepared by Owner and approved by City prior to construction. Prior to acceptance of any such improvements to be dedicated to City, City shall inspect and approve same, and Owner shall provide City with "*as built*" drawings thereof. Owner hereby warrants that to the best of its knowledge the "*as built*" drawings will be substantially correct and Owner shall be liable and hold City harmless from any damage which may result from material errors in said drawings for a period of one (1) year after acceptance by City of said utilities unless such damage is caused directly or indirectly by the acts or omissions of Ketchum, or its agents or contractors. Owner hereby warrants construction of the public streets, water system and sewer system improvements will be free from faulty materials and faulty workmanship for a period of eighteen months after the work is completed and accepted by the City. City shall give Owner written notification of any defect or nonconforming work. On receipt of notice from City, Owner agrees to remedy, by repair or replacement, without cost to City, all defects and non-conforming work appearing within a period of one (1) year after the work is completed. Except as expressly set forth in this Agreement, it is understood and agreed that Owner has not made and is not making, and Owner expressly disclaims, any warranties or representations, express or implied, with respect to the improvements described herein and that City shall accept said improvements, "AS-IS, WHERE IS, WITH ALL FAULTS", except to the extent expressly provided elsewhere in this Agreement. Owner agrees to assign any warranties accruing to it and arising out of construction of the improvements described in this Section remaining in effect at the time such improvements are transferred and/or dedicated to City, subject to all applicable state and federal laws.

6. Owner shall be responsible for the year-round maintenance of all private roadways, including, without limitation, snow removal to maintain access and parking, as well as emergency vehicle turnaround, within the Block 1 subdivision.

7. Without conferring any third-party beneficiary status on any person or entity not a party to this Agreement, and without waiving any claims, causes of action or other rights it may have against the Warm Springs Ranch Townhome Condominium Association **("WSRTCA")** relating to access or other easements the WSRTCA may claim on or after the Effective Date, Owner agrees to provide an easement to WSRTCA for ingress and egress to and from Townhouse Lane to replace the existing easement.

8. Ketchum shall not issue any building permits for any building in Block 1 prior to completion of the components of the water system sufficient to provide portable water and fire flow protection for structures in Block 1. Ketchum shall not issue any Certificates of Occupancy for any building prior to completion of the water system and irrigation system for service of Block 1.

9. To provide pedestrian and bicycle access to the open space in Blocks 2, 3, 4, 5, 6, 7 and 8, an eight-foot-wide sidewalk separated from the street by a curb , shall be installed adjacent to Bald Mountain Road from Warm Springs Road to Lot 3 in Block 1. Bald Mountain Road shall be stiped with sharrows and signage for sharing the road with bicyclists.

10. Owner shall install an unimproved parking lot to accommodate a minimum of 12 and a maximum of 24 public parking spaces to access the south side of Warm Springs Creek. This area may be reconfigured and/or relocated as part of Phase 2 development. The parking lot shall be installed as part of the infrastructure improvements for the Block 1 subdivision and available for public use once Bald Mountain Road is open for access.

11. A bus stop shall be constructed by Owner, near the corner of Warm Springs Road and Bald Mountain Road within six months of recording the final map for Block 1. The design of the bus stop shall be similar to the bus shelter on Saddle Road near Zenergy and approved by Ketchum. Upon completion of the bus stop and acceptance thereof by Ketchum, Ketchum shall assume all responsibility for maintenance, repair, and replacement subject to Owner's warranty set forth above.

12. A detailed Construction Activity Plan shall be submitted and approved by Ketchum prior to commencing infrastructure construction and construction on any Lot in Block 1. Ketchum and the Owner shall mutually agree on the amount and form of financial assurance to mitigate all reasonably foreseeable impacts to Ketchum resulting from actual damage to water, sewer, streets and/or other city-owned systems during construction of the Project. The Construction Activity Plan shall identify mitigations to limit the impact on adjacent neighborhoods. Staging, material deliveries and all construction parking shall occur on site. Use of vacant lots shall be utilized to limit the impact of construction on adjacent neighborhoods.

13. Owner agrees to participate in the design, placement, and construction of the Bald Mountain Connector Trail at the sole expense of the City. The Owner agrees placement of the trail or public access to the trail may occur on the Property to the extent it does not impair development of Blocks 1 or 2. Development of the Bald Mountain Connector Trail shall be in collaboration with Owner and Ketchum Parks and Recreation. Notwithstanding any contrary provision of this Agreement the failure of the collaborative development effort shall have no impact on Owner's rights hereunder.

14. Owner shall install a right turn lane on Bald Mountain Road to facilitate right turns east bound on Warm Springs Road.

15. Lopey Lane shall become a public street, dedicated to the City of Ketchum if Blocks 2-8 are owned by the City of Ketchum.

5. Phase 2 Development

1. This Agreement only authorizes Owner to develop Block 1 of the Large Block Plat, install an unimproved parking lot with a minimum of 12 and a maximum of 24 public parking spaces on Block 2 accessed from Parcel D of the Block 1 subdivision, a Bald Mountain Connector Trail, a vault toilet near the parking lot on Block 2 and stream restoration of Warm Springs Creek . Future development proposed by the Owner in Blocks 2, 3, 4, 5, 6, 7, and 8 shall be considered in Phase 2 as part of a PUD and preliminary plat application filed with Ketchum.

2. Nothing contained in this Agreement including but not limited to the provisions of paragraphs 4B9 and 4B10 shall confer upon Ketchum or the general public any right to access or use Blocks 2, 3, 4, 5, 6, 7 and 8, or any part thereof. Owner may terminate the pedestrian access, parking, access to the south side of Warm Springs Creek and all rights of entry or use of Blocks 2, 3, 4, 5, 6, 7 and 8 at any time, for any reason whatsoever, without notice. Access restrictions identified in this Section (5. 2) shall no longer be in effect if Blocks 2-8 are owned by the City of Ketchum.

6. Covenants, Conditions and Restrictions. The covenants, conditions and restrictions recorded against Block 1 shall contain at least the following provisions:

A. An allocation of responsibility for maintenance of all community and privately owned landscaping, streets and amenities; and

B. No person or entity acquiring any portion of the Property shall be permitted to develop, construct, erect, or install any building, utility, improvement, or landscaping which does not conform in all respects to this Agreement and Block 1 subdivision plat as applicable.

C. Any lot that is located within an avalanche zone, regardless of the building location, shall meet the notice requirements of Section 17.92.010E, KMC.

D. All private roads within Block 1 are subject to closure, in Owner's sole

discretion, during times of high avalanche danger. Owner shall work with Ketchum Emergency Services personnel to establish standard protocols to be followed during times of elevated avalanche danger. Owner and Ketchum acknowledge that the intent of such protocols is to reduce the risk to both the public and emergency responders during periods of increased avalanche danger, and such protocols will therefore include procedures for limiting or restricting access in avalanche zones to reduce these risks.

7. **Term**. The term of this Agreement shall be perpetual.

8. Default and Enforcement. In the event either Party, their respective heirs, successors, assigns or any other person acquiring an interest in the Property, fails to faithfully comply with all of the terms and conditions included herein, the same shall constitute a default entitling the non-defaulting party to all legal and equitable remedies available.

A. A petition filed by Owner under any bankruptcy, reorganization, arrangement, insolvency, dissolution, or liquidation law of any jurisdiction, whether now or hereafter in effect, that is not dismissed within ninety (90) days after such filing shall constitute an event of default of this Agreement and shall entitle Ketchum to seek all available legal and equitable remedies.

B. A waiver by a party of any default by the other party of any one or more of the covenants or conditions hereof shall apply solely to the breach or breaches so waived and shall not bar any other rights or remedies or apply to any subsequent breach of any such or other covenants and conditions.

C. In the event of a material violation of this Agreement the Parties shall have the right, without prejudice, to specific performance, or any other rights or remedies available under the Ketchum Municipal Code or Idaho law, including but not limited to the right to demand the non-defaulting party to cure such default or enjoin violation and otherwise enforce the requirements contained in this Agreement.

D. In the event of a material breach of this Agreement, the Parties agree that City and Owner shall have sixty (60) days after delivery of notice of said breach to cure and correct the same prior to the non-breaching party seeking any remedy provided for herein; provided, however, in the event that the default or breach cannot with diligence be cured within such 60-day period, if the defaulting party shall commence to cure the same within such 60-day period, and thereafter prosecute the cure of same with diligence, then the time within which such breach may be cured shall be extended for such period as necessary to complete the cure.

E. Owner hereby grants City a license to enter upon the Property, during business hours and upon reasonable advance notice, with Owner or Owner's representatives having the right to be present during such times, to (a) inspect the same, (b) determine if Owner is complying with this Agreement, and (c) to undertake the cure of any default of Owner; provided, however, all such cures shall be performed as promptly as possible and so as to cause the least interference to guests, invitees and other occupants of property in the Project. Ketchum agrees to indemnify, defend, and hold harmless Owner from any and all liability, claims, damages, expenses, judgments, proceedings and causes of action of any kind whatsoever, arising

out of Ketchum's negligent exercise of the license granted herein.

9. Miscellaneous Provisions.

A. Police Powers. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of Ketchum or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building codes, fire codes, Ketchum's Zoning Ordinance, and Ketchum's Subdivision Ordinance requirements for the Property.

B. Amendment. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both Parties and as evidenced by amended plats and development plans.

C. Specific Performance. In the event of a breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

D. Attorney's Fees. In the event either party hereto is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

E. Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to City shall be addressed as follows:

City of Ketchum
Post Office Box 2315
Ketchum, ID 83340
Attn: Planning and Building Director
Telephone: 208.726-7801

Notices given to Owner shall be addressed as follows:

Robert M. Brennan, Managing Member
Brennan Holdings No. 300, LLC
Post Office Box 1991
Sun Valley, ID 83353
Email: brennanholdings@gmail.com

with a copy to:

Lawson Laski Clark & Pogue, PLLC
675 Sun Valley Road, Suite A
Post Office Box 3310
Ketchum, Idaho 83340
Attn.: Edward A. Lawson
Telephone: 208.725-0055
Email: eal@lawsonlaski.com

A party may change the address to which further notices are to be sent by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

F. Relationship of Parties. It is understood that the contractual relationship between City and Owner is such that neither party is the agent, partner, or joint venturer of the other party.

G. Successors and Assigns; Covenant Running With the Land. This Agreement shall inure to the benefit of City and Owner and their respective heirs, successors, and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns with the exception of the purchasers of lots, condominium, or townhouse units. Upon conveyance of a lot, condominium unit or townhouse unit to a third party, the lien and encumbrance of this Agreement shall be automatically released from said lot and unit and a prospective purchaser and all lenders and title insurers are entitled to rely upon said release. In the event that Owner or a successor in interest to Owner sells or transfers the Property written notice of said transaction shall be given to City no less than sixty (60) days prior to closing. This requirement shall not apply to the sale and/or transfer of individual lots, condominium units or townhouse units. Individual lots, townhouse, or condominium owners are not intended to have any ownership interest, third-party beneficiary, easement, or other interest in any of the terms, conditions or obligations of this Agreement.

H. Recordation and Release. This Agreement shall be recorded with the Blaine County Recorder. City agrees to execute all appropriate documentation to cause the encumbrance of this Agreement to be terminated in the event of termination.

I. No Waiver. In the event that City or Owner, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Owner, City, or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

J. Partial Invalidity. In the event any portion of this Agreement, or part hereof, shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely

approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

K. Entire Agreement. This Agreement constitutes the full and complete agreement and understanding between the parties hereto. Excluding formal conditions placed upon the design review approval, subsequent plat approvals or other matters related to the public process, no representations or warranties made by either party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

L. Exhibits. All exhibits referred to herein are incorporated in this Agreement by reference, whether or not actually attached.

M. Authority. Each of the persons executing this Agreement represents and warrants that he or she has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens, and other documents required hereunder, for and on behalf of the entity executing this Agreement.

N. Force Majeure. If either party hereto is delayed in the performance of any of its obligations hereunder because of inclement weather; material shortages; labor shortages; unavailability of gas, electric or other utilities through no fault of Owner; dispute or strike; civil strife; acts beyond the control of the delayed party including, acts of God; the Covid-19 virus or other pandemic; and actions by the United States of America or the State of Idaho, or Ketchum or any of their agencies, the time of performance for completion of such obligation shall be extended for the same time as lost by the cause hereinabove set forth.

O. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho, which shall be the sole jurisdiction and venue for any action which may be brought by either party with respect to this Agreement or the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Brennan Holdings No. 300, LLC, an Idaho limited liability company

By: _____
Robert M. Brennan, Managing Member

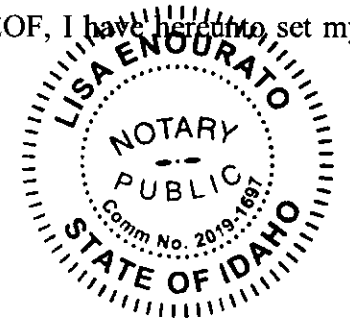
City of Ketchum, Idaho, a municipal corporation

By: _____
Neil Bradshaw, Mayor

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this 28 day of April, 2021, before me a Notary Public in and for said State, personally appeared NEIL BRADSHAW, known to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City of Ketchum, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

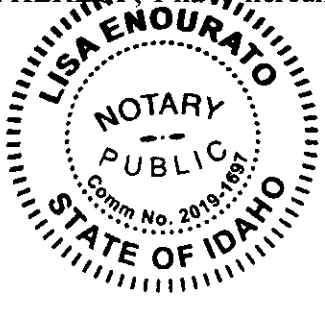


Notary Public
Residing at Hailey, ID
My Commission Expires 8/12/25

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this 28 day of April, 2021, before me a Notary Public in and for said State, personally appeared ROBERT M. BRENNAN known or identified to me to be the Managing Member of BRENNAN HOLDINGS NO. 300, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.



Notary Public
Residing at Hailey, ID
My Commission Expires 8/12/25

City of Ketchum

Attachment G:

P&Z Staff Report

September 12th, 2023

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 12, 2023

PROJECT:	Warm Springs Ranch Residences Lots 32-35
FILE NUMBER:	P23-017, P23-018, P23-019, and P23-020
APPLICATION TYPE:	Design Review
REPRESENTATIVE:	John Shirley – Think Architecture (architect)
PROPERTY OWNER:	Brennan Holdings No. 300 LLC
REQUEST:	Design Review applications for the development of four (4) new single-family residences, ranging in size from 3,505 square feet to 3,988 square feet.
LOCATION:	160 Bald Mountain Road (Lot 32, Block 4, Warm Springs Ranch Residences) 170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences) 180 Bald Mountain Road (Lot 34, Block 4, Warm Springs Ranch Residences) 190 Bald Mountain Road (Lot 35, Block 4, Warm Springs Ranch Residences)
ZONING:	General Residential – Low Density (GR-L)
OVERLAY:	None
REVIEWER:	Paige Nied – Associate Planner
NOTICE:	A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 23, 2023. The public hearing notice was published in the Idaho Mountain Express on August 23, 2023. A notice was posted on the project site and the City's website on September 5, 2023. Story poles were documented on the project site as of September 6, 2023.

I. EXECUTIVE SUMMARY:

The applicant is proposing to construct four (4) single-family residences, ranging in size from 3,505 square feet to 3,988 square feet (the "project"), located at Lots 32-35, Block 4, Warm Springs Ranch Residences (the "subject properties"). The subject properties are zoned General Residential – Low Density (GR-L) and the lots are currently vacant. Pursuant to Ketchum Municipal Code (KMC) §17.96.010.B.1, single family residences (that are not within the Mountain Overlay Zone District) are

exempt from Design Review. However, the Warm Springs Ranch Residences Subdivision, which was platted in 2021, includes plat note #22 which states, "Development on Lots 32, 33, 34, and 35 shall be subject to the standards of Ketchum Municipal Code, Chapter 17.96, Design Review." This plat note was added to ensure that the development of Lots 32-35 will have a minimal visual impact to the view of Bald Mountain from Warm Springs Road. Each proposed residence is associated with an individual Design Review application, however, Planning staff felt it would be easier for the Commission and the public to review all the proposed residences concurrently and evaluate the full context of the potential visual impact of the project. A rendering of the proposed residences on Lots 32-35 can be seen in Figure 1 below.

Figure 1: Rendering of Proposed Residences on Lots 32-35

Based on a thorough review of the application materials and the standards within the KMC, staff believe the project to be in conformance with all requirements of the zoning code and all standards related to design review. Therefore, staff recommends approval with conditions of the design review applications.

II. BACKGROUND:

The Planning and Building Department received the Design Review applications on March 28, 2023. Following the receipt of the applications, staff routed the application materials to all City departments for review. The applications were reviewed concurrently, and the applications were deemed complete on July 28, 2023, after two rounds of review. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Prior to granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Criteria #1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land uses decisions. The community's core values include protecting the community character of Ketchum and preserving its environmental quality and scenic beauty. Ketchum's undeveloped hillsides are visual assets that define the character of our community. Protecting and preserving Ketchum's natural resources is critical to maintaining our economy, quality of life, and community identity. The comprehensive plan states:

> *Community Character: You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority* (page 9).
>
> *Environmental Quality and Scenic Beauty: Ketchum's citizens place great value on the exceptional natural setting and resources of the Wood River Valley. The community is surrounded by rugged alpine peaks, forested and sage-covered open spaces, pristine wildlife habitat, and beautiful rivers and riparian areas. Key open spaces create visual buffers between the built and natural environment. Unobstructed views exist in every direction in large part due to Ketchum's wide streets and lack of hillside development. These environmental features and resources sustain our economy and are why many people choose to live in Ketchum. We will be excellent stewards of these resources in order to preserve them for the future* (page 10).

The comprehensive plan sets policies to guide land-use decisions and identifies the following objectives regarding hillside development:

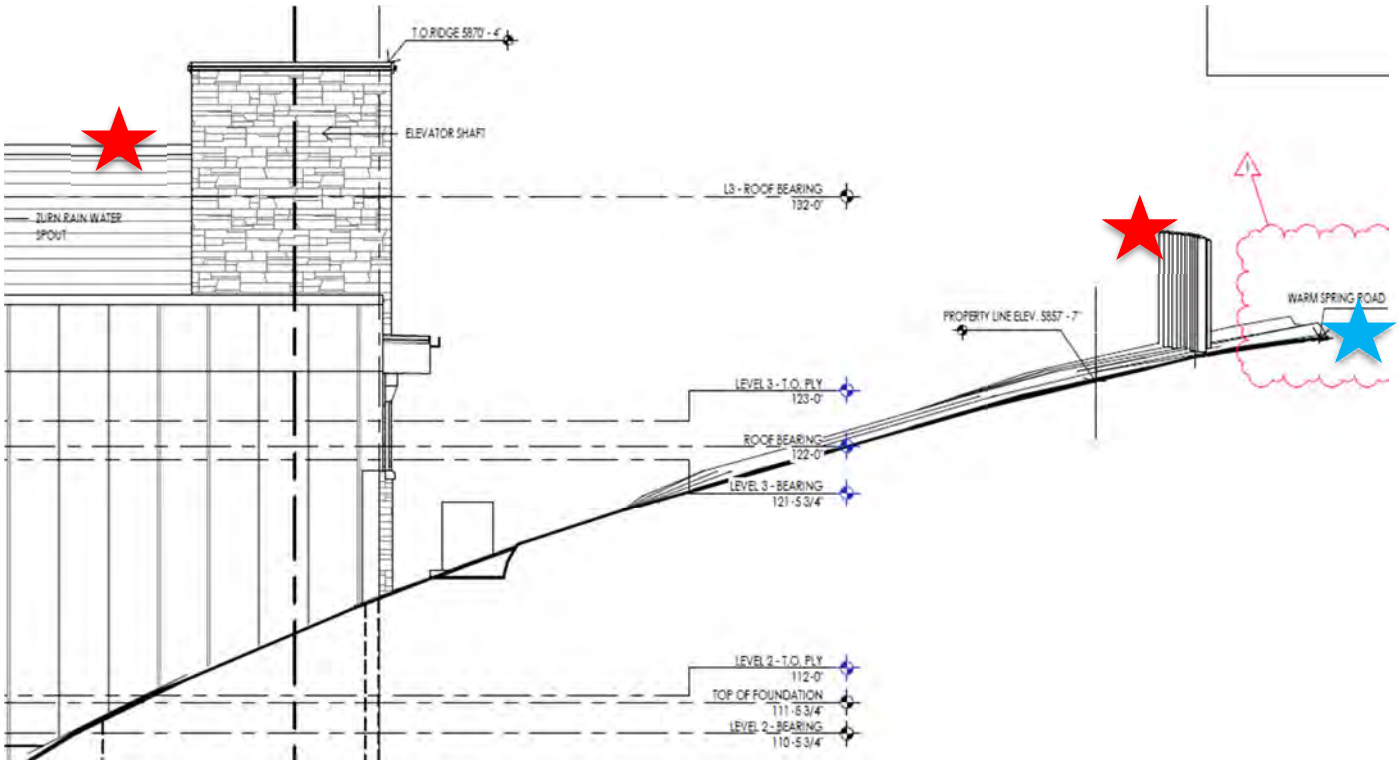
- Goal CD-2: Protect and enhance views of the surrounding mountains and natural features.
- Policy OS-3.2: Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Policy OS-3.6: Establish, preserve, and enhance scenic entryways along major roadways entering the City.

The comprehensive plan's future land use map designates the future land use for Lots 32-35 as Low Density Residential. Desired primary uses within this future land use category include single-family residences and duplexes. The proposed single-family residences fall within the primary uses of the Low Density Residential land use category.

As previously mentioned, Goal CD-2 of the plan indicates that views of mountains and natural features need to be protected and enhanced. The impetus for design review of the new single-family residences on Lots 32-35 is to assess precisely that. Warm Springs Road is situated at a higher elevation of 5,859'-4" compared to Bald Mountain Road which sits at 5,832' (27'-4" height difference). Due to this topography, the proposed structures on Bald Mountain Road will be tucked into the hillside. The tallest structure proposed is on Lot 33 and has a maximum building height of 34'-0 ½", which is just 7'-4 ½" above the elevation of Warm Springs Road. All the structures propose roof appurtenances which extend above the roof ridges; however, staff believe the proposed building

heights on Lots 32-35 are reasonable because the structures will still have a lesser height than all the existing one- and two-story structures along Warm Springs Road before and after the Warm Springs Ranch Residences Subdivision. Further, the continuous 4' fence to the rear of Lots 32-34 along Warm Springs Road further mitigates the visual impacts of all the structures. The elevation sheet in Figure 2 below indicates the height of the roof ridge and fence (marked by red stars) on Lot 33 in comparison to the elevation of Warm Springs Road (marked by a blue star).

Figure 2: Lot 33 Height of Roof Ridge and Fence in Comparison to Warm Springs Road Elevation



Staff believes that the goals and policies of the comprehensive plan related to the protection of mountain views and scenic areas are met with the project. The proposed structures achieve this by mitigating visual impact on the mountain view by being situated at a lower elevation on Bald Mountain Road and by the fence to the rear of the structures on Lots 32-34 along Warm Springs Road which buffers their visual appearance.

Criteria #2: Applicable Standards and Criteria

Conformance with Design Review Improvements and Standards

Plat Note #22 of the Warm Springs Ranch Residences requires Lots 32-35 be subject to the Design Review criteria outlined in 17.96.060. During department review, City staff reviewed the project for conformance with all design review standards and required improvements specified in KMC §17.96.060. Additionally, staff reviewed the project for conformance with all City code requirements for right-of-way improvements, utilities, and drainage. Staff believes the project meets the design review standards. Please see Attachment F for staff's comprehensive design review standards analysis. Below is an overview of some of the more noteworthy design review criteria for the proposed project.

Sidewalks (KMC 17.96.060.B)
Sidewalks have already been installed along Bald Mountain Road adjacent to Lots 32-35 as part of the Warm Springs Ranch Residences Subdivision Development Agreement. Per Phase One Block 1 Infrastructure Improvements listed in the Warm Springs Ranch Residences Subdivision Development Agreement, included as Attachment H, sidewalks were required to be installed adjacent to Bald Mountain Road to Warm Springs Road to Lot 3 in Block 1. Staff recommend condition of approval #5 to ensure any damage to the right-of-way, including sidewalks, be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.

Compatibility of Design (KMC 17.96.060.E) & Architectural Features (KMC 17.96.060.F)
Per KMC §17.96.060.E.1, "The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures." The Warm Springs Ranch Residences Subdivision was platted in 2021 and is in the process of being developed. Multiple single-family residences are currently being constructed on Bald Mountain Road and Mountain Creek Drive. All of which have similar, yet unique architectural styles that utilize both modern (flat and shed roofs with cold materials such as concrete and metal) and traditional (gabled roofs with warmer materials such as wood and stone) designs. The proposed residences feature flat, shed, and gabled roofs with large windows and a mix of cold and warm materials including wood, metal, and stone. Lots 32, 34, and 35 are two stories in height and Lot 33 is three stories in height. Additionally, per KMC §17.96.060.F.2 & 5, "The building character shall be clearly defined by the use of architectural features" and "Buildings walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness." Each of the proposed residences features multiple wall and deck pop-outs to provide undulation and reduce the appearance of flatness.

Conformance with Zoning Regulations
During City department review, planning staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, parking, development standards, and dark skies. Staff believes the project complies with all zoning code regulations and dimensional standards required in the GR-L Zone. Comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment G. Below is an overview of the development standard related to fences, hedges, and walls for the project.

Fences, Hedges and Walls (KMC 17.124.130)
Staff identified inconsistencies in plan sets for Lots 32-34 regarding the location of the proposed 4' wooden fence. The plan sets indicate the fence in three different locations. Staff recommends the fence to be located offset from the property line and the public utility easement, to enable access for Idaho Power and other utility providers. In conversations between staff and the applicant, the applicant explained how the fence was intended to be aligned with other existing fences along Warm Springs Road. However, the applicant is supportive of relocating the fence to the south of the utility easement within the property boundary. To ensure the fence is relocated on the plan sets, staff recommend condition of approval #6, which states that prior to building permit application for Lots 32-35, the plan set shall be revised to locate the fence to the south of the public utility easement and shall have a consistent location throughout the plan set.

STAFF RECOMMENDATION
Staff recommends **approval** of the Design Review applications (File No. P23-017, P23-018, P23-019, and P23-020) subject to the following conditions:

1. This Design Review approval is based on the project plans for Lots 32-35 presented at the September 12, 2023, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permits must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
5. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.
6. Prior to building permit application for Lots 32-34, the plan sets shall be revised to relocate the fence to the south of the public utilities easement and shall have a consistent location throughout the plan set.

IV. RECOMMENDED MOTIONS

Design Review:

"I move to approve the Lots 32-35, Block 4, Warm Springs Ranch Residences Design Review applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision."

ATTACHMENTS:

A. Design Review Applications for Lots 32-35 and Supplemental Documents
B. Lot 32 Plan Set
C. Lot 33 Plan Set
D. Lot 34 Plan Set
E. Lot 35 Plan Set
F. Design Review Standards Analysis
G. Zoning and Dimensional Standards Analysis
H. Warm Springs Ranch Subdivision Development Agreement

City of Ketchum

Attachment H:

P&Z Staff Report

October 10th, 2023

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF OCTOBER 10, 2023

PROJECT:	Warm Springs Ranch Residences Lots 32-34
FILE NUMBER:	P23-017, P23-018, and P23-019
APPLICATION TYPE:	Design Review
REPRESENTATIVE:	John Shirley – Think Architecture (architect)
PROPERTY OWNER:	Brennan Holdings No. 300 LLC
REQUEST:	Design Review applications for the development of three (3) new single-family residences, ranging in size from 3,505 square feet to 3,988 square feet.
LOCATION:	160 Bald Mountain Road (Lot 32, Block 4, Warm Springs Ranch Residences) 170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences) 180 Bald Mountain Road (Lot 34, Block 4, Warm Springs Ranch Residences)
ZONING:	General Residential – Low Density (GR-L)
OVERLAY:	None
REVIEWER:	Paige Nied – Associate Planner
NOTICE:	A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 23, 2023. The public hearing notice was published in the Idaho Mountain Express on August 23, 2023. A notice was posted on the project site and the City's website on September 5, 2023. Story poles were documented on the project site as of September 6, 2023. The public hearing for this project has been continued from the Planning & Zoning Commission meeting on September 12, 2023.

I. EXECUTIVE SUMMARY:

The Planning and Zoning Commission reviewed the proposed development during their regular meeting on September 12, 2023 (see Attachment I for the staff report). At the meeting, concerns were raised by the public regarding the building height of the proposed residence on Lot 33. The Commission echoed these concerns regarding the height of the proposed residence on Lot 33 and its

visual impact along the Warm Spring Road view corridor. In addition, the Commission expressed concerns regarding the height of the proposed landscaping along Warm Springs Road on Lots 32-34.

Upon review of the application materials, staff and applicant presentation, and public comment, the Commission approved the Design Review application for Lot 35 only. The Commission moved to continue the Design Review applications for Lots 32-34 and requested the applicant provide the following information:

- A rendering of Lots 32-34 from the vantage point of the bike path on Warm Springs Road
- Comprehensive landscaping plan for Lots 32-34
- Specify the type of pine trees proposed on the plant legend for Lots 32-34
- Verify the roof materials for Lots 32-34
- Analyze the design of the roof on Lot 32 to mitigate the visual impact of bulk and flatness
- Evaluate the building height of the proposed home on Lot 33

The applicant has provided revised development proposals for Lots 32-34 (Attachments B, C, and D) and additional documentation (Attachments A and E) to address comments provided by the Commission. The following documents and development changes include:

- Comprehensive landscape plan for Lots 32-34
- Photomontage taken from the bike path looking east and west of the structures
- Renderings of the structures from Warm Springs Road
- Lot 32:
    - Addition of a gable end to the north elevation of the roof facing Warm Springs Road
    - Relocated rear fence to the south of the public utility easement and made the fence location consistent throughout the plan set
    - Specified Mugo Pine and Subalpine Fir pine trees on the plant legend
    - Added lilac shrubs to the rear of lot
- Lot 33:
    - Building height reduced by 1’-6” (new maximum building height of 33’-2”)
    - Elevator shaft height reduced by 2’-2”
    - Chimney height reduced by 2’
    - Gravel ballast added to membrane roof
    - Exterior siding color has been changed to a darker natural wood tone
    - Relocated rear fence to the south of the public utility easement and made the fence location consistent throughout the plan set
    - Specified Mugo Pine and Subalpine Fir pine trees on the plant legend
    - Added lilac shrubs to the rear of lot
- Lot 34:
    - Gravel ballast added to membrane roof
    - Relocated rear fence to the south of the public utility easement and made the fence location consistent throughout the plan set
    - Specified Mugo Pine and Subalpine Fir pine trees on the plant legend
    - Added lilac shrubs to the rear of lot

Staff believes the applicant has adequately addressed the Commission’s concerns and requests for clarifications in the revised plan sets and recommends approval of the Design Review applications.

II. BACKGROUND:

The Planning and Building Department received the Design Review applications on March 28, 2023. Following the receipt of the applications, staff routed the application materials to all City departments for review. The applications were reviewed concurrently, and the applications were deemed complete on July 28, 2023, after two rounds of review. The Planning and Zoning Commission conducted a public hearing and reviewed the Design Review applications for the proposed homes on Lots 32-35 during their regular meeting on September 12, 2023, and moved to continue the Design Review applications for the proposed residences on Lots 32-34.

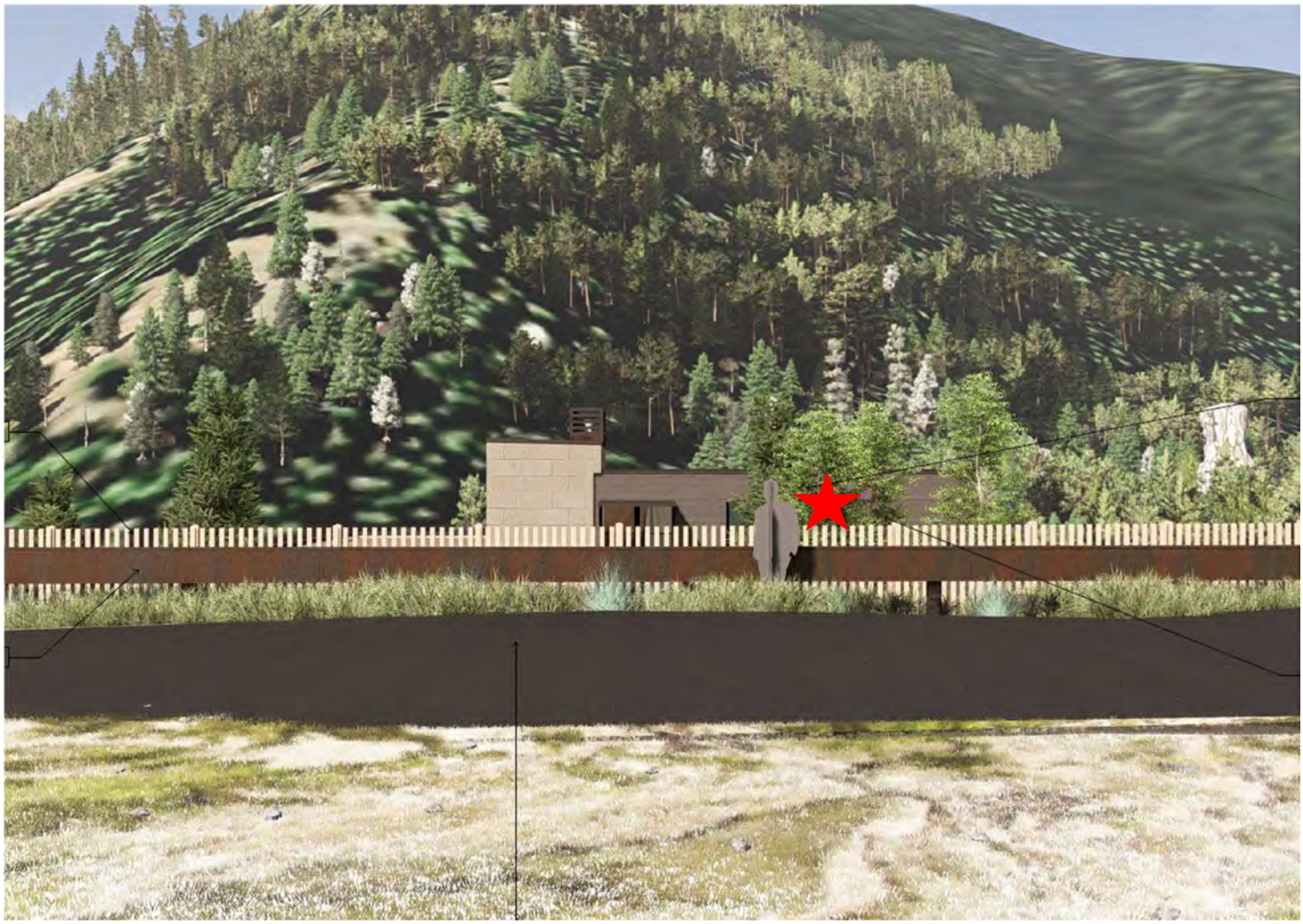
III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Prior to granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Criteria #1: Health, Safety, and Welfare of the Public

For a full review of Criteria #1, please see the staff report from the September 12 meeting, included as Attachment I. The Comprehensive Plan reads strongly about the protection and enhancement of mountain views and natural features. During the September 12th meeting, the Commission expressed concerns regarding the visual impact to the view corridor from Warm Springs Road due to the height of the structure on Lot 33. The revised plans indicate that the building height has been reduced by 1'-6" for a new maximum building height of 33'-2". The new building height projects just 6'-2" above the elevation of Warm Springs Road. Also, the height of the elevator shaft has been reduced by 2'-2" and the height of the chimney has been reduced by 2'. A new rendering of the structure on Lot 33, as shown in Figure 1 below, indicates how the structure on Lot 33 will be perceived from neighboring properties across Warm Springs Road and depicts a person for scale (indicated by a red star). Upon review of the rendering below, staff believes that the visual impact on Bald Mountain Road for neighboring properties will be minimal.

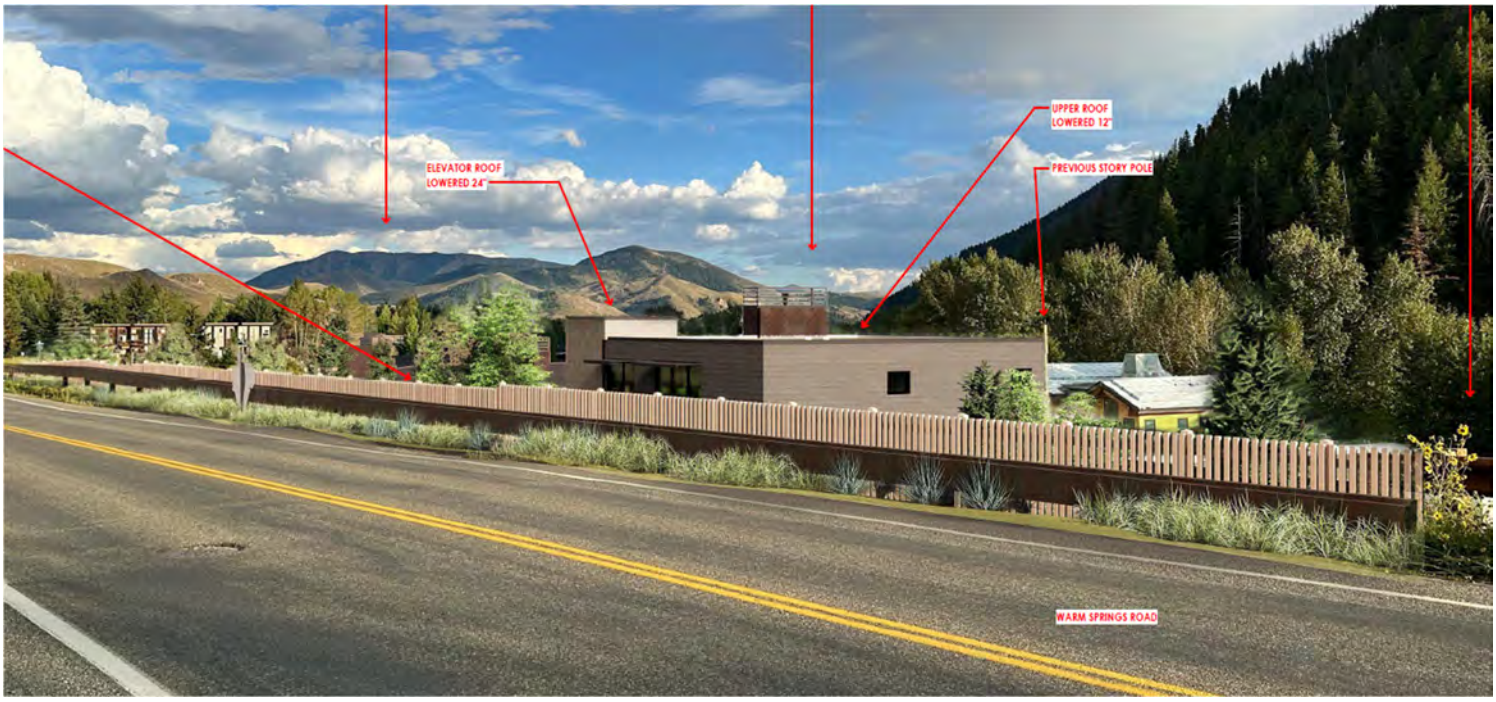
Figure 1: Rendering of Lot 33 Structure Across Warm Springs Road



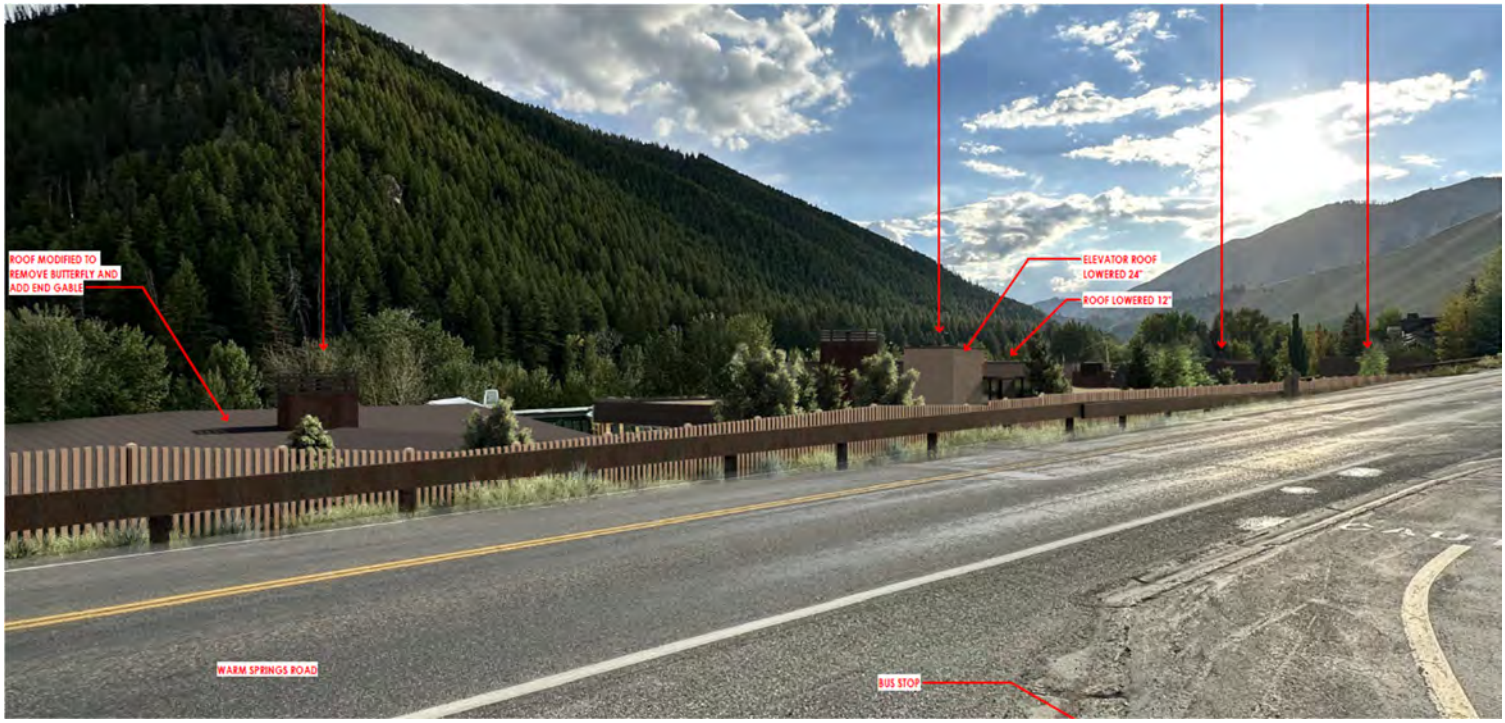
All four residences propose roof appurtenances which extend above the roof ridges; however, staff believes the proposed building heights on Lots 32-34 are reasonable because the visual impact on the Warm Springs Road view corridor is minimal. The structures' heights are well below the existing one- and two-story structures along Warm Springs Road to the east and west of the Warm Springs Ranch Residences Subdivision. The applicant included a photomontage looking east and west from the bike path within their resubmittal package. As shown in Figure 2 below, the photomontage provides a realistic representation of the minimal visual impact the structures will have on the view of Bald Mountain.

Figure 2: Photomontage of Lots 32-35 Looking East and West From Bike Path

Looking East From Bike Path



Looking West From Bike Path

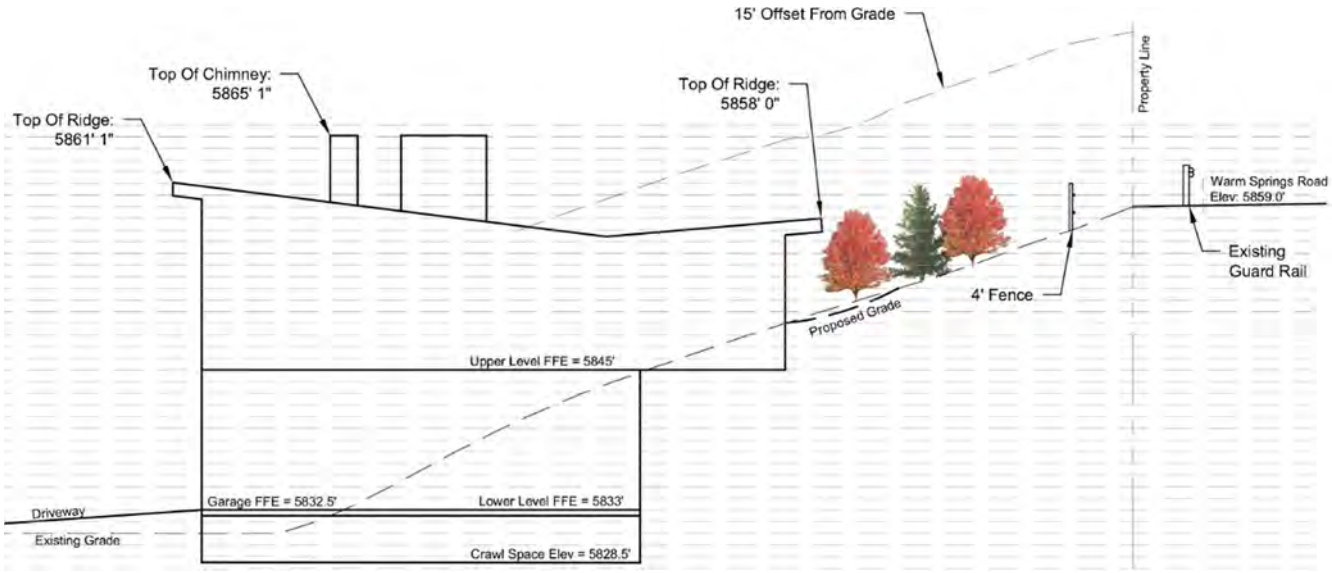


The Commission also expressed concerns related to the height of the landscaping on the rear of Lots 32-34 impacting the view from Warm Springs Road. The Commission requested that the applicant specify the type of pine tree proposed and provide a comprehensive landscape plan for Lots 32-34. The revised landscape plan plant legends indicate that the proposed pine trees are Mugo Pine and

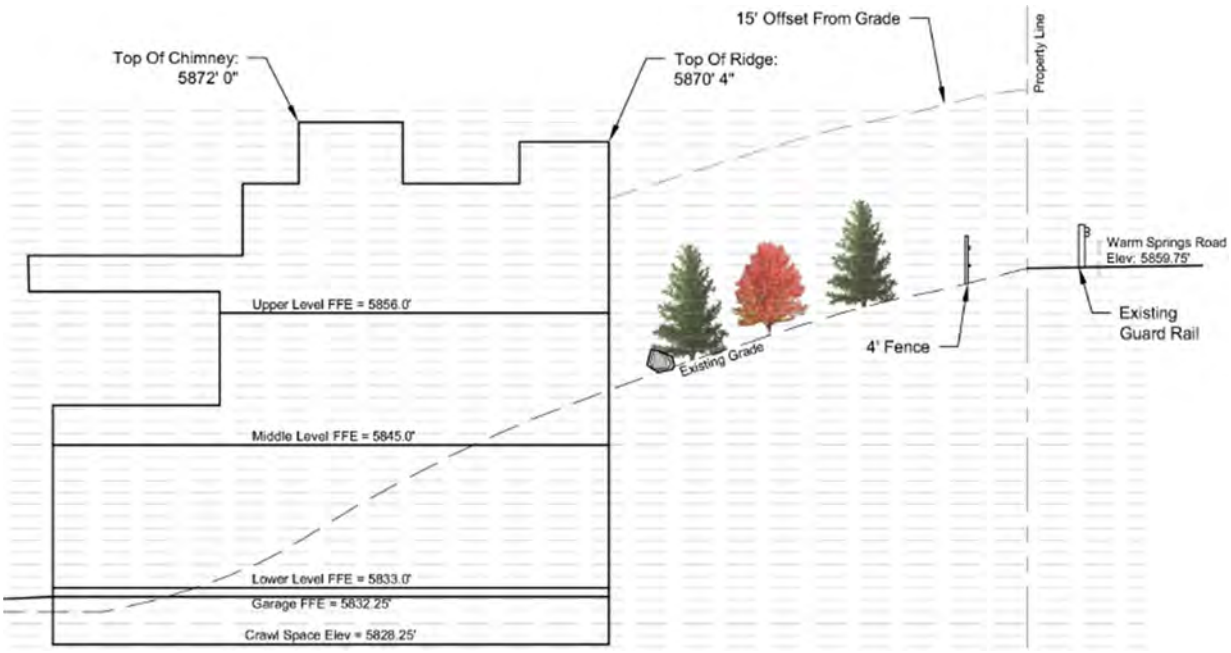
Subalpine Fir. The plan sets indicate that Mugo Pine trees (12'-16' in size) and Ginnala Maple trees (6' in size) will be planted in the rear yards, which slope downhill from Warm Springs Road. The landscaping is sited approximately 4'-8' feet lower than the elevation of Warm Springs Road. By planting these trees down the hillside, only the tops of the tree crowns will be seen from Warm Springs Road and neighboring properties. The full extent of the height of the trees at their maturity will not be visible from their lower elevation. The applicant also provided a comprehensive landscaping plan, which includes cross sections for Lots 32-34 to compare the proposed trees in relation to the new residences from the elevation of Warm Springs Road (please see Figure 3 below for details). Staff does not believe that the landscaping will have a significant impact on the view corridor from Warm Springs Road.

Figure 3: Lots 32-34 Landscaping Cross Section

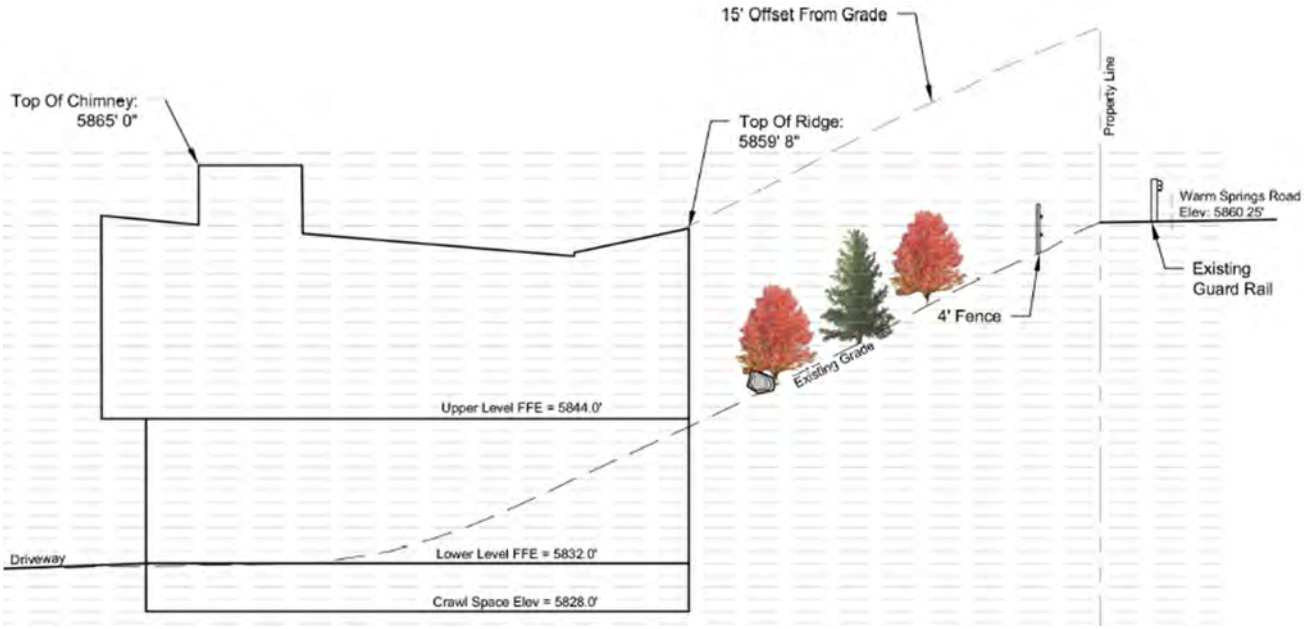
Lot 32



Lot 33



Lot 34



Upon review of the resubmittal package, staff believes that the goals and policies of the comprehensive plan related to the protection of mountain views and scenic areas are met with the project.

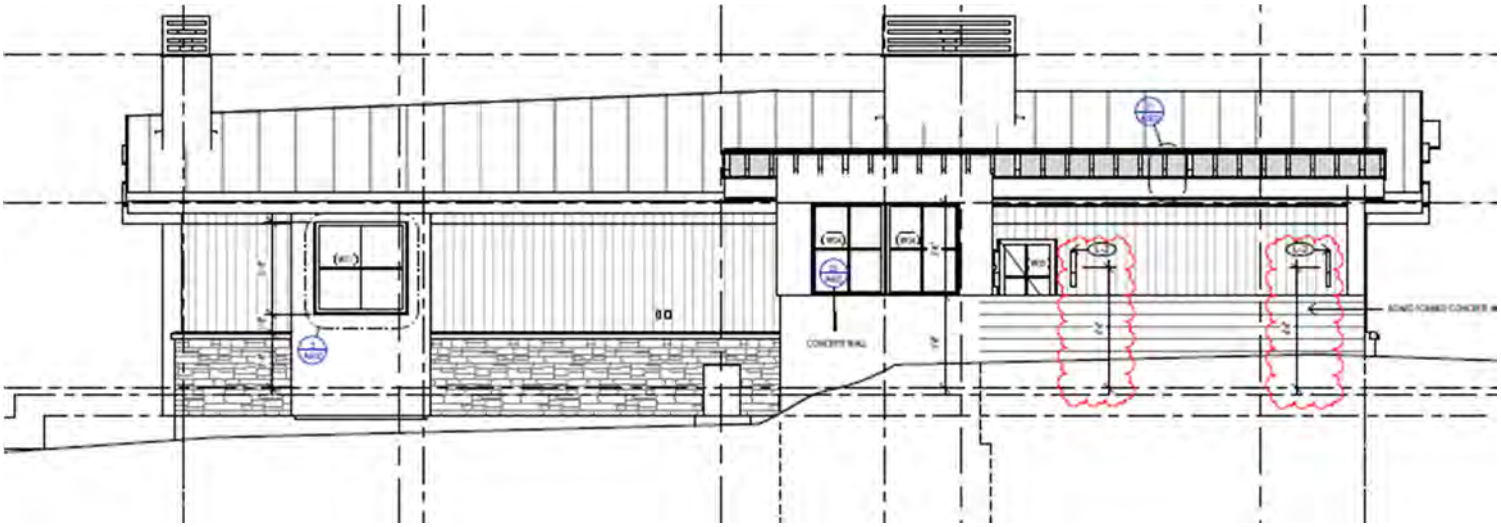
Criteria #2: Applicable Standards and Criteria

Conformance with Design Review Improvements and Standards

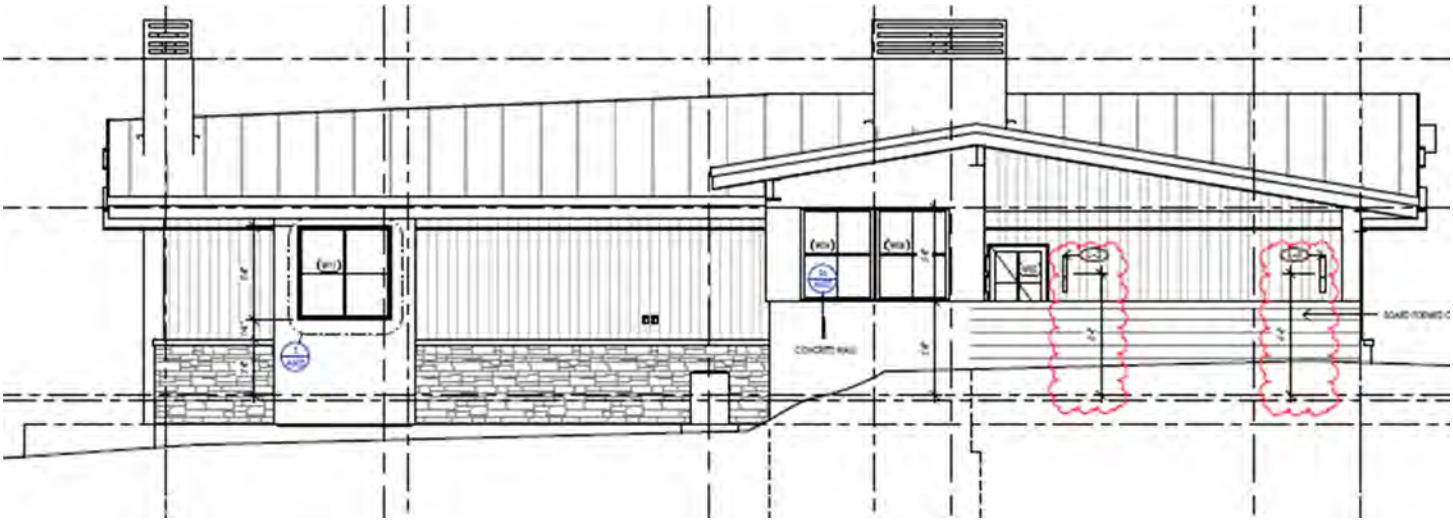
Due to the structures being situated at a lower elevation on Bald Mountain Road, all the roofs will be slightly visible along the Warm Springs Road view corridor. The Commission voiced concerns regarding the roof materials for Lots 32-34 and the appearance of bulk and flatness of the roof for the proposed residence on Lot 32. The Commission requested that for Lots 33 and 34 the roof material be verified and for Lot 32 verify that the roof material is nonreflective and to analyze the roof design. The revised plan set indicates that gravel ballast was added over the membrane roof for Lots 33 and 34. This was added in an effort to soften their visual appearance from Warm Springs Road. Also, the revised plan set for Lot 32 indicates that the roof material is a standing seam metal with a dark bronze color. As stated by the applicant in their response narrative, "This is a low reflectance color based on MBCI roofing color charts." Additionally, on the north elevation of Lot 32, the roof was modified to remove the butterfly and add a gable end to reduce the appearance of the roof's bulk and flatness from Warm Springs Road. Please see Figure 4 below for a comparison of the architectural plan's previous and revised illustration of the rear roof from the north elevation.

Figure 4: Lot 32 North Elevation Roof Comparison

Previous North Elevation



Revised North Elevation



Staff believes that the north elevation gable end reduces the roof's appearance of bulk and flatness on Lot 32 and that the addition of gravel ballast added to the roofs of Lots 33 and 34 softens their visual appearance. The project remains in conformance with all other Design Review improvements and standards requirements.

Conformance with Zoning Regulations

The initial plan sets for Lots 32-34 indicated that the 4' fence along the rear of the lots was on top of the public utility easement and that the locations of the fence shown on the plans were inconsistent. In the staff report from the September 12 meeting, staff recommended a condition of approval that stated all plan sets shall be revised to relocate the fence to the south of the public utility easement in a consistent location prior to building permit application. The applicant has revised all plan sets to show that the fence is located to the south of the public utility easement and is setback 5'-2" from the rear

property line. Therefore, staff no longer recommend the condition of approval related to the fence. The project remains in conformance with all other zoning regulations, including dimensional standards.

STAFF RECOMMENDATION

Staff recommends **approval** of the Design Review applications (File No. P23-017, P23-018, and P23-019) subject to the following conditions:

1. This Design Review approval is based on the project plans for Lots 32-34 presented at the October 10, 2023, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permits must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
5. Any damage to the right-of-way, including sidewalks, must be reconstructed to City standards at the owner's expense prior to issuance of Certificate of Occupancy.

IV. RECOMMENDED MOTIONS

Design Review:

"I move to approve the Lots 32-34, Block 4, Warm Springs Ranch Residences Design Review applications, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision."

ATTACHMENTS:

A. Design Review Applications for Lots 32-34 and Supplemental Documents
B. Lot 32 – Plan Set
C. Lot 33 – Plan Set
D. Lot 34 – Plan Set
E. Lots 32-34 – Renderings, Photomontage, and Comprehensive Landscaping Plan
F. Design Review Standards Analysis
G. Zoning and Dimensional Standards Analysis
H. Warm Springs Ranch Subdivision Development Agreement
I. Staff Report – September 12, 2023
J. Lot 32 – Draft Findings of Fact, Conclusions of Law and Decision
K. Lot 33 – Draft Findings of Fact, Conclusions of Law and Decision
L. Lot 34 – Draft Findings of Fact, Conclusions of Law and Decision