KETCHUM URBAN RENEWAL AGENCY

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

Monday, January 27, 2025 at 2:00 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

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

We welcome you to watch Council Meetings via live stream.
You will find this option on our website at https://www.ketchumura.org/kura/meetings.

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

Join us via Zoom *(please mute your device until called upon)*.
Join the Webinar: https://ketchumidaho-org.zoom.us/j/85798582461
Webinar ID: 857 9858 2461

Join us at City Hall.

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

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

CALL TO ORDER:
ROLL CALL:
COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

1. Public Comments submitted

CONSENT CALENDAR: (ALL ACTION ITEMS)

2. ACTION ITEM: Approval of KURA Bills
3. ACTION ITEM: Approval of November 18, 2024 Minutes and December 16, 2024 Minutes

DISCUSSION ITEMS:
ACTION ITEMS:

4. ACTION ITEM: Request from Corey Street Mass LLC, for a Reimbursement Agreement for Public Improvements Located at 380 N First Avenue

KETCHUM URBAN RENEWAL AGENCY

5. ACTION ITEM: Recommendation to Provide Direction on First + Washington Design Review Plans and Amendment to the Development and Disposition Agreement Project Schedule

ADJOURNMENT:

Ketchum Business Advisory Coalition Public Comment
January 26th, 2025

The Ketchum Business Advisory Coalition (KBAC) would like to say a big THANK YOU to the Wood River Community Housing Trust, the 'Ketchum Urban Renewal Agency' (KURA), and the City of Ketchum, for their continuing efforts and time spent on creating parking solutions for the proposed Washington Street affordable-housing development.

KBAC recognizes the parking and access needs of businesses and the wider community, and we support the funding and building of a parking garage as part of the 1st & Washington housing development.

Thank you,

KBAC Board:
Bronwyn Nickel
Holly Mora
Pete Prekeges
Scott Curtis
Julie Johnson
Cindy Forgeon
Jed Gray
Duffy Witmer
Roger Roland
Tom Nickel
Dillon Witmer
Amy Weyler

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "9610000000"-"9848009999"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	20789	Monthly Workstation Maintenance	49.50
KETCHUM COMPUTERS, INC.	20837	Monthly Workstation Maintenance	49.50
SUN VALLEY ECONOMIC DEVEL	1635	KURA QRTLY CONTRACT FOR SERVICES	2,250.00
ELAM & BURKE	212016	1ST & WASHINGTON PROJECT 12/04-12/31	725.00
ELAM & BURKE	8962	GENERAL REPRESENTATION - 12/16 TO 12/31	493.00
98-4410-7100 INFRASTRUCTURE PROJECTS			
STEVE BUTLER & ASSOCIATES	6887	Geotechnical Report	10,630.00
PIVOT NORTH	5935	PROFESSIONAL SERVICES FOR CONCEPT DESIGN AND REVIEW	4,320.00
PIVOT NORTH	5966	PROFESSIONAL SERVICES FOR CONCEPT DESIGN AND REVIEW	3,280.00
DECHASE DEVELOPMENT SERV	KURA-08	DEVELOPMENT FEES	7,500.00
98-4410-8801 REIMBURSE CITY GENERAL FUND			
CITY OF KETCHUM	8801	SALARIES & BENEFITS DECEMBER 2024	8,535.93
Total URBAN RENEWAL EXPENDITURES:			37,832.93
Total URBAN RENEWAL AGENCY:			37,832.93
Grand Totals:			37,832.93

CITY OF KETCHUM
P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-3841

INVOICE

Date	Number	Page
01/06/2025	8801	1

Bill To: KETCHUM URBAN RENEWAL AGENCY
BOX 2315

KETCHUM ID 83340

Customer No. 410
Project:
Terms: Due Upon Receipt
Invoice Due Date: 01/06/2025

Quantity	Description	Unit Price	Net Amount
1	SALARIES & BENEFITS DECEMBER 2024 98-4410-8801	8,535.93	8,535.93

Please remit payment via:
https://www.ketchumidaho.org/administration/page/online-payments
OR
City of Ketchum
PO Box 2315
Ketchum, ID 83340

Amount	8,535.93
Balance Due	8,535.93

Report Criteria:
Activity.Activity code = 415003,417002

Employee Number	Name	Date	Reference Number	Task Number	Activity Code	Activity Description	Hours	Pay Code	Comments
FRICK, SUZANNE									
1700	FRICK, SUZANNE	12/08/2024	1	14	415003	URA ADMINISTRATION	2.00		
1700	FRICK, SUZANNE	12/09/2024	1	14	415003	URA ADMINISTRATION	4.00		
1700	FRICK, SUZANNE	12/10/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	12/11/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	12/12/2024	1	14	415003	URA ADMINISTRATION	7.00		
1700	FRICK, SUZANNE	12/13/2024	1	14	415003	URA ADMINISTRATION	2.00		
1700	FRICK, SUZANNE	11/17/2024	1	14	415003	URA ADMINISTRATION	2.00		
1700	FRICK, SUZANNE	11/18/2024	1	14	415003	URA ADMINISTRATION	9.00		
1700	FRICK, SUZANNE	11/19/2024	1	14	415003	URA ADMINISTRATION	3.00		
1700	FRICK, SUZANNE	11/20/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	11/21/2024	1	14	415003	URA ADMINISTRATION	3.00		
1700	FRICK, SUZANNE	11/22/2024	1	14	415003	URA ADMINISTRATION	2.00		
1700	FRICK, SUZANNE	11/24/2024	1	14	415003	URA ADMINISTRATION	2.00		
1700	FRICK, SUZANNE	11/25/2024	1	14	415003	URA ADMINISTRATION	4.00		
1700	FRICK, SUZANNE	11/26/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	11/27/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	11/28/2024	1	14	415003	URA ADMINISTRATION	1.00		
1700	FRICK, SUZANNE	11/29/2024	1	14	415003	URA ADMINISTRATION	3.00		
1700	FRICK, SUZANNE	12/01/2024	1	14	415003	URA ADMINISTRATION	2.00		
1700	FRICK, SUZANNE	12/02/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	12/03/2024	1	14	415003	URA ADMINISTRATION	4.00		
1700	FRICK, SUZANNE	12/04/2024	1	14	415003	URA ADMINISTRATION	5.00		
1700	FRICK, SUZANNE	12/05/2024	1	14	415003	URA ADMINISTRATION	4.00		
1700	FRICK, SUZANNE	12/06/2024	1	14	415003	URA ADMINISTRATION	3.00		
Total FRICK, SUZANNE:							92.00		
Grand Totals:							92.00		

Sun Valley Economic Development _ SVED
PO Box 3893
Ketchum, ID 83340 US
+1 2087217847
Harry@sunvalleyeconomy.org
www.sunvalleyeconomy.org

Invoice

SUN VALLEY ECONOMIC DEVELOPMENT

BILL TO
Shellie Gallagher
Ketchum Urban Renewal Agency
City of Ketchum

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1635	01/01/2025	$2,250.00	01/31/2025	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
Public Sector - KURA Quarterly Contract for Service	1	2,250.00	2,250.00

Thank you for your support.

BALANCE DUE **$2,250.00**

☐

98-4410-4200

Invoice

Ketchum Computers
TECHNOLOGY SIMPLIFIED

P.O. Box 5186
Ketchum, ID 83340

Date	Invoice #
12/1/2024	20789
Terms	Due Date
Net 30	12/31/2024

Federal Tax ID:
26-1671669

billing@ketchumcomputers.com

Bill To

Ketchum Urban Renewal Agency
finance@ketchumidaho.org

Date	Employee	Description	Quantity	Rate	Amount
12/3/2024	Mandeville	Monthly Workstation Maintenance: KURA laptop	1	49.50	49.50

98-4410-4200

Total $49.50

Invoice

Ketchum Computers
TECHNOLOGY SIMPLIFIED

P.O. Box 5186
Ketchum, ID 83340

Date	Invoice #
1/1/2025	20837
Terms	Due Date
Net 30	1/31/2025

Federal Tax ID:
26-1671669

billing@ketchumcomputers.com

Bill To

Ketchum Urban Renewal Agency
finance@ketchumidaho.org

Date	Employee	Description	Quantity	Rate	Amount
1/3/2025	Mandeville	Monthly Workstation Maintenance: KURA laptop 98-4410-4200	1	49.50	49.50

Total $49.50

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844

ELAM & BURKE
ATTORNEYS AT LAW

December 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No.	212015
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

INVOICE SUMMARY

For Professional Services Rendered from December 16, 2024 through December 31, 2024.

RE: General Representation

Total Professional Services	$ 493.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 493.00**

98-4410-4200

ELAM & BURKE

December 31, 2024
Invoice No. 212015
Client No. 8962
Matter No. 1
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
12/16/24	ARG	Review Board packet for KURA meeting. Attend KURA Board meeting via Zoom. Analyze issues related to 1st and Washington funding of parking aspects. Consider additional reimbursement for Bluebird project.	1.70

TOTAL PROFESSIONAL SERVICES **$ 493.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	1.70	493.00	.00	.00
Total			**1.70**	**$ 493.00**	**.00**	**$ .00**

TOTAL THIS INVOICE **$ 493.00**

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844

ELAM & BURKE
ATTORNEYS AT LAW

December 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No.	212015
Client No.	8962
Matter No.	1
Billing Attorney:	ARG

REMITTANCE

RE: General Representation

BALANCE DUE THIS INVOICE **$ 493.00**

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A 3% convenience surcharge will be applied to all of these transactions.

To pay online, please click here: or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder:	Elam & Burke, PA
Bank Name:	U.S. Bank
Branch Name:	Meridian CenterPoint Office
Account Number:	82982196
ABA Routing Number:	021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 212015, File # 8962 - 1 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844

ELAM & BURKE
ATTORNEYS AT LAW

December 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No.	212016
Client No.	8962
Matter No.	3
Billing Attorney:	ARG

INVOICE SUMMARY

For Professional Services Rendered from December 4, 2024 through December 31, 2024.

RE: 1st and Washington Project

Total Professional Services	$ 725.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 725.00**

98-4410-4200

ELAM & BURKE

December 31, 2024
Invoice No. 212016
Client No. 8962
Matter No. 3
Billing Attorney: ARG

PROFESSIONAL SERVICES

Date	Atty	Description	Hours
12/04/24	ARG	Review email correspondence from Suzanne Frick regarding outcome of KBAC meeting. Consider input from Tyler Davis Jeffers regarding same.	.20
12/05/24	ARG	Review email correspondence from KURA Board members regarding serial meeting issues. Draft email advising client of issues with correspondence over email.	.20
12/09/24	RPA	Review options for parking and position of KURA and City. Telephone conference with Evan Robertson re interest by property owners/business owners to challenge any decision by KURA Board.	.50
12/10/24	RPA	Prepare summary of conversation with Evan Robertson concerning business owner objections on the project and demand for parking. Review response from Suzanne Frick. Prepare confidential email to Board members.	1.00
12/11/24	ARG	Discussion related to potential litigation by Ketchum business group. Review and respond to email correspondence regarding same and information to Board for consideration.	.30
12/19/24	RPA	Review request for revised schedule of performance in light of design changes resulting from public input. Consider response and timeline.	.30

TOTAL PROFESSIONAL SERVICES **$ 725.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Rate	Billed Hours	Billed Amount	Non-Chargeable Hours	Non-Chargeable Amount
Germaine, Abbey R.	Shareholder	290.00	.70	203.00	.00	.00
Armbruster, Ryan P.	Of Counsel	290.00	1.80	522.00	.00	.00
Total			**2.50**	**$ 725.00**	**.00**	**$ .00**

TOTAL THIS INVOICE **$ 725.00**

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844

ELAM & BURKE
ATTORNEYS AT LAW

December 31, 2024

Ketchum Urban Renewal Agency
Attn: Suzanne Frick
Executive Director
PO Box 2315
Ketchum, ID 83340

Invoice No.	212016
Client No.	8962
Matter No.	3
Billing Attorney:	ARG

REMITTANCE

RE: 1st and Washington Project

BALANCE DUE THIS INVOICE **$ 725.00**

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A 3% convenience surcharge will be applied to all of these transactions.

To pay online, please click here: or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder:	Elam & Burke, PA
Bank Name:	U.S. Bank
Branch Name:	Meridian CenterPoint Office
Account Number:	82982196
ABA Routing Number:	021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 212016, File # 8962 - 3 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

Steve Butler and Associates

PO Box 1034
Ketchum, ID 83340 USA
(208) 720-6432
svgeotech@gmail.com

INVOICE

BILL TO
Matt Neilson-deChase Miksis
401 W Idaho
Boise, ID 83702 United States

INVOICE	6887
DATE	12/19/2024
TERMS	Net 15
DUE DATE	01/03/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	This fee is for the geotechnical report and includes at several site visit to determine access, mark the lot for DIGLINE, contacting DIGLINE Utility Locate, contacting the City of Ketchum, site visit to cone off sections of parking lot for drilling rig, leasing of the truck mounted drill rig, operators and support truck, overnight per diem for operators, increased boring depth for two story below grade parking garage, time associated with the subsurface investigation, contacting Conrad Brothers and the final report PDF.	1	10,630.00	10,630.00

Please send checks to:
PO Box 1034
Ketchum, ID 83340
Thank you.

BALANCE DUE **$10,630.00**

98-4410-7100

pivot north
ARCHITECTURE

Pivot North Architecture
PO Box 45503
Boise, ID 83711
(208) 690-3108

98-4410-7100

De Chase Miksis
DeChase Miksis
P.O. Box 733
Boise, ID 83701
Sammy Newell

Invoice number 5935
Date 11/30/2024

Project **22-059 1st & Washington**

For Professional Services Through November 30, 2024

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	11/07/2024	0.50		160.00	80.00
Weekly meeting					
	11/14/2024	0.50		160.00	80.00
Weekly meeting					
	11/21/2024	1.50		160.00	240.00
Weekly design meeting, coordination					
	11/26/2024	1.00		160.00	160.00
Project coordination, code research, review massing progress					
Design Studio Lead					
	11/21/2024	3.00		160.00	480.00
OAC meeting, start conceptualizing alternate design direction based on feedback					
	11/22/2024	4.50		160.00	720.00
New concept massing and layout design work					
	11/25/2024	7.50		160.00	1,200.00
Revised concept (broken form)					
	11/26/2024	5.00		160.00	800.00
Revised massing and unit mix study, roof forms					
	11/27/2024	1.00		160.00	160.00
New concept unit mix					
	11/29/2024	2.50		160.00	400.00
Unit mix study model					
	Subtotal	27.00			4,320.00
		Phase subtotal			4,320.00

Invoice total **4,320.00**

Invoice Summary

Description	Contract Amount	Total Billed	Percent Complete	Prior Billed	Current Billed
A1-02. Design Review/Concept Design	73,300.99	68,130.95	92.95	63,810.95	4,320.00
A3-01. Schematic Design	0.00	0.00	0.00	0.00	0.00
A3-02. Design Development	0.00	0.00	0.00	0.00	0.00
A3-03. Construction Documents	0.00	0.00	0.00	0.00	0.00
A3-04. Permitting	0.00	0.00	0.00	0.00	0.00
A3-05. Construction Administration	0.00	0.00	0.00	0.00	0.00
AS-01. Parking Studies	12,000.99	11,655.00	97.12	11,655.00	0.00
AS-02. Parking Studies 2 (NTE)	0.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	0.00	2,087.36	0.00	2,087.36	0.00
Total	85,301.98	81,873.31	95.98	77,553.31	4,320.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5615	04/30/2024	1,200.00					1,200.00
5897	10/31/2024	1,617.50		1,617.50			
5935	11/30/2024	4,320.00	4,320.00				
	Total	7,137.50	4,320.00	1,617.50	0.00	0.00	1,200.00

Thank you! We appreciate your business

pivot north
ARCHITECTURE

98-4410-7100

Pivot North Architecture
PO Box 45503
Boise, ID 83711
(208) 690-3108

Redesign effort for the revised massing with tuck under parking. Massing will now be redesigned to match KPFF's option 6 with below grade parking

De Chase Miksis
DeChase Miksis
P.O. Box 733
Boise, ID 83701
Sammy Newell

Invoice number 5966
Date 12/31/2024

Project **22-059 1st & Washington**

For Professional Services Through December 31, 2024

A1-02. Design Review/Concept Design

Professional Fees

	Date	Hours	Multiplier	Rate	Billed Amount
Concept Design					
Project Manager Lead					
	12/02/2024	1.50		160.00	240.00
Team meeting-review massing progress, Meeting with WRCHT & deChase					
	12/05/2024	0.50		160.00	80.00
weekly meeting					
	12/09/2024	1.50		160.00	240.00
Meeting with Planning Staff, follow up call with Matt					
	12/12/2024	0.50		160.00	80.00
Weekly meeting					
	12/18/2024	0.50		160.00	80.00
Review Geotechnical report					
Design Studio Lead					
	12/02/2024	6.50		160.00	1,040.00
concept options and discussion with John/Ian, meeting with client, unit mix and areas					
	12/03/2024	4.00		160.00	640.00
unit mix and area spread sheet					
	12/04/2024	3.00		160.00	480.00
new design study package for client					
	12/05/2024	1.00		160.00	160.00
OAC meeting					
	12/09/2024	1.50		160.00	240.00
meeting with planning staff and follow up recap meeting with Matt					
	Subtotal	20.50			3,280.00
		Phase subtotal			3,280.00

Invoice number 5966
Date 12/31/2024

Invoice total **3,280.00**

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
A1-02. Design Review/Concept Design	71,410.95	68,130.95	3,280.00
A3-01. Schematic Design	0.00	0.00	0.00
A3-02. Design Development	0.00	0.00	0.00
A3-03. Construction Documents	0.00	0.00	0.00
A3-04. Permitting	0.00	0.00	0.00
A3-05. Construction Administration	0.00	0.00	0.00
AS-01. Parking Studies	11,655.00	11,655.00	0.00
AS-02. Parking Studies 2 (NTE)	0.00	0.00	0.00
Reimbursable Expenses	2,087.36	2,087.36	0.00
Total	85,153.31	81,873.31	3,280.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5615	04/30/2024	1,200.00					1,200.00
5897	10/31/2024	1,617.50			1,617.50		
5935	11/30/2024	4,320.00		4,320.00			
5966	12/31/2024	3,280.00	3,280.00				
	Total	10,417.50	3,280.00	4,320.00	1,617.50	0.00	1,200.00

Thank you! We appreciate your business

deChase › Miksis

deChase Development Services, LLC

PO Box 733
Boise, ID 83701
EIN: 27-5253797

AR Contact: Sammy Newell
208-570-0025
Sammy@deChase.com

Invoice

Invoice Number: KURA-08
Invoice Date: Dec 24, 2024
Due Date: Jan 23, 2025

98-4410-4200

Bill To:

Ketchum Urban Renewal Agency, KURA

PO Box 2315
Ketchum, ID 83340

Billing Details:

Description	***Amount***
Development Fees, December	7,500.00
Subtotal	7,500.00
Retainage	0.00
Tax	0.00
Total	**$7,500.00**

We accept check and ACH payments. You can call our controller at 208-570-0025 for ACH information.
Thank you for your business,

	DRAW SUBMISSION	
1st and Washington Development LLC	APPLICATION #:	6
PO Box 733 Boise, ID 83701	DATE:	Dec 3, 2024
Construction Manager:		
Development Manager: Matthew Neilson	matt@dechase.com	

PROJECT

PROJECT #:	22-33-K
NAME:	1st & Washington
TYPE:	WFHOUSE
ADDRESS:	PO Box 2315 Ketchum, ID 83340

SUMMARY OF DRAW	AMOUNT
Current Job Costs	25,730.00
Current Retainage Amount	0.00
Current Draw Amount Due	25,730.00

22-33 - 1st and Washington Development LLC
This Period Transactions Report
Job: 22-33-K - 1st & Washington **Application #:** 6
Date: January 13, 2025

Date	Vendor Name	Reference	Description	Amount
GENERAL CONDITIONS				
10-1700 - Predevelopmet - Geotechnical				
12/19/2024	Steve Butler and Associates	6887	Steve Butler and Associates-Inv#6887	$10,630.00
20-1000 - A&E				
11/30/2024	Pivot North Architecture	5935	Pivot North Architecture-Inv#5935	$4,320.00
12/31/2024	Pivot North Architecture	5966	Pivot North Architecture-Inv#5966	$3,280.00
20-1000 Subtotal				**$7,600.00**
40-1000 - Development Fee				
12/24/2024	deChase Development Services, LLC	KURA-08	deChase Development Services, LLC-Inv#KURA-08	$7,500.00
GENERAL CONDITIONS TOTAL				**$25,730.00**
Job Total				**$25,730.00**

Generated By: Lee Ruff @ January 13, 2025 2:28:23 PM

22-33 - 1st and Washington Development LLC
Billing Breakdown
Job: 22-33-K - 1st & Washington **Application #:** 6
Date: January 13, 2025

Item No.	Description Of Work	Previously Billed	Current Bill	Cost To Date
GENERAL CONDITIONS				
10 - Site and Due Diligence				
10-1700	Predevelopmet - Geotechnical	$4,000.00	$10,630.00	$14,630.00
10-1800	Predevelopmet - Boundary Survey/ALTA	$6,800.00	$0.00	$6,800.00
10 - Site and Due Diligence Subtotal		**$10,800.00**	**$10,630.00**	**$21,430.00**
20 - Other Soft Costs				
20-1000	A&E	$67,782.52	$7,600.00	$75,382.52
20-1100	A&E (Reimbursable Expenses)	$2,525.79	$0.00	$2,525.79
20-1200	Civil	$787.50	$0.00	$787.50
20-1400	Lanscaping	$918.75	$0.00	$918.75
20 - Other Soft Costs Subtotal		**$72,014.56**	**$7,600.00**	**$79,614.56**
40 - Professional Fees				
40-1000	Development Fee	$52,500.00	$7,500.00	$60,000.00
40 - Professional Fees Subtotal		**$52,500.00**	**$7,500.00**	**$60,000.00**
GENERAL CONDITIONS TOTAL		**$135,314.56**	**$25,730.00**	**$161,044.56**
Job Total		**$135,314.56**	**$25,730.00**	**$161,044.56**

Generated By: Lee Ruff @ January 13, 2025 2:25:04 PM

KETCHUM URBAN RENEWAL AGENCY

Meeting Minutes

Monday, November 18, 2024,	2:00p.m.	Ketchum City Hall

CALL TO ORDER:
Susan Scovell called the meeting to order. *(00:01:07 in video)*

ROLL CALL:
Present:
Board Chair—Susan Scovell
Board Member—Gary Lipton
Board Member—Tyler Davis-Jeffers
Board Member—Courtney Hamilton
Board Member—Amanda Breen
Board Member—Casey Burke
Absent:
Board Member—Mason Frederickson

Other attendees:
Suzanne Frick, KURA Executive Director
Trent Donat, City Clerk and KURA Secretary

COMMUNICATION FROM THE BOARD MEMBERS:
Suzanne Frick made a modification to the SVED Contract on the Consent Calendar. *(00:01:40 in video)*

CONSENT CALENDAR

Motion to approve the Consent Calendar (Items #1 - #5) with the changes to the SVED Contract as detailed by Suzanne Frick. *(00:02:23 in video)*
Motion made by: Amanda Breen; seconded by: Casey Burke
Ayes: Gary Lipton, Courtney Hamilton, Amanda Breen, Susan Scovell, Tyler Davis-Jeffers, Casey Burke
Result: Motion Passes

DISCUSSION ITEMS

1. Discussion on operation of First and Washington Parking Lot.
   Presented by: Suzanne Frick *(00:02:41 in video)*

Comments, questions, and discussion by Board Members. *(00:03:50 in video)*

ADJOURNMENT:

Motion to adjourn. *(00:29:47 in video)*
Motion made by Amanda Breen; seconded by; Courtney Hamilton
Ayes: Gary Lipton, Courtney Hamilton, Susan Scovell, Amanda Breen, Tyler Davis-Jeffers, Casey Burke
Result: Adjourned

KETCHUM URBAN RENEWAL AGENCY

_____
Susan Scovell, Board Chair

ATTEST:

_____
Trent Donat, KURA Secretary

KETCHUM URBAN RENEWAL AGENCY

Meeting Minutes

Monday, December 16, 2024,	2:00p.m.	Ketchum City Hall

CALL TO ORDER:
Susan Scovell called the meeting to order. *(00:00:12 in video)*

ROLL CALL:
Present:
Board Chair—Susan Scovell
Board Member—Tyler Davis-Jeffers
Board Member—Courtney Hamilton (via teleconference)
Board Member—Amanda Breen
Board Member—Casey Burke
ABSENT:
Board Member—Gary Lipton
Board Member Mason Frederickson

Other attendees:
Suzanne Frick—KURA Executive Director
Jade Riley—City Administrator
Brent Davis—Finance Director
Daniel Hansen—Community Engagement Manager
Trent Donat—City Clerk and KURA Secretary
Greg Dunfield—GMD Development
Abbey Germain—KURA Attorney
Neil Bradshaw—City of Ketchum Mayor *(arrived at 2:40pm)*

COMMUNICATION FROM THE BOARD MEMBERS:
No Communications

CONSENT CALENDAR

1. **Motion to approve the KURA Bills** *(00:00:52 in video)*
   Motion made by: Amanda Breen; seconded by: Casey Burke
   Ayes: Courtney Hamilton, Amanda Breen, Susan Scovell, Tyler Davis-Jeffers, Casey Burke
   Result: Motion Passes

2. **Motion to approve November 18, 2024, joint meeting minutes if the KURA and Ketchum City Council.** *(00:01:06 in video)*
   Motion made by: Susan Scovell; seconded by: Amanda Breen
   Ayes: Courtney Hamilton, Amanda Breen, Susan Scovell, Tyler Davis-Jeffers, Casey Burke
   Result: Motion Passes

KETCHUM URBAN RENEWAL AGENCY

DISCUSSION ITEMS

3. Sun Valley Economic Development Quarterly Update. .
Presented by: Harry Griffith *(00:01:30 in video)*

- Courtney Hamilton Asked a question. *(00:06:59 in video)*
- Harry Responded *(00:07:30 in video)*

ACTION ITEMS:

4. Recommendation to approve a reimbursement of $820,813.00 to Ketchum Community Development Corporation and 4% Bluebird Housing Partners LLC, and Consideration of amending Reimbursement Agreement #50078 for reimbursement of additional public infrastructure expenditures.
Presented by: Suzanne Frick (00:09:43 in video)
Joined by: Greg Dunfield *(00:12:53 in video)*

Comments, questions and discussion by board members. *(00:021:32 in video)*

Motion to approve the reimbursement agreement for the $820,813.00 for Bluebird Project infrastructure costs and authorize staff to issue the reimbursement check once a Certificate of Occupancy and city approvals of the public infrastructure have been granted.
(00:33:54 in video)
Motion made by: Amanda Breen; seconded by: Casey Burke
Ayes: Courtney Hamilton, Amanda Breen, Susan Scovell, Tyler Davis-Jeffers, Casey Burke
Result: Motion Passes

Motion to amend Reimbursement Agreement #50078 to provide additional reimbursement in the amount of $128,050.00 and authorize staff to issue the reimbursement check once a Certificate of Occupancy and city approvals of the infrastructure have been granted.
(00:34:13 in video)
Motion made by: Amanda Breen; seconded by: Casey Burke
Ayes: Courtney Hamilton, Amanda Breen, Susan Scovell, Tyler Davis-Jeffers, Casey Burke
Result: Motion Passes

5. Direction to Staff on First and Washington Project scope and funding.
Introduced by: Suzanne Frick *(00:35:03 in video)*
Survey results presented by: Daniel Hansen *(00:37:10 in video)*
LID Assessment presented by: Brent Davis *(00:45:10 in video)*

Comments, questions and discussion by Suzanne Frick and board members*. (00:57:09 in video)*
Neil Bradshaw joined the discussion. *(01:06:26 in video)*

Public Comment Open. *(01:18:02 in video)*

- Jed Gray *(01:18:16 in video)*
- Scott Curtis *(01:20:20 in video)*
- Jim Slanetz *(01:22:36 in video)*

Public Comment Closed. *(01:25:27 in video)*

Comments, questions and discussion by Suzanne Frick and board members*. (00:57:09 in video)*

ADJOURNMENT:

Motion to adjourn. *(01:28:13 in video)*
Motion made by Amanda Breen; seconded by; Casey Burke
Ayes: Courtney Hamilton, Susan Scovell, Amanda Breen, Tyler Davis-Jeffers, Casey Burke
Result: Adjourned

_____
Susan Scovell, Board Chair

ATTEST:

_____
Trent Donat, KURA Secretary

Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

January 27, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO REVIEW AND PROVIDE DIRECTION TO STAFF ON THE REQUEST FROM COREY STREET MASS, LLC, FOR A REIMBURSEMENT AGREEMENT FOR PUBLIC IMPROVEMENTS LOCATED AT 380 N FIRST STREET IN THE AMOUNT OF $667,828

Summary
Corey Street Mass, LLC, applied to the KURA to enter into a reimbursement agreement for public improvements installed as part of a private development project located at 380 N First Avenue (Attachment A) in the amount of $667,828. Staff requests Board direction on the request. Should the Board agree to reimburse for the improvements, staff will return to the Board for approval of an Owner Participation Agreement (OPA).

Background
The Board has not entered into a reimbursement agreement for a private development improvements since 2020. Instead, the Board has focused funding of city public infrastructure projects and the First + Washington project. The public improvements as part of the request are identified in the funding application (Attachment A). The improvements are located at the corner of First Avenue and 4th Street as part of the construction of a mixed-use building consisting of 2 market rate residential units and offices. The project was approved by the Planning and Zoning Commission in December 2021 and a building permit was issued in May 2023. A certificate of occupancy has not yet been issued.

In 2022 the KURA amended the funding criteria for reimbursement of improvements associated with private development projects (Attachment B). The criteria for funding applicable to this application are as follows:

- All requests for funding shall be made no later than 30 days after the applicant applies for a building permit.

- Reimbursement for public infrastructure shall commence after the project is generating tax increment to benefit the Agency.
- No more than 50% of the total tax increment generated by the project may be used for reimbursement to the developer.
- KURA may fund 40% of the cost of the following:
    - Cost differential between concrete sidewalks and paver sidewalks, snowmelt systems will not be funded
    - Installation of street trees
    - Art or other public amenities in the public right of way
- Mixed use projects are considered commercial projects and may apply for tax increment financing provided they meet all the criteria.

Historically, the KURA has not reimbursed for public improvements that apply to all development projects such as replacement of curbs, gutters, installation of concrete sidewalks and ADA ramps around a project, installation of streetlights, upgrades to water and sewer lines and repair of any damage to public property as a result of the construction project. In this case, with the exception of the sidewalk pavers, street trees, benches and bike racks, the list of improvements provided by the applicant are required improvements for all development projects.

Based on prior reimbursements and the KURA reimbursement policy, the following improvements would be eligible for reimbursement:

- Irrigation systems $1,837
- Topsoil $4,140
- Landscaping Improvements $1,040
- Trees $3,912
- Tree grates $14,271
- Silva cells $31,638
- Bike racks $3,700
- Bench seating $15,761
- Sidewalk pavers $43,611 (need to calculate difference between concrete sidewalk and pavers)

Total: $119,910

Per the KURA funding resolution, KURA would reimburse 40% of the costs which result in a KURA contribution of up to $47,964 depending on the differential cost between the pavers and concrete sidewalks.

<u>Reimbursement Calculations</u>

The 2024 taxable value of the property is $1,137,197. The applicant estimates the taxable value of the property once the project is completed will be $6,000,000. Using the 2023 applicable tax levy, the current tax increment yield to KURA is $3,723. If the future taxable value of the property is $6,000,000, the tax increment yield to KURA is

estimated to be $19,641 based on the 2023 tax levy. The new net annual amount to KURA is estimated to be $15,918 ($19,641 minus $3,723).

The projected annual reimbursement amount would be 50% of the projected net increment totaling $7,959 if the taxable value of the property is $6,000,000. Typically, new construction projects start generating additional tax increment one year after issuance of a certificate of occupancy. Reimbursement calculations are based on the actual taxable value determined by the Blaine County Assessor and verified with documentation. If a certificate of occupancy is issued in 2025, additional tax increment would begin in 2026. Reimbursement would occur 2026-2029, or annually for 4 years. Total reimbursement is projected to be $31,836.

Requested Funding

The request is for $667,828, however, based on KURA funding criteria, eligible costs total $119,910. KURA would reimburse 40% of the costs totaling $47,764. However, based on the funding calculations, the projected reimbursement amount would be $31,836.

KURA Financial Impact

KURA revenue projections through 2030 assume no loss in projected revenue due to reimbursement agreements. If this agreement is approved, there will be a revenue loss.

Recommendation and Motion

Staff requests direction from the KURA on the proposed funding request.

Attachments:

Attachment A: Applicant funding request
Attachment B: KURA Funding Criteria

Attachment A

KETCHUM URBAN RENEWAL AGENCY

Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE KURA

Applicant and Project Information

Applicant Name: Corey Street Mass, LLC

Name of Project: 380 First Ave N Mixed Use Building

Date Submitted: 11/18/2024

Estimated Date of Completion: 12/15/2025

Project Description: Mixed use building in downtown KEtchum. Public ROW work includes new sidewalks, snow melt, street lamps, 4x trees and benches.

Project Location: 380 First Ave N Ketchum, ID 83340

Application Submittal Requirements

Notes on Submittals

- ☑ Brief narrative describing the proposed public benefit of the project
- ☑ Map of project location
- ☑ Attached professional bids
- ☑ Attached preliminary/construction drawings

Projects Questions:

1. Is this project identified within the Urban Renewal Plan for KURA? Yes: ☑ No: ☐
2. If identified in the Urban Renewal Plan, indicate section and page: Section: 3.2 Page: 6
3. Estimated assessed value of project after completion *(taxable value)*: $ 6,000,000.00
4. Will any KURA board members or staff financially benefit from the project? Yes: ☐ No: ☑
5. New or retained jobs resulting from project: Full Time: 2 Part Time: 0
6. Approximate return on public fund investment. (I.e. Public$/Private$) $ $500,000.00
7. Funding amount requested: $ $667,828.00

Applicant's Signature _____ Date: 11/18/2024

Property Owner's Signature (if different): _____ Date: _____

CSDI Construction, Inc.

BUDGET ESTIMATE WORKSHEET

Project Description: 380 1st Street Mixed Use Building. All work associated with the scope of work associated within the City of Ketchum right-of-way

Project.....	**380 1st Street Mixed Use Building**	Estimator:	**DH**	Bid Date:	**03/03/22**
Location.....	**Ketchum, Idaho**			Bid Time:	**2:00 PM**
Architect.....	**Williams Partners**			Run Date:	**03/03/23**
Owner.....	**Corey Streey Mass, LLC**	Project Duration Work days:	**47**	Addenda:	**0**

	Spec.	Systems/Component	Notes	Responsibility	Quantity	UOM	$/Unit	Total
	GENERAL CONDITIONS:							
	01303	Field Labor			31	hr	45.00	1,395
	01206	Temporary Site Facilities			47	day	139.84	6,572
	01214	Temporary Construction Facilities			47	day	59.68	2,805
	01604	Plan Copies			2	ea	100.00	200
		Subtotal General Conditions						**10,972**
	TRAVEL / PER DIEM							
	01306	Travel/Exp Perdiem	Lodging per IRS Blaine County	Superintendent Travel	47	Day	106.00	4,982
		Subtotal Travel / Per Diem						**4,982**
	UTILITIES							
	01207	Temporary Utilities		Temp Site Power	47	ls	36.70	1,725
		Subtotal Utilities						**1,725**
	Dumpsters							
	01701	Dumpsters and Debris Hauling			1	ea	795.00	795
		Subtotal Clean UP / Debris						**795**
	SUPERVISION							
	01301	Superintendent		CSDI	47	day	278.00	13,066
	01401	Project Manager		CSDI	22	day	326.00	7,172
	01410	Project Executive		CSDI	10	day	381.00	3,810
		Subtotal Supervision						**20,238**
	DIVISION 1							
	01600	Material Testing			1	ls	3,755.00	3,755
	01600	Erosion & Sediment Control			1	ls	4,500.00	4,500
	01600	Traffic Control			1	ls	3,200.00	3,200
	01600	Surveying		Galena Engineering	1	ls	3,120.00	3,120
		Division Subtotal			4			**14,575**
	ROW WORK							
	01 71 13	Mobilization		CSDI Construction, Inc.	1	ea	4,386.00	4,386
	03 37 00	Concrete Flatwork		E & J Concrete	666	sf	15.76	10,496
	03 37 00	Concrete Flatwork prep		E & J Concrete	666	sf	6.91	4,602
	03 37 00	Concrete Vert Curb		E & J Concrete	261	lf	25.49	6,652
	03 37 00	Concrete Wash Out		E & J Concrete	1	ea	5,200.00	5,200
	03 37 00	Vert Curb Exc/Prep		E & J Concrete	261	lf	20.06	5,236
	23 00 02	Concrete and Paver Snow Melting Systems	Includes Radiant Heating	Thorton Heating & Sheetmetal	2,727	sf	68.38	186,472
	24 00 00	Demolition	Includes Landscape, Shrubs, Asphalt, Curb and Sidewalk	Canyon Excavation	2,000	sf	6.70	13,400
	26 00 01	Ketchum - Street Lights	Relocation of Existing	Roberts Electric ALLOWANCE	3	ea	8,208.00	24,624
	26 00 01	Ketchum- Light bollards	Provided by City of Ketchum	Roberts Electric ALLOWANCE	4	ea	1,052.00	4,208
	26 00 01	Electrical, pipe, wire bollards & lights		Roberts Electric ALLOWANCE	7	ls	1,024.00	7,168
	31 00 00	Traffic Control	Utility scope	CSDI Construction, Inc.	1	ea	1,750.00	1,750
	32 17 24	Post Mounted Signage		Roberts Electric ALLOWANCE	1	ea	800.00	800
	33 06 40	Drop Inlet Catch Basin	Includes 30" Diameter	Canyon Excavation	1	ea	2,500.00	2,500
	33 06 40	Drywell	Includes 30" Diameter	Canyon Excavation	2	ea	3,500.00	7,000
	33 06 40	Storm Drain Pipe	Includes 12" ADS N-12	Canyon Excavation	20	lf	75.00	1,500

CSDI Construction, Inc.

BUDGET ESTIMATE WORKSHEET

Project Description: 380 1st Street Mixed Use Building. All work associated with the scope of work associated within the City of Ketchum right-of-way

Project.....	**380 1st Street Mixed Use Building**	Estimator:	**DH**	Bid Date:	**03/03/22**
Location.....	**Ketchum, Idaho**			Bid Time:	**2:00 PM**
Architect.....	**Williams Partners**			Run Date:	**03/03/23**
Owner.....	**Corey Streey Mass, LLC**	Project Duration Work days:	**47**	Addenda:	**0**

	Spec.	Systems/Component	Notes	Responsibility	Quantity	UOM	$/Unit	Total
	33 10 00	6" Fire Line		Canyon Excavation	267	lf	219.06	58,488
	33 10 00	4" Water Service		Canyon Excavation	90	lf	201.16	18,104
	32 11 00	2" Minus pit run Asphalt Sub Base 8"		Canyon Excavation	4,030	sf	3.92	15,801
	32 11 00	4" Crushed Aggregate		Canyon Excavation	4,030	sf	4.64	18,698
	32 12 16	Asphalt Pavement	City of Ketchum Standard	Idaho Materials & Construction	3,364	sf	9.48	31,887
	32 12 16	Sawcut Asphalt		CSDI Construction, Inc.	506	lf	12.00	6,072
	32 17 23	Pavement Markings	Includes Cross Walk	CSDI Construction, Inc.	1.0	ea	3,250.00	3,250
	32 80 00	Irrigations Systems		Native Evergreen Landscapes	100	lf	18.37	1,837
	32 80 00	Topsoil		Native Evergreen Landscapes	90	cy	46.00	4,140
	32 80 00	Landscaping/Improvements		Native Evergreen Landscapes	1	ls	1,040.00	1,040
	32 80 00	Trees		Native Evergreen Landscapes	4	ea	978.01	3,912
	32 80 00	Tree Grates		Native Evergreen Landscapes	4	ea	3,567.65	14,271
	32 80 00	Silva Cells		Native Evergreen Landscapes	4	ea	31,638.00	31,638
	32 80 00	Concrete Unit Pavers		Native Evergreen Landscapes	2,300	sf	18.96	43,611
	32 80 00	Bench Seating	Includes Powder coating	Native Evergreen Landscapes	3	ea	5,253.50	15,761
	32 80 00	Bike Racks	Includes Powder coating	Native Evergreen Landscapes	2	ea	1,850.00	3,700
	33 33 00	Sanitary Sewer Utility	Includes Relocation to new tie in Location	Canyon Excavation	1	ea	4,000.00	4,000
		Division Subtotal						**562,204**
	SUBTOTAL - HARD COSTS							**615,491**
	01100	Liability Insurance	0.52%				3,201	3,201
	01106	Builders Risk Insurance	By Owner				0	-
	01101	Building Permits	By Owner				-	-
		Overhead	5.25%				35,080	35,080
		Fee	2.10%				14,056	14,056
							SUBTOTAL =	667,828
	01151	State/Local Sales/use tax	0.00%				0	-
	01151	Local/city tax	0.00%				0	-
	01103	Bonding	Not included in total add $8,049 if required.			0	0	-
	01910	Owner Contingency	0.00%				0	-
							BUDGET ESTIMATE TOTAL =	**667,828**


Java Primo
TNT
Washington Ave N
1st Ave N
4th St E
Smoky Mou
Pizzeria G
Ketchyum
Harvey Art
Projects
Maude's Coffee
& Clothes
Sun Tone
4th St W
Premier Cleaners
1st Ave N
Core Engine
Fitness

380 N. 1ST AVE. MIXED-USE BUILDING

Owner:
Corey Streey Mass, LLC
11361 Farlin Street
Los Angeles, California 90049

Architect:
Williams | Partners Architects
Jeff Williams: jeff@williams-partners.com
P.O. Box 4373
Ketchum, ID 83340
Ph. 208.726.0020
Fax 208.726.0019

Geotechnical Engineer:
Butler Associates
Steve Butler: svgeotech@gmail.com
P.O. Box 1034
Ketchum, ID 83340
Ph. 208.720.6432

Landscape Architect:
Landwork Studio LLC
Rob King: rob@landworkstudio.com
P.O. Box 300
Ketchum, ID 83340
Ph. 208.726.5331

Civil Engineer:
Galena Engineering, Inc
Sean Flynn: sflynn@galena-engineering.com
317 N. River Street
Hailey, ID 83333
Ph. 208.788.1705

Structural Engineer:
Liv Jensen Engineering, PLLC
Liv Jensen: liv@cox.net
441 Eastridge Drive
Hailey, ID 83333
Ph. 208.720.5549

Interior Design:
Jennifer Hoey Interior Design
Jennifer Hoey: jennifer@jenniferhoey.com
Abbey Mayhew: abbey@jenniferhoey.com
P.O. Box 6409
Ketchum, ID 83340
Ph. 208.726.1561

Electrical Consultant:
SYSWEST
Ross Williams: ross@syswest.net
22922 Lake Wenatchee Highway
Leavenworth, WA 98826

Owner's Representative:
Grabher Construction
P.O. Box 507
Sun Valley, ID 83353
Ph. 208.726.3916
Fax 208.726.9081

General Contractor:
CSDI Construction, Inc.
Gabriel Myers: gmyers@csdiconstruction.com
6353 Supply Way, Boise, Idaho 83716
Office: 208-338-5973
Cell: 208-830-5120

Land Use Information Map

March 18, 2021

Satellite View
380 North First Avenue; Ketchum, Idaho

1:984
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
Blaine County GIS

Made by: Blaine County GIS

PROJECT INFORMATION

LEGAL DESCRIPTION:	LOT 5, BLOCK 37 KETCHUM
ADDRESS:	380 NORTH FIRST AVENUE KETCHUM, ID 83340
ZONING: SETBACKS:	CC, SD 2 (COMMUNITY CORE, SUBDISTRICT 2: MIXED USE) FRONT AND STREET SIDE: 5' AVERAGE INTERIOR SIDE: 0' ADJACENT TO ALLEYWAY: 3'
MAX BUILDING HEIGHT:	42' [AVERAGE FRONT PROPERTY LINE ELEVATION = 5827.2' AVERAGE REAR PROPERTY LINE ELEVATION = 5827.05' MAX HEIGHT = 42'+5827.05' = 5869.05'] *BUILDING WILL NOT BE CONDOMINIUMIZED.
CONSTRUCTION TYPE:	V-B (IBC SECTION 602.5)
OCCUPANCY:	OFFICE: BUSINESS GROUP B (IBC 304.1), (2) RESIDENTIAL UNITS (APARTMENTS): RESIDENTIAL GROUP R-3 (IBC 310.4), GARAGES: UTILITY AND MISCELLANEOUS GROUP U (IBC 312)

DRAWING INDEX

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS ARCHITECTS
MAIL P.O.B. 4373 KETCHUM, IDAHO 83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 0.0
COVER SHEET

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

EGRESS AND FIRE RATING KEY

PARAPET, IBC EXCEPTION 705.11.5.1:
A 30" TALL PARAPET NEED NOT BE PROVIDED ON AN EXTERIOR WALL WHERE THE WALL TERMINATES AT THE UNDERSIDE OF ROOF SHEATHING CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 4 FEET.

IN PLAN, THE DARK GRAY POCHE REPRESENTS FIRE PARTITIONS OR FIRE BARRIERS THAT MUST MEET CONTINUITY REQUIREMENTS OF IBC 707.5 OR 708.4. SEE SHEET A0.10 FOR ACCEPTABLE CONSTRUCTION METHODS.

EGRESS AND FIRE RATING KEY

SEPARATED OCCUPANCIES (R to B, R to U):
1-HOUR FIRE PARTITION PER SECTION 420.2, CONSTRUCTED IN ACCORDANCE WITH SECTION 708

SEPARATED OCCUPANCIES (R to B, R to U):
1-HOUR HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711

EGRESS AND FIRE RATING KEY

DWELLING UNIT-TO-DWELLING UNIT SEPARATION:
1/2-HOUR FIRE PARTITION CONSTRUCTED IN ACCORDANCE WITH SECTION 708

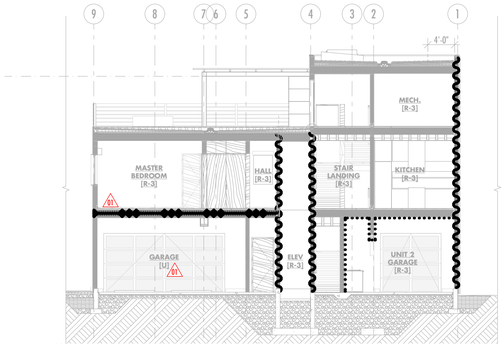
SEPARATED OCCUPANCIES (U to B), SHAFT ENCLOSURES, INTERIOR PROPERTY LINE WALL BASED ON FSD:
1-HOUR FIRE BARRIER SEPARATION PER TABLE 508.4 AND TABLE 602, CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 707

EGRESS AND FIRE RATING KEY

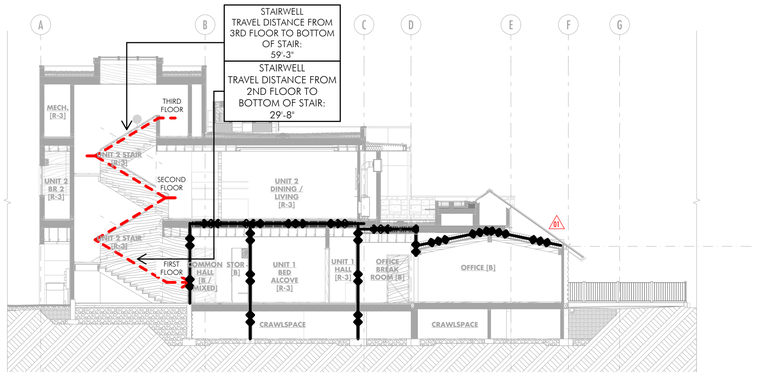
EGRESS PATHWAYS:
COMMON PATH OF EGRESS TRAVEL AND EXIT ACCESS TRAVEL DISTANCE

PRIVATE GARAGE-TO-THE DWELLING UNIT SEPARATION:
5/8-INCH MIN TYPE 'X' GYPSUM BOARD AT WALLS AND CEILING APPLIED TO THE GARAGE SIDE

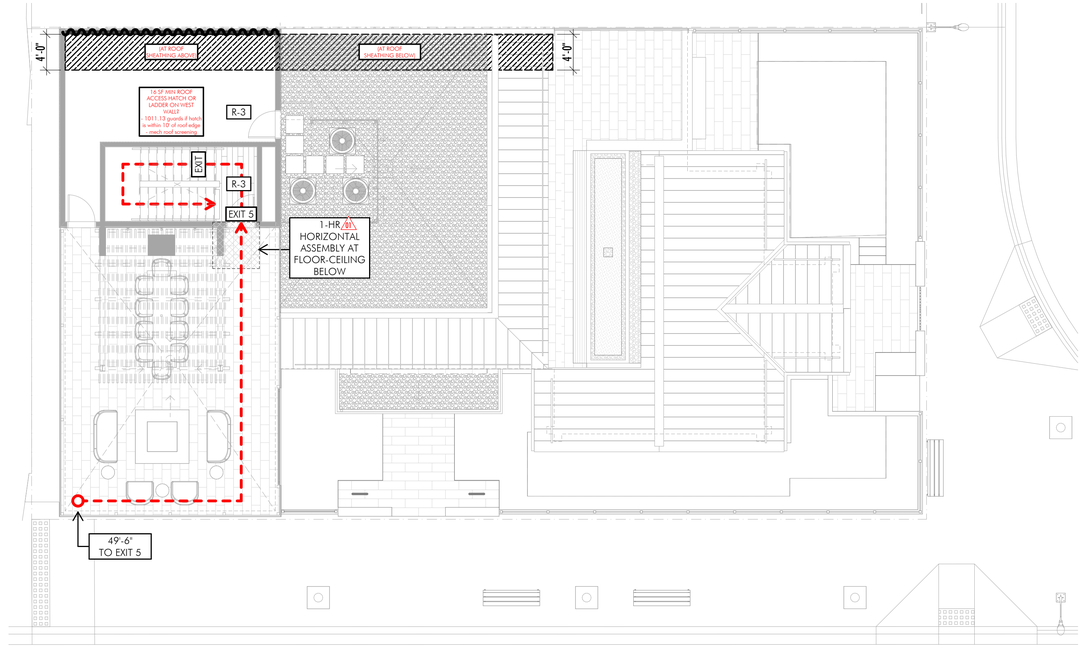
DWELLING UNIT-TO-DWELLING UNIT SEPARATION:
1/2-HOUR HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711



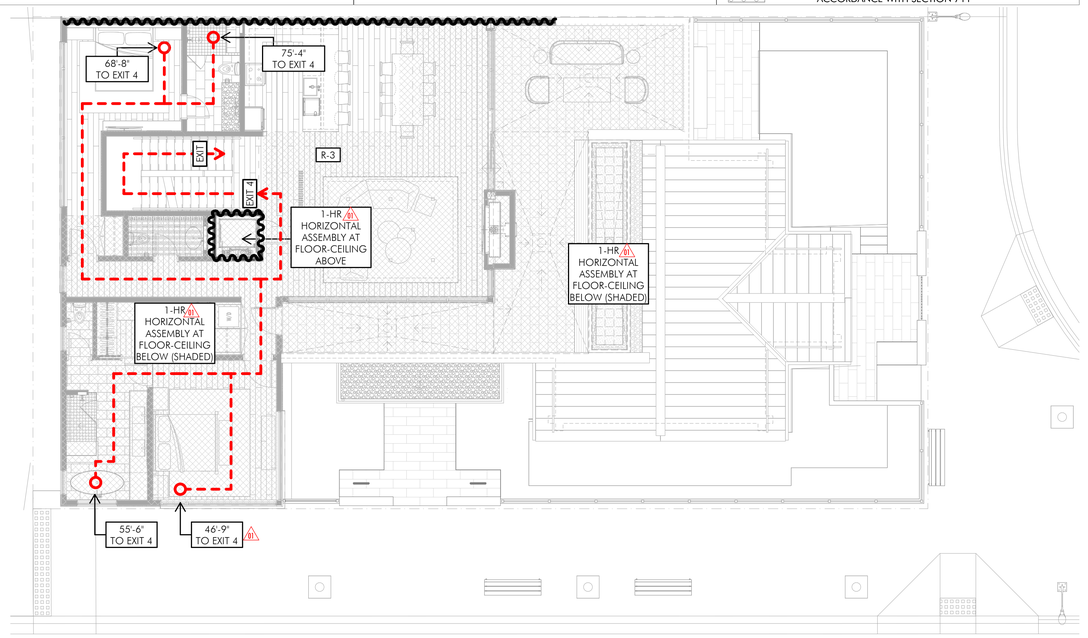
BUILDING SECTION 'F' EGRESS AND FIRE RATING DIAGRAM
SCALE: 3/32" = 1'-0"
5



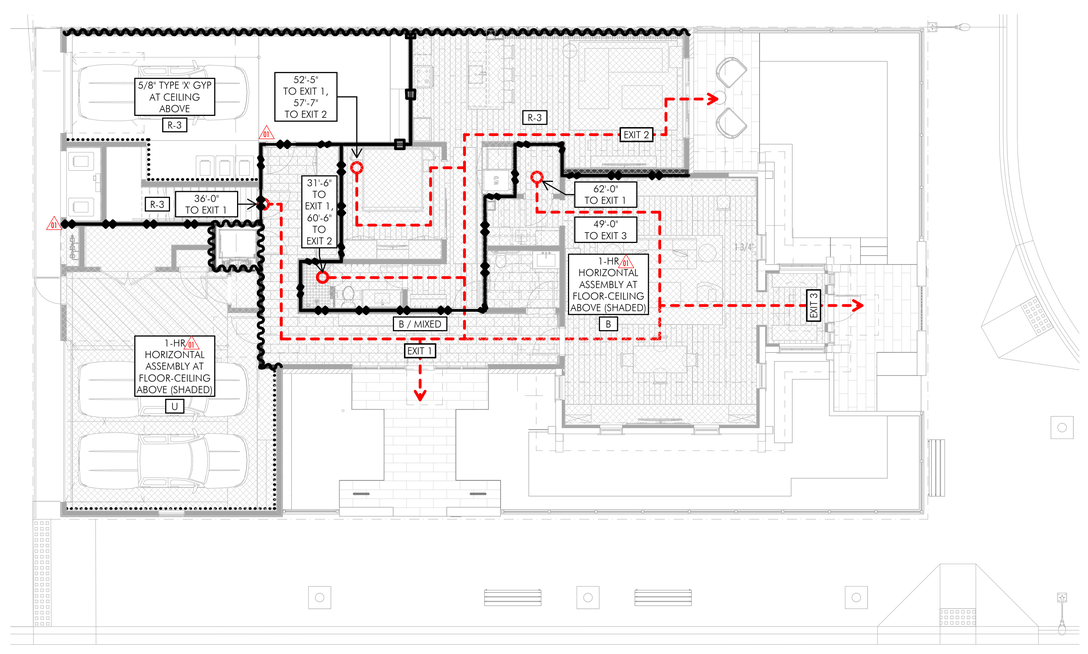
BUILDING SECTION 'B' EGRESS AND FIRE RATING DIAGRAM
SCALE: 3/32" = 1'-0"
4



THIRD FLOOR EGRESS AND FIRE RATING DIAGRAM
SCALE: 1/8" = 1'-0"
3



SECOND FLOOR EGRESS AND FIRE RATING DIAGRAM
SCALE: 1/8" = 1'-0"
2



FIRST FLOOR EGRESS AND FIRE RATING DIAGRAM
SCALE: 1/8" = 1'-0"
1

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	12/08/22 PERMIT REVISION

A0.1

BUILDING INFORMATION / SYSTEMS

CODE INFORMATION

SECTION 714 PENETRATIONS
714.1.1 DUCTS AND AIR TRANSFER OPENINGS. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS BY DUCTS THAT ARE NOT PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTIONS 714.3 THROUGH 714.4.3. PENETRATIONS OF HORIZONTAL ASSEMBLIES NOT PROTECTED WITH A SHAFT AS PERMITTED BY SECTION 717.6, AND NOT REQUIRED TO BE PROTECTED WITH FIRE DAMPERS BY OTHER SECTIONS OF THIS CODE, SHALL COMPLY WITH SECTIONS 714.5 THROUGH 714.6.2. DUCTS AND AIR TRANSFER OPENINGS THAT ARE PROTECTED WITH DAMPERS SHALL COMPLY WITH SECTION 717.
714.4 FIRE-RESISTANCE-RATED WALLS. PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS SHALL COMPLY WITH SECTIONS 714.4.1 THROUGH 714.4.3. PENETRATIONS IN SMOKE BARRIER WALLS SHALL ALSO COMPLY WITH SECTION 714.5.4.
714.4.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.4.1.1 OR 714.4.1.2.
714.4.2 MEMBRANE PENETRATIONS. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.4.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

THERMAL- AND SOUND- INSULATING MATERIALS (SECTION 720)
720.2 CONCEALED INSTALLATION. INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2.

INTERIOR FINISH REQUIREMENTS (TABLE 803.13)
WALL AND CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN THE FOLLOWING FOR THE GROUP AND LOCATION DESIGNATED, PER TABLE 803.13:

	EXIT STAIRS AND EXIT PASSAGEWAYS	CORRIDORS AND EXIT ACCESS STAIRWAYS	ROOMS & ENCLOSED SPACES
B	B	C	C
R-3	C	C	C
U	NO RESTRICTIONS	NO RESTRICTIONS	NO RESTRICTIONS

803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDICES.
CLASS A = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 AND AS INDICATED IN SECTIONS 803.1.3 THROUGH 803.13.

FIRE ALARM AND DETECTION SYSTEMS (SECTION 907)
[F] 907.2 WHERE REQUIRED-NEW BUILDINGS AND STRUCTURES. AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE.
NOT FEWER THAN ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES. WHERE OTHER SECTIONS OF THIS CODE ALLOW ELIMINATION OF FIRE ALARM BOXES DUE TO SPRINKLERS, A SINGLE FIRE ALARM BOX SHALL BE INSTALLED.
[F] 907.2.2 GROUP B. A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE COMBINED GROUP B OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE.
2. THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.
3. THE FIRE AREA CONTAINS AN AMBULATORY CARE FACILITY.
EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATER FLOW.

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (SECTION 1006)
1006.3.3.1 MIXED OCCUPANCIES. WHERE ONE EXIT, OR EXIT ACCESS STAIRWAY OR RAMP PROVIDING ACCESS TO EXITS AT OTHER STORIES, IS PERMITTED TO SERVE INDIVIDUAL STORIES, MIXED OCCUPANCIES SHALL BE PERMITTED TO BE SERVED BY SINGLE EXITS PROVIDED EACH INDIVIDUAL OCCUPANCY COMPLIES WITH THE APPLICABLE REQUIREMENTS OF TABLE 1006.3.3(1) OR 1006.3.3(2) FOR THAT OCCUPANCY. WHERE APPLICABLE, CUMULATIVE OCCUPANT LOADS FROM ADJACENT OCCUPANCIES SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1004.1. IN EACH STORY OF A MIXED OCCUPANCY BUILDING, THE MAXIMUM NUMBER OF OCCUPANTS SERVED BY A SINGLE EXIT SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE CALCULATED NUMBER OF OCCUPANTS OF THE SPACE DIVIDED BY THE ALLOWABLE NUMBER OF OCCUPANTS INDICATED IN TABLE 1006.3.3(2) FOR EACH OCCUPANCY DOES NOT EXCEED ONE. WHERE DWELLING UNITS ARE LOCATED ON A STORY WITH OTHER OCCUPANCIES, THE ACTUAL NUMBER OF DWELLING UNITS DIVIDED BY FOUR PLUS THE RATIO FROM THE OTHER OCCUPANCY DOES NOT EXCEED ONE.

GENERAL MEANS OF EGRESS (SECTION 1003)
CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET 6 INCHES. EXITS SHALL BE CONTINOUS FROM THE POINT OF ENTRY INTO THE EXIT TO THE EXIT DISCHARGE PER SECTION 1003.6.

MEANS OF EGRESS SIZING (SECTION 1005)
1005.7 ENCROACHMENT. ENCROACHMENTS INTO THE REQUIRED MEANS OF EGRESS WIDTH SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. 1005.7.1 DOORS. DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.
EXCEPTIONS:
2. THE RESTRICTIONS ON DOOR SWING SHALL NOT APPLY TO DOORS WITHIN INDIVIDUAL DWELLING UNITS AND SLEEPING UNITS OF GROUP R-2 OCCUPANCIES AND DWELLING UNITS OF GROUP R-3 OCCUPANCIES.

CODE INFORMATION

FIRE PARTITIONS (SECTION 708), CONTINUED
3. FIRE PARTITIONS SERVING AS A CORRIDOR WALL SHALL BE PERMITTED TO TERMINATE AT THE UPPER MEMBRANE OF THE CORRIDOR CEILING ASSEMBLY WHERE THE CORRIDOR CEILING IS CONSTRUCTED AS REQUIRED FOR THE CORRIDOR WALL.
708.4.1 SUPPORTING CONSTRUCTION. THE SUPPORTING CONSTRUCTION FOR A FIRE PARTITION SHALL HAVE A FIRE-RESISTANCE RATING THAT IS EQUAL TO OR GREATER THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE SUPPORTED FIRE PARTITION. EXCEPTION: IN BUILDINGS OF TYPES IIB, IIIB AND VB CONSTRUCTION, THE SUPPORTING CONSTRUCTION REQUIREMENT SHALL NOT APPLY TO FIRE PARTITIONS SEPARATING TENANT SPACES IN COVERED AND OPEN MALL BUILDINGS, FIRE PARTITIONS SEPARATING DWELLING UNITS, FIRE PARTITIONS SEPARATING SLEEPING UNITS AND FIRE PARTITIONS SERVING AS CORRIDOR WALLS.
EXCEPTION:
IN BUILDINGS OF TYPE IIB, IIIB AND VB CONSTRUCTION, THE SUPPORTING CONSTRUCTION REQUIREMENT SHALL NOT APPLY TO FIRE PARTITIONS SEPARATING TENANT SPACES IN COVERED AND OPEN MALL BUILDINGS, FIRE PARTITIONS SEPARATING DWELLING UNITS, FIRE PARTITIONS SEPARATING SLEEPING UNITS AND FIRE PARTITIONS SERVING AS CORRIDOR WALLS.
708.4.2 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION. IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:
1. FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.2.1.
2. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.3.1 FOR FLOORS OR SECTION 718.4.1 FOR ATTICS.
EXCEPTIONS:
1. BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1, OR IN ACCORDANCE WITH SECTION 903.3.1.2 PROVIDED THAT PROTECTION IS PROVIDED IN THE SPACE BETWEEN THE TOP OF THE FIRE PARTITION AND UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE AS REQUIRED FOR SYSTEMS COMPLYING WITH SECTION 903.3.1.1.
2. WHERE CORRIDOR WALLS PROVIDE A SLEEPING UNIT OR DWELLING UNIT SEPARATION, DRAFTSTOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
5. IN GROUP R-3 OCCUPANCIES WITH FEWER THAN THREE DWELLING UNITS, FIRE-BLOCKING AND DRAFTSTOPPING SHALL NOT BE REQUIRED IN FLOOR ASSEMBLIES.

FLOOR AND ROOF ASSEMBLIES (SECTION 711)
711.2 HORIZONTAL ASSEMBLIES. HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.2.1 THROUGH 711.2.6.
711.2.1 MATERIALS. ASSEMBLIES SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.
711.2.2 CONTINUITY. ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND SECTION 712.
711.2.3 SUPPORTING CONSTRUCTION. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.
EXCEPTION: IN BUILDINGS OF TYPE IIB, IIIB OR VB CONSTRUCTION, THE CONSTRUCTION SUPPORTING THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED AT THE FOLLOWING:
1. HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF INCIDENTAL USES AS SPECIFIED BY TABLE 509 PROVIDED THAT THE REQUIRED FIRE-RESISTANCE RATING DOES NOT EXCEED 1 HOUR.
2. HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF DWELLING UNITS AND SLEEPING UNITS AS REQUIRED BY SECTION 420.3.
3. HORIZONTAL ASSEMBLIES AT SMOKE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 709.
711.2.4 FIRE-RESISTANCE RATING. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.2.4.1 THROUGH 711.2.4.6 BUT SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION.
711.2.4.1 SEPARATING MIXED OCCUPANCIES. WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.
711.2.4.3 DWELLING UNITS AND SLEEPING UNITS. HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
EXCEPTION: HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS SHALL BE NOT LESS THAN 1/2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IN A BUILDING OF TYPES IIB, IIIB AND VB CONSTRUCTION, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
711.2.6 UNUSABLE SPACE. IN 1-HOUR FIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES, THE CEILING MEMBRANE IS NOT REQUIRED TO BE INSTALLED OVER UNUSABLE CRAWL SPACES. IN 1-HOUR FIRE-RESISTANCE-RATED ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE.

SHAFT ENCLOSURES (SECTION 713)
713.2 CONSTRUCTION. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH.
713.4 FIRE-RESISTANCE RATING. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.
713.5 CONTINUITY. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, AND SHALL HAVE CONTINUITY IN ACCORDANCE WITHSECTION 707.5 FOR FIRE BARRIERS OR SECTION 711.2.2 FOR HORIZONTAL ASSEMBLIES, AS APPLICABLE
713.7 OPENINGS. OPENINGS IN A SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AS REQUIRED FOR FIRE BARRIERS. DOORS SHALL BE SELF- OR AUTOMATIC-CLOSING BY SMOKE DETECTION IN ACCORDANCE WITH SECTION 716.2.6.6.
713.7.1 PROHIBITED OPENINGS. OPENINGS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED IN SHAFT ENCLOSURES.

CODE INFORMATION

FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS (SECTION 704)
704.4.1 LIGHT-FRAME CONSTRUCTION. STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS INWALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL.

EXTERIOR WALLS (SECTION 705)
705.11 PARAPETS. PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS.
EXCEPTIONS: A PARAPET NEED NOT BE PROVIDED ON AN EXTERIOR WALL WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:
5. IN GROUPS R-2 AND R-3 WHERE THE ENTIRE BUILDING IS PROVIDED WITH A CLASS C ROOF COVERING, THE EXTERIOR WALL SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING OR DECK IN TYPES III, IV AND V CONSTRUCTION, PROVIDED THAT ONE OR BOTH OF THE FOLLOWING CRITERIA IS MET:
5.1. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF APPROVED NONCOMBUSTIBLE MATERIALS OR OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 4 FEET (1220 MM).
5.2. THE ROOF IS PROTECTED WITH 0.625-INCH (16 MM) TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET (1220 MM).
6. WHERE THE WALL IS PERMITTED TO HAVE NOT LESS THAN 25 PERCENT OF THE EXTERIOR WALL AREAS CONTAINING UNPROTECTED OPENINGS BASED ON FIRE SEPARATION DISTANCE AS DETERMINED IN ACCORDANCE WITH SECTION 705.8. [= FSD OF 5' OR GREATER IN A SPRINKLERED BUILDING]
705.11.1 PARAPET CONSTRUCTION. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES (457 MM), INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES (762 MM) ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT. WHERE THE ROOF SLOPES TOWARD A PARAPET AT A SLOPE GREATER THAN TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (16.7-PERCENT SLOPE), THE PARAPET SHALL EXTEND TO THE SAME HEIGHT AS ANY PORTION OF THE ROOF WITHIN A FIRE SEPARATION DISTANCE WHERE PROTECTION OF WALL OPENINGS IS REQUIRED, BUT THE HEIGHT SHALL BE NOT LESS THAN 30 INCHES (762 MM).

FIRE BARRIERS (SECTION 707)
707.3 FIRE-RESISTANCE RATING. THE FIRE-RESISTANCE RATING OF FIRE BARRIERS SHALL COMPLY WITH THIS SECTION.
707.3.1 SHAFT ENCLOSURES. THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM A SHAFT SHALL COMPLY WITH SECTION 713.4.
707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION. THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1023.1.
707.3.3 ENCLOSURES FOR EXIT ACCESS STAIRWAYS. THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT ACCESS STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 713.4.
707.3.4 EXIT PASSAGEWAY. THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT PASSAGEWAY SHALL COMPLY WITH SECTION 1024.3.
707.3.9 SEPARATED OCCUPANCIES. WHERE THE PROVISIONS OF SECTION 508.4 ARE APPLICABLE, THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.
707.5 CONTINUITY. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9
EXCEPTIONS:
1. SHAFT ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12. 2. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES REQUIRED BY SECTION 1023 AND EXIT ACCESS STAIRWAY AND RAMP ENCLOSURES REQUIRED BY SECTION 1019 SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.
707.5.1 SUPPORTING CONSTRUCTION. THE SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED. HOLLOW VERTICAL SPACES WITHIN A FIRE BARRIER SHALL BE FIRE BLOCKED IN ACCORDANCE WITH SECTION 718.2 AT EVERY FLOOR LEVEL.
EXCEPTIONS:
2. SUPPORTING CONSTRUCTION FOR 1-HOUR FIRE BARRIERS REQUIRED BY TABLE 509 IN BUILDINGS OF TYPES IIB, IIIB AND VB CONSTRUCTION IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED UNLESS REQUIRED BY OTHER SECTIONS OF THIS CODE.

FIRE PARTITIONS (SECTION 708)
708.3 FIRE-RESISTANCE RATING. FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
EXCEPTIONS:
1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE RATING BY TABLE 1020.1.
2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPES IIB, IIIB AND VB CONSTRUCTION SHALL HAVE FIRE RESISTANCE RATINGS OF NOT LESS THAN 1/2-HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
708.4 CONTINUITY. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.
EXCEPTIONS:
1. FIRE PARTITIONS SHALL NOT BE REQUIRED TO EXTEND INTO A CRAWL SPACE BELOW WHERE THE FLOOR ABOVE THE CRAWL SPACE HAS A MINIMUM 1-HOUR FIRE-RESISTANCE RATING.
2. FIRE PARTITIONS SERVING AS A CORRIDOR WALL SHALL NOT BE REQUIRED TO EXTEND ABOVE THE LOWER MEMBRANE OF A CORRIDOR CEILING PROVIDED THAT THE CORRIDOR CEILING MEMBRANE IS EQUIVALENT TO CORRIDOR WALL MEMBRANE, AND EITHER OF THE FOLLOWING CONDITIONS IS MET:
2.1. THE ROOM-SIDE MEMBRANE OF THE CORRIDOR WALL EXTENDS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB OF A FIRE-RESISTANCE-RATED FLOOR OR ROOF ABOVE.
2.2. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, INCLUDING AUTOMATIC SPRINKLERS INSTALLED IN THE SPACE BETWEEN THE TOP OF THE FIRE PARTITION AND UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.

CODE INFORMATION

CITY OF KETCHUM CODE AMENDMENTS:
COMBUSTIBLE MATERIALS ON THE EXTERIOR SIDE OF EXTERIOR WALLS (SECTION 1405, CITY OF KETCHUM CODE AMENDMENT)
SECTION 1405.1 IS AMENDED AS FOLLOWS BY ADDING THE FOLLOWING SENTENCE: ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NONCOMBUSTIBLE, OR COVERED WITH MINIMUM 28 GAUGE FLASHING. 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.

ROOFING FIRE CLASSIFICATION (SECTION 1505, CITY OF KETCHUM CODE AMENDMENT)
SECTION 1505.1 IS AMENDED AS FOLLOWS: 1505.2 CLASS A ROOFING REQUIRED. CLASS A ROOF ASSEMBLIES WITH NO WOOD PRODUCTS IN THE ROOF COVERING ARE REQUIRED ON ALL NEW BUILDINGS. CLASS A ROOF ASSEMBLIES WITH NO WOOD PRODUCTS IN ROOF COVERING ARE REQUIRED FOR ALL RE-ROOFS OVER 3,000 SQUARE FEET OF ROOF AREA. CLASS A IS NOT REQUIRED WHEN LESS THAN TWENTY-FIVE (25) PERCENT OF THE ROOF AREA IS BEING REPAIRED AND ADDITIONAL AREAS ARE NOT SUBSEQUENTLY REPAIRED WITHIN FIVE (5) YEARS. ADDITIONS TO BUILDINGS OVER 1,000 SQUARE FEET OF ROOF AREA REQUIRE THAT THE ROOF OF THE ENTIRE BUILDING BE UPGRADED TO A CLASS A ROOF ASSEMBLY WITH NO WOOD PRODUCTS IN THE ROOF COVERING.
SECTION 1513 IS ADDED: 1513 SNOW RETENTION DEVICES. THESE DEVICES ARE PERMANENTLY ATTACHED TO THE ROOFING ASSEMBLY AND SHALL BE PLACED ON THE ROOF ABOVE, INCLUDING BUT NOT LIMITED TO, SKYLIGHTS, SUN ROOMS, GREENHOUSES, AND PEDESTRIAN AREAS, TO LIMIT THE POTENTIAL FOR SLIDING SNOW OR ICE ONTO PEDESTRIAN AREAS BELOW SAID ROOF AREAS FOR ALL OCCUPANCIES. MINIMUM DESIGN SHALL BE EQUAL TO THE DESIGN ROOF SNOW LOAD OF 100 POUNDS PER SQUARE FOOT.

2018 INTERNATIONAL BUILDING CODE (IBC) REFERENCES
MOTOR-VEHICLE-RELATED OCCUPANCIES (SECTION 406)
406.2.1 AUTOMATIC GARAGE DOOR OPENERS AND VEHICULAR GATES. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. WHERE PROVIDED, AUTOMATIC VEHICULAR GATES SHALL COMPLY WITH SECTION 3110.
406.2.2 CLEAR HEIGHT. THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET (2134 MM). CANOPIES UNDER WHICH FUELS ARE DISPENSED SHALL HAVE A CLEAR HEIGHT IN ACCORDANCE WITH SECTION 406.7.2.
406.2.3 ACCESSIBLE PARKING SPACES. WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1106.
406.2.7 ELECTRIC VEHICLE CHARGING STATIONS. WHERE PROVIDED, ELECTRIC VEHICLE CHARGING STATIONS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70. ELECTRIC VEHICLE CHARGING SYSTEM EQUIPMENT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2202. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2594. ACCESSIBILITY TO ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11.
406.3.1 CLASSIFICATION: PRIVATE GARAGES AND CARPORTS SHALL BE CLASSIFIED AS GROUP U OCCUPANCIES. EACH PRIVATE GARAGE SHALL BE NOT GREATER THAN 1,000 SQUARE FEET (93 M) IN AREA. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY 1-HOUR FIRE BARRIERS IN ACCORDANCE WITH SECTION 707, OR 1-HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH.
*406.3.2 SEPARATION: FOR OTHER THAN PRIVATE GARAGES ADJACENT TO DWELLING UNITS, THE SEPARATION OF PRIVATE GARAGES FROM OTHER OCCUPANCIES SHALL COMPLY WITH SECTION 508. SEPARATION OF PRIVATE GARAGES FROM DWELLING UNITS SHALL COMPLY WITH SECTIONS 406.3.2.1 AND 406.3.2.2.
406.3.2.1 DWELLING UNIT SEPARATION: THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NOT LESS THAN 1/2-INCH IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2-INCH GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8-INCHES IN THICKNESS, OR DOORS IN COPMLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

GROUPS I-1, R-1, R-2, R-3 AND R-4 (SECTION 420)
420.2 SEPARATION WALLS. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
420.3 HORIZONTAL SEPARATION. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.
EXCEPTION: IN GROUP R-3 AND R-4 FACILITIES, FLOOR ASSEMBLIES WITHIN THE DWELLING UNITS OR SLEEPING UNITS ARE NOT REQUIRED TO BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES.
[F] 420.4 AUTOMATIC SPRINKLER SYSTEM. GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.
[F] 420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS. FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP I-1, R-1 AND R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8 AND 907.2.9, RESPECTIVELY. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS I-1, R-2, R-3 AND R-4 IN ACCORDANCE WITH SECTION 907.2.10
420.9 GROUP R COOKING FACILITIES. IN GROUP R OCCUPANCIES, COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE INTERNATIONAL MECHANICAL CODE.

CODE INFORMATION

ALLOWABLE BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR:
R-3, SM (BUILDINGS TWO OR MORE STORIES SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = UNLIMITED
B, SM (BUILDINGS TWO OR MORE STORIES SPRINKLERED IN ACCORDANCE WITH 903.3.1.1), TYPE V-B = 27,000 SF
U, SM (BUILDINGS TWO OR MORE STORIES SPRINKLERED IN ACCORDANCE WITH 903.3.1.1), TYPE V-B = 16,500 SF
*FRONTAGE AND SPRINKLER INCREASES NOT CALC'D DUE TO AREA CONFORMANCE WITHOUT AREA MODIFICATIONS

OCCUPANT LOAD:
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM: 300 GROSS
BUSINESS AREAS OCCUPANT LOAD FACTOR: 150 GROSS
RESIDENTIAL OCCUPANT LOAD FACTOR: 200 GROSS
PARKING GARAGES OCCUPANT LOAD FACTOR: 200 GROSS

FIRST FLOOR:
OFFICE (B): 848 / 150 = 5.65
COMMON HALL (B): 442 / 150 = 2.95
PRIVATE GARAGES (U): (774+490) / 200 = 6.32
UNIT 1 RESIDENTIAL (R-3): 750 / 200 = 3.75
UNIT 2 RESIDENTIAL (R-3): 175 / 200 = 0.875
TOTAL FIRST FLOOR OCCUPANT LOAD: 19.545 = 20

SECOND FLOOR:
UNIT 2 RESIDENTIAL (R-3): 1,951 / 200 = 9.755
TOTAL SECOND FLOOR OCCUPANT LOAD: 9.755 = 10

THIRD FLOOR:
UNIT 2 RESIDENTIAL (R-3): 38 / 200 = 0.19
MECHANICAL: 377 / 300 = 1.26
TOTAL THIRD FLOOR OCCUPANT LOAD: 1.45 = 2

TOTAL 'B' OCCUPANT LOAD:	9
TOTAL UNIT 1 'R-3' OCCUPANT LOAD:	4
TOTAL UNIT 2 'R-3' OCCUPANT LOAD:	12
TOTAL PRIVATE GARAGE 'U' OCC LOAD:	7 .
TOTAL BUILDING OCCUPANT LOAD:	32

TYPE OF CONSTRUCTION: V-B

SPRINKLER SYSTEM: NFPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING PER 903.3.1.1

BUILDING AREA AND HEIGHT (TABLE 503):

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
TABLE 601, BASED ON TYPE V-B CONSTRUCTION:

PRIMARY STRUCTURAL FRAME:	0-HOUR
INTERIOR / EXTERIOR BEARING WALLS:	0-HOUR
EXTERIOR NONBEARING WALLS AND PARTITIONS:	SEE TABLE 602
INTERIOR NONBEARING WALLS AND PARTITIONS:	0-HOUR
FLOOR CONSTRUCTION AND ASSOCIATED MEMBERS:	0-HOUR
ROOF CONSTRUCTION AND ASSOCIATED MEMBERS:	0-HOUR

FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
TABLE 602, BASED ON TYPE V-B CONSTRUCTION AND OCCUPANCIES R-3, B, AND U:

	NORTH	EAST	SOUTH	WEST
LESS THAN 5 FT	N/A	N/A	1-HOUR	N/A
5 TO 10 FEET	N/A	N/A	N/A	N/A
10 TO 30 FEET	N/A	0-HOUR	0-HOUR	N/A
30 FEET PLUS	0-HOUR	0-HOUR	0-HOUR	0-HOUR

*NOTE 'i' FOR OCCUPANCY GROUP R: FOR A GROUP R-3 BUILDING OF TYPE VB CONSTRUCTION, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.

EXTERIOR WALLS (SECTION 705)
705.5 FIRE-RESISTANCE RATINGS. EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602 AND THIS SECTION. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
SOUTH ELEVATION AT INTERIOR PROPERTY LINE: EXTERIOR WALLS WITH A FIRE SEPARATION OF 0' TO LESS THAN 3' SHALL NOT BE PERMITTED TO HAVE OPENINGS.
SOUTH ELEVATION AT OFFICE ENTRY: EXTERIOR WALLS WITH A FIRE SEPARATION OF 25' TO LESS THAN 30' HAVE NO LIMIT OF EXTERIOR WALL OPENINGS WHEN UNPROTECTED AND SPRINKLERED.
EAST ELEVATION* (20' ALLEY ROW WIDTH + 3' ALLEY SETBACK = 13' MINIMUM SEPARATION DISTANCE TO CENTERLINE OF ALLEY): EXTERIOR WALLS WITH A FIRE SEPARATION OF 10' TO LESS 15' SHALL HAVE WALL OPENINGS LIMITED TO 45% WHEN UNPROTECTED AND SPRINKLERED.
NORTH ELEVATION* (60' ROW WIDTH = 30' MINIMUM SEPARATION DISTANCE TO CENTERLINE OF ROW) AND WEST ELEVATION* (100' ROW WIDTH = 50' MINIMUM SEPARATION DISTANCE TO CENTERLINE OF ROW): EXTERIOR WALLS WITH A FIRE SEPARATION OF 30' OR GREATER HAVE NO LIMIT OF EXTERIOR WALL OPENINGS.
*NOTE 'f': THE AREA OF UNPROTECTED AND PROTECTED OPENINGS SHALL NOT BE LIMITED FOR GROUP R-3 OCCUPANCIES, WITH A FIRE SEPARATION DISTANCE OF 5 FEET OR GREATER.

MIXED USE AND OCCUPANCY (SECTION 508)
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES
OCCUPANCY 'R' TO OCCUPANCY 'B' (SPRINKLERED): 1-HR
OCCUPANCY 'R' TO OCCUPANCY 'U' (SPRINKLERED): 1-HR*
*SEE 406.3.2 RE: PRIVATE GARAGES
508.2.4 SEPARATION OF OCCUPANCIES
EXCEPTION 2: GROUP I-1, R-1, R-2, AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.
508.4.4 SEPARATION. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.4.
508.4.4.1 CONSTRUCTION. REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, SO AS TO COMPLETELY SEPARATE ADJACENT OCCUPANCIES.

CODE INFORMATION

CODES REFERENCED: 2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 ICC 400 (STANDARDS ON THE DESIGN AND CONSTRUCTION OF LOG STRUCTURES)

JURISDICTIONS: CITY OF KETCHUM PLANNING & BUILDING DEPARTMENTS
CITY OF KETCHUM FIRE DEPARTMENT

CITY OF KETCHUM PROJECT INFORMATION

BUILDING AREA:

FIRST FLOOR	
EXISTING (OFFICE):	742 S.F.
NEW (OFFICE)	86 S.F.
NEW COMMON SPACE:	442 S.F.
NEW COMMON PARKING:	774 S.F.
NEW UNIT 1 LIVING:	750 S.F.
NEW UNIT 2 GARAGE:	510 S.F.
NEW UNIT 2 LIVING:	175 S.F.
SUB-TOTAL:	3,479 S.F.

SUB-TOTAL TOWARDS F.A.R.:
THREE PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 S.F. IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION
[3,479 S.F. - (3 x (9 x 18)) = 2,993 S.F.]

SECOND FLOOR	
UNIT 2 LIVING:	1,944 S.F.
TERRACE:	710 S.F.

THIRD FLOOR	
UNIT 2 LIVING:	46 S.F.
COMMON MECHANICAL:	377 S.F.
TERRACE:	792 S.F.

TOTAL REMODEL (EXISTING CABIN):	742 S.F.
TOTAL NEW:	5,104 S.F.
TOTAL G.S.F. (INCLUDING GARAGES):	5,846 S.F.
TOTAL TOWARDS F.A.R.:	5,360 S.F.

[5,360 / 5,505 = 0.97 F.A.R.]

BUILDING COVERAGE: 3,559 S.F. (OR 64.7% OF LOT AREA)

SITE AREA: 0.126 ACRES (5,505 S.F.)

PARKING RQMTS:

UNIT 1 (750 S.F. OR LESS):	0 SPACES
UNIT 2 (2,001 S.F. AND ABOVE):	2 SPACES
OFFICE (1 SPACE PER 1,000 G.S.F.):	1 SPACE

ZONING: CC, SD 2 (COMMUNITY CORE, SUBDISTRICT 2: MIXED USE)

SETBACKS: FRONT AND STREET SIDE: 5' AVERAGE
INTERIOR SIDE: 0'
ADJACENT TO ALLEYWAY: 3'

MAX BUILDING HEIGHT: 42'

2018 INTERNATIONAL BUILDING CODE (IBC) PROJECT INFORMATION

OCCUPANCY: OFFICE: BUSINESS GROUP B (IBC 304.1),
(2) RESIDENTIAL DWELLING UNITS: RESIDENTIAL GROUP R-3 (IBC 310.4),
(2) PRIVATE GARAGES: UTILITY AND MISCELLANEOUS GROUP U (IBC 312),
COMMON AREA HALL: MIXED USE, BUSINESS GRP B
*BUILDING WILL NOT BE CONDOMINIUMIZED, OCCUPANCIES ARE TO BE SEPARATED PER CODE.

EXISTING OCCUPANCY OF CABIN: RESTAURANT GROUP A-2 (SECTION 303)
[TO CHANGE TO BUSINESS GROUP B WITH APPROVAL OF CODE OFFICIAL]

TYPE OF CONSTRUCTION: V-B

SPRINKLER SYSTEM: NFPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING PER 903.3.1.1

ACTUAL BUILDING AREA (PER "AREA, BUILDING" DEFINITION OF SECTION 202)

FIRST FLOOR:	3,432 SF
SECOND FLOOR:	2,097 SF
THIRD FLOOR:	537 SF
TOTAL:	6,066 SF

ALLOWABLE BUILDING HEIGHT
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:
R-3, SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = 60 FEET
B, SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = 60 FEET
U, SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = 60 FEET
TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:
R-3, SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = 4 STORIES
B, SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = 3 STORIES
U, SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = 2 STORIES
504.2 MIXED OCCUPANCY. IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 508, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE OCCUPANCIES.

ALLOWABLE BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR:
R-3, SM (BUILDINGS TWO OR MORE STORIES SPRINKLERED IN ACCORDANCE WITH 903.3.1.1, TYPE V-B = UNLIMITED
B, SM (BUILDINGS TWO OR MORE STORIES SPRINKLERED IN ACCORDANCE WITH 903.3.1.1), TYPE V-B = 27,000 SF
U, SM (BUILDINGS TWO OR MORE STORIES SPRINKLERED IN ACCORDANCE WITH 903.3.1.1), TYPE V-B = 16,500 SF
*FRONTAGE AND SPRINKLER INCREASES NOT CALC'D DUE TO CONFORMANCE WITHOUT AREA MODIFICATIONS

380 N. 1st Ave. Mixed-Use Building
Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A 0.2

BUILDING INFORMATION / SYSTEMS

CODE INFORMATION

HOISTWAY ENCLOSURES (SECTION 3002)
3002.1 HOISTWAY ENCLOSURE PROTECTION. ELEVATOR, DUMBWAITER AND OTHER HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTIONS 712 AND 713.
3005.4 MACHINE ROOMS, CONTROL ROOMS, MACHINERY SPACES, AND CONTROL SPACES. ELEVATOR MACHINE ROOMS, CONTROL ROOMS, CONTROL SPACES AND MACHINERY SPACES OUTSIDE OF BUT ATTACHED TO A HOISTWAY THAT HAVE OPENINGS INTO THE HOISTWAY SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. THEFIRE-RESISTANCE RATING SHALL BE NOT LESS THAN THE REQUIRED RATING OF THE HOISTWAY ENCLOSURE SERVED BY THE MACHINERY. OPENINGS IN THE FIRE BARRIERS SHALL BE PROTECTED WITH ASSEMBLIES HAVING A FIRE PROTECTION RATING NOT LESS THAN THAT REQUIRED FOR THE HOISTWAY ENCLOSURE DOORS.
EXCEPTIONS:
1. FOR OTHER THAN FIRE SERVICE ACCESS ELEVATORS AND OCCUPANT EVACUATION ELEVATORS, WHERE MACHINE ROOMS, MACHINERY SPACES, CONTROL ROOMS AND CONTROL SPACES DO NOT ABUT AND DO NOT HAVE OPENINGS TO THE HOISTWAY ENCLOSURE THEY SERVE, THE FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, SHALL BE PERMITTED TO BE REDUCED TO A 1-HOURFIRE-RESISTANCE RATING.
2. FOR OTHER THAN FIRE SERVICE ACCESS ELEVATORS AND OCCUPANT EVACUATION ELEVATORS, IN BUILDINGS FOUR STORIES OR LESS ABOVE GRADE PLANE WHERE MACHINE ROOM, MACHINERY SPACES, CONTROL ROOMS AND CONTROL SPACES DO NOT ABUT AND DO NOT HAVE OPENINGS TO THE HOISTWAY ENCLOSURE THEY SERVE, THE MACHINE ROOM, MACHINERY SPACES, CONTROL ROOMS AND CONTROL SPACES ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED.
3006.2 HOISTWAY OPENING PROTECTION REQUIRED. ELEVATOR HOISTWAY DOOR OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITHSECTION 3006.3 WHERE AN ELEVATOR HOISTWAY CONNECTS MORE THAN THREE STORIES, IS REQUIRED TO BE ENCLOSED WITHIN ASHAFT ENCLOSURE IN ACCORDANCE WITH SECTION 712.1.1 AND ANY OF THE FOLLOWING CONDITIONS APPLY:
1. THE BUILDING IS NOT PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2. THE BUILDING CONTAINS A GROUP I-1, CONDITION 2 OCCUPANCY.
3. THE BUILDING CONTAINS A GROUP I-2 OCCUPANCY.
4. THE BUILDING CONTAINS A GROUP I-3 OCCUPANCY.
5. THE BUILDING IS A HIGH RISE AND THE ELEVATOR HOISTWAY IS MORE THAN 75 FEET (22 860 MM) IN HEIGHT. THE HEIGHT OF THE HOISTWAY SHALL BE MEASURED FROM THE LOWEST FLOOR TO THE HIGHEST FLOOR OF THE FLOORS SERVED BY THE HOISTWAY.

CODE INFORMATION

INTERIOR SPACE DIMENSIONS (SECTION 1207)
1207.1 MINIMUM ROOM WIDTHS. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET (914 MM) BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
1207.2 MINIMUM CEILING HEIGHTS. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES (2286 MM) ABOVE THE FINISHED FLOOR. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM) ABOVE THE FINISHED FLOOR.
1207.3 ROOM AREA. EVERY DWELLING UNIT SHALL HAVE NOT LESS THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET (11.2 M) OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE ANET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M).
EXCEPTION: KITCHENS ARE NOT REQUIRED TO BE OF A MINIMUM FLOOR AREA.

SAFETY GLAZING, HAZARDOUS LOCATIONS (CHAPTER 24)
2406.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.
2406.4.1 GLAZING IN DOORS. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
2406.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) 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 (1524 MM) ABOVE THE WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
2406.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
2406.4.4 GLAZING IN GUARDS AND RAILINGS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

2406.4.5 GLAZING AND WET SURFACES.
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES (1524 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. SHALL BE MEASURED FROM THE LOWEST FLOOR TO THE HIGHEST FLOOR OF THE FLOORS SERVED BY THE HOISTWAY.
2406.4.6 GLAZING ADJACENT TO STAIRWAYS AND RAMPS. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. THE SIDE OF A STAIRWAY, LANDING OR RAMP THAT HAS A GUARD COMPLYING WITH THE PROVISIONS OF SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.
2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
2406.4.7 GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES (3.14 RAD) FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

FOAM PLASTIC INSULATION (SECTION 2603)
2603.4 THERMAL BARRIER. EXCEPT AS PROVIDED FOR IN SECTIONS 2603.4.1 AND 2603.9, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, HEAVY TIMBER IN ACCORDANCE WITHSECTION 602.4 OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275. COMBUSTIBLE CONCEALED SPACES SHALL COMPLY WITHSECTION 718.

MINIMUM PLUMBING FACILITIES (SECTION 2902)
TABLE 2902
BUSINESS (OCCUPANT LOAD = 9 PEOPLE TOTAL):
- 1 WATER CLOSET PER 25 FOR THE FIRST 50
- 1 LAVATORY PER 40 FOR THE FIRST 80
- 0 BATHTUBS/SHOWERS
- 1 DRINKING FOUNTAIN PER 100 (SEE SECTION 410 OF THE IPC)
- 1 SERVICE SINK, SUBNOTE E: NOT REQUIRED FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER.

RESIDENTIAL (APARTMENT HOUSE):
- 1 WATER CLOSET PER DWELLING UNIT
- 1 LAVATORY PER DWELLING UNIT
- 1 BATHTUB/SHOWER PER DWELLING UNIT
- 1 KITCHEN SINK PER DWELLING UNIT
- 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS

[P] 2902.2 SEPARATE FACILITIES. WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.
EXCEPTIONS:
1. SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR DWELLING UNITS AND SLEEPING UNITS.
2. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR FEWER.
4. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.
[P] 2902.6 SMALL OCCUPANCIES. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER

CODE INFORMATION

ACCESSIBLE ENTRANCES (SECTION 1105)
1105.1 PUBLIC ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.
1105.1.7 DWELLING UNITS AND SLEEPING UNITS. AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A FACILITY.
EXCEPTION: AN ACCESSIBLE ENTRANCE IS NOT REQUIRED TO DWELLING UNITS AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS OR TYPE B UNITS.

DWELLING AND SLEEPING UNITS (SECTION 1107)
1107.6.3 GROUP R-3. IN GROUP R-3 OCCUPANCIES WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. BEDROOMS WITHIN CONGREGATE LIVING FACILITIES, DORMITORIES, SORORITIES, FRATERNITIES, AND BOARDING HOUSES SHALL BE COUNTED AS SLEEPING UNITS FOR THE PURPOSE OF DETERMINING THE NUMBER OF UNITS.

VENTILATION (SECTION 1202)
1202.3 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, NOT LESS THAN A 1/4-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. 5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH ITEM 5.1.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE 1202.3 FOR CONDENSATION CONTROL.
5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE 1202.3 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.
TABLE 1202.3 INSULATION FOR CONDENSATION CONTROL
CLIMATE ZONE 6: R-25 MINIMUM R-VALUE OF AIR-IMPERMEABLE INSULATION.
1202.5 NATURAL VENTILATION. NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.
1202.5.1 VENTILATION AREA REQUIRED. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
1202.5.1.1 ADJOINING SPACES. WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET (2.3 M). THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.
1202.5.2.1 BATHROOMS. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

LIGHTING (SECTION 1024)
1204.1 GENERAL. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1204.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1204.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 1205.
1204.2 NATURAL LIGHT. THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.
1204.3 ARTIFICIAL LIGHT. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
1204.4 STAIRWAY ILLUMINATION. STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX). STAIRWAYS IN OTHER OCCUPANCIES SHALL BE GOVERNED BY CHAPTER 10.
1204.4.1 CONTROLS. THE CONTROL FOR ACTIVATION OF THE REQUIRED STAIRWAY LIGHTING SHALL BE IN ACCORDANCE WITH NFPA 70.

CODE INFORMATION

GUARDS (SECTION 1015), CONTINUED
1015.4 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
EXCEPTIONS:
6. WITHIN INDIVIDUAL DWELLING UNITS AND SLEEPING UNITS IN GROUP R-2 AND R-3 OCCUPANCIES, GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 (111 MM) INCHES IN DIAMETER.
1015.6 MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES. GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES (533 MM) IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1 ARE INSTALLED.
1015.7 ROOF ACCESS. GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES (533 MM) IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1 ARE INSTALLED.
1015.8 WINDOW OPENINGS. WINDOWS IN GROUP R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET (22 860 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
1015.8.1 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2.

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)
1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.
1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.
1017.3.1 EXIT ACCESS STAIRWAYS AND RAMPS. TRAVEL DISTANCE ON EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE INCLUDED IN THE EXIT ACCESS TRAVEL DISTANCE MEASUREMENT. THE MEASUREMENT ALONG STAIRWAYS SHALL BE MADE ON A PLANE PARALLEL AND TANGENT TO THE STAIR TREAD NOSINGS IN THE CENTER OF THE STAIR AND LANDINGS. THE MEASUREMENT ALONG RAMPS SHALL BE MADE ON THE WALKING SURFACE IN THE CENTER OF THE RAMP AND LANDINGS.

EXIT ACCESS STAIRWAYS AND RAMPS (SECTION 1019)
1019.3 OCCUPANCIES OTHER THAN GROUPS I-2 AND I-3. IN OTHER THAN GROUP I-2 AND I-3 OCCUPANCIES, FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS THAT DO NOT COMPLY WITH ONE OF THE CONDITIONS LISTED IN THIS SECTION SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SECTION 713.
2. IN GROUP R-1, R-2 OR R-3 OCCUPANCIES, EXIT ACCESS STAIRWAYS AND RAMPS CONNECTING FOUR STORIES OR LESS SERVING AND CONTAINED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT OR LIVE/WORK UNIT.

CORRIDORS (SECTION 1020)
1020.1 CONSTRUCTION. CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.
2. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUPS I-1 AND R.
4. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.
5. CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 705.8.
TABLE 1020.1: CORRIDOR FIRE-RESISTANCE RATING
OCCUPANCY B REQUIRED FIRE-RESISTANCE RATING: 0-HOUR, WITH SPRINKLER SYSTEM
TABLE 1020.2: MINIMUM CORRIDOR WIDTH:
WITH AN OCCUPANT LOAD OF LESS THAN 50: 36" MINIMUM WIDTH
WITHIN A DWELLING UNIT: 36" MINIMUM WIDTH

ACCESSIBLE ROUTE (SECTION 1104)
1104.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.
EXCEPTION: OTHER THAN IN BUILDINGS OR FACILITIES CONTAINING OR SERVING TYPE B UNITS, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING FOR PEDESTRIAN ACCESS.
1104.2 WITHIN A SITE. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

CODE INFORMATION

STAIRWAYS (SECTION 1011)
1011.2 WIDTH AND CAPACITY. THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM). SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.
EXCEPTIONS:
1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM).

1011.3 HEADROOM. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
1011.5.2 RISER HEIGHT AND TREAD DEPTH.
EXCEPTION:
2. IN GROUP R-3 OCCUPANCIES; WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES; AND IN GROUP U OCCUPANCIES THAT ARE ACCESSORY TO A GROUP R-3 OCCUPANCY OR ACCESSORY TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES; THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (197 MM); THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19.1 MM) BUT NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES (279 MM).

1011.6 STAIRWAY LANDINGS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48 INCHES (1219 MM), WHICHEVER IS LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES (178 MM) INTO A LANDING. WHERE WHEELCHAIR SPACES ARE REQUIRED ON THE STAIRWAY LANDING IN ACCORDANCE WITH SECTION 1009.6.3, THE WHEELCHAIR SPACE SHALL NOT BE LOCATED IN THE REQUIRED WIDTH OF THE LANDING AND DOORS SHALL NOT SWING OVER THE WHEELCHAIR SPACES.
1011.7.3 ENCLOSURES UNDER INTERIOR STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIRWAY ENCLOSURE.
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD
1011.11 HANDRAILS. FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014. WHERE GLASS IS USED TO PROVIDE THE HANDRAIL, THE HANDRAIL SHALL COMPLY WITH SECTION 2407. EXCEPTIONS: 1. FLIGHTS OF STAIRWAYS WITHIN DWELLING UNITS AND FLIGHTS OF SPIRAL STAIRWAYS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY.
1011.12.2 ROOF ACCESS. WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS TO THE ROOF SHALL BE PROVIDED THROUGH A PENTHOUSE COMPLYING WITH SECTION 1510.2.
EXCEPTION: IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR TRAP DOOR NOT LESS THAN 16 SQUARE FEET (1.5 M) IN AREA AND HAVING A MINIMUM DIMENSION OF 2 FEET (610 MM).

EXIT SIGNS (SECTION 1013)
1013.1 WHERE REQUIRED. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30 480 MM) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
EXCEPTIONS:
1. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
2. MAIN EXTERIOR EXIT DOORS OR GATES THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXIT SIGNS WHERE APPROVED BY THE BUILDING OFFICIAL.
3. EXIT SIGNS ARE NOT REQUIRED IN OCCUPANCIES IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUP R-1, R-2 OR R-3.

GUARDS (SECTION 1015)
1015.2 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8.
1015.3 HEIGHT. REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS: 1. FROM THE ADJACENT WALKING SURFACES. 2. ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS. 3. ON RAMPS AND RAMPED AISLES, FROM THE RAMP SURFACE AT THE GUARD.
EXCEPTIONS:
1. FOR OCCUPANCIES IN GROUP R-3 NOT MORE THAN THREE STORIES ABOVE GRADE IN HEIGHT AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2 NOT MORE THAN THREE STORIES ABOVE GRADE IN HEIGHT WITH SEPARATE MEANS OF EGRESS, REQUIRED GUARDS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES.
2. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
3. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

CODE INFORMATION

MEANS OF EGRESS ILLUMINATION (SECTION 1008)
1008.2 ILLUMINATION REQUIRED. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
EXCEPTIONS:
1. OCCUPANCIES IN GROUP U.
3. DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-1, R-2 AND R-3.
1008.2.1 ILLUMINATION LEVEL UNDER NORMAL POWER. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
1008.2.3 EXIT DISCHARGE. ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM EACH EXIT TO THE PUBLIC WAY.
EXCEPTION:
ILLUMINATION SHALL NOT BE REQUIRED WHERE THE PATH OF THE EXIT DISCHARGE MEETS BOTH OF THE FOLLOWING REQUIREMENTS:
1. THE PATH OF EXIT DISCHARGE IS ILLUMINATED FROM THE EXIT TO A SAFE DISPERSAL AREA COMPLYING WITH SECTION 1028.5.
2. A DISPERSAL AREA SHALL BE ILLUMINATED TO A LEVEL NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
1008.3 EMERGENCY POWER FOR ILLUMINATION.
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY.
1008.3.1 GENERAL. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: 1. AISLES.
2. CORRIDORS.
3. EXIT ACCESS STAIRWAYS AND RAMPS.
1008.3.2 BUILDINGS. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
3. EXIT PASSAGEWAYS.
4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1.
5. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THEEXIT DISCHARGE.
1008.3.3 ROOMS AND SPACES. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
1. ELECTRICAL EQUIPMENT ROOMS.
2. FIRE COMMAND CENTERS.
3. FIRE PUMP ROOMS.
4. GENERATOR ROOMS.
5. PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET (27.87 M).
1008.3.4 DURATION. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
1008.3.5 ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. IN GROUP I-2 OCCUPANCIES, FAILURE OF A SINGLE LAMP IN A LUMINAIRE SHALL NOT REDUCE THE ILLUMINATION LEVEL TO LESS THAN 0.2 FOOTCANDLE (2.2 LUX).

DOORS, GATES AND TURNSTILES (SECTION 1010)
1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THEOCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). WHERE THIS SECTION REQUIRES A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). IN GROUP I-2, DOORS SERVING AS MEANS OF EGRESS DOORS WHERE USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 41 1/2 INCHES (1054 MM). THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES (2032 MM). EXCEPTIONS: 1. IN GROUP R-2 AND R-3 DWELLING AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE AN ACCESSIBLE UNIT, TYPE A UNIT OR TYPE B UNIT, THE MINIMUM AND MAXIMUM WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS.
7. IN DWELLING AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE, TYPE A OR TYPE B UNITS, EXTERIOR DOOR OPENINGS OTHER THAN THE REQUIRED EXIT DOOR SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 76 INCHES (1930 MM).
8. IN GROUPS I-1, R-2, R-3 AND R-4, IN DWELLING AND SLEEPING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE, TYPE A OR TYPE B UNITS, THE MINIMUM CLEAR OPENING WIDTHS SHALL NOT APPLY TO INTERIOR EGRESS DOORS.
11. THE MINIMUM CLEAR OPENING WIDTH SHALL NOT APPLY TO DOORS FOR NON-ACCESSIBLE SHOWER OR SAUNA COMPARTMENTS.
12. THE MINIMUM CLEAR OPENING WIDTH SHALL NOT APPLY TO THE DOORS FOR NONACCESSIBLE TOILET STALLS.
1010.1.1.1 PROJECTIONS INTO CLEAR WIDTH. THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).
EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FLOOR.

ACCESSIBLE MEANS OF EGRESS (SECTION 1009)
1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED. ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS
ARCHITECTS

MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A 0.3

BULDING INFORMATION / SYSTEMS

CODE INFORMATION

2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

FIRE SAFETY (SECTION 1203)
1203.3 MEANS OF EGRESS. EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE SPECIFIED ELSEWHERE IN THIS CODE MAY BE APPROVED, PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE MEANS OF EGRESS. WHERE APPROVED BY THE CODE OFFICIAL, THE FRONT OR MAIN EXIT DOORS NEED NOT SWING IN THE DIRECTION OF THE PATH OF EXIT TRAVEL, PROVIDED THAT OTHER APPROVED MEANS OF EGRESS HAVING SUFFICIENT CAPACITY TO SERVE THE TOTAL OCCUPANT LOAD ARE PROVIDED.
STRUCTURAL (SECTION 1205)
[BS] 1205.1 GENERAL. HISTORIC BUILDINGS SHALL COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS FOR THE WORK AS CLASSIFIED IN CHAPTER 4 OR 5.
EXCEPTIONS:
1.THE CODE OFFICIAL SHALL BE AUTHORIZED TO ACCEPT EXISTING FLOORS AND EXISTING LIVE LOADS AND TO APPROVE OPERATIONAL CONTROLS THAT LIMIT THE LIVE LOAD ON ANY FLOOR.
2.REPAIR OF SUBSTANTIAL STRUCTURAL DAMAGE IS NOT REQUIRED TO COMPLY WITH SECTIONS 405.2.3 AND 405.2.4. SUBSTANTIAL STRUCTURAL DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH SECTION 405.2.1.
RELOCATED BUILDINGS (SECTION 1206)
1206.1 RELOCATED BUILDINGS. FOUNDATIONS OF RELOCATED HISTORIC BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE. RELOCATED HISTORIC BUILDINGS SHALL OTHERWISE BE CONSIDERED A HISTORIC BUILDING FOR THE PURPOSES OF THIS CODE. RELOCATED HISTORIC BUILDINGS AND STRUCTURES SHALL BE SITED SO THAT EXTERIOR WALL AND OPENING REQUIREMENTS COMPLY WITH THE INTERNATIONAL BUILDING CODE OR WITH THE COMPLIANCE ALTERNATIVES OF THIS CODE.
RELOCATED OR MOVED BUILDINGS (CHAPTER 14)
[BS] 1402.2 FOUNDATION. THE FOUNDATION SYSTEM OF RELOCATED BUILDINGS SHALL COMPLY WITH THEINTERNATIONAL BUILDING CODE OR THE INTERNATIONAL RESIDENTIAL CODE AS APPLICABLE.
[BS] 1402.3 WIND LOADS. BUILDINGS SHALL COMPLY WITH INTERNATIONAL BUILDING CODE OR INTERNATIONAL RESIDENTIAL CODE WIND PROVISIONS AS APPLICABLE.
EXCEPTIONS:
2. STRUCTURAL ELEMENTS WHOSE STRESS IS NOT INCREASED BY MORE THAN 10 PERCENT.
[BS] 1402.4 SEISMIC LOADS. BUILDINGS SHALL COMPLY WITH INTERNATIONAL BUILDING CODE OR INTERNATIONAL RESIDENTIAL CODE SEISMIC PROVISIONS AT THE NEW LOCATION AS APPLICABLE.
EXCEPTIONS:

1. STRUCTURAL ELEMENTS WHOSE STRESS IS NOT INCREASED BY MORE THAN 10 PERCENT.

[BS] 1402.5 SNOW LOADS. STRUCTURES SHALL COMPLY WITH INTERNATIONAL BUILDING CODE OR INTERNATIONAL RESIDENTIAL CODE SNOW LOADS AS APPLICABLE WHERE SNOW LOADS AT THE NEW LOCATION ARE HIGHER THAN THOSE AT THE PREVIOUS LOCATION.
EXCEPTION: STRUCTURAL ELEMENTS WHOSE STRESS IS NOT INCREASED BY MORE THAN 5 PERCENT.

CODE INFORMATION

2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

MECHANICAL (SECTION 808)
808.1 RECONFIGURED OR CONVERTED SPACES. RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.
EXCEPTION: EXISTING MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 808.2.
808.2 ALTERED EXISTING SYSTEMS. IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RECONFIGURED, OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CUBIC FEET PER MINUTE (CFM) (0.0024 M /S) PER PERSON OF OUTDOOR AIR AND NOT LESS THAN 15 CFM (0.0071 M /S) OF VENTILATION AIR PER PERSON; OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR DETERMINED BY THE INDOOR AIR QUALITY PROCEDURE OF ASHRAE 62.1.

CHAPTER 9 - LEVEL 3 ALTERATIONS
FIRE PROTECTION (SECTION 904)
904.1 AUTOMATIC SPRINKLER SYSTEMS. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN AWORK AREA WHERE REQUIRED BY SECTION 802.2 OR THIS SECTION.
904.2 FIRE ALARM AND DETECTION SYSTEMS. FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE INTERNATIONAL BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.
MEANS OF EGRESS (SECTION 905)
905.1 GENERAL. THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OFSECTION 805 EXCEPT AS SPECIFICALLY REQUIRED INSECTIONS 905.2 AND 905.3.
STRUCTURAL (SECTION 906)
[BS] 906.2 EXISTING STRUCTURAL ELEMENTS RESISTING LATERAL LOADS. WHERE WORK INVOLVES A SUBSTANTIAL STRUCTURAL ALTERATION, THE LATERAL LOAD-RESISTING SYSTEM OF THE ALTERED BUILDING SHALL BE SHOWN TO SATISFY THE REQUIREMENTS OF SECTIONS 1609 AND 1613 OF THE INTERNATIONAL BUILDING CODE. REDUCED SEISMIC FORCES SHALL BE PERMITTED.
907.1 MINIMUM REQUIREMENTS. LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10 - CHANGE OF OCCUPANCY
GENERAL (SECTION 1001)
1001.2 CERTIFICATE OF OCCUPANCY. A CHANGE OF OCCUPANCY OR A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE SHALL NOT BE MADE TO ANY STRUCTURE WITHOUT THE APPROVAL OF THE CODE OFFICIAL. A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED WHERE IT HAS BEEN DETERMINED THAT THE REQUIREMENTS FOR THE CHANGE OF OCCUPANCY HAVE BEEN MET.
STRUCTURAL (SECTION 1006)
[BS] 1006.1 LIVE LOADS. STRUCTURAL ELEMENTS CARRYING TRIBUTRARY LIVE LOADS FROM AN AREA WITH ACHANGE OF OCCUPANCY SHALL SATISFY THE REQUIREMENTS OF SECTION 1607 OF THE INTERNATIONAL BUILDING CODE. DESIGN LIVE LOADS FOR AREAS OF NEW OCCUPANCY SHALL BE BASED ON SECTION 1607 OF THE INTERNATIONAL BUILDING CODE. DESIGN LIVE LOADS FOR OTHER AREAS SHALL BE PERMITTED TO USE PREVIOUSLY APPROVED DESIGN LIVE LOADS. EXCEPTION: STRUCTURAL ELEMENTS WHOSE DEMAND-CAPACITY RATIO CONSIDERING THE CHANGE OF OCCUPANCY IS NOT MORE THAN 5 PERCENT GREATER THAN THE DEMAND-CAPACITY RATIO BASED ON PREVIOUSLY APPROVED LIVE LOADS.
CHANGE OF OCCUPANCY CLASSIFICATION (SECTION 1011)
1011.1 GENERAL. THE PROVISIONS OF THIS SECTION SHALL APPLY TO BUILDINGS OR PORTIONS THEREOF UNDERGOING A CHANGE OF OCCUPANCY CLASSIFICATION. THIS INCLUDES A CHANGE OF OCCUPANCY CLASSIFICATION WITHIN A GROUP AS WELL AS A CHANGE OF OCCUPANCY CLASSIFICATION FROM ONE GROUP TO A DIFFERENT GROUP OR WHERE THERE IS A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE. SUCH BUILDINGS SHALL ALSO COMPLY WITH SECTIONS 1002 THROUGH 1010 OF THIS CODE. THE APPLICATION OF REQUIREMENTS FOR THE CHANGE OF OCCUPANCY SHALL BE AS SET FORTH IN SECTIONS 1011.1.1 THROUGH 1011.1.4. A CHANGE OF OCCUPANCY, AS DEFINED IN SECTION 202, WITHOUT A CORRESPONDING CHANGE OF OCCUPANCY CLASSIFICATION SHALL COMPLY WITH SECTION 1001.2.
1011.1.1 COMPLIANCE WITH CHAPTER 9. THE REQUIREMENTS OF CHAPTER 9 SHALL BE APPLICABLE THROUGHOUT THE BUILDING FOR THE NEW OCCUPANCY CLASSIFICATION BASED ON THE SEPARATION CONDITIONS SET FORTH IN SECTIONS 1011.1.1.1 AND 1011.1.1.2.
1011.1.1.2 CHANGE OF OCCUPANCY CLASSIFICATION WITH SEPARATION. WHERE A PORTION OF AN EXISTING BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION OR WHERE THERE IS A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT IN CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE, AND THAT PORTION IS SEPARATED FROM THE REMAINDER OF THE BUILDING WITH FIRE BARRIERS HAVING A FIRE-RESISTANCE RATING AS REQUIRED IN THE INTERNATIONAL BUILDING CODE FOR THE SEPARATE OCCUPANCY, THAT PORTION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 9 OF THIS CODE FOR THE NEW OCCUPANCY CLASSIFICATION AND WITH THE REQUIREMENTS OF THIS CHAPTER.
HISTORIC BUILDINGS (CHAPTER 12)
[BS] 1201.2 REPORT. A HISTORIC BUILDING UNDERGOING ALTERATION OR CHANGE OF OCCUPANCY SHALL BE INVESTIGATED AND EVALUATED. IF IT IS INTENDED THAT THE BUILDING MEET THE REQUIREMENTS OF THIS CHAPTER, A WRITTEN REPORT SHALL BE PREPARED AND FILED WITH THE CODE OFFICIAL BY A REGISTERED DESIGN PROFESSIONAL WHERE SUCH A REPORT IS NECESSARY IN THE OPINION OF THE CODE OFFICIAL. SUCH REPORT SHALL BE IN ACCORDANCE WITH CHAPTER 1 AND SHALL IDENTIFY EACH REQUIRED SAFETY FEATURE THAT IS IN COMPLIANCE WITH THIS CHAPTER AND WHERE COMPLIANCE WITH OTHER CHAPTERS OF THESE PROVISIONS WOULD BE DAMAGING TO THE CONTRIBUTING HISTORIC FEATURES. FOR BUILDINGS ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F, A STRUCTURAL EVALUATION DESCRIBING, AT A MINIMUM, THE VERTICAL AND HORIZONTAL ELEMENTS OF THE LATERAL FORCE-RESISTING SYSTEM AND ANY STRENGTHS OR WEAKNESSES THEREIN SHALL BE PREPARED. ADDITIONALLY, THE REPORT SHALL DESCRIBE EACH FEATURE THAT IS NOT IN COMPLIANCE WITH THESE PROVISIONS AND SHALL DEMONSTRATE HOW THE INTENT OF THESE PROVISIONS IS COMPLIED WITH IN PROVIDING AN EQUIVALENT LEVEL OF SAFETY.

CODE INFORMATION

2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

BUILDING ELEMENTS AND MATERIALS (SECTION 802), CONTINUED
802.6 FIRE-RESISTANCE RATINGS. WHERE APPROVED BY THE CODE OFFICIAL, BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE INTERNATIONAL BUILDING CODE HAS BEEN ADDED, AND THE BUILDING IS NOW SPRINKLERED THROUGHOUT, THE REQUIRED FIRE-RESISTANCE RATINGS OF BUILDING ELEMENTS AND MATERIALS SHALL BE PERMITTED TO MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE. THE BUILDING IS REQUIRED TO MEET THE OTHER APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. PLANS, INVESTIGATION AND EVALUATION REPORTS, AND OTHER DATA SHALL BE SUBMITTED INDICATING WHICH BUILDING ELEMENTS AND MATERIALS THE APPLICANT IS REQUESTING THE CODE OFFICIAL TO REVIEW AND APPROVE FOR DETERMINATION OF APPLYING THE CURRENT BUILDING CODE FIRE-RESISTANCE RATINGS. ANY SPECIAL CONSTRUCTION FEATURES, INCLUDING FIRE-RESISTANCE-RATED ASSEMBLIES AND SMOKE-RESISTIVE ASSEMBLIES, CONDITIONS OF OCCUPANCY, MEANS-OF-EGRESS CONDITIONS, FIRE CODE DEFICIENCIES, APPROVED MODIFICATIONS OR APPROVED ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION, AND EQUIPMENT APPLYING TO THE BUILDING THAT IMPACT REQUIRED FIRE-RESISTANCE RATINGS SHALL BE IDENTIFIED IN THE EVALUATION REPORTS SUBMITTED.
FIRE PROTECTION (SECTION 803)
803.2 AUTOMATIC SPRINKLER SYSTEMS. AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 803.2.1 THROUGH 803.2.4. INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
803.4 FIRE ALARM AND DETECTION. AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 803.4.1 THROUGH 803.4.3. WHERE AUTOMATIC SPRINKLER PROTECTION IS PROVIDED IN ACCORDANCE WITH SECTION 803.2 AND IS CONNECTED TO THE BUILDING FIRE ALARM SYSTEM, AUTOMATIC HEAT DETECTION SHALL NOT BE REQUIRED. AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72. DEVICES, COMBINATIONS OF DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE APPROVED. THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS, EXCEPT THAT AN APPROVED ALTERNATIVE TYPE OF DETECTOR SHALL BE INSTALLED IN SPACES SUCH AS BOILER ROOMS, WHERE PRODUCTS OF COMBUSTION ARE PRESENT DURING NORMAL OPERATION IN SUFFICIENT QUANTITY TO ACTUATE A SMOKE DETECTOR.
MEANS OF EGRESS (SECTION 805)
805.4.3 DOOR CLOSING. IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.
EXCEPTIONS:
1. WHERE EXIT ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING CODE.
2. MEANS OF EGRESS WITHIN OR SERVING ONLY A TENANT SPACE THAT IS ENTIRELY OUTSIDE THE WORK AREA.
STRUCTURAL (SECTION 806)
[BS] 806.2 EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS. ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOW DRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES. ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT WHOSE GRAVITY LOAD-CARRYING CAPACITY IS DECREASED AS PART OF THE ALTERATION SHALL BE SHOWN TO HAVE THE CAPACITY TO RESIST THE APPLICABLE DESIGN DEAD, LIVE AND SNOW LOADS, INCLUDING SNOW DRIFT EFFECTS, REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES.
EXCEPTIONS:
1. BUILDINGS OF GROUP R OCCUPANCY WITH NOT MORE THAN FIVE DWELLING OR SLEEPING UNITS USED SOLELY FOR RESIDENTIAL PURPOSES WHERE THE ALTERED BUILDING COMPLIES WITH THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION METHODS OF THE INTERNATIONAL BUILDING CODE OR THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE.
2. BUILDINGS IN WHICH THE INCREASED DEAD LOAD IS ATTRIBUTABLE TO THE ADDITION OF A SECOND LAYER OF ROOF COVERING WEIGHING 3 POUNDS PER SQUARE FOOT (0.1437 KN/M) OR LESS OVER AN EXISTING SINGLE LAYER OF ROOF COVERING.
[BS] 806.3 EXISTING STRUCTURAL ELEMENTS RESISTING LATERAL LOADS. EXCEPT AS PERMITTED BY SECTION 806.4, WHERE THE ALTERATION INCREASES DESIGN LATERAL LOADS, OR WHERE THE ALTERATION RESULTS IN PROHIBITED STRUCTURAL IRREGULARITY AS DEFINED IN ASCE 7, OR WHERE THE ALTERATION DECREASES THE CAPACITY OF ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT, THE STRUCTURE OF THE ALTERED BUILDING OR STRUCTURE SHALL MEET THE REQUIREMENTS OF SECTIONS 1609 AND 1613 OF THE INTERNATIONAL BUILDING CODE. REDUCED SEISMIC FORCES SHALL BE PERMITTED.
EXCEPTION:
ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT WHOSE DEMAND-CAPACITY RATIO WITH THE ALTERATION CONSIDERED IS NOT MORE THAN 10 PERCENT GREATER THAN ITS DEMAND-CAPACITY RATIO WITH THE ALTERATION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED. FOR PURPOSES OF CALCULATING DEMAND-CAPACITY RATIOS, THE DEMAND SHALL CONSIDER APPLICABLE LOAD COMBINATIONS WITH DESIGN LATERAL LOADS OR FORCES IN ACCORDANCE WITH SECTIONS 1609 AND 1613 OF THE INTERNATIONAL BUILDING CODE. REDUCED SEISMIC FORCES SHALL BE PERMITTED. FOR PURPOSES OF THIS EXCEPTION, COMPARISONS OF DEMAND-CAPACITY RATIOS AND CALCULATION OF DESIGN LATERAL LOADS, FORCES AND CAPACITIES SHALL ACCOUNT FOR THE CUMULATIVE EFFECTS OF ADDITIONS AND ALTERATIONS SINCE ORIGINAL CONSTRUCTION.
[BS] 806.4 VOLUNTARY LATERAL FORCE-RESISTING SYSTEM ALTERATIONS. STRUCTURAL ALTERATIONS THAT ARE INTENDED EXCLUSIVELY TO IMPROVE THE LATERAL FORCE-RESISTING SYSTEM AND ARE NOT REQUIRED BY OTHER SECTIONS OF THIS CODE SHALL NOT BE REQUIRED TO MEET THE REQUIREMENTS OF SECTION 1609 OR SECTION 1613 OF THE INTERNATIONAL BUILDING CODE, PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET: 1. THE CAPACITY OF EXISTING STRUCTURAL SYSTEMS TO RESIST FORCES IS NOT REDUCED. 2. NEW STRUCTURAL ELEMENTS ARE DETAILED AND CONNECTED TO EXISTING OR NEW STRUCTURAL ELEMENTS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. 3. NEW OR RELOCATED NONSTRUCTURAL ELEMENTS ARE DETAILED AND CONNECTED TO EXISTING OR NEW STRUCTURAL ELEMENTS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. 4. THE ALTERATIONS DO NOT CREATE A STRUCTURAL IRREGULARITY AS DEFINED IN ASCE 7 OR MAKE AN EXISTING STRUCTURAL IRREGULARITY MORE SEVERE.
ELECTRICAL (SECTION 807)
807.1 NEW INSTALLATIONS. NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANYWORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70 EXCEPT AS PROVIDED FOR IN SECTION 807.3.

CODE INFORMATION

2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

SCOPE AND ADMINISTRATION (SECTION 101)
[A] 101.4 APPLICABILITY. THIS CODE SHALL APPLY TO THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION AND RELOCATION OF EXISTING BUILDINGS, REGARDLESS OF OCCUPANCY, SUBJECT TO THE CRITERIA OF SECTIONS 101.4.1 AND 101.4.2.
SECTION 604 ALTERATION-LEVEL 3
604.1 SCOPE. LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA. 604.2 APPLICATION. LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.
CHAPTER 7 - LEVEL 1 ALTERATIONS
702.1 INTERIOR FINISHES. NEWLY INSTALLED INTERIOR WALL, FLOOR, TRIM AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE INTERNATIONAL BUILDING CODE.
702.6 MATERIALS AND METHODS. NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS IN THE INTERNATIONAL BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL PLUMBING CODE, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.
FIRE PROTECTION (SECTION 703) AND MEANS OF EGRESS (SECTION 704)
703.1, 704.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION AND MEANS OF EGRESS PROVIDED.
REROOFING (SECTION 705)
[BS] 705.1 GENERAL. MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 OF THE INTERNATIONAL BUILDING CODE.
[BS] 705.2 STRUCTURAL AND CONSTRUCTION LOADS. STRUCTURAL ROOF COMPONENTS SHALL BE CAPABLE OF SUPPORTING THE ROOF-COVERING SYSTEM AND THE MATERIAL AND EQUIPMENT LOADS THAT WILL BE ENCOUNTERED DURING INSTALLATION OF THE SYSTEM.
[BS] 705.3 ROOF REPLACEMENT. ROOF REPLACEMENT SHALL INCLUDE THE REMOVAL OF ALL EXISTING LAYERS OF ROOF COVERINGS DOWN TO THE ROOF DECK. EXCEPTION: WHERE THE EXISTING ROOF ASSEMBLY INCLUDES AN ICE BARRIER MEMBRANE THAT IS ADHERED TO THE ROOF DECK, THE EXISTING ICE BARRIER MEMBRANE SHALL BE PERMITTED TO REMAIN IN PLACE AND COVERED WITH AN ADDITIONAL LAYER OF ICE BARRIER MEMBRANE IN ACCORDANCE WITH SECTION 1507 OF THE INTERNATIONAL BUILDING CODE. [BS] 705.3.1 ROOF RECOVER. THE INSTALLATION OF A NEW ROOF COVERING OVER AN EXISTING ROOF COVERING SHALL BE PERMITTED WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR: 1. THE NEW ROOF COVERING IS INSTALLED IN ACCORDANCE WITH THE ROOF COVERING MANUFACTURER'S APPROVED INSTRUCTIONS.
2. COMPLETE AND SEPARATE ROOFING SYSTEMS, SUCH AS STANDING-SEAM METAL ROOF PANEL SYSTEMS, THAT ARE DESIGNED TO TRANSMIT THE ROOF LOADS DIRECTLY TO THE BUILDING'S STRUCTURAL SYSTEM AND THAT DO NOT RELY ON EXISTING ROOFS AND ROOF COVERINGS FOR SUPPORT, ARE INSTALLED.
3. METAL PANEL, METAL SHINGLE AND CONCRETE AND CLAY TILE ROOF COVERINGS ARE INSTALLED OVER EXISTING WOOD SHAKE ROOFS IN ACCORDANCE WITH SECTION 705.4.
4. A NEW PROTECTIVE ROOF COATING IS APPLIED OVER AN EXISTING PROTECTIVE ROOF COATING, A METAL ROOF PANEL, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, A BUILT-UP ROOF, MODIFIED BITUMEN ROOFING, THERMOSET AND THERMOPLASTIC SINGLE-PLY ROOFING OR A SPRAY POLYURETHANE FOAM ROOFING SYSTEM.
[BS] 705.3.1.1 EXCEPTIONS. A ROOF RECOVER SHALL NOT BE PERMITTED WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR: 1. THE EXISTING ROOF OR ROOF COVERING IS WATER SOAKED OR HAS DETERIORATED TO THE POINT THAT THE EXISTING ROOF OR ROOF COVERING IS NOT ADEQUATE AS A BASE FOR ADDITIONAL ROOFING. 2. THE EXISTING ROOF COVERING IS SLATE, CLAY, CEMENT OR ASBESTOS-CEMENT TILE. 3. THE EXISTING ROOF HAS TWO OR MORE APPLICATIONS OF ANY TYPE OF ROOF COVERING.
STRUCTURAL (SECTION 706)
[BS] 706.2 ADDITION OR REPLACEMENT OF ROOFING OR REPLACEMENT OF EQUIPMENT. ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOW DRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES.

CHAPTER 8 - LEVEL 2 ALTERATIONS
GENERAL (SECTION 801)
801.3 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
EXCEPTIONS:
1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.
3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 805.6.
4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET (2134 MM).
6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.
BUILDING ELEMENTS AND MATERIALS (SECTION 802)
802.4 INTERIOR FINISH. THE INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
EXCEPTION: EXISTING INTERIOR FINISH MATERIALS THAT DO NOT COMPLY WITH THE INTERIOR FINISH REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE SHALL BE PERMITTED TO BE TREATED WITH AN APPROVED FIRE-RETARDANT COATING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED RATING.
802.4.1 SUPPLEMENTAL INTERIOR FINISH REQUIREMENTS. WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50 PERCENT OF THE FLOOR AREA, SECTION 802.4 SHALL APPLY TO THE INTERIOR FINISH IN EXITS AND CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR.
EXCEPTION: INTERIOR FINISH WITHIN TENANT SPACES THAT ARE ENTIRELY OUTSIDE THE WORK AREA.

CODE INFORMATION

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
AS AMENDED BY THE IDAHO BUILDING CODE BOARD PER CITY OF KETCHUM MUNICIPAL CODE 15.04.010 CODES ADOPTED

SCOPE AND ADMINISTRATION (SECTION R101)
R101.4.1 MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS. WHERE A BUILDING INCLUDES BOTH RESIDENTIAL BUILDING AND COMMERCIAL BUILDING PORTIONS, EACH PORTION SHALL BE SEPARATELY CONSIDERED AND MEET THE APPLICABLE PROVISIONS OF THE IECC-COMMERCIAL PROVISIONS OR IECC-RESIDENTIAL PROVISIONS.

CLIMATE ZONE: 6

TABLE R402.1.2 (AMENDED BY IDAHO BUILDING CODE BOARD), INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	49
WOOD FRAME WALL R-VALUE:	22 OR 13+5ci
MASS WALL R-VALUE:	15 (CONTINOUS) / 20 (CAVITY)
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	15 (CONINUOUS) / 19 (CAVITY)
SLAB R-VALUE & DEPTH:	10, 4 FT
CRAWLSPACE WALL R-VALUE:	15 (CONTINOUS) / 19 (CAVITY)

TABLE R402.6 (AMENDED BY IDAHO BUILDING CODE BOARD), LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT

FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.60
CEILING R-VALUE:	49
MIN AVERAGE LOG SIZE:	8 INCHES
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	15 (CONINUOUS) / 19 (CAVITY)
SLAB R-VALUE & DEPTH:	10, 4 FT
CRAWLSPACE WALL R-VALUE:	10 (CONTINOUS) / 13 (CAVITY)

CITY OF KETCHUM REQUIREMENTS:
- NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER CERTIFICATION DOCUMENTATION VERIFIED BY A NAHB VERIFIER
- PRESCRIPTIVE PATH, PERFORMANCE PATH, COMCHECK OR RESCHECK, OR IECC SECTION C406 ADDITIONAL EFFICIENCY PACKAGE OPTIONS

EXTERIOR ENERGY CONSERVATION (KETCHUM 15.20.050)
SNOWMELT REQUIREMENTS:
- INSULATE BELOW AND PERIMETER WITH MINIMUM R-10 STRUCTURAL INSULATION
- MINIMUM 92 PERCENT EFFICIENCY BOILER
- AUTOMATED CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WITH THE PAVEMENT TEMPERATURE IS ABOVE 50 DEGREES AND NO PRECIP IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40 DEGREES
- POSITIVE DRAINAGE OFF DRIVEWAY (USE GEOFABRIC UNDER PAVERS)

380 N. 1st Ave. Mixed-Use Building
Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

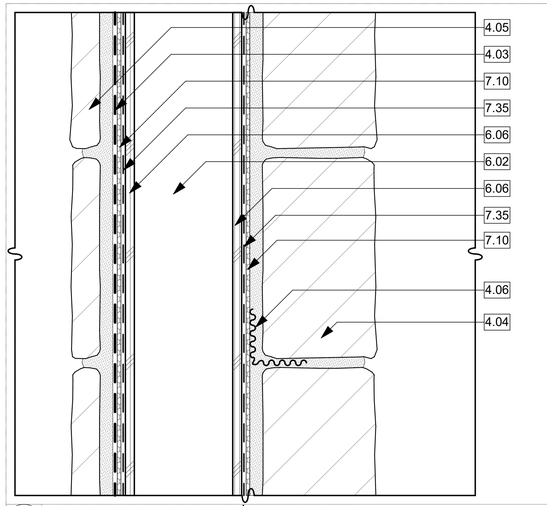
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

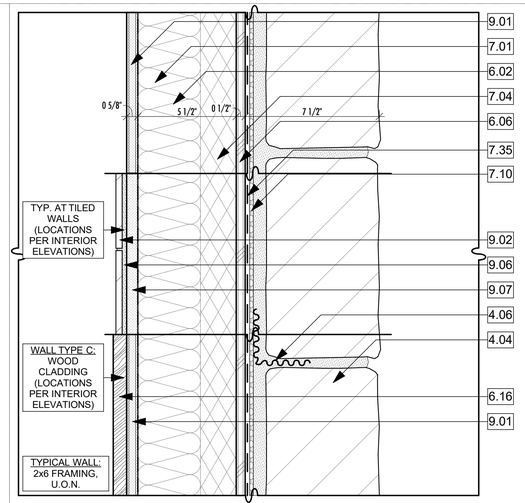
A 0.4

BULDING INFORMATION / SYSTEMS



WA-8 EXT GUARDRAIL WALL W/ STONE BOTH SIDES

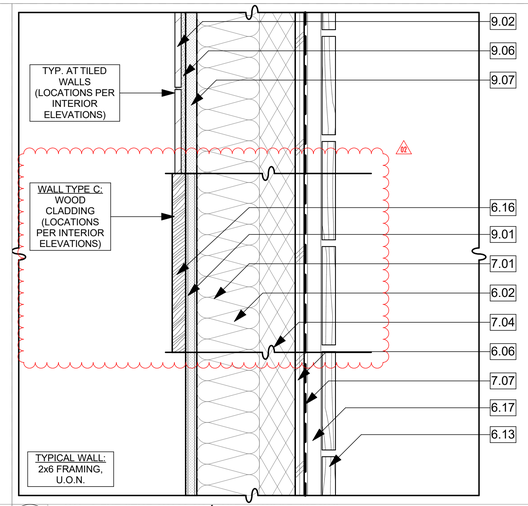
SCALE: 3" = 1'-0"



WA-6 EXT STUD WALL W/ STONE VENEER

SCALE: 3" = 1'-0"

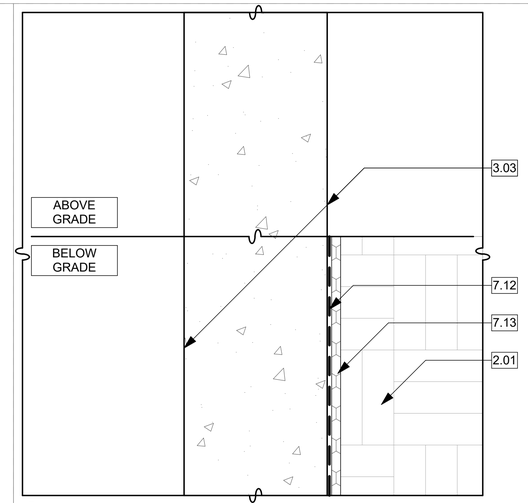
R-28



WA-4 EXT STUD WALL W/ HORIZ WOOD SIDING

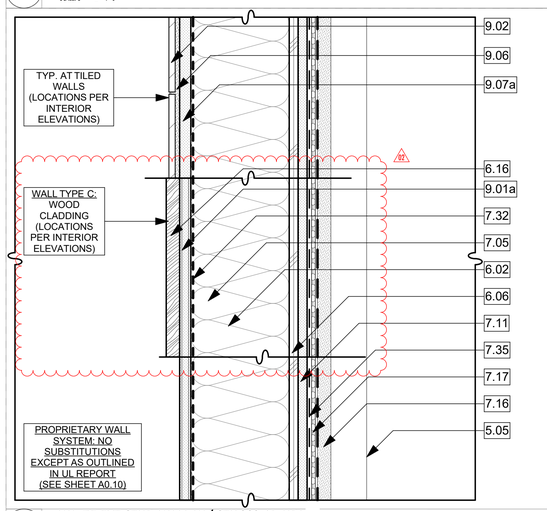
SCALE: 3" = 1'-0"

R-28



WA-2 BOARD FORMED CONCRETE SITE WALL

SCALE: 3" = 1'-0"

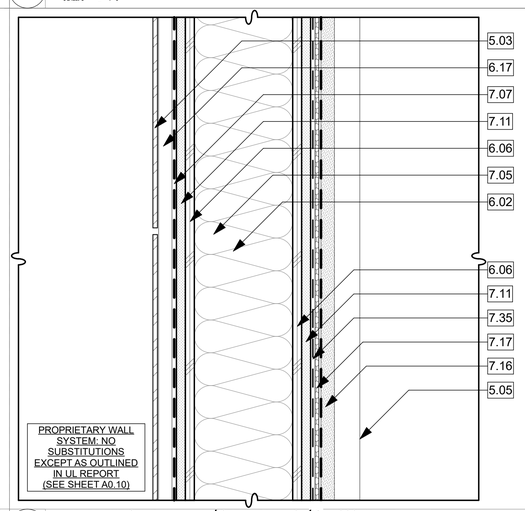


WA-7F EXT STUD WALL W/ STUCCO (1-HR)

SCALE: 3" = 1'-0"

R-28

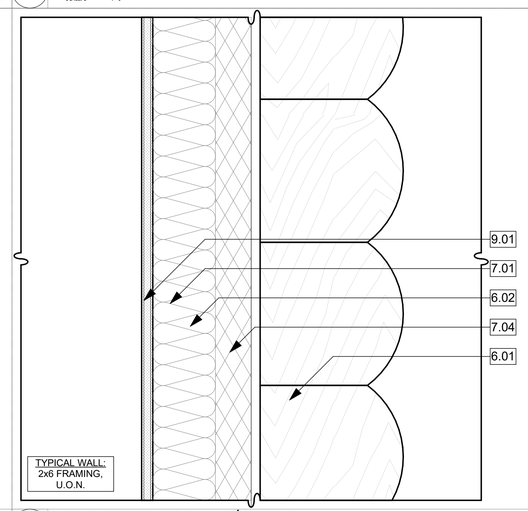
1-HOUR FIRE GA FILE NO. WP 8131



WA-5F EXT STUD WALL W/ STEEL PANELS / STUCCO (1-HR)

SCALE: 3" = 1'-0"

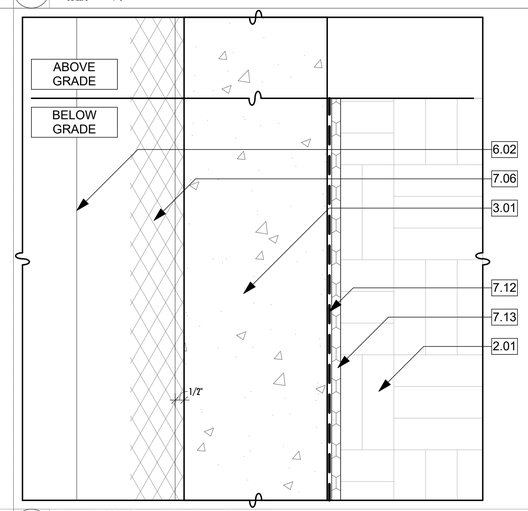
1-HOUR FIRE GA FILE NO. WP 8131



WA-3 EXISTING LOG WALL W/ FURRING

SCALE: 3" = 1'-0"

R-28



WA-1 CONCRETE FOUNDATION WALL

SCALE: 3" = 1'-0"

R-15 / R-19

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.06 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.08 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.09 2x DROPPED CEILING FRAMING.

6.10 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.11 NOT USED.

6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECTS APPROVAL.

6.13

KEYNOTES

INDICATES KEYNOTE 6.XX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

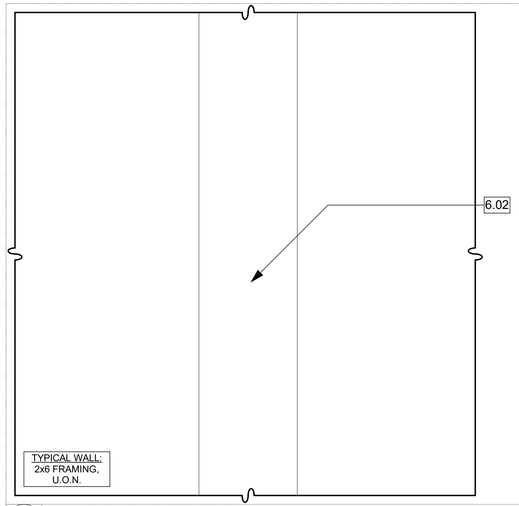
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A0.5

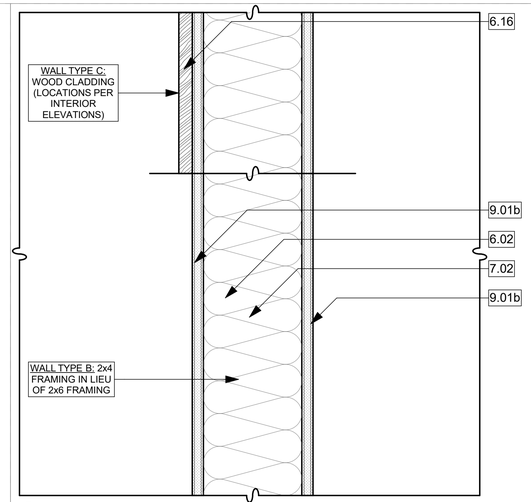
BUILDING INFORMATION / SYSTEMS



WA-22 CRAWL SPACE PONY WALL

SCALE: 3" = 1'-0"

(REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS)

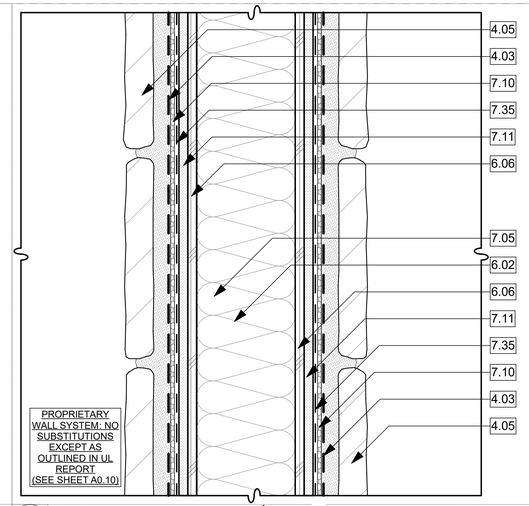


WA-20F 2X6 INT STUD WALL (1-HR)

SCALE: 3" = 1'-0"

(REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS)

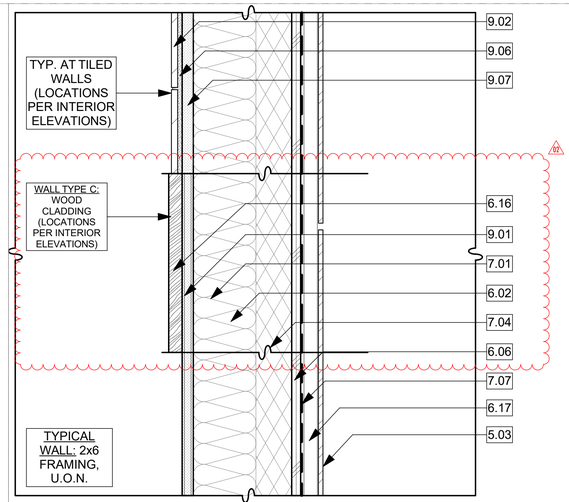
1-HOUR FIRE
GA FILE NO. WP 3661



WA-12F EXT GUARDRAIL WALL W/ THIN STONE BOTH SIDES (1-HR)

SCALE: 3" = 1'-0"

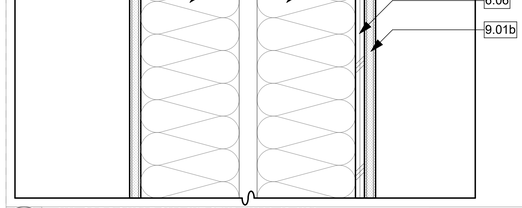
1-HR FIRE
GA NO. WP 8131



WA-10 EXT STUD WALL W/ STEEL PANELS

SCALE: 3" = 1'-0"

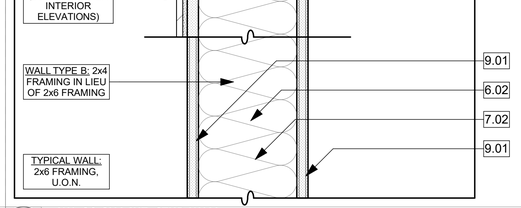
R-28



WA-21F DOUBLE 2X6 INT STUD WALL (1-HR)

SCALE: 3" = 1'-0"

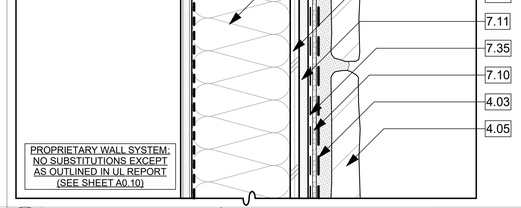
1-HOUR FIRE
GA FILE NO. WP 3370



WA-20 2X6 INT. STUD WALL

SCALE: 3" = 1'-0"

(REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS)

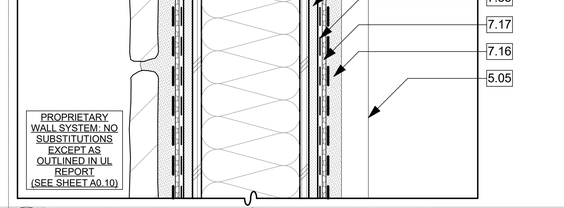


WA-11F EXT STUD WALL W/ THIN STONE (1-HR)

SCALE: 3" = 1'-0"

R-28

1-HOUR FIRE
GA FILE NO. WP 8131



WA-9F EXT GUARDRAIL WALL W/ THIN STONE + STUCCO (1-HR)

SCALE: 3" = 1'-0"

1-HOUR FIRE
GA FILE NO. WP 8131

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH), 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL, TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

7.27

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL.

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD), SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECT'S APPROVAL.

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTORN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

1st Ave. Mixed-Use Building

380 N. 1st Ave, Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

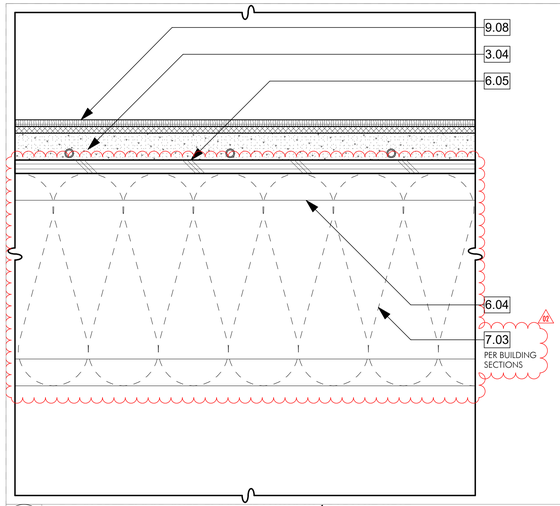
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

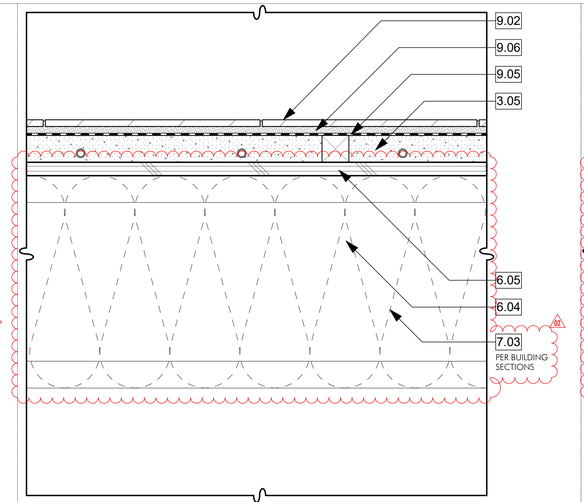
NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A0.6

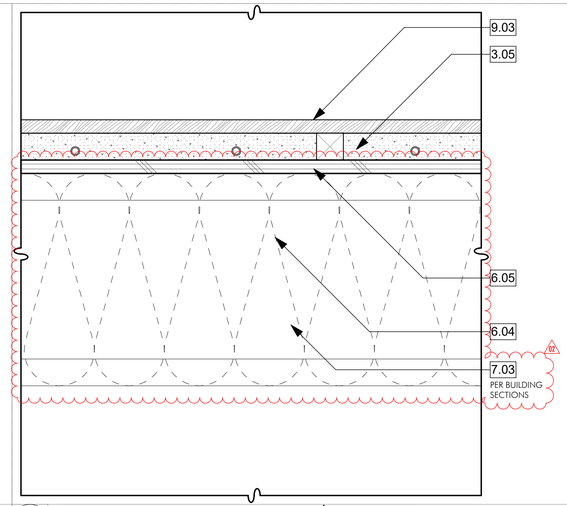
BUILDING INFORMATION / SYSTEMS



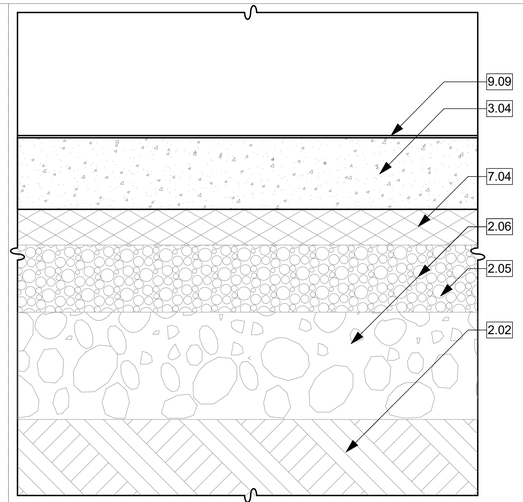
F-5 CARPET FLOOR OVER FLOOR FRAMING W/ RADIANT HEAT
SCALE: 3" = 1'-0"



F-4 TILE FLOOR OVER FLOOR FRAMING W/ RADIANT HEAT
SCALE: 3" = 1'-0"

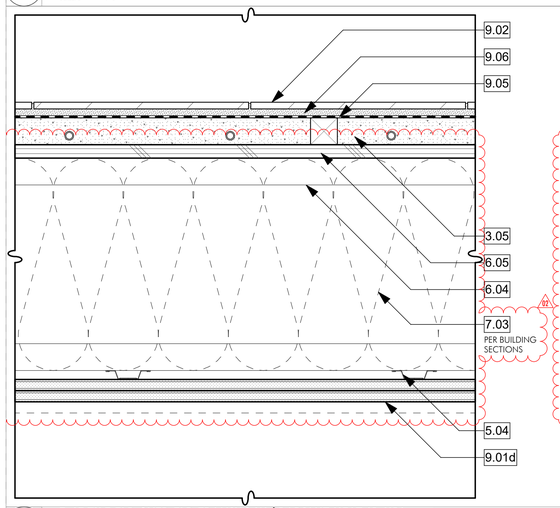


F-3 WOOD FLOOR OVER FLOOR FRAMING W/ RADIANT HEAT
SCALE: 3" = 1'-0"



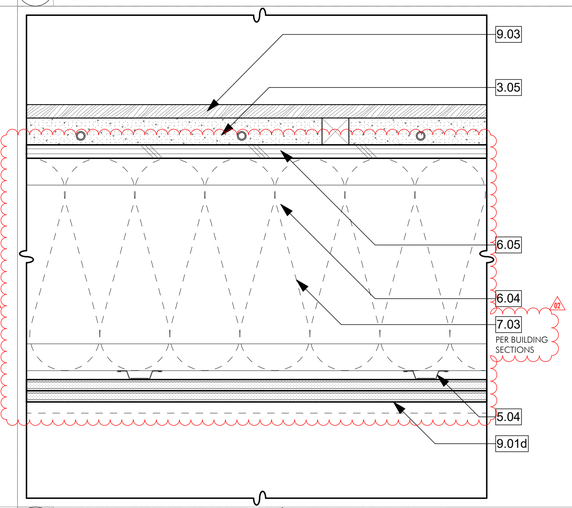
F-1 CONCRETE SLAB AT GARAGE
SCALE: 3" = 1'-0"

R-13



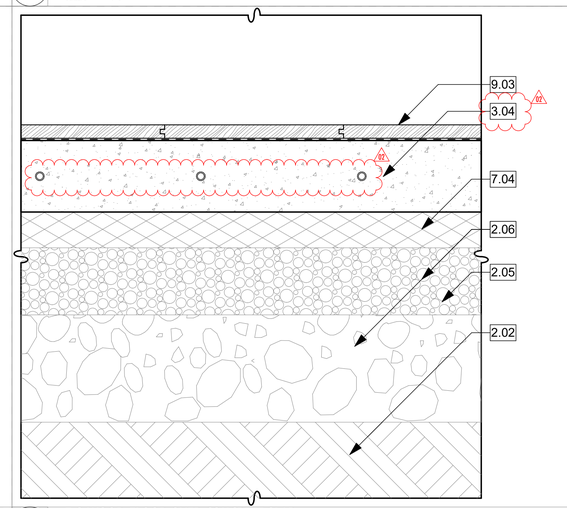
F-4F TILE FLR OVER FLR FRAMING W/ RADIANT HEAT (1-HR)
SCALE: 3" = 1'-0"

1-HOUR FIRE GA FILE NO. FC 5106



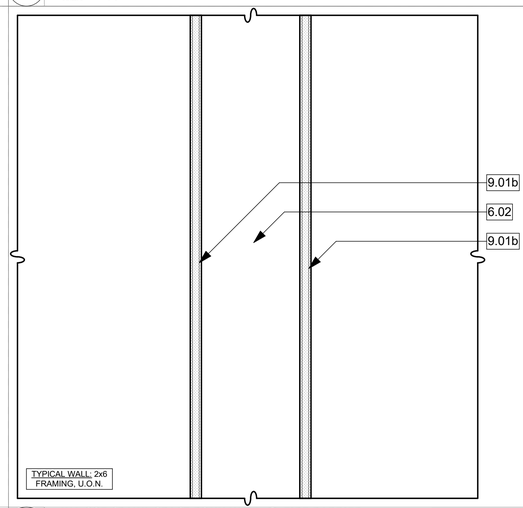
F-3F WD FLR OVER FLR FRAMING W/ RADIANT HEAT (1-HR)
SCALE: 3" = 1'-0"

1-HOUR FIRE GA FILE NO. FC 5106



F-2 WOOD FLOOR OVER CONCRETE SLAB
SCALE: 3" = 1'-0"

R-13



WA-22F CRAWL SPACE PONY WALL @ FIRE BARRIER
SCALE: 3" = 1'-0" (WA-22FS DENOTES CRAWL SHEAR WALL, REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS)

1-HOUR FIRE GA FILE NO. WP 3514

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY).

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

7.27 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

7.08 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.06 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.08 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.09 2x DROPPED CEILING FRAMING.

6.10 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.11 NOT USED.

6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECT'S APPROVAL.

6.13

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

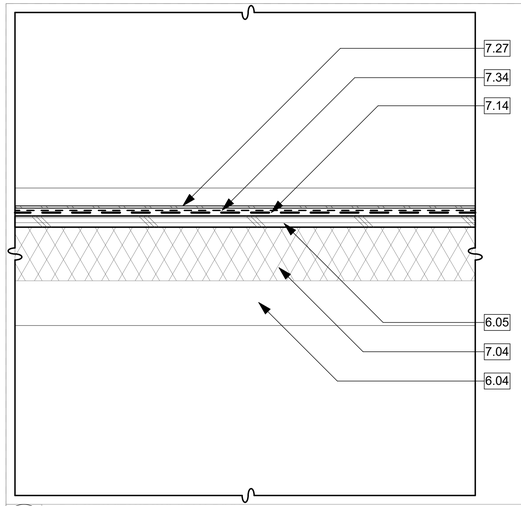
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

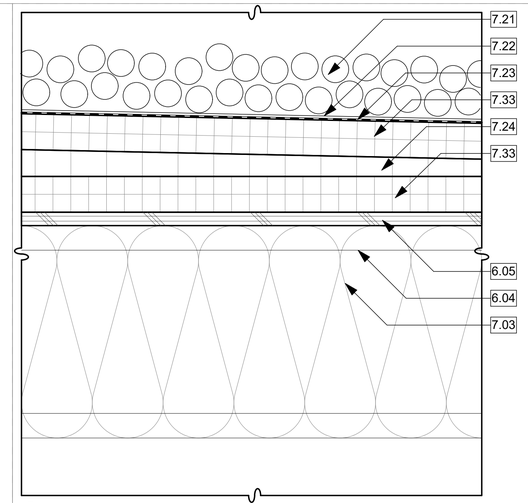
NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A0.7

BUILDING INFORMATION / SYSTEMS

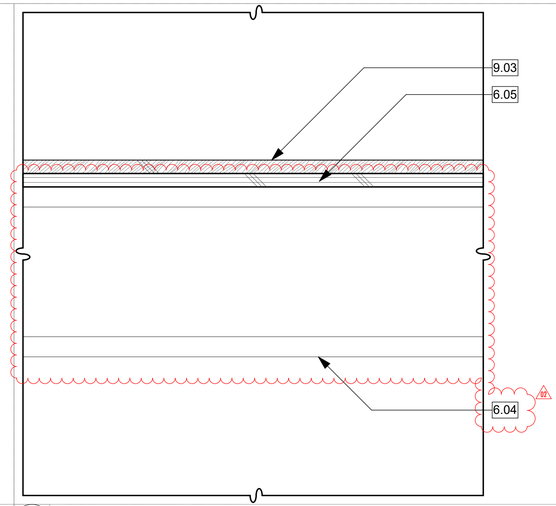


R-2 NEW STANDING SEAM ROOF
SCALE: 3" = 1'-0"

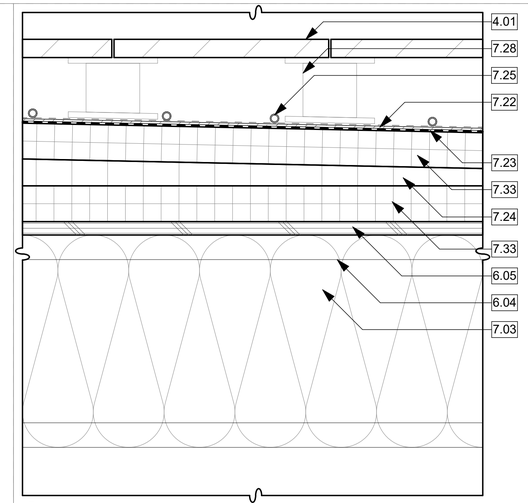


R-1 BALLASTED EPDM ROOF
SCALE: 3" = 1'-0"

CLASS A
R-64.9 (AVG)

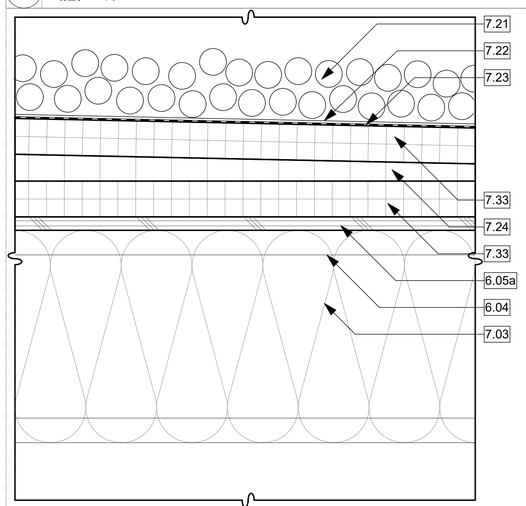


F-7 FLOOR FRAMING AT CABIN
SCALE: 3" = 1'-0"



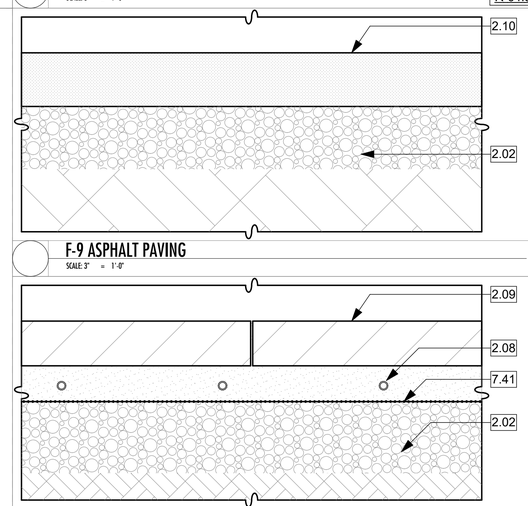
F-6 HEATED PAVERS ON PEDESTALS
SCALE: 3" = 1'-0"

CLASS A
R-75.6 (AVG)



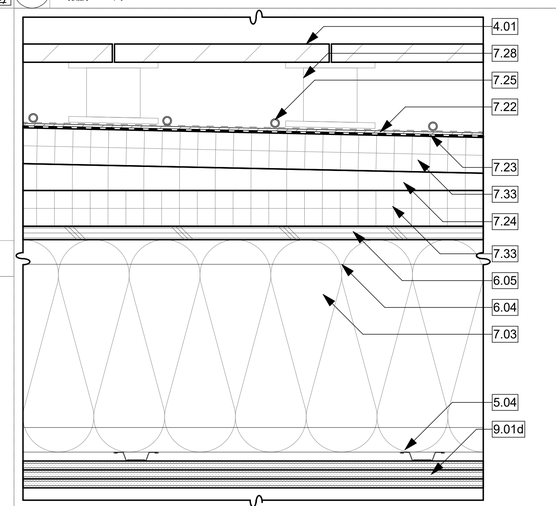
R-1F BALLASTED EPDM ROOM WITH FRT PLYWOOD SHEATHING
SCALE: 3" = 1'-0"

CLASS A
R-64.9 (AVG)



F-9 ASPHALT PAVING
SCALE: 3" = 1'-0"

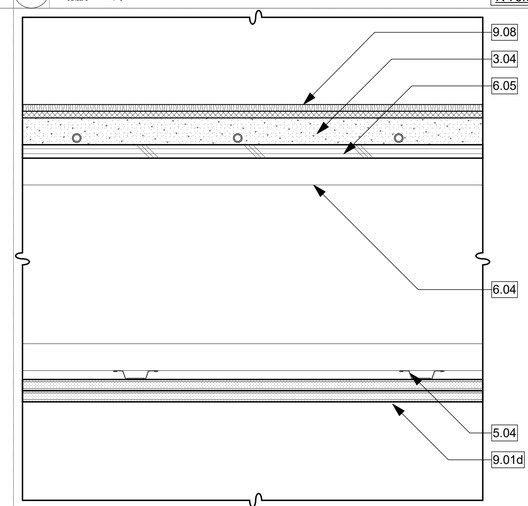
F-8 SAND SET PAVERS
SCALE: 3" = 1'-0"



F-6F HEATED PAVERS ON PEDESTALS (1-HR)
SCALE: 3" = 1'-0"

CLASS A
R-75.6 (AVG)

1-HOUR FIRE
GA FILE NO. FC 5106



F-5F CARPET OVER FLR FRAMING W/ RADIANT HEAT (1-HR)
SCALE: 3" = 1'-0"

1-HOUR FIRE
GA FILE NO. FC 5106

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY. W

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248C5, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY. 01

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. 01

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). A1

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL. A1

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT). 16' ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

7.27

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL. 01

6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED. A1

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION. A1

6.17 3/4" THICK VERTICAL WOOD BATTENS: PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL. A1

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13]. A1

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. A1

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECT'S APPROVAL.

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2' OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER). A1

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. A1

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER. A1

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

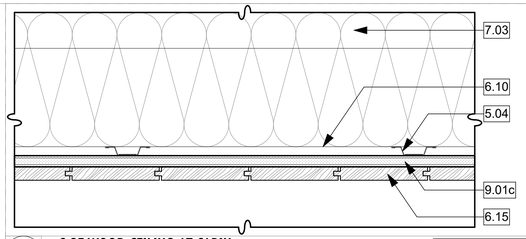
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A0.8

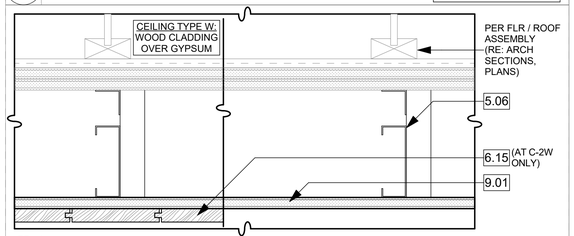
BUILDING INFORMATION / SYSTEMS



C-3F WOOD CEILING AT CABIN

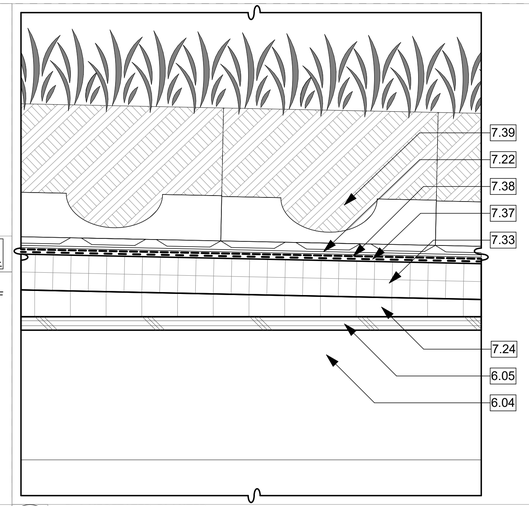
SCALE: 3" = 1'-0"

1-HOUR FIRE
GA FILE NO. RC 2604



C-2 PAINTED GYPSUM CEILING ON LIGHT GAUGE STEEL FURRING

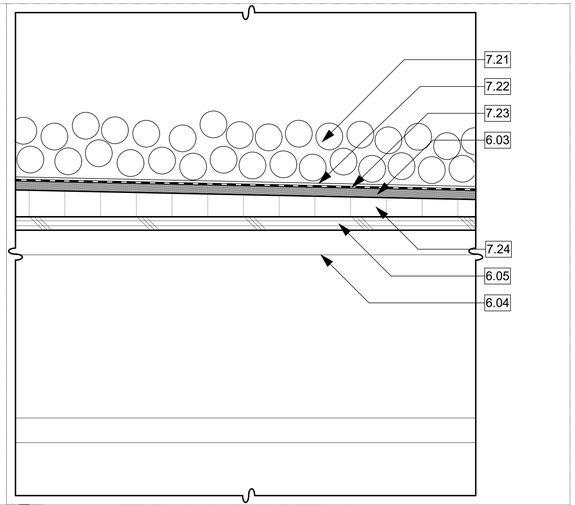
SCALE: 3" = 1'-0"



R-6 VEGETATED PLANTER

SCALE: 3" = 1'-0"

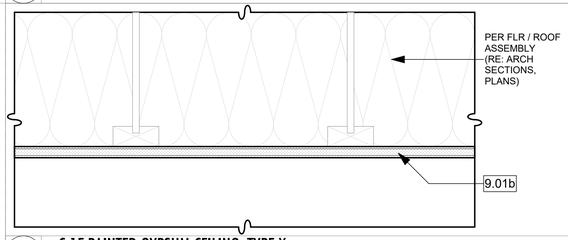
CLASS A



R-4 BALLASTED EPDM ROOF AT CABIN OVERFRAME

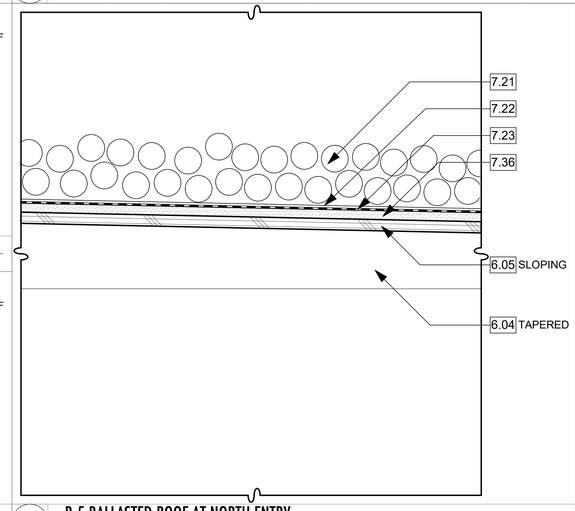
SCALE: 3" = 1'-0"

CLASS A



C-1F PAINTED GYPSUM CEILING, TYPE X

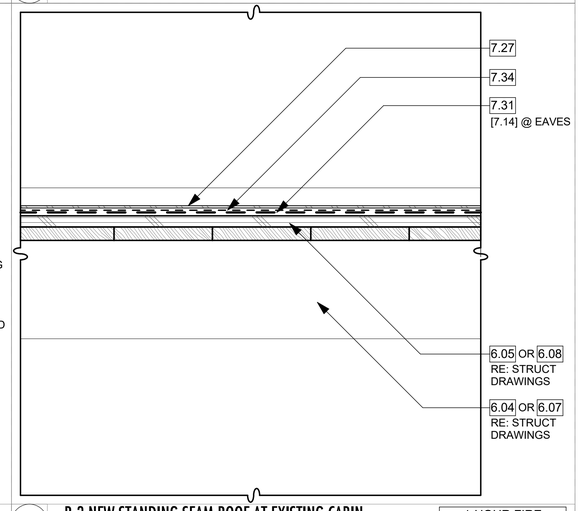
SCALE: 3" = 1'-0"



R-5 BALLASTED ROOF AT NORTH ENTRY

SCALE: 3" = 1'-0"

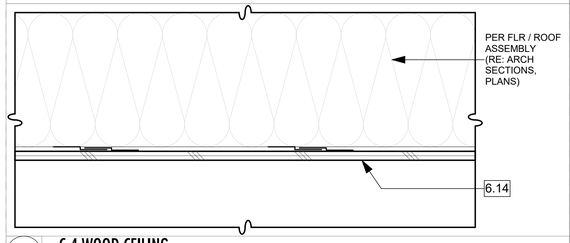
CLASS A



R-3 NEW STANDING SEAM ROOF AT EXISTING CABIN

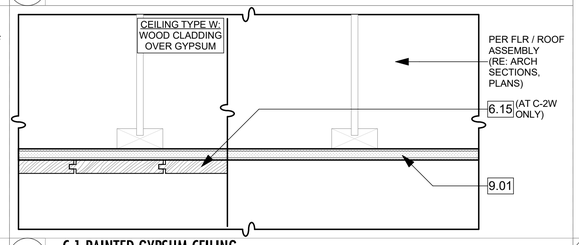
SCALE: 3" = 1'-0"

1-HOUR FIRE
GA FILE NO. RC 2604



C-4 WOOD CEILING

SCALE: 3" = 1'-0"



C-1 PAINTED GYPSUM CEILING

SCALE: 3" = 1'-0"

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248C5, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

7.27

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS: PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.06 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.08 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.09 2x DROPPED CEILING FRAMING.

6.10 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.11 NOT USED.

6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECT'S APPROVAL.

6.13

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

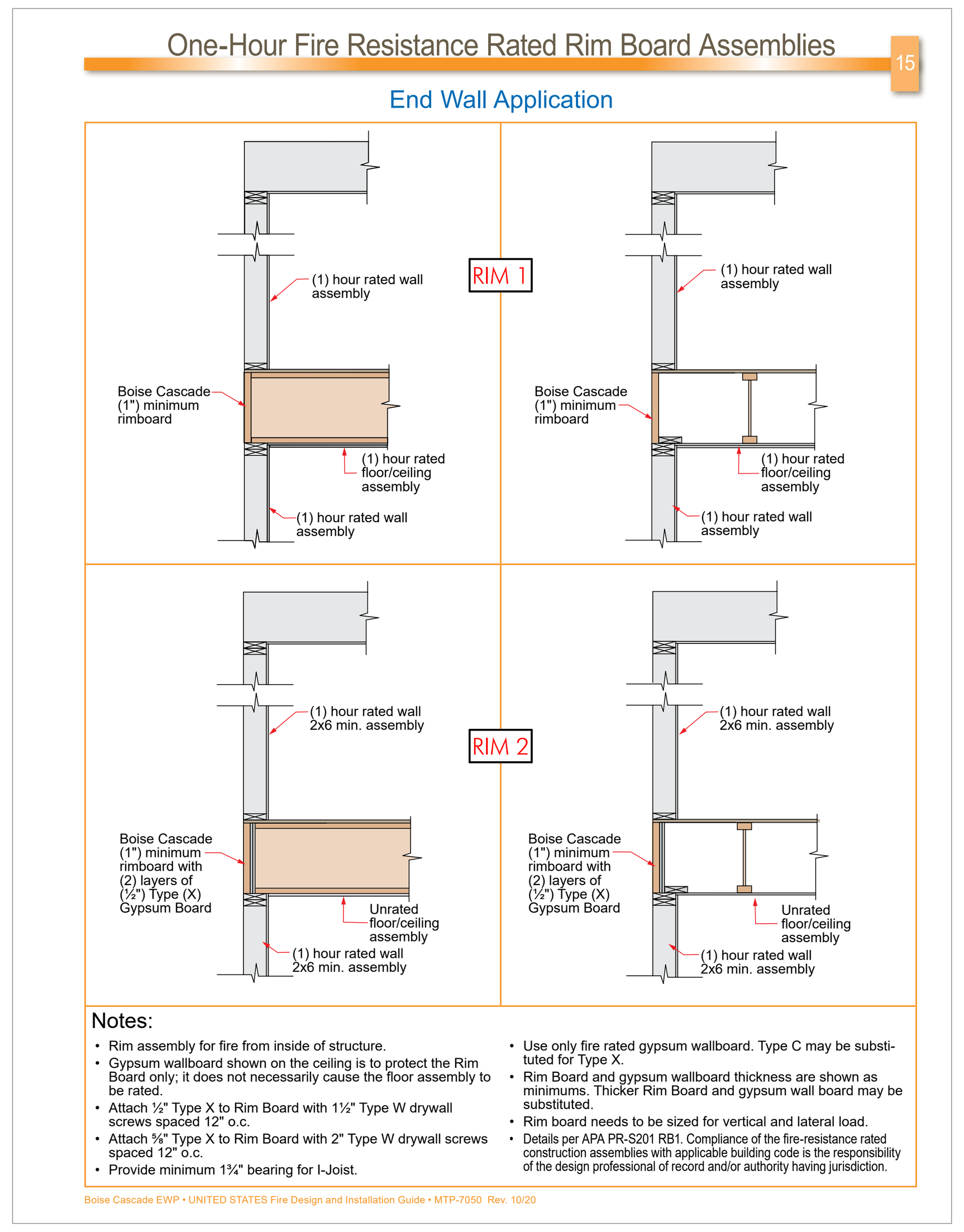
NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A0.9

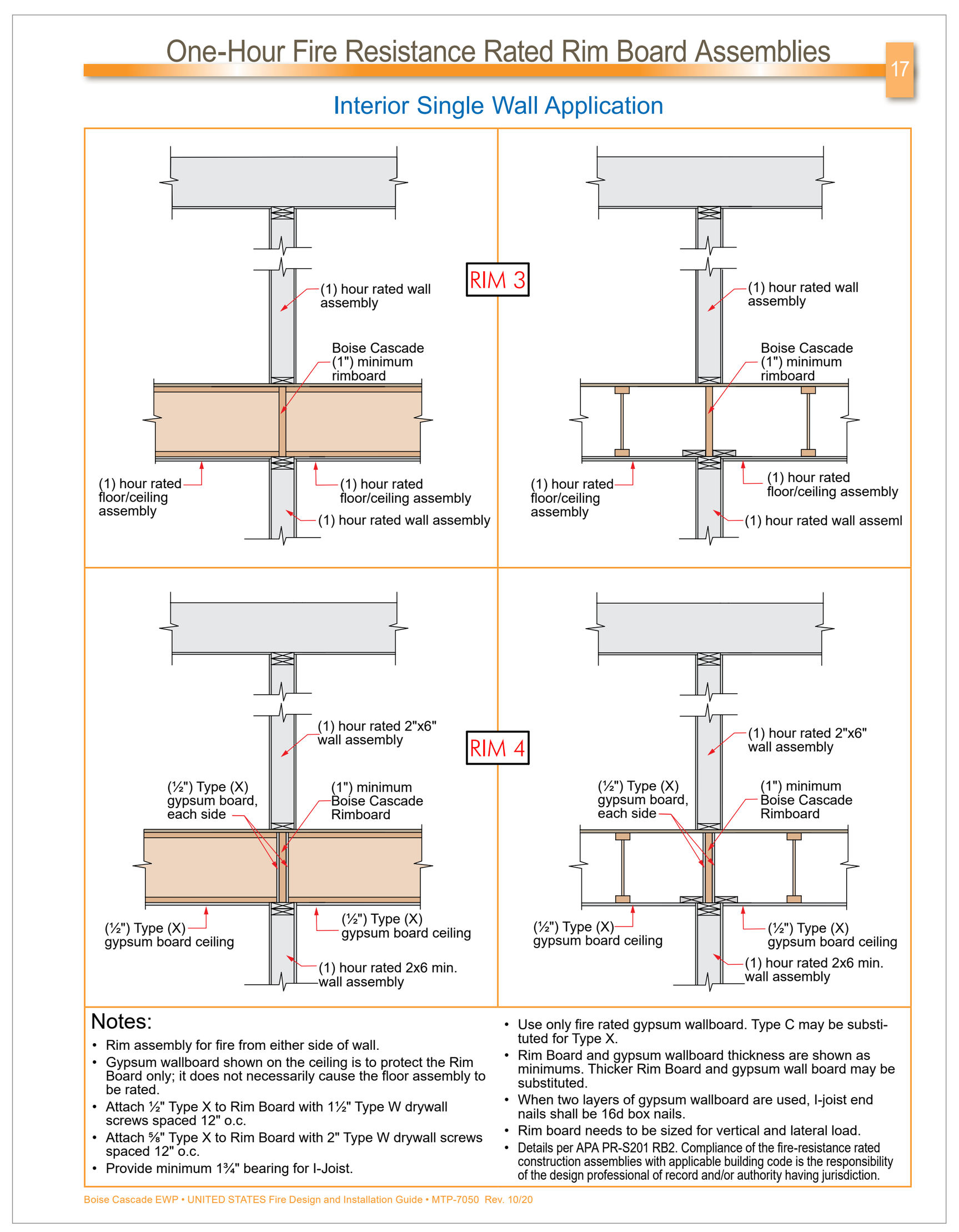
BUILDING INFORMATION / SYSTEMS

SEPARATED OCCUPANCIES (R-1 to B, R-1 to U):
1-HOUR HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711

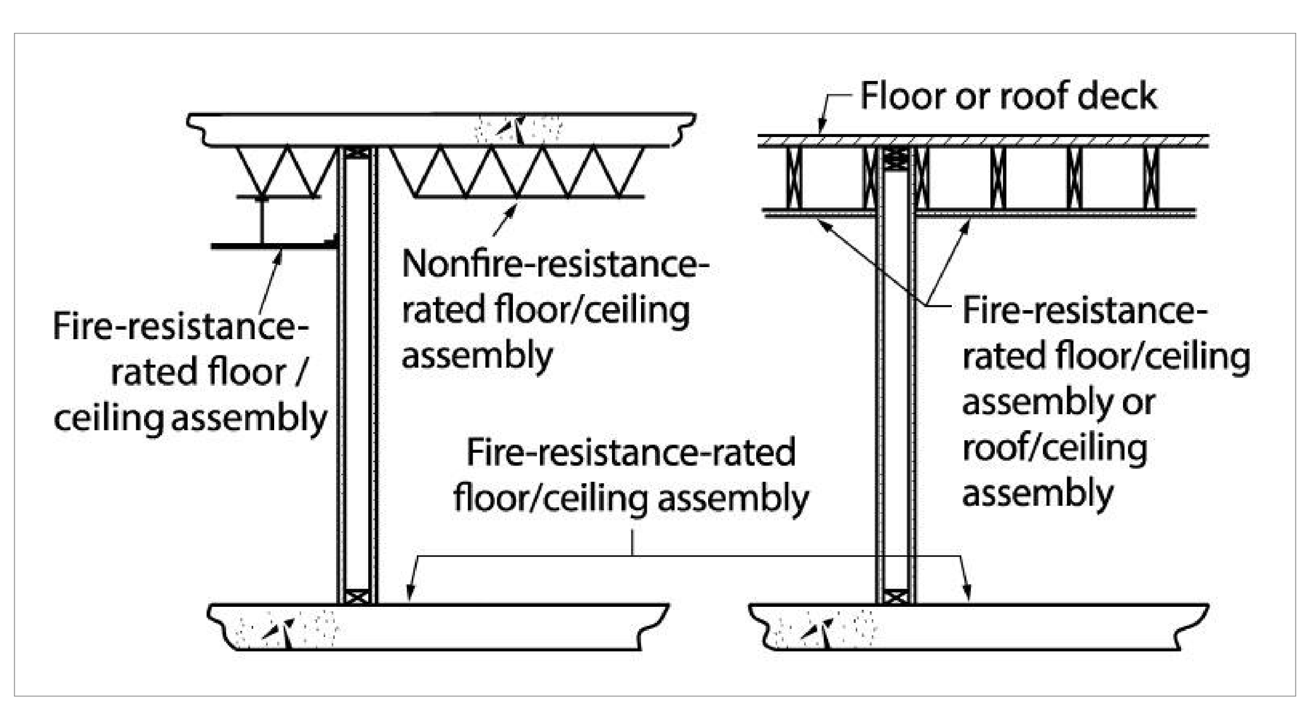
BELOW



11 FIRE PARTITION AND BARRIER CONTINUITY AT EXTERIOR WALLS
SCALE: 1:1.54



10 FIRE PARTITION AND BARRIER CONTINUITY AT INTERIOR WALLS
SCALE: 1:1.54



9 HORIZONTAL FIRE BARRIER AT CABIN (R-3 + C-3F)
SCALE: 1:1.67

GA FILE NO. BM 1137 | **PROPRIETARY*** | **1 HOUR FIRE**

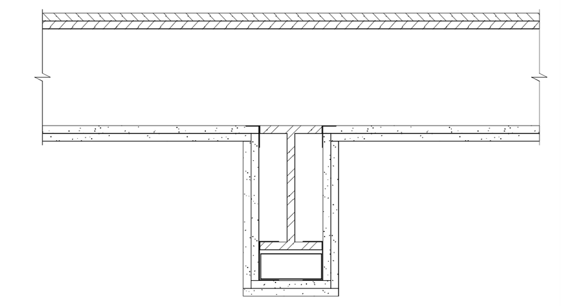
STEEL FRAME, GYPSUM WALLBOARD

Base layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type S-12 drywall screws 12" o.c. **Face** layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1 5/8" Type S-12 drywall screws 12" o.c. Joints offset from base layer joints.

Beam cage fabricated from No. 24 gage 7/8" x 1 3/8" steel angles screw attached to steel joists at beam top flange and No. 25 gage 2 1/2" steel runners hooked over beam lower flange and supporting 1 5/8" steel studs 24" o.c. Minimum beam size W8x15. **(One hour unrestrained beam.)**

PROPRIETARY GYPSUM BOARD

American Gypsum Company	-	1/2" FireBloc® Type C
BPB America Inc.	-	1/2" ProRoc® Type C Gypsum Panels
G-P Gypsum	-	1/2" ToughRock® Fireguard® C
Lafarge North America Inc.	-	1/2" Firecheck® Type C
National Gypsum Company	-	1/2" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard
PABCO Gypsum	-	1/2" FLAME CURB® Super 'C'™
Temple-Inland Forest Products Corporation	-	1/2" TG-C
United States Gypsum Company	-	1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels



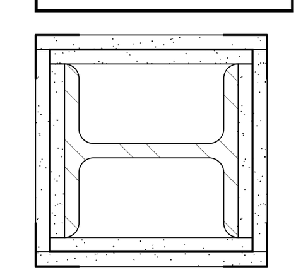
Fire Test: UL R1319-133, 7-16-75; Based on UL R3660-7 & -8, 11-12-87; UL Design L524

8 BEAM PROTECTION
SCALE: 1:1.25

GA FILE NO. CM 1601 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, STEEL COLUMN COVER

Base layer 1/2" type X gypsum wallboard applied around W6x15.5 column and held in place with paper masking tape. **Second** layer either No. 24 MSG galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 MSG galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No.8x1/2" sheet metal screws 12" o.c. **Face** layer 1/2" type X gypsum wallboard applied without horizontal joints to column cover with 1" Type S drywall screws 8" o.c. spaced 1" from vertical edges. Metal cornerbead applied to all corners with 1" Type S drywall screws 12" o.c. in each flange.



Fire Test: UL NC505-(1-6), 71NK2639, 12-23-75; UL NC505, 77NK1518; UL Design X526

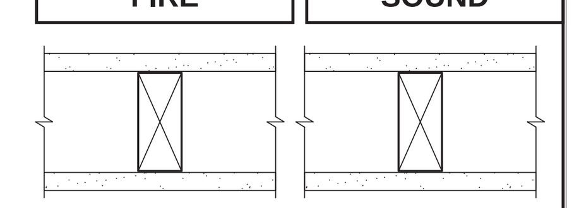
7 COLUMN PROTECTION
SCALE: 1:1.25

GA FILE NO. WP 3514 | **GENERIC** | **1 HOUR FIRE** | **35 to 39 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 4 3/4"
Approx. Weight: 7 psf
Fire Test: SWRI 01-4511-619, 8-19-92
Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)

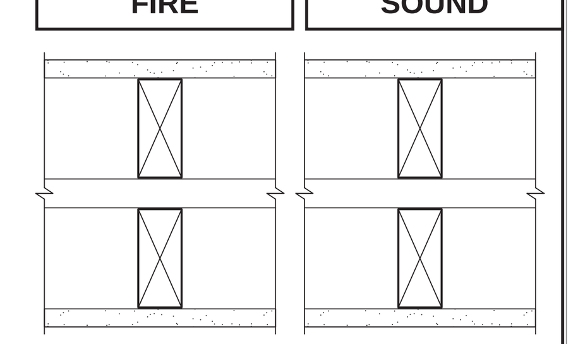
6 WA-22F CRAWL SPACE PONY WALL @ FIRE BARRIER
SCALE: 1:5.33

GA FILE NO. WP 3370 | **GENERIC** | **1 HOUR FIRE** | **45 to 49 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. **(LOAD-BEARING)**



Thickness: 9½"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301)
Sound Test: Estimated

5 DOUBLE 2X6 INT STUD WALL (1-HR)
SCALE: 1:5.39

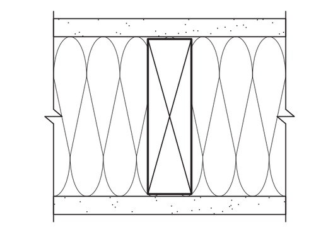
GA FILE NO. WP 3661 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 16" o.c. with 2 1/4" Type S or W drywall screws 12" o.c. 5 1/2" mineral fiber insulation, nominal 2.5 pcf, friction fit in stud space.

Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., on opposite sides.

Tested at 5,156 lbs per stud or 100 percent of design load. **(LOAD-BEARING)**



Thickness: 6 3/4"
Approx. Weight: 8 1/2 psf
Fire Test: ITS J99-22441.1, 10-99

4 WA-20F 2X6 INT STUD WALL (1-HR)
SCALE: 1:5.33

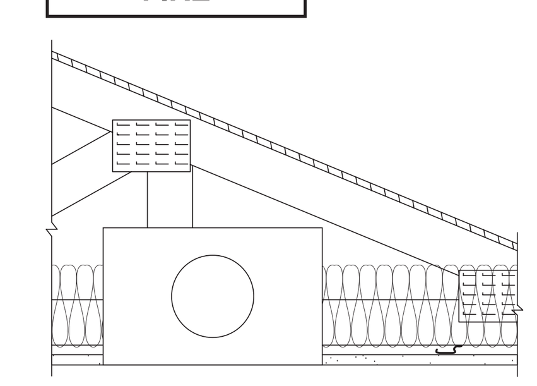
GA FILE NO. RC 2604 | **PROPRIETARY*** | **1 HOUR FIRE**

WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels) with 1" Type S drywall screws 12" o.c. Gypsum board end joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Glass fiber insulation secured to wood structural panels or draped over channels. Trusses supporting 15/32" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).

PROPRIETARY GYPSUM BOARD

United States Gypsum Company - 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels



Approx. Ceiling Weight: 3 psf
Fire Test: UL R15858, 02NK24136, 3-20-03, UL Design P544

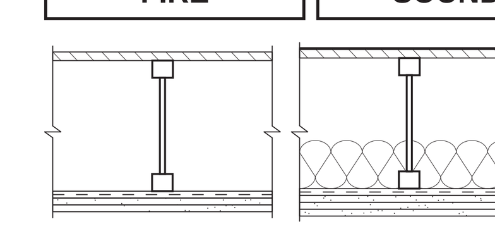
3 HORIZONTAL FIRE BARRIER AT CABIN (R-3 + C-3F)
SCALE: 1:5.33

GA FILE NO. FC 5106 | **GENERIC** | **1 HOUR FIRE** | **55 to 59 STC SOUND**

WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. **Face** layer 1/2" type X gypsum wallboard applied at right angles to channels with 1 5/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

STC and IIC tested both with and without vinyl floor covering and with 3 1/2" glass fiber insulation in joist spaces. **Third layer of 1/2" or 5/8" type X gypsum wallboard required to achieve 1 hour fire resistance rating when glass fiber insulation is used.**



Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97
Sound Test: NRCC B-3150.3, 6-30-00
IIC & Test: 46 (50 vinyl floor covering) NRCC B-3150.3, 6-30-00; NRCC B-3150.6, 6-30-00

2 HORIZONTAL FIRE BARRIER
SCALE: 1:5.33

GA FILE NO. WP 8131 | **PROPRIETARY*** | **1 HOUR FIRE**

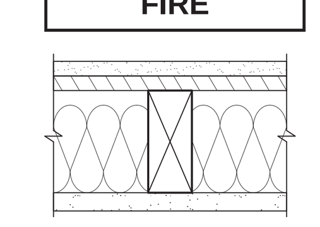
GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION, WOOD STRUCTURAL PANELS, CEMENTITIOUS BACKER UNITS

EXTERIOR SIDE: **Base** layer 15/32" wood structural panels applied parallel to 2 x 4 wood studs 16" o.c. with 10d galvanized nails 6" o.c. at edges and at top and bottom plates and 12" o.c. at intermediate studs. Weather resistive barrier applied over panels. **Face** layer 1/2" proprietary cementitious backer units applied parallel or at right angles to studs with 1 5/8" long corrosion resistant screws 8" o.c.

INTERIOR SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with either 6d cement coated nails, 1 7/8" long 7" o.c. or 1 7/8" long Type S or Type W drywall screws 8" o.c. 3" mineral fiber insulation, 3.0 pcf, friction fit in stud space. **(LOAD-BEARING)**

PROPRIETARY GYPSUM BOARD

United States Gypsum Company - 5/8" SHEETROCK® Brand FIRECODE® Core Gypsum Panels



Thickness: 6 1/2"
Approx. Weight: 14 psf
Fire Test: UL R1319, 97NK14997, 4-25-97, UL Design U303

1 WA-7F EXT STUD WALL W/ STUCCO (1-HR)
SCALE: 1:5.33

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

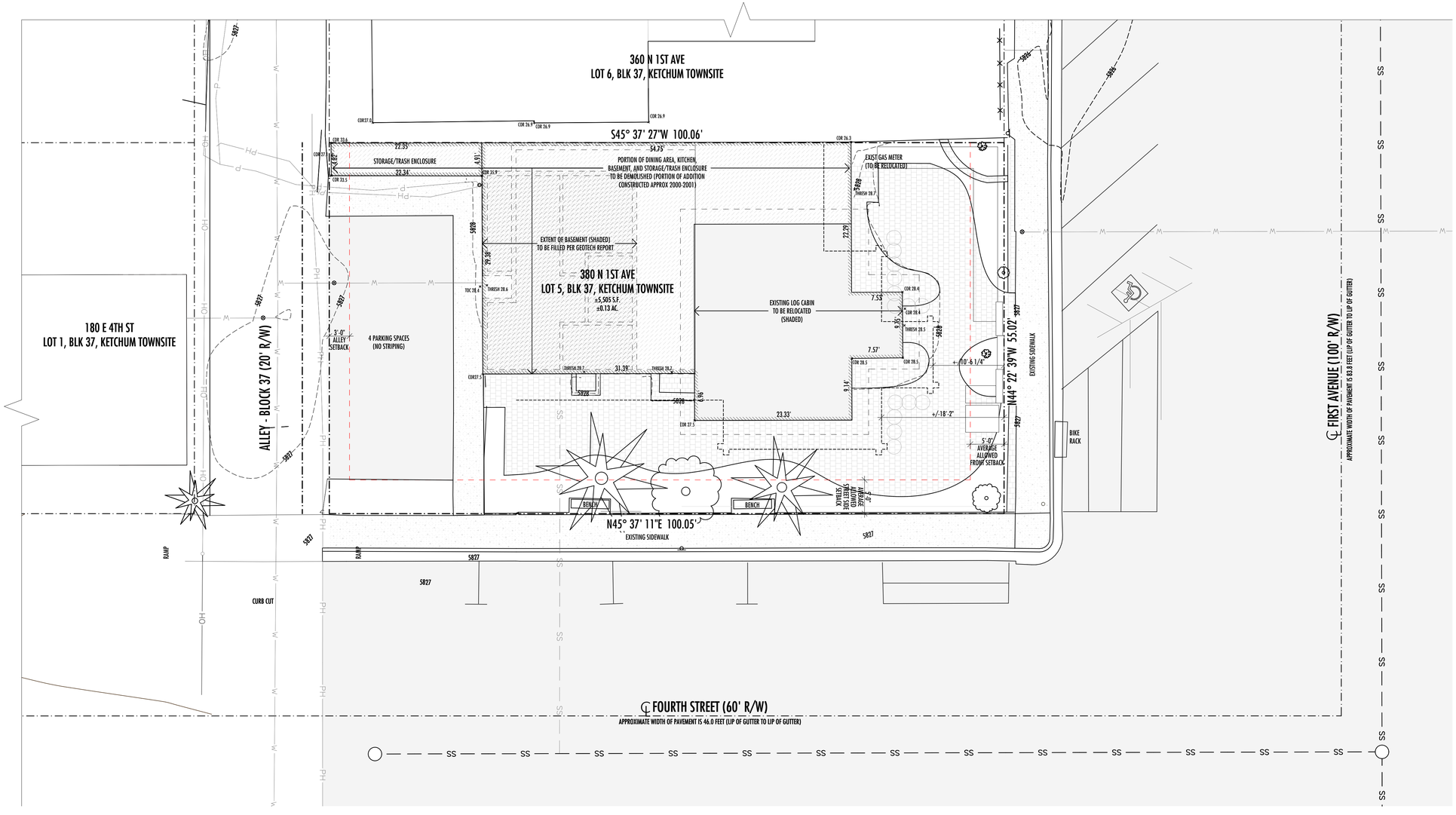
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A 0.10

BULDING INFORMATION / SYSTEMS



SITE PLAN - EXISTING

SCALE: 1/8" = 1'-0"

north

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A1.1

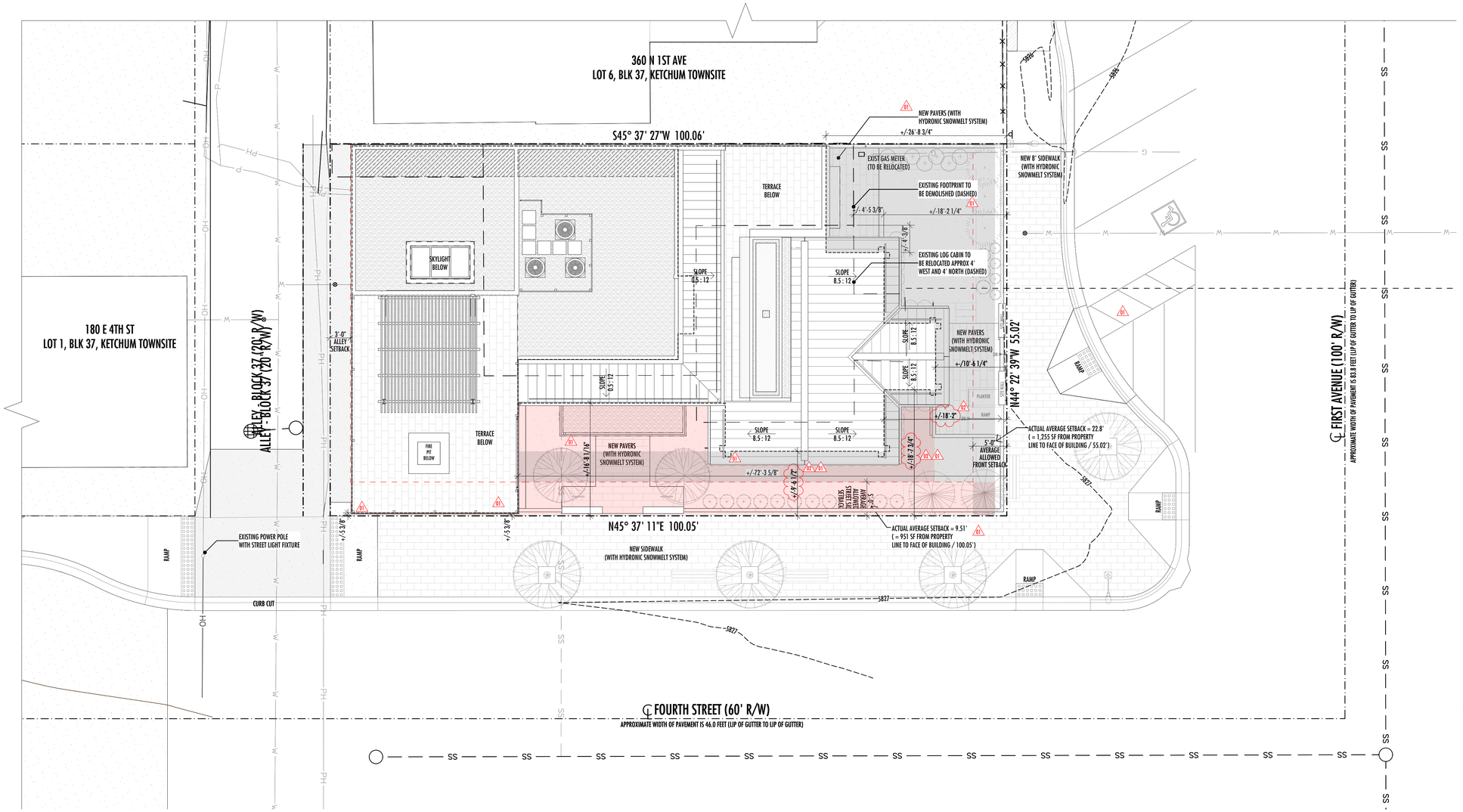
ARCHITECTURAL SITE PLAN

EXTERIOR SNOWMELT

CITY OF KETCHUM SNOWMELT REQMTS. FOR COMMERCIAL PROJECTS:

SNOWMELT SYSTEMS INSTALLED IN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED AND OPERATE AT ALL TIMES DURING THE WINTER ACCORDING TO THE FOLLOWING:

- THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 IECC, C403.12.2)
- THE SYSTEM SHALL HAVE AN ELECTRONIC MAIN CONTROL BOARD TO OPERATE THE SYSTEM THAT IS PROGRAMMABLE AND OPTIMIZES THE WAY THE SYSTEM FUNCTIONS.
- INSTALLATION OF IN-GROUND CONTROL SENSORS LINKED TO THE MAIN CONTROL BOARD THAT DETECT SNOW AND ICE ON THE SURFACE, MONITOR THE SIDEWALK OR DRIVEWAY TEMPERATURE, AND AUTOMATICALLY ACTIVATES THE SYSTEM TO BE TURNED ON OR OFF BASED ON THE SNOW CONDITIONS AND AIR TEMPERATURE.



SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

north

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A1.2
ARCHITECTURAL SITE PLAN

PLAN NOTES

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2"W.H.I"T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VEHICULAR WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVIOA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC "WHISPER CEILING" SPOT VENTILATION FAN (290CFM) PRODUCT NO. 'FV-30VQ3', OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL
74 PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNER'S DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNERS SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNERS SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNERS SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNER'S SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

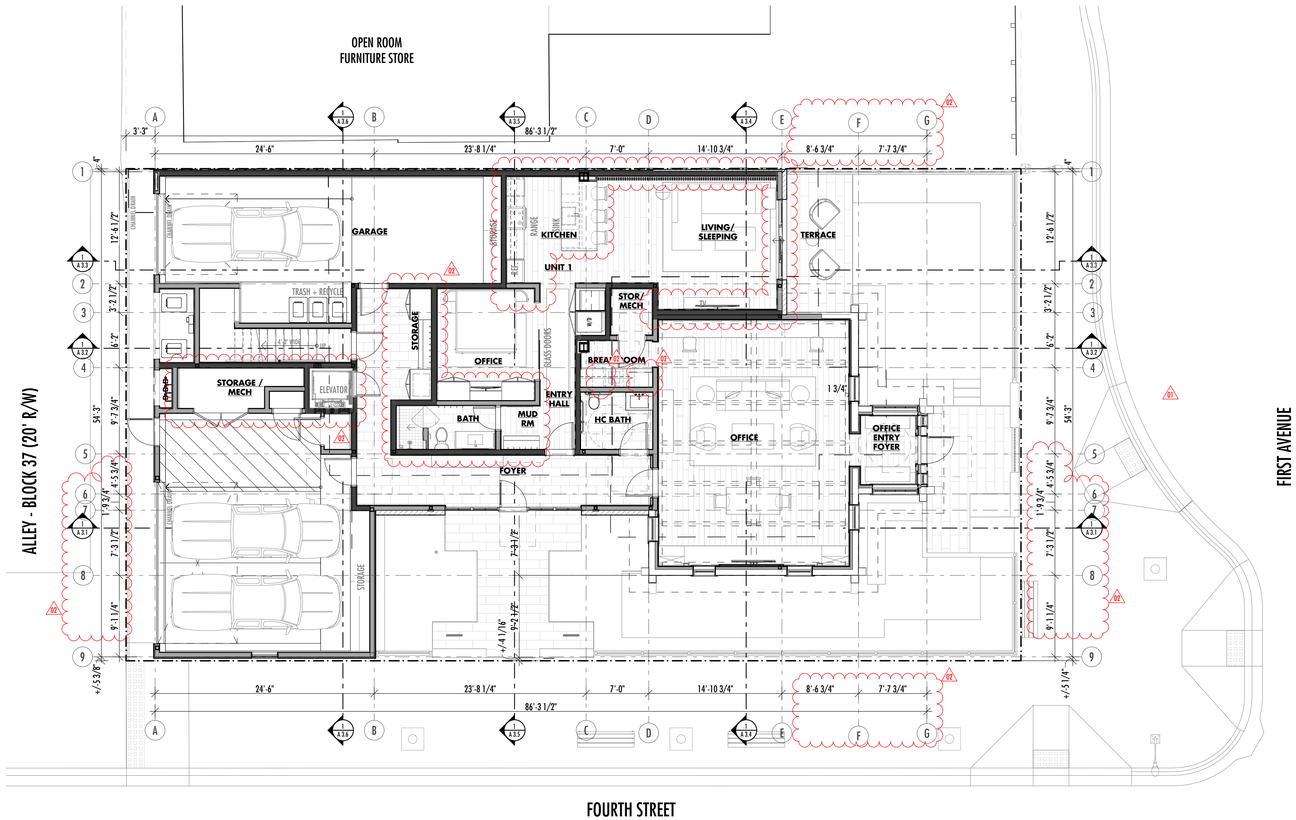
PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

INDICATES PLAN NOTE XX

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.



FIRST FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

north

GENERAL NOTES

COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

CONTRACTOR SHALL PATCH, REPAIR AND REFINISH ANY EXISTING ELEMENTS REMOVED OR DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION.

PROTECTION SHALL BE PROVIDED TO ALL EXISTING BUILDING ELEMENTS AS REQUIRED.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLANS, FOOTING LOCATIONS AND SIZES.

BUILDING SECTIONS DO NOT DEPICT EXACT STRUCTURAL CONDITIONS FOR ALL STRUCTURAL COMPONENTS OF THE BUILDING. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COMPONENTS AND SPECIFICATIONS.

PROVIDE BACKING / BLOCKING PER MANUFACTURER'S RECOMENDATIONS FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND CASEWORK. FOLLOW ALL RECOMMENDATIONS FOR INSTALLATION FOR THEIR SPECIFIC PRODUCT.

INTERIOR AND EXTERIOR ELEVATIONS EXIST THAT MAY NOT BE DEPICTED IN ELEVATION, BUT ARE CLEARLY SHOWN AND REFERENCEED IN PLAN. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTORS TO IDENTIFY AND INCLUDE ALL SUCH AREAS IN THEIR PROJECT PRICING AND/OR BID SCOPE OF WORK.

ADVANCED FRAMING TECHNIQUES SHALL BE PERFORMED.

ALL APPLICABLE BUILDING CODES SHALL BE FOLLOWED.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.1

FLOOR PLANS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

PLAN NOTES

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2"W.H.T"T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VEHICULAR WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVOIA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC "WHISPER CEILING" SPOT VENTILATION FAN (290CFM) PRODUCT NO. 'FV-30VQ3', OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL
74 PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNER'S DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNERS SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNERS SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNERS SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNER'S SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

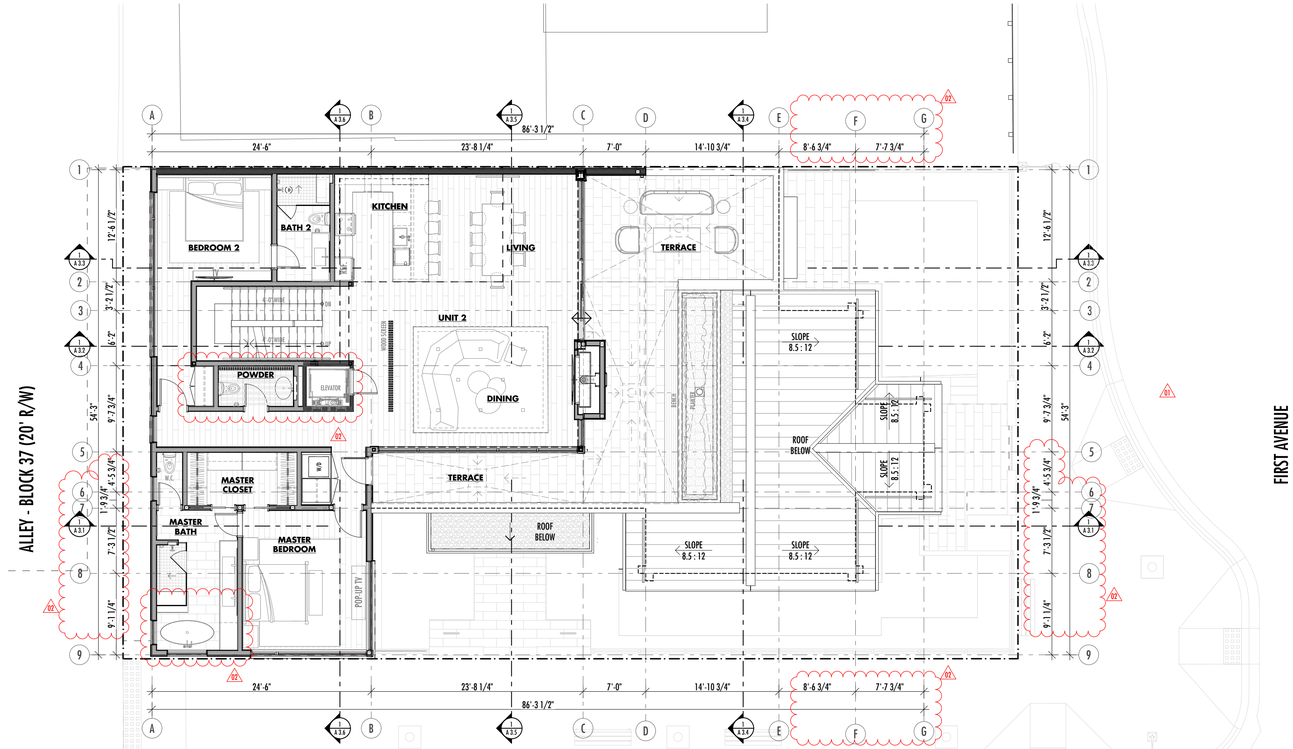
PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

INDICATES PLAN NOTE XX

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.



GENERAL NOTES

COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

CONTRACTOR SHALL PATCH, REPAIR AND REFINISH ANY EXISTING ELEMENTS REMOVED OR DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION.

PROTECTION SHALL BE PROVIDED TO ALL EXISTING BUILDING ELEMENTS AS REQUIRED.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLANS, FOOTING LOCATIONS AND SIZES.

BUILDING SECTIONS DO NOT DEPICT EXACT STRUCTURAL CONDITIONS FOR ALL STRUCTURAL COMPONENTS OF THE BUILDING. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COMPONENTS AND SPECIFICATIONS.

PROVIDE BACKING / BLOCKING PER MANUFACTURER'S RECOMENDATIONS FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND CASEWORK. FOLLOW ALL RECOMMENDATIONS FOR INSTALLATION FOR THEIR SPECIFIC PRODUCT.

INTERIOR AND EXTERIOR ELEVATIONS EXIST THAT MAY NOT BE DEPICTED IN ELEVATION, BUT ARE CLEARLY SHOWN AND REFERENCEED IN PLAN. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTORS TO IDENTIFY AND INCLUDE ALL SUCH AREAS IN THEIR PROJECT PRICING AND/OR BID SCOPE OF WORK.

ADVANCED FRAMING TECHNIQUES SHALL BE PERFORMED.

ALL APPLICABLE BUILDING CODES SHALL BE FOLLOWED.

SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

north

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.2
FLOOR PLANS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

PLAN NOTES

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2"W x 1"T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VEHICULAR WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVOIA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC "WHISPER CEILING" SPOT VENTILATION FAN (290CFM) PRODUCT NO. 'FV-30VQ3', OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL
74 PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNERS DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR RS20. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNERS SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNERS SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNERS SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNER'S SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

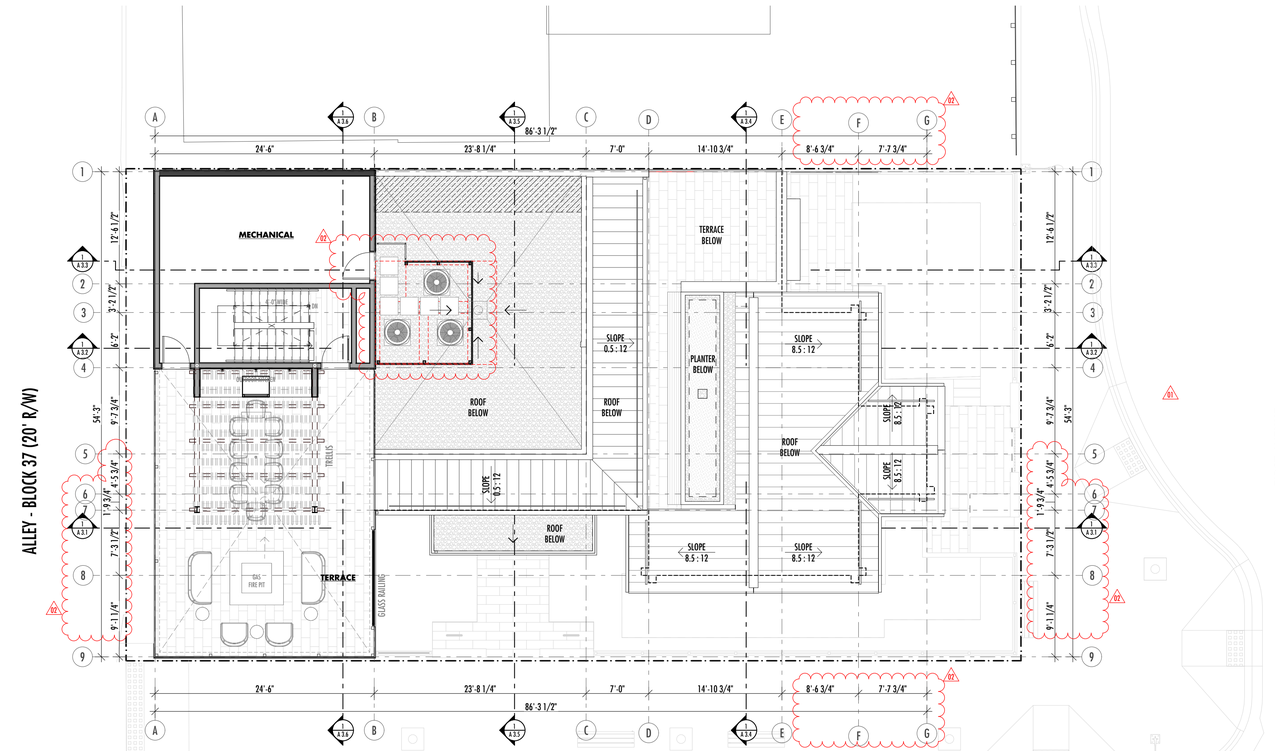
PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

INDICATES PLAN NOTE XX

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.



THIRD FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

1 north

GENERAL NOTES

COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

CONTRACTOR SHALL PATCH, REPAIR AND REFINISH ANY EXISTING ELEMENTS REMOVED OR DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION.

PROTECTION SHALL BE PROVIDED TO ALL EXISTING BUILDING ELEMENTS AS REQUIRED.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLANS, FOOTING LOCATIONS AND SIZES.

BUILDING SECTIONS DO NOT DEPICT EXACT STRUCTURAL CONDITIONS FOR ALL STRUCTURAL COMPONENTS OF THE BUILDING. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COMPONENTS AND SPECIFICATIONS.

PROVIDE BACKING / BLOCKING PER MANUFACTURER'S RECOMENDATIONS FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND CASEWORK. FOLLOW ALL RECOMMENDATIONS FOR INSTALLATION FOR THEIR SPECIFIC PRODUCT.

INTERIOR AND EXTERIOR ELEVATIONS EXIST THAT MAY NOT BE DEPICTED IN ELEVATION, BUT ARE CLEARLY SHOWN AND REFERENCEED IN PLAN. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTORS TO IDENTIFY AND INCLUDE ALL SUCH AREAS IN THEIR PROJECT PRICING AND/OR BID SCOPE OF WORK.

ADVANCED FRAMING TECHNIQUES SHALL BE PERFORMED.

ALL APPLICABLE BUILDING CODES SHALL BE FOLLOWED.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373 KETCHUM, IDAHO 83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.3
FLOOR PLANS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

PLAN NOTES

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2"W.H.T"T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VEHICULAR WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SMOA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC "WHISPER CEILING" SPOT VENTILATION FAN (290CFM) PRODUCT NO. 'FV-30VQ3', OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL
74 PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNERS DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNERS SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNERS SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNERS SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNER'S SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

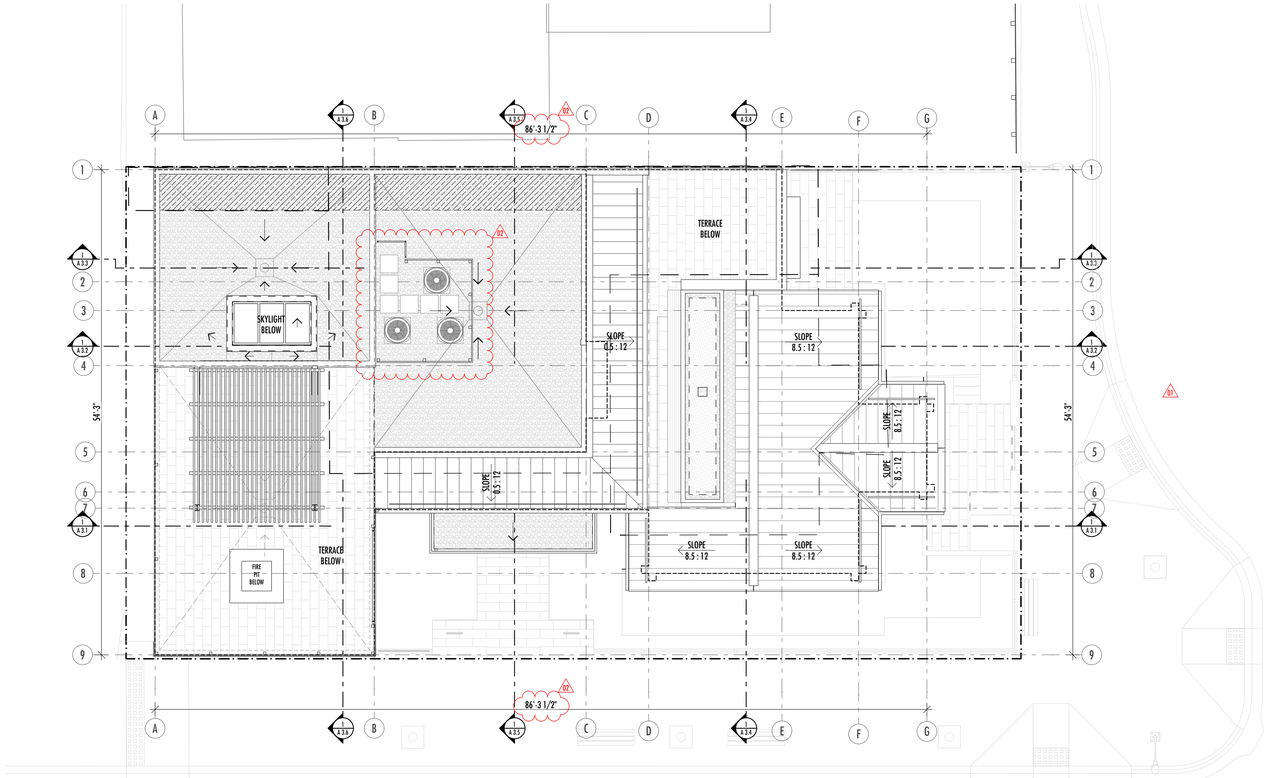
PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

INDICATES PLAN NOTE XX

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.



ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

1 north

GENERAL NOTES

COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

CONTRACTOR SHALL PATCH, REPAIR AND REFINISH ANY EXISTING ELEMENTS REMOVED OR DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION.

PROTECTION SHALL BE PROVIDED TO ALL EXISTING BUILDING ELEMENTS AS REQUIRED.

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLANS, FOOTING LOCATIONS AND SIZES.

BUILDING SECTIONS DO NOT DEPICT EXACT STRUCTURAL CONDITIONS FOR ALL STRUCTURAL COMPONENTS OF THE BUILDING. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COMPONENTS AND SPECIFICATIONS.

PROVIDE BACKING / BLOCKING PER MANUFACTURER'S RECOMENDATIONS FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND CASEWORK. FOLLOW ALL RECOMMENDATIONS FOR INSTALLATION FOR THEIR SPECIFIC PRODUCT.

INTERIOR AND EXTERIOR ELEVATIONS EXIST THAT MAY NOT BE DEPICTED IN ELEVATION, BUT ARE CLEARLY SHOWN AND REFERENCEED IN PLAN. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTORS TO IDENTIFY AND INCLUDE ALL SUCH AREAS IN THEIR PROJECT PRICING AND/OR BID SCOPE OF WORK.

ADVANCED FRAMING TECHNIQUES SHALL BE PERFORMED.

ALL APPLICABLE BUILDING CODES SHALL BE FOLLOWED.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

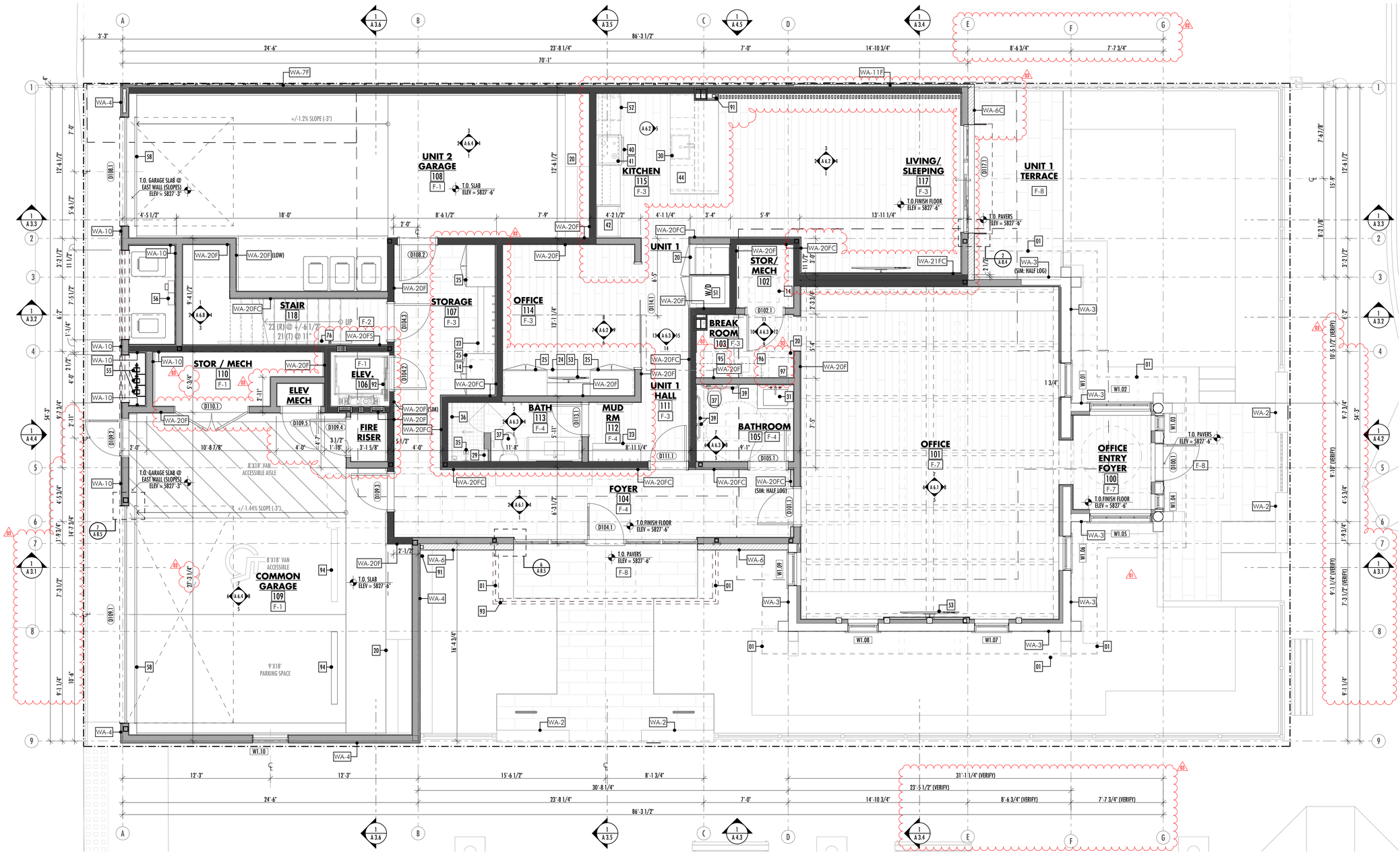
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.4
FLOOR PLANS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



FIRST FLOOR PLAN - PROPOSED

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

north

PLAN NOTES

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2"W x 1"T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDTIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30' MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VEHICULAR WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADDL INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVIOA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC "WHISPER CEILING" SPOT VENTILATION FAN (290CFM) PRODUCT NO. "FV-30VQ3", OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL. PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
74 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...
75 ...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADDL INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADDL INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNERS DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNERS SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SEPCIFICATIONS FOR ADDL INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNER'S SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNERS SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNER'S SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNERS SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNERS SPECS FOR ADDL INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNERS SPECS FOR ADDL INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNERS SPECS FOR ADDL INFORMATION.

PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDL INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

INDICATES PLAN NOTE XX

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

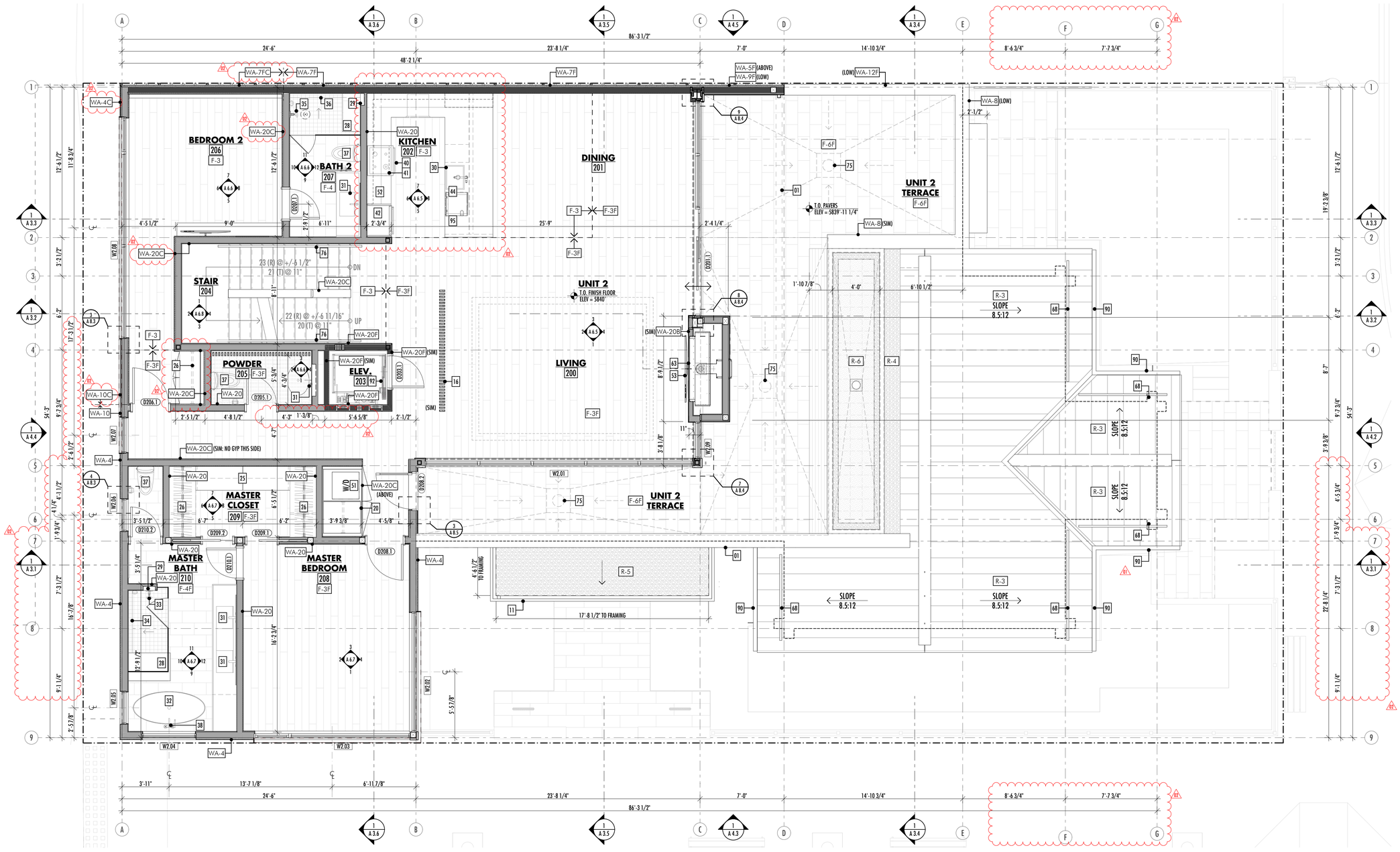
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	04/20/2023 PERMIT REVISION
03	08/02/2023

A2.5

FLOOR PLANS



SECOND FLOOR PLAN - PROPOSED

SCALE 1/4" = 1'-0"

north

PLAN NOTES

INDICATES PLAN NOTE XX

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN., COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2'W x 1'T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VERTICAL WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNERS SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVOIA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC 'WHISPER CEILING' SPOT VENTILATION FAN (290CFM) PRODUCT NO. 'FV-30VQ3', OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL.
74 PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNER'S DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNERS SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNER'S SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNERS SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNERS SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

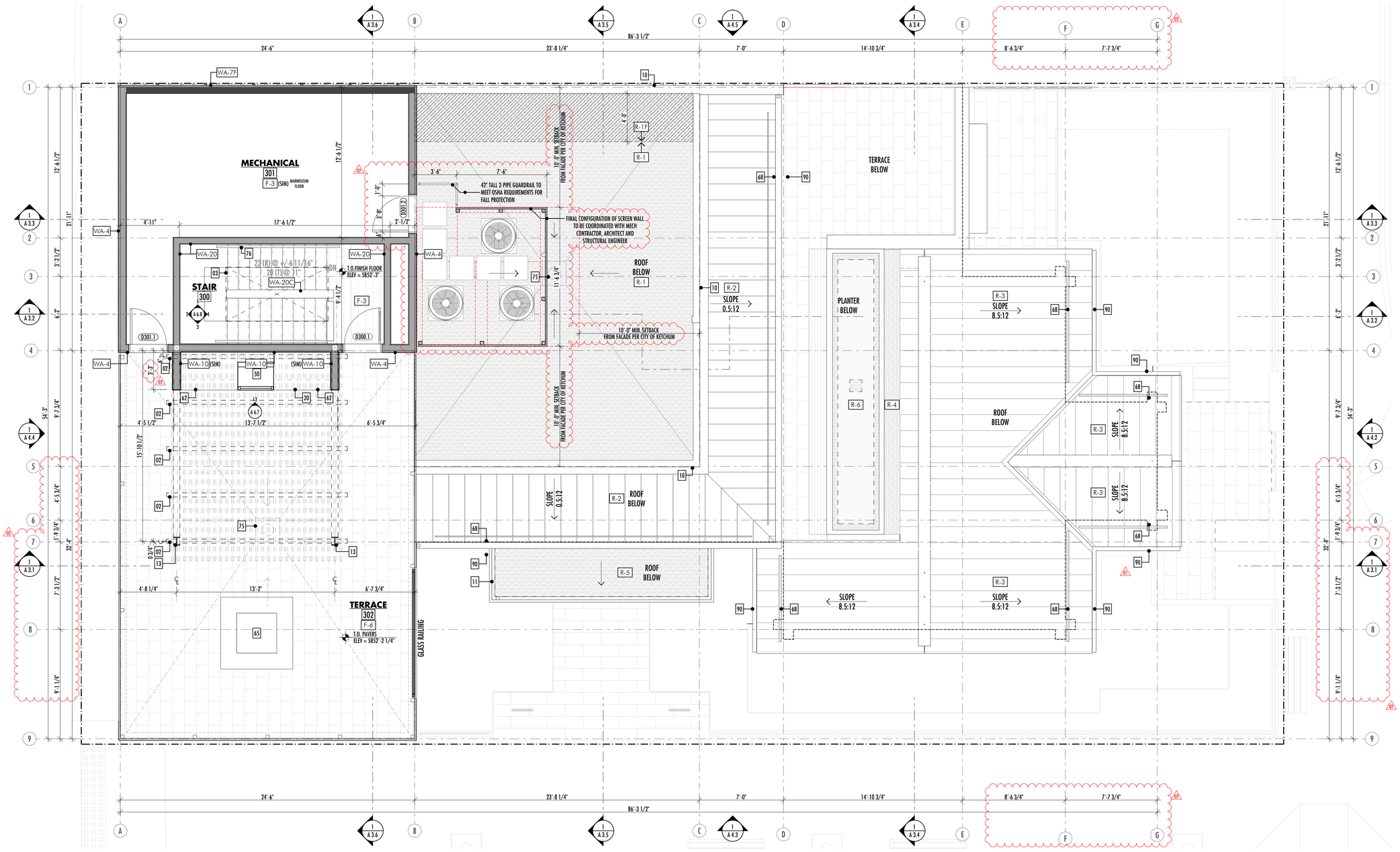
REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.6

FLOOR PLANS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



THIRD FLOOR PLAN - PROPOSED

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

north

PLAN NOTES

INDICATES PLAN NOTE XX

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2'W x 1'T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 VEHICULAR WHEEL STOP.
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNERS SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVOIA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC 'WHISPER CEILING' SPOT VENTILATION FAN (290CFM) PRODUCT NO. 'FV-30VQ3', OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL. PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
74 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNERS SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNERS DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNERS SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNERS SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNER'S SPECIFICATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNERS SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNERS SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNERS SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

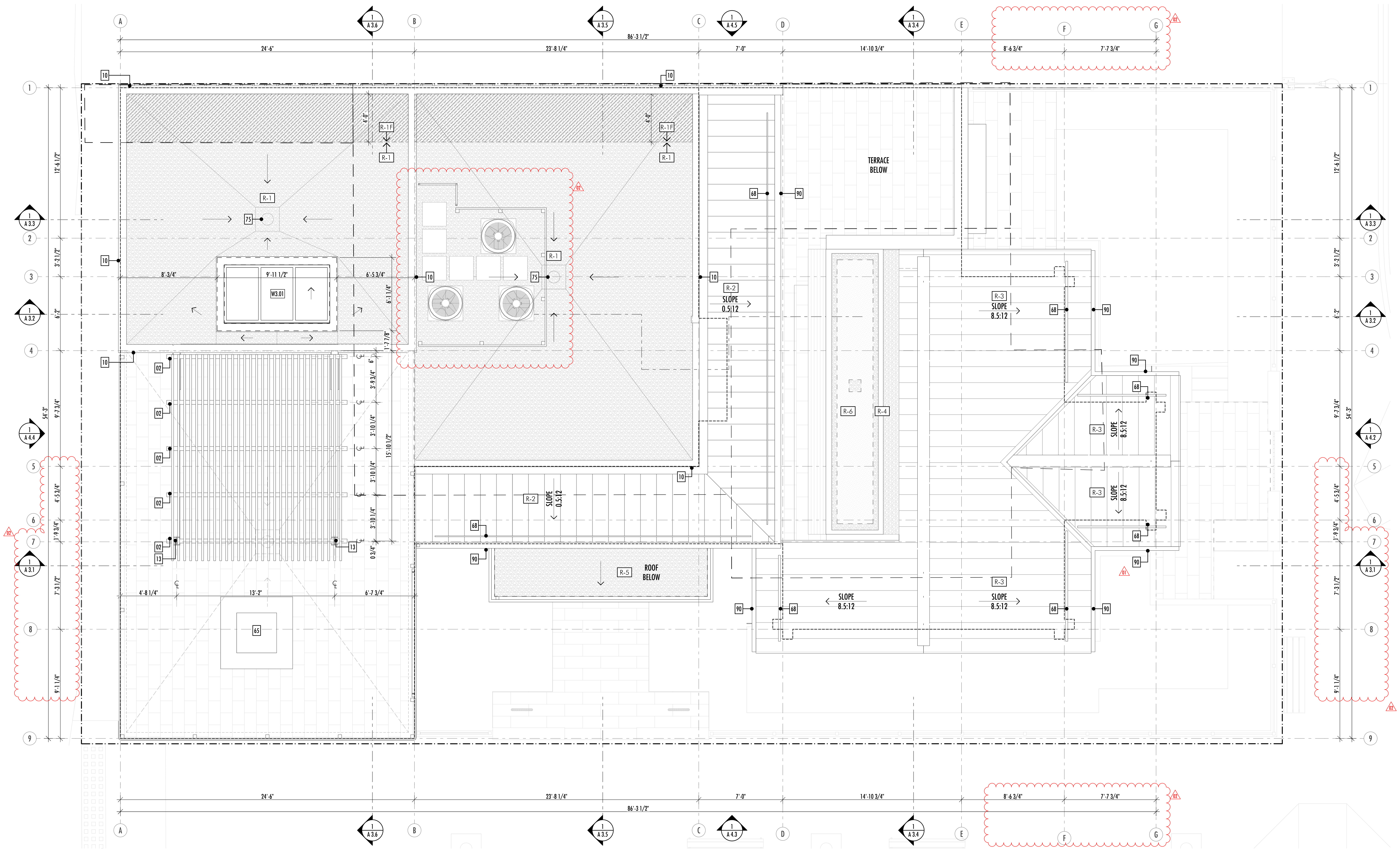
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.7

FLOOR PLANS



ROOF PLAN - PROPOSED

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

1

north

PLAN NOTES

75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
76 2"W x 1"T WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
90 SHEET METAL GUTTER, REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
93 DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
94 ~~VEHICULAR WHEEL STOP.~~
95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADD'L INFO.
97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP, REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

65 EXTERIOR GAS FIRE PIT T.B.D.
68 SNOW RETENTION BARS, REFER TO KEYNOTE [5.07] AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
69 LUTRON SIVIOA SHADE POCKET BOX WITH TUBE AND DRIVE AS RECOMENDED BY MANUFACTURER. REFER TO DETAILS FOR RECESSED SHADES AND VALENCE DETAILS FOR DUAL ROLL AND SINGLE ROLL SHADE BOXES.
70 SUPPLY AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
71 RETURN AIR GRILLE T.B.D., SEE SYTEMS NOTES FOR ADDITIONAL INFORMATION.
72 PANASONIC "WHISPER CEILING" SPOT VENTILATION FAN (290CFM) PRODUCT NO. "FV-30VQ3", OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S SPEICIFICATIONS.
73 HARDWIRED, INTERCONNECTED SMOKE + CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH 2018 IRC, SECTION R314.4. NEST PROTECT, OR APPROVED EQUAL.
74 PROVIDE AND INSTALL RADON MITIGATION SYSTEM PER APPENDIX F RADON CONTROL METHODS (AF 130, IRC 2018).
75 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. INSTALL IN A 2'x2' BOX 4 3/8" ABOVE OF ROOF SHEATHING (COORDINATE AND VERIFY WITH FINAL FOAM PLAN). 4-BAND COUPLINGS TO BE PROVIDED FOR ANY NO-HUB OUTLETS AT DRAIN BODIES WITH VERTICAL OUTLETS. SIDE OUTLET DRAIN BODIES TO HAVE THREADED OUTLET TO 3" DIA CAST IRON DRAIN PIPE. PROVIDE HEAT TAPE AT DRAIN BODY, (5) DAISY CHAIN LOOPS AT 3 LF EACH, ADHERE WITH 5" EPDM TAPE, POWER...

PLAN NOTES

43 KITCHEN FREEZER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
44 KITCHEN DISHWASHER T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
50 GRILL T.B.D., PROVIDE GAS HOOK UP.
51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNER'S DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
52 KITCHEN MICROWAVE DRAWERS T.B.D., REFER TO INTERIOR DESIGNER'S SPECS.
53 TV. REFER TO INTERIOR DESIGNER'S SEPCIFICATIONS FOR ADD'L INFORMATION.
54 FROST FREE HOSE BIBB, INTEGRATE IN CABINET BOX WHERE SHOWN.
55 (5) GAS METER MANIFOLD (3 LOW, 2 HIGH), GC TO COORDINATE WITH INTERMOUNTAIN GAS.
56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
57 PHONE / CABLE / IRRIGATION EQUIPMENT.
58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
60 ELECTRICAL PANEL AS REQUIRED.
61 AC UNITS AS REQUIRED ON CONCRETE PAD.
62 OUTDOOR REFRIGERATOR T.B.D.
63 MONTIGO EXEMPLAR R520. GLASS VIEW SIZE: 61 1/4" x 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

29 SHOWER NICHE, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNER'S SPECIFICATIONS.
31 SINK AND FAUCET PER INTERIOR DESIGNERS SPECIFICATIONS.
32 MASTER BATH TUB PER INTERIOR DESIGNER'S SPECIFICATIONS.
33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS, PER INTERIOR DESIGNERS SPECIFICATIONS.
34 MASTER BATH SHOWER DRAIN PER INTERIOR DESIGNER'S SPECIFCATIONS.
35 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNER'S SPECIFICATIONS.
36 SHOWER DRAIN, REFER TO INTERIOR DESIGNER'S SPECIFICATIONS.
37 TOILET, PER INTERIOR DESIGNERS SPECIFICATIONS.
38 BATH TUB FILLER PER INTERIOR DESIGNER'S SPECIFICATIONS.
39 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
40 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
41 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.
42 KITCHEN REFRIGERATOR T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADD'L INFORMATION.

PLAN NOTES

20 BUILT IN CABINET (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21 BUILT IN SHELVING (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22 BUILT IN CUBBIES (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
23 BUILT IN BENCH (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
24 BUILT IN DRESSER (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26 CLOSET ROD AND SHELF (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADD'L INFO.
28 SHOWER BENCH, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

INDICATES PLAN NOTE XX

01 LINE OF ROOF ABOVE (SHOWN DASHED).
02 LINE OF BEAM ABOVE (SHOWN DASHED).
03 LINE OF WALL ABOVE (SHOWN DASHED).
04 LINE OF OUTRIGGER ABOVE (SHOWN DASHED).
05 LINE OF COLUMN ABOVE (SHOWN DASHED).
06 LINE OF FOOTING BELOW (SHOWN DASHED).
07 LINE OF COLUMN BELOW (SHOWN DASHED).
08 LINE OF WALL BELOW (SHOWN DASHED).
09 LINE OF ROOF BELOW (SHOWN DASHED).
10 PARAPET WALL BELOW.
11 LINE OF ROOF EDGE.
12 LINE OF FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13 STEEL COLUMN, REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14 CRAWL SPACE ACCESS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15 BENCH.
16 WOOD SCREEN, REFER TO ARCHITECTURAL DETAILS.

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

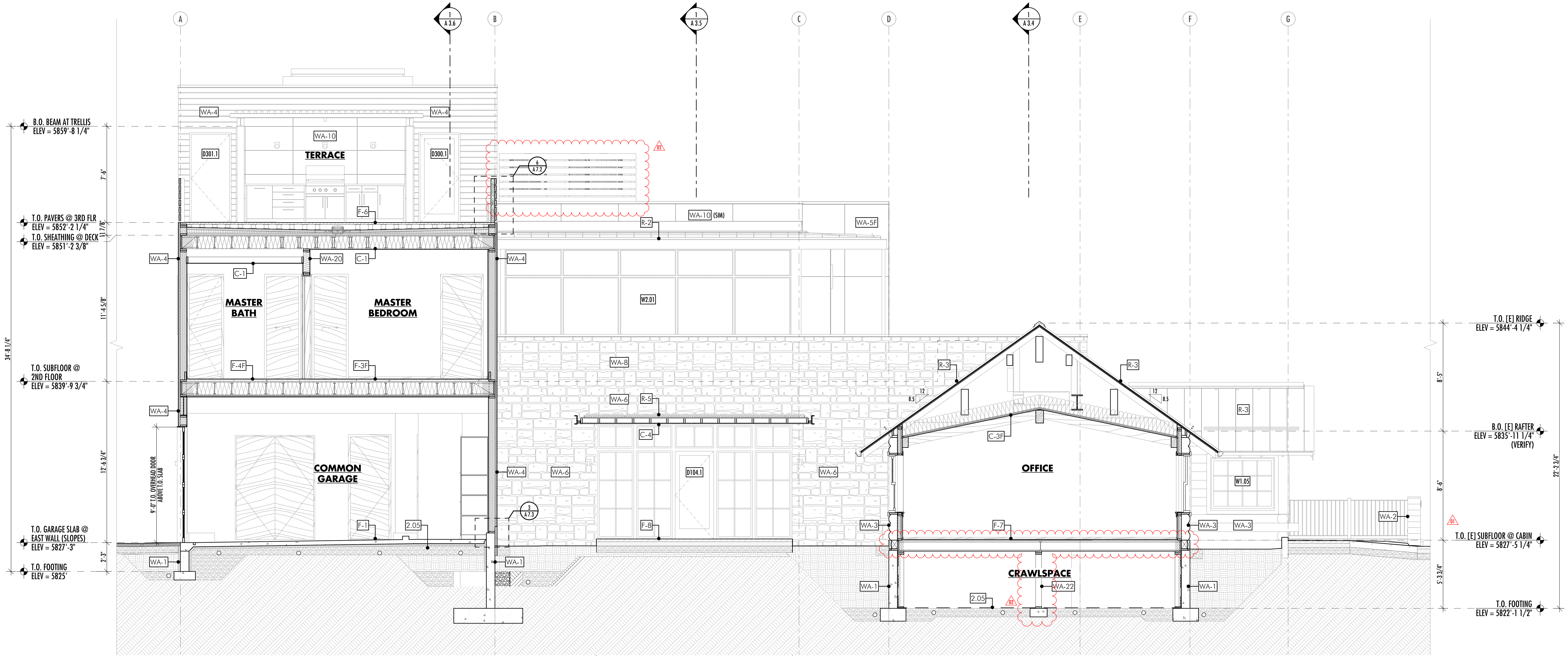
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 2.8

FLOOR PLANS



BUILDING SECTION A
SCALE: 1/4" = 1'-0"

1

KEYNOTES

09000 FINISHES (CONTINUED)

- 9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY) 02
- 9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
- 7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).
- 7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248C5, OR APPROVED EQUAL.
- 01 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

- 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.
- 9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

- 7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 01 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SILL SEALER.
- 7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.
- 7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
- 7.25 HYDRONIC PEX AFFIXED TO WWF.
- 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

KEYNOTES

06000 WOOD (CONTINUED)

- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL. 01
- 6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 02 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.
- 6.18 NOT USED.
- 6.19 POST PER STRUCTURAL DRAWINGS.
- 6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

- 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
- 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
- 7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
- 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
- 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
- 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).
- 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
- 7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

05000 METALS & RAILINGS

- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
- 01 5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.
- 01 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].
- 5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
- 5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

- 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
- 6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.03 1/2" WOOD FIBERBOARD.
- 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
- 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.
- 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
- 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
- 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6.10 2x DROPPED CEILING FRAMING.
- 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
- 6.12 NOT USED.
- 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

KEYNOTES

INDICATES KEYNOTE X.XX

02000 SITEWORK

- 2.01 BACKFILL PER GEOTECHNICAL REPORT
- 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
- 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
- 2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
- 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
- 2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.
- 2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.
- 2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
- 01 2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.
- 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
- 2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

- 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
- 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 02
- 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

- 01 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
- 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4.03 LATH AND SCRATCH COAT AS REQUIRED.
- 4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADD'L INFORMATION.

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS
ARCHITECTS

MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

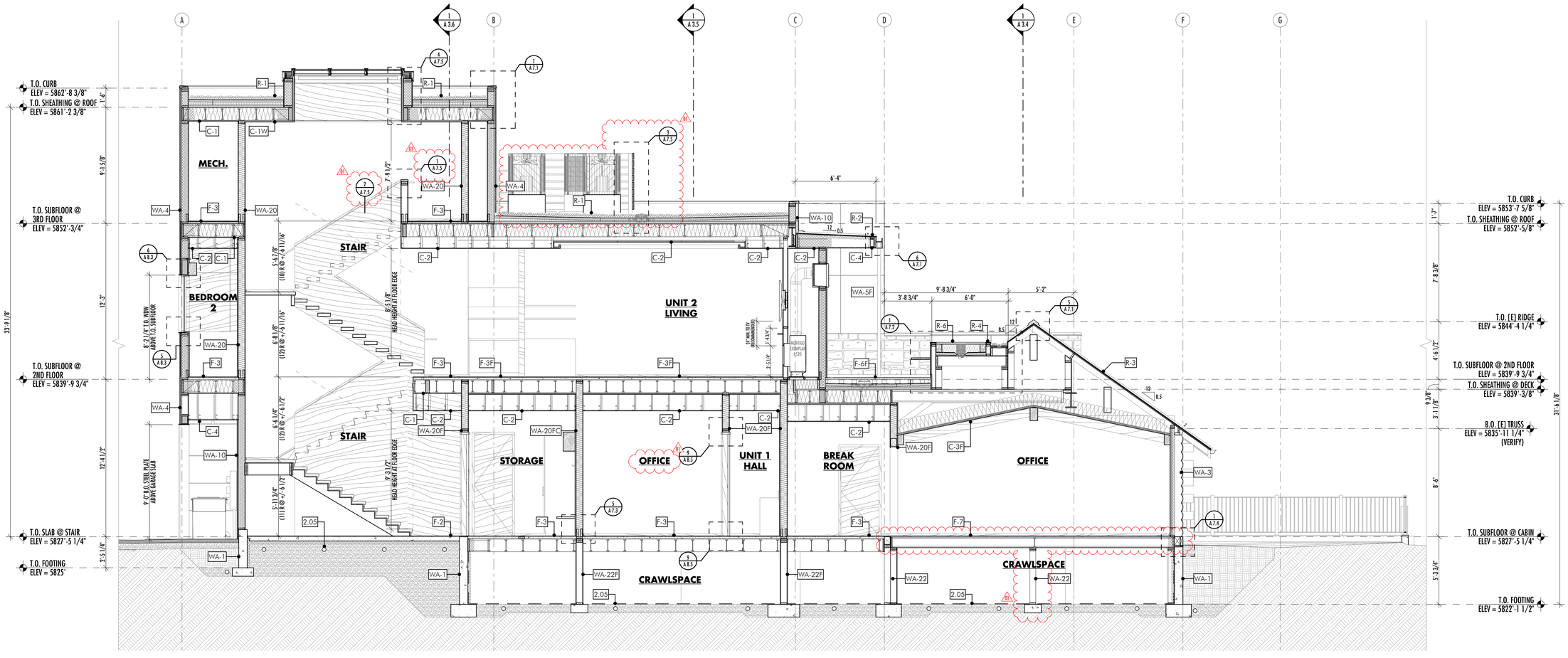
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023
02	08/02/2023

A 3.1

BUILDING SECTIONS



BUILDING SECTION B

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

1

KEYNOTES

INDICATES KEYNOTE XXX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248C5, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER; LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WMF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

7.27

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 2"x4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

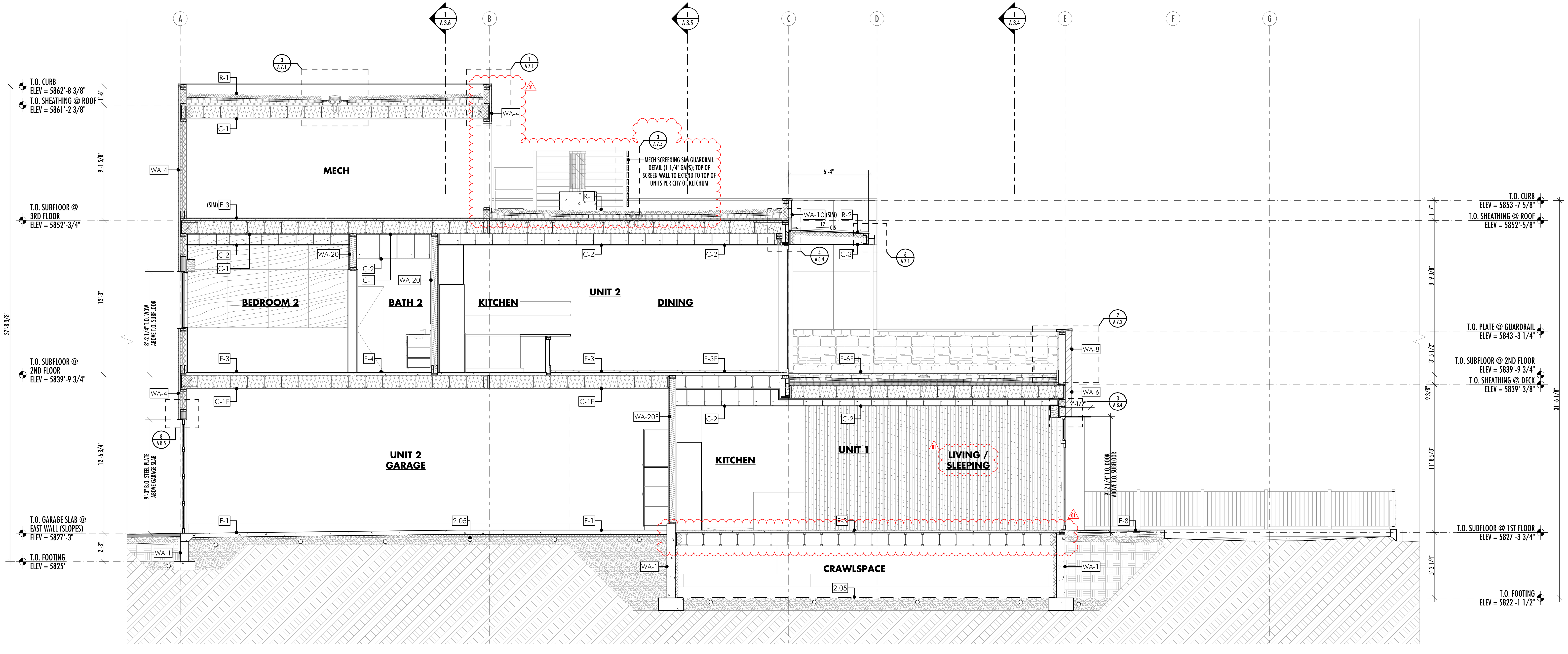
REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 3.2

BUILDING SECTIONS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



BUILDING SECTION C 1
SCALE: 1/4" = 1'-0"

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY) 02

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248C5, OR APPROVED EQUAL.

01 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

01 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL. 01

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

02 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

01 5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

01 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

KEYNOTES

INDICATES KEYNOTE X.XX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

01 2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 02

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

01 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADD'L INFORMATION.

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

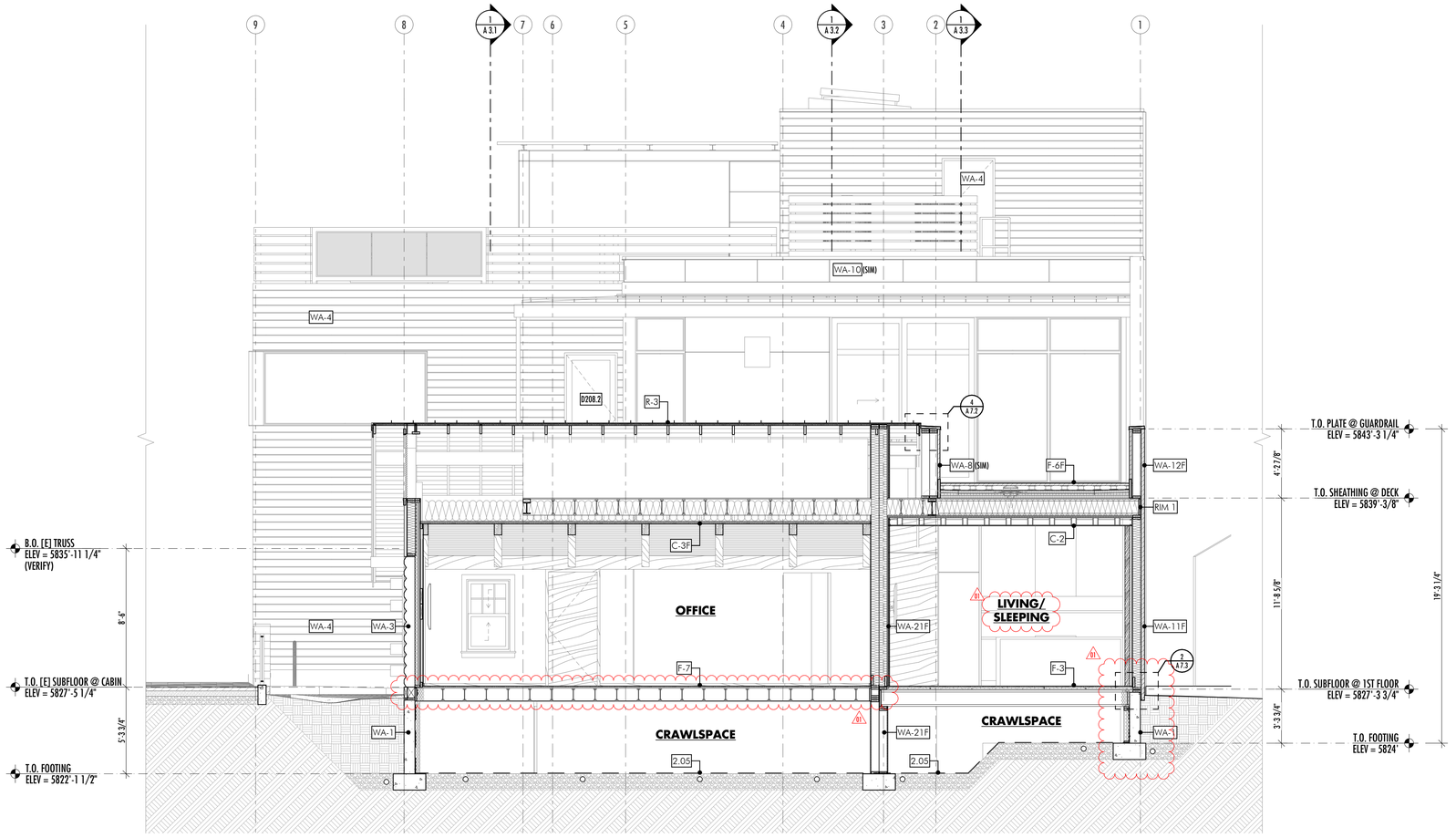
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 3.3

BUILDING SECTIONS



BUILDING SECTION D

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

1

KEYNOTES

INDICATES KEYNOTE X.XX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING- POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL, TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK THERMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING, 5 3/8"

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDTL INFORMATION

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

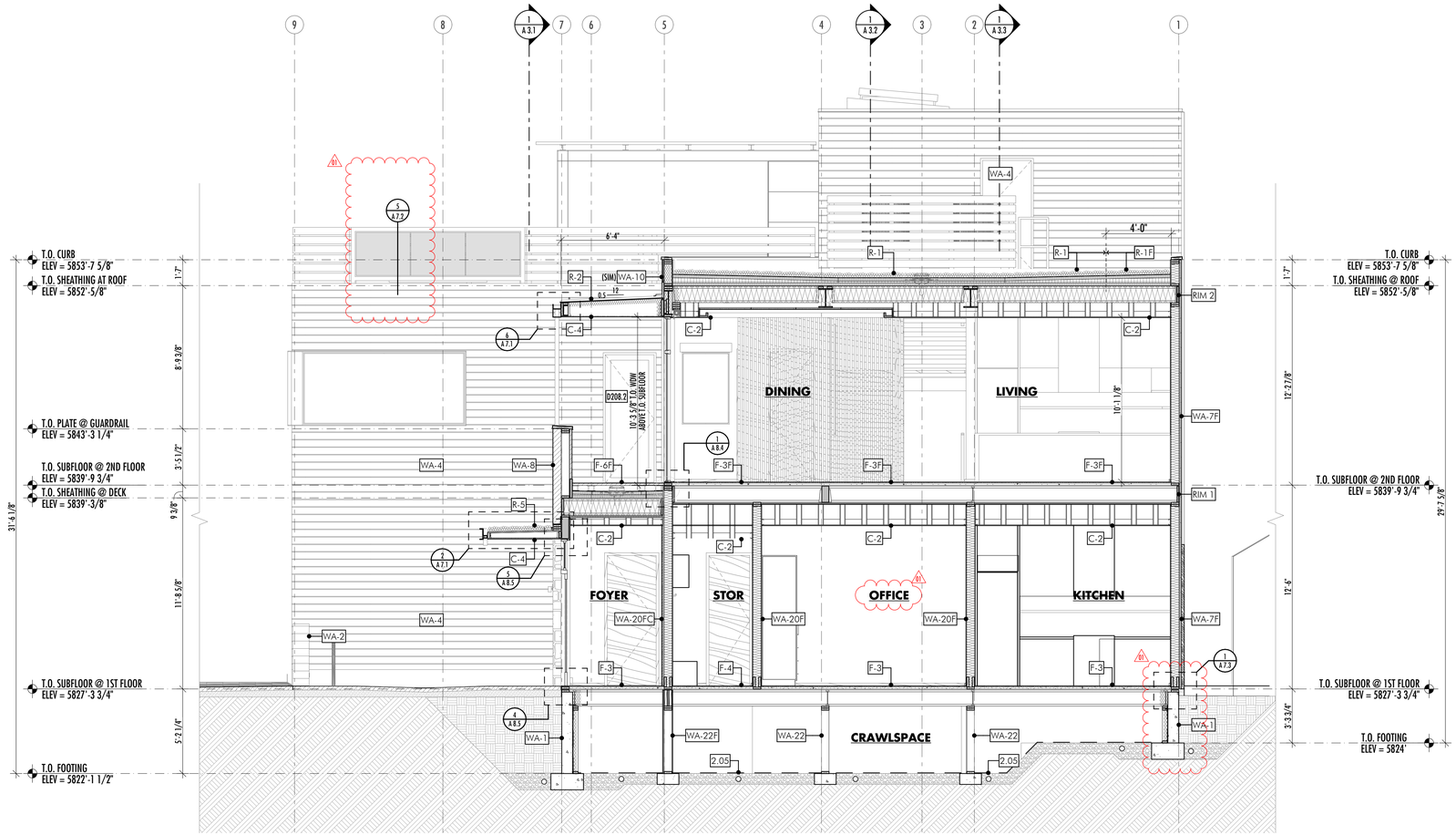
REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 3.4

BUILDING SECTIONS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



BUILDING SECTION E

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

1

KEYNOTES

INDICATES KEYNOTE XXX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY.) W1

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248CS, OR APPROVED EQUAL.

W1 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

W1 7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

W1 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY W1 WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

W2 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL. W1

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

W1 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

W1 2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

W1 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

W1 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

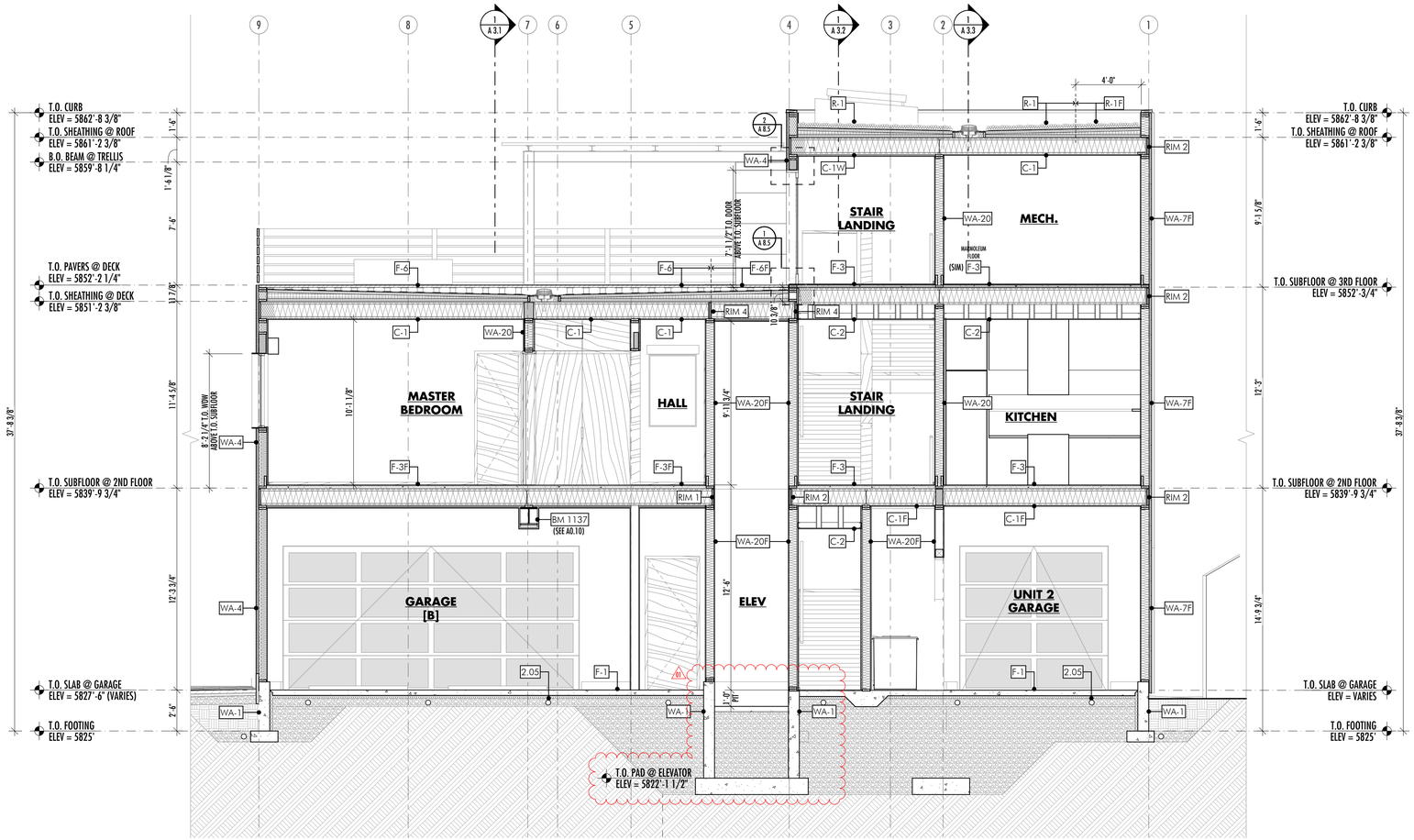
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 3.5

BUILDING SECTIONS



BUILDING SECTION F

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

1

KEYNOTES

INDICATES KEYNOTE XXX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR K-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248CS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY "HURON" ACCOYA EXTERIOR CLADDING, 5 3/8"

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

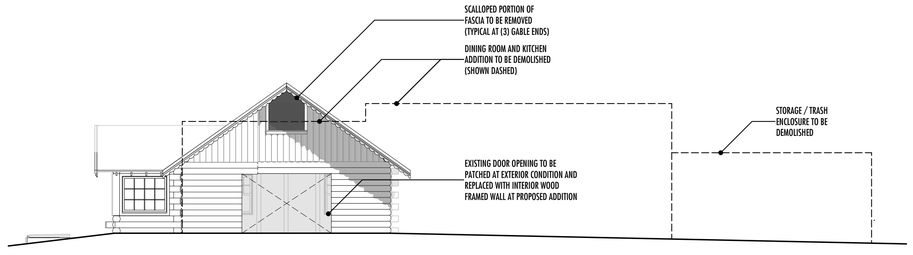
NUMBER:	DATE:
01	08/02/2023

A 3.6

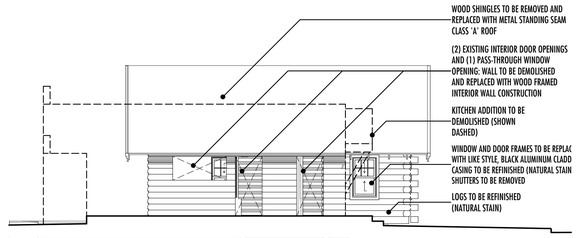
BUILDING SECTIONS

380 N. 1st Ave. Mixed-Use Building

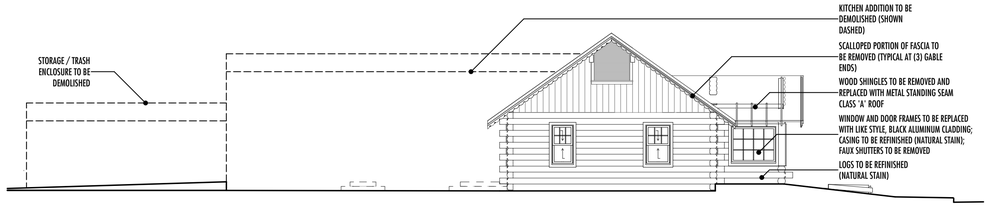
Lot 5, Block 37, Ketchum, Idaho 83340



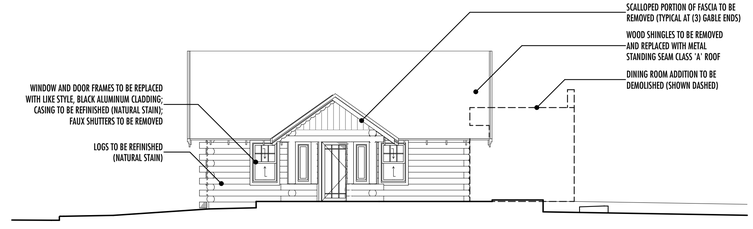
SOUTH ELEVATION - EXISTING 4



EAST ELEVATION - EXISTING 2



NORTH ELEVATION - EXISTING 3



WEST ELEVATION - EXISTING 1

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

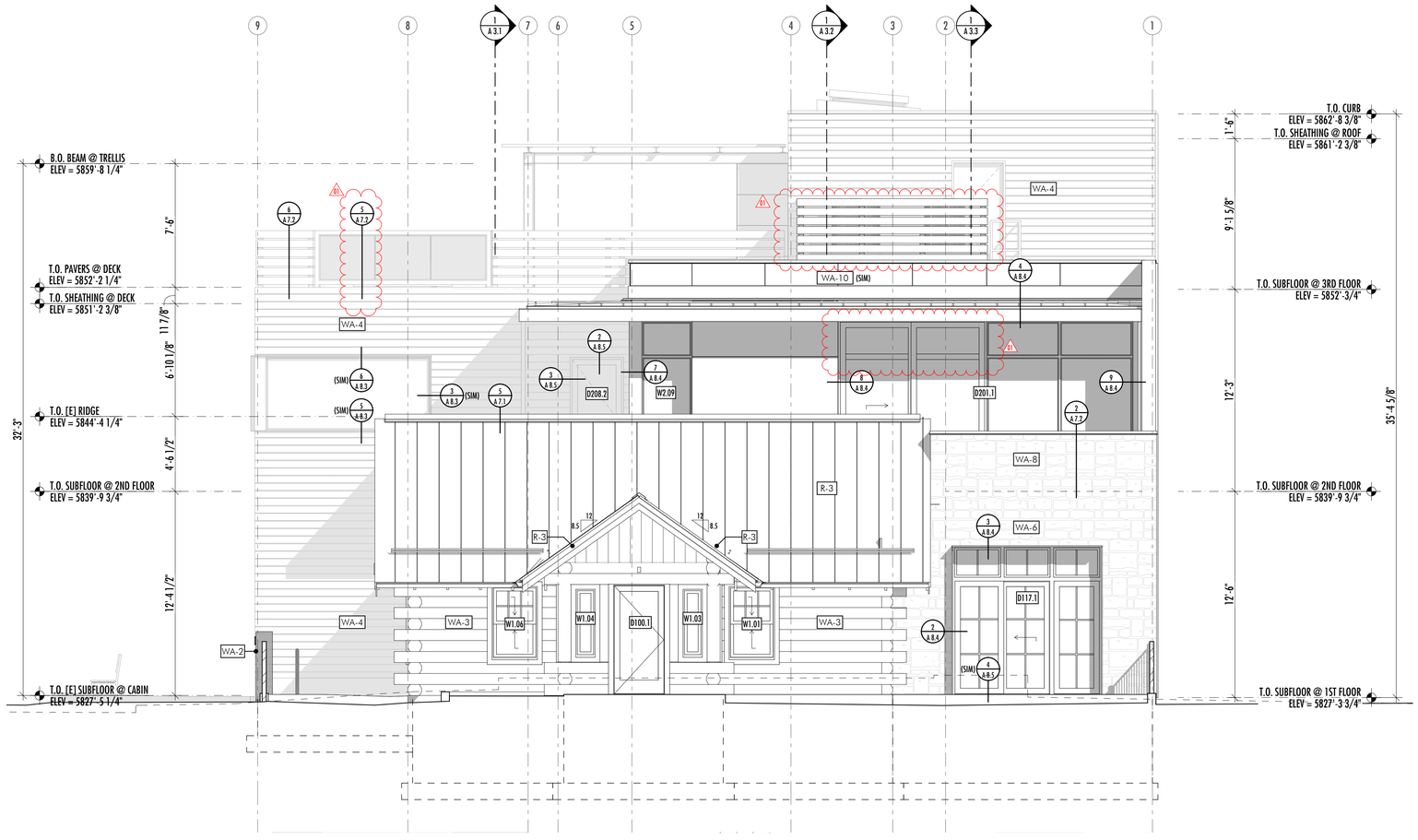
REVISIONS

NUMBER:	DATE:

A4.1

EXTERIOR ELEVATIONS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



WEST ELEVATION - PROPOSED

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

1

KEYNOTES

INDICATES KEYNOTE X.XX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL, TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BC5, OR APPROVED EQUAL.

01 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

01 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN), HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

7.27

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

01 6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

02 6.16 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

01 5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

01 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2' 0" CLEAN SAND.

01 2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

02 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

01 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

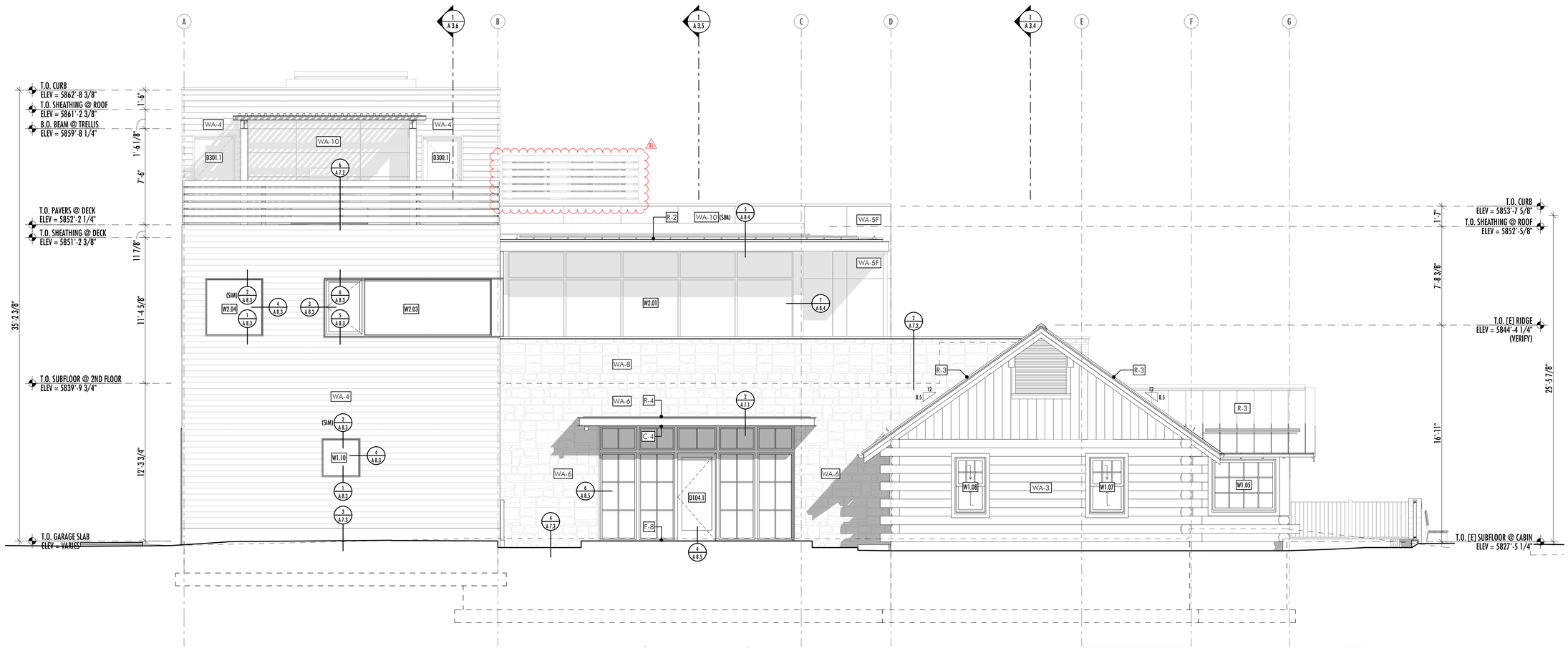
REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 4.2

EXTERIOR ELEVATIONS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



NORTH ELEVATION - PROPOSED

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

1

KEYNOTES

INDICATES KEYNOTE XXX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BC5, OR APPROVED EQUAL.

A1 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

A1 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

7.27

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY

A1 WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

A2 6.16 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

A1 5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

A1 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

KEYNOTES

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

A1 2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

A2 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

A1 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12'x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

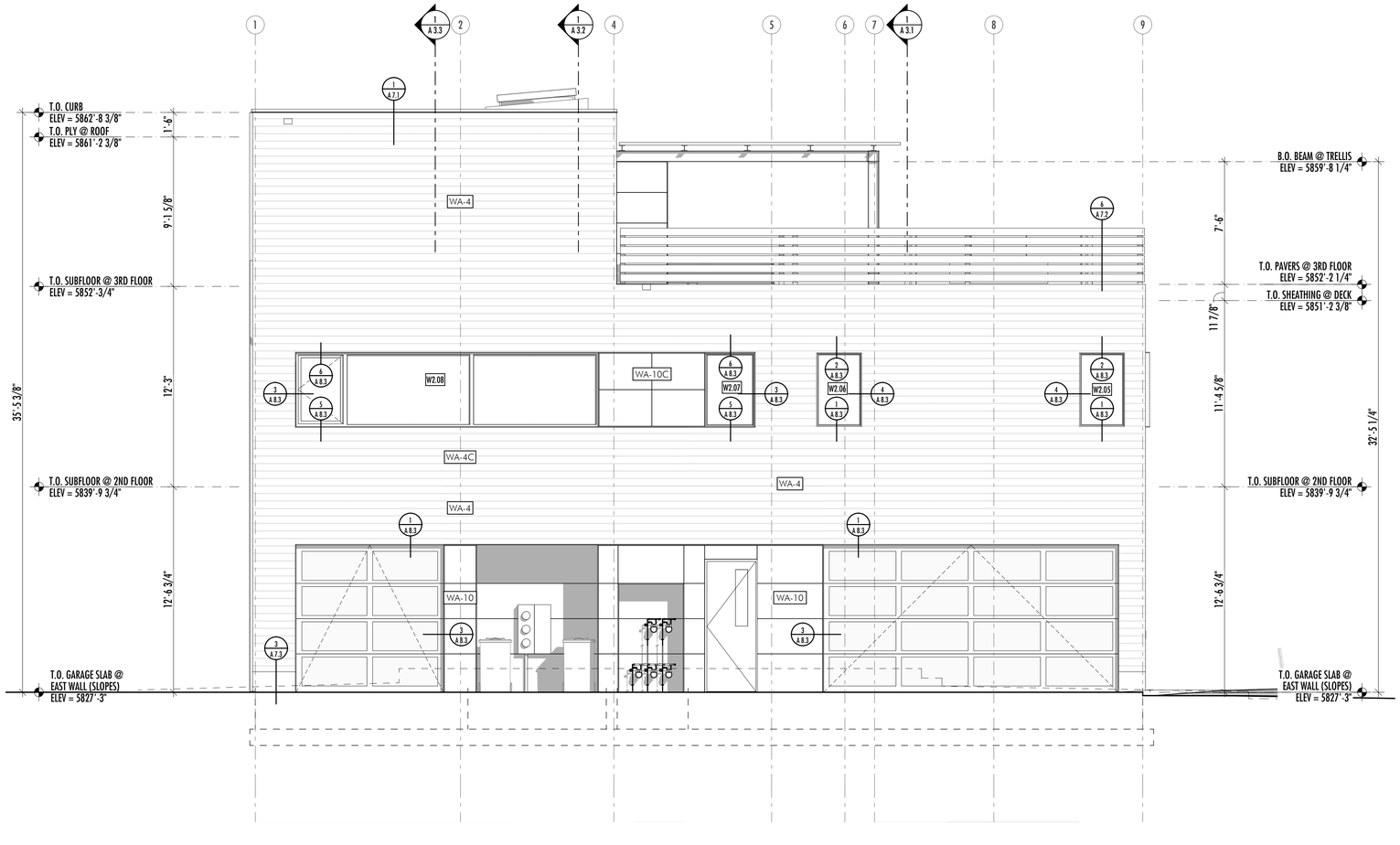
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 4.3

EXTERIOR ELEVATIONS



EAST ELEVATION - PROPOSED

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

1

KEYNOTES

INDICATES KEYNOTE

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY. W1

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY. W1

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL. W1

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL. W1

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION. W2

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL. W1

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13]. W1

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

KEYNOTES

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT. W1

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER). W1

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER. W1

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

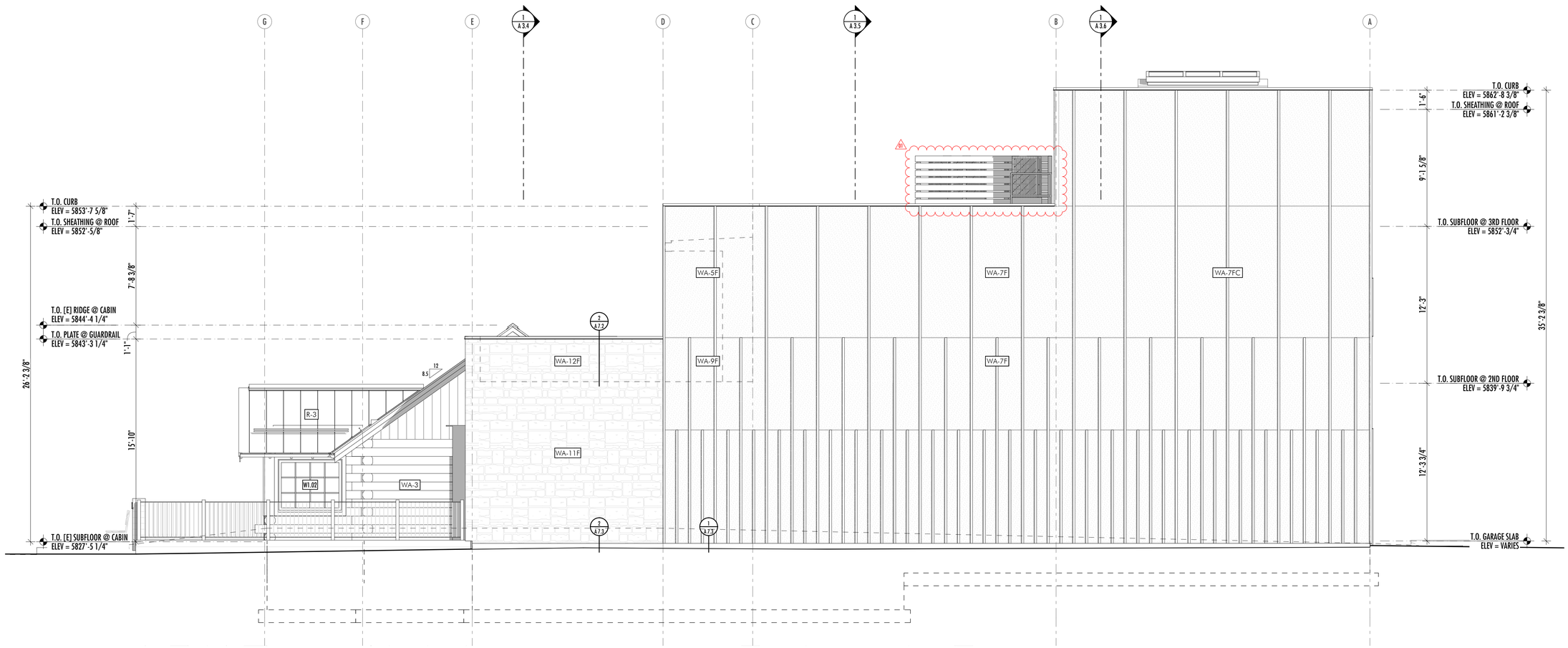
REVISIONS

NUMBER: DATE:

A4.4

EXTERIOR ELEVATIONS

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



SOUTH ELEVATION - PROPOSED

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

1

KEYNOTES

INDICATES KEYNOTE XXX

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248CS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4' CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6' MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3' CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. 'HURON' ACCOYA EXTERIOR CLADDING. 5 3/8"

KEYNOTES

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2' OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

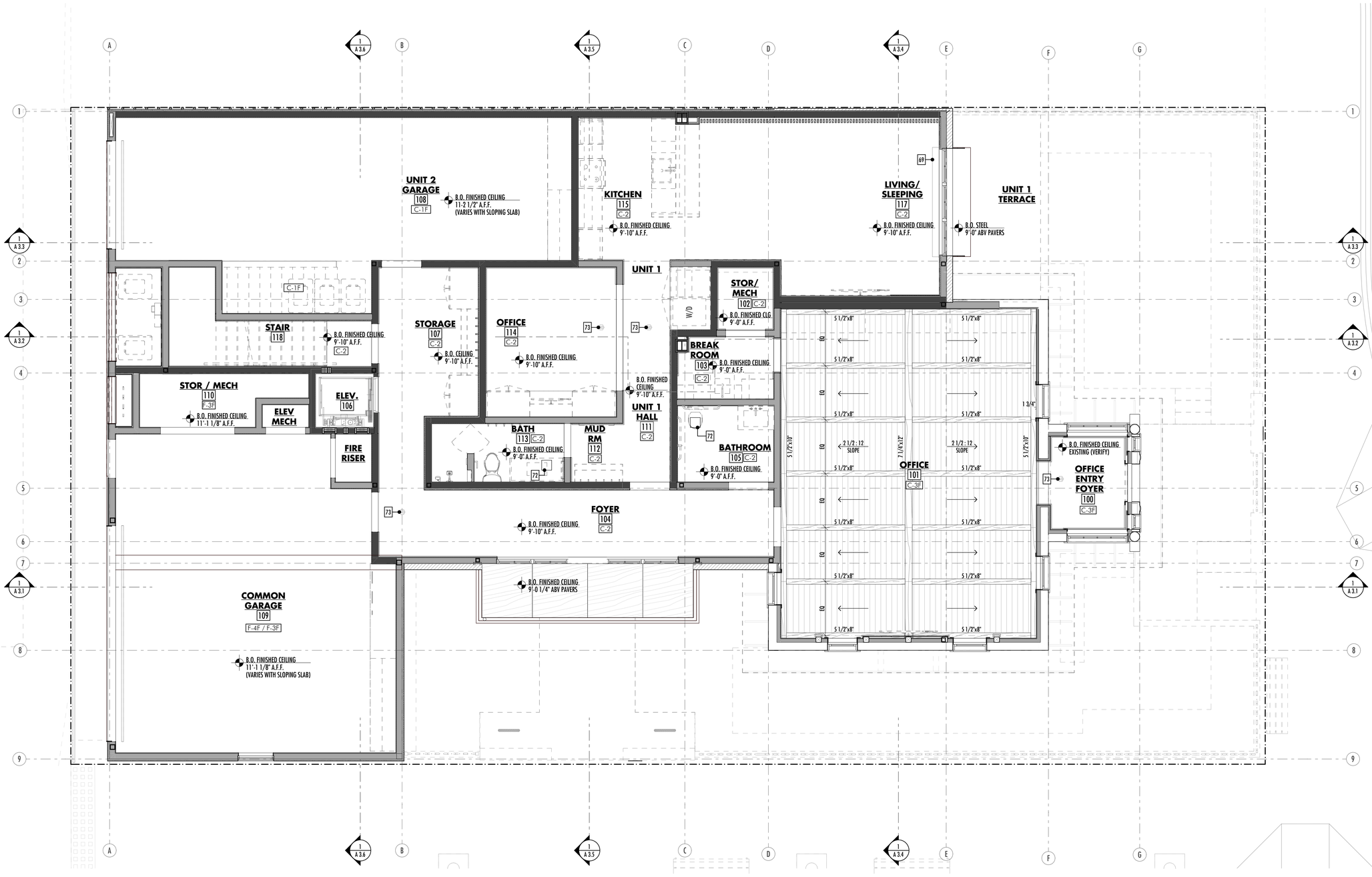
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A4.5

EXTERIOR ELEVATIONS



FIRST FLOOR REFLECTED CEILING PLAN

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

north

PLAN NOTES

INDICATES PLAN NOTE XX

REFER TO A2.1 - A2.4 FOR PLAN NOTES

SYSTEMS NOTES

INDICATES SYSTEM NOTE X-XX

REFER TO A0.1- A0.2 FOR SYSTEMS NOTES

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

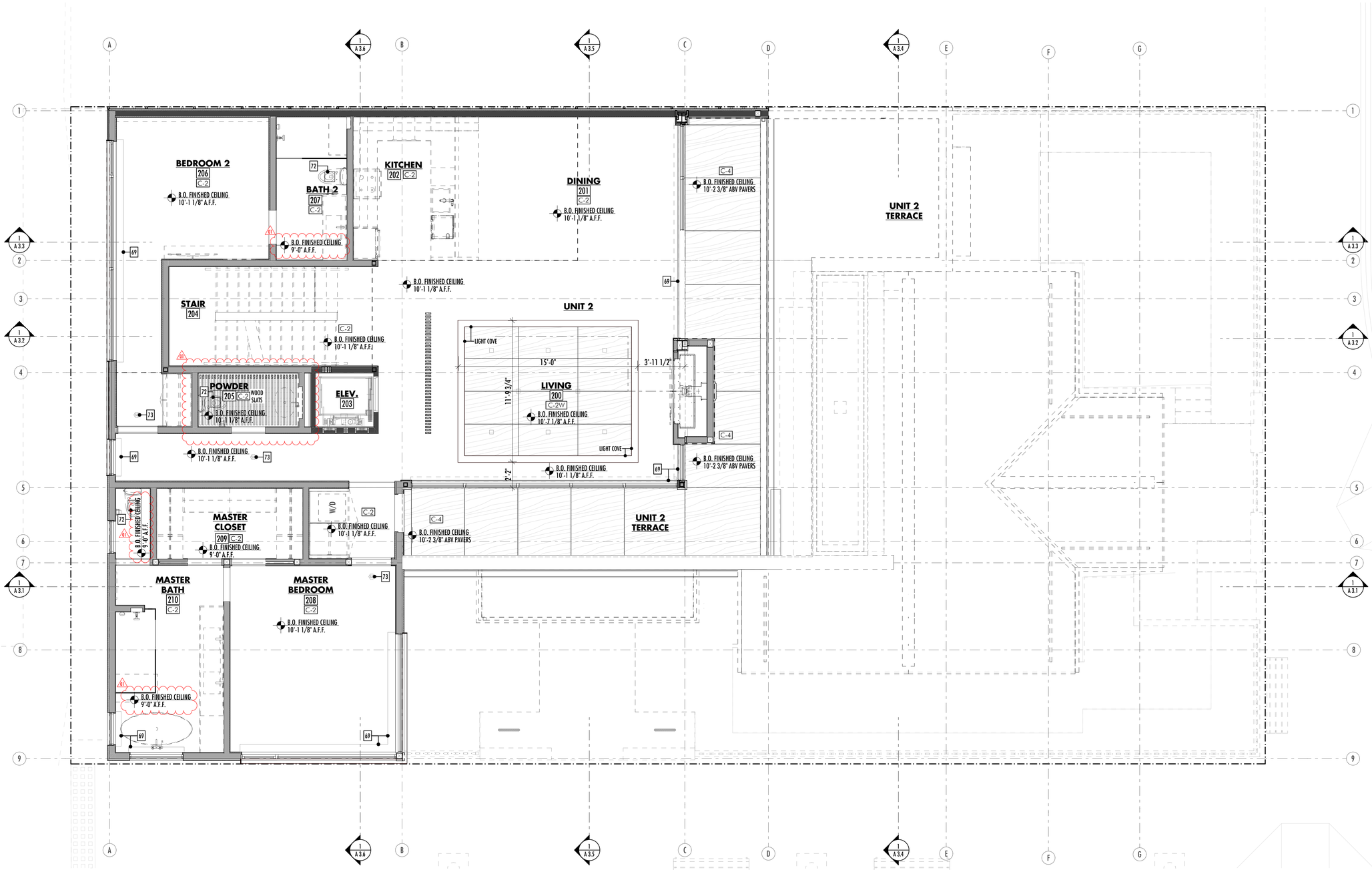
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A5.1

REFLECTED CEILING PLANS



SECOND FLOOR REFLECTED CEILING PLAN

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

north

PLAN NOTES

INDICATES PLAN NOTE XX

REFER TO A2.1 - A2.4 FOR PLAN NOTES

SYSTEMS NOTES

INDICATES SYSTEM NOTE X-XX

REFER TO A0.1- A0.2 FOR SYSTEMS NOTES

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

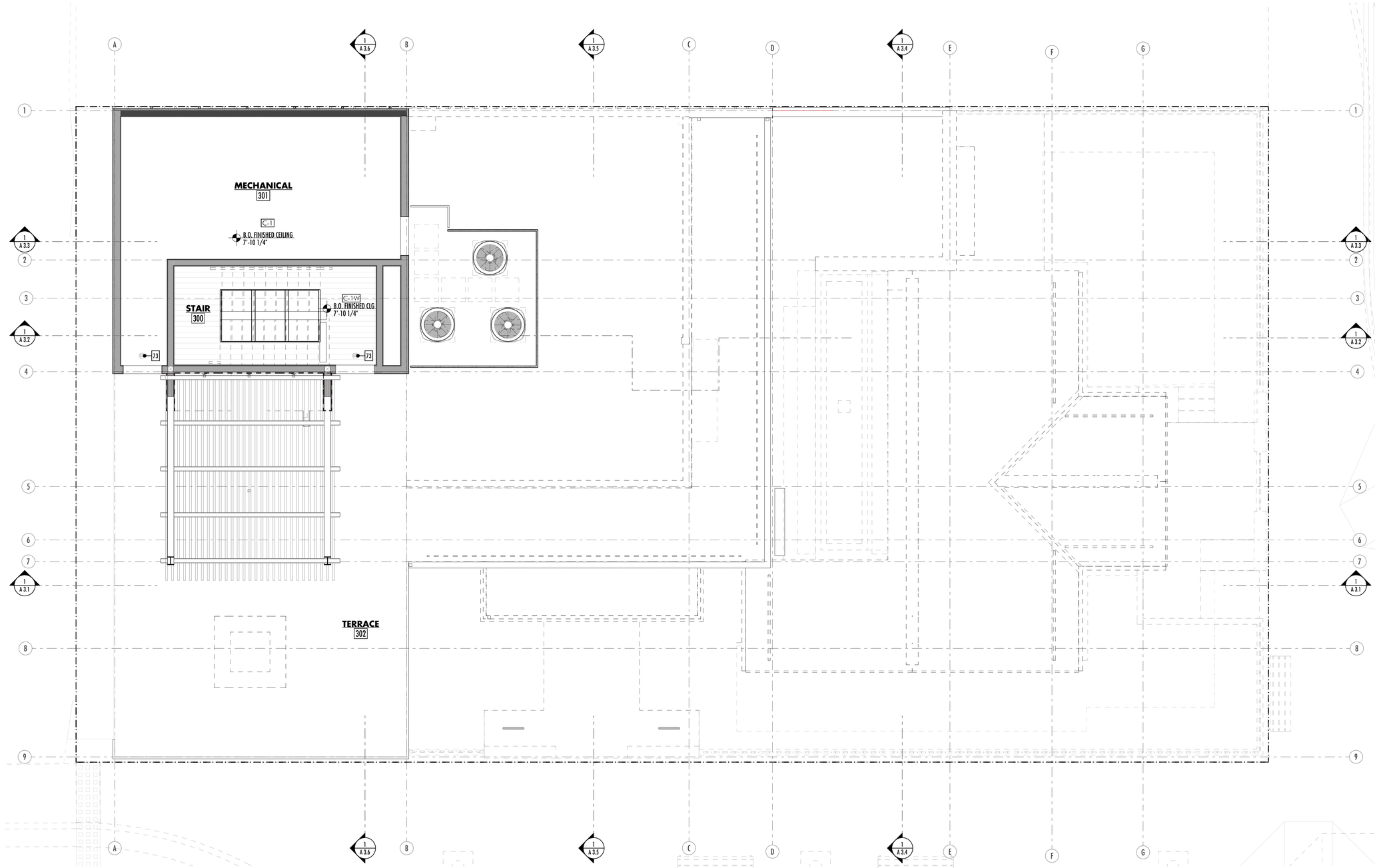
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 5.2

REFLECTED CEILING PLANS



THIRD FLOOR REFLECTED CEILING PLAN

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

1 north

PLAN NOTES

INDICATES PLAN NOTE XX

REFER TO A2.1 - A2.4 FOR PLAN NOTES

SYSTEMS NOTES

INDICATES SYSTEM NOTE X-XX

REFER TO A0.1- A0.2 FOR SYSTEMS NOTES

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

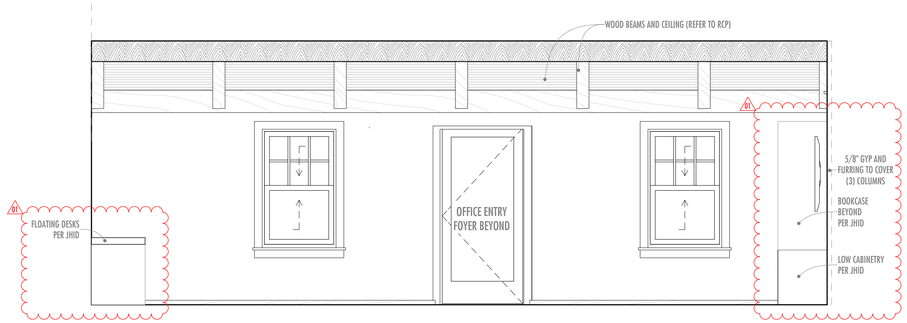
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

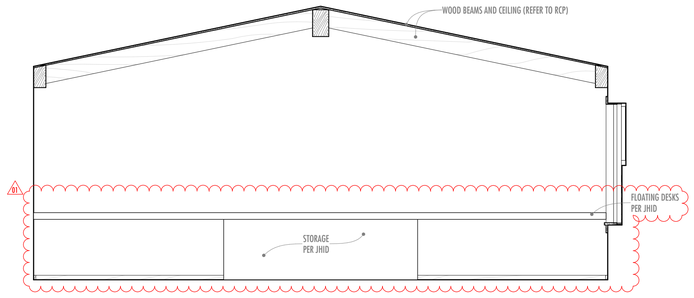
NUMBER:	DATE:

A 5.3

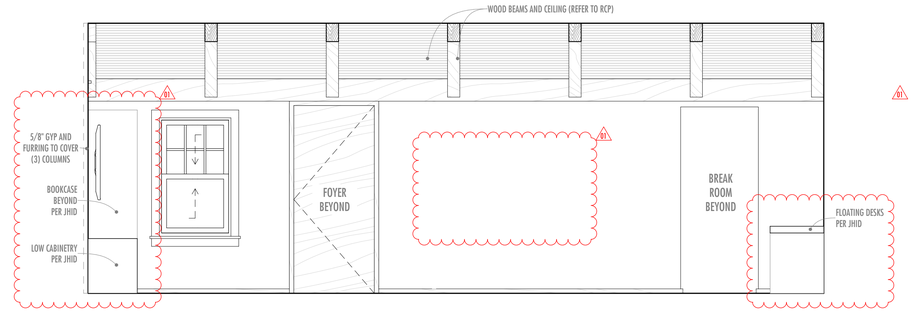
REFLECTED CEILING PLANS



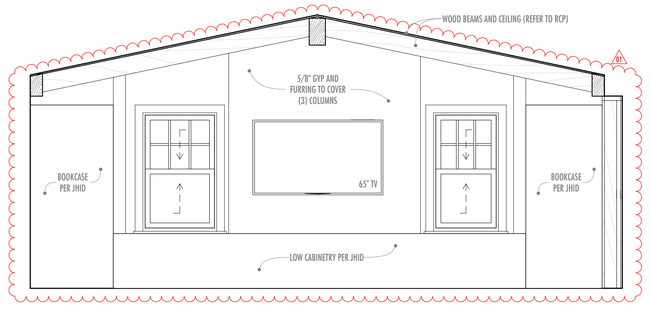
101 OFFICE - WEST 8
SCALE: 3/8" = 1'-0"



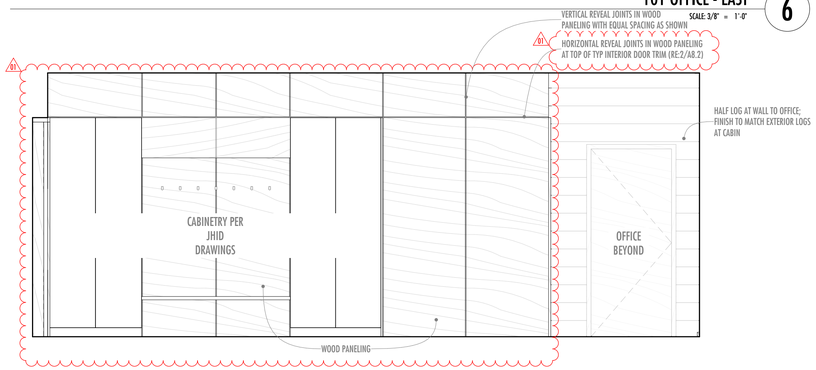
101 OFFICE - SOUTH 7
SCALE: 3/8" = 1'-0"



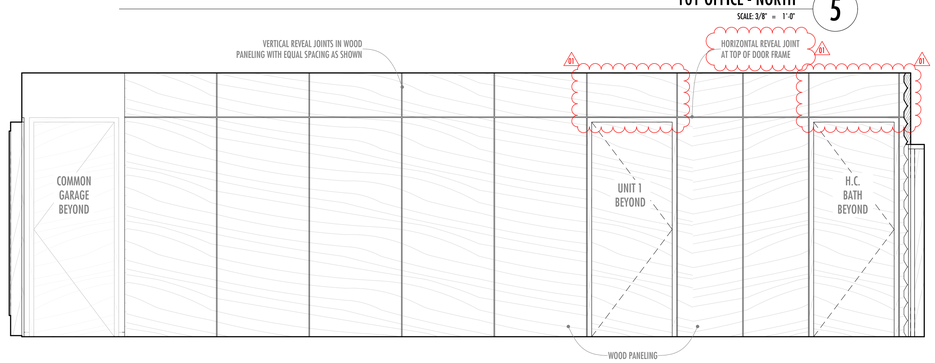
101 OFFICE - EAST 6
SCALE: 3/8" = 1'-0"



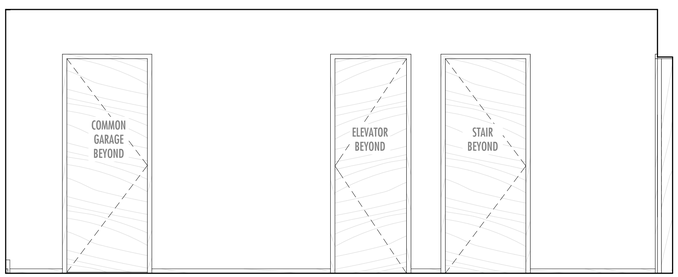
101 OFFICE - NORTH 5
SCALE: 3/8" = 1'-0"



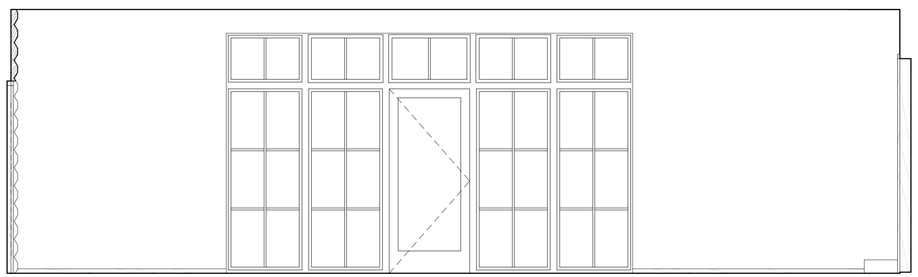
104 FOYER - WEST 4
SCALE: 3/8" = 1'-0"



104 FOYER - SOUTH 3
SCALE: 3/8" = 1'-0"



104 FOYER - EAST 2
SCALE: 3/8" = 1'-0"



104 FOYER - NORTH 1
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

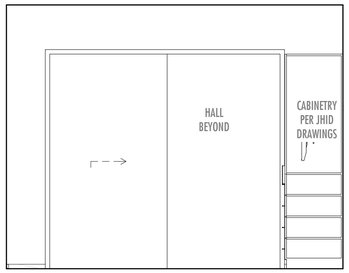
DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

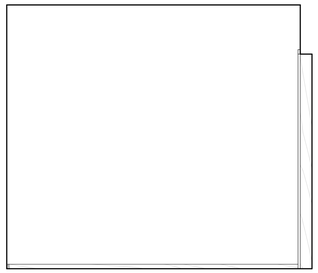
REVISIONS

NUMBER:	DATE:
01	08/02/2023

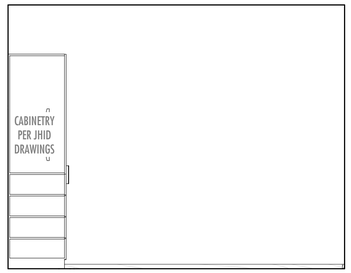
A6.1
INTERIOR ELEVATIONS



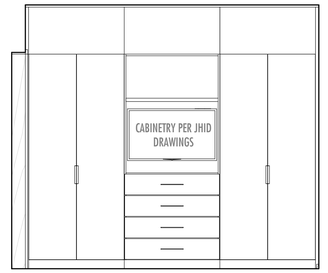
114 UNIT 1 BED ALCOVE - WEST 9
SCALE: 3/8" = 1'-0"



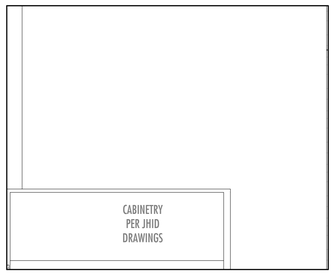
114 UNIT 1 BED ALCOVE - SOUTH 8
SCALE: 3/8" = 1'-0"



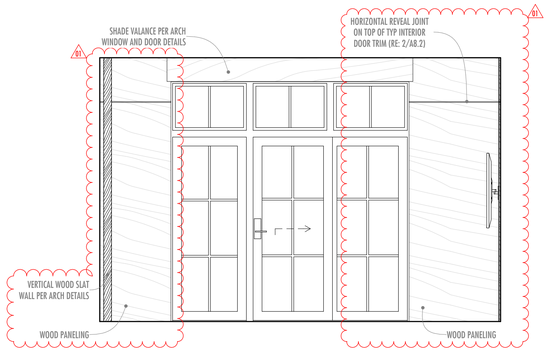
114 UNIT 1 BED ALCOVE - EAST 7
SCALE: 3/8" = 1'-0"



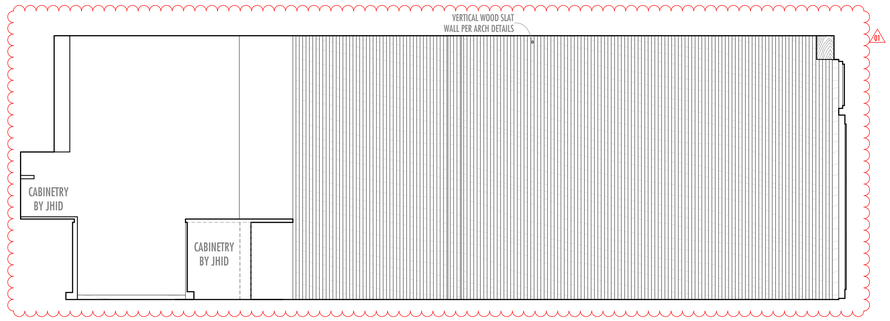
114 UNIT 1 BED ALCOVE - NORTH 6
SCALE: 3/8" = 1'-0"



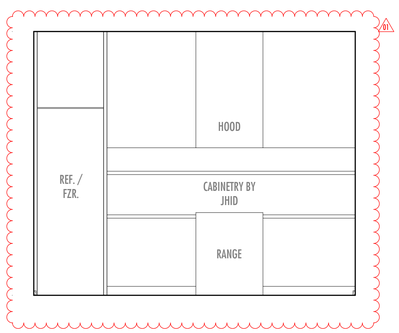
115 ISLAND - WEST 5
SCALE: 3/8" = 1'-0"



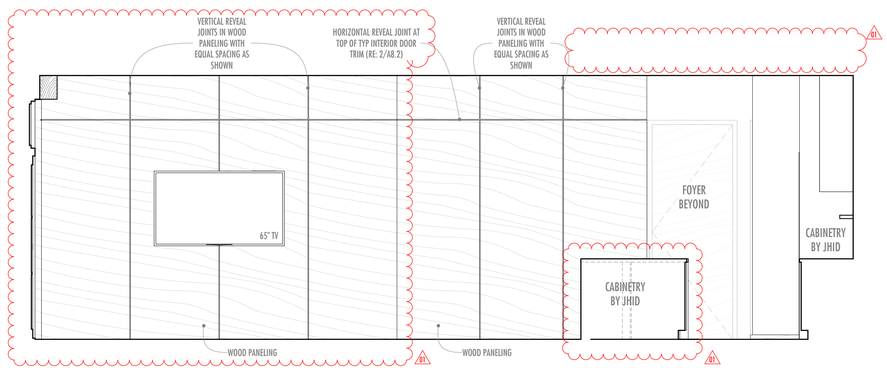
115/116/117 UNIT 1 LIVING / KITCHEN / DINING - WEST 4
SCALE: 3/8" = 1'-0"



115/116/117 UNIT 1 LIVING / KITCHEN / DINING - SOUTH 3
SCALE: 3/8" = 1'-0"



115/116/117 UNIT 1 LIVING / KITCHEN / DINING - EAST 2
SCALE: 3/8" = 1'-0"



115/116/117 UNIT 1 LIVING / KITCHEN / DINING - NORTH 1
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

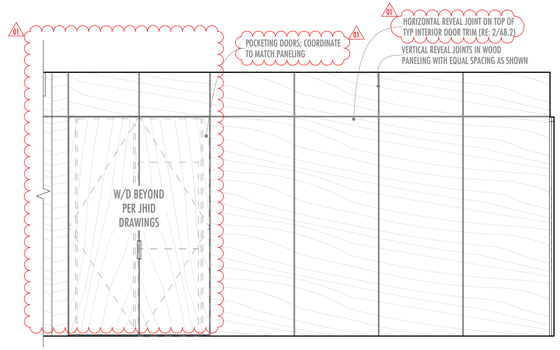
DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

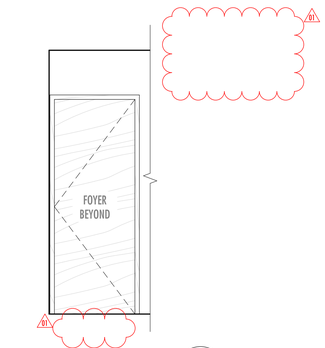
REVISIONS

NUMBER:	DATE:
01	08/02/2023

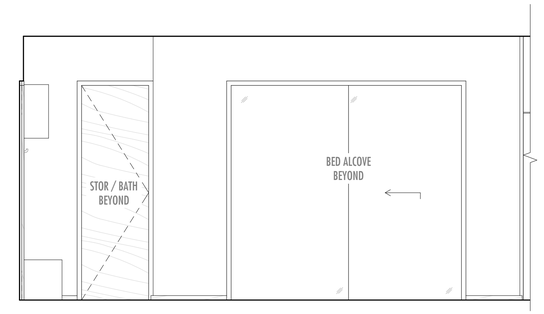
A 6.2
INTERIOR ELEVATIONS



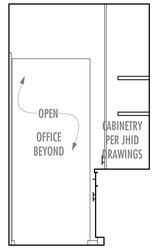
111 UNIT 1 HALL - WEST 15
SCALE: 3/8" = 1'-0"



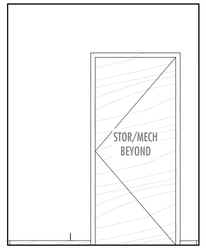
111 UNIT 1 HALL - NORTH 14
SCALE: 3/8" = 1'-0"



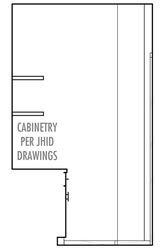
111 UNIT 1 HALL - EAST 13
SCALE: 3/8" = 1'-0"



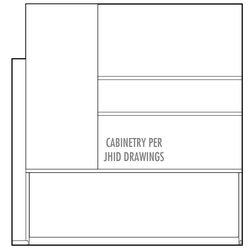
103 BREAK ROOM - WEST 12
SCALE: 3/8" = 1'-0"



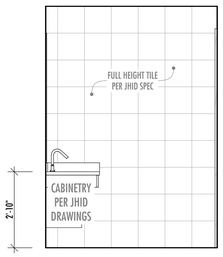
103 BREAK ROOM - SOUTH 11
SCALE: 3/8" = 1'-0"



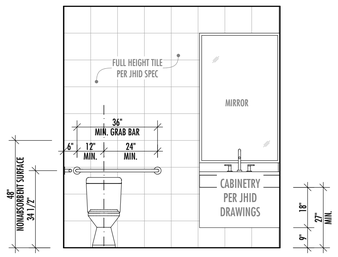
103 BREAK ROOM - EAST 10
SCALE: 3/8" = 1'-0"



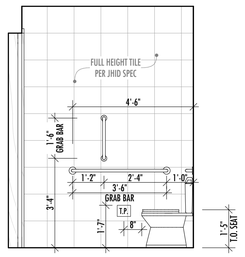
103 BREAK ROOM - NORTH 9
SCALE: 3/8" = 1'-0"



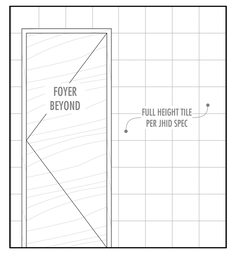
105 HC BATH - WEST 8
SCALE: 3/8" = 1'-0"



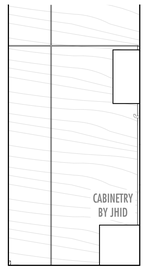
105 HC BATH - SOUTH 7
SCALE: 3/8" = 1'-0"



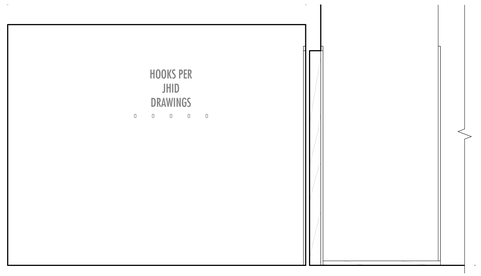
105 HC BATH - EAST 6
SCALE: 3/8" = 1'-0"



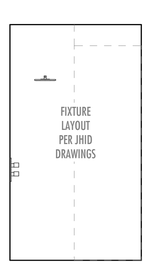
105 HC BATH - NORTH 5
SCALE: 3/8" = 1'-0"



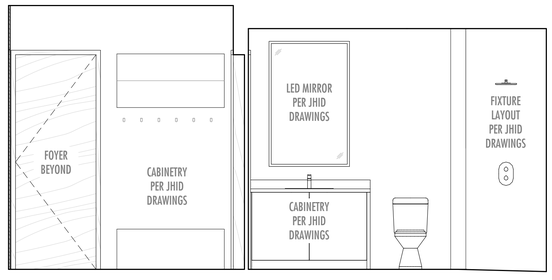
113 UNIT 1 BATH / MUD RM - WEST 4
SCALE: 3/8" = 1'-0"



UNIT 1 BATH / MUD RM - SOUTH 3
SCALE: 3/8" = 1'-0"



113 UNIT 1 BATH / MUD RM - EAST 2
SCALE: 3/8" = 1'-0"



113 UNIT 1 BATH / MUD RM - NORTH 1
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

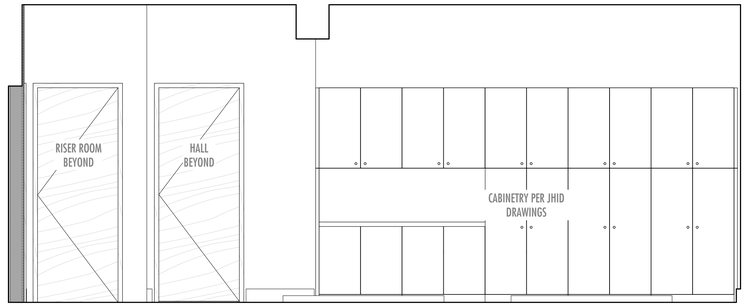
DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

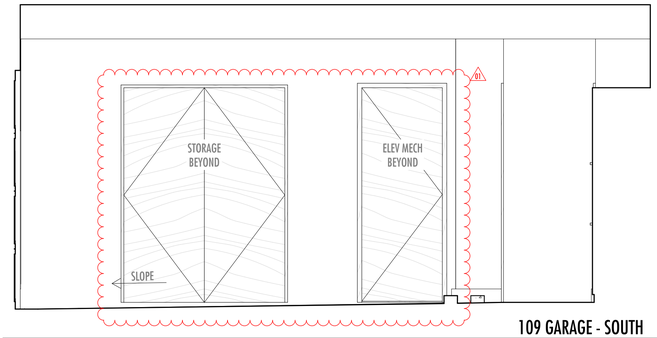
REVISIONS

NUMBER:	DATE:
01	08/02/2023

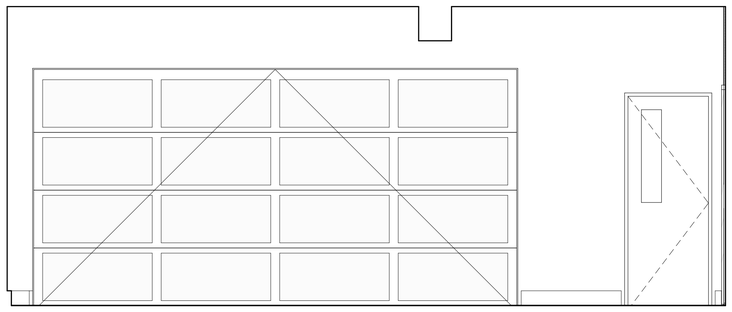
A 6.3
INTERIOR ELEVATIONS



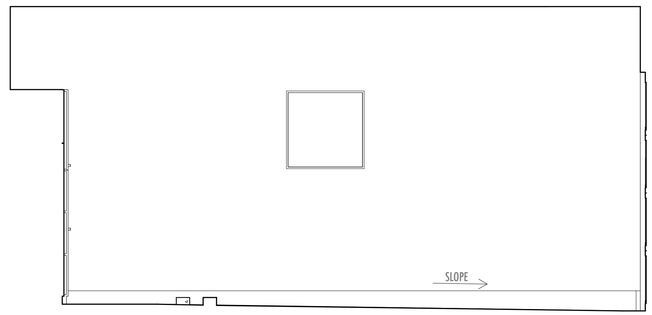
109 GARAGE - WEST 8
SCALE: 3/8" = 1'-0"



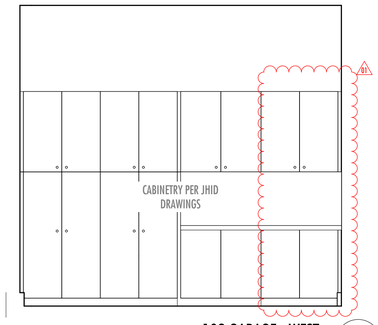
109 GARAGE - SOUTH 7
SCALE: 3/8" = 1'-0"



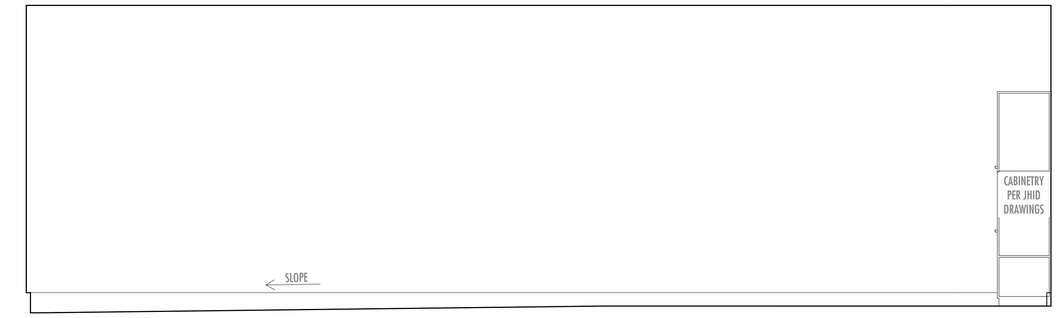
109 GARAGE - EAST 6
SCALE: 3/8" = 1'-0"



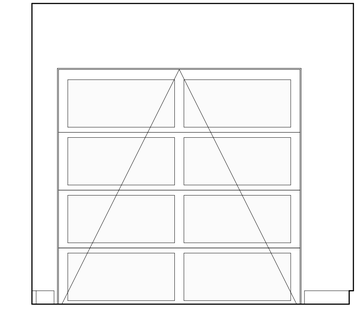
109 GARAGE - NORTH 5
SCALE: 3/8" = 1'-0"



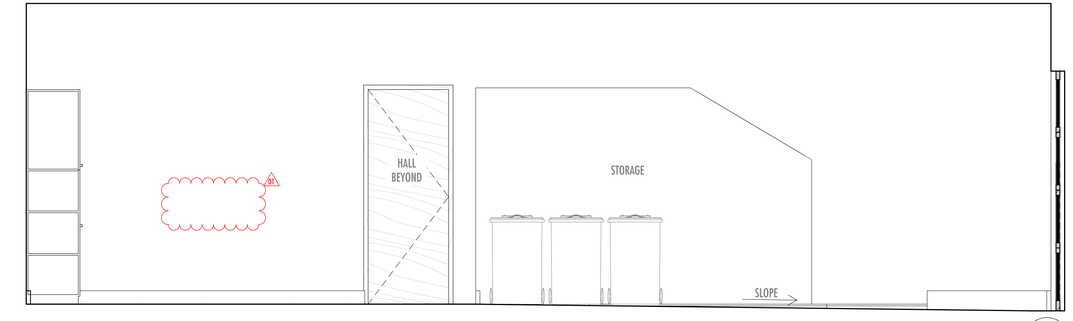
108 GARAGE - WEST 4
SCALE: 3/8" = 1'-0"



108 GARAGE - SOUTH 3
SCALE: 3/8" = 1'-0"



108 GARAGE - EAST 2
SCALE: 3/8" = 1'-0"



108 GARAGE - NORTH 1
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

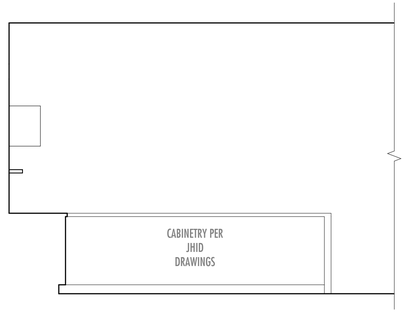
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

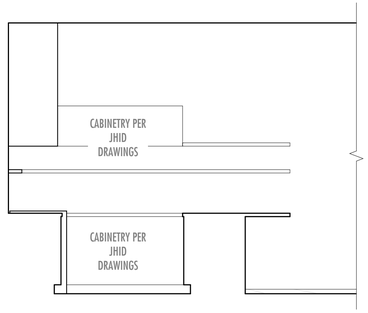
NUMBER:	DATE:
01	08/02/2023

A 6.4

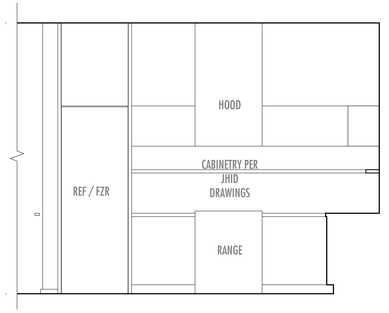
INTERIOR ELEVATIONS



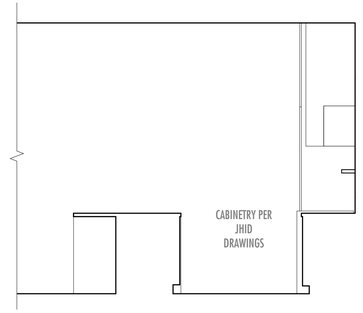
202 UNIT 2 KITCHEN - WEST 8
SCALE: 3/8" = 1'-0"



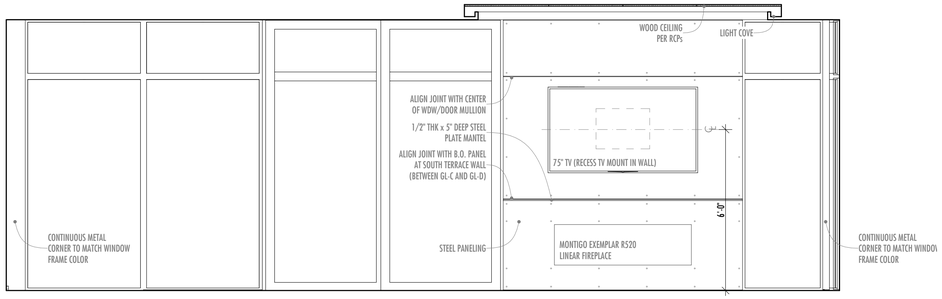
202 UNIT 2 KITCHEN - SOUTH 7
SCALE: 3/8" = 1'-0"



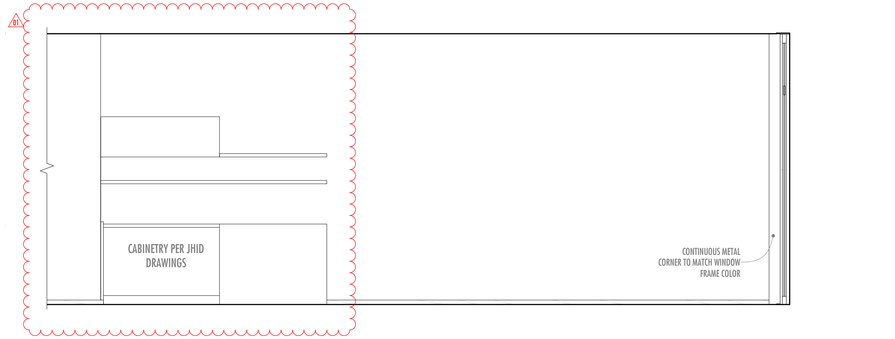
202 UNIT 2 KITCHEN - EAST 6
SCALE: 3/8" = 1'-0"



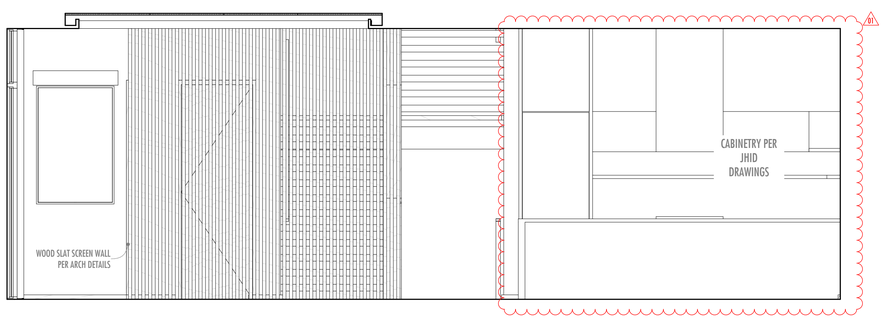
202 UNIT 2 KITCHEN - NORTH 5
SCALE: 3/8" = 1'-0"



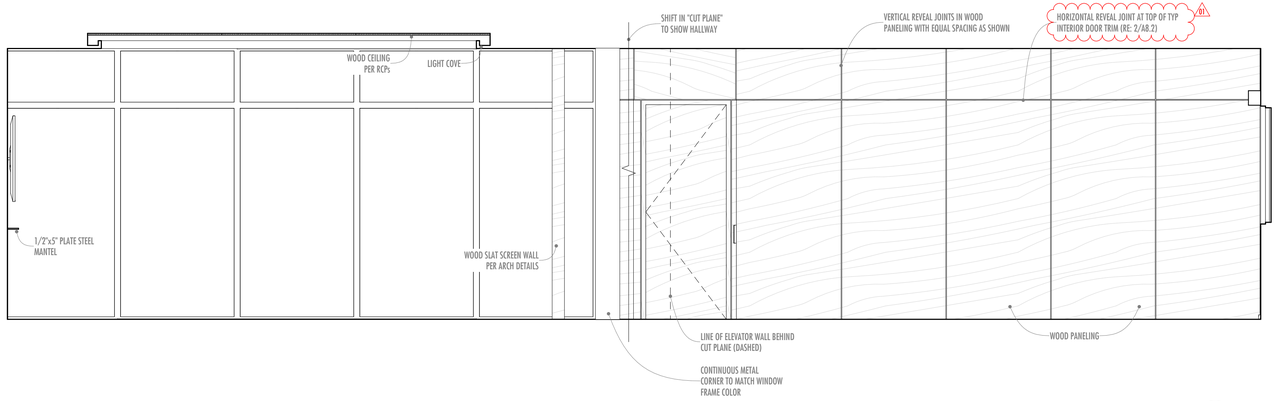
200 / 201 UNIT 2 LIVING / DINING - WEST 4
SCALE: 3/8" = 1'-0"



200 / 201 UNIT 2 LIVING / DINING - SOUTH 3
SCALE: 3/8" = 1'-0"



200 / 201 UNIT 2 LIVING / DINING - EAST 2
SCALE: 3/8" = 1'-0"



200 / 201 UNIT 2 LIVING / HALL - NORTH 1
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

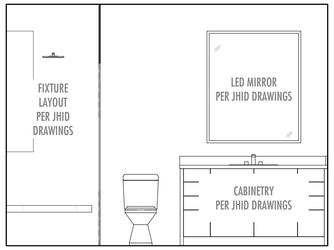
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

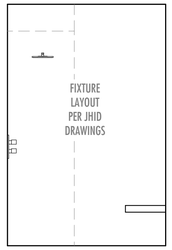
NUMBER:	DATE:
01	08/02/2023

A6.5

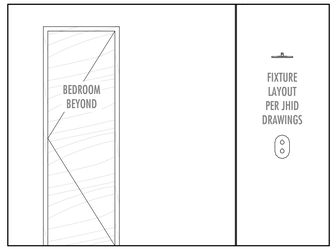
INTERIOR ELEVATIONS



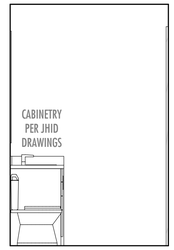
207 BATH 2 - WEST 12
SCALE: 3/8" = 1'-0"



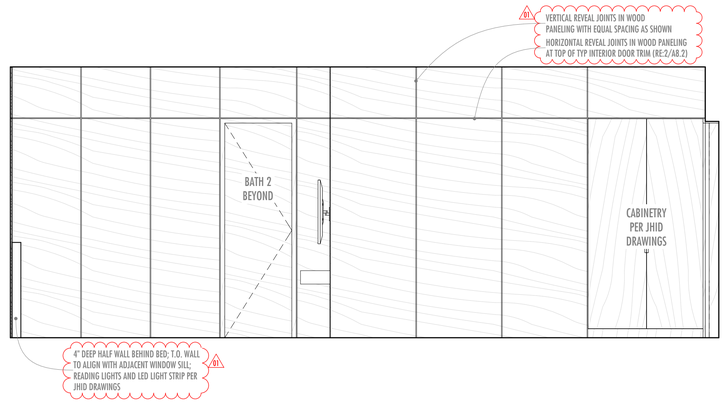
207 BATH 2 - SOUTH 11
SCALE: 3/8" = 1'-0"



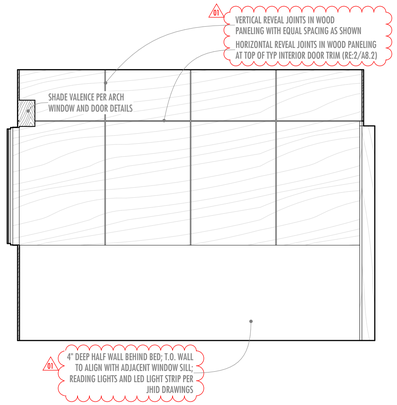
207 BATH 2 - EAST 10
SCALE: 3/8" = 1'-0"



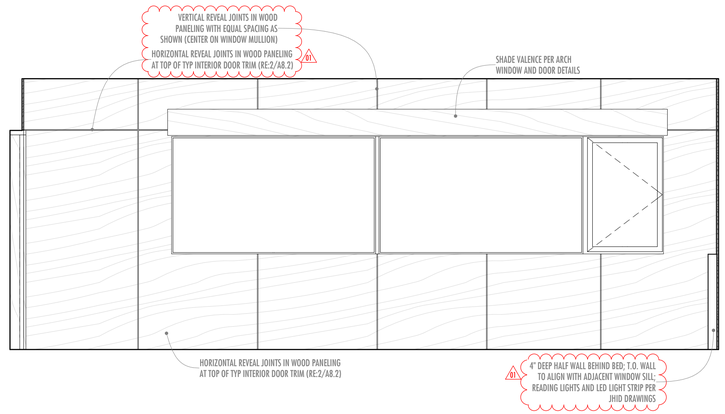
207 BATH 2 - NORTH 9
SCALE: 3/8" = 1'-0"



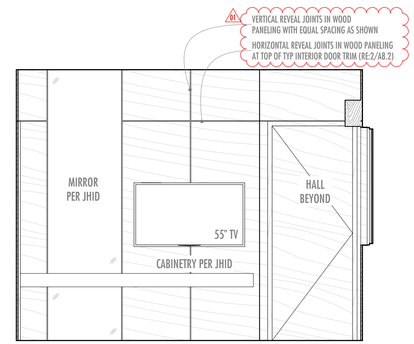
206 BEDROOM 2 - WEST 8
SCALE: 3/8" = 1'-0"



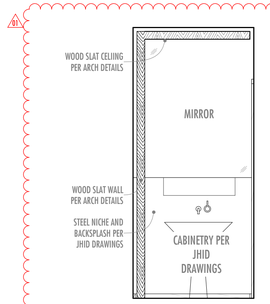
206 BEDROOM 2 - SOUTH 7
SCALE: 3/8" = 1'-0"



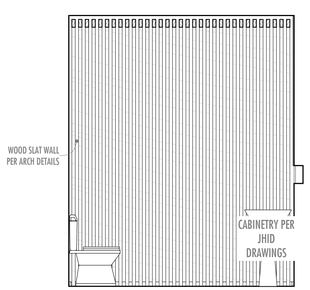
206 BEDROOM 2 - EAST 6
SCALE: 3/8" = 1'-0"



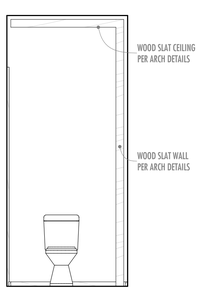
206 BEDROOM 2 - NORTH 5
SCALE: 3/8" = 1'-0"



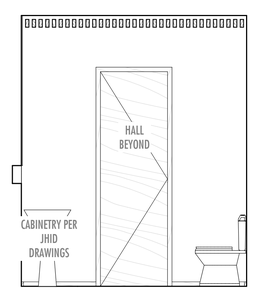
205 POWDER - WEST 4
SCALE: 3/8" = 1'-0"



205 POWDER - SOUTH 3
SCALE: 3/8" = 1'-0"



205 POWDER - EAST 2
SCALE: 3/8" = 1'-0"



205 POWDER - NORTH 1
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

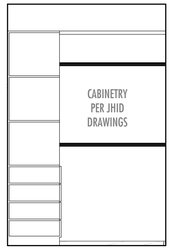
DRAWINGS

DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

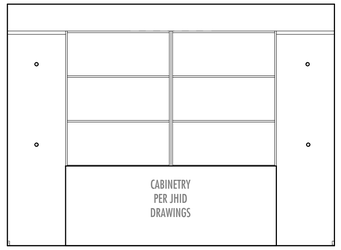
REVISIONS

NUMBER:	DATE:
01	08/02/2023

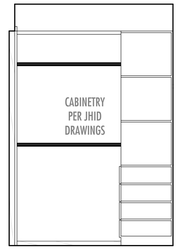
A6.6
INTERIOR ELEVATIONS



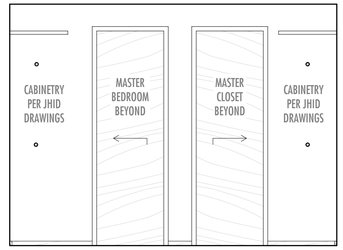
209 MASTER CLOSET - WEST 8
SCALE: 3/8" = 1'-0"



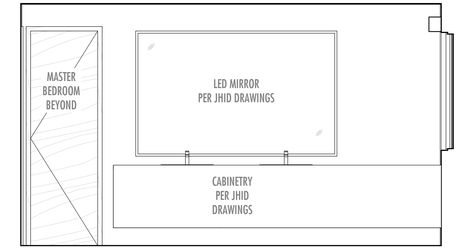
209 MASTER CLOSET - SOUTH 7
SCALE: 3/8" = 1'-0"



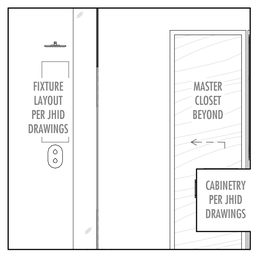
209 MASTER CLOSET - EAST 6
SCALE: 3/8" = 1'-0"



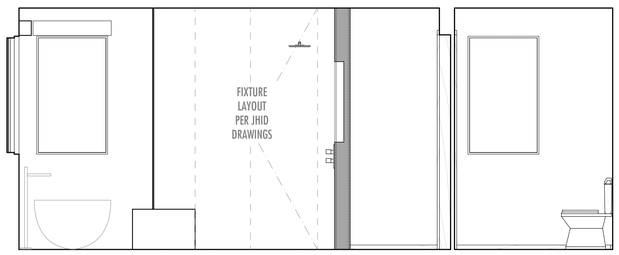
209 MASTER CLOSET - NORTH 5
SCALE: 3/8" = 1'-0"



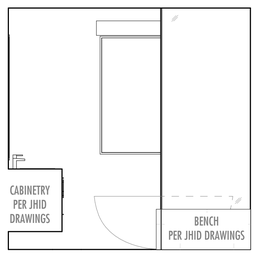
210 MASTER BATH - WEST 12
SCALE: 3/8" = 1'-0"



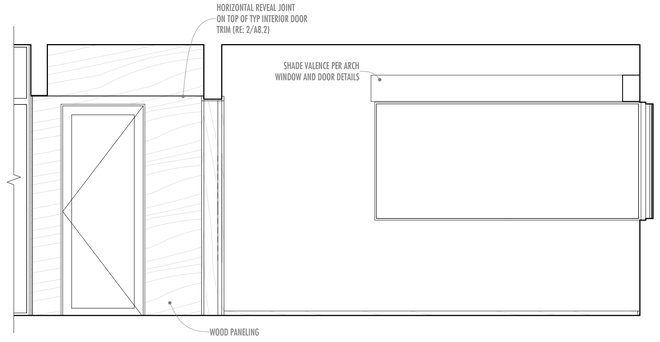
210 MASTER BATH - SOUTH 11
SCALE: 3/8" = 1'-0"



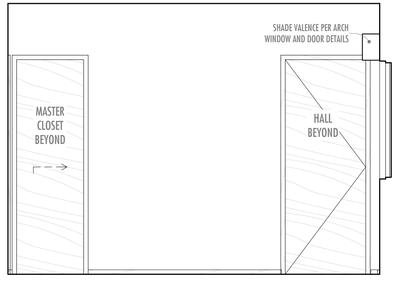
210 MASTER BATH - EAST 10
SCALE: 3/8" = 1'-0"



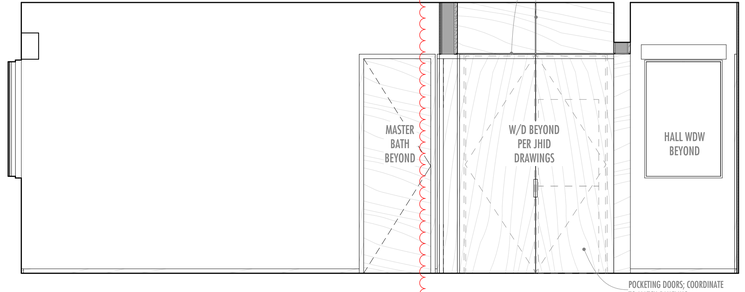
210 MASTER BATH - NORTH 9
SCALE: 3/8" = 1'-0"



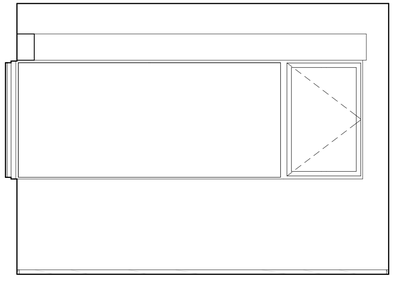
208 MASTER BEDROOM - WEST 4
SCALE: 3/8" = 1'-0"



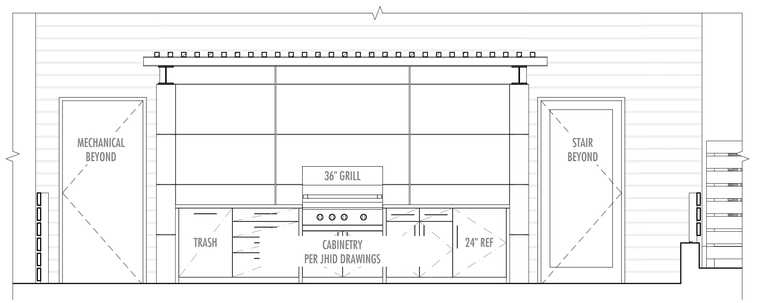
208 MASTER BEDROOM - SOUTH 3
SCALE: 3/8" = 1'-0"



208 MASTER BEDROOM / HALL - EAST 2
SCALE: 3/8" = 1'-0"



208 MASTER BEDROOM - NORTH 1
SCALE: 3/8" = 1'-0"



302 OUTDOOR KITCHEN 13
SCALE: 3/8" = 1'-0"

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

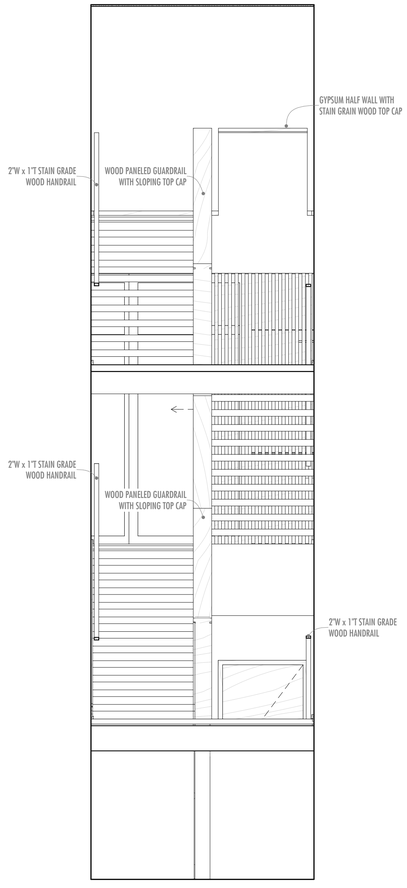
DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

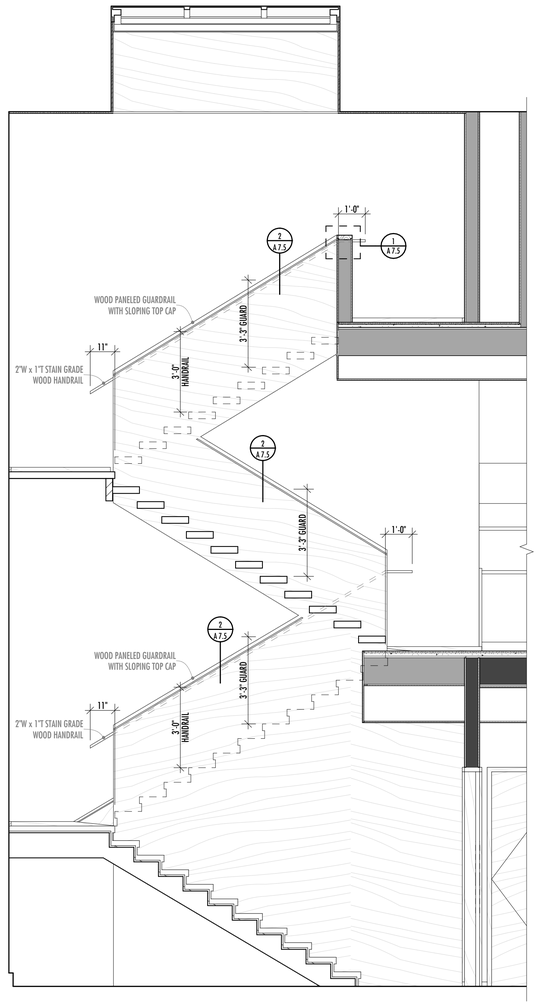
NUMBER:	DATE:
01	08/02/2023

A 6.7
INTERIOR ELEVATIONS

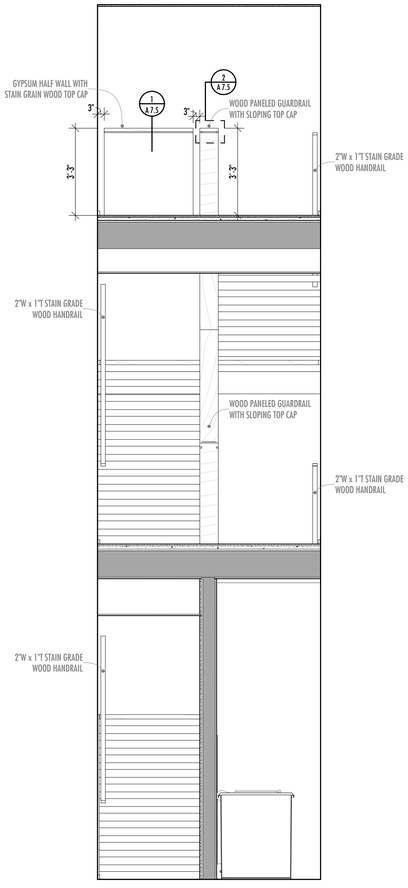
Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln



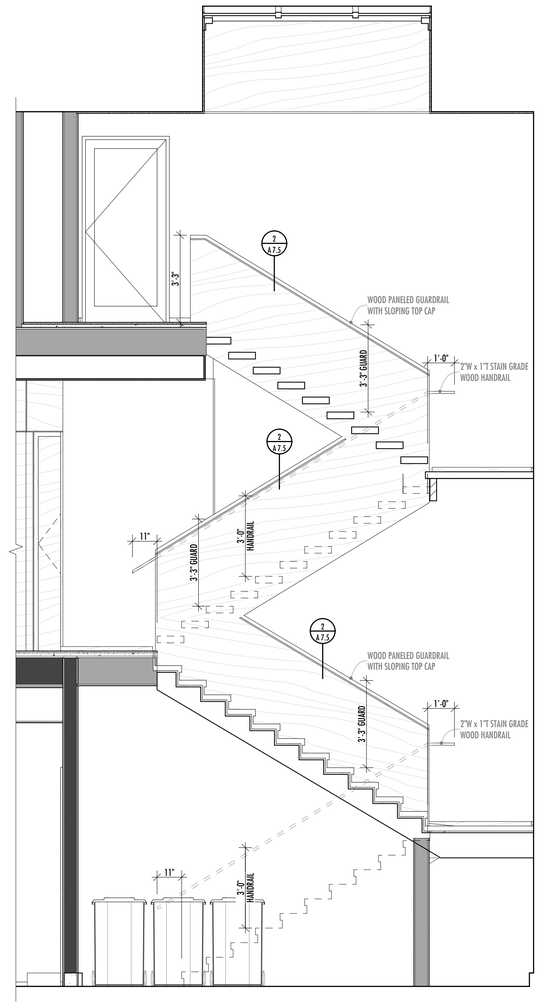
118 / 204 / 300 STAIR - WEST 4
SCALE: 3/8" = 1'-0"



118 / 204 / 300 STAIR - SOUTH 1
SCALE: 3/8" = 1'-0"



118 / 204 / 300 STAIR - EAST 2
SCALE: 3/8" = 1'-0"



118 / 204 / 300 STAIR - NORTH 3
SCALE: 3/8" = 1'-0"

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

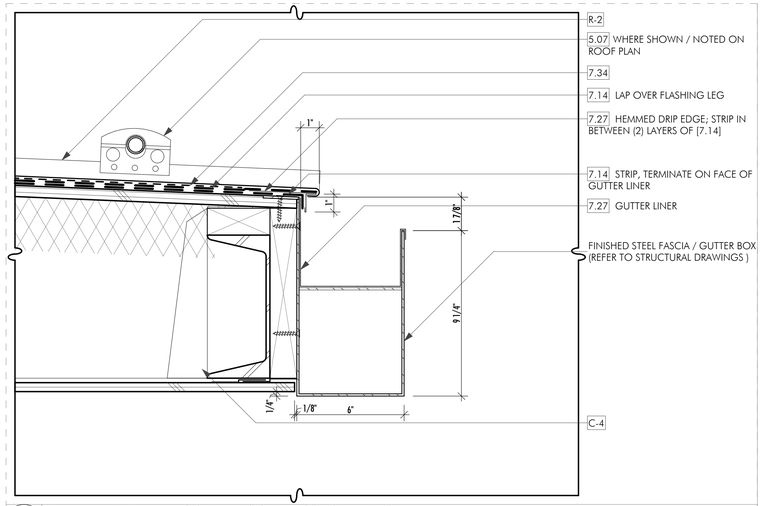
DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

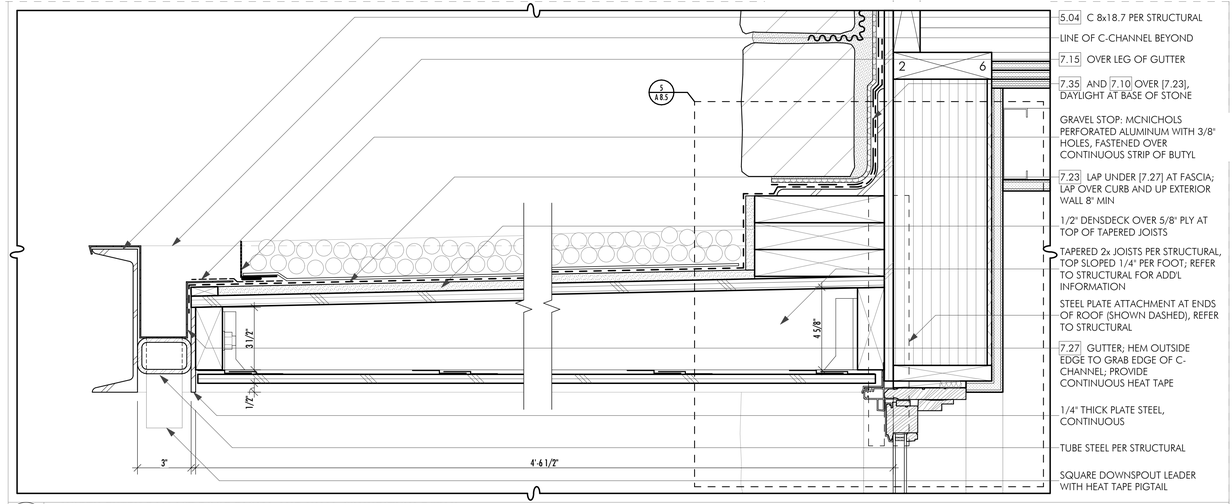
NUMBER:	DATE:

A 6.8
INTERIOR ELEVATIONS



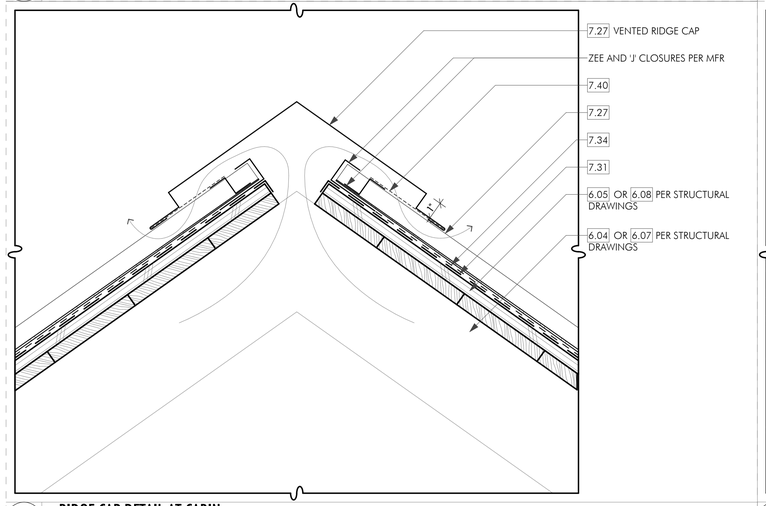
6 EAVE DETAIL AT UNIT 2 STANDING SEAM ROOF OVERHANG

SCALE: 3" = 1'-0"



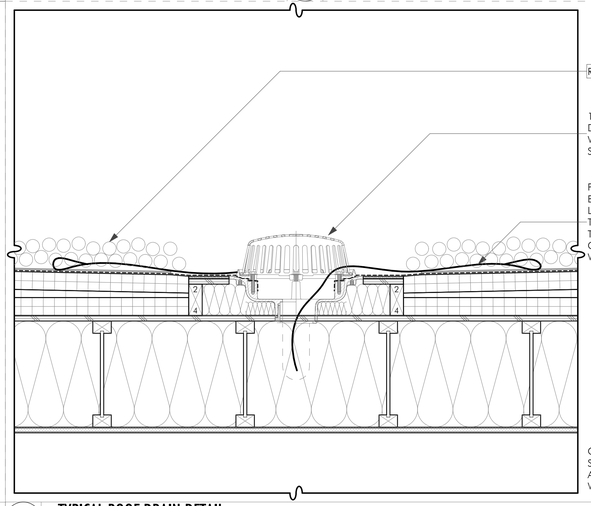
2 NORTH ENTRY BALLAST ROOF FASCIA AND WALL CONNECTION DETAIL

SCALE: 3" = 1'-0"



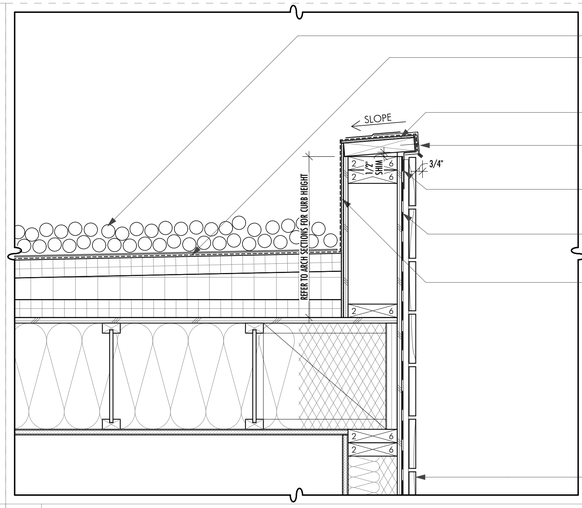
5 RIDGE CAP DETAIL AT CABIN

SCALE: 3" = 1'-0"



3 TYPICAL ROOF DRAIN DETAIL

SCALE: 1 1/2"= 1'-0"



KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY.) WA1

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER). 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT). 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.06 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.08 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.09 2x DROPPED CEILING FRAMING.

6.10 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.11 NOT USED.

6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECT'S APPROVAL.

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. WA1

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

LICENSED ARCHITECT AR-17201 JEFFREY CHARLES WILLIAMS STATE OF IDAHO

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

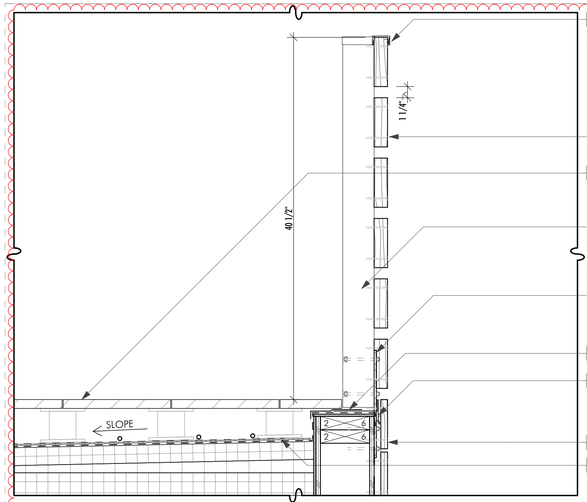
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A7.1

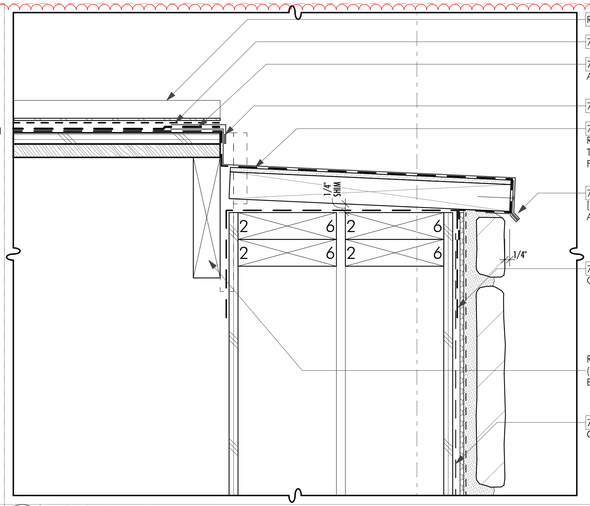
ARCHITECTURAL DETAILS



6 GUARDRAIL AT THIRD FLOOR TERRACE DETAIL

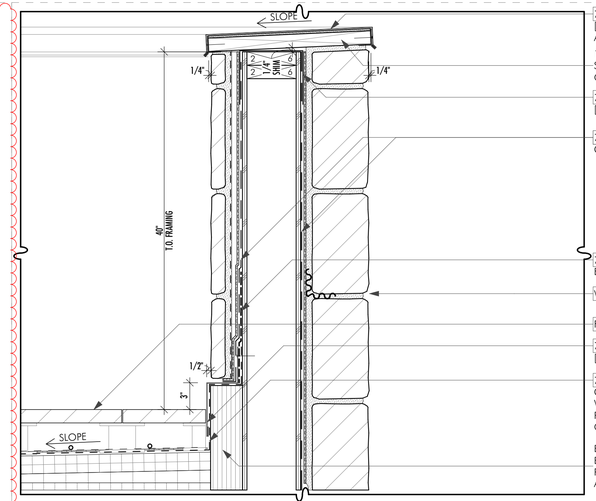
SCALE: 1 1/2"= 1'-0"

POST BASE DETAIL TO BE CONFIRMED WITH STRUCTURAL ENGINEER - TBD



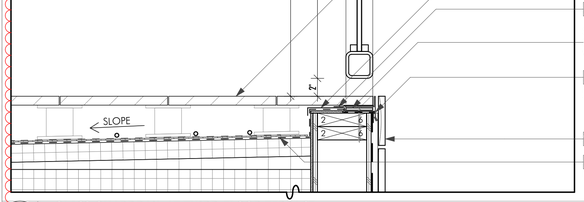
4 TOP OF CAP AT CABIN RAKE

SCALE: 3" = 1'-0"



2 GUARDRAIL AT STONE VENEER DETAIL

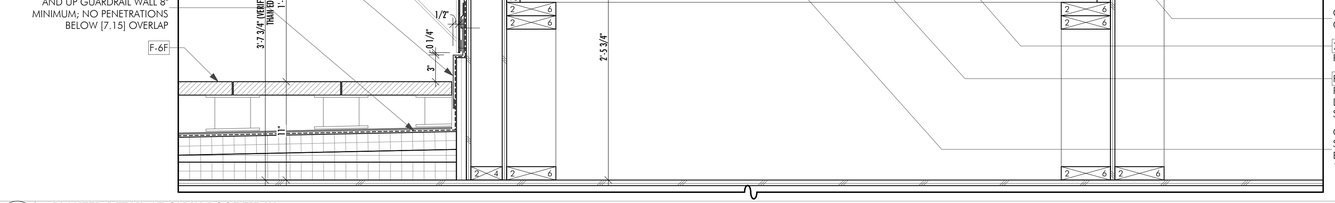
SCALE: 1 1/2"= 1'-0"



5 GLASS GUARDRAIL AT THIRD FLOOR TERRACE

SCALE: 1 1/2"= 1'-0"

POST BASE DETAIL TO BE CONFIRMED WITH STRUCTURAL ENGINEER - TBD



1 PLANTER DETAIL AT CABIN ROOF TIE-IN

SCALE: 1 1/2"= 1'-0"

KEYNOTES

09000	FINISHES (CONTINUED)
9.01b	5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
9.01c	5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD; SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).
9.01d	TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)
9.02	TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
9.03	3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
9.04	WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
9.05	SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9.06	THIN SET MORTAR.
9.07	5/8" CEMENT BACKER BOARD.
9.07a	5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
9.08	CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
9.09	EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
10000	SPECIALTIES
	REFER TO PLAN NOTES.
11000	EQUIPMENT
11.01	MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000	THERMAL & MOISTURE PROTECTION (CONTINUED)
7.28	AWS DIAMOND HEAD SERIES PEDESTALS.
7.29	BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
7.30	3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
7.31	30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
7.32	CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.33	2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
7.34	GAF VERSASHIELD ROOF DECK PROTECTION.
7.35	VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.36	1/2" THICK DENSDECK PRIME ROOF BOARD.
7.37	60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.38	45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.39	PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).
7.40	MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248CS, OR APPROVED EQUAL.
7.41	SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.
09000	FINISHES
9.01	5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.
9.01a	5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000	THERMAL & MOISTURE PROTECTION (CONTINUED)
7.09	VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
7.10	VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.11	1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).
7.12	BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.13	MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.14	GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
7.15	GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
7.16	STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
7.17	VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.18	NEOPREF® GASKETED SILL SEALER.
7.19	GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
7.20	STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7.21	ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
7.22	1/8" ASPHALT PROTECTION BOARD.
7.23	60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.
7.24	TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
7.25	HYDRONIC PEX AFFIXED TO WWF.
7.26	WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
7.27	WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT). 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

KEYNOTES

06000	WOOD (CONTINUED)
6.14	EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
6.15	INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.16	INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6.17	2"x4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.
6.18	NOT USED.
6.19	POST PER STRUCTURAL DRAWINGS.
6.20	BEAM OR HEADER PER STRUCTURAL DRAWINGS.
6.21	WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.22	STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
07000	THERMAL & MOISTURE PROTECTION
7.01	BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
7.02	BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
7.02a	5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
7.03	BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
7.04	2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
7.05	3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).
7.06	3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
7.07	VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.08	VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000	METALS & RAILINGS
5.01	W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.02	TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.03	1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
5.04	RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.
5.05	2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].
5.06	STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
5.07	ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
06000	WOOD
6.01	EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
6.02	2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
6.03	1/2" WOOD FIBERBOARD.
6.04	ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
6.05	ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.05a	FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.
6.06	WALL SHEATHING PER STRUCTURAL DRAWINGS.
6.07	EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
6.08	EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.09	2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6.10	2x DROPPED CEILING FRAMING.
6.11	3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
6.12	NOT USED.
6.13	EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECTS APPROVAL.

KEYNOTES

INDICATES KEYNOTE XXX

02000	SITEWORK
2.01	BACKFILL PER GEOTECHNICAL REPORT
2.02	SUBGRADE PREP PER GEOTECHNICAL REPORT.
2.03	4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
2.04	4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
2.05	RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
2.06	4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.
2.07	CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.
2.08	SNOWMELT TUBING IN 2'-0" OF CLEAN SAND.
2.09	CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.
2.10	ASPHALT PAVING PER CIVIL ENGINEER.
2.11	GRAVEL PER LANDSCAPE ARCHITECT.
03000	CONCRETE
3.01	CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.02	CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.03	BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
3.04	CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.05	1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
04000	MASONRY
4.01	MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
4.02	CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4.03	LATH AND SCRATCH COAT AS REQUIRED.
4.04	6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.05	1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.06	MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

LICENSED ARCHITECT AR-17220 CHARLES WILLIAMS STATE OF IDAHO

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

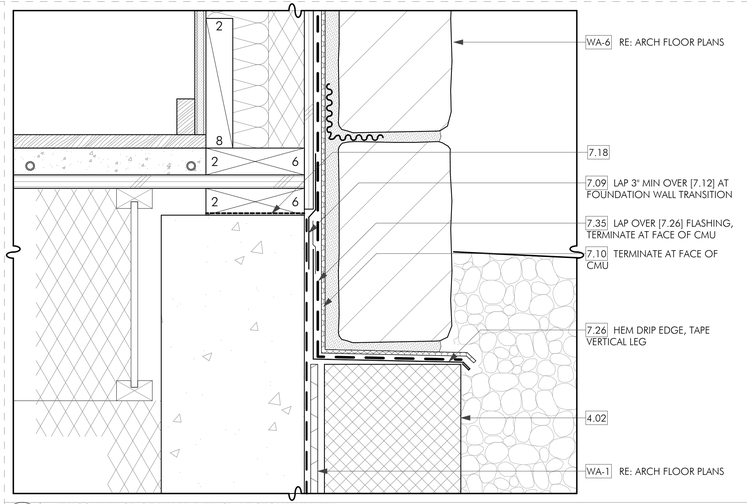
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

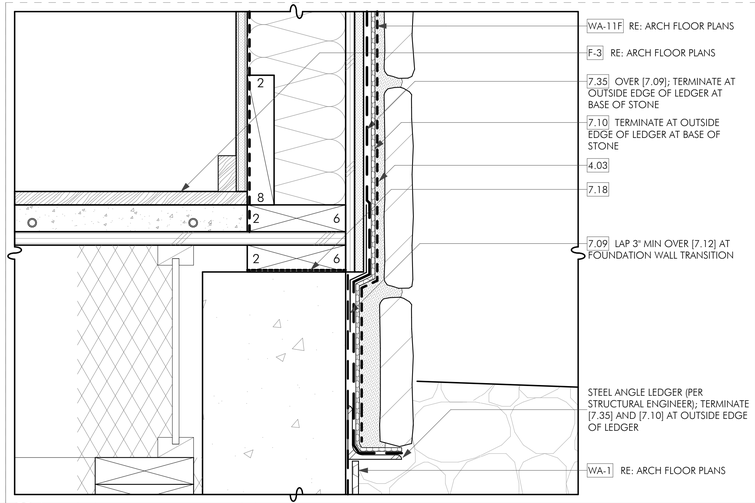
A7.2

ARCHITECTURAL DETAILS



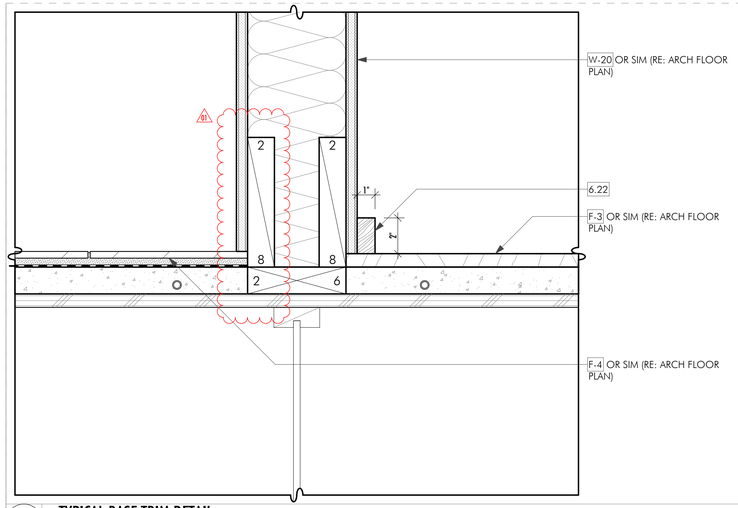
4 TYPICAL BASE OF WALL DETAIL AT STONE VENEER

SCALE: 3" = 1'-0"



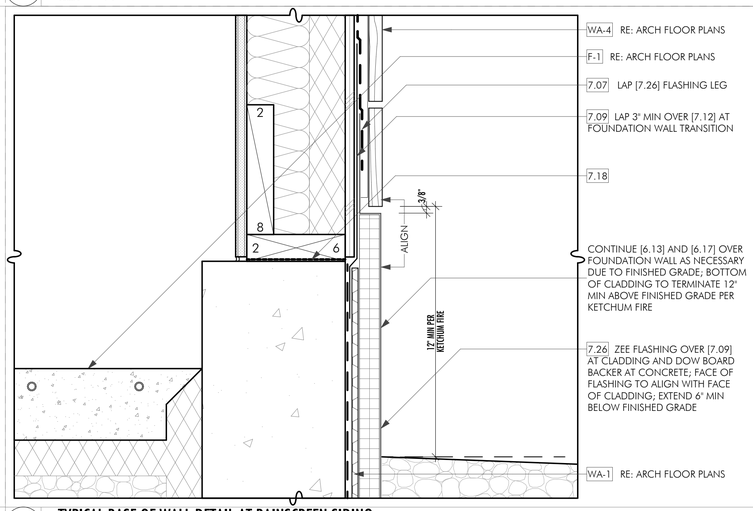
2 BASE OF WALL DETAIL AT THIN STONE

SCALE: 3" = 1'-0"



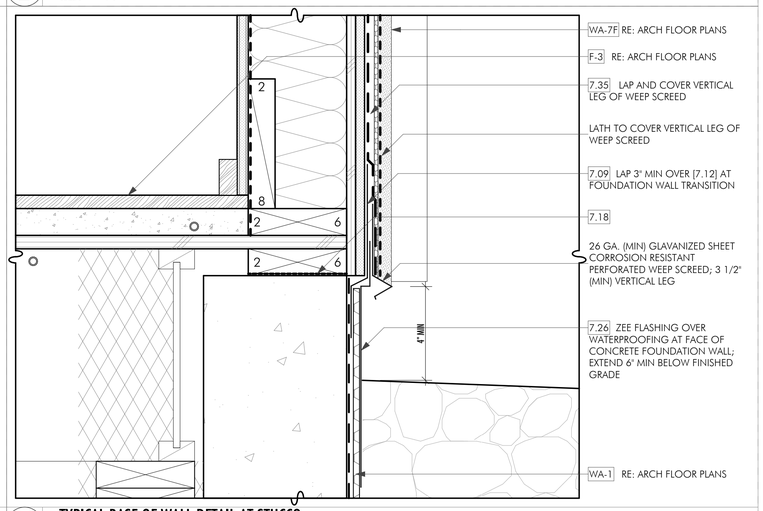
5 TYPICAL BASE TRIM DETAIL

SCALE: 3" = 1'-0"



3 TYPICAL BASE OF WALL DETAIL AT RAINSCREEN SIDING

SCALE: 3" = 1'-0"



1 TYPICAL BASE OF WALL DETAIL AT STUCCO

SCALE: 3" = 1'-0"

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" [20 PSI NOMINAL] FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 38083248C5, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.

7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

7.27

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECT'S APPROVAL.

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12'x36', COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6"-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

LICENSED ARCHITECT AR-17220
CHARLES WILLIAMS STATE OF IDAHO

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

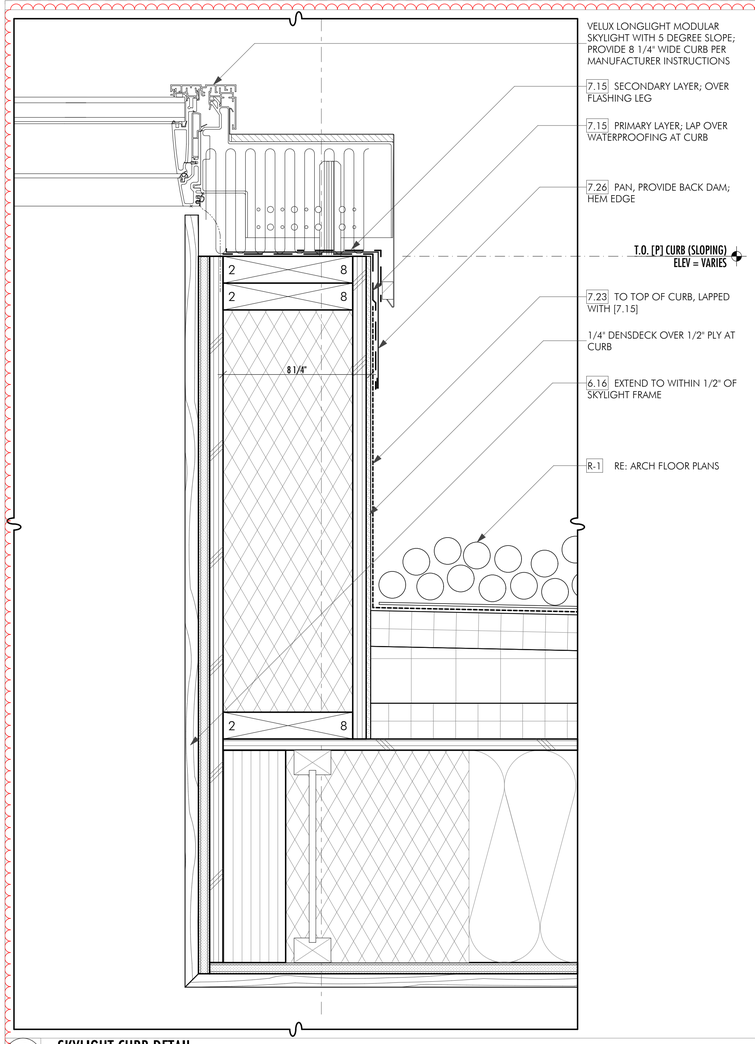
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

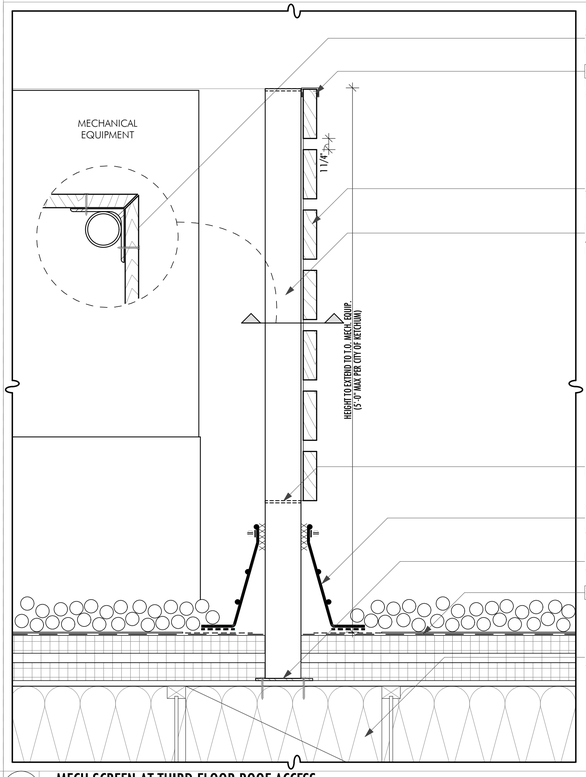
A7.3

ARCHITECTURAL DETAILS



4 SKYLIGHT CURB DETAIL

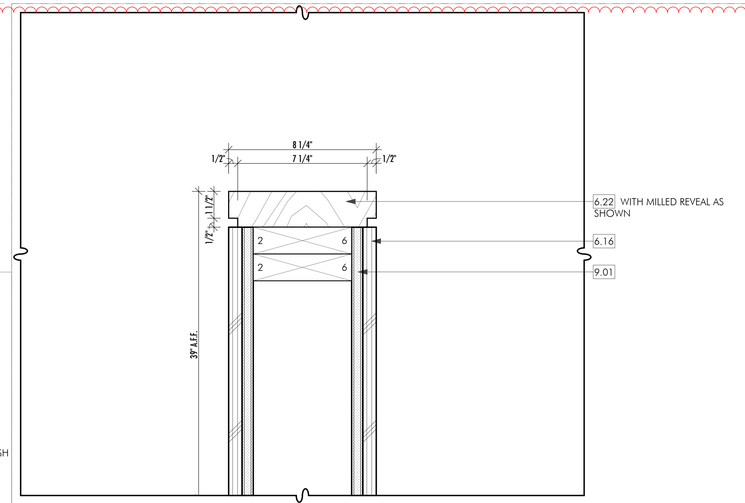
SCALE: 3" = 1'-0"



3 MECH SCREEN AT THIRD FLOOR ROOF ACCESS

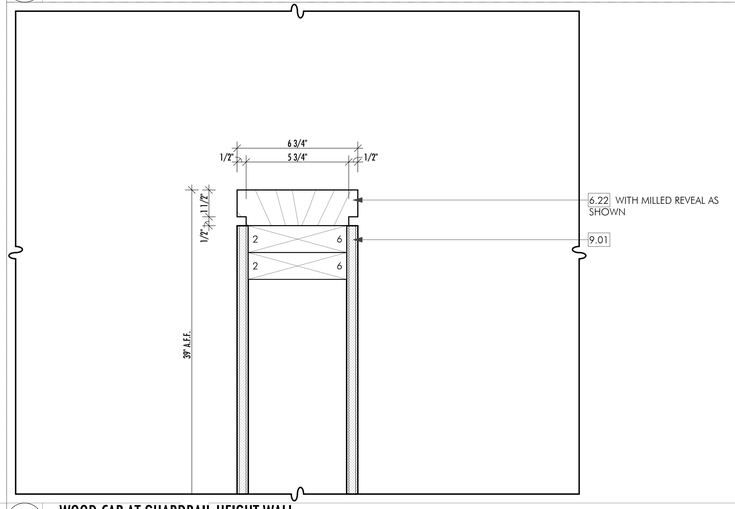
SCALE: 1 1/2"= 1'-0"

POST BASE DETAIL TO BE CONFIRMED WITH STRUCTURAL ENGINEER - TBD



2 WOOD CAP AT SLOPING STAIR GUARDRAIL

SCALE: 3" = 1'-0"



1 WOOD CAP AT GUARDRAIL HEIGHT WALL

SCALE: 3" = 1'-0"

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'x12'x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL, TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10). LEVEL 4 FINISH OR PLASTER: LOCATIONS PER INT. SPECS.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032") (VERIFY WITH ARCHITECT).

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.06 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.08 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.09 2x DROPPED CEILING FRAMING.

6.10 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.11 NOT USED.

6.12 EXTERIOR SIDING, 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY, 'HURON' ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK UP FOR OWNER AND ARCHITECTS APPROVAL.

6.13

KEYNOTES

INDICATES KEYNOTE XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTAHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

LICENSED ARCHITECT AR-17220
JEFFREY CHARLES WILLIAMS
STATE OF IDAHO

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

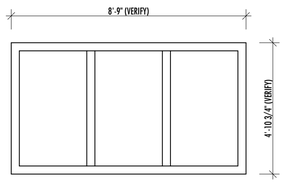
NUMBER:	DATE:
01	08/02/2023

A7.5

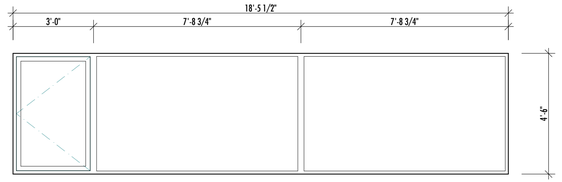
ARCHITECTURAL DETAILS

NOTES

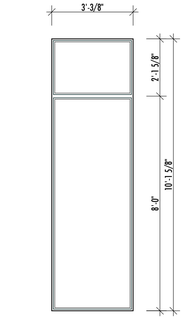
EXTERIOR WINDOWS:
- 2ND AND 3RD FLOORS:
  - WEATHERSHIELD VUE COLLECTION, SQUARE BEAD
  - HOLLOW CORE METAL AT MECH ROOM DOOR?
- 1ST FLOOR:
  - SIERRA PACIFIC ALUMINUM CLAD WOOD AT ALL CABIN REPLACEMENT OPENINGS; AT NEW CONSTRUCTION: SIERRA PACIFIC ALUMINUM CLAD WOOD OR WEATHERSHIELD VUE COLLECTION, SQUARE BEAD (TBD).
- 3RD FLOOR SKYLIGHT: VELUX FIXED CURB-MOUNTED LONGLIGHT (5 DEGREES) MODULAR SKYLIGHT OR ALADDIN (TBD).
- EXTERIOR FINISH: ALUMINUM COLOR: "BLACK" (VERIFY WITH ARCHITECT).
- INTERIOR FINISH (@ SIERRA PACIFIC): FIR, UNFINISHED, SHALL BE FINISHED ONSITE.
- DOUBLE GLAZING, TYPICAL (0.30 MAX U-FACTOR). LOW-E 272. PLEASE PROVIDE PRICING FOR TRIPLE GLAZING FOR THE MASTER BEDROOM AND 2ND FLOOR LIVING/DINING WINDOW WALL.
- PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE (IBC 2018).
- EXTERIOR WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM THE EXTERIOR.



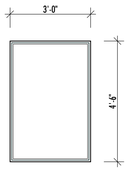
(1) FIXED SKYLIGHT
W3.01



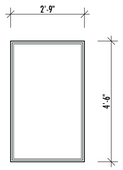
(2) DIRECT SET, (1) CASEMENT
ALUMINUM
W2.08



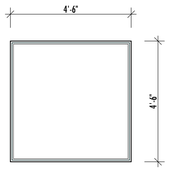
(1) DIRECT SET WITH (1) DIRECT SET TRANSOMS
ALUMINUM
W2.09



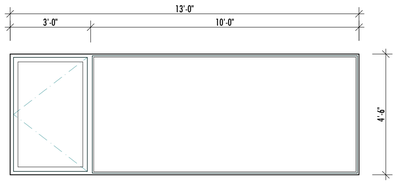
(1) DIRECT SET
ALUMINUM
W2.07



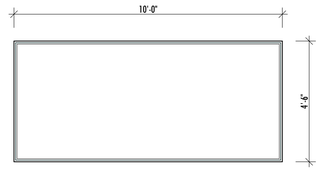
(1) DIRECT SET
ALUMINUM
W2.05
W2.06



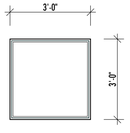
(1) DIRECT SET
ALUMINUM
W2.04



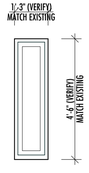
(1) DIRECT SET, (1) CASEMENT
ALUMINUM
W2.03



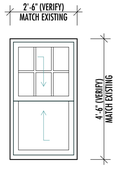
(1) DIRECT SET
ALUMINUM
W2.02



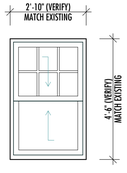
(1) FIXED AT CABIN
ALUMINUM CLAD WOOD
W1.10



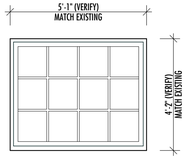
(1) FIXED AT CABIN
ALUMINUM CLAD WOOD
W1.03
W1.04



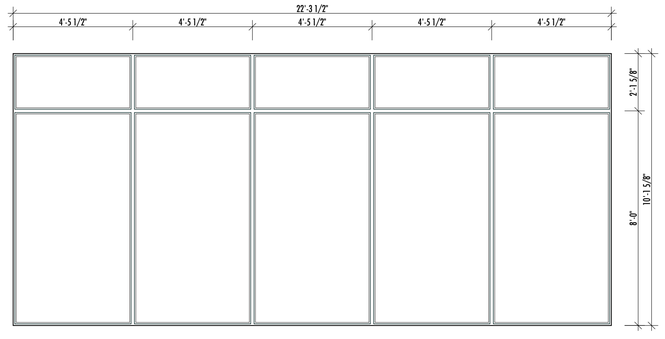
(1) DOUBLE HUNG AT CABIN
ALUMINUM CLAD WOOD
W1.08
W1.09



(1) DOUBLE HUNG AT CABIN
ALUMINUM CLAD WOOD
W1.01
W1.06
W1.07



(1) FIXED AT CABIN
ALUMINUM CLAD WOOD
W1.02
W1.05



(5) DIRECT SET WITH (5) DIRECT SET TRANSOMS
ALUMINUM
W2.01

WINDOW TYPES AND SCHEDULE

SCALE: 3/8" = 1'-0"

1

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

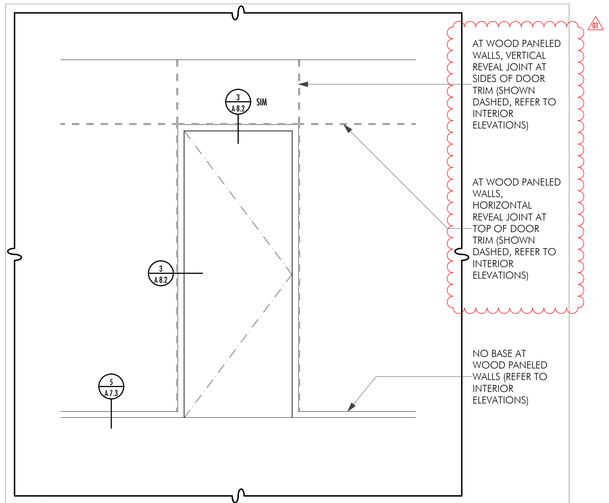
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

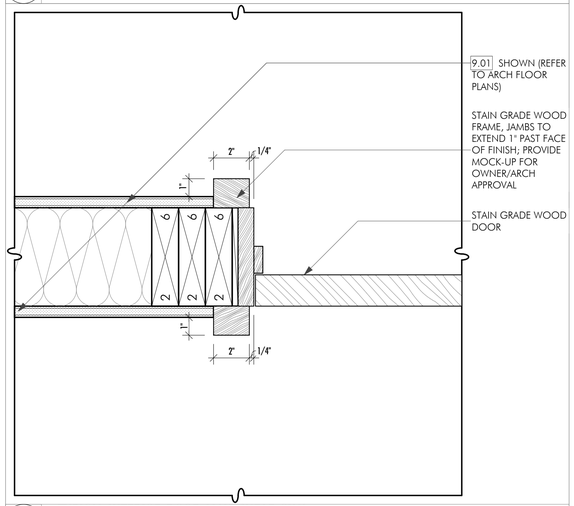
A8.1

DOOR AND WINDOW SCHEDULES



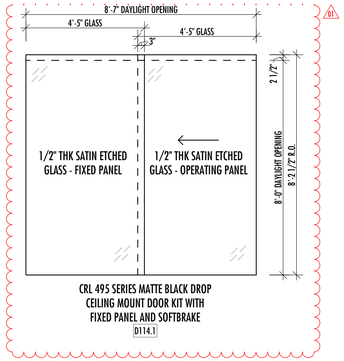
2 TYPICAL INTERIOR DOOR TRIM

SCALE: 1/2" = 1'-0"



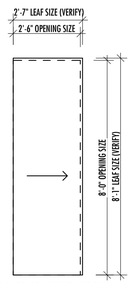
3 TYPICAL INTERIOR DOOR JAMB (HEAD SIM)

SCALE: 3" = 1'-0"



CRL 495 SERIES MATTE BLACK DROP CEILING MOUNT DOOR KIT WITH FIXED PANEL AND SOFTBRAKE

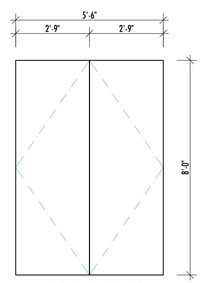
D114.1



SOLID CORE, RE: ARCH FLOOR PLAN FOR OPERATION DIRECTION

D209.1

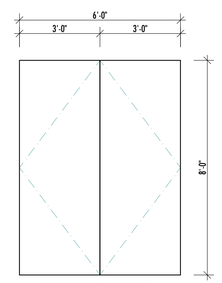
D209.2



DOUBLE HINGED SOLID CORE, RE: ARCH FLOOR PLAN FOR SWING DIRECTION

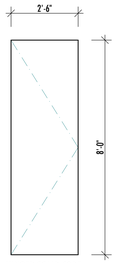
D107.1

D107.2



DOUBLE HINGED SOLID CORE, RE: ARCH FLOOR PLAN FOR SWING DIRECTION

D110.1

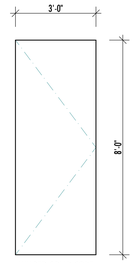


HINGED SOLID CORE, RE: ARCH FLOOR PLAN FOR SWING DIRECTION

D113.1 D205.1

D210.1 D207.1

D210.2

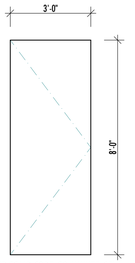


HINGED SOLID CORE RE: ARCH FLOOR PLAN FOR SWING DIRECTION

D105.1 D109.4 01

D206.1 D109.5

D206.2 D208.1



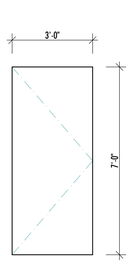
HINGED SOLID CORE, 20-MINUTE, SELF-CLOSING HINGE, RE: ARCH FLOOR PLAN FOR SWING DIRECTION

D104.3 D109.3

D108.2 D111.1

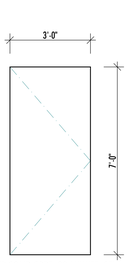
D104.2* D203.1*

*COORDINATE INTERLOCK AT ELEVATOR



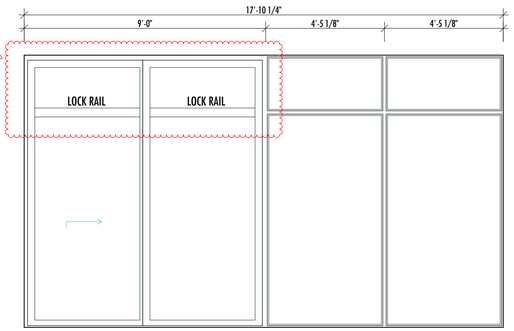
HINGED SOLID CORE, RE: ARCH FLOOR PLAN FOR SWING DIRECTION

D102.1



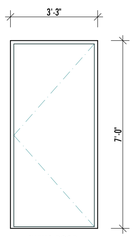
HINGED SOLID CORE, 20-MINUTE, SELF-CLOSING HINGE, RE: ARCH FLOOR PLAN FOR SWING DIRECTION

D101.1



2-PANEL MULTI-SLIDE DOOR MULLED TO TWO DIRECT SET WINDOWS WITH (2) DIRECT SET TRANSOMS ALUMINUM

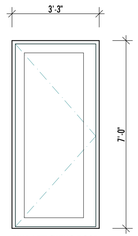
D201.1



SWING DOOR HOLLOW METAL?

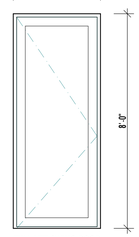
D301.1

D301.2 01



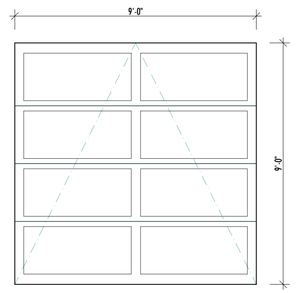
FULL LITE SWING DOOR ALUMINUM

D300.1



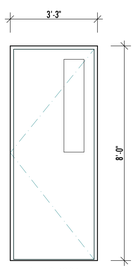
FULL LITE SWING DOOR ALUMINUM

D208.2



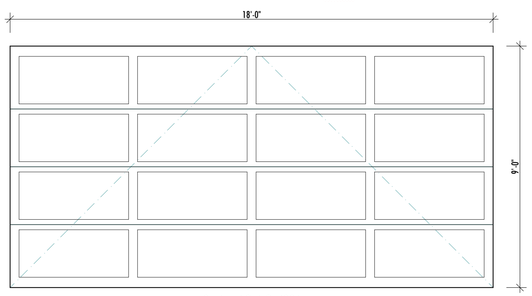
OVERHEAD GARAGE DOOR

D108.1



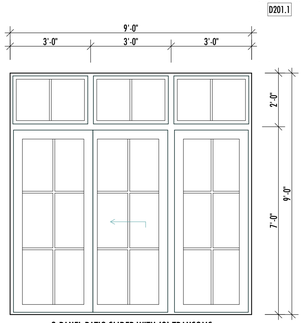
SWING DOOR HOLLOW METAL?

D109.2



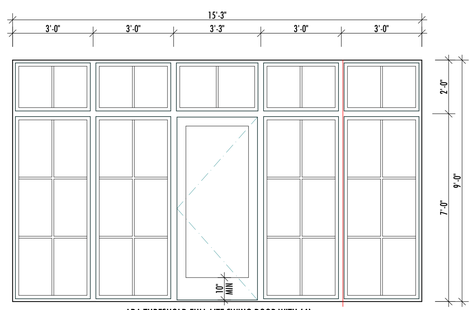
OVERHEAD GARAGE DOOR

D109.1



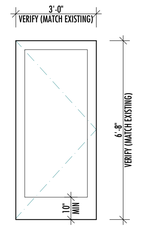
3-PANEL PATIO SLIDER WITH (3) TRANSOMS ABOVE, RE: ARCH FLOOR PLAN FOR ACTIVE AND INACTIVE PANELS; SDLs AS SHOWN WITH EQUAL SPACING ALUMINUM CLAD WOOD OR ALUMINUM TBD

D117.1



ADA THRESHOLD FULL LITE SWING DOOR WITH (4) SIDELITES AND (5) TRANSOMS ABOVE, RE: ARCH FLOOR PLAN FOR ACTIVE AND INACTIVE PANELS; SDLs AS SHOWN WITH EQUAL SPACING ALUMINUM CLAD WOOD OR ALUMINUM TBD

D104.1



ADA THRESHOLD FULL LITE SWING DOOR AT CABIN ALUMINUM CLAD WOOD

D100.1

NOTES

EXTERIOR DOORS:
- 2ND AND 3RD FLOORS:
  - WEATHERSHIELD VUE COLLECTION, SQUARE BEAD
  - HOLLOW CORE METAL AT MECH ROOM DOOR TBD
- 1ST FLOOR:
  - SIERRA PACIFIC ALUMINUM CLAD WOOD AT ALL CABIN REPLACEMENT OPENINGS; AT NEW CONSTRUCTION: SIERRA PACIFIC ALUMINUM CLAD WOOD OR WEATHERSHIELD VUE COLLECTION, SQUARE BEAD (TBD)
  - HOLLOW CORE METAL AT GARAGE MAN DOOR TBD
- EXTERIOR FINISH: ALUMINUM COLOR: "BLACK" (VERIFY WITH ARCHITECT).
- INTERIOR FINISH (@ SIERRA PACIFIC): FIR, UNFINISHED, SHALL BE FINISHED ONSITE.
- DOUBLE GLAZING, TYPICAL. LOW-E 272. PLEASE PROVIDE PRICING FOR TRIPLE GLAZING FOR THE MASTER BEDROOM AND 2ND FLOOR LIVING/DINING WINDOW WALL.
- EXTERIOR WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM THE EXTERIOR. REFER TO PLANS FOR SWING DIRECTION, WHERE APPLICABLE.
- GARAGE DOORS: NORTHWEST DOOR "MODERN CLASSIC" (OR APPROVED EQUAL).
  - FRAME: POWDER COATED OR ANODIZED ALUMINUM (COLOR: BLACK, VERIFY WITH ARCHITECT).
  - PANEL: 1/2" SATIN ETCHED, INSULATED GLASS, VERIFY WITH ARCHITECT.
- PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE (IBC 2018).

INTERIOR DOORS:
- STAIN GRADE WOOD, TYPICAL U.O.N.
- DIMENSIONED SIZE IS LEAF SIZE.
- REFER TO FLOOR PLANS FOR SWING DIRECTION.
- POCKET DOOR WIDTHS AND HEIGHTS SHOWN APPROXIMATE. VERIFY FINAL SIZE WITH HARDWARE AND INSTALLATION GUIDELINES.

DOOR TYPES AND SCHEDULE

SCALE: 3/8" = 1'-0" 1

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

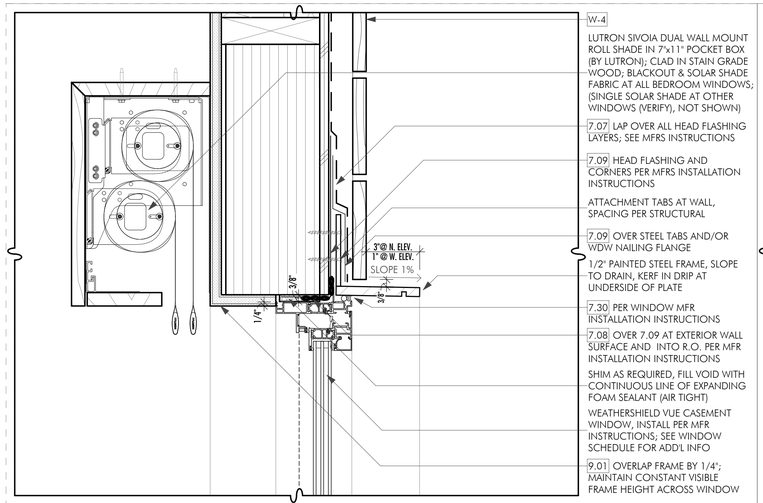
DATE:	ISSUED:
05/12/2021	CDK SCHEMATIC PRESENTATION
06/10/2021	CDK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A 8.2

DOOR AND WINDOW SCHEDULES



W-4

LUTRON SIVOIA DUAL WALL MOUNT ROLL SHADE IN 7"x11" POCKET BOX (BY LUTRON); CLAD IN STAIN GRADE WOOD; BLACKOUT & SOLAR SHADE FABRIC AT ALL BEDROOM WINDOWS; (SINGLE SOLAR SHADE AT OTHER WINDOWS (VERIFY), NOT SHOWN)

7.07 LAP OVER ALL HEAD FLASHING LAYERS; SEE MFRS INSTRUCTIONS

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

ATTACHMENT TABS AT WALL, SPACING PER STRUCTURAL

7.09 OVER STEEL TABS AND/OR WDW NAILING FLANGE

1/2" PAINTED STEEL FRAME, SLOPE TO DRAIN, KERF IN DRIP AT UNDERSIDE OF PLATE

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFR INSTALLATION INSTRUCTIONS

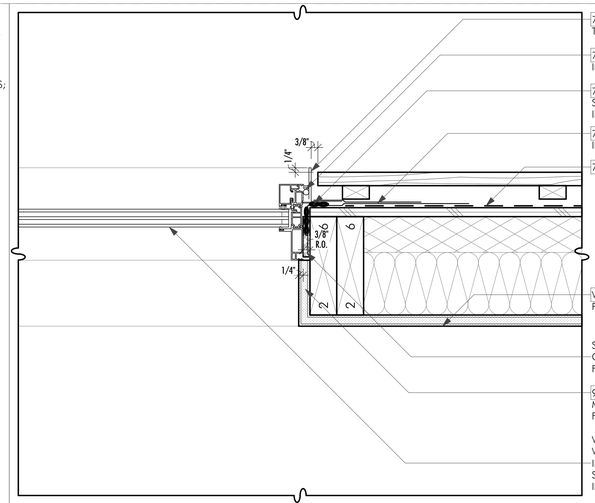
SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

WEATHERSHIELD VUE CASEMENT WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADD'L INFO

9.01 OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

6 WINDOW HEAD DETAIL AT STEEL WINDOW FRAME (CASEMENT SHOWN, FIXED SIMILAR)

SCALE: 3" = 1'-0"



7.26 FLASHING, HEM EDGE; TAPE LEG WITH [7.09]

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.09 JAMB FLASHING PER MFRS INSTALLATION INSTRUCTIONS

7.07

W-4 (REFER TO ARCH FLOOR PLANS)

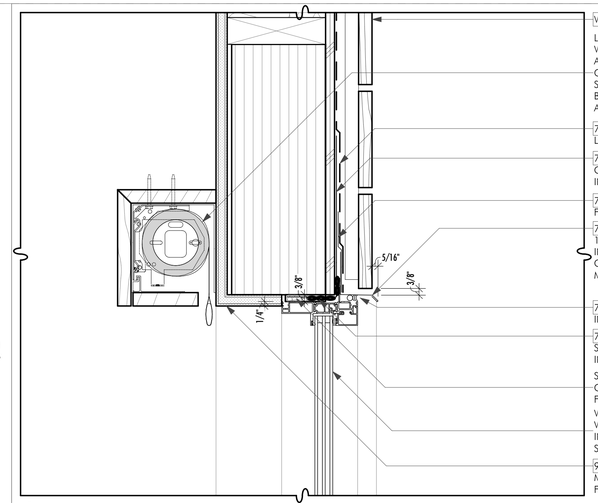
SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

9.01 OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

4 TYPICAL FIXED WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"



W-4

LUTRON SIVOIA 4 3/4"x5" POCKET WALL MOUNT BOX W/ LUTRON TUBE AND DRIVE RECOMMENDED BY MFR; CLAD IN STAIN GRADE WOOD; SOLAR SHADE FABRIC; (DOUBLE ROLL BLACKOUT & SOLAR SHADE FABRIC AT ALL BEDROOM WINDOWS)

7.07 LAP OVER ALL HEAD FLASHING LAYERS; SEE MFRS INSTRUCTIONS

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

7.09 LAP OVER LEG OF WDW HEAD FLASHING; SEE MFRS INSTRUCTIONS

7.26 FLASHING W/ DRIP EDGE AND 1/4" END DAMS, FULLY EMBEDDED IN "VAPRO BOND" OVER FULLY CURED "VAPROLIQUI FLASH"; SEE MFRS INSTRUCTIONS.

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFR INSTALLATION INSTRUCTIONS

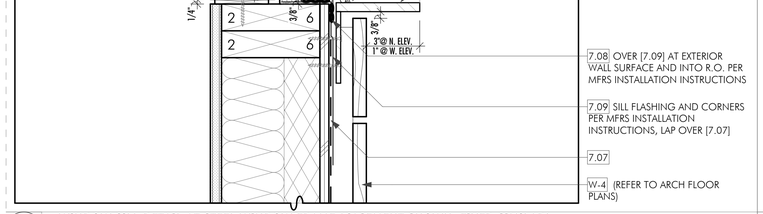
SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADD'L INFO

9.01 OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

2 TYPICAL FIXED WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



3/8" PAINTED PLATE STEEL SILL ALIGNED WITH FACE OF [9.01], OVERLAP WINDOW FRAME BY 1/4", 1/4"x1/4" REVEAL AT B.O. PLATE TO [9.01]; FASTENED WITH RECESSED TORX HEAD FASTENER (FINISH TO MATCH)

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

1/2" PAINTED STEEL FRAME WITH ATTACHMENT TABS AT WALL (SPACING PER STRUCTURAL)

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

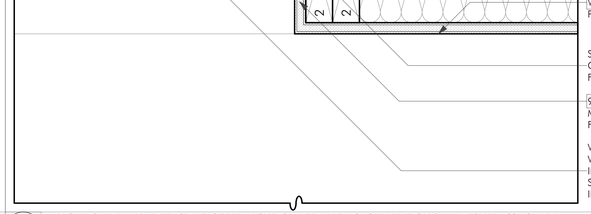
7.09 SILL FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS, LAP OVER [7.07]

7.07

W-4 (REFER TO ARCH FLOOR PLANS)

5 WINDOW SILL DETAIL AT STEEL WINDOW FRAME (CASEMENT SHOWN, FIXED SIMILAR)

SCALE: 3" = 1'-0"



1/2" PAINTED STEEL FRAME

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

ATTACHMENT TABS AT WALL, SPACING PER STRUCTURAL

7.09 JAMB FLASHING PER MFRS INSTALLATION INSTRUCTIONS

7.07

W-4 (REFER TO ARCH FLOOR PLANS)

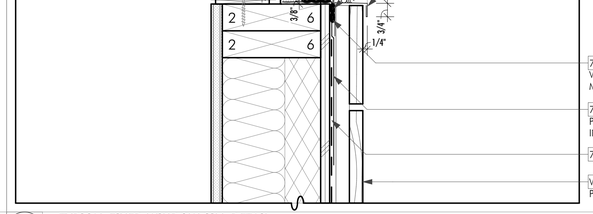
SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

9.01 OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

3 WINDOW JAMB DETAIL AT STEEL WINDOW FRAME (CASEMENT SHOWN, FIXED SIMILAR)

SCALE: 3" = 1'-0"



3/8" PAINTED PLATE STEEL SILL ALIGNED WITH FACE OF [9.01], OVERLAP WINDOW FRAME BY 1/4", 1/4"x1/4" REVEAL AT B.O. PLATE TO [9.01]; FASTENED WITH RECESSED TORX HEAD FASTENER (FINISH TO MATCH)

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

7.08

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.26 FLASHING; HEM EDGE AT EXTERIOR FACE, TURN DOWN AND BEHIND 3/4" RAINSCREEN FURING STRIPS, MIN 1 1/2"

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.09 SILL FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS, LAP OVER [7.07]

7.07

W-4 (REFER TO ARCH FLOOR PLANS)

1 TYPICAL FIXED WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.

9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET A0.10).

9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY).

9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.

9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).

9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.

9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10000 SPECIALTIES

REFER TO PLAN NOTES.

11000 EQUIPMENT

11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.

7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.

7.32 CERTAINTEED MEMBRAIN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (LTTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" MODULES WITH 8" SOIL DEPTH). 55-65 PSF SATURATED AND VEGETATED WEIGHT. PROVIDE DRIP IRRIGATION (SYSTEM BY OTHERS). INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE ROOFEDGE MAXX AT PERIMETER CONDITIONS (BLACK ANODIZED FINISH).

7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL. TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.

7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

09000 FINISHES

9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER; LOCATIONS PER INT. SPECS.

9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75' INTO R.O. AND 9" ON FACE.

7.10 VAPROSHIELD VAPROMAT 7MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET A0.10).

7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.

7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE, PROVIDE SAMPLE FOR APPROVAL.

7.17 VAPROSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER); 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.

7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS), TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.25 HYDRONIC PEX AFFIXED TO WWF.

7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

7.27 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS, SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6.17 3/4" THICK VERTICAL WOOD SLATS. PAINT MATTE BLACK.

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.

6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

07000 THERMAL & MOISTURE PROTECTION

7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).

7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.

7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).

7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION. AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).

7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB-ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.

7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).

7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.

7.07 VAPROSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

05000 METALS & RAILINGS

5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.

5.03 1/8" THICK PLATE STEEL. MATTE BLACK TNEMIC FINISH AT EXTERIOR, BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.

5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.

5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].

5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

06000 WOOD

6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.

6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.11, EXCEPTION 5.1. WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.06 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.08 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.09 2x DROPPED CEILING FRAMING.

6.10 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.

6.11 NOT USED.

6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8"

KEYNOTES

INDICATES KEYNOTE ← XXX

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.

2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED PIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.

2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.09 CASTOHN OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.

2.10 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).

3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.

04000 MASONRY

4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6'-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

LICENSED ARCHITECT AR-17220 JEFFREY CHARLES WILLIAMS STATE OF IDAHO

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

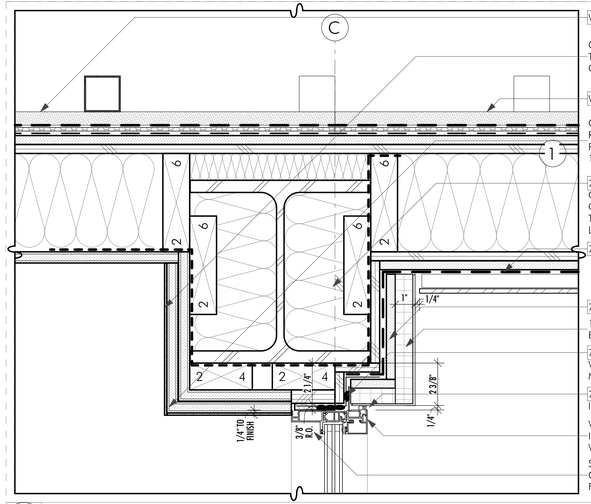
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

A8.3

DOOR AND WINDOW SCHEDULES



WA-7F

CONTINUOUS METAL CORNER TRIM TO MATCH WINDOW FRAME COLOR, CONCEALED FASTENERS

WA-5F

CONTINUE FIRE BARRIER WALL RATING WITH COLUMN PROTECTION PER HA FILE NO. CM 1601 (REFER TO SHEET A0.10)

7.32 CONTINUOUS AROUND STEEL COLUMN AND TERMINATING AT OUTSIDE FACE OF EXT WALL (SEAL ALL TERMINATIONS, PENETRATIONS, AND LAPS AIR TIGHT)

7.07

7.11

1" THICK (MIN) POLYISO INSULATION BEHIND [7.26] SHEET METAL

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

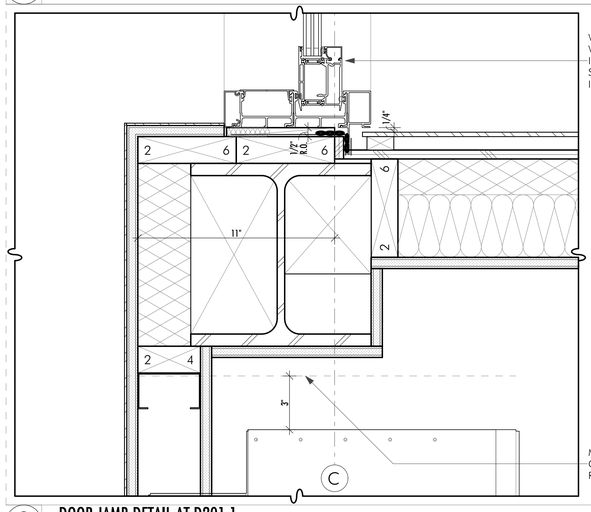
7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

WEATHERSHIELD VUE DIRECT SET, INSTALL PER MFR INSTRUCTIONS; SEE WDW SCHEDULE FOR ADD'L INFO

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

9 WINDOW JAMB DETAIL AT D201.1

SCALE: 3" = 1'-0"

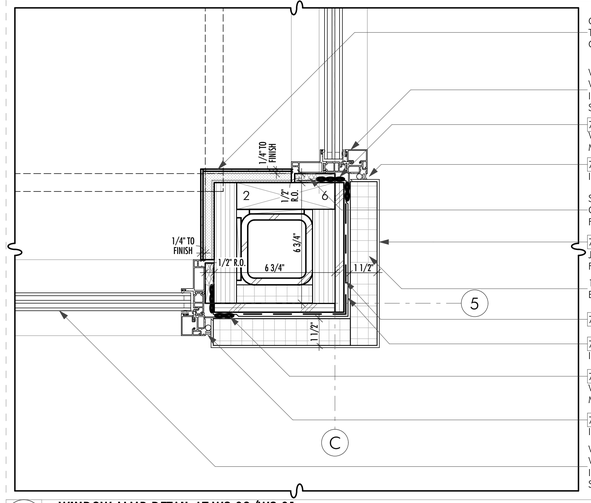


WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

MAINTAIN 3" CLEARANCE TO COMBUSTIBLES PER FIREPLACE MFR REQUIREMENTS

8 DOOR JAMB DETAIL AT D201.1

SCALE: 3" = 1'-0"



CONTINUOUS METAL CORNER TRIM TO MATCH WINDOW FRAME COLOR, CONCEALED FASTENERS

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WDW SCHEDULE FOR ADD'L INFO

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

7.26 SHEET METAL. TURN INTO JAMB AND TERMINATE AT NAILING FLANGE.

1 1/2" THICK POLY-ISO INSULATION. BEHIND [7.26] SHEET METAL.

7.35

7.09 JAMB FLASHING PER MFRS INSTALLATION INSTRUCTIONS

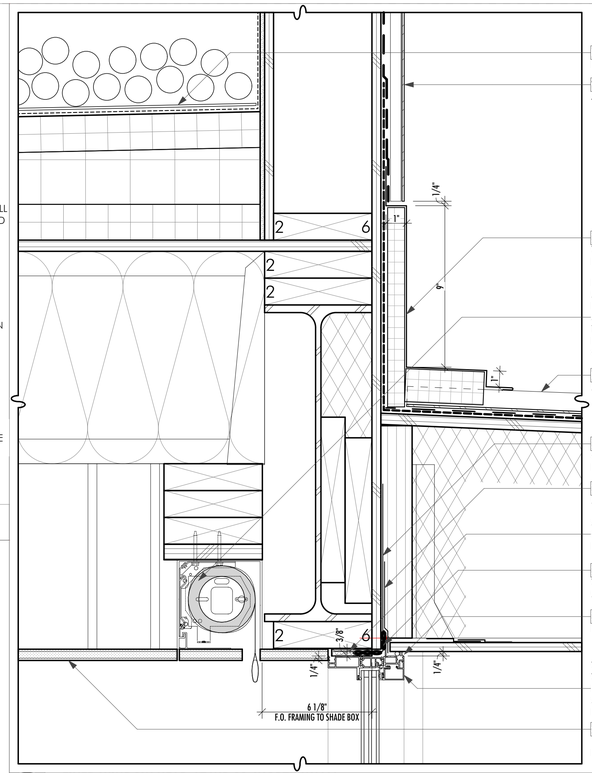
7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WDW SCHEDULE FOR ADD'L INFO

7 WINDOW JAMB DETAIL AT W2.09/W2.01

SCALE: 3" = 1'-0"



R-1 REFER TO TYPICAL PARAPET DETAIL

WA-10 (SIM); LAP [7.07] OVER [7.14] AND METAL HEAD WALL CLOSURE

7.27 HEAD WALL CLOSURE, FILL WITH DOW BOARD OR POLYISO INSULATION

LUTRON SIVOIA 4 3/4" x 5" POCKET MOUNT BOX W/ LUTRON TUBE AND DRIVE RECOMMENDED BY MFR; SHADE AT W2.09 TO BE MOUNTED TO UNDERSIDE OF JOISTS TO RESOLVE CORNER SHADE CONFIGURATION

R-2 LAP [7.14] UP WALL 18" MINIMUM

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

7.09 OVER WINDOW FLANGE; SEE MFRS INSTRUCTIONS

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFR INSTALLATION INSTRUCTIONS

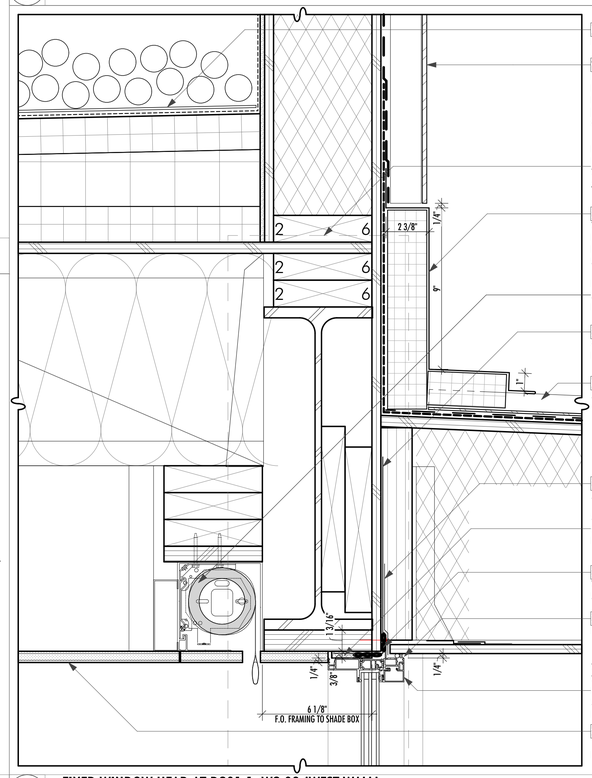
7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

C-2 [9.01] TO OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

5 FIXED WINDOW HEAD AT W2.01 (NORTH WALL)

SCALE: 3" = 1'-0"



R-1 REFER TO TYPICAL PARAPET DETAIL

WA-10 (SIM): 2 1/4" THICK FURRING BEHIND STEEL PANELS (AT WEST PARAPET ONLY) TO HIDE MOMENT FRAME COLUMNS; LAP [7.07] OVER [7.14] AND METAL HEAD WALL CLOSURE

DASHED OUTLINE OF (2) MOMENT FRAME COLUMNS AT WEST EXTERIOR WALL; SPRAY FOAM PARAPET CAVITY AT TOP OF COLUMN LOCATIONS

7.27 HEAD WALL CLOSURE, FILL WITH DOW BOARD OR POLYISO INSULATION; NOTCH AROUND AND ENCAPSULATE FLANGES OF (2) MOMENT FRAME COLUMNS

LUTRON SIVOIA 4 3/4" x 5" POCKET MOUNT BOX W/ LUTRON TUBE AND DRIVE RECOMMENDED BY MFR

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

R-2 LAP [7.14] UP WALL 18" MINIMUM

7.09 OVER WINDOW FLANGE; SEE MFRS INSTRUCTIONS

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFR INSTALLATION INSTRUCTIONS

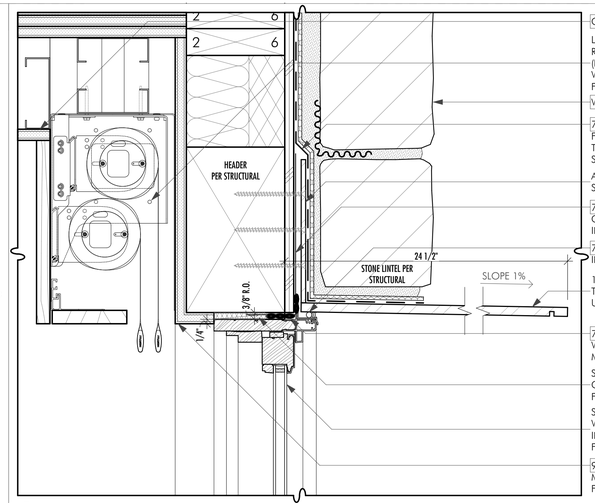
7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

C-2 [9.01] TO OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

4 FIXED WINDOW HEAD AT D201.1, W2.09 (WEST WALL)

SCALE: 3" = 1'-0"



C-2

LUTRON SIVOIA DUAL WALL MOUNT ROLL SHADE IN 7'x11' POCKET BOX (BY LUTRON); CLAD IN STAIN GRADE WOOD; BLACKOUT & SOLAR SHADE FABRIC

W-6

7.35 AND 7.10 OVER HEAD FLASHING AND ATTACHMENT TABS, DAYLIGHT AT BASE OF STONE

ATTACHMENT TABS AT WALL PER STRUCTURAL

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

1/2" PAINTED STEEL FRAME, SLOPE TO DRAIN, KERF IN DRIP AT UNDERSIDE OF PLATE

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFR INSTALLATION INSTRUCTIONS

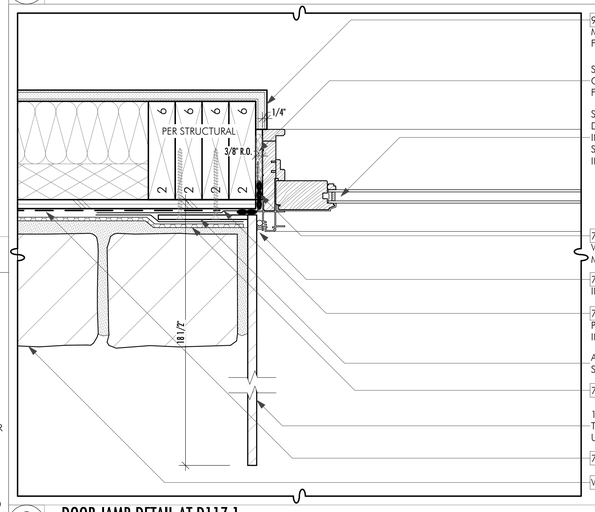
SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

SIERRA PACIFIC FIXED SASH SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WDW SCHED FOR ADD'L INFO

9.01 OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

3 FIXED WINDOW HEAD DETAIL AT D117.1 TRANSOM

SCALE: 3" = 1'-0"



9.01 OVERLAP FRAME BY 1/4"; MAINTAIN CONSTANT VISIBLE FRAME HEIGHT ACROSS WINDOW

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

SIERRA PACIFIC FIXED SLIDING DOOR PANEL; INSTALL PER MFR INSTRUCTIONS; SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

7.08 OVER [7.09] AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.09 JAMB FLASHING OVER [7.35] PER MFRS INSTALLATION INSTRUCTIONS

ATTACHMENT TABS AT WALL PER STRUCTURAL, TAPE WITH [7.08]

7.10 OVER ATTACHMENT TABS

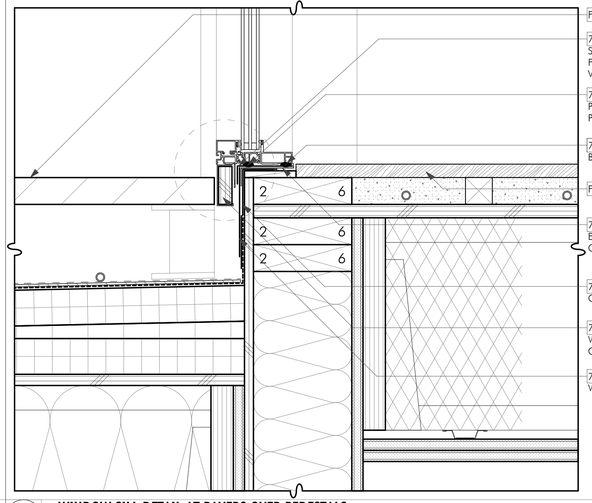
1/2" PAINTED STEEL FRAME, SLOPE TO DRAIN, KERF IN DRIP AT UNDERSIDE OF PLATE

7.35

WA-6

2 DOOR JAMB DETAIL AT D117.1

SCALE: 3" = 1'-0"



F-6

7.15 OVER HORIZONTAL SURFACE OF SILL PAN; LAP FLASHING TAPE 1" MIN AT VERTICAL SURFACE

7.29 3/8" SEALANT BEAD, PROVIDE 2" BREAK IN CENTER OF PAN

7.29 CONTINUOUS 3/8" SEALANT BEAD

F-3F

7.26 SILL PAN WITH BACK AND END DAMS OVER SHIMS, SOLDER CORNERS

7.15 TO LAP 1" MIN VERTICAL LIP OF SILL PAN

7.26 OVER PLY TO FLUSH OUT WITH FACE OF WINDOW CLADDING

7.15 TO LAP EPDM AT FACE OF WALL

1 WINDOW SILL DETAIL AT PAVERS OVER PEDESTALS

SCALE: 3" = 1'-0"

LICENSED ARCHITECT AR-1720 CHARLES WILLIAMS STATE OF IDAHO

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

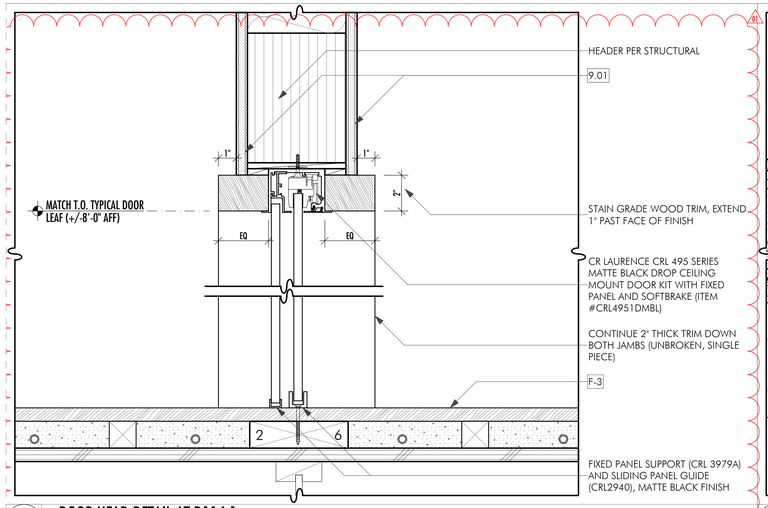
DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:

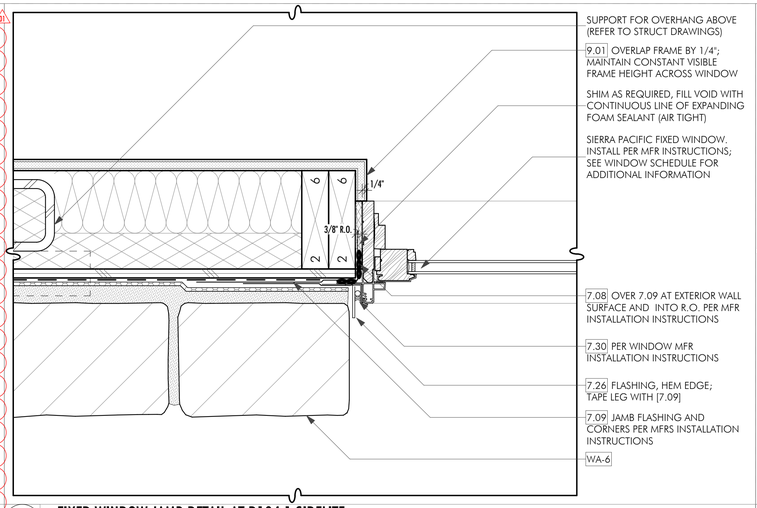
A8.4

DOOR AND WINDOW SCHEDULES



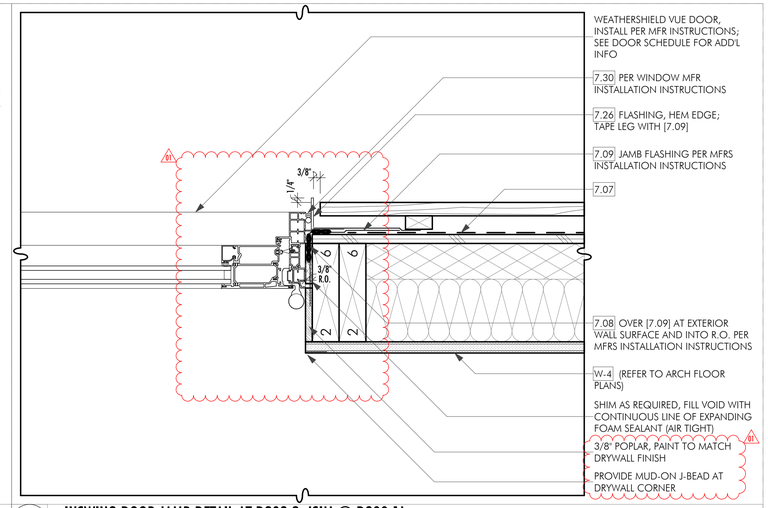
9 DOOR HEAD DETAIL AT D114.1

SCALE: 3" = 1'-0"



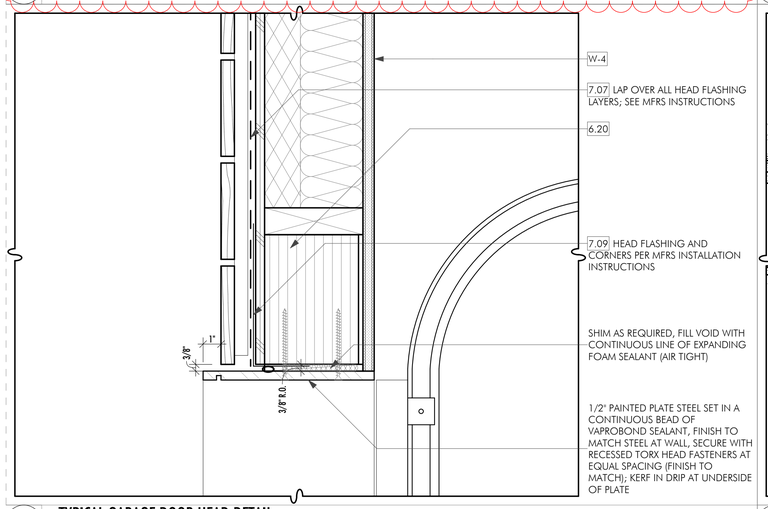
6 FIXED WINDOW JAMB DETAIL AT D104.1 SIDELITE

SCALE: 3" = 1'-0"



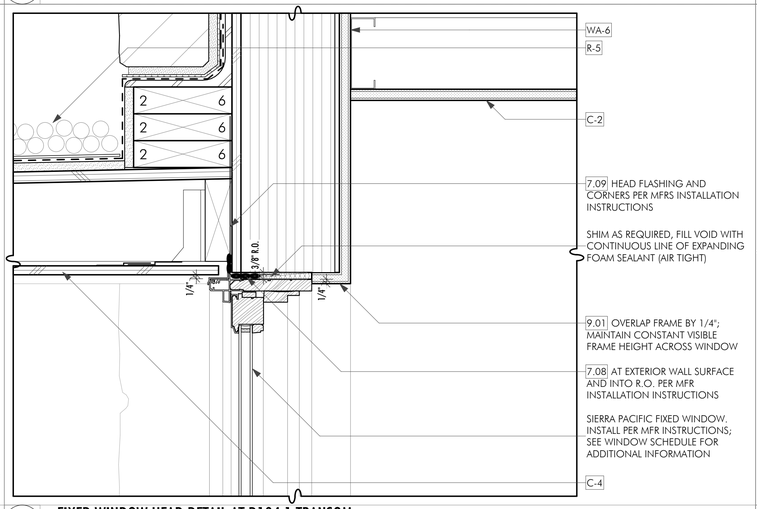
3 INSWING DOOR JAMB DETAIL AT D208.2 (SIM @ D300.1)

SCALE: 3" = 1'-0"



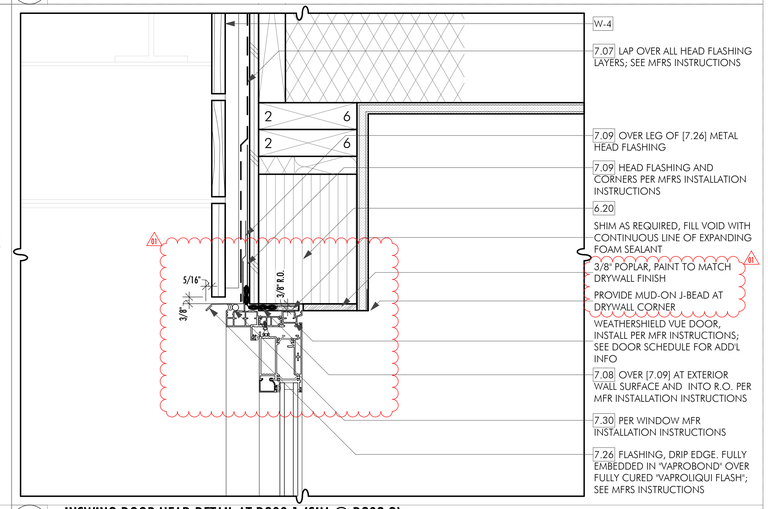
8 TYPICAL GARAGE DOOR HEAD DETAIL

SCALE: 3" = 1'-0"



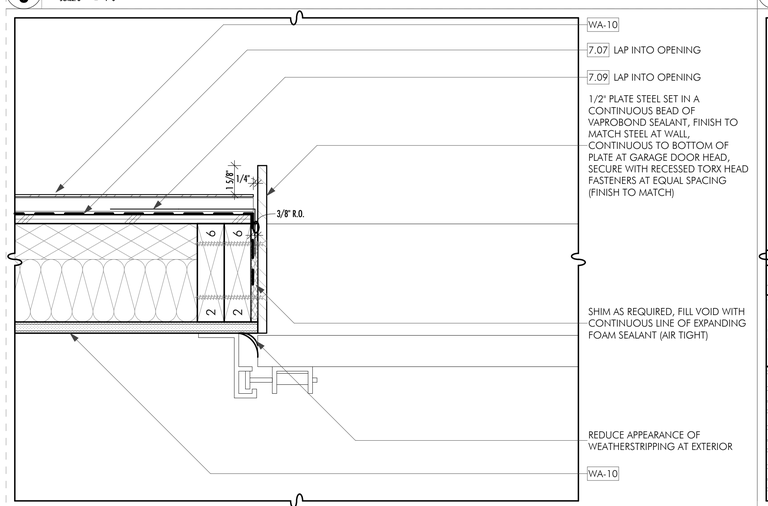
5 FIXED WINDOW HEAD DETAIL AT D104.1 TRANSOM

SCALE: 3" = 1'-0"



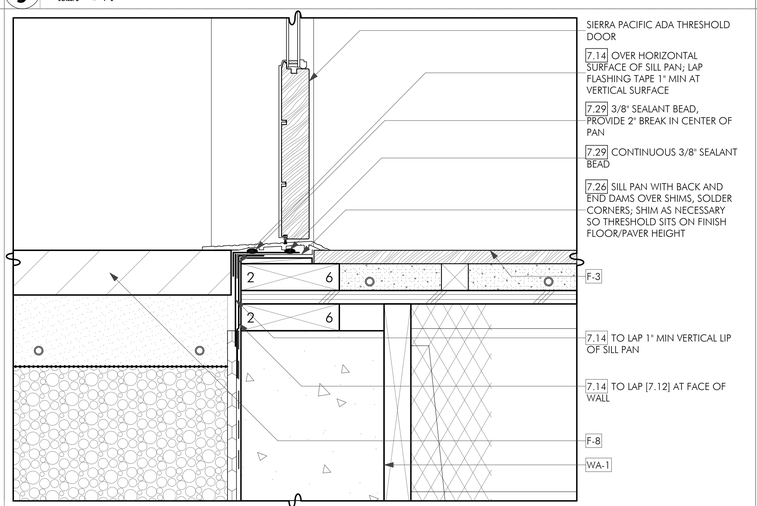
2 INSWING DOOR HEAD DETAIL AT D300.1 (SIM @ D208.2)

SCALE: 3" = 1'-0"



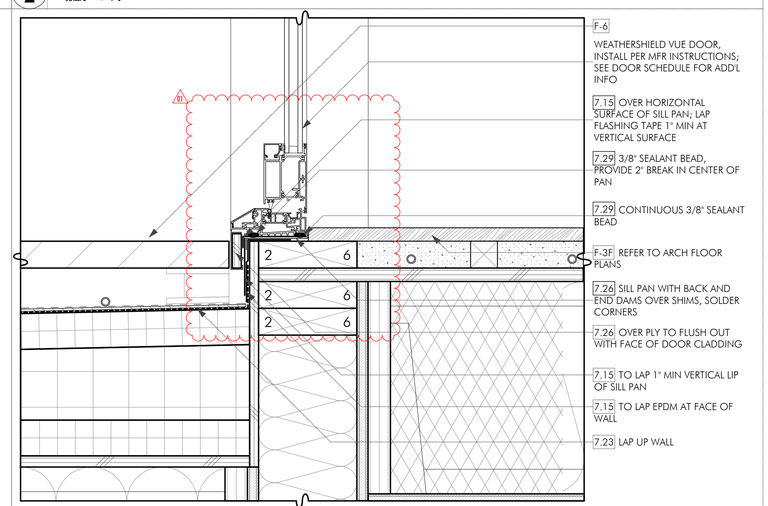
7 TYPICAL GARAGE DOOR JAMB DETAIL

SCALE: 3" = 1'-0"



4 D104.1 SILL DETAIL AT SAND SET PAVERS

SCALE: 3" = 1'-0"



1 INSWING DOOR SILL DETAIL AT D300.1 PAVERS OVER PEDESTALS (SIM @ D208.2)

SCALE: 3" = 1'-0"

LICENSED ARCHITECT AR-17220 CHARLES WILLIAMS STATE OF IDAHO

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
04/18/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	08/02/2023

A8.5

DOOR AND WINDOW SCHEDULES

VIEW LOOKING SOUTH 1

VIEW LOOKING NORTH 2

VIEW LOOKING SOUTHEAST 3

VIEW LOOKING NORTHEAST 4

Y:\McMorrow\04 - BIM Project Files\380 North 1st Avenue.pln

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS
ARCHITECTS
MAIL P.O.B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

DRAWINGS

DATE:	ISSUED:
05/12/2021	COK SCHEMATIC PRESENTATION
06/10/2021	COK HPC REVIEW
09/30/2021	DESIGN REVIEW
04/22/2022	PRICING SET
08/05/2022	PERMIT
08/02/2023	ISSUED FOR CONSTRUCTION

REVISIONS

NUMBER:	DATE:
01	02/17/2023

A 9.1

3D VIEWS

Attachment B

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AMENDING THE AGENCY'S PARTICIPATION POLICY; AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter the Ketchum Urban Renewal Agency is referred to as the "Agency."

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20 (the "Law"), and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (the "Act");

WHEREAS, the City of Ketchum (the "City") by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the "2006 Plan") to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the amended Ketchum Urban Renewal Plan (the "Amended Plan");

WHEREAS, the Agency Board adopted a formal participation policy that sets out the criteria for funding projects requested by various entities on May 16, 2016;

WHEREAS, since May 16, 2016, the Agency has considered several requests for funding through the Participation Policy, which has raised the prospect for greater discretion and flexibility in response to requests for funding through the Participation Policy;

WHEREAS, by virtue of those requests, Agency staff has determined a need for an amendment to the Participation Policy;

WHEREAS, at the Agency Board meeting of June 19, 2017, the Board considered amendments to the Participation Policy;

WHEREAS, Agency adopted amendments to the Participation Policy July 17, 2017:

WHEREAS, the Agency adopted additional amendments to the Participation Policy on June 27, 2022;

WHEREAS, the Board finds it in the best interests of the Agency and the public to approve and adopt the Amended Participation Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Participation Policy, as amended, set forth below is hereby approved and adopted by the Agency Board, and that the Chair and Executive Director are authorized and directed to take all action to implement the Amended Participation Policy.

Participation Policy
KURA Funding Criteria for Projects

Section 1: General Funding Criteria for All Projects:

A. The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.
B. Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publically owned infrastructure and for infrastructure that serves a direct public purpose.
C. Public infrastructure located below ground or at-grade shall be given priority.
D. In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.
E. Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.
F. All requests for Tax Increment Financing shall be made no later than thirty (30) days after the applicant applies for a building permits.
G. The Agency shall not consider requests to fund public infrastructure that have ~~has~~ been required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.
H. Funding approvals are valid for the duration of the fiscal year in which the request was granted, unless otherwise stated in an agreement between the Agency and the entity.

Section 2: Project Funding Categories

A. Reimbursement to Private Entities for Public Infrastructure
    1. Tax increment funds generated by a project within the Revenue Allocation Area may be allocated for reimbursement of public infrastructure expenses incurred by the private development.
    2. Reimbursement for public infrastructure shall commence after the project is generating a tax increment benefit to the Agency.
    3. No more than 50% of the total tax increment revenue generated from a project may be used for reimbursement to the project developer
    4. Commitments for reimbursement in Owner Participation Agreements shall not be greater than five years from the time the project is generating property tax revenue to the Agency.
    5. KURA may fund 40% of the cost of the following:
        a. Cost differential between concrete sidewalks and paver sidewalks, snowmelt systems will not be funded
        b. Installation of street trees
        c. Art or other public amenities in the public right-of way
B. Direct Funding of Public Infrastructure as Defined in Idaho Code §§ 50-2018(10), 50-2903(13) and 50-2903 (14):
    1. Tax increment funds may be used to directly finance public infrastructure without a reimbursement agreement.
    2. In these cases, payments should be made directly to a public entity, public utility, or other public or semi-public entity that will own and maintain the infrastructure.
C. Funding for Non-Infrastructure Requests:
    1. Requests for funding non-infrastructure may only be considered when a good, service, or benefit is received by the KURA in exchange for funds. In these cases, the approval of funds would result in a benefit to the revenue allocation area that the KURA could not have achieved on its own.
    2. Entities requesting funding must be a legally recognized Idaho non-profit corporation organized under Chapter 30, Title 30, Idaho Code or equivalent or a public governmental entity and must have a proven track record of success.
    3. Non-infrastructure funding request must result in a net financial benefit to the KURA.
    4. Requests for funding administrative or operational costs shall not be considered except as may be proportionally allocated for the project.
D. Funding of Residential Projects:
    1. Only residential projects that incorporate community housing, as defined by the City of Ketchum, will be considered for tax increment funding. Funding will be proportionate to the amount of community housing the project provides. For example, if ten out of 100 residential units are considered community housing, the Agency may consider funding 10% of infrastructure costs. All other residential projects will not be considered.
    2. Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Ketchum, Idaho, on June 27, 2022. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on June 27, 2022.

URBAN RENEWAL AGENCY OF KETCHUM

By Susan Scovell (CHAIR)
Susan Scovell, Chair

ATTEST:

By _____
Secretary

KETCHUM URBAN RENEWAL AGENCY

Ketchum Urban Renewal Agency

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

January 27, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO PROVIDE DIRECTION ON FIRST + WASHINGTON DESIGN REVIEW PLANS AND AMENDMENT TO THE DEVELOPMENT AND DISPOSITION AGREEMENT PROJECT SCHEDULE

Introduction

Staff requests direction on two topics:

- The project design to be prepared and submitted to the city for design review
- Feedback on amending the First + Washington project schedule in the Development and Disposition Agreement

Project Design

At the December KURA meeting the board supported establishment of a Local Improvement District (LID) to assist with the funding of a public parking structure in the First + Washington project. In January, the City Council supported establishment of an LID in concept with a request for additional public outreach and refinement of the assessment methodology.

KURA and Wood River Community Housing Trust (WRCHT) are at a crossroads and need to determine the project design to prepare and submit to the city for design review. Prior to the December KURA meeting and the January City Council meeting, the development team was preparing design plans that did not include public parking. With the recent actions on the LID, staff and WRCHT are seeking direction on how to proceed. The options for consideration include:

1. Project design without public parking
2. Project design with public parking
3. Prepare two options, one with and one without public parking

LID Process and Timeline

A definitive decision on the LID will occur after additional public outreach occurs, the assessment methodology is further refined, and the city council conducts formal hearings to establish the LID. It is anticipated this process will take 3-4 months to complete. The next step is public outreach on the expanded LID boundaries and preliminary assessment estimates for individual properties.

The next phase of outreach will include a survey, newspaper and social media ads, postcard notification of all property owners within the LID boundaries and at least two public open houses. The outreach plan is underway, and the open houses will take place the week of February 10th. KURA and city staff are recommending a joint meeting of the KURA and city council on February 18th to share the outreach results and confirm the direction from both KURA and city council.

Issues for KURA Consideration

The following is offered when considering the path forward:

- The approach to addressing the Planning and Zoning Commission design comments is different depending on the inclusion of public parking. A project with subterranean parking must facilitate a parking ramp and the parking dictates the location for building circulation (stairs, elevator) and equipment locations. These factors change the exterior design of the project.

- A final decision on the LID is not expected for at least 3-4 months. Waiting until a final decision is made on the LID before project design work starts delays the project and likely shifts construction into 2027. The original schedule in the DDA anticipated construction in 2025, and with the delays to date, construction has shifted to 2026. The additional delay may or may not be accepted by WRCHT and the development team.

- There is risk proceeding with any of the options. The risk is the LID will not be approved and design work and costs associated with the public parking option will be forfeited.

Staff recommends the KURA provide direction on the project design option so the project can continue moving forward.

Amendment to DDA

The project DDA was approved by the KURA and became effective March 26, 2024. The DDA included deadlines and a schedule of performance for the KURA and development team (Attachment A). The development team and KURA met the performance schedule for submission and review of the preliminary and schematic design plans (items 7-10 in schedule).

Due to the delay in evaluating the public parking options, submission of design review documents and the subsequent deadlines have not been met. WRCHT and deChase Miksis submitted a letter requesting KURA provide guidance on how best to proceed with an updated project design and timeline (Attachment B).

To date, the development team has been accommodating with the delays. A change to the performance schedule requires approval of both the KURA and development team. The KURA decision on the project design approach will provide the requested direction and allow for a renegotiation of the DDA performance schedule. Once KURA provides direction, staff will work with the development team and present an amendment to the DDA and performance schedule to the KURA.

Financial Requirement/Impact

Depending on the decision of the KURA, there could be additional design expenses. It is difficult to quantify the expenses at this time. Once a decision is made, staff will provide information on the projected costs.

Recommendation

Staff recommends the KURA provide direction on the design approach and any feedback on revisions to the DDA schedule of performance.

Attachment A:	DDA Schedule of Performance
Attachment B:	December 18, 2024 Letter from WRCHT and deChase Miksis

Attachment A

Attachment 5

Schedule of Performance

	Action	Due Date	Section
1	**Execution & Delivery of Agreement by Developer**. Developer shall execute and deliver this Agreement to Agency.	As soon as practical	16.10
2	**Execution of Ground Lease**		5.1.1
3	**Execution and Delivery of Agreement by Agency**. Agency shall consider approval of this Agreement, and if approved, shall deliver one executed original to Developer.	Within forty-five (45) days of execution by Developer	16.10
4	**Payment of Deposit**. Developer previously deposited with Agency the sum of $10,000.00	Completed.	5.2.4(b)
5	**Submission of Preliminary Evidence of Financing**. Developer shall submit to Agency evidence satisfactory to the Agency that Developer will have at or before execution of the Ground Lease the financial capability necessary for the development of the Project thereon pursuant to this Agreement.	No later than ninety (90) prior to execution of Ground Lease	4.1
6	**Time to Approve Evidence of Financing**. Agency shall approve or disapprove of Developer's evidence of financing	Within twenty (20) days of Developer's submission of evidence of financing.	4.3
7	**Submission of Preliminary Plans**	Within one hundred twenty (120) days after Effective Date	8.4
8	**Approval of Preliminary Plans**	Within twenty-one (21) after receiving submission.	8.4
9	**Submission to Agency of Schematic Design Documentation**	Within sixty (60) days after Agency approval of the Preliminary Plans	8.5
10	**Approval of Schematic Design Documentation**.	Within fifteen (15) days following the public workshop	8.5
11	**Submission of Design Review Drawings**.	Within ninety (90) days after Agency approval of Schematic Design Documentation.	8.6
12	**Approval of Design Review Drawings**	Within twenty (20) days after receiving submission.	8.6

13	**Submission of Final Construction Drawings**	Within ninety (90) days after the City's issuance of a Design Review Permit.	8.7
14	**Approval by Agency of Final Construction Drawings**	Within twenty-one (21) days of receipt by Agency.	8.7
15	**Submission of Building Permit Application to the City by the Developer.**	Within 30 days of Agency approval of Final Construction Documents	8.7
16	**Commencement of Construction**	Within ninety (90) days of Developer receiving Building Permit from City.	8.7
17	**Completion of the Project and Issuance of a Certificate of Occupancy**	Within 30 months of issuance of the Building Permit by the City.	8.7
18	**Insurance**. Developer shall furnish evidence of the insurance required under the Agreement to Agency.	Prior to Execution of Ground Lease.	10
19	**Construction Loan Closings**.	Concurrently with execution of Ground Lease	4
20	**Conditions Precedent to Ground Lease**. All Conditions Precedent to Closing shall be satisfied or waived as appropriate.	Prior to Execution of Ground Lease	5
21	**Construction Contract**. Requires Project to be constructed for under the Project Budget.	Prior to Execution of Ground Lease	5.2.4(f)
22	**Certificate of Completion**. Agency shall provide Certification of Completion to Developer.	Promptly following City's issuance of a certificate of occupancy for 100% of the residential units and a certificate of occupancy/completion of at least the shell/core of the retail and/or office and/or commercial use and Developer is not in default.	11.1

Attachment B

December 18, 2024

Suzan Frick, Executive Director
Ketchum Urban Renewal Agency
191 5th Street West
Ketchum, ID 83340

VIA EMAIL: sfrick@ketchumidaho.org

RE: 1st AND WASHINGTON AFFORDABLE WORKFORCE HOUSING PROJECT
SCHEDULE OF PERFORMANCE UPDATE

Ms. Frick:

On behalf of First + Washington Properties, LLC ("Developer"), this letter serves to update The Ketchum Urban Renewal Agency (”Agency”) on the 1st and Washington Affordable Workforce Housing Project ("Project") and to formally request a revision to the Disposition and Development Agreement ("DDA") Schedule of Performance to reflect the delay outlined below.

In accordance with Sections 8.4 and 8.5 of the DDA, the Developer submitted the Preliminary and Schematic plans for Agency. A public workshop was held, during which valuable input was received from both the public and the Agency. In response to this feedback, the Agency requested the Developer pause and study additional parking design options. The time required to study additional parking options will require an amendment to the Schedule of Performance.

We respectfully request that the Agency provide guidance on how best to proceed with the updated design and a timeline we can expect direction. Once this direction is provided, the Developer will propose updated milestones for the Schedule of Performance through a DDA amendment.

Thank you for your understanding and continued collaboration. We look forward to receiving your feedback and direction on the next steps.

Please feel free to reach out with any questions or to discuss this matter further.

Sincerely,

Signed by:
Steven M Shafran
D889D226FFE4491...
Steven M. Shafran
WRCHT

Signed by:
Matt Neilson
AE77A403CFD24CD...
Matt Neilson
deChase Miksis