



AGENDA

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Webinar ID: 846 6118 8306
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This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the July 9, 2024 minutes
2. ACTION ITEM: Recommendation to review and approved the Findings of Fact, Conclusions of Law, and Decision for the Bohica Mixed-Use (Papillon Condos) Design Review Amendment.

PUBLIC HEARING:

3. Recommendation to review and provide feedback on the Pre-Application Design Review for the 1st and Washington Community Housing Development located at 211 E 1st St.

NEW BUSINESS:

4. ACTION ITEM: Recommendation to review and make a determination of Administrative Appeal (P23-014B) for the floodplain development permit issued at 121 Badger Ln.

ADJOURNMENT:



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, July 9, 2024**

CALL TO ORDER: *(00:00:11 in video)*

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

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building *via zoom
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Heather Nicolai - Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:36 in video)*

- None

CONSENT AGENDA: *(00:00:46 in video) 431*

1. ACTION ITEM: Approval of the June 25, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Bigwood Clubhouse Design Review Application

Motion to approve consent agenda. Motion made by Brenda Moczygemba, seconded by Tim Carter *(00:01:01 in video)*

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING:

- None

NEW BUSINESS: (00:01:10 in video)

3. ACTION ITEM: 121 Badger Lane Administrative Appeal – Scheduling Order/Notice
 - Staff Report-Morgan Landers, Director of Planning & Building (00:01:20 in video)
 - Commission discussion (00:02:30 in video)

Motion to approve scheduling order for the 121 Badger Lane Administrative Appeal. Motion made by Susan Passovoy, seconded by Matthew McGraw (00:03:09 in video)

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

AYES: Brenda Moczygamba, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

4. Comprehensive Plan Update Discussion: Public Engagement Recap and Next Steps (00:03:20 in video)
 - Staff Report-Abby Rivin, Senior Planner (00:03:25 in video)
 - Commission questions and comments for Staff and Staff responses (00:12:15 in video)
 - Next Steps-Abby Rivin, Senior Planner (00:43:45 in video)
 - Commission questions and comments for Staff and Staff responses (00:48:45 in video)
5. Discussion of Code Update regarding administration & procedures (00:51:30 in video)
 - Staff Report-Morgan Landers, Director of Planning & Building (00:51:38 in video)
 - Commission questions and comments for Staff and Staff responses (00:57:39 in video)

ADJOURNMENT:

Motion to adjourn at 6:13p.m. (01:43:13 in video)

MOVER: Neil Morrow

SECONDER: Susan Passovoy

AYES: Neil Morrow, Matthew McGraw, Tim Carter, Susan Passovoy & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building



City of Ketchum
Planning & Building

IN RE:)
)
Bohica Multi Use) KETCHUM PLANNING AND ZONING COMMISSION
Design Review Amendment) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 25, 2024) DECISION
)
File Number: P22-001A)

PROJECT: Bohica Multi-Use (Papillon Condos)
APPLICATION TYPE: Design Review Amendment
FILE NUMBER: P22-001A
ASSOCIATED APPLICATIONS: Condominium Subdivision Preliminary Plat (P22-012)
Condominium Subdivision Final Plat (P24-019)
Design Review (P22-001)
REPRESENTATIVE: Mike Brunelle, Brunelle Architects (Architect)
OWNER: Bohica Idaho, LLC
LOCATION: 131 N Washington Ave – Lot 3 Block 39, Ketchum Townsite
ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)
OVERLAY: None

RECORD OF PROCEEDINGS

On April 22, 2024, the city received payment for a building permit modification request for a variety of exterior changes that required building permit modifications and design review approval. During the staff review period, staff observed that the applicant had already authorized the contractor to execute the changes without city approval. On May 21, 2024, staff issued a Stop Work Order on all exterior changes and notified the applicant that some of the proposed changes were substantial enough that it warranted review by the Planning and Zoning Commission.

On June 12, 2024, staff met with the applicant on-site to review the changes that were underway and to provide feedback to the applicant on said changes. Staff determined that the proposed changes to the alley façade and north façade were minor in nature and approved those changes through an administrative design review (BP# 23-KET-00019), lifting the stop work order in those areas.

A public hearing notice for the remaining changes was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 5, 2024. The public hearing notice was published in the Idaho Mountain Express on June 5, 2024. A notice was posted on the project site and the city’s website on June 18 and June 10, 2024 respectively.

The Planning and Zoning Commission (the “Commission”) considered the Papillon Condos Design Review Amendment during a regular meeting on June 25, 2024. At the hearing, the Commission was presented with three options for consideration. The first option was to revert to the original design review approval, the second was to accept the changes as proposed, and the third option was to implement some additional color treatment to the façade. After considering staff’s analysis, the applicant’s presentation, and public comment, the Commission ultimately determined that the second option was the preferred option and approved the Design Review amendment application unanimously.

BACKGROUND

The Papillon Condominiums (formerly Bohica Mixed Use) was approved in 2022 (P22-001) and the building has been under construction since the City of Ketchum issued the building permit on November 17, 2022. Proposed changes to the front façade of the building included:

Changes to the front façade include:

- Material change so that all wood siding is the same tone
- Vertical siding changed to horizontal orientation
- Change of railing type and tone
- Change of the color of the fascia and horizontal banding between the 2nd and 3rd floors
- Reduction in width of the awning element above the first floor main entry
- Change of the windows on the far left of the third level
- Extension of the pop-out window on the right to lower on the facade
- Addition of metal access ladders in multiple locations
- Removal of the mid portion of the awning on the third floor

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard and the condition of approval of the initial Design Review (P22-001).	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard and the condition of approval of the initial Design Review (P22-001).	

17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i> 	N/A
Finding: No change proposed.	

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	N/A
Finding: No change proposed.	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard and the condition of approval of the initial Design Review (P22-001).	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	N/A
Finding: No change proposed.	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES
Finding: No change proposed, the development remains in compliance with this standard and the condition of approval of the initial Design Review (P22-001).	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
Finding: No change proposed.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
Finding: The initial design review approval shows two tones of wood siding on the front façade, a reddish tone of vertical wood siding and a more neutral brown tone of horizontal siding. The applicant proposed to use the neutral brown horizontal siding on the entire façade and proposed to darken the accent fascia to provide some contrast to the façade. The applicant also proposed to change the type of railing on the second and floor deck to have a	

wider railing than initially proposed, although the same color. The proposed color is found to be complementary with the townscape, surrounding neighborhoods and adjoining structures as the change proposed are found to compliment the vertical and horizontal siding of the Mtn Land building to the south, but differentiate the structures from one another enough to provide visual interest.

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
Finding: No change.	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
Finding: No change.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
Finding: The revised proposal includes a reduction in the size of the accent element above the main entrance to the building which is found to be more defining of the entrance than the previous design review approval.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
Finding: The initial design review approval noted the mountain modern approach defined by architectural features such as horizontal blocking of decks and roof forms, and vertical integration of all stories using accent materials. Although the proposed changes include a change i materials, the character defining features of horizontal blocking still exist within the building. The right side of the front façade still features a pop-out of the second and third level and the locations of the decks have not changed.	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
Finding: The proposed change in materials remains consistent throughout the project as the proposed siding color reflects an existing material previously approved. Additionally, the change to the fascia color matches that of other accent colors of windows and doors.	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
Finding: There are no changes proposed to the main form of the building, which is the primary basis for the undulation and relief of the building. It is found that because of the changes in plane in the facade, in combination with the awnings, overhangs and parapet caps, the changes in material color and orientation (vertical vs. horizontal) do not diminish the undulation and relief provided in the building and therefore the proposed design meets this criteria.	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A
Finding: No change proposed.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A
Finding: No change proposed.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: Sheet L1 of the project plans is the landscape plan for the project.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: No change proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Finding: No change proposed.	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	N/A
Finding: No change proposed.	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	N/A
Finding: No change proposed.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES
Finding: Changes to the north and south façade walls (interior side property lines) were approved through administrative design review (BP# 23-KET-00019) and not under the purview of this design review amendment.	

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	N/A
Finding: No changes are proposed to the windows and entry areas at the ground level except for a change to the accent awning above the main entrance doorway. It is found that the revision to the awning treatment provides a more effective highlight of the entrance.	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	N/A
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
Finding: No change proposed.	

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A
Finding: No change proposed.	

17.96.070.B.7 - Architectural	Conformance
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.D.1 - Landscaping	Conformance
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	N/A
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
Finding: T No change proposed.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
Finding: No change proposed.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	YES
Finding: No change proposed – the development remains in compliance with this standard.	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Bohica Multi-Use Design Review amendment application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Design Review Application File No. P22-001A this Tuesday, August 13, 2024, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. Work shall not commence on the front façade of the building until the building permit modification for the proposed changes is approved.
2. All work shall comply with approved plans with no further changes without the Administrator or Planning and Zoning Commission’s approval pursuant to Ketchum Municipal Code.
3. Fire access ladders shall not be installed until such time as the Fire Department and Planning Department have jointly approved the location and design of said access ladders.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 13th day of August, 2024.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF AUGUST 13, 2024

PROJECT: 1st & Washington Workforce Housing Project

FILE NUMBER: P24-058

APPLICATION: Pre-Application Design Review

PROPERTY OWNER: Ketchum Urban Renewal Agency

ARCHITECT: Ian McLaughlin, Architect, Pivot North Architecture

REQUEST: Pre-Application Design Review for the development of a new 49,570-gross-square-foot, four-story workforce housing project

LOCATION: 211 E 1st Street
(Ketchum Townsite: Block 19: Lots 5, 6, 7, & 8)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

OVERLAY: None

REVIEWER: Abby Rivin, AICP – Senior Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on July 24, 2024. The notice was published in the Idaho Mountain Express on July 24, 2024. A notice was posted on the project site on August 6, 2024 and the city’s website on July 29, 2024.

EXECUTIVE SUMMARY

The Ketchum Urban Renewal Agency has submitted a Pre-Application Design Review for the 1st & Washington Workforce Housing Project, a new 49,570-gross-square-foot, four-story mixed-use development, located at 211 E 1st Street (the “subject property”, see Figure 1). The subject property is located within the city’s Mixed-Use Subdistrict of the Community Core (CC-2 Zone) between 1st

and 2nd Streets along the east side of Washington Avenue. The total area of the subject property is 22,000 square feet. The property is currently improved as a surface parking lot.

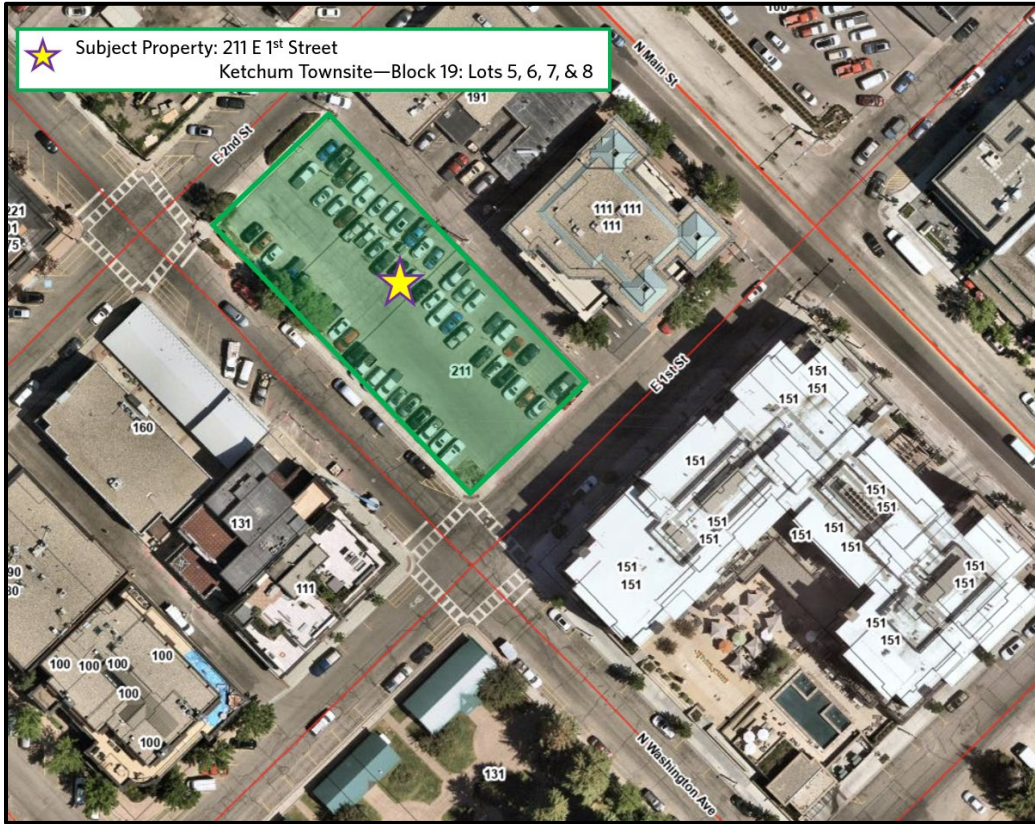


Figure 1: Subject Property

This mixed-use development (see Figure 2) includes three commercial spaces with frontage along Washington Avenue, 1st Street, and 2nd Street as well as a lobby/amenity space at the corner of 1st Street and the alley. The tuck-under, surface parking area on the ground level is accessed from the alley and 2nd Street and accommodates 41 parking spaces. The upper floors of the mixed-use

building contain 64 community housing units, including 43 studios, 13 one-bedroom units, and 8 two-bedroom units. The project's Floor Area Ratio (FAR) is 2.25 and the maximum height of the building is 49 feet. The Pre-Application Design Review submittal for the 1st & Washington Workforce Housing Project is included as Attachment A.



Figure 2: Pre-Application Submittal--2nd & Washington 3D Perspective

The project is subject to Pre-Application Design Review pursuant to Ketchum Municipal Code (“KMC”) §17.96.010.D.1 as the property is greater than 11,000 square feet. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the “Commission”) to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time. Staff recommends the Commission provide feedback to the applicant after reviewing the 1st & Washington Workforce Housing Project Pre-Application Design Review submittal included as Attachment A, the applicant’s presentation, staff’s analysis, and public comment.

BACKGROUND

Process to Date

The Planning and Building Department received the 1st & Washington Workforce Housing Project Pre-Application Design Review on June 27, 2024. The submittal was reviewed by all city departments and comments were provided to the applicant for review on July 12, 2024. Revisions in response to staff comments are not required for the Pre-Application process, and the applicant chose to proceed directly to meeting with the Commission without revising the project plans. All city department comments and feedback provided by the Commission will be addressed by the applicant upon submittal of the final Design Review application. Pursuant to KMC §17.96.010.D5, the applicant must file a complete Design Review application and pay all required fees within 180 calendars of the last Pre-Application Design Review meeting with the Commission, otherwise the Pre-Application will become null and void.

Community Housing Development Incentives

The Commission has reviewed and approved numerous downtown development projects that utilize the FAR density program by either providing community housing units on site or paying the fee in-lieu. Unlike projects that utilize the FAR bonus program, the 1st & Washington Workforce Housing Project is a community housing project as the mixed-use building provides 100% community housing above the first floor. The zoning code provides the following development incentives to encourage community housing projects downtown:

- No parking is required for community housing units (KMC §17.125.040.C1a).
- Community housing projects are eligible for 10 more feet of building height than market-rate developments. 52 feet is the maximum permitted building height for 100% community housing projects (KMC §17.12.040). Market-rate developments have a maximum permitted building height of 42 feet.
- Community housing projects may exceed the maximum permitted 2.25 gross FAR subject to Design Review approval (KMC §17.124.040.B3).

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan (“comprehensive plan”). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The comprehensive plan states, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69). The 1st & Washington Workforce Housing Project provides three commercial spaces on the ground floor and 64 workforce housing units on the upper levels.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourage the siting of housing in new developments near public transportation and retail districts (page 21). The 1st & Washington Workforce Housing Project will provide 64 new workforce housing units located within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at Main & 4th Streets and 1st Avenue & Sun Valley Road, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with the Surrounding Neighborhood

Policy CD-1.3 of the comprehensive plan states that, “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26). In addition, Policy CD-1.4 of the comprehensive plan states that, “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled older buildings as well as new larger-scaled developments. As shown in Figure 3, smaller-scaled buildings adjacent to the project site include the My House Furnishings and the Ketchum Office Club buildings to the west across Washington Avenue and the Ketchum Korner building to the east across the alley. New larger-scale

developments adjacent to the project site include the Limelight Hotel to the south across 1st Street and the Mountain Land Design building to the west across Washington Avenue.

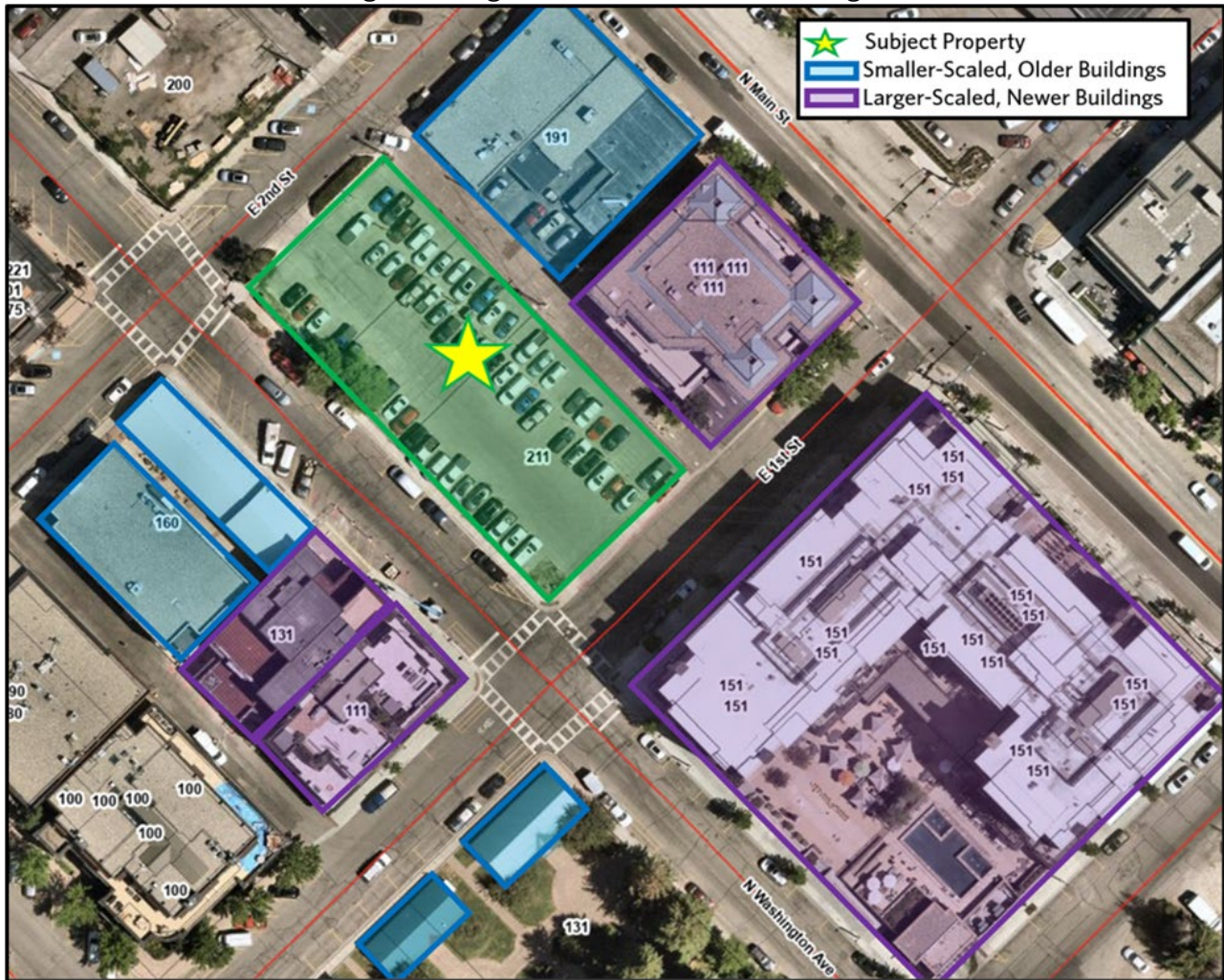


Figure 3: Smaller-Scaled & Larger-Scaled Buildings in the Surrounding Downtown Neighborhood

The project has a total FAR is 2.25 and contains four floors that extend to a maximum height of 49 feet. The project is larger in scale than older buildings in the surrounding neighborhood but comparable in size to newer developments. While staff believes that the size of this mixed-use development is appropriate for downtown, staff recommends the applicant further consider incorporating more scaling devices, including changes in wall planes and varying roof heights, as well as architectural detailing and exterior material differentiation to reduce the visual appearance of height and mass. More specific recommendations are highlighted in the Design Review Analysis section of the staff report.

The subject property is comprised of four lots that were created by Ketchum's original townsite plat map in 1948. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenues that run north and south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. The variety in building type, age, design, and size contribute to Ketchum's unique identity and authenticity. The comprehensive plan states, "New development in downtown will continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places" (page 64). The urban pattern created by the original townsite plat map is changing as Ketchum continues to grow with new infill and redevelopment projects.

Many Ketchum townsite lots have been consolidated in this area of downtown to accommodate infill and redevelopment projects. For example, eight Ketchum townsite lots were consolidated to accommodate the Limelight Hotel and four Ketchum townsite lots were consolidated for the Copper Ridge development. The 1st & Washington Workforce Housing Project proposes to consolidate four Ketchum townsite lots and the subject property has 220 feet of street frontage along Washington Avenue. Staff recommends the applicant consider further sculpting the building mass to avoid the “canyon” effect and create a rhythm that reflects the pattern of historically platted 55-foot-wide lot widths in downtown Ketchum.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. Staff was unable to verify compliance with the following dimensional standards required in the CC-2 Zone due to the level of detail in the Pre-Application drawing set. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project complies with all requirements in the CC-2 Zone.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal. All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The following analysis highlights key issues that staff has identified for the Commission’s review and consideration.

Architectural Standards (KMC §17.96.060.F & KMC §17.96.070.B)

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. The proposed design includes projections of building mass on the second and third floors. These building mass projections are distinguished by the dark brown board-on-board siding. Staff appreciates how these projections help break up the mass of the building and provide visual interest; however, certain portions of the building identified in Figure 4 appear bulky and flat due to the length and height of the building walls,



uninterrupted areas of the façade design, and repetitive window pattern.

Staff recommends the applicant consider further breaking up the mass of the building along Washington Avenue by incorporating more changes in the façade plane and provide more differentiation of exterior materials and window pattern to add visual interest.

Figure 4: Flat/Uninterrupted Portions of Façade & Repetitive Window Patterns

Pursuant to KMC §17.96.060.F2, “building character shall be clearly defined by use of architectural features.” Staff appreciates the variation of exterior materials and fenestration across the upper floors of the building but believes more architectural features and detailing are needed to help animate the façade. The repetitive pattern of the board-on-board siding, shingles, and windows appear monotonous in certain portions of the building. Staff recommends providing decks or balconies/Juliet balconies with landscaped planters at the upper levels of the building as shown in Figure 5 below and entrance terraces on the ground level to both provide more usable open space for the residents as well as to further animate the façade.



Figure 5: Opportunities to Add Decks, Balconies, or Landscaped Planters at Upper Floors

In addition, most of the 2nd Street façade at the ground level is comprised of panels screening the surface parking area. The commercial unit at the street corner extends through a small portion of the 2nd Street façade. The design of the 2nd Street façade at the ground level lacks visual interest and activity as the screening panels appear monolithic. Staff recommends the applicant enhance the design of the 2nd Street façade at the ground level by adding more landscaping, exterior material differentiation, or decorative architectural features to add more visual interest.

Pursuant to KMC §17.96.070.B4, “Roofing forms and materials shall be compatible with the overall style and character of the structure.” The roof form features an overhanging cornice that slopes slightly upwards towards 2nd Street. Staff believes that the roof design exacerbates the visual appearance of building height and mass along Washington Avenue and 2nd Street (see Figure 6). Staff recommends the applicant consider reevaluating the roof design to either: (a) flip the angle of the roof so that it slopes upward towards 1st Street as the massing is more compatible with the Limelight Hotel to the south or (b) modify the roof design to provide more variety in roof heights across the Washington Avenue façade.



Figure 6: Roof Design Exacerbating Visual Appearance of Height & Mass

Landscaping (KMC §17.96.060.I) & Public Amenities (§17.96.060.J)

The project is required to provide landscaping and public amenities pursuant to KMC §17.96.060.I & §17.96.060.J. Staff appreciates the landscaping and the outdoor seating areas provided on the ground floor; however, staff believes there are more opportunities to enhance the quality of these ground-level public gathering spaces by providing more seating and landscaping. Staff recommends the applicant consider adding more outdoor seating like benches as well as landscaped planters to enhance the design of public outdoor gathering spaces at the ground level.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Planning and Zoning Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

- A. 1st & Washington Workforce Housing Project Pre-Application Design Review Submittal

Attachment A
1st & Washington
Workforce Housing Project
Pre-Application Design Review
Submittal



**City of Ketchum
Planning & Building**

Pre-Application Design Review

OFFICIAL USE ONLY
File Number: P24-058
Date Received: 6/27/24
By: GB
Pre-Application Fee Paid: \$0
Design Review Fee Paid:
By:

Submit completed application and documentation to planningandbuilding@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: 1st & Washington	Phone:	208.727.5086	
Owner: Ketchum Urban Renewal Agency	Mailing Address:	PO Box 2315, 191 Fifth St. W. Ketchum, Idaho 83340	
Email: sfrick@ketchumidaho.org			
Architect/Representative: Pivot North Architecture	Phone:	208.690.3108	
Email: ian@pivotnorthdesign.com	Mailing Address:	116 South 6th St Boise, Idaho 83702	
Architect License Number: AR-98430 (John King)			
Engineer of Record:	Phone:		
Email:	Mailing Address:		
Engineer License Number:			
Primary Contact Name and Phone Number: Ian McLaughlin, 208.690.3108 ext. 717			
PROJECT INFORMATION			
Legal Land Description: Lot 5, Block 19 / Lot 6, Block 19 / Lots 7 & 8		Street Address: 211 E 1st St, Ketchum, Idaho 83340	
Lot Area (Square Feet): 22,000	Zoning District: CC (Community Core)	RPK #: 0000019005B, 0000019006B, 00000190070	
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Mixed-Use, Multi-family	Number of Residential Units: 64 Units		
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	NA Sq. Ft.	NA Sq. Ft.	
1 st Floor	(excluding 12,200sf garage) 6,190 Sq. Ft.	NA Sq. Ft.	
2 nd Floor	15,327 Sq. Ft.	NA Sq. Ft.	
3 rd Floor	15,327 Sq. Ft.	NA Sq. Ft.	
Mezzanine 4th Floor	12,726 Sq. Ft.	NA Sq. Ft.	
Total	49,570 Sq. Ft.	NA Sq. Ft.	
FLOOR AREA RATIO			
Community Core: No FAR limit, community housing	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 84%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: Level 1-3 = 5' ave., Level 4 = 10' ave.	Side: Level 1-3 = 5' ave., Level 4 = 10' ave.	Side: Level 1-3 = 5' ave., Level 4 = 10' ave.	Rear: Level 1-3 = 3', Level 4 = 10' ave.
Building Height: 49'-0" building height			
OFF STREET PARKING			
Parking Spaces Provided: 41	Curb Cut: Existing on 2 nd St. Sq. Ft.	%	

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

Ian McLaughlin, on behalf of KURA

06/25/2024

Signature of Owner/Representative

Date

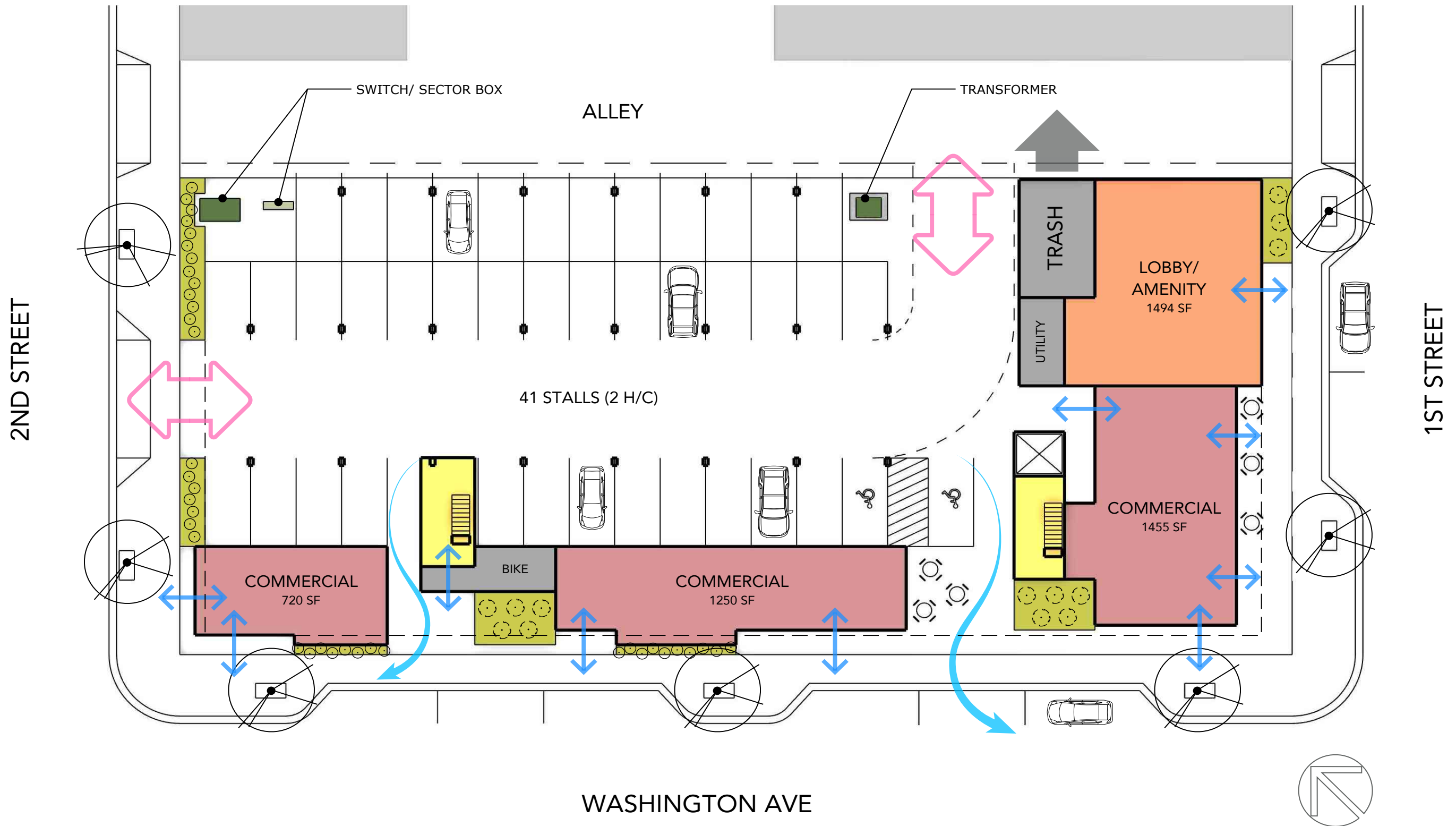


1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



LEVEL 1 - CONCEPT FLOOR PLAN & SITE PLAN

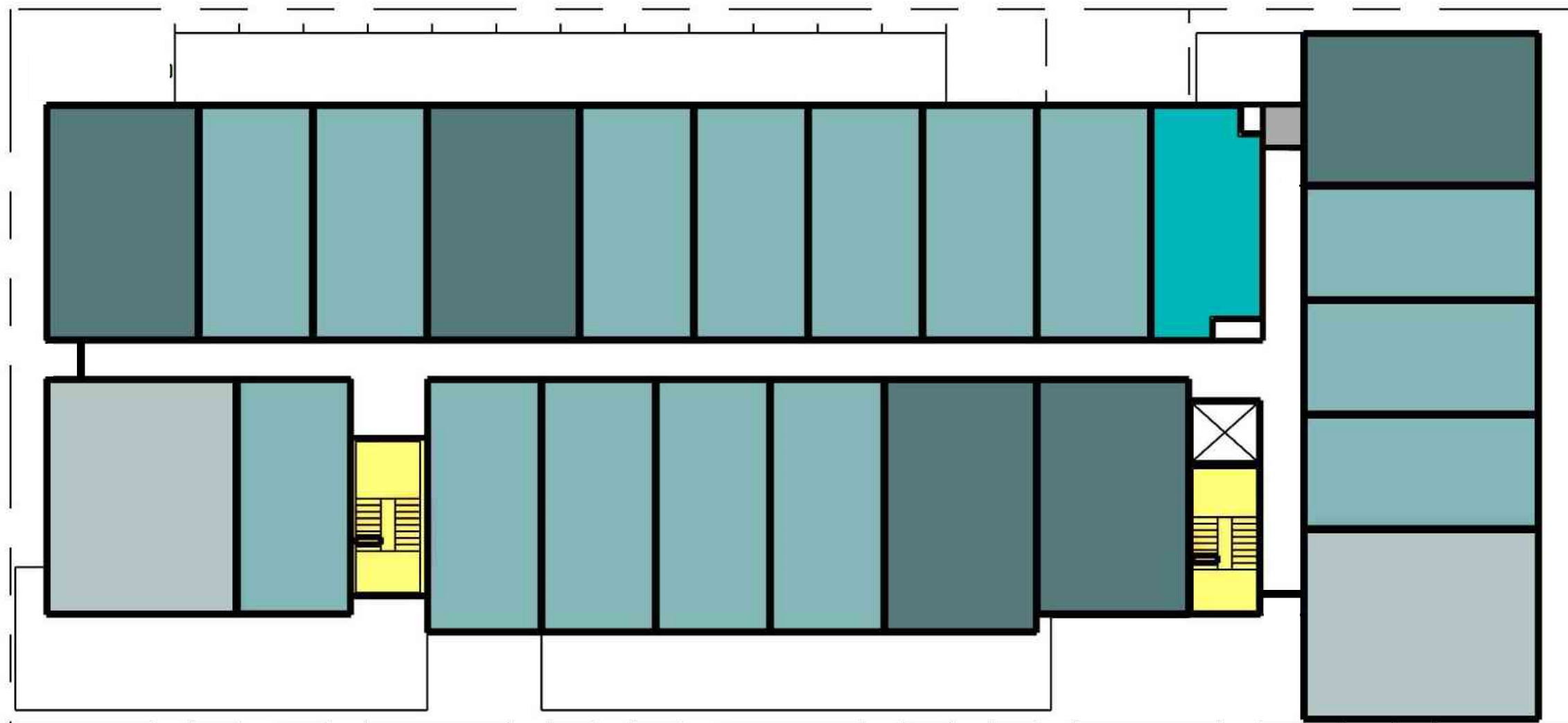
SCALE: 1" = 20'-0"

1ST & WASHINGTON





DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





15,327 SF

	STUDIO A	3
	STUDIO B	40
	1-BED	13
	2-BED	8
TOTAL		64

LEVEL 2-3 - CONCEPT FLOOR PLAN

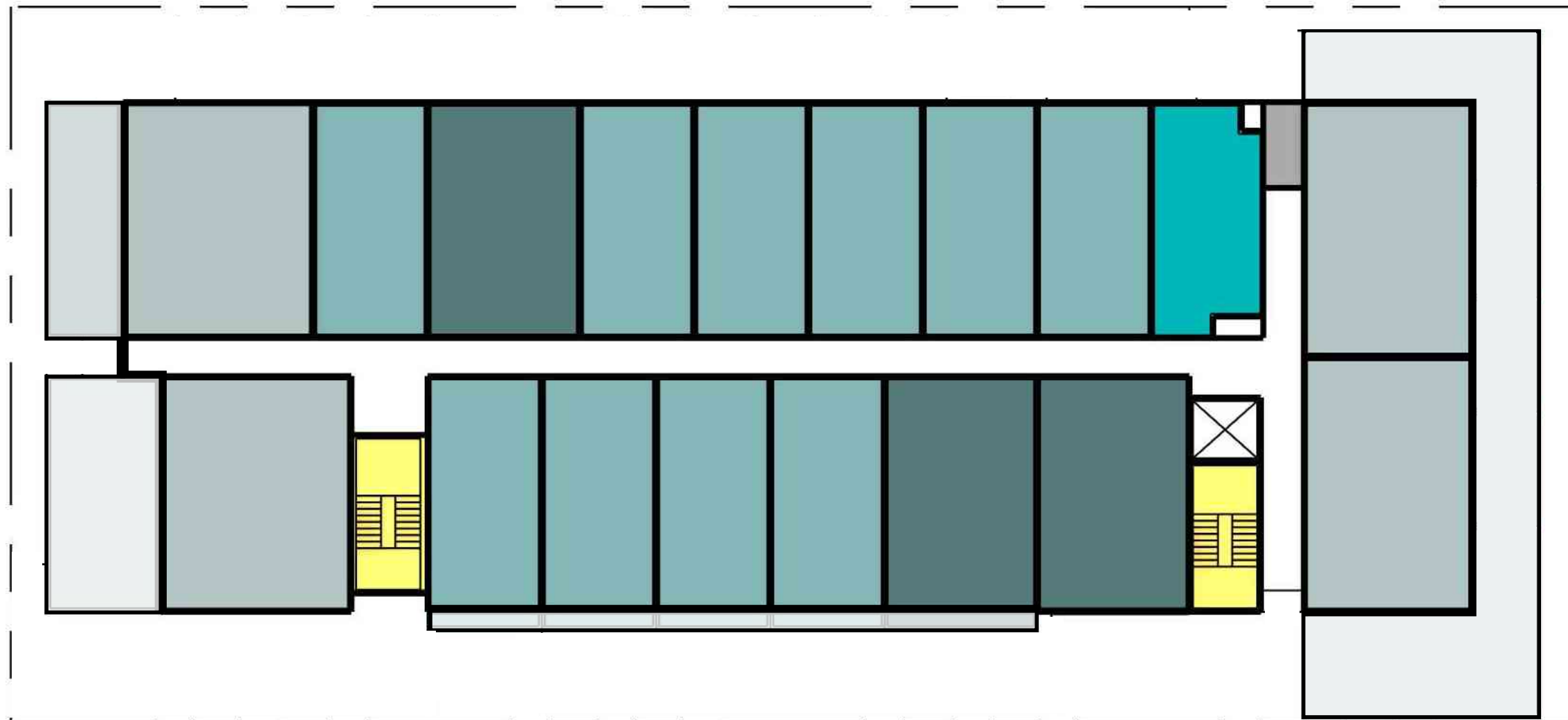
SCALE: 1" = 20'-0"





1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



	STUDIO A	3
	STUDIO B	40
	1-BED	13
	2-BED	8
TOTAL		64

12,726 SF



LEVEL 4 - CONCEPT FLOOR PLAN

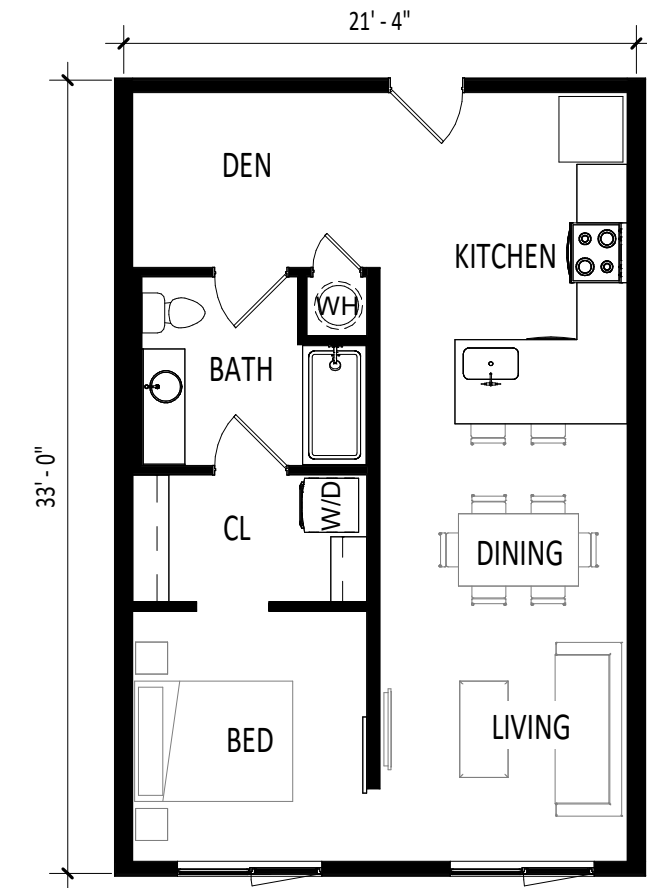
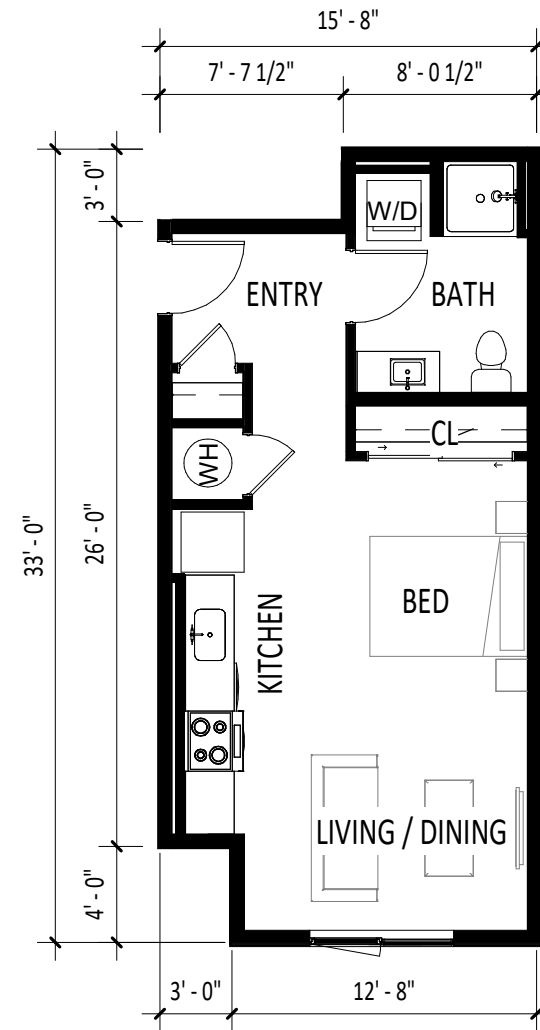
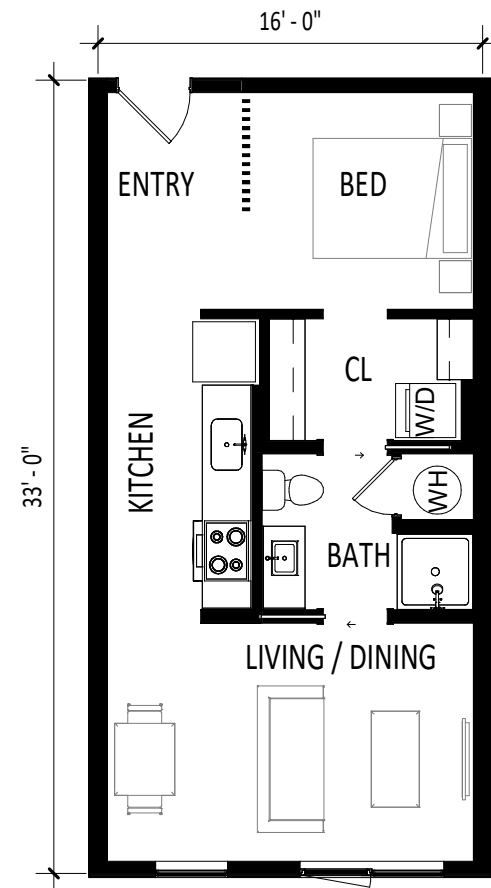
SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



CONCEPT UNIT PLANS

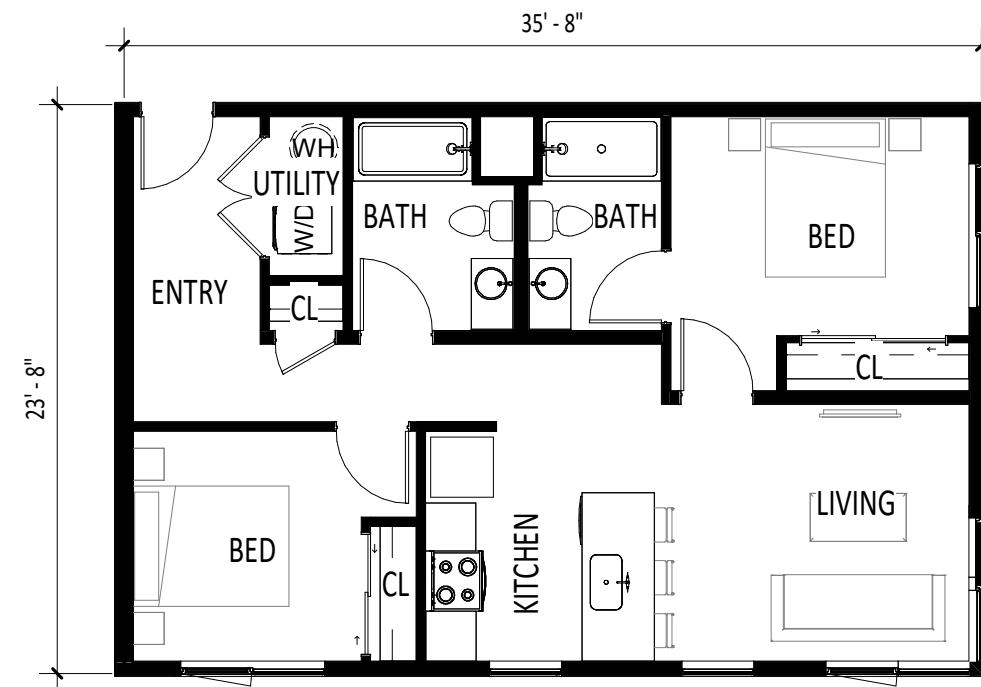
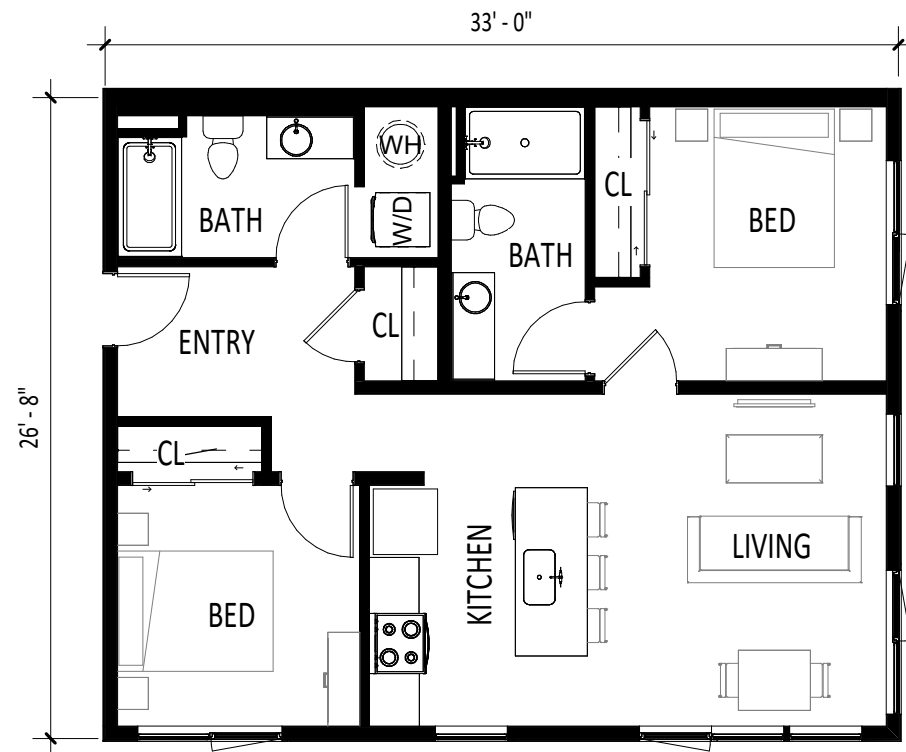
SCALE: 1/8" = 1'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



CONCEPT UNIT PLANS

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

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





FIRST STREET



WASHINGTON AVE

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

pivot north



SECOND STREET



ALLEY

CONCEPT ELEVATIONS

SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



BOARD ON BOARD



SHINGLES



SIDING



CONCEPT MATERIAL PALETTE

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



3D PERSPECTIVE - SECOND & WASHINGTON

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340



3D PERSPECTIVE - WASHINGTON AVE

1ST & WASHINGTON

DATE: 06.25.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340

ELEVATION DETAILS



June 25th, 2024

Attn: Abby Rivin & Morgan Landers
Planning and Building Department
1st & Washington | Project Narrative

Planning and Building Department,

On behalf of Pivot North Architecture and the development team, we appreciate the opportunity to work with the City of Ketchum on this exciting project. Please see below for a narrative of the projects concept and approach, identifying how it is meeting the Design Review design criteria.

Compatibility of Design / Architectural

The project envisions commercial spaces laminating the tuck-under parking with efficiently configured work-force housing on the levels above. The four-story volume is organized along a T-Shaped, double-loaded corridor that takes advantage of the Washington Avenue, Second, and First Street frontages and views. Residential units are set back from the alley and street sides to emphasize the ground floor uses. While the fourth floor is set back further to be sensitive to adjacent buildings and minimize the massing of the building.

The design of the building creatively integrates elegant and durable materials which can be found in the surrounding context of Ketchum; including board on board siding, shingles, and horizontal wood siding. The color selections will be harmonious with adjacent buildings and feature a warm material palette.

The massing is further broken down along the Washington Ave side where three volumes project out carrying the board-on-board siding around the building. Additional modulation is provided at the stairs and internal corridors where windows are recessed and accentuated with a contrasting material.

The project prioritizes pedestrian connectivity through the activation of the street. A mix of commercial, retail, and residential spaces of varying sizes provides variety and flexibility for future tenants. These functions will feature large swaths of glazing to minimize blank walls and reveal activity within the spaces. Planters will be integrated into the façade and not obscure the glazing.

The roofing form features an overhanging cornice, referring to the detailed cornice work of brick buildings on Main Street and the deep overhangs of adjacent buildings. The cornice also provides a top to the building helping to for-shorten it and reduce its perceived height. A wood soffit adds warmth to the building and ties it into the rest of the design.

Drainage / Utilities / Service Areas & Equipment

All storm water will be retained on site and drainage facilities will be constructed to City standards. Utility improvements required by the project will be installed per Ketchum City standards as well. Trash will be collected off the alley and will be screened from public view within the building. Electrical equipment will be coordinated with Idaho Power and installed in locations where they can be adequately screened. Mechanical equipment will be located on the flat roof which will be partially screened by the parapet of the building but will also include mechanical screening.

Circulation / Streets / Sidewalks / Public Amenities

Street and sidewalk improvements will be constructed where required and per City Standards. Curb cuts are minimized, with a single access point off Second Street. Public amenities like seating and trash receptacles will be incorporated into the site design and coordinated with the landscaping.

The design features awnings at building entries along First Street, which provide shelter for occupants as well as better identify entrances. These will extend over the public sidewalk to meet City design standards. Additional building overhangs provide shelter for pedestrians as well as opportunities for exterior seating around the perimeter of the building.

Snow Storage

To meet snow removal requirements the project will explore snow-melt systems or snow removal to an off-site location. Traditional snow-melt systems may conflict with the project’s sustainability goals as they will introduce another energy source (gas) into an otherwise all electric building.

Surface Parking Lots / Bicycle Parking

Understanding community housing units and retail less than 5,500 sf are exempt from City parking requirements, the project still aims to maximize parking while balancing the need with the desire for functional, active, ground floor uses. A total of 41 parking stalls are provided at grade. Parking is concealed by the second floor above and wrapped on three sides by the building. Access is provided off Second Street and the alley. A secondary circulation option, removing the alley access but keeping the Second Street access would allow for the addition of 4 additional parking stalls, bringing the total to 45.

As a result of no vehicular parking being required by code, only one bicycle rack is required. However, understanding the benefit to the community and residents, the project will aim to maximize bicycle parking on site.

Landscaping

Landscaping will be thoughtfully integrated into the design of the building and feature drought-tolerant, regional vegetation. With limited landscaping opportunities due to the constraints of the site, the landscape will be incorporated along the frontage of the building and help to accentuate the design and define public spaces.

The proposed design aims to energize the street while providing a mix of much needed workforce housing, helping to contribute to a vibrant and walkable downtown.

Thank you for your time and please contact me with any questions you may have.

Sincerely,



Ian McLaughlin, Project Manager Lead, Pivot North

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, August 5, 2024 9:56 PM
To: Participate
Subject: Fwd: Public Comment : THE FIRST AND WASHINGTON PROJECT

Sent from my iPad

Begin forwarded message:

From: Pat Higgins <pathiggins@cox.net>
Date: August 5, 2024 at 9:54:34 PM MDT
To: City Ketchum <participate@ketchumidaho.org>
Subject: **Public Comment : THE FIRST AND WASHINGTON PROJECT**

Dear members of the Ketchum City Council, P & Z and KURA,

It seems to me after digging into the extensive 136 Page Dixon Resources Parking Data Report on the KURA website from July 27, 2021 I wonder , could it be outdated in just a few short years?

After reading the 9 page Parking Options Report from the KURA , I understand why the 'downtown business' do not support your affordable housing project unless there is adequate parking for the public. The business' are very much for affordable housing , but not at a loss of parking for customers and employees. People will not stop in Ketchum to shop, local stores and restaurants will have to cut back and will close . Your plan will kill this town. The "Beautification of Main Street" Project we have experienced since April , has clearly shown us why business is down by at least 30%. Local residents have been avoiding going downtown this summer. More road construction next year.....who will be in business then ?

Many Ketchum residents and business owners are shell shocked. The city has issued far too many building permits without thinking what the consequences would be for local businesses , residents and visitors during a very busy summer. The July 24th KURA presentation was met with minimal support for the project unless there is a plan for public parking.

The KURA report confirms parking is a problem in the downtown core , especially adjacent to Argyos, Limelight Hotel and the Forest Service Park. Was the removal of 25 plus parking spaces on main street even included in their report before their recommendations? How can you expect any small businesses to survive without having any kind of parking ? How can a Performing Arts Center survive , without any parking? Included in my letter are a few excerpts in KURAs own verbiage from the 9 page report (bottom of page 1 and top of page 2) KURA March 13 , 2023.

Titled RECOMMENDATION TO PROVIDE DIRECTION ON FUNDING PUBLIC PARKING IN THE FIRST AND WASHINGTON PROJECT

Introduction/History

This report provides the following information to assist the Board in the decision to include and fund public parking at the First and Washington site:

Report Summary

The following summarizes the information in this report:

- To promote and facilitate a vibrant and year-round downtown, in 2017 private parking requirements were reduced for priority uses. This shifted parking demand from private responsibility to public responsibility. The city accepted the responsibility and implemented parking management strategies and added additional public parking in the downtown.

- Demand for public parking is at capacity in some areas of the downtown during peak periods. However, overall, there is a sufficient supply of short-term public parking throughout the downtown located within a 5–10-minute walk.

- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.

- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have public parking structure to handle long term demand.

- Two parking options meet the KURA goals for the project. The options provide 54 or 93 public parking spaces. The cost estimate for these options is \$9.4 million and \$13.5 million respectively.

- KURA has the capacity to fund \$8-\$9m million for parking. This consists of a borrowing capacity of \$4.5-\$5.0 million and cash consisting of \$4.0 million.

- Depending on the configuration of the parking, either all shared parking for the public and residential tenants or a combination of dedicated residential parking and separate public parking , the development could share in the parking costs. This would need to be negotiated and could impact the rental rates of the units.

I understand the KURA funds expire in 2030, passing this very important project before the Comprehensive plan is revised is not a good move .

Please put a pause on this project till all the road construction is done and the new Comprehensive Plan is updated. Please

listen to the business owners , without them we don't have
much of a town.

Pat Higgins

Ketchum

Cyndy King

From: cfabian0202@aol.com
Sent: Sunday, August 4, 2024 2:32 PM
To: Participate
Subject: Regarding First and Washington

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to see time run out and the KURA funding go back to the entities. This is the wrong place for a building this size. There is not enough parking the the building tenants or for parking for the nearby businesses. The surrounding businesses are totally against as are the customers. The loss of parking places on Main is bad enough! Please listen to us!!
Cindy Fabian

Cyndy King

From: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

We are business owners in downtown Ketchum. We feel that all of the new housing that has been built in downtown with minimal parking has created a terrible parking problem. People are constantly parking in our private parking areas and going to other destinations. This causes enforcement problems and bad feelings from those involved. We are totally against developing the city parking lot into more housing. We feel that this property should be developed into a multi story parking garage which would help solve the lack of parking issue that now exists in downtown Ketchum. Thank you for your consideration.
Robert and Kathryn Gardner
Sent from my iPad

Ketchum Business Advisory Coalition Public Comment
to Ketchum Planning and Zoning Commission

The Ketchum Business Advisory Coalition (KBAC) began a petition on June 14th, 2024, asking KURA to put a “pause” on any development currently proposed for the Washington Street parking lot until the new comprehensive plan and new zoning ordinances, which are currently in process, are completed and approved by Planning & Zoning and Ketchum City Council. This petition is available online at <https://www.change.org/p/pause-washington-street-lot-development-in-ketchum-idaho>, and paper copies have been available at Ketchum businesses. KBAC plans to continue collecting signatures over the coming weeks, but as of August 10th, 2024 we have the following data to share with Ketchum Planning and Zoning Commission:

Total Signatures: 1,424
Total for Idaho: 1,063/75%
Wood River Valley (Sun Valley/Ketchum/Hailey/Bellevue) 1,014/71%
Ketchum: 675/47%
Sun Valley 158/11%
Hailey 166/12%
Bellevue 15/1%
No City Listed 109/8%

This information as shared with KURA on August 4th, 2024.

KBAC supports affordable housing efforts, but is concerned that the plan for the Washington St. lot does not provide adequate parking for residents, and that the City does not have a plan to replace the nearly 100 spots that have been lost in the three blocks surrounding Washington St with the removal of parking on Main Street, the lot next to Vintage Restaurant, loss of street parking with widening sidewalks, and the potential loss of parking at the Washington St. lot. The business community is asking for the creation of a realistic downtown parking management plan before the loss of additional parking spots at the Washington St. lot, which we are confident can be addressed with the new comprehensive planning and zoning ordinances.

Thank you,
KBAC Board of Directors
Bronwyn Nickel Roger Roland
Holly Mora Jed Gray
Pete Prekeges Tom Nickel
Scott Curtis Cindy Forgeon
Julie Johnson
Duffy Witmer
Trevor Thomas

Ketchum Business Advisory Coalition Public Comment
to Ketchum Planning and Zoning Commission

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Thank you,
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Bronwyn Nickel Roger Roland
Holly Mora Jed Gray
Pete Prekeges Tom Nickel
Scott Curtis Cindy Forgeon
Julie Johnson
Duffy Witmer
Trevor Thomas

Cyndy King

From: Connie Price <connieprice@mac.com>
Sent: Saturday, August 10, 2024 7:27 AM
To: Participate
Cc: Tony [REDACTED] Price
Subject: Washington Street Lot

Follow Up Flag: Follow up
Flag Status: Completed

Please consider a public parking structure at Washington and First. Collecting parking in one central location would allow development in other parts of the city core. Parking is essential for the Argyros, Limelight , Farmers Market and Ketchum Alive and the growing number of restaurants and stores. We need a vibrant downtown that brings people together from all parts of Blaine County. Building community through shared events helps to lessen the divisions we have experienced since Covid. We need to support our local businesses and they cannot thrive if people cannot park. Thank you for your consideration. We love doing all our business locally and attending local events. Please help everyone who is car dependent to continue to enjoy Ketchum.

*Connie
Better Together*

Connie Cox Price
415-722-4464

Sent from my iPad

Cyndy King

From: Full Suspension <FullSuspension@protonmail.com>
Sent: Monday, August 12, 2024 11:09 AM
To: Participate
Subject: More high rises?

City of Ketchum,

I own a house in Sun Valley and I am also from California so maybe my vote doesn't count but, no, I do not want any more high-rises approved starting now including the one you have planned for the parking lot behind the Thunder Paws pet store.

Also, I don't want any more low income, housing on prime downtown Ketchum real estate.

Thank you.
Jim Huyck

Cyndy King

From: Fagerholm <vectorfins@gmail.com>
Sent: Monday, August 12, 2024 11:26 AM
To: Participate
Subject: Parking

Elected officials of the People

Please- As you have heard, the people who you work for have voiced their opinion on the destruction of one of the last remaining parking areas in ketchum.

I add my voice in saying no to this bad idea. Leave it standing as parking.

50 year resident

Jeff Fagerholm



Virus-free. www.avast.com

Cyndy King

From: Warren Benjamin <thebenj4@gmail.com>
Sent: Monday, August 12, 2024 12:02 PM
To: Participate
Cc: Julie Johnson
Subject: Public Comment-Re-Development Washington Street Parking

Please forgive my not attending in person the upcoming P&Z meeting. I would however like to comment on the above subject.

Since February, 2024, many of us in the community and local businesses have voiced our concern over the potential loss of parking at Washington Street & 1st Avenue.

Since that time, the community has rallied in support of a PAUSE & to re-think this decision by city officials:

1. A local petition has gathered over 1,600 signatures (1/2 the local population) to pause any decisions at this location
2. The local business community has spoken in asking city officials to reconsider its decision
3. A newly formed and effective Ketchum Business Advisory Board has been formed to represent the local business community on this issue. They are now recognized as the voice of the businesses in town having spoken at meetings to city council and KURA.

To date, these actions have caused KURA to hold a public workshop to solicit further comments on this issue. KURA has stated that "if the community does not want to lose this valuable parking lot," perhaps we should reconsider.

Further, members of the City Council have listened to these objections and await further action by other city organizations.

Finally, P&Z has an important and valuable decision to demonstrate to city officials that they are opposed to the development of affordable housing at this location.

The community recognizes the importance of affordable housing as our community continues to grow. However, the community also depends on the financial strengths of our local businesses to provide valuable products and services. The Washington Street lot represents a key location for locals, visitors, second home owners and employees to park as there are no other viable alternatives in the downtown corridor.

Your decision is bigger than the design or architectural renderings submitted for this project. It involves your desire to keep Ketchum financially thriving for our local businesses.

Here's hoping you send a message that there must be a better alternative to this issue than the loss of the Washington St lot.

Thanks

Warren Benjamin

We'd like to lend our support to the first and Washington project. This project is critical in our effort to help supply adequate work force housing for our community. We like the fact that in addition to creating a large number of units, it focuses on a different segment of our workforce than other projects. It will focus on a range of incomes from 80-155% of AMI (Area Median Income) who work for local businesses.

We have many people in our community who might be well-educated young professionals, but still can't afford to live here. These shop workers, teachers, firemen, nurses and others, make too much to live in federally subsidized housing, but not enough to afford the limited number of market rate rentals. These workers are critical to our community. This project will put a dent in that need.

Much has been made of the need for parking, but this not an either-or situation. The need for both can be true. We have so few properties that have the size and location to make housing projects financially feasible. In this case, with the Ketchum URAs property on First & Washington, the highest and best use is workforce housing. This project is only possible because of the hard work of the Wood River Community Housing Trust, an Idaho nonprofit, working in cooperation with KURA, mission minded donors, and the City of Ketchum.

As long-time small business owners, we hope that everyone can look at this project with an open mind and support what is best for our employees and our community.

Keith and Paula Perry
Annette Frehling, Sister
Jacob & Tara McFarlane, Maude's

Cyndy King

From: Elise Lufkin <e.lufkin@gmail.com>
Sent: Monday, August 12, 2024 12:56 PM
To: Participate
Subject: Washington Street lot proposed development

I strongly oppose development of the Washington St. lot until the new P&Z Codes and Comprehensive Plan has been passed by Planning and Zone and Ketchum City Council. This badly conceived plan will create havoc in the middle of town. Of course we need more affordable housing, but this is not the place for it.

Elise Lufkin

101 Greenhorn Loop

Hailey, ID, 83333

Sent from my iPhone

Cyndy King

From: Jack Kueneman <jkueneman@gmail.com>
Sent: Monday, August 12, 2024 1:12 PM
To: Participate
Subject: Pause

P&Z and City Council -

Please pause the development of the First and Washington public parking lot. Unfortunately, prior city administrations allowed the ARG to be built without considering long term parking. I believe you are proposing just too much of a parking reduction between a)Main Street, b)the current lot itself and c)only 2/3 space per unit at proposed development.

At least pause to re-analyze parking after Bluebird and Main Street reductions.

Jack Kueneman

Cyndy King

From: John Melin <johntmelin@gmail.com>
Sent: Monday, August 12, 2024 1:47 PM
To: Participate
Subject: Washington Street Project

To Anyone Who Listens at the City of Ketchum,

As the owner of two businesses and one residence in the City of Ketchum, I am adamantly opposed to this project. The project is a terrible use of City assets and the elimination of parking is an abuse to the downtown business community.

John Melin

Cyndy King

From: Timothy Mott <tim@mottventures.com>
Sent: Monday, August 12, 2024 2:43 PM
To: Neil Morrow; Susan Passovoy; Matthew McGraw; Tim Carter; Brenda Moczygemba
Cc: Timothy Mott; Participate; Suzanne Frick; Jade Riley; Neil Bradshaw; Tim Wolff; Steve Shafran; Mary DeWitt Wilson
Subject: 1st & Washington, P&Z Pre-Application Design Review, August 13th 2024

Follow Up Flag: Follow up
Flag Status: Flagged

To: The City of Ketchum P&Z Commissioners
Re: August 13th 2024, Agenda Item 3. Pre-Application Design Review for the 1st and Washington Community Housing Development

Good day Commissioners.

Typically, I think, P&Z meetings have focussed mostly on code and architectural considerations.

I believe however there is a broader mandate; see (A) below for excerpts from the City Code 17.96.

Regarding the responsibility for ensuring general *Conformity* to the *Comprehensive Plan*, see (B) below for the first three Goals of that plan and for an excerpt from the Mobility policy. We need convenient parking for the customers and patrons of our downtown businesses if the town is to remain *Vibrant and Economically Viable*.

Additionally, please consider that *Safety* is compromised anytime citizens are required to navigate sidewalks in disrepair or in the road itself, and the lack of parking in this envisioned development will indeed require more such navigation.

Utilizing the 1st & Washington lots in the way envisioned will impact possible *Future Development* of adequate parking as there is no other real estate like this available for convenient downtown parking.

With respect to the 1st & Washington development itself, see (C) below for excerpts from the KURA report on parking.

Lastly, (D) below is a summary and status of the "Pause" Petition sponsored by the Ketchum Business Advisory Coalition.

Please consider these points when providing feedback on the 1st & Washington development under review as we clearly need parking for the customers and patrons of our downtown businesses, as well as housing for their employees.

Thank-you.

Attachments

(A) CITY OF KETCHUM CODE, TITLE 17.96, DESIGN REVIEW

17.96.020 - Purpose.

The purpose of this chapter is to maintain and enhance appearance, character, beauty and function of the City, to ensure that new development is complementary to the design of existing City neighborhoods and to protect and enhance the economic base of the City of Ketchum.

17.96.050 - Criteria, conditions and security.

modified

Criteria. The Commission shall determine the following before approval is given for design review: A.

The project does not jeopardize the health, safety or welfare of the public. 1.

The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan. 2.

The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time. 3.

Conditions. The Commission may impose any condition deemed necessary to ensure the health, safety, or welfare of the public is not jeopardized. The Commission may also condition approval of a project with subsequent review and/or approval by the administrator or planning staff. All conditions of approval must cite the appropriate standard for imposing such condition. Conditions which may be attached include, but are not limited to, those which will: B.

Ensure compliance with applicable standards. 1.

Require conformity to approved plans and specifications. 2.

Require security for compliance with the terms of the approval. 3.

4.

Minimize adverse impact on other development.

5.

Control the sequence, timing and duration of development and ongoing maintenance.

6.

Require more restrictive standards than those generally found in this Code.

(B) COMPREHENSIVE PLAN 2014

SECTION 1, CHAPTER 1, CORE COMMUNITY VALUES - Page 8

1. A Strong and Diverse Economy

Ketchum sees itself with a stable and diverse economy melding the benefits of our traditional tourism economy with businesses that serve the year-round population. Our town promotes its friendly and safe small-town character, including our excellent schools and openness to entrepreneurship. We value a thriving year-round population of people who can work, live and engage in a dynamic Ketchum community. We value and support local businesses that contribute to our uniqueness and vibrancy. We welcome new companies. We have excellent infrastructure, including state-of-the-art broadband, to support a wide range of businesses. We also realize that the changing and competitive tourism industry requires us to strive to be an exciting place and aggressively broaden our marketing efforts to reach new potential visitors.

2. Vibrant Downtown

Our downtown core is critical to the economic health and well-being of Ketchum. It functions as both an economic engine and the symbolic "heart and soul" of the City. We will preserve this vibrant commercial area as a place where local businesses can thrive and where people can congregate. Downtown must be a place that people can reach easily by foot, bike, and transit. We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitors for shopping, dining, and entertainment. Enhancements and efforts to support events, the arts, and Ketchum's history and culture will make downtown an even greater community asset.

3. Community Character

You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our

community gateways, the undeveloped hillsides, and night skies is a priority. Geographically, downtown is a focal point and plays a key role in how our community looks and feels to locals and visitors. People value the opportunity to come together in the city's well-defined community spaces.

SECTION 2, CHAPTER 7, MOBILITY - Page 40

Downtown Parking Availability

The adequacy of downtown parking continues to be a source of debate. While analysis has shown the overall number of parking spaces to be sufficient to meet present needs, some high-demand areas are substantially more congested at certain times of the year. In some high-congestion areas, business owners have said that lack of parking has hurt their businesses.

Based on population and employment forecasts and present transportation modes, future downtown parking demand could increase dramatically. The actual level of increase will depend on many factors, including development patterns, the mix of land uses, and opportunities for alternative travel modes.

(C) KURA STAFF REPORT, MARCH 13 2023

REPORT SUMMARY, Pages 1-2 AND CONCLUSIONS Page 8

- Demand for public parking will continue to increase downtown. Some areas downtown are at capacity during peak periods.
- Demand for long-term employee and resident parking will continue to increase, especially in the winter, creating the need for additional long-term parking spaces. The First and Washington site provides the opportunity for long-term parking to meet future demand.
- The area around First and Washington is transforming into a destination location with two new hotels, the Argyros Theater, the Farmers Market and other events at Forest Service Park and surrounding new mixed use commercial and residential projects. Short and long-term parking demand will increase in this area. Ketchum is the only resort city of similar size that does not have a public parking structure to handle long term demand.

Parking Demand and Utilization in the Downtown Page 3

Over time, the private parking reductions directly impact the supply and demand of public parking downtown creating an increased demand for public parking. The availability of parking is critical to the success and continued vibrancy of the downtown. Since the parking reductions occurred, the city has

(D) KETCHUM BUSINESS ADVISORY COALITION "PAUSE" PETITION

Over 1,400 Signatures in 60 Days (cf. only 1500 Votes cast in the last Ketchum Election Cycle)

The undersigned are requesting that the KURA put a “pause” on any development currently proposed for the Washington Street parking lot until the new comprehensive plan and new zoning ordinances, which are currently in process, are completed and approved by Planning & Zoning and Ketchum City Council.

This petition was created by the Ketchum Business Advisory Coalition, a group of Ketchum business owners with the goal of creating positive, collaborative partnership with the City of Ketchum, and to advise the City on needs and support of Ketchum's small business community.

Cyndy King

From: Mary Fauth <mary@blainecf.org>
Sent: Monday, August 12, 2024 5:31 PM
To: Participate
Subject: Public Comment for 8/13/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

I'd like to submit my support of the project being proposed at 1st & Washington.

PRIORITIZE PEOPLE OVER PARKING PLEASE!

I went to the open house for the 1st & Washington project. Nothing about that crowd represented who this project would positively affect. In fact the night of the meeting we spoke to staff at the Limelight Hotel and they knew nothing about it. As usually does happen with these public processes, it brings out the most negative voices. I'd like to help represent the workers and the families that this project would house.

33% of Ketchum households can't survive month to month. While they can't afford a simple emergency, most of them have income that would disqualify them from projects like Bluebird. In the more southern areas in the county, the percentage is 42-48% of each of the cities. Having housing they could afford closer to their jobs would reduce costs to commute and increase time with their families in the community where they work. This also increases their ability to address an emergency and lessen the need for services such as our Emergency Financial Assistance. Not to mention being more healthy and able to plan for the future.

I understand that businesses have taken a hit during the main street redevelopment and their fatigue is real, but I can't help but wonder what they'll be saying when more people are strolling the wide beautiful sidewalks outside their business doors, when potentially hundreds of people will be shopping and eating with them year-round because they live so close to the core, or when they get to hire from this pool of workers. These results all come as hard decisions at times like this.

A few nights after the open house I was at a residence a block away from this future project... there were dozens and dozens of unutilized parking spots. It was dead silent on these streets just a couple blocks off main. We are not utilizing what we have.

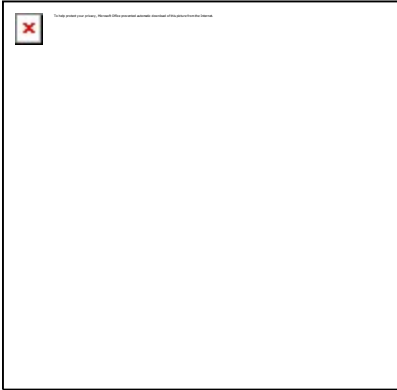
This is one of many much-needed projects. With its focus on the middle-income workforce, the number of jobs it will represent is the vision of Ketchum we need. It's been in the making for many years, and this lot is designated to provide housing. The parking structure conversation has happened and it's been determined to come at too great a cost, especially at this site.

You could hit pause and require a greater investment in parking here. It would derail housing we need NOW and potentially create the inability to find the right developer to execute a different version of this project many many years from now. It took over a decade to get Bluebird, and I believe a number of failed versions before that. Now that there is investment (studies/plans/time/etc), a developer with the

right mission and vision, a housing department with skill to execute the plan, and a will of our leaders to see this through... I just hope convenience doesn't win out over people.

--

Mary Fauth (she/her)
Executive Director



Blaine County Charitable Fund
111 N. 1st Ave Suite 2J / PO Box 265
Hailey, ID 83333
Office: (208) 244-5205 ext. 700
www.blainecf.org

Cyndy King

From: Abigail Lufkin <ablufkin@gmail.com>
Sent: Tuesday, August 13, 2024 6:52 AM
To: Participate
Subject: Oppose Washington lot building project

I am a Ketchum resident (511 N Canyon Run) and would like to register my strong opposition to the planned destruction of the town's public parking and the construction of the housing project on the Washington Lot. At the very least this project should be delayed while the citizen's concerns are addressed. Thank you for your time in reviewing this.

Sincerely, Abigail

Abigail Lufkin LCSW
Individual and Couple Psychotherapy
Sport Psychology Consultant

Cyndy King

From: Robert & Kathryn <rkgardner@svskylan.net>
Sent: Sunday, August 11, 2024 10:42 AM
To: Participate
Subject: Housing project

We are business owners in downtown Ketchum. We feel that all of the new housing that has been built in downtown with minimal parking has created a terrible parking problem. People are constantly parking in our private parking areas and going to other destinations. This causes enforcement problems and bad feelings from those involved. We are totally against developing the city parking lot into more housing. We feel that this property should be developed into a multi story parking garage which would help solve the lack of parking issue that now exists in downtown Ketchum. Thank you for your consideration.
Robert and Kathryn Gardner
Sent from my iPad

Cyndy King

From: Mark <markefosburg@yahoo.com>
Sent: Tuesday, August 13, 2024 11:08 AM
To: Participate
Subject: PAUSE PLEASE Washington St lot

Please pause proceeding with the Washington Street lot development until a comprehensive plan is approved and in place. Doing the wrong thing fast will harm our community.

Mark Fosburg

Sent from my iPhone

Cyndy King

From: Aneta Fosburg <nanetka27@hotmail.com>
Sent: Tuesday, August 13, 2024 11:40 AM
To: Participate
Subject: Pause please

Please, pause the Washington street development.
Aneta Fosburg

Cyndy King

From: sally onetto <onettosally@gmail.com>
Sent: Tuesday, August 13, 2024 11:47 AM
To: Participate
Subject: P & Z Meeting for Washington Lot August 13th

To whom it may concern

I wish to comment on the proposed development of the Washington Lot in Ketchum

As a full time resident of Ketchum, watching these new developments appear in our mountain town, I am horrified by the industrial heavy design of the proposed building.

Yes, we need affordable housing especially for our teachers, hospital workers, and fire and police employees but after Bluebird which is almost uniformly unavailable to them because of income ceilings, is this the best we can offer? Not enough parking, too far from our elementary school to walk in the winter and no-where for kids to play. Is it designed exclusively for uncoupled workers?

We can and have to do better than this. Who wants an apartment with no windows in the bedroom area?

The City is removing parking spaces in Main Street, and the only solution is to park on the Washington Lot. This services the shops, the Argyros, the weekly Farmers Market and any event that takes place in the Park and the Limelight Hotel. It is often full even though there is no signage off the Main Street to the parking area.

Please either redesign and include double the parking or rethink the development of this lot. There isn't much point in putting an affordable living building in the core of Ketchum if shops close due to lack of customers.

We already have empty store fronts and this year, stores on Main Street have suffered enormously due to lack of traffic, both foot and vehicle. I wonder what would happen if the City properly signaled available parking in the core as the tourists have no idea where to park except on the streets. Plus no one is going to walk several blocks in the winter. We have already lost spaces on Main Street, why take away the only place left to safely park in town?

Respectfully submitted

Sally Onetto
160 Spur Lane, Ketchum

Cyndy King

From: Annie DeAngelo <aedeangelo@gmail.com>
Sent: Tuesday, August 13, 2024 11:55 AM
To: Participate
Subject: Full support 1st and Washington

Hello,

I'm writing to express my full support for the housing development on 1st and Washington. We desperately need more affordable housing in our community and this location seems like a great spot for more. It's next to a really large structure so I feel like it will look small comparatively. And while it does take away some parking spaces we are losing the forest for the trees if we focus on that. Ketchum is an amazing community because of the people in it. We need folks that aren't ultra wealthy to be part of it. This project seems like a great opportunity to me!

Thanks so much,
Annie DeAngelo

Cyndy King

From: Sarah Seppa <seppas@slhs.org>
Sent: Tuesday, August 13, 2024 11:58 AM
To: Participate
Subject: For consideration before tonight's meeting
Attachments: Letter to P+Z.docx

Thank you! Sorry for the last minute!



**Sarah Seppa MS, RD,
CDCES**

(she, her, hers)

*Director of Community
Engagement
Manager ~ Center for
Community Health
St. Luke's Wood River*

 208-727-8734

 seppas@slhs.org

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8/13/24

To Ketchum P+Z for consideration on the 1st and Washington Development:

I moved to Ketchum in 2002 and worked in the service and retail industry for about 6 years before getting my master's degree and getting a job at St. Luke's in 2013. I have worked for St. Luke's as a clinical dietitian, diabetes educator, and now I run the Center for Community Health in the Hailey clinic. I am also on the board of the Blaine County Housing Authority.

When I moved here with another friend after college, we slept on the floor of a friend's condo for 2 nights before we found an affordable condo to rent in Ketchum. 2-3 nights of waiting tables at a popular restaurant and I could pay my rent for the month. Nowadays this type of situation is not possible and if it had not been possible then I would have chosen another place to call home and served that community for the last 22 years in service, public service, and healthcare.

We have a housing crisis here in Blaine County. We have 0 affordable rentals for young people, seniors, and our workforce. People working in service jobs, people working for our community's beloved nonprofits, people working in healthcare, have nowhere to live. In my job as community health manager for St. Luke's we perform a Community Health Needs Assessment every three years which outlines the highest priority health needs our community is facing. For the last 2 cycles housing has popped as the highest need. Having close parking to downtown has never even been mentioned in all the interviews, focus groups, and surveys that we have done. We have come to a point where we as a community must prioritize housing. We need to seize this opportunity and trust that people will figure out solutions to parking, like riding the bus, or a bike, or walking 4-5 blocks. In fact, a city's walkability adds to its character and vitality and is better for our physical health.

Commuting from Twin Falls, Shoshone, Fairfield, or even Bellevue is not the solution. Traffic has become unbearable for many, affecting the mental and physical health of this community. There is also evidence to show that long commutes are associated with:

- High blood pressure
- Musculoskeletal disorders
- Increased anger and resentment at work
- Absenteeism
- Lateness
- Inability to concentrate and perform to the same standards as those who live in much closer proximity to the workplace
- Increased risk of heart attacks, flu, depression etc.
- Poor quality of life, including an increase in the level of stress, anxiety, fatigue, fast food consumption, low quality of sleep, decrease in physical activity, and personal and social bonding.

- Lower well-being in certain areas of life, including tiredness, lower productivity, and lower job satisfaction.

I also think that it would be important to learn from our neighbors in Jackson Hole, who depended on a workforce housed in neighboring Victor. When there was a complete road failure on the only connecting road between the two cities, Jackson was without a reliable workforce. This could very easily happen here with a big snowstorm or a fire, with only one way into Ketchum from the towns in the south.

In my 2+ years running the Center for Community Health, housing has been one of the biggest needs we have seen in our clients, and we have very little solutions to assist people with this need. We are seeing the negative effects of unstable housing on our clients every day. The 2023 Blaine County Housing Authority Survey found that we need a minimum of 4,700 new, converted, or preserved community homes by 2023. All the cities in our county must act now to help provide solutions by seizing development opportunities for workforce housing. To that note, I would request that the Ketchum P+Z committee approve the 1st and Washington development for the health, wellbeing and vitality of our community.

Many thanks,

Sarah Seppa

WHITE PETERSON

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* Also admitted in OR

August 8, 2024

To: Planning and Zoning Commissioners
City of Ketchum
Delivered via meeting packet for 8/13/2024

From: Matthew Johnson, City Attorney

Re: Administrative Appeal Process (2024) – 121 Badger Lane

Background:

This is an administrative appeal to the P&Z Commission of a Determination by the Planning Director on a Floodplain Development Permit. The appeal was filed by nearby property owners Nicholas and Stephanie Osborne, represented by Gary Slette of Robertson & Slette. Applicant 121 Badger Lane, LLC, has responded to the appeal and is represented by Danielle Strollo of Givens Pursley.

This matter generally concerns the floodplain development permit review process, in particular staff interpretations and application of permit criteria. The details of these issues are presented in the memoranda presented by the parties.

This matter will seem familiar, as this same Property, and similar Permit and determination, were administratively appealed to the Commission in December of 2023. The Commission sent the matter back to the parties and the Planning Department at that time with direction for further review of information related to the permit. This administrative appeal is a result of that further review by the Planning Department resulting in a new Director determination, and a new administrative appeal.

Procedural Status:

This is an administrative appeal of decisions or determinations of the Planning Director, as is provided for in Ketchum Municipal Code §17.144.010.

This matter was scheduled by the City Attorney, along with approving deadlines for submission of memorandum, by agreement of the parties involved and approval of the Commission. All three memoranda – (1) Appeal by Appellant, (2) Response by Applicant/Respondent, (3) Reply by Appellant - have been timely submitted and are provided for

the Commission's review.

From a process perspective, the Commission can focus its review primarily on those memoranda and their arguments. The Council is reviewing these arguments and addressing interpretation questions in a quasi-judicial role. The remainder of any accompanying documents are the Record, which may include application documents, minutes, staff reports, etc., and are available primarily as resources or for purposes of reference within arguments to evaluate the factual background.

This is an administrative appeal hearing. Oral arguments will be presented by the attorneys for the involved parties. The presenting parties and supporting staff will be available for questions. This is not a public hearing and there is no public comment as part of the process. Comments or input to Commissioners outside the appeal hearing are discouraged, and if any is received should be disclosed by that Commissioner as an ex parte communication at the start of the hearing.

During the hearing, the Commission, at its discretion, is welcome to ask questions of staff or the parties as may be helpful to deliberation. It is encouraged to handle most questions for a party during their portion of the hearing.

The order of presentation will be Appellant, Applicant/Respondent, Director if desired, and then an Appellant rebuttal if desired. Any further presentation or answers to questions will be at the discretion of the Commission.

Standard of Review:

Since the Commission does not hear administrative appeals frequently, a common question when they do arise is as to the applicable standard of review. Standard of review is a legal term guiding the discretion (or not) of the review and decision with respect to use of the Record and in particular in whether or not to consider new additional information.

In this situation, it is important for the Commission to understand the standard of review as defined in KMC §17.144.010(C):

Authority of Commission. Upon hearing the appeal, the Commission shall consider the record, the order, requirement, decision or determination of the administrator and the notice of appeal, together with oral presentation and written legal arguments by the appellant and the administrator. The Commission shall not consider any new facts or evidence at this point. The Commission may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of the administrator.

While arguments, per the memoranda of the parties, are considered, there should not be new factual information considered or weighed that was not part of the Record below.

Decision Options:

As indicated in the last sentences of KMC §17.144.010(C), upon review and deliberation, the Commission may decide from the following on the underlying Director decision: affirm, reverse, modify in whole or in part, and/or remand the application back to the Director with direction.

Per KMC §17.144.010(D), the Commission must issue a written decision within 30 days of this hearing. Typically, the Commission will indicate a decision, or at least direction, for legal counsel to prepare a draft written decision for final approval and decision at a future meeting within that 30-day time period.

I will be present for the hearing and available to assist in the proceedings, including recommending motions language based on the Commission's direction, as is helpful.



City of Ketchum

ATTACHMENT A:

Appellant's Brief

Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON
GARY D. SLETTE

Cassie Chapman – Paralegal
cchapman@rsidaholaw.com

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GARY D. SLETTE
gslette@rsidaholaw.com

July 17, 2024

VIA EMAIL: mlanders@ketchumidaho.org
acrutcher@kethumidaho.org

City of Ketchum Planning and Zoning Commission
P.O. Box 2315
191 5th St. West
Ketchum, Idaho 83340

RE: 121 BADGER APPEAL / APPELLANTS' BRIEF

Dear Planning and Zoning Commissioners,

Our law firm represents Nicholas and Stephanie Osborne, the Appellants in this case. I am providing this Appellant Brief with Exhibits “A” and “B” in accordance with the Scheduling Order provided by your City Attorney.

I. THE HISTORIC LOCATION OF THE DRIVEWAY

Planning and Building Findings and Decision inaccurately state that “Historically the subject property has had a road/driveway at the northern boundary with a culvert underneath”. Historically the driveway has turned south before entering the floodplain so that floodwaters accumulate in wetlands on the subject property rather than backing up into neighboring properties.

II. FAILURE TO EVALUATE ALTERNATIVES

The Planning and Building Department did not evaluate alternatives for the proposed development as required by City zoning regulations, including for the driveway which extends into the floodplain and along the northern property line. Numerous findings of facts and provisions of the City of Ketchum Zoning Code, including 17.88.010(A)(1-3), 17.88.020(H) and (J), 17.88.030(C) and (E), 17.88.040(B)(1,2 and 4), 17.88.050(E)(1, 5 & 21) and 17.88.050(I)(2) (f and h) address risks resulting from floodplain development, the importance of maintaining natural conditions of the floodplain. Where development is proposed that impacts any wetland, the first priority shall be to move the development from the wetland area (17.88.050(E)(21) and consideration of “the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage” (17.88.050(1)(f). Despite a significant change made to the proposed driveway, the Planning and Building Department has only sought to remediate the resulting flawed plan, and has not requested or evaluated alternative locations for the driveway. During the planning phase, it was determined

that the proposed driveway in the floodplain needed to be raised to provide the required clearance for emergency vehicles during flood conditions. This change only exacerbated the already flawed plan. Despite this significant change, alternatives including relocating the driveway to its original location as suggested by the Planning & Zoning Commission chairman during the December 12, 2023, hearing, or other alternatives proposed by the Osbornes have not been adequately considered.

III. THE PROPOSED DRIVEWAY ACTS AS A BARRIER TO THE PASSAGE OF FLOODWATERS

The raised driveway creates a barrier or berm across its entire span and fills existing wetlands that currently collect floodwaters in both the eastern and western portions of the floodplain adjacent to the Osborne property. The Planning and Building Findings and Decision accurately state, “As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters”. The Planning and Building Department has not fully evaluated the inadequate and poorly planned drainage in the western part of the floodplain. The proposed driveway increases the elevation above the existing grade by up to 3 feet, and elevations in the western portion of the driveway closest to the Osbornes’ property by 1.25 to 2 feet above the BFE as stated in the Planning and Building Findings. That will not allow sheet flooding as required by 17.88.050(E)(5). Proposed culverts only address a channel and filled wetland area in the eastern part of the floodplain while the western part of the floodplain, which is closer to the Big Wood River, experiences even greater flows during flooding.

IV. CULVERTS ARE NOT THE ANSWER

The proposed culverts are inadequate to ensure proper drainage. A condition of approval is that the culverts are required to be maintained and kept clear to ensure sufficient carrying capacity. Who will keep them clear? Who will insure sufficient carrying capacity? Who will answer the call at the City when the culverts become plugged? The Planning and Building Findings and Decision do not consider that in flood conditions, it may be impossible for the culverts to be accessed, maintained and kept clear due to the potential volumes of flood water and debris. Because the culvert inlets are almost directly on the shared property line, any back-up of the culverts will only serve to create hazards for the Osborne property. The proposed residence that is the subject of this application is being developed for sale. The Planning and Building Findings and Decision do not address how these conditions will be enforced on future owners. There is no City authority that will respond to a blocked culvert that causes flood flows to back up on the Osborne property. A new owner will very likely be a part-time resident who would not be present during the time of the year when flooding would occur. How does the City propose to ameliorate the flooding when it does occur? Perhaps Spencer Cordovano said it best during the hearing of the Osbornes’ last appeal of this application. Due to his having lived in the Wood River Valley for many years, and having observed multiple flooding events during those years, he was familiar with the river and how ineffective culverts were in handling flood flows. He was adamantly opposed to the installation of culverts as a means of abating flooding on the Big Wood River because of a culvert’s propensity to plug given the volume of debris load in the river during flood season.

As someone who has personally canoed the length of the Big Wood River from three miles north of Ketchum down to Hailey, the undersigned has firsthand knowledge of the magnitude of just how much debris is carried by the Big Wood River. It is absolutely astounding, and it certainly legitimizes the name accorded to the river itself, i.e., the Big Wood River.

As an example of what a plugged culvert looks like after a flood condition, reference is made to the photograph attached hereto as Exhibit "A". The culvert in the photo appears to be somewhere between six feet and eight feet tall, and yet it is solidly plugged with trees and debris. Because the applicant in this instance proposes to install multiple culverts, the photograph attached as Exhibit "B" is a good example of a situation where multiple culvert problems can occur. Simply stated, the culverts that are proposed to mitigate the flooding impact created by the raised berm immediately adjacent to the Osborne property are not an appropriate solution at this location given the proximity of the river. A plan that places the driveway at its historic location would clearly be a better approach in order to eliminate the risk to the Osborne property.

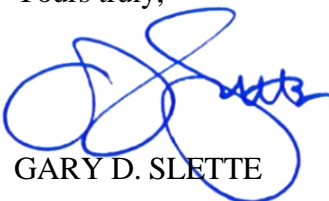
V. THE LOMA AND FEMA

The Planning and Building Findings and Decision do not address commentary from neighbors regarding evidence that the LOMA on the site had been improperly issued as a result of fill which had been placed on the site rather than the natural conditions of the site as the LOMA requires. Pit tests on the site included as part of this application revealed only one area of the site that had fill material in the LOMA. The Planning and Building Findings and Decision do not address the fact that the existing floodplain map for the site is out of date and changes in the draft FEMA floodplain map would return the LOMA on the site to floodplain (Draft April 17, 2024), and expand the floodway adjacent to the site and neighboring properties. Zoning Regulation 17.88.050(G)(1)(a) allows the City to consider "whether there have been significant amendments to the City's...draft or interim floodplain maps...which will apply to the subject approval". The subject property is not only in the floodplain, but also partially in the Historic Channel Migration Zone. The Planning and Zoning Findings and Decision are based on an analysis which does not reflect known conditions.

VI. THE HISTORIC FISHING CABIN

The Planning and Zoning Findings and Decision do not address the historic fishing cabin owned by the Osbornes and identified by the Historical Committee that sits on the northern property line of the site and is within feet of the elevated driveway where flooding is most likely to occur. The historic cabin remains on its original foundation of river rock. As a consequence, the cabin is not only at risk of flooding but also of moving and collapsing in flood conditions.

Yours truly,



GARY D. SLETTE

cc: Clients
Matthew Johnson
Danielle Strollo



SR 56 Dubois @ RP 54.2
April 2015

Debris at inlet.

EXHIBIT
A



Multiple culvert problems

Note that one culvert tends to become the stream's choice, and the other may experience sediment accumulation. And, the one the stream chooses to use, also collects floating debris.

**Nicholas and Stephanie Osborne
150 Wood River Drive North
Ketchum, Idaho 83340**

July 17, 2024

City of Ketchum Planning and Zoning Commission
191 5th Street West
Ketchum, Idaho 83340

Dear Members of the City of Ketchum Planning and Zoning Commission:

We appreciate the opportunity to again appeal the Flood Plain Development Permit for 121 Badger Lane. We are providing the following Documents for your review in support of our appeal:

Exhibit 1. Summary of Continuing Issues with Proposed Development and Planning and Building Department Review.

Exhibit 2. Comments Provided by the Osbornes to the Planning and Building Department on March 28, 2024

Exhibit 3. Copy of prior appeal documents submitted to the City of Ketchum Planning and Zoning Commission by the Osbornes on October 6, 2023.

Sincerely,

Nicholas and Stephanie Osborne

Exhibit 2

**Nicholas and Stephanie Osborne
105 North Wood River Drive
Ketchum, Idaho 83340**

March 28, 2024

City of Ketchum Panning and Building Department
191 5th St. West
Ketchum, Idaho 83340

Dear Members of the Ketchum Planning and Building Staff,

We are writing to provide comments on the Revised Floodplain Development Plan for 121 Badger Lane dated March 5, 2024. Although the applicant responded to the City's "required actions", including comments 1c-5 from Biota Research, the revised plan still does little to address our ongoing concerns with this flawed Development Plan. The raised driveway along the northern property line that bisects the shared floodplain between the applicant and Osborne properties creates a "levee" and impedes the sheeting of floodwaters and imperils the Osborne's property which includes a historic 1940's fishing cabin and our newer home. The City, having required an elevated driveway for emergency vehicles clearly understands the flooding issues on the site, and now needs to ensure that the 121 Badger Lane Plan mitigates any negative impacts this creates on the neighbors' properties.

Our comments on specific elements of the Revised Plan are as follows:

1. Table 1 includes labels and data that are unclear and includes data that is repeated, making impacts impossible to determine.
2. The response includes misleading and inaccurate statements about lack of flood flow on the Osborne property: "the northern channel (sic) on the Osborne property has not experienced flood flow" (in response to Biota comment #2) and "The quantity of water flowing from the Osborne property is minimal" (in response to Biota comment #5 and #9) The Osbornes have observed flooding in this area and have submitted an aerial picture of historic below peak flood waters on the property. The Brockway and the applicant's statements are contrary to the known and observed facts.
3. The response acknowledges "the debris cage will need to be regularly maintained to ensure that it is free of debris" but provides no assurance that buyer/owner will be subject to maintenance requirements by the City. Culverts only work if they are maintained, and if no one is obligated to undertake that work, the culverts will likely become plugged during a flood event. The Big Wood River is appropriately named given the sheer amount of debris that floodwaters carry.
4. The response does not address Biota's comment #7 that "culverts do not meet City code by allowing code-required sheet flooding".
5. The proposed raised driveway extends well to the west of culverts 1 & 2, filling and capping wetlands that currently collect floodwater channeling from the Osborne property. This western end of the property is where the greatest flow of floodwater exists due to

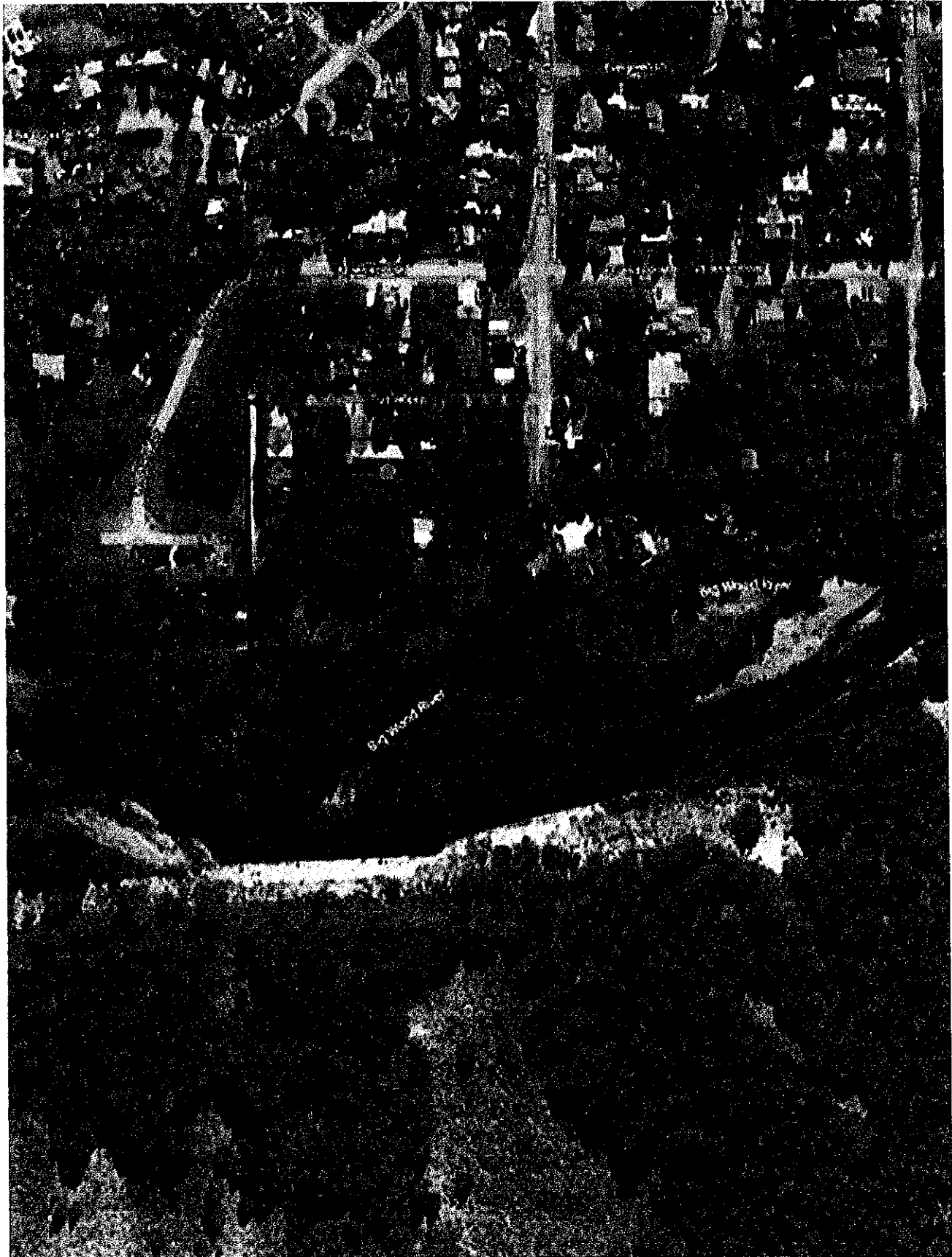
proximity to the river. The proposed dry well and culvert 3 are wholly inadequate to address the floodwater in this area.

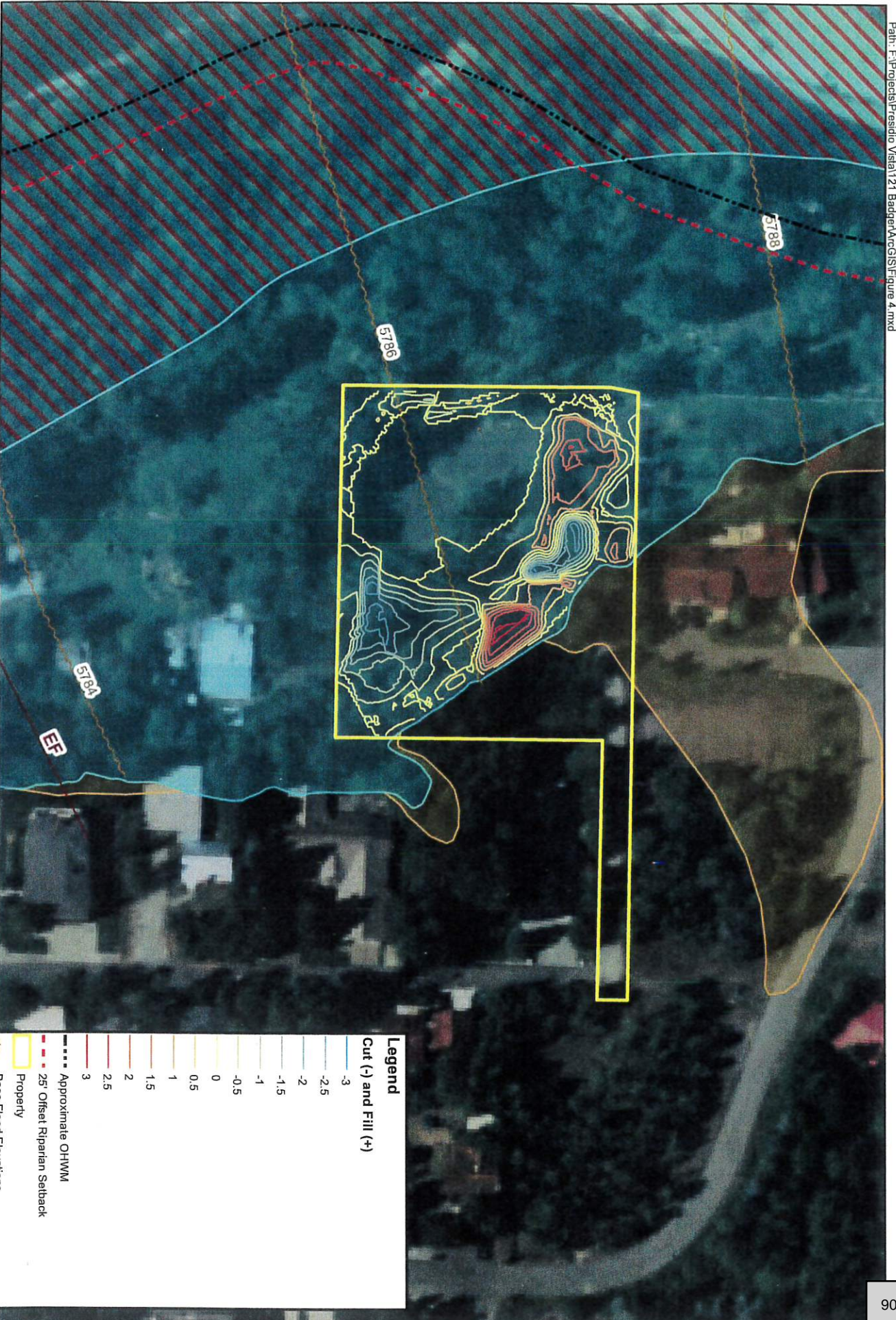
6. The response acknowledges that the HEC-RAS software used to model the impacts is not capable of modeling the actual plan or site conditions.
7. Despite suggested alternative locations for the driveway, the plan continues to rely on a raised driveway that creates an unnecessary levee across the floodplain.
8. The response does not address the evidence provided by neighbors and in the Floodplain Development Application that calls into question the validity of the LOMA on this site.

The Applicant is proposing a plan based on hydrologic modeling that is not capable of accurately measuring flows, a LOMA that may have been improperly issued, a soon to be out of date floodplain map and a culvert drainage system that needs constant maintenance to function correctly. We believe the remaining questions and flaws in the Plan call for a more comprehensive redesign for the site. Any approval of the current Development Plan is not in the best interests of the City, the neighbors, or the owners of the property.

Sincerely yours,

Nicholas and Stephanie Osborne





1 inch = 0.02 miles

BROCKWAY ENGINEERING, PLLC.
 JJJ - Date: 5/4/2023

121 BADGER LANE

FIGURE 4

NAIP 2021 IMAGERY

Legend

Cut (-) and Fill (+)

- 3
- 2.5
- 2
- 1.5
- 1
- 0.5
- 0
- 0.5
- 1
- 1.5
- 2
- 2.5
- 3

--- Approximate OHWM

- - - 25' Offset Riparian Setback

□ Property

Base Flood Elevations

Special Flood Hazard Area (Floodplain, 1%)

Floodway

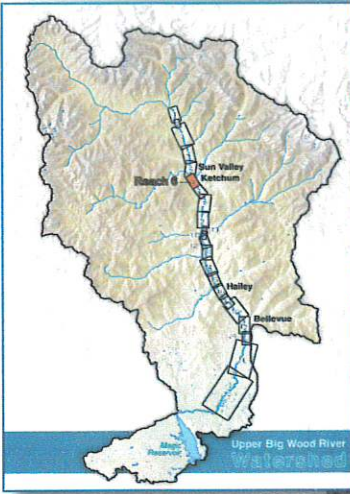
500 Year Floodplain (0.2%)

X: Area of Minimal Flood Hazard

D: Unstudied



Warm Springs Crk to Trail Creek



River Reach Locator Map

REACH 6

Legend

- 2017 Channel Trace
- Irrigation Diversion
- Bridge
- FEMA 100 Year
- Levee
- Rock Armoring
- Historic Channel Migration Zone

Flood Risk Zone

- Flood Risk Zone I
- Flood Risk Zone II

Zone of Recent Erosion

- 2015 to 2017 Erosion

Zone of Potential Erosion

- High Erosion Potential
- Moderate Erosion Potential

Photo Point

Reach Description

Reach 6 runs 1.6 miles from the confluence of Warm Springs Creek to Trail Creek. This reach is adjacent to highly developed lands along the eastern floodplain and confined by riprap along this bank almost its entire length through Ketchum.

A major westward shift in channel alignment occurred near Buss Elle Rd between 1986 and 2004. The 2017 flooding resulted in large zones of in-channel deposition and heightened flood risk. Sediment inputs from Warm Springs Creek play a major role in channel evolution, flood risk, and migration risk in Reach 6.



REACH MAP -AERIAL
2015 Aerial Photo and Flood Risk



Average FEMA Floodplain Width: 436 feet
2017 Average Bankfull Channel Width: 104 feet

REACH 6

Reach Characteristics

The Warm Springs creek watershed was impacted by the 2013 Beaver Creek and 2007 Castle Rock fires which increased sediment supply.

Main channel occupied this area in the 1980's and relic riprap remains

Area of historic floodplain fill

Legend

- Historic Channel Migration Zone (HCMZ)
- 2017 Channel Trace
- Irrigation Diversion
- Bridge
- Rock Armoring
- Levee

Zone of Recent Erosion

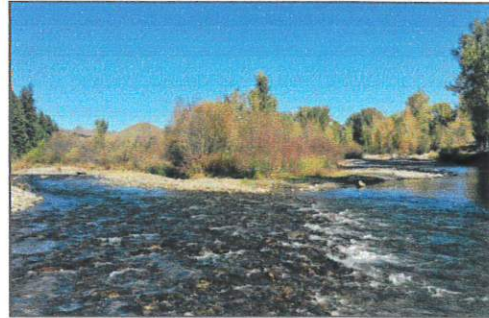
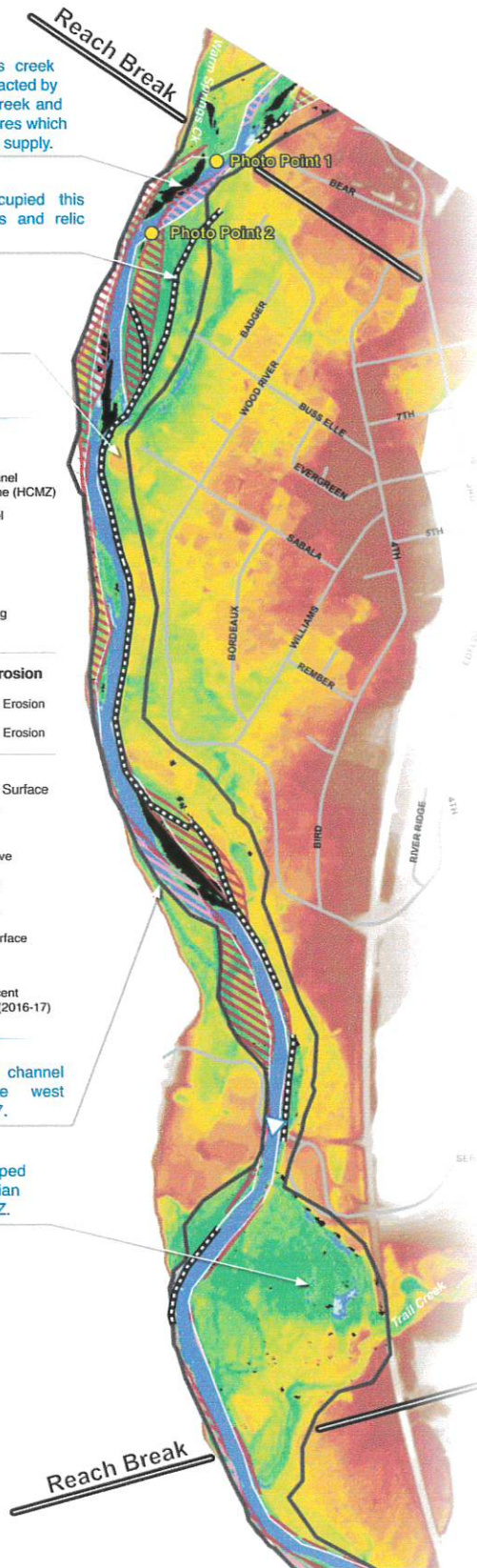
- 2004 to 2015 Erosion
- 2015 to 2017 Erosion

HAWS

- Height Above Water Surface
- + 24.3' Above
 - + 10 - 12' Above
 - + 6 - 7' Above
 - + 2 - 4' Above
 - 0' Water Surface
 - 6.2' Below
- Zones of Recent Aggradation (2016-17)

Location of rapid channel migration to the west between 2016-2017.

Important undeveloped floodplain and riparian habitat within HCMZ.



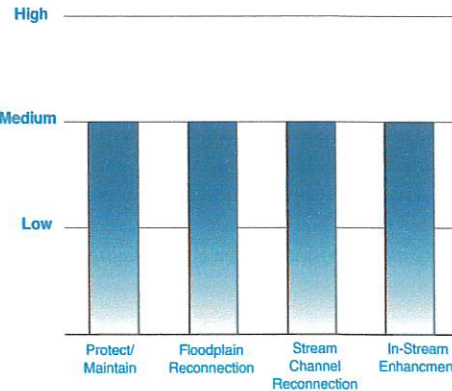
Reach 6 - Photo Point 1
Warm Springs Creek confluence



Reach 6 - Photo Point 2 - Looking downstream

	Reach Characteristics	Reach Average	Big Wood River Average
	Sinuosity	1.04	1.15
	Gradient (ft/ft)	0.0062	0.0064
	HCMZ Width (ft)	403	513
	Bankloss 2015-2017 (acre/river mile)	1.4	4.9
	Bankloss 2004-2015 (acre/river mile)	8.5	6.8
	Bank Stabilization (%)	38%	24%

The Warm Springs Creek reach is the first reach that transitions to a lower energy system (less steep river gradient). Lower energy rivers tend to have more channel migration and a higher sinuosity, but this reach had the third least sinuous channel with very little channel migration between 2015-2017 (3.5x less than average). This observation may be explained by the near continuous bank armoring on the east riverbank.



Reach Project Potential

Opportunities in Reach 6 include efforts to promote removal or modification of rock armoring where feasible. In-stream sediment management through placement of flood fencing or engineered log jams could assist in sediment retention. The area around the Trail Creek confluence may offer opportunities for stream channel or floodplain process reconnection.

REACH MAP - HAWS

Height Above Water Surface (HAWS), Erosion Hazards, HCMZ

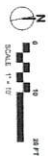
Height Above Water Surface mapping of the Big Wood River uses a technique to show elevation difference of the floodplain topography relative to the river water surface. The map shows relic features in the floodplain created by the river, such as abandoned channels, meander bends, and oxbows. This illustrates how the river has actively meandered across the width of the geomorphic floodplain.



BYLA
 LANDSCAPE ARCHITECTS
 323 S. 4th St. | Ketchum, ID
 (208) 724-5800 | (208) 720-0215
 www.byla.io

SHEET LEGEND	
SYMBOL	DESCRIPTION
	Existing Conditions
	Proposed Conditions
	Existing Floodplain
	Proposed Floodplain
	Existing Trees
	Proposed Trees
	Existing Tree To Be Maintained
	Proposed Tree To Be Maintained

EXISTING TREES OVER 2" CALIPER	
SYMBOL	DESCRIPTION
	Maple
	Cedarwood
	Shrub
	Tree



LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

EXISTING
 CONDITIONS &
 DEMO PLAN

L1.1

SHEET NO.

DATE: 2/17/2023
 DRAWN BY: ZEEB VAN SLYKE
 CHECKED BY: ZEEB VAN SLYKE
 PROJECT: 22033 VAN SLYKE

BYLA
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 WWW.KETCHUMARCHITECTS.COM



GRADING & DRAINAGE LEGEND

SYMBOL	DESCRIPTION
1	Proposed Final Elevation
2	Proposed Final Grade
3	Proposed Final Slope
4	Proposed Final Slope
5	Proposed Final Slope
6	Proposed Final Slope
7	Proposed Final Slope
8	Proposed Final Slope
9	Proposed Final Slope
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79	Proposed Final Slope
80	Proposed Final Slope
81	Proposed Final Slope
82	Proposed Final Slope
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89	Proposed Final Slope
90	Proposed Final Slope
91	Proposed Final Slope
92	Proposed Final Slope
93	Proposed Final Slope
94	Proposed Final Slope
95	Proposed Final Slope
96	Proposed Final Slope
97	Proposed Final Slope
98	Proposed Final Slope
99	Proposed Final Slope
100	Proposed Final Slope



L2.0

SHEET NO.

GRADING PLAN

PROJECT: **BADGER LANE**
 CLIENT: **BYLA**
 DATE: **4/29/2024**
 DRAWN BY: **BYLA**
 CHECKED BY: **BYLA**

LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

DATE: **4/29/2024**
 DRAWN BY: **BYLA**
 CHECKED BY: **BYLA**

BYLA
 LANDSCAPE ARCHITECTS
 223 E. W. 10th St., Ketchum, ID 83340
 (208) 333-2222
 www.byla.com

Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any agency or code, or final state or regulation. Some items will be required for code violation if used during the inspection process.

BLR2383-00024
06/26/23



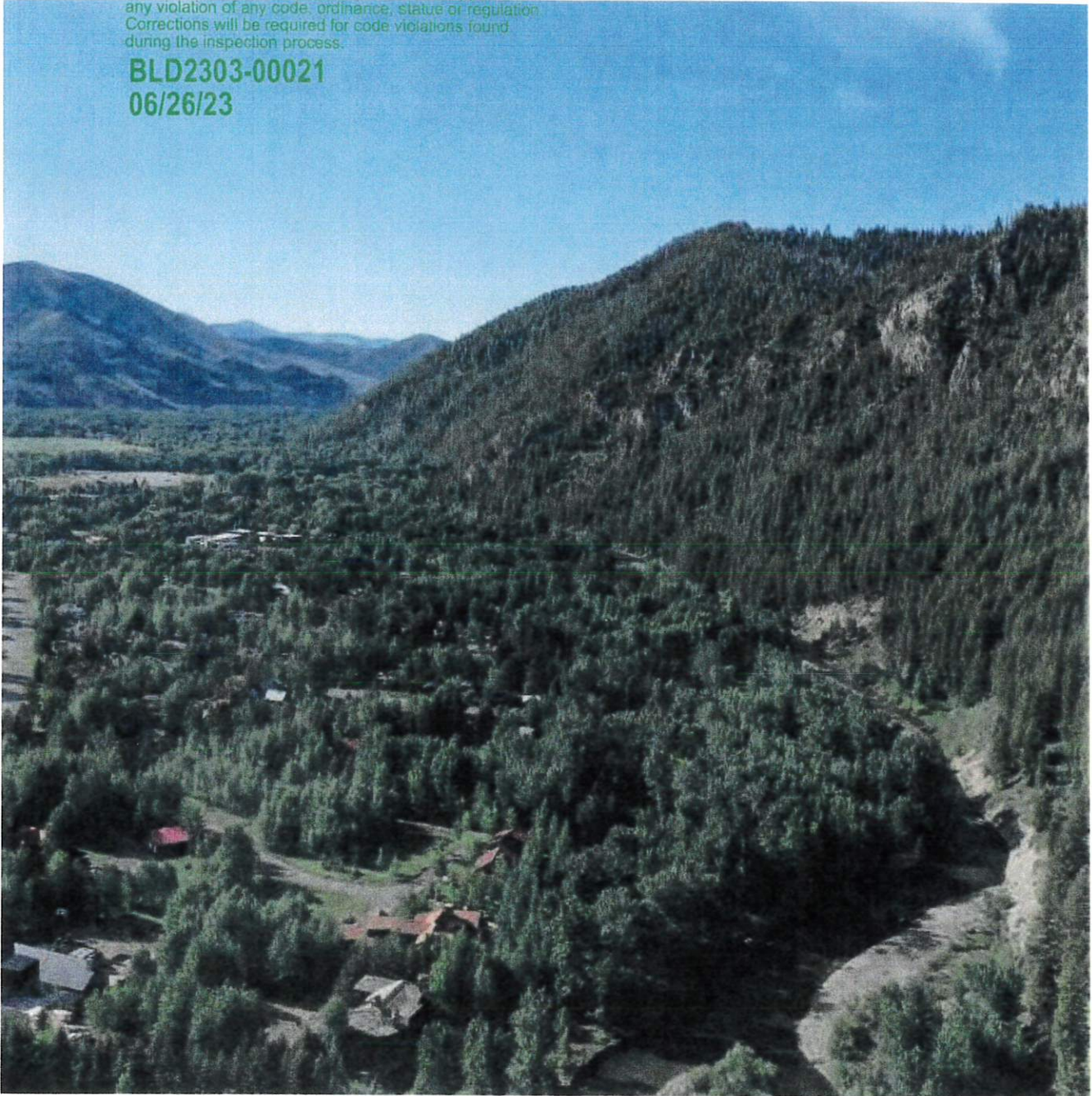
TEST PIT SITE PLAN PHOTO 1
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho
Image captured on June 24, 2022

Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021

06/26/23



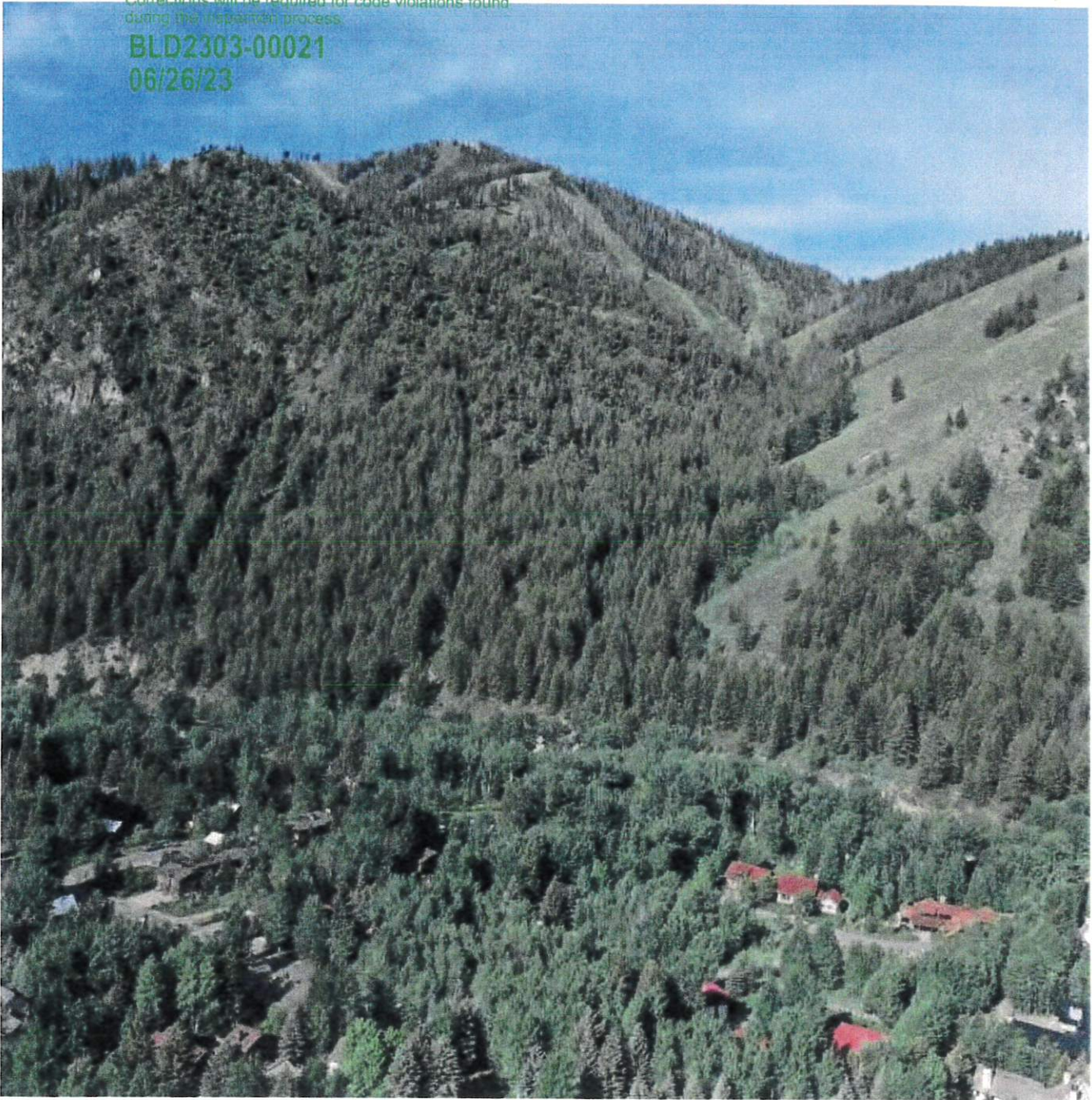
TEST PIT SITE PLAN PHOTO 2
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho
Image captured on June 24, 2022

Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021

06/26/23



TEST PIT SITE PLAN PHOTO 3

Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho
Image captured on June 24, 2022

Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, state or regulation. Corrections will be required for code violations found during the inspection process.

EXPLORATORY TEST PIT #1

BLD2303-00021
06/26/23

Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-0.8'	SM	Silty fine SAND & GRAVEL, little Roots (NATIVE) Brown, loose, damp.
0.8'-4.8'	GW	SAND, GRAVEL, COBBLE & BOULDER (NATIVE) Brown, compact-dense, damp-saturated.

Test Pit completed on June 24, 2022.

See *Test Pit Site Plan Photo 1* for test pit location.

The test pit surface elevation is approximately 5783 feet based on the Blaine County Land Use Information Map.

Groundwater encountered at 3.2 feet below existing grade.

Test pit terminated at 4.8 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits.

No soil sample retrieved.

Minor sloughing of test pit walls in native sand and gravel soil.

Excavation equipment: DEERE track-mounted excavator.



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, state or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

EXPLORATORY TEST PIT #2
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-1.0'	SM	Silty fine SAND & GRAVEL, little Roots (NATIVE) Brown, loose, damp.
1.0'-6.4'	GW	SAND, GRAVEL, COBBLE & BOULDER (NATIVE) Brown, compact-dense, damp-saturated.

Test Pit completed on June 24, 2022.

See *Test Pit Site Plan Photo 1* for test pit location.

The test pit surface elevation is approximately 5784 feet based on the Blaine County Land Use Information Map.

Groundwater encountered at 4.8 feet below existing grade.

Test pit terminated at 6.4 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits.

No soil sample retrieved.

Minor sloughing of test pit walls in native sand and gravel soil.

Excavation equipment: DEERE track-mounted excavator.



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, state or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

EXPLORATORY TEST PIT #3
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-3.9'	SM	Silty fine SAND & GRAVEL, heavy Roots (UNCONTROLLED FILL?) Brown, loose, damp.
3.9'-6.9'	GW	SAND, GRAVEL, COBBLE & BOULDER (NATIVE) Brown, compact-dense, damp-saturated.

Test Pit completed on June 24, 2022.

See *Test Pit Site Plan Photo 1* for test pit location.

The test pit surface elevation is approximately 5786 feet based on the Blaine County Land Use Information Map.

Groundwater encountered at 5.2 feet below existing grade.

Test pit terminated at 6.9 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits.

No soil sample retrieved.

Minor sloughing of test pit walls in native sand and gravel soil.

Excavation equipment: DEERE track-mounted excavator.



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, state or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

EXPLORATORY TEST PIT #4
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho

DEPTH (Feet)	USCS SOIL CLASS	SOIL DESCRIPTION
0.0'-2.0'	SM	Silty fine SAND & GRAVEL, little Roots (NATIVE) Brown, loose, damp.
2.0'-4.8'	GW	SAND, GRAVEL, COBBLE & BOULDER (NATIVE) Brown, compact-dense, damp-saturated.

Test Pit completed on June 24, 2022.

See *Test Pit Site Plan Photo 1* for test pit location.

The test pit surface elevation is approximately 5786 feet based on the Blaine County Land Use Information Map.

Groundwater encountered at 3.5 feet below existing grade.

Test pit terminated at 4.8 feet below existing grade after reaching several feet below typical crawspace footings and due to the consistency of the soil type between the test pits.

No soil sample retrieved.

Minor sloughing of test pit walls in native sand and gravel soil.

Excavation equipment: DEERE track-mounted excavator.



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, state or federal. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

EXPLORATORY TEST PIT #5
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho

<u>DEPTH (Feet)</u>	<u>USCS SOIL CLASS</u>	<u>SOIL DESCRIPTION</u>
0.0'-1.6'	SM	Silty fine SAND & GRAVEL, little Roots (NATIVE) Brown, loose, damp.
1.6'-6.2'	GW	SAND, GRAVEL, COBBLE & BOULDER (NATIVE) Brown, compact-dense, damp-saturated.

Test Pit completed on June 24, 2022.

See *Test Pit Site Plan Photo 1* for test pit location.

The test pit surface elevation is approximately 5786 feet based on the Blaine County Land Use Information Map.

Groundwater encountered at 4.0 feet below existing grade.

Test pit terminated at 6.2 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits.

No soil sample retrieved.

Minor sloughing of test pit walls in native sand and gravel soil.

Excavation equipment: DEERE track-mounted excavator.



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, state or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

EXPLORATORY TEST PIT #6
Proposed Badger Lane Residence
Parcel 4, Rocking Ranch Subdivision No. 2
121 Badger Lane
Ketchum, Idaho

<u>DEPTH</u> <u>(Feet)</u>	<u>USCS SOIL</u> <u>CLASS</u>	<u>SOIL</u> <u>DESCRIPTION</u>
0.0'-1.1'	SM	Silty fine SAND & GRAVEL, little Roots (NATIVE) Brown, loose, damp.
1.1'-5.4'	GW	SAND, GRAVEL, COBBLE & BOULDER (NATIVE) Brown, compact-dense, damp.

Test Pit completed on June 24, 2022.

See *Test Pit Site Plan Photo 1* for test pit location.

The test pit surface elevation is approximately 5788 feet based on the Blaine County Land Use Information Map.

No groundwater encountered.

Test pit terminated at 5.4 feet below existing grade after reaching several feet below typical crawlspace footings and due to the consistency of the soil type between the test pits.

No soil sample retrieved.

Minor sloughing of test pit walls in native sand and gravel soil.

Excavation equipment: DEERE track-mounted excavator.



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the active process.

SOIL CLASSIFICATION / LEGEND

RELATIVE DENSITY OR CONSISTENCY UTILIZING STANDARD PENETRATION TEST VALUES

COHESIONLESS SOILS (a)			COHESIVE SOILS (b)		
Density (c)	N, blows/ft (c)	Relative Density (1%)	Consistency	N, blows/ft (c)	Undrained (d) Shear Strength(psf)
Very Loose	0 to 4	0 - 15	Very Soft	0 to 2	<250
Loose	4 to 10	15 - 35	Soft	2 to 4	250-500
Compost	10 to 30	35 - 65	Firm	4 to 8	500-1000
Dense	30 to 50	65 - 85	Stiff	8 to 15	1000-2000
Very Dense	over 50	>85	Very Stiff	15 to 30	2000-4000
			Hard	over 30	>4000

- (a) Soils consisting of gravel, sand, and silt, either separately or in combination, possessing no characteristics of plasticity and exhibiting drained behavior.
 (b) Soils possessing the characteristics of plasticity and exhibiting undrained behavior.
 (c) Refer to text of ASTM D 1586-84 for a definition of N; in normally consolidated cohesionless soils Relative Density terms are based on N_v values corrected for overburden pressures.
 (d) Undrained shear strength = 1/2 unconfined compression strength.

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		SYMBOL	TYPICAL NAMES
COURSE GRAINED SOILS More than 50% retained on No. 200 Sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 Sieve	CLEAN GRAVELS	GW Well-Graded gravel
			GP Poorly-graded gravels
	GRAVELS WITH FINES	GM Gravel and Silt Mixtures	
		GC Gravel and Clay Mixtures	
	SANDS 50% or more of coarse fraction passes No. 4 Sieve	CLEAN SANDS	SW Well-graded Sands
			SP Poorly-graded Sands
SANDS WITH FINES More than 12% fines		SM Sand and Silt Mixtures	
		SC Sand and Clay Mixtures	
FINE GRAINED SOILS 50% or more passes the No. 200 Sieve	SILTS & CLAYS Liquid limit less than 50	INORGANIC	CL Low-plasticity Clays
			ML Non-plastic and Low-plasticity Silts
	ORGANIC	OL Organic Silt and Clay of Low plasticity	
	SILTS & CLAYS Liquid limit less than 50	INORGANIC	CH High Plasticity Clays
			MH High Plasticity Silts
		ORGANIC	OH High-plasticity-Organic Clays High-plasticity-Organic Silts
HIGHLY ORGANIC SOILS		PT	Peat, Muck and Other Highly Organic Soils

COMPONENT DEFINITIONS BY GRADATION

COMPONENT	SIZE RANGE
Boulders	Above 12 inches
Cobbles	3 inches to 12 inches
Gravel	3 inches to No. 4 (4.76mm)
Coarse gravel	3 inches to 3/4 inch
Fine gravel	3/4 inch to No. 4 (4.76mm)
Sand	No. 4 (4.76mm) to No. 200 (0.074mm)
Coarse sand	No. 4 (4.76mm) to No. 10 (2.0mm)
Medium sand	No. 10 (2.0mm) to No. 40 (0.42mm)
Fine sand	No. 40 (0.42) to No. 200 (0.074mm)
Silt & Clay	Smaller than No. 200 (0.074mm)

SILT & CLAY DESCRIPTIONS

DESCRIPTIONS	TYPICAL UNIFIED DESIGNATION
Silt	ML (non-plastic)
Clayey Silt	CL-ML (low plasticity)
Silty Clay	CL
Clay	CH
Plastic Silt	MH
Organic Soils	OL, OH, Pt

LABORATORY TESTS

TEST	DESIGNATION
Moisture	(1)
Density	D
Grain Size	G
Hydrometer	H
Atterberg Limits	(1)
Consolidation	C
Unconfined	U
UU Triax	UU
CU Triax	CU
CD Triax	CD
Permeability	P

(1) Moisture & Atterberg Limits

SAMPLES

SS SPT Samples
 HD Heavy Duty Split Spoons
 SH Shelby Tube
 P Pitcher Sampler
 B Bulk
 C Cord

Unless otherwise noted, drive samples advance with 140 lb. Hammer with 30 inch drop.

COMPONENT PROPORTIONS

DESCRIPTIONS	RANGE OF PROPORTION
Trace	0-5%
Little	5-12%
Some or Adjective (a)	12-30%
And	30-50%

(a) Use Gravelly, Sandy or Silty as appropriate.

<https://experience.arcgis.com/experience/4ed5417c1e6b4874851b44e9be1426f0/page/Draft-Floodplains/>

RiskMAP

Increasing Resilience Together

Draft Floodplain Iteration Comparison

Blaine County, Idaho (Big Wood) Draft Floodplain Iterations (September 2022 and April 2024)

Draft Assessment

Draft Floodplains

Scope (Flood Study)

Overview

This tab is intended to compare draft floodplain mapping from September 2022 with draft floodplain mapping from April 2024.

Proposed areas are grouped by risk, flood zone, and flood frequency as follows:

- Area of High Flood Risk**
 - Zone A | 1% Annual Chance Flood Event
 - Zone AE (Floodway) | 1% Annual Chance Flood Event
 - Zone AE | 1% Annual Chance Flood Event
 - Zone AO | 1% Annual Chance Flood Event

- Area of Moderate Flood Risk**
 - Zone X (Depth Less Than 1 Foot) | 1% Annual Chance Flood Event
 - Zone X (Shaded) | 0.2% Annual Chance Flood Event

To compare between September 2022 and April 2024 updated floodplains, click the maps on the bottom left corner

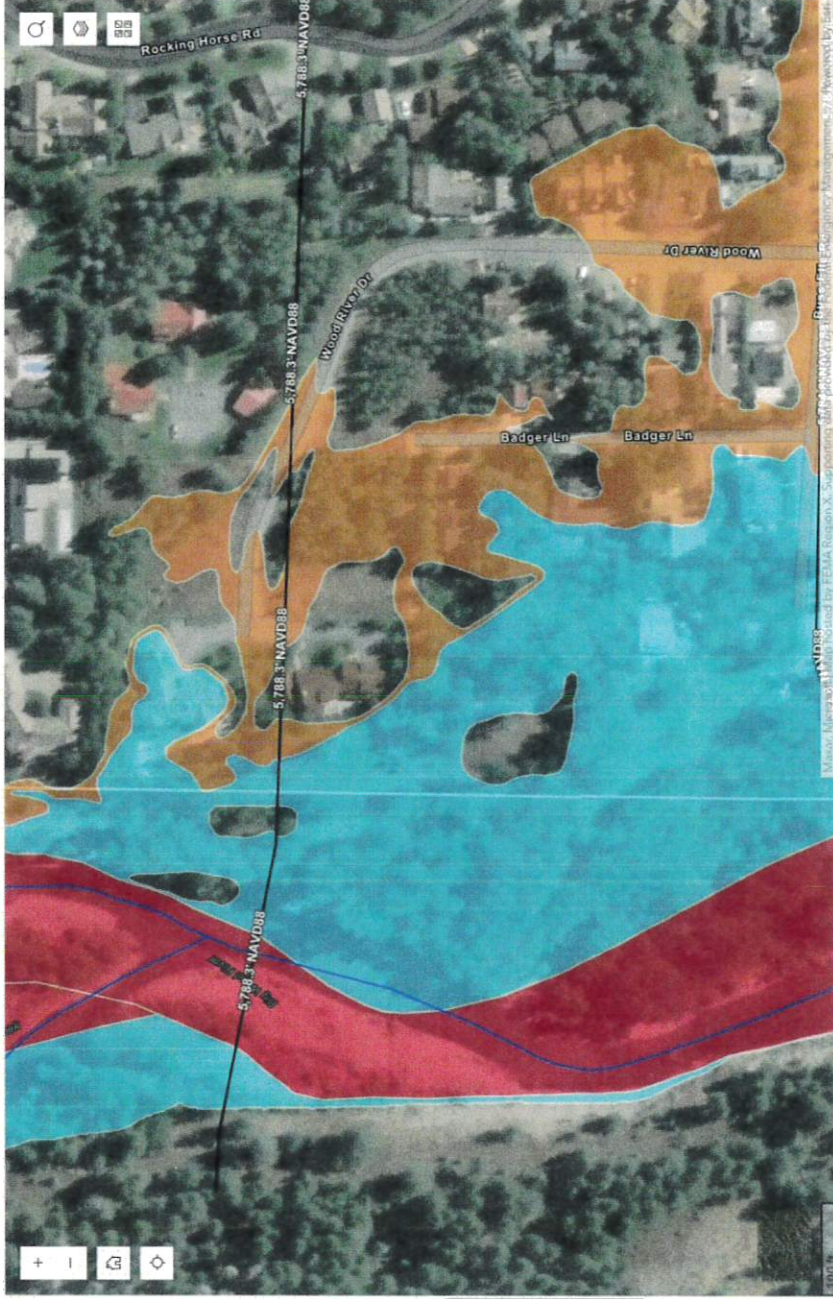
Draft Limit of Study (as of September 13, 2022)

Draft 1% Annual Chance Water Surface Elevation (as of September 13, 2022)

Draft Base Flood Elevation (as of September 13, 2022)

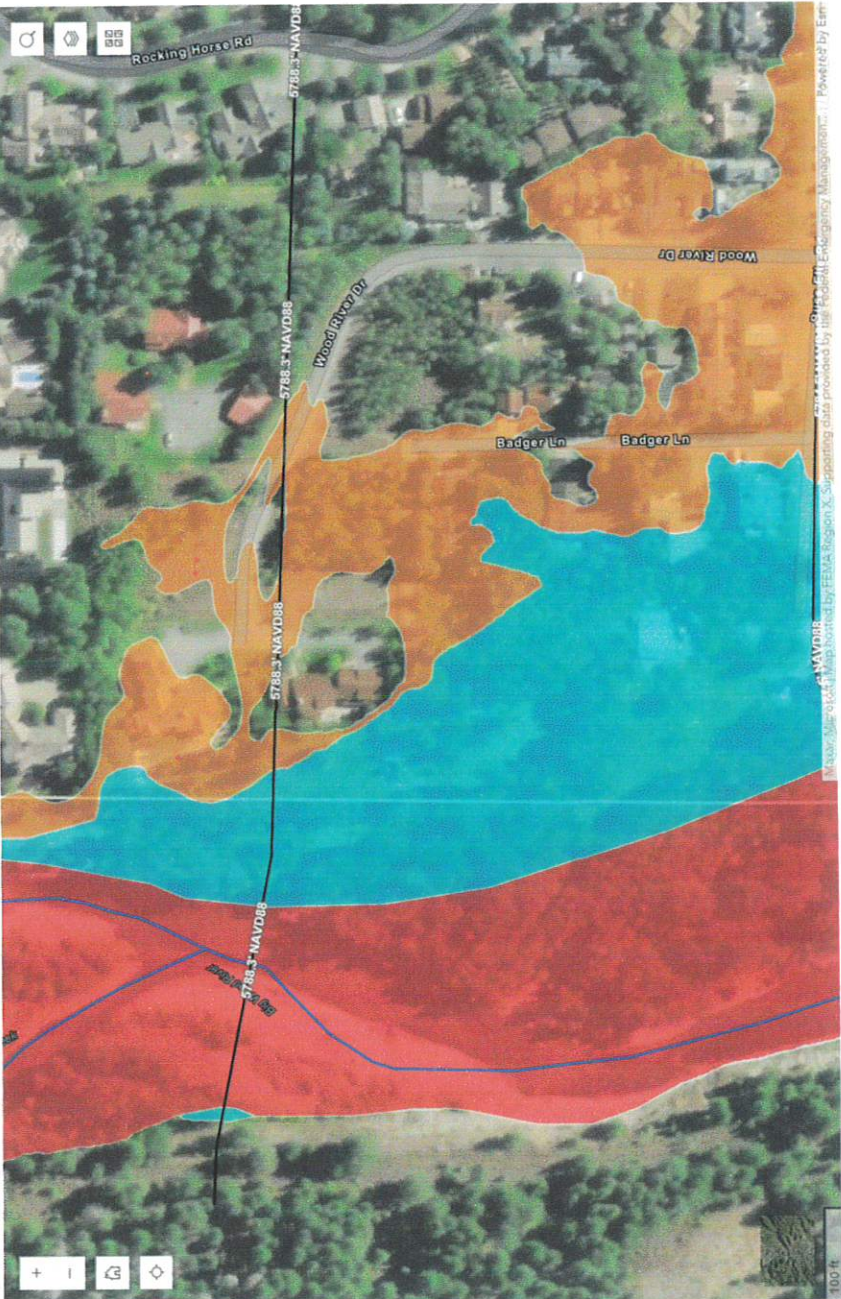
Draft Study Reach (as of September 13, 2022)

Draft Flood Hazard Area (as of September 13, 2022)



Blaine County, Idaho (Big Wood) Draft Floodplain Iterations (September 2022 and April 2024)

Effective Floodplains Scope (Flood Study) Draft Floodplains Draft Assessment **Draft Floodplain Iteration Comparison**



Overview
This tab is intended to compare draft floodplain mapping from September 2022 with draft floodplain mapping from April 2024.

Proposed areas are grouped by risk, flood zone, and flood frequency as follows:

- Area of High Flood Risk**
 - Zone A | 1% Annual Chance Flood Event
 - Zone AE (Floodway) | 1% Annual Chance Flood Event
 - Zone AE | 1% Annual Chance Flood Event
 - Zone AO | 1% Annual Chance Flood Event
- Area of Moderate Flood Risk**
 - Zone X (Depth Less Than 1 Foot) | 1% Annual Chance Flood Event
 - Zone X (Shaded) | 0.2% Annual Chance Flood Event

To compare between September 2022 and April 2024 updated floodplains, click the maps on the bottom left corner

- Draft Limit of Study (as of April 17, 2024)
- Draft 1% Annual Chance Water Surface Elevation (as of April 17, 2024)
- Draft Study Reach (as of April 17, 2024)
- Draft Flood Hazard Area (as of April 17, 2024)

- Zone A
- Zone AE
- Zone AE (Floodway)

Also located on Lot 3 is a 1930's vintage summer home cabin from the Fosterville era (Figure 14). The one story cabin has a stone foundation and exterior walls are clad with half-round horizontal logs chinked with mud and patterned with vertical split log siding. The front-gable roof has extending eaves and is covered with wood shingles. Several hand made wooden bird houses adorn the outside walls on all sides. An earth covered root cellar with a trap door is located adjacent to the two cabins on Lot 4 was noted as were several rock lined walkways, a stone wall, and an abandoned and overgrown irrigation ditch. The property is considered eligible to the NRHP under Criterion A for its association with the initial settlement period of Ketchum. Under Criterion C, the property is eligible because it retains its original rural historical setting, has integrity, and represents a unique example of Ketchum nineteenth and early twentieth century architecture.

*

*



Figure 14. A summer cabin from the Fosterville Era in West Ketchum, view northwest.
Digital Image WK 16 # 16.

Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON
GARY D. SLETTE

Cassie Chapman – Legal Assistant
cchapman@rsidaholaw.com

ATTORNEYS AT LAW
134 Third Avenue East
P.O. BOX 1906
TWIN FALLS, IDAHO 83303-1906
TELEPHONE (208) 933-0700
FAX (208) 933-0701



GARY D. SLETTE
gslette@rsidaholaw.com

October 6, 2023

VIA EMAIL: mlanders@ketchumidaho.org
acrutcher@ketchumidaho.org

City of Ketchum Planning and Zoning Commission
Attn: Morgan Landers & Adam Crutcher
P.O. Box 2315
191 5th St. West
Ketchum, Idaho 83340

RE: OSBORNE APPEAL (121 BADGER LANE)

Dear Morgan and Adam,

Our law firm represents Nicholas and Stephanie Osborne. Enclosed please find supporting documentation prepared by them and their consultant, Biota Research and Consulting for the hearing on their appeal which was filed with the City on July 11, 2023. Procedurally, this appeal was timely filed in accordance with Adam Crutcher's email dated July 11, 2023, a copy of which attached hereto as Exhibit "A". In response to issues advanced by the applicant's attorney, City Attorney Matthew Johnson confirmed the timeliness of the Osbornes' appellate filing in his email dated August 23, 2023, a copy of which is attached hereto as Exhibit "B". The concurrent approval of the Floodplain Development Permit and the Building Permit dated June 26, 2023, is evidenced by the stamped final approval document attached hereto as Exhibit "C".

Substantively, the appeal is based on the written letters authored by our clients and the Technical Memorandum submitted by Biota dated August 22, 2023. From a practical perspective, my client's written comments succinctly set forth relevant facts and their concerns as to events they have observed over the years regarding flooding on the Big Wood River, and the resultant impact on property in the floodplain in their neighborhood. The Biota Technical Memorandum

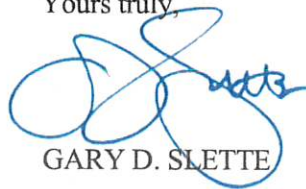
October 6, 2023

Page 2

identifies several issues that deserve thoughtful consideration by the Commission insofar as this appeal is concerned. The section entitled "SUMMARY AND CONCLUSIONS" on page 6 of the Biota report supports the need to reverse the decision on appeal to allow for the suggested hydrologic modeling and design modifications to prevent a diminution in flood plain carrying capacity. Additionally, Biota does not question the accuracy of the cross-sectional detail and analysis performed and provided by the applicant's engineer; however, the layout and location of the cross-sections in the proposed condition analysis do not appear to capture the development location and grading activities presented in the proposed condition site plan.

My clients and I will be in attendance with a representative from Biota at the appeal hearing scheduled for October 24 beginning at 4:30 p.m. If the Commission has requests for further information, we anticipate the ability to respond at that time.

Yours truly,



GARY D. SLETTE

cc: Clients
Mattew Johnson
Franklin Lee

From: Matthew A. Johnson <mjohnson@WHITEPETERSON.com>
Sent: Wednesday, August 23, 2023 4:46 PM
To: Franklin G Lee <FrankLee@givenspursley.com>; Gary Slette <gslette@rsidaholaw.com>
Subject: 121 Badger - dismissal request (informal)

Franklin and Gary –

Treating this informally initially, as I've only had an opportunity to do a somewhat rushed review of the correspondence, but think some clarification may be useful between the attorneys involved.

The City evaluates floodplain development permits concurrently with building permits. While comments and review may be happening separately for each, such that one may seem resolved prior to another, the practice is that they are finally and formally approved at the same time. So, from a process perspective, the Floodplain Development Permit in this matter would have been finally/formally approved on the same date as the Building Permit. This would be considered the final administrative determination date for purposes of calculating administrative appeal deadlines. I believe this is the reason for the document, that it looks like Gary provided, with the Approved stamp dated 6/26/23.

My quick read inclination is this means we do not have a timeliness/automatic dismissal issue, but please advise me if you still feel otherwise.

Matt

Matthew A. Johnson
WHITE PETERSON GIGRAY & NICHOLS, P.A.
Canyon Park at the Idaho Center
5700 E. Franklin Rd., Ste. #200
Nampa, ID 83687-7901
208.466.9272 (tel)
208.466.4405 (fax)
mjohnson@whitepeterson.com

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**EXHIBIT
B**

From: Adam Crutcher <ACrutcher@ketchumidaho.org>
Sent: Tuesday, July 11, 2023 12:39 PM
To: Osborne, Nicholas
Cc: Stephanie Osborne; Nicholas Osborne
Subject: RE: 121 Badger Lane - Appeal to the Ketchum Planning and Zoning Commission
Attachments: appeal_application.pdf

Hi Nick,

Thank you for sending that over. I've attached the appeal application so you can fill that out and send it over to planningandzoning@ketchumidaho.org then we can start to process the appeal application. This application will need to be submitted today for the appeal request to be valid. Our planning technician will then invoice for the application fee and get the ball rolling.

The application that is being appealed is P23-014 and the date of decision or date findings of fact were adopted is June 26, 2023. What you can do for the sections titled "Explain How You Are and Affected Party & This Appeal is Based on The Following Factors" by referencing the narrative which you attached.

Thanks

ADAM CRUTCHER | CITY OF KETCHUM

PLANNING AND BUILDING | ASSOCIATE PLANNER
P.O. Box 2315 | 191 W 5th St | Ketchum, ID 83340
o. 208.806.7008 |

acrutcher@ketchumidaho.org | www.ketchumidaho.org

****Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**

From: Osborne, Nicholas <Nicholas.Osborne@psc.com>
Sent: Tuesday, July 11, 2023 11:44 AM
To: Adam Crutcher <ACrutcher@ketchumidaho.org>
Cc: Stephanie Osborne <stephanieosborne6@gmail.com>; Nicholas Osborne <NOsborne@msn.com>
Subject: 121 Badger Lane - Appeal to the Ketchum Planning and Zoning Commission

Adam,

Attached a letter of Appeal to the Ketchum Planning and Zoning Commission with respect to 121 Badger Lane. Will you please forward this to the members of the Commission and others as necessary. Please let us know if there are any questions or follow-up required.

Best,

Nick Osborne

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EXHIBIT
A

111

Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the map-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



City of Ketchum
Planning & Building

PKD2303-00021
06/26/23

OFFICIAL USE ONLY	
File Number	
Date Received	
By	
Fee Paid	
Approved Date	
Denial Date	
By	

Floodplain Development Permit and Riparian Alteration Application

NOTE: This permit is required for all properties containing 100 year floodplain area and Riparian Setbacks

PROPERTY OWNER INFORMATION			
Property Owner Name(s):	121 BADGER LANE LLC		
Property Owner's Mailing Address:	P.O. BOX 14001-174 KETCHUM, ID 83340		
Phone:			
Email:			
PROJECT INFORMATION			
Project Name:	BADGER RESIDENCE		
Project Representative's Name (main point of contact for project):	FRAZIER CAVNESS		
Project Representative's Phone:	720.339.6798		
Project Representative's Mailing Address:	P.O. BOX 14001-174 KETCHUM, ID 83340		
Project Representative's Email:	frazier@presidiovistaproperties.com		
Architect's name, phone number, e-mail:	RO ROCKETT DESIGN JASON RO 213.784.0014 jro@rorockettdesign.com		
Landscape Architect's name, phone number, e-mail:	BYLA BEN YOUNG 208.720.0215 ben@byla.us		
Environmental consultant's name, phone number, e-mail:	SAWTOOTH TRENT STUMPH 208.727.9748 trent@sawtoothenvironmental.com		
Engineer's name, phone number, e-mail:	BROCKWAY ENGINEERING CHUCK BROCKWAY 208-736-8543 charles.g.brockway@brockwayeng.com>		
Project Address:	121 BADGER LANE KETCHUM, ID 83340		
Legal Description of parcel:	PARCEL 4, ROCKING RANCH SUB #2 (LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO)		
Lot Size:	1.09 ACRES (PER SURVEY)		
Zoning District:	LR		
Overlay Zones – indicate all that apply:	<input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Riparian Zone <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain		
Brief description of project scope:	NEW SINGLE FAMILY DWELLING: MAIN RESIDENCE + ADU W/ IN-GROUND POOL (ADU STRUCTURE OUTSIDE OF FLOODPLAIN)		
Value of Project:	\$ 400,000		
TYPE OF PROJECT – indicate all that apply:			
<input type="checkbox"/> New Building in Floodplain	<input type="checkbox"/> Building Addition in Floodplain	<input type="checkbox"/> Streambank Stabilization / Stream Alteration	<input type="checkbox"/> Other. Please describe:
<input type="checkbox"/> Riparian Alteration	<input checked="" type="checkbox"/> Floodplain Development		
PROPOSED SETBACKS – if project is a new building or an addition to an existing building			
Front: 15	Side: 15	Side: 15	Rear: 20
ADDITIONAL INFORMATION			
Will fill or excavation be required in floodplain, floodway or riparian zone?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
If Yes, Amount in Cubic Yards:	Fill: 258 CY	Excavation: 274 CY	
Will Existing Trees or Vegetation be Removed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Will new trees or vegetation be planted?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

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


Signature of Owner/Representative

2/27/2023

Date

EXHIBIT
C

Nicholas and Stephanie Osborne
105 Wood River Drive North
Ketchum, Idaho 83340

October 4, 2023

City of Ketchum Planning and Zoning Commission
191 5th Street West
Ketchum, Idaho 83340

Dear Members of the Ketchum Planning and Zoning Commission:

We appreciate the opportunity to appeal the Flood Plain Development Permit for 121 Badger Lane. We are providing the following documents for your review in support of our appeal:

Exhibit 1. Letter Dated October 4, 2023 from Nicholas and Stephanie Osborne outlining the unique conditions of the location, issues with the proposed development and additional considerations.

Exhibit 2. Technical Memorandum from Biota Research concluding the proposed development does not adhere to the guidelines of the City of Ketchum Floodplain Development Permit and do not align with FEMA NAI policies.

Exhibit 3. Letter dated April 12, 2023 from Nicholas and Stephanie Osborne provided in response to the notification of the planned development and solicitation of comments by the Planning and Zoning Commission Staff.

Exhibit 4. Letter dated July 11, 2023 from Nicholas and Stephanie Osborne provided at the time of our Appeal.

Exhibit 5. Relevant excerpts from the Ketchum City Code addressing flood plain development.

Sincerely,

Nicholas and Stephanie Osborne

Nicholas and Stephanie Osborne
105 Wood River Drive North
Ketchum, Idaho 83340

October 4, 2023

Dear Members of the Ketchum Planning & Zoning Commission

As appellants of the Flood Plain Development Permit for 121 Badger Lane, and owners of 103 and 105 Wood River Drive North which share the entire northern property line of 121 Badger Lane we write today to provide you with a more complete picture of this area of Ketchum and the unique conditions that give rise to our concerns. They have been brought to the attention of the Planning staff in letters from us on April 12, 2023, in response to the notification of the planned development and solicitation of comments, and on July 11, 2023, at the time of our appeal. Rather repeating the contents of those letters we attach both here for your review.

The Area and Unique Conditions:

The area is highly susceptible to flooding and the risks are likely to increase. 105 Wood River Drive North and 121 Badger Lane are directly below the confluence of Warm Springs Creek and the Big Wood River and have experienced significant flood water issues in the past. High water from Warm Springs Creek flows directly toward the both properties on the East bank of the Big Wood River, which has caused significant erosion of the bank and the river frequently breaches the bank.

A significant portion of 121 Badger Lane sits within the floodplain and, according to the 2020 Big Wood River Atlas, within the Historic Channel Migration Zone of the Big Wood River. The proposed building site is entirely surrounded by and extends into the Flood Plain and wetlands.

A LOMA was issued which excluded a portion of the site from the floodplain. Local residents observed significant fill being deposited by a prior owner in the area covered by the LOMA, and it is believed that this resulted in the LOMA being improperly issued.

A portion of 105 Wood River Drive North sits within the same floodplain as 121 Badger Lane. There are two clear natural channels in the southwest portion of 105 Wood River Drive North which drain directly onto 121 Badger Lane. During runoff in 2017 there was sheeting water in these channels and across the lot and at other times there has been standing water in these channels. Sheeting water runs through 121 Badger Lane and standing water is absorbed in wetlands on 121 Badger Lane immediately south of 105 Wood River Drive North. The water that flows across 121 Badger Lane flow directly into neighborhoods on Buss Elle Drive and Wood River Drive.

A number of recent studies have concluded that the change in weather we are experiencing, irrespective of the causes, have resulted in FEMA Flood Maps that significantly underestimate the Flood Risk. Ketchum's current FEMA flood Map was created in 2010, making it 13 years old, significantly older than the prescribed 5 year revisions cycle and according to the City of Ketchum website is currently being updated.

The Proposed Project:

The proposed development plan for 121 Badger Lane unnecessarily places portions of a large home and significant hardscape in the flood plain, including an elevated driveway directly on our property line and over existing wetlands. This will create a barrier to water naturally flowing across our property and will prevent standing water from being absorbed in the existing wetlands.

There are many alternative locations for the proposed driveway. A driveway for the prior home already exists on 121 Badger Lane, and by turning south before entering the floodplain and entering the floodplain away from neighboring properties, it avoids destroying wetlands and allows more of the potential problems to be dealt with on the site.

Recognizing the risk of flood waters on 121 Badger Lane, Ketchum Staff required the developer to raise the driveway, provide culverts under the driveway (though the culverts do not appear to be specified in the plans) and replace the wetlands in a new location. These changes create multiple issues for neighbors both north and south of 121 Badger Lane. The raised driveway creates an even greater barrier to the flow of water across the property line, the culverts restrict flow above the driveway and accelerate it below the driveway and the destruction of the existing wetlands will eliminate the absorption of water where it naturally accumulates.

In addition, the proposed driveway and culverts provide no space for the removal of snow in ways which would avoid impacting neighbors properties, creating blockages for the proposed culverts or filling the existing wetlands. Culverts are very unreliable, susceptible to blockages from natural debris and wildlife activity. We have experienced flooding on other properties due to blockages in culverts and do not believe they are an acceptable remediation when the impacts of failure will be significantly borne by neighbors rather than the owners of the site.

The proposed development is expected to be sold upon completion. Any assurances from the current owner/developer for proper maintenance of the culverts or other remediations provides little assurance of the long-term compliance.

Additional Considerations and Analysis:

The Ketchum City Code include many sections which address the significant costs flooding creates for our community, the many causes of flooding in Ketchum, the criteria for approval of development in areas susceptible to flooding which will affect the health of the Big Wood River. We have attached and highlighted a number of those we believe are relevant.

As a result of all of these issues, we retained both engineering and legal advisors to help us assess the legitimacy of our concerns. We have been advised and believe the potential issues are real and encourage the City to fully consider the engineering evaluation which we have also attached.

We appreciate the Planning Commission giving our appeal full consideration. We are long time members of the Ketchum community that want the best for our town. Many of the issues we have could have been easily understood and addressed had our neighbor chosen to discuss the plans with us prior to seeking the approval of proposed development. Unfortunately, because they did not choose that path, we now find ourselves participating in a more costly and formal administrative appeal process.

Sincerely,

Nicholas and Stephanie

TECHNICAL MEMORANDUM FROM



P. O. Box 8578, 140 E. Broadway, Suite 23, Jackson, Wyoming 83002; (307) 733-4216

To: City of Ketchum, Idaho

Cc: Gary Slette, Nicholas and Stephanie Osborne

Date: August 22, 2023

Re: Big Wood River, 121 Badger Lane, Floodplain Permit Review

The content of this memorandum outlines the findings of an initial technical review performed by Biota Research and Consulting, Inc. (Biota) of the City of Ketchum, Idaho, Floodplain Development Permit and associated documents for the Badger Residence Project (parcel RPK05130000040) submitted by 121 Badger Lane LLC. For the review, Biota was provided the Floodplain Development Permit application materials and approved plans. The findings in this memorandum were based on documents made available to Biota. Biota reserves the right to provide additional technical review comments on behalf of the Osbornes in the future.

Biota also obtained the Federal Emergency Management Agency (FEMA) Letter of Map Amendment (LOMA) for the subject property, dated May 15, 2014. The intent of the technical review was to identify if potential flooding risks to the Osborne property (RPK0508001003A) have been properly evaluated according to the City of Ketchum ordinance and permit application requirements. The Osborne property is located immediately upstream (north) of the proposed project.

The effective Flood Insurance Rate Map (FIRM) is Panel No. 16013C0442E with effective date of November 26, 2010. The parcel of interest is located in a FEMA mapped floodplain designated Zone AE Special Flood Hazard Area (SFHA). The proposed project lies between published cross sections EG and EF of the detailed study hydraulic model. A new draft effective hydraulic model is currently being developed by FEMA that will be used to replace the effective FIRM with new updated maps. The draft model developed by FEMA has not yet been published to be used as the effective model for Ketchum or other areas within Blaine County, Idaho. However, it is important to note that the draft effective model uses a base flood discharge of 6,363 cubic feet per second (cfs) compared to only 4,740 cfs for the Big Wood River below Warm Springs Creek, which is an increase of 1,623 cfs. The 2014 LOMA removes a portion of the 121 Badger Lane Property from the FEMA floodplain. The area removed by the LOMA is shown on the project design plans. Given the presence of the previous residential structure on the property in the location described by the LOMA, it is likely that this area was raised out of the elevation of the FEMA floodplain by placing fill material.

Floodplain development permits are typically evaluated based on a no-rise certification or a No Adverse Impacts (NAI) statement. The no-rise is a hydraulic modeling analysis that evaluates potential increases

to the Base Flood Elevation (BFE) from project actions. The NAI approach was developed as a “good neighbor” policy to assess how existing floodplain properties are being affected by the land use decision others. The NAI policy requires those who alter flooding conditions to mitigate the impact their actions have on other individuals and adjacent communities. (Larson and Plasencia 2001). The policy states that impacts include increased flood peaks, flood stage, flood velocity, erosion and sedimentation, or decreased water quality or quality of riparian habitat.

1.0 FLOODPLAIN PERMIT TECHNICAL REVIEW

Biota reviewed the approved Floodplain Development Permit and Riparian Alteration Application dated June 26, 2023, including the attached narrative from Brockway Engineering, PLLC (Brockway) dated May 4, 2023. Biota’s senior hydraulic engineer and certified floodplain manager, Chad Bailey P.E, CFM reviewed the hydraulic model results. There were several issues identified that, in our opinion, need to be evaluated more thoroughly to determine the potential for adverse impacts related to the proposed project. Those issues are described in detail below.

- 1) Guideline 17.88.050(E)6 of the floodplain development requirements states that floodplain development projects should not diminish flood water carrying capacity. As shown on the existing conditions topographic survey maps, there are existing drainage paths that cross from the Osborne property to the 121 Badger Lane property in the area of proposed floodplain construction (Figure 1). The drainage flow paths are highlighted with blue arrows on Figure 1. The existing driveway has imported fill material and a culvert placed within the floodplain. It is not clear when this material was placed or if it was a permitted activity. The culvert and fill material do interrupt natural drainage patterns but sheet flooding can occur under existing conditions because the driveway is not elevated above native grades to the west of the culvert.

The same blue arrows are displayed with the grading and drainage site plan (Sheet L2) in Figure 2. The grading and drainage site plan elevations indicate that the proposed driveway is to be elevated approximately 0.5 to 3.0 feet relative to existing grades in the area of the natural drainages (Figure 3). The driveway orientation is generally perpendicular to the flood flow path. The result would be that the elevated driveway would backwater flood flows upstream onto the Osborne property. The grading and site plans indicate that a 12-inch culvert is proposed to drain the area north of the driveway into a constructed wetland. The floodplain development permit application materials did not demonstrate that a 12-inch culvert would convey the capacity of flood water in this area during a 100-year flood. In addition, the culvert is not an open inlet but a catch basin design that has a greater risk of becoming plugged by debris and sediment, which could render it ineffective during flooding. The natural drainage that crosses existing wetlands is proposed to be drained with a 24- by 36-inch arch pipe culvert. This proposed culvert is oriented perpendicular to the floodplain flow path which will limit functionality. The floodplain development permit application materials did not demonstrate that this culvert would convey the capacity of flood water in this area during a 100-year flood.

In response to Section 17.88.050(E)6 of the floodplain development permit, Brockway indicated that the proposed development has more excavation (274 cy) than fill (258 cy). Having more excavation than fill does not ensure that the flood carrying capacity is maintained. It clearly depends on where the fill is being placed and if natural drainage patterns persist. As shown in Figure 3, the proposed fill placement blocks the natural drainages that are visible in Figure 1. Based on our review of the application materials, it has not been demonstrated that flood water

carrying capacity is being maintained with the proposed project. In addition, the hydraulic model for the project does not include any cross sections that correctly represent the proposed driveway in the area of the subject drainages (Figure 4) and therefore does not evaluate the potential backwater effect from the placement of fill in the FEMA floodplain. Also, the model results provided in fact show a rise of 0.1 foot as shown on Table 2 of the Brockway Technical Narrative. This rise in proposed BFE suggests that the flood flow capacity is diminished under proposed conditions. It is our recommendation that more detailed hydraulic modeling with properly placed and orientated sections be conducted to evaluate the impact of the proposed project grading, including the driveway, on the BFE on the Osborne property. Sections should be perpendicular to the flood flow and aligned with the driveway fill structure and proposed drainage culvert opening.

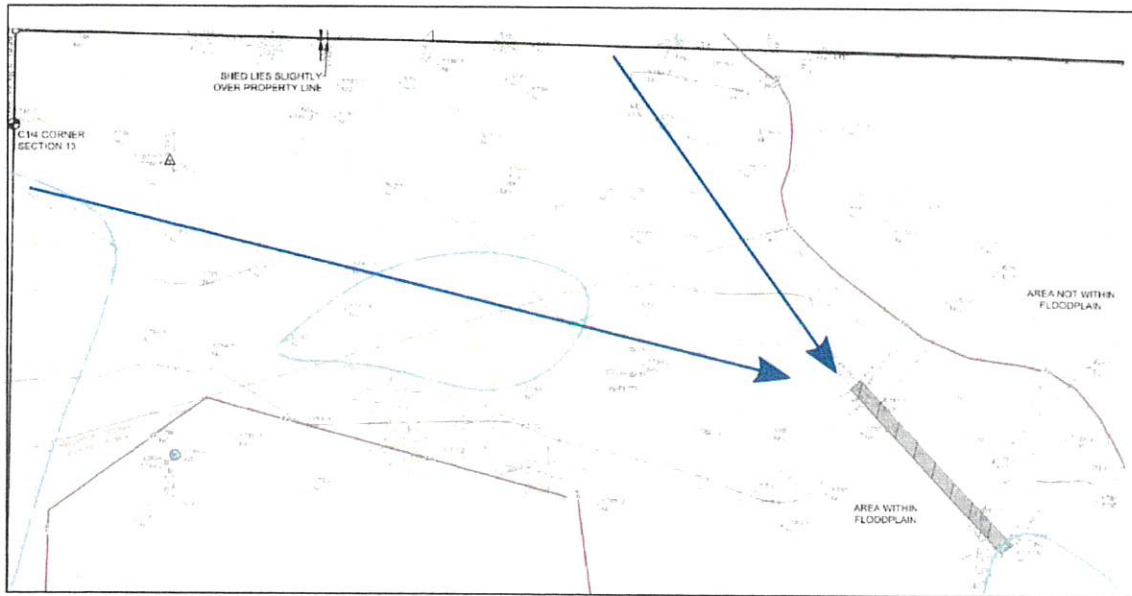


Figure 1. Existing conditions topographic survey map showing drainage patterns (highlighted with blue arrows). Basemap Source: Galena Engineering, Inc.

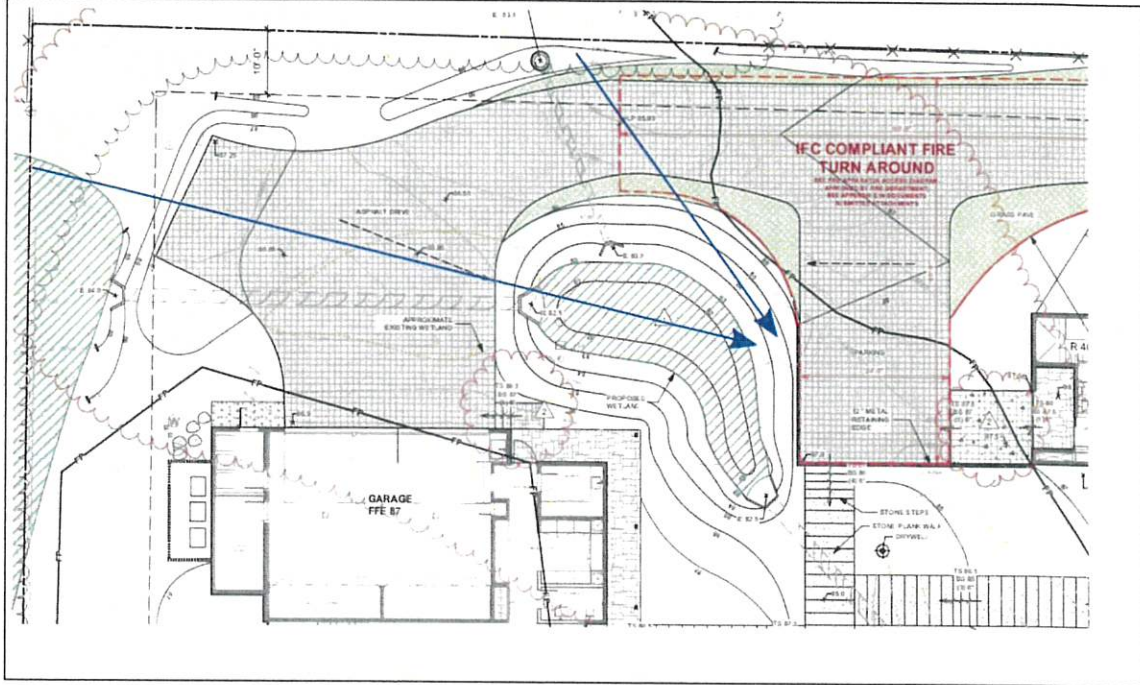


Figure 2. Proposed grading and drainage site plan showing fill to be placed blocking natural drainage patterns (highlighted with blue arrows). Basemap Source: BYLA Landscape Architects.

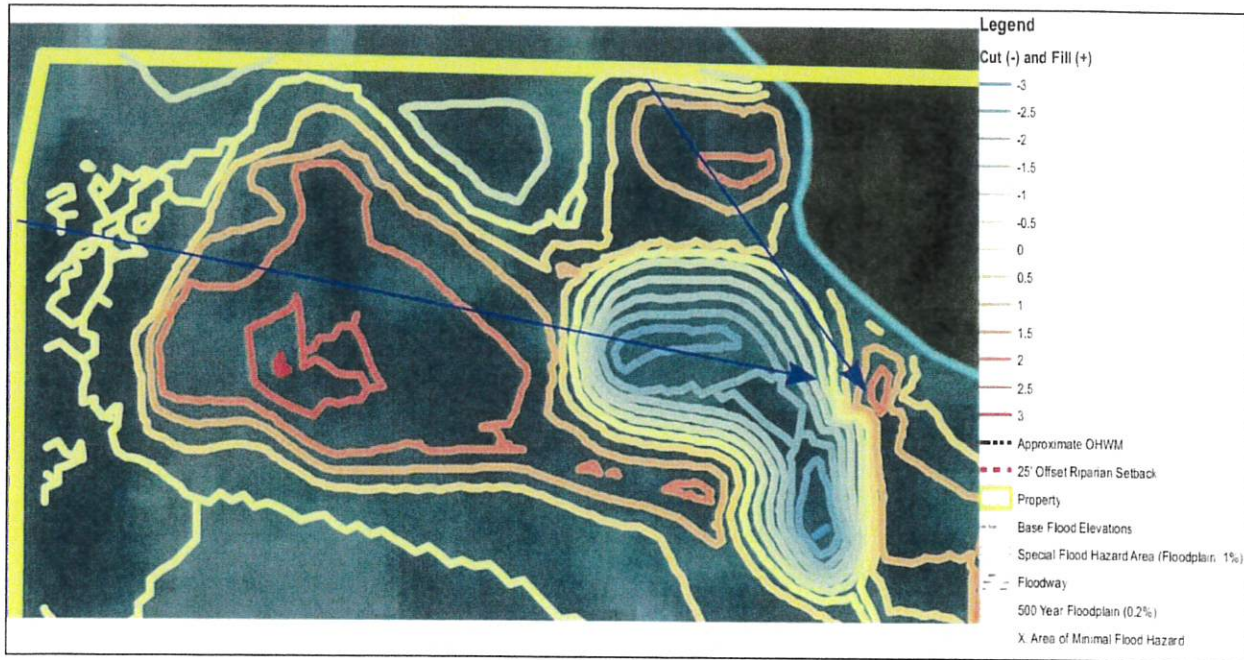


Figure 3. Proposed grading cut and fill quantities showing up to 3 feet of fill to be placed blocking natural drainage patterns (highlighted with blue arrows). Source: Brockway Engineering, PLLC.



Figure 4. Hydraulic model cross section layout showing model does not capture proposed driveway grading in area of interest. Source: Brockway Engineering, PLLC.

- 2) Guideline 17.88.050(E)5 of the floodplain development permit requirements states that landscaping and driveway plans should accommodate the function of the floodplain by allowing for sheet flooding. In this context, the term sheet flooding is understood to describe the natural unobstructed flow of unchanneled water across the floodplain. The proposed driveway would disrupt the natural sheet flow of flood waters in the FEMA floodplain because the driveway is elevated from surrounding topography and perpendicular to the flood flow path. The floodplain development permit indicates that originally the driveway was going to be at the existing grade but the elevation was raised as a requirement for emergency vehicles (no more than 1 foot of water depth on the driveway during the 100-year flood). It is our recommendation that alternatives be evaluated for the proposed driveway that do not limit sheet flow on the floodplain. It is our recommendation that the potential change to sheet flow flooding be evaluated with hydraulic modeling. The installation of culverts to manage the drainage in fact channelizes the flow, reducing the floodplain function, and increasing the risk for backwater, increased velocity and increased erosive forces. A two-dimensional (2-D) hydraulic model would be preferred for this analysis.

- 3) Guideline 17.88.050(E)1b of the floodplain development permit requirements states that a CLOMR-F should be obtained prior to placement of any additional fill in the floodplain. The 2014 LOMA removed portions of the property from the floodplain. Currently, fill in those areas is not

subject to this requirement, and it is not well documented what review or permitting was done for the historic fill placement. The floodplain development permit indicates that there will be an estimated 258 cy of fill on the property in the FEMA floodplain. This fill includes a portion of the proposed residence, which is located in the floodplain, outside the area covered by the 2014 LOMA. The applicant has not completed a CLOMR-F for the fill within the floodplain. It is important to document all fill placed in the floodplain as multiple fill placements can have cumulative effects that adversely impact flooding on adjacent properties. It is our recommendation that the areas of fill on the floodplain be clearly identified on the floodplain development permit and that a CLOMR-F be completed prior to placing any fill material on the FEMA floodplain.

3.0 SUMMARY AND CONCLUSIONS

The technical review of the Badger Residence Project Floodplain Development Permit application materials indicated that proposed site grading and drainage plans do not adhere to the guidelines of the City of Ketchum Floodplain Development Permit and do not align with FEMA NAI policies. The proposed driveway was not demonstrated to maintain flood flow capacity and does not allow for natural sheet flow flooding. The proposed project would place fill in the FEMA floodplain and the potential for adverse impacts has not been thoroughly evaluated. It is our opinion that the current plan has the potential to increase flooding risk on the Osborne property. Hydraulic modeling and design modifications should be completed to demonstrate no adverse impacts on the Osborne property.

REFERENCES CITED

Larson, L., and D. Plasencia. 2001. No Adverse Impact: A New Direction in Floodplain Management Policy.

Adam Crutcher
City of Ketchum Planning and Building
PO Box 2315
191 W 5th Street
Ketchum, ID
BY E-MAIL

April 12, 2023

Dear Members of the Ketchum Planning & Building Department,

We appreciate the opportunity to comment on the Floodplain Development Application for 121 Badger Lane. We are residents of 105 Wood River Drive North and owners of 103 Wood River Drive North which border 121 Badger Lane to the North. We understand the applicant seeks to build a 9,100+ sq ft house that extends beyond the existing FOMA boundary and an additional 1,200 sq ft ADU. We have only reviewed some of the structural and landscape plans as have been provided to us.

Much of 121 Badger Lane and 105 Wood River Drive North are in the flood zone. Notwithstanding the recent drought, during runoff the Big Wood River regularly exceeds its bank creating sheeting water and channels on both the BLM land and the adjoining properties. River water that flows across our property drains to 121 Badger Lane and from there to downstream properties. In past years this has resulted in flooding of downstream neighborhoods. In addition, together with the BLM land and the Big Wood River, this area is an active zone for wildlife, with large and small mammals, waterfowl and birds relying on the cover and wetlands for habitat.

We considered purchasing 121 Badger Lane from a prior owner but determined that it was not suited for a home given its location in the flood zone, existing wetlands and elevations. In fact the previous home on the site was elevated on piers above ground level reflecting the issues posed by flood waters and wetlands. While a LOMA was issued for the site, it remains surrounded by flood zone and wetlands. It currently provides permeable ground and trees and bushes which are important to draining upstream properties and controlling the flow of water to downstream properties.

We are concerned about the proposed construction plans and the proposed landscape plans. Any development will likely have an impact on flow of water above, through and below the site increasing flooding risk in the area. Further expanding the building footprint will likely increase this risk. As well, the landscape plan calls for the addition of extensive hardscape in the floodplain and surrounding existing wetlands, reducing the ability of the site to absorb water, restricting the flow of water across the property and accelerating the flow of water that does cross the property.

When reviewing the proposed plans we would ask you to consider the following at this time:

1. **What would warrant expanding the footprint beyond the LOMA into an existing flood zone?** Ketchum's Code of Ordinances extensively address the risks and costs to the community of development in floodplain, the importance of the Big Wood River and preserving and protecting wildlife. Observed conditions on this site and surrounding areas in the recent past indicate that the risks of extensive development are real and great.

2. **Will the design and scale of the project affect the flow of water for upstream and downstream properties?** We would note that when we rebuilt one of the historic fishing cabins on our property partially within the flood zone we were required to allow for water to pass underneath the cabin, as did the prior home at 121 Badger Lane.
3. **Is the design and amount of hardscape proposed appropriate for the site?** 60% - 70% of the site will be covered by hardscape, including pools, spas, decking, driveways and walkways. In particular, plans include a driveway that runs almost the entire length of the property and surrounds existing wetlands. Even small changes in surface materials and elevation to accommodate a driveway in the flood zone may have a material impact on the flow of water. The proposed drainage for the portion of the driveway not in the flood zone would be on neighbor's properties. Snow storage for a driveway of this length is not addressed but would potentially create further drainage issues. Isn't it more appropriate to have the driveway terminate where existing parking is planned in the ADU, before reaching the flood zone and wetlands and to have significantly less hardscape in the flood zone.
4. **What conditions are required during construction to minimize the impact on neighbors, wetlands and wildlife?** Construction parking and dumpsters are proposed in the flood zone, on top of existing wetlands and directly adjacent to 105 Wood River Drive North. What impact will this have to water flow, wetlands and noise, dust and debris during construction?
5. **What is the potential impact of the proposed development on the extensive wildlife in the area?** Surrounding the wetlands with a driveway will likely affect the wildlife that uses these wetlands. And with the proposed residence directly adjacent to BLM land, what is necessary to protect the habitat for wildlife, given the precedent of downstream neighbors clearing BLM land to enhance their views.

When we built our home at 105 Wood River Drive North, we were careful to keep the building footprint outside of the flood zone, maintaining only historic fishing cabins in the flood zone, to minimize hardscape, to preserve the natural conditions of the property for wildlife and to consult with the previous owners of 121 Badger Lane on our proposed building and landscape plans to minimize its impact on them. The Big Wood River is a precious asset for the people and wildlife of the Wood River Valley which has already been significantly impacted by development along its banks and in its floodplain. We ask the City and its staff to make every effort to protect the River and its adjoining neighborhoods.

We are attaching an additional analysis of the project which raises further questions and issues, provided to us with the request that the providing party not be disclosed at this time. We look forward to further review of the project if it proceeds. Please feel free to contact us if you have any questions regarding our comments.

Sincerely yours,

Nicholas and Stephanie Osborne

FLOODPLAIN

- The plan set did not include any information of the actual Floodplain Analysis. But we have to assume that the engineering consultants have analyzed the cut and fill within the Floodplain, and have provided sufficient documentation/studies that demonstrate there will be no net loss of flood water carrying capacity.
- The proposed design shows 3 culverts that will convey drainage and floodwaters across the property, which roughly follows the existing drainage pattern. And once again, we have to assume that they have been sized correctly to convey floodwaters sufficiently. However, if these culverts become blocked, floodwaters could be forced to backup and affect adjacent properties.

WETLANDS

- The plan set did not include any information of the actual Wetland Analysis. But we have to assume that the consultants have provided a complete study demonstrating no net loss, and adequate restoration.
- The existing wetlands along the west property boundary do not appear to be protected, nor is it clear as to whether that portion of the Wetlands have been included in the overall assessment of no net loss.
- A-100.2 shows portions of the existing wetlands along the west boundary to be within the limit of construction (along with under the dumpster and recycling).
- L3.0 shows lawn over the existing wetlands along the west boundary.
- A sufficient buffer would be appropriate to protect the wetlands from disturbance, grading/fill, manicured lawn (and associated maintenance).
- Given all of the above, it is important to ensure that these wetlands have been adequately analyzed and are part of the overall restoration.

DRIVEWAY

- It is not clear as to how the access driveway will drain, or where it is collected - but it appears it will be draining onto adjacent properties.
- It is also not clear as to how it will be constructed without impacting adjacent properties. The typical section on C-1 shows 4:1 side slopes which would be over the property boundary.

SNOW STORAGE

- I assume that they are proposing to haul snow from the access driveway, but even that will likely impact adjacent properties given the lack of space for equipment to operate effectively.

LANDSCAPING/SCREENING

- There simply is not much room for adequate screening along the north property boundary.
- The proposed plantings along the north boundary, while appreciated for screening, could be potentially problematic in the long term.
- L3.0 shows 7 Subalpine Firs, and 14 Concolor Firs.
- The Subalpine Firs are a naturally narrow-growing conifer which might work in some of the tight spaces as shown.
- However, the Concolor Firs will get much larger and wider – eventually growing well into the adjacent property (as well as into the driveway).
- Consequently, it is likely that over time the proposed trees will go into decline, need to be aggressively pruned, or will be removed due to encroaching into the driveway.

**Nicholas and Stephanie Osborne
105/103 Wood River Drive North
Ketchum, Idaho 83340**

July 11, 2023

City of Ketchum Planning and Zoning Commission
191 5th St W
Ketchum, Idaho 83340
BY EMAIL

City of Ketchum Planning and Zoning Commission,

We are writing to Appeal the approval of the development plan for 121 Badger Lane pursuant to Chapter 17.144 of the Ketchum Idaho Code of Ordinances. We believe the process has failed to adequately address issues with respect to the project and its impact on neighbors. On April 12, 2023, we submitted a letter to the Ketchum and Zoning Commission and Staff raising a number of potential issues. While we have been updated periodically by department staff on the status of the review, nothing was done to address the specific concerns and questions we raised. Alternatives, including moving the driveway out of the floodplain, were not considered and adjustments made since that time, including raising the elevation of the driveway, have worsened the issues. At this time we would note the following:

1. A driveway that runs the entire length of the property and through the floodplain and adjacent to our property creates an entirely unnecessary barrier to the flow of water and affects wetlands and water channels that are shared by our property and 121 Badger Lane, and a historic Ketchum fishing cabin on our property. One area of previously identified wetlands on 121 Badger Lane has in fact been removed from the document that show the location of existing and new wetlands. While the development plan may address water and wetlands issues on the site, it does not appear that conditions on neighboring properties have been adequately considered.
2. We understand that the elevation of the driveway was increased to allow required clearance for emergency vehicles because it is in the floodplain. This change raises the barrier for water draining from our property. No consideration appears to have been given to moving the driveway to a location which is less susceptible to flooding and avoids creating an unnecessary barrier in the floodplain or destruction of existing wetlands.
3. While the engineering of the site may allow modeled amounts of water to be conveyed across the site, the amount of water that the site will absorb will be reduced and the speed of the water conveyed will be slowed to the north of the property and accelerated across the property as a result of the construction footprint and hardscape in the floodplain and the channeling of water through culverts.
4. While we understand the flood issues have been considered and engineering solutions proposed, we question the assumptions made about both the conditions that 121 Badger Lane may experience during high water and the impacts of the proposed solutions on neighboring properties. Multiple studies have recently been published indicating that existing government precipitation and flood data has been rendered inaccurate by changing weather and underestimates the potential for flooding, including in Blaine County. Proposed culverts,

culverts create a finite limit on the amount of water that can pass are subject to blockage from debris, snow/ice and wildlife. Snow plowed from the driveway in the floodplain will have no place to go but to areas that are important for drainage.

5. We believe the existing LOMA was inappropriately issued, as a result of significant fill being added to the property, which multiple neighbors can attest to, rather than as a result of natural conditions.

We were surprised by the brevity of the review and the failure to address the specific concerns raised by neighbors given the location of the development in the floodplain and neighbors' familiarity with conditions around the site. We are now consulting with engineers and lawyers to better assess our concerns and potential remedies. We request that the Planning and Zoning Commission also take the time to undertake a more rigorous review of the proposal and potential alternatives that will allow appropriate development with less impact on neighbors. Please let us know how you plan to proceed and what further information we can provide. Adam Crutcher has our contact information.

Sincerely yours,

Nicholas Osborne and Stephanie Osborne

EXHIBIT 5

17.88.010 - Statutory authorization and findings of fact.

Therefore, the Council of the City of Ketchum Idaho does hereby ordain as follows:

1. The flood hazard areas of Ketchum, Idaho, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are caused by the cumulative effects of obstruction in areas of special flood hazard which increase flood heights and velocities and by development that is inadequately floodproofed, elevated, anchored, or otherwise protected from flood damage.
3. The Big Wood River, its tributaries, and their associated floodplains in Ketchum are important to the well-being of our citizens as they provide recreation, fish and wildlife habitat, aesthetic beauty, a source of irrigation water, as well as other economic and lifestyle values.

17.88.020 - Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- H. To ensure that those who occupy the areas of special flood hazard assume the responsibility for their actions.
- J. To allow the river and creeks and their adjacent lands to convey floodwaters to minimize property damage;
- N. To restrict or prohibit uses which are injurious to health, safety, or property in times of flood, which result in environmental damage, or that cause increased flood heights or velocities; and

17.88.030 - Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions for:

- A. Restricting or prohibiting development which is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
- C. Preserving and restoring natural floodplains, stream channels, and natural protective barriers that carry and store flood waters;

D. Controlling, filling, grading, dredging, and other development which may increase flood damage or erosion; and

E. Preventing or regulating the construction of flood barriers which may unnaturally divert floodwaters, or which may increase flood hazards to any other properties.

17.88.040 - General provisions.

1. Flooding is aggravated by the collection of debris upstream of channel obstructions located in floodplain areas. Such obstructions include, but are not limited to, bridges, fences, houses, and trees. The accumulation of debris can result in significantly higher water surface elevations and flooding beyond limits of the SFHA shown on the FIRMs upstream from the obstructions.

2. Structures located in proximity to waterways, even if the structure's location is outside the boundaries of the SFHA, may be subject to inundation and damages during flood events due to the potential of the channel to change direction abruptly during high flows. In particular, this risk affects lands adjacent to the Big Wood River, which is wide and flat with a relatively shallow channel in many areas.

4. Encroachments (i.e., houses, fill, etc.) on floodplains reduce the flood carrying capacity of the river and its floodplain and increase flood heights, thus increasing flood hazards on land beyond the encroachment. With every new development since the FEMA one percent annual chance boundary was determined, the ability of the floodplain to function as originally assumed changes.

17.88.050 - Administration.

E. *Criteria for evaluation of applications.* The criteria of floodplain development permit applications and riparian alteration permits shall be as follows:

1. The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met.

5. Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.

6. Floodwater carrying capacity is not diminished by the proposal.

12. Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot or less during the one percent annual chance event.

21. (Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.

1. *Floodplain development variance procedure.*

2. *Considerations.* In passing upon such applications, the Commission shall consider all technical evaluations, and all relevant factors and standards specified in other sections herein and:

a. The danger that materials may be swept onto other lands to the injury of others;

b. The danger to life and property due to flooding or erosion damage;

f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;



City of Ketchum

ATTACHMENT B:

Response Brief

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July 31, 2024

Via e-mail to: Gary Slette (gslette@rsidaholaw.com)
Matthew A. Johnson (mjohnson@WHITEPETERSON.com)

Ketchum Planning and Zoning Commission
P.O. Box 2315
191 5th St., West
Ketchum, ID 83340

RE: 121 Badger Appeal – Respondent’s Brief In Opposition to Appeal

Dear Planning and Zoning Commissioners:

This firm represents 121 Badger Lane, LLC (“**Applicant**”), the Applicant for a Floodplain Development Permit for 121 Badger Lane in Ketchum that was approved by the Ketchum Administrator on May 14, 2024 (“**Decision**”). We provide this responsive briefing to the appeal brief from appellant’s attorney Gary Slette dated July 17, 2024 (“**Appeal Brief**”).

This second appeal of the issuance of a Floodplain Development Permit for 121 Badger Lane should be denied for one main legal reason: because there was no error in the May 14 decision approving the requested Floodplain Development Permit for a new home on the property (the “**Decision**”), nor has one been alleged. The Decision was properly made in accordance with the Administrator’s authority, applicable standards in City Code, and volumes of evidence in the record. For this reason, the appeal lacks a legal basis and should be dismissed.

This appeal also lacks factual basis. The Applicant’s civil engineers have provided volumes of documentation that developing the proposed home on 121 Badger Lane will cause no flooding impacts on the Osborne property. City staff and the City’s consultant engineers have now concluded twice that there will be no impacts of flooding to the Osborne property. Sound engineering practices and concrete evidence in the record shows there is no factual basis for this appeal and it should therefore be dismissed as without merit.

I. Overview of Application and Decision.

As a reminder, this is the second time the Commission is evaluating an appeal for 121 Badger. The original permit was approved administratively and issued in June 2023, appealed by the appellants in July, and heard by the Planning and Zoning Commission after significant delay in December 2023. In that appeal, and again for this appeal, the appellants (the Osbornes) raised concerns that development at 121 Badger would increase floodwater on their property.

The December hearing resulted in a Decision that found no clear error but asked the Planning Department to “conduct supplementary review and analysis” and “further analysis on the modeling difficulties and the evaluation of the involved driveway area,” as well as to work with the Applicant “on evaluation and review of the Application in relation to Ketchum Municipal Code § 17.88.050(5) and (6).”¹ Those criteria relate to whether the plans accommodate the function of the floodplain by allowing sheet flooding, whether the application will adversely impact adjacent property, and whether floodwater carrying capacity is reduced by the application. The Planning Department asked the Applicant to submit another application with additional engineering relating to criteria 5 and 6, which the Applicant submitted in early February 2024.

The Planning Department followed the same procedures for this second application as they did for the first, providing notice and soliciting public comment. That public comment was reviewed by Planning Department staff and considered during the application review process; in fact, staff requested additional information from the Applicant in response to comments a number of times demonstrating a clear intent to address every possible comment. After a thorough review by Planning Department staff and the City’s own engineering consultants, and multiple rounds of requested revisions to address public comments, the Planning Department approved the application in the May 14 Decision letter analyzing precisely how the Application satisfied each of the applicable City Code criteria for approval.

II. The Appeal Must Be Dismissed Because It Does Not Meet Appeal Criteria.

The Appeal does not meet the appeal criteria in City Code and therefore must be dismissed. Ketchum City Code § 17.144.050 requires that the Appellant identify specific error or abuse of discretion in the Notice of Appeal:

The notice of appeal shall be in writing and in such form as shall be available from the office of the administrator, which *shall require to be set forth with specificity all bases for appeal, including the particulars regarding any claimed error or abuse of discretion.*²

Here, Appellant has not alleged, with specificity or otherwise, any error or abuse of discretion. They instead suggest—for the second time in a year—that the Administrator failed to adequately consider the available information, or that other standards should have been used in evaluating the Application. These remain insufficient grounds for an appeal and do not meet the express appeal standards required by City Code.

The arguments are also without merit. The Appeal Brief largely restates the arguments made in both the prior appeal and the letter to accompany the Notice of Appeal filed on May 28, noting six reasons they believe the Decision fell short. Just as they were unpersuasive in the prior appeal, these reasons remain unpersuasive under the applicable Code.

First, they note the historic driveway location and say the Decision inaccurately stated its location. In truth, the Administrator correctly stated in the Decision that the driveway location was on the northern boundary of the property. Regardless, it is irrelevant where the prior driveway

¹ 121 Badger Lane Administrative Appeal: Commission Decision, adopted January 9, 2024, p. 3.

² City Code § 17.144.050 (emphasis added).

existed because there is no Code requirement that redevelopment of a site consider the prior design. Instead, the design of the site must meet Code requirements for a floodplain development permit. The design proposed by the Applicant meets Code requirements as reflected in the Decision. Further, the hydraulic model submitted with the Application demonstrates that the floodwater will not back up onto the Osborne property to the north.

Second, the Appeal Brief notes that the Planning and Building Department did not evaluate alternatives for the proposed development when evaluating risks for floodplain development. The Appeal Brief cites two sections in particular for this requirement in Ketchum City Code, stating: “Where development is proposed that impacts any wetland, the first priority shall be to move the development from the wetland area (17.88.050(E)(21) and consideration of ‘the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage.’ (17.88.050(1)(f) [sic].” Section 17.88.050(E)(21) was met in this application because the application locates the vast majority of the development out of wetlands leaving only a portion of the driveway in that area, and mitigates those wetland impacts on a one-to-one basis as required by Code. As the Decision states, “The proposed development will impact, permanently fill approximately 1,277 square feet of wetlands with proposed wetland mitigation creating approximately 1,278 square feet of wetlands.” The second Code reference, § 17.88.050(1)(f) is erroneous but appears to be referring to 17.88.050(I)(2)(f), the evaluation standards for variance applications. This is not applicable because the Applicant did not apply for or receive a variance.

Third, the Appeal Brief repeats an argument from the prior appeal that the proposed driveway acts as a barrier to the passage of floodwaters. The topographic data does not support the claim that the proposed driveway will act as a barrier to flood water flow. The native ground elevations downstream of the proposed driveway location are 5786.8’, 5786.6’ and 5786.1’, all of which are higher than the driveway elevation at the area in question at 5786.0’. Placing the driveway in the proposed location will not create an additional barrier to flood flows since the driveway is lower than the existing grades. Flood flows will pass through the culverts and over the driveway to the same areas as has happened historically. The Appeal Brief states that the proposed culverts only addresses the eastern part of the floodplain. However, the western part of the property is primarily outside of the floodplain by elevation. High ground runs north and south and includes the proposed residence and the shed on the Osborne property, which further separates flood flow to the north of 121 Badger Lane. The primary movement of flood water is to the west of 121 Badger Lane. All hydraulic modeling indicates that the project will not adversely impact the Osbornes. Furthermore, none of the Osborne property is located to the west of the proposed project.

Fourth, the Appeal Brief says “culverts are not the answer,” and indicates concerns about blockages. Culverts are effective engineering devices for facilitating drainage and are used extensively throughout the Wood River Valley. Culverts are a standard practice for moving water under driveways and roadways throughout the world. The claim that the proposed culverts are inadequate to ensure adequate drainage is both unsubstantiated and unjustified. Several engineering models have shown that there will not be any impact in water levels at the property line. The proposed culverts were designed to carry the calculated floodwater with a conservative clogging factor of 50%. This clogging factor is not required by Code, but instead was added by City staff during the review process, and operates to demonstrate no adverse effects even under quite significant clogging. The culverts were designed to carry sufficient flood flow so that the elevation rise at the property line from the proposed project was 0.00-ft. Condition #15 of the

Decision indicates that the City has the right to enter onto the land to ensure culverts are appropriately maintained. The condition does not expire, so the maintenance requirement will apply to any future owners.

Fifth, the Appeal Brief again claims the LOMA was improperly issued and that the City should use another map that is not adopted into Code and has yet to be finalized. The LOMA was properly issued in 2014. However, this application does not require or rely on the LOMA to develop in the floodplain. Instead, an application must meet the applicable Code standards, including minimizing impact to the floodplain. Staff, staff's consultant engineers, and the Administrator have now found twice that this application complies with Ketchum Code requirements.

Sixth and finally, the Appeal Brief states that the Applicant's plan risks flooding a "historic fishing cabin" on the Osborne property that the Appeal Brief states "remains on its original foundation of river rock." Historical site photos instead show that the referenced cabin did not exist in its current location prior to the subdivision of 105 Wood River Dr. It is also no longer on a historic rock foundation. Contrary to appellants' claims, the evidence suggests the cabin was recently moved to its current location in the floodplain. In its current location, the cabin is located within the side yard setbacks of 105 Wood River Dr. and encroaches across the property line between 105 Wood River Drive and 121 Badger Lane. Regardless of its historical location, the engineering models have demonstrated that the proposed project would not impact floodwater elevations at the property line and therefore the cabin in its current location would not be affected.

III. The Decision Meets City Code Requirements.

Finally, the Decision should be affirmed again by the Commission because the Decision analyzes all of the applicable criteria under Ketchum City Code § 17.88.050(E)(1) through (21), § 17.88.060.(A)(1) through (3), § 17.88.060(B)(1) and § 17.88.060(B)(2)(a) through (c), analyzing how the Application meets each criteria.

With specific regard to § 17.88.050(E)(5) and (E)(6), for which the Commission previously sought more information, the Decision provides additional detail. While analyzing Section 17.88.050(E)(5), the Decision says that the driveway was slightly raised for emergency vehicle access requirements, which could result in increased floodwaters. The Decision then states:

To resolve this issue, three culverts (24" HDPE) have been proposed underneath the driveway to allow for floodwaters to pass under the driveway in order to not have an adverse impact on the adjacent property owner. A HEC-RAS model was run for the site and showed three culverts would result in no increased floodwater at cross section Badger 6 (along northern property line). The installation of the three culverts would result in most floodwater running underneath the driveway. An HY-8 model was also run to evaluate the proposed culverts that are in series under the driveway. The HEC-RAS model was found to have the more conservative results and was therefore used to determine the necessary culverts needed. A separate weir flow analysis was conducted to determine the capacity of the culvert inlets under clogged conditions and found that the culverts had adequate capacity to carry floodwaters with 50% of the grate being clogged. As mentioned in condition of

approval #15, culverts are required to be maintained and kept clear to ensure sufficient carrying capacity. No landscape berms are proposed.

The Decision also carefully analyzes criteria (E)(6), which requires that flood water carrying capacity is not diminished by the proposal. The analysis states:

The proposed development has more excavation (274 cubic yards) than fill (258 cubic yards) resulting in a net 16 cubic yards of cut on the subject property. All cut and fill considered for floodwater carrying capacity is below the Base Flood Elevation (BFE). As mentioned previously, HEC-RAS model for the site shows no increase in floodwaters on adjacent properties to the north & south.

Because the Decision properly and adequately analyzes all applicable criteria for approval, there is no error in the Decision.

IV. Conclusion

In closing, we ask that the Decision be upheld and the appeal dismissed. Since the prior appeal, the Applicant has gone above and beyond what is required under Code, providing hundreds of pages of additional documentation including every item of additional information requested by the City to demonstrate that there will be no impact to the Appellant's property. The Appellant has still offered no reason why anything staff did was erroneous so as to justify this appeal. We therefore ask that you uphold the decision of the Planning Staff and the City's engineering consultants and dismiss the Appellant's efforts to delay this project even further. Thank you for your time and consideration.

Sincerely,



Danielle M. Strollo



City of Ketchum

ATTACHMENT C:

Appellants Reply Brief

Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON
GARY D. SLETTE

Cassie Chapman – Paralegal
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GARY D. SLETTE
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August 2, 2024

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City of Ketchum Planning and Zoning Commission
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Ketchum, Idaho 83340

RE: 121 BADGER APPEAL / APPELLANTS' REPLY BRIEF

Dear Planning and Zoning Commissioners,

Our law firm represents Nicholas and Stephanie Osborne, the Appellants in this case. The following constitutes their Reply Brief, and these points are intended to be responsive to individual sections of the Respondent's Brief in Opposition to Appeal.

Section II, 1st and 2nd Paragraphs – The Appellants have been clear in their Notice of Appeal and in their Opening Brief about the identification of claimed errors or abuses of discretion with regard to the staff's analysis. It is to exalt form over substance to suggest that the Appellants needed to articulate those precise words in order to file their Notice of Appeal and to advance their arguments on appeal. If the Notice of Appeal was facially devoid of merit, the City staff presumably would have rejected it instead of processing it as has been done.

Section II, 4th Paragraph – It cannot be questioned that the location of the driveway that has traditionally served the property turns south prior to entering the floodplain, a fact which is shown on the Applicant's Landscape Plan, Existing Conditions L1.1. There presumably was a reason to put the driveway in that location because it avoided interference with existing wetlands and the floodplain. That is precisely why the Appellants have asserted a lack of evaluation of alternatives for this site. Just because the Applicant desires the new driveway location to be in flood prone and wetland areas does not mean the City should simply acquiesce to those desires.

Section II, 5th Paragraph – The Appellants can find nothing in the Ketchum Municipal Code which states that having a "one to one basis" of cut and fill overrides the requirements of 17.88.050(E)(21). In general, filling in the floodplain is highly discouraged, and most often prohibited, by all jurisdictions in Blaine County. Additionally, by adding fill to further raise the proposed new driveway location on the northern boundary of the Applicant's property only serves to increase the flood potential on the Appellants' property.

Section II, 6th Paragraph – Counsel for the Applicant only addresses issues created at the east end of the floodplain on the Applicant’s property. It is true that there are existing elevations south of the proposed driveway in the eastern portion that are at elevation 5786. However, there is an existing wetland area on the property line where the culverts are proposed to be placed that is proposed to be filled and covered with the driveway. That will raise the elevation from 5784.8/.9 to 5786. The statement that the western part of the property is outside of the floodplain is not accurate because only the LOMA portion is outside the floodplain. As shown in the Galena-Benchmark Engineering Grading and Drainage Plan C-1 the western portion of the driveway will have elevations on the north side of 5786.75 to 5787.25 which are above the Base Flood Elevation (“BFE”) of 5786.5, and above the existing elevation of 5785/86. As such, water would have to run uphill. In addition, wetlands in this area will be filled raising the elevation from 5783.6/84.3 to 5786.55/5786.85, which again is above the BFE. The statement that the primary movement of floodwater is to the west of 121 Badger Lane is true because that is where the river is situated, but most of the property is in the floodplain and there are two distinct channels, one in the eastern portion of the floodplain and one in the western portion of the floodplain on both properties where flood waters flow north to south from the Osbornes’ property to 121 Badger Lane. The proposed culverts only address water that flows in the eastern channel. To fully comprehend and analyze the situation, the Commission would be best served by conducting an on-site inspection of the property itself.

Section II, 7th Paragraph – The proposed approach by staff appears entirely inadequate. Just because the City claims a right to be able to enter the Applicant’s property “to ensure culverts are appropriately maintained” does not translate to an obligation on the part of a future owner to get out there with a shovel or a backhoe in flood conditions when the culverts are not being appropriately maintained. The property is being developed for sale, and the Appellants are not aware of any affirmative covenant that would compel the current owner, or a future owner, to conduct maintenance activities to preclude floodwaters from accumulating on the Appellants’ property.

Section II, 9th Paragraph – The alleged encroachment of the fishing cabin on the parties’ common boundary is a red-herring diversionary tactic now advanced by the Applicant. It has no bearing on the wisdom or the efficacy of the Applicant’s proposed plan to raise the elevation of a new driveway in the floodplain in an area immediately adjacent to the Appellants’ property. (For what it’s worth, the last time the Osbornes looked, the fishing cabin was still on its rock and log foundation.)

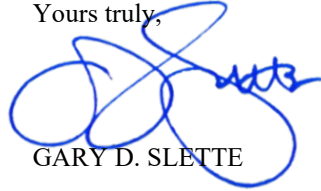
Section III, 2nd Paragraph – The proposed culverts only address the eastern portion of the property. It should be of interest that the City of Ketchum has joined with Blaine County and the other cities in the Wood River Valley in adopting the “Blaine County Multi-Jurisdictional All Hazard Mitigation Plan”. One of the high-ranking projects identified in that Plan is to “Develop a listing of roads, bridges, cattle guards, culverts and other limiting conditions ...”. To the Osbornes, it seems entirely incongruous to add three culverts in the floodplain which will only serve to become a “limiting condition” to the passage of 100-year flood flows.

Section III, 3rd Paragraph – Stated again, the Appellants have not been able to find anything in the City Code which provides the balance of cut and fill as an adequate remediation technique. While the cut and fill may be below the BFE, the driveway in a number of areas is not so situated.

The Appellants also claim that Ketchum City Code 17.88.050 (G) (1) (a) allows the City to consider “whether there have been significant amendments to the City’s...draft or interim floodplain maps...which will apply to the subject approval”. Draft floodplain maps as of April 2024, available via the City’s website, identify significant amendments to the floodplain map on the proposed building site. The Applicant’s Response does not address this issue.

Thank you for your consideration.

Yours truly,

A handwritten signature in blue ink, appearing to read "G. Slette", is written over the text "Yours truly,". The signature is stylized and somewhat illegible.

GARY D. SLETTE

cc: Clients
Matthew Johnson
Danielle Strollo



City of Ketchum

ATTACHMENT D:

Floodplain Development Permit – Findings of Fact and Approved Plans



**City of Ketchum
Planning & Building**

**CITY OF KETCHUM
ZONING CODE TITLE 17
ADMINISTRATIVE FLOODPLAIN DEVELOPMENT PERMIT
FINDINGS AND DECISION**

PROJECT: Badger Residence
FILE NUMBER: P23-014
OWNER: 121 Badger Lane LLC
REPRESENTATIVE: Erik de Bruijn
REQUEST: Request to construct a new single-family residence on subject property
LOCATION: 121 Badger Ln (ROCKING RANCH SUB #2 PARCEL 4 47,480SF)
ZONING: Limited Residential (LR)
OVERLAYS: Floodplain Management Overlay
REVIEWERS: Adam Crutcher – Associate Planner
NOTICING: Notice sent to 300-ft adjoiners 2/7/2024

BACKGROUND FACTS

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code. Under Chapter 65, Title 67 of the Idaho Code, the City is required to pass certain ordinances regarding land use, including a zoning ordinance.
2. Pursuant to Zoning Code Title 17, Section 17.88.050(D)1, the administrator shall have the authority to consider and approve, approve with conditions, or deny applications for floodplain development permits and for waterways design review.
3. The scope of work consists of the construction of a new single-family residence. The proposed residence is located partially within the Special Flood Hazard Area (SFHA). The contains wetlands which are proposed to be modified and relocated.
4. The project site contains floodplain.
5. The original application was approved on June 26, 2023, and subsequently appealed (P23-014A) to the Planning & Zoning Commission. The Commission held the appeal hearing on December 12, 2023 and remanded the application back to staff for further analysis to ensure that no adverse impact to the adjacent property to the north would occur as a result of the proposed development. The written decision of this remanding was finalized and signed on January 9, 2024.

FINDINGS OF CONFORMANCE WITH FLOODPLAIN DEVELOPMENT REQUIREMENTS

Floodplain Development Permit Requirements
1. EVALUATION STANDARDS: 17.88.050(E)

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1	<p>The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met.</p> <p><i>Staff Comments</i> The proposal preserves the inherent natural characteristics of the floodplain by allowing floodwaters to flow in its historic path (north to south). Historically, the subject property has had a road/driveway at the northern boundary with a culvert underneath. This has led to most floodwaters to overtop the driveway with some flowing through the culvert. The proposal adds additional culverts to allow for increased amount of floodwaters to flow underneath the proposed driveway with less overtopping. A majority of proposed residence and ADU are located outside of floodplain due to LOMA for property. Plantings on the property are native with those in delineated wetlands being appropriate species.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)2	<p>No temporary construction activities, encroachment or other disturbance into the 25-foot riparian zone, including encroachment of below grade structures, shall be permitted, with the exception of approved stream stabilization work and restoration work associated with a riparian zone that is degraded.</p> <p><i>Staff Comments</i> The subject property does not contain the 25-foot riparian zone.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)3	<p>No permanent development shall occur within the 25-foot riparian zone, with the exception of approved stream stabilization work and restoration work associated with permit issued under this title, or exceptions as described below: a. Access to a property where no other primary access is available; b. Emergency access required by the fire department; c. A single defined pathways or staircases for the purpose of providing access to the river channel and in order to mitigate multiple undefined social paths; d. Development by the City of Ketchum.</p> <p><i>Staff Comments</i> The subject property does not contain the 25-foot riparian zone.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)4	<p>New or replacement planting and vegetation in the riparian zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include: red osier dogwood, common</p>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
				chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high water mark is significant and the native vegetation appropriate for the riparian zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions. Proposal does not include vegetation within the 25-foot riparian zone that is degraded, not natural, or which does not promote bank stability.
			Staff Comments	<i>The subject property does not contain the 25-foot riparian zone. Still the project does contain wetlands and proposes species associated with riparian habitat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)5	Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.
			Staff Comments	<i>Driveway is slightly raised to ensure no more than 1-ft of flooding occurs (emergency vehicle requirement). As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters. To resolve this issue, three culverts (24" HDPE) have been proposed underneath the driveway to allow for floodwaters to pass under the driveway in order to not have an adverse impact on the adjacent property owner. A HEC-RAS model was run for the site was run and showed three culverts would result in no increased floodwater at cross section Badger 6 (along northern property line). The installation of the three culverts would result in most floodwater running underneath the driveway. An HY-8 model was also run to evaluate the proposed culverts that are in series under the driveway. The HEC-RAS model was found to have the more conservative results and was therefore used to determine the necessary culverts needed. A separate weir flow analysis was conducted to determine the capacity of the culvert inlets under clogged conditions and found that the culverts had adequate capacity to carry floodwaters with 50% of the grate being clogged. As mentioned in condition of approval #15, culverts are required to be maintained and kept clear to ensure sufficient carrying capacity. No landscape berms are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)6	Flood water carrying capacity is not diminished by the proposal.
			Staff Comments	<i>The proposed development has more excavation (274 cubic yards) than fill (258 cubic yards) resulting in a net 16 cubic yards of cut on the subject property. All cut and fill considered for floodwater carrying capacity is below the Base Flood Elevation (BFE). As mentioned previously, HEC-RAS model for the site shows no increase</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
				<i>in floodwaters on adjacent properties to the north & south. The driveway is slightly raised to ensure no more than 1-ft of flooding occurs (emergency vehicle requirement). As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters. To resolve this issue, three culverts (24" HDPE) have been proposed underneath the driveway to allow for floodwaters to pass under the driveway in order to not have an adverse impact on the adjacent property owner.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)7	Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.
			Staff Comments	<i>The subject property is not adjacent to the Big Wood River. The wetland plantings will be beneficial to water quality and aquatic life. No work is proposed within the floodway or stream. No downstream impacts or across stream impacts will be associated with the approved landscape plan (L3.0).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)8	Building setback in excess of the minimum required along waterways is encouraged. An additional ten-foot building setback beyond the required 25-foot riparian zone is encouraged to provide for yards, decks and patios outside the 25-foot riparian zone.
			Staff Comments	<i>N/A. The subject property does not contain the 25-foot riparian zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)9	The top of the lowest floor of a building located in, or partially within, the SFHA shall be at or above the flood protection elevation (FPE). A building is considered to be partially within the SFHA if any portion of the building or appendage of the building, such as footings, attached decks, posts for upper story decks, are located within the SFHA. See <u>section 17.88.060</u>, figures 1 and 2 of this chapter to reference construction details. See <u>chapter 17.08</u> of this title for definition of "lowest floor." a. In the SFHA where base flood elevations (BFEs) have been determined, the FPE shall be 24 inches above the BFE for the subject property; 24 inches or two feet is the required freeboard in Ketchum City Limits. b. In the SFHA where no BFE has been established, the FPE shall be at least two feet above the highest adjacent grade.
			Staff Comments	<i>The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5786.5. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)10	The backfill used around the foundation in the SFHA floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent. a. Compensatory storage shall be required for any fill placed within the floodplain. b. A CLOMR-F shall be obtained prior to placement of any additional fill in the floodplain.

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
			Staff Comments	<i>An estimated 258 cubic yards of fill will be placed within the SFHA. The excavation on the site is proposed to be 274 cubic yards, resulting in 16 cubic yards of excess excavation. Fill and excavation on the site transitions to existing grade within the property boundaries.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1 1	All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.
			Staff Comments	<i>Both buildings will be constructed with concrete slab on grade foundations designed by David Funk who is a licensed professional engineer within Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1 2	Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot or less during the one percent annual chance event.
			Staff Comments	<i>Driveway complies with City of Ketchum street standards. The Fire & Streets Departments have both approved the proposed driveway design. Driveway has been elevated so no greater than 1 foot of floodwater may over top during the one percent annual chance flood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)1 3	Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.
			Staff Comments	<i>Landscaping is proposed on all areas of the property including driveways and other elements of the development. The landscaping will conceal any cuts and fill which are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 4	(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation.
			Staff Comments	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 5	(Stream alteration.) No increase to the one percent annual chance flood elevation at any location in the community, based on hydrologic and hydraulic analysis performed in accordance with standard engineering practice and has been certified and submitted with supporting calculations and a No Rise Certificate, by a registered Idaho engineer.
			Staff Comments	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 6	(Stream alteration.) The project has demonstrated no adverse impact or has demonstrated all impacts will be mitigated.
			Staff Comments	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)1 7	(Stream alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.
			Staff Comments	<i>N/A - Stream Alteration is not proposed.</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)18	(Stream alteration) Fish habitat is maintained or improved as a result of the work proposed. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)19	(Stream alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)20	(Stream alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)21	(Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement. <i>Staff Comments</i> Project site contains wetlands as delineated by Trent Stumph with Sawtooth Environmental. The proposed development will impact, permanently fill approximately 1,277 square feet of wetlands with proposed wetland mitigation creating approximately 1,278 square feet of wetlands. Wetlands include species such as Bebbs Willows, Red-osier Dogwood, and Quaking Aspen.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.1	A. General Standards: In all areas of special flood hazard, the following standards are required: 1. Anchoring: a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors (reference the Federal Emergency Management Agency's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques). <i>Staff Comments</i> The proposed development is a single-family home that will be constructed on site and attached to a foundation designed by a professional engineer. Sheet S-111A indicates foundation has been designed to meet standards of this section. The new construction will be anchored to prevent flotation, collapse, or lateral movements.

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.2	<p>2. Construction Materials And Methods:</p> <p>a. All structural and nonstructural building materials utilized at or below the base flood elevation must be flood resistant. Flood damage resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. If flood damage resistant materials are not used for building elements, those elements must be elevated above the base flood elevation. This requirement applies regardless of the expected or historical flood duration.</p> <p>b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.</p> <p>c. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.</p>
			Staff Comments	<p>A. Proposed materials below the BFE include reinforced concrete & galvanized steel. Both materials are acceptable per FEMA Technical Bulletin 2.</p> <p>B. This project consists of new construction. All floodplain development regulations required by Ketchum Municipal Code will be met.</p> <p>C. The mechanical room and all mechanical equipment are to be located above the BFE and outside of the SFHA. No HVAC or electrical panels will be located below the BFE. Any plumbing and electrical leading from mains to the residence will be watertight and located underground.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.3	<p>3. Utilities:</p> <p>a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;</p> <p>b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and</p> <p>c. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.</p>
			Staff Comments	Water and sewer services into the residence will be located underground and built to required plumbing codes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B.1	<p>1. All construction in AO zones shall be designed and constructed with drainage paths around structures to guide water away from structures</p>
			Staff Comments	Proposed residence is within the AE zone, not the AO.

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. a	<p>2. Residential Construction: a. New construction and substantial improvement of any residential structure in any A1-30, AE and AH zone shall have the top of the lowest floor, including basement, elevated a minimum of twenty four inches (24") above the base flood elevation.</p> <p>Staff Comments <i>The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5786.5'. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE. Sheets A-400, A-401, & A-402 show lowest floor elevated above BFE by 24".</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B.2. b	<p>b. New construction and substantial improvement of any residential structure in any AO zone shall have the lowest floor, including basement, elevated to or above the highest adjacent grade at least as high as the FIRM's depth number plus twenty four inches (24").</p> <p>Staff Comments <i>N/A. Proposed residence is within the AE zone, not the AO</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. c.	<p>c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria (see figures 1, "Preferred Crawl Space Construction", and 2, "Below Grade Crawl Space Construction", of this section):</p> <p>Staff Comments <i>The residence will have one fully enclosed area not raised to the flood protection elevation: the garage. The garage has been designed to include to automatically equalize hydrostatic flood forces on exterior walls through the installation of flood openings (Smart Vents have been specified for this project). The appropriate number of vents to cover the square footage the enclosed area are proposed –6 openings for the garage.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. c.(1)	<p>(1) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be placed on at least two (2) walls to permit entry and exit of floodwaters.</p> <p>Staff Comments <i>Flood openings are placed on at least two walls. Engineered Smart Vents are proposed. One Smart Vent is sized for 200 square feet of floor area. The garage is 1170 sq ft and 6 Smart Vents are proposed. See sheet A-110.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. c.(2)	<p>(2) The bottom of each flood vent opening shall be no higher than one foot (1') above the lowest adjacent exterior grade.</p> <p>Staff Comments <i>Spec sheets for proposed flood vents indicate this requirement will be met. Bottom of proposed flood vents will be a maximum of one foot (1') above finished grade.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B.2. c.(3)	<p>(3) Engineered flood vents are required.</p>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
			Staff Comments	<i>Proposed vents are Engineered Smart Vents</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.B2.c.(4)	(4) Portions of the building below the base flood elevation shall be constructed with material resistant to flood damage.
			Staff Comments	<i>This standard has been met. See 17.88.060.A.2</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B2.c.(5)	(5) The interior grade of a below grade crawl space (see figure 2, "Below Grade Crawl Space Construction", of this section) below the base flood elevation shall not be more than two feet (2') below the lowest adjacent exterior grade.
			Staff Comments	<i>N/A. No crawlspace proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B2.c.(5)	6) The height of a below grade crawl space, measured from the interior grade of the crawl space to the top of the crawl space foundation wall, shall not exceed four feet (4') at any point.
			Staff Comments	<i>N/A. No crawlspace proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B2.c.(5)	(7) A below grade crawl space shall have an adequate drainage system that removes floodwaters from the interior area of the crawl space within a reasonable time after a flood event.
			Staff Comments	<i>N/A. No crawlspace proposed.</i>
			17.88.060.B2.c.(6)	(8) The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace
			Staff Comments	<i>N/A. No crawlspace proposed.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a zoning ordinance, Title 17;
3. The City of Ketchum Planning Department provided adequate notice of opportunity to comment on this application pursuant to Chapter 17.88.050 D of the zoning ordinance, Title 17;
4. The project **does** meet the standards of approval under Chapter 17.88 of Zoning Code Title 17.

DECISION

THEREFORE, the Administrative Floodplain Development Permit for the proposed project, Badger Residence, is approved on this date, May 14, 2024, with the following conditions.

Conditions of Approval

1. This approval is subject to the scope of work described in the documents shown in Attachment A.
2. Any modification to approved plans as referenced in this approval shall be subject to a written amendment to this permit approval. If construction or improvements differ from the approved plans, such work may be subject to removal at the applicants expense.
3. Follow up site visits to ensure compliance with the approved Landscaping Plan, L5.0 dated 4/29/2024, are required for the three (3) years following the initial site visit that occurs in conjunction with issuance of the Certificate of Occupancy.
 - A. If, upon an annual inspection, 80% or fewer of the plants indicated on Landscape Plan L5.0 dated 4/29/2024 have not survived, the property owner shall re-install new plantings.
4. Floodplain Development Permit approval shall expire one (1) year from the date of signing of approved Findings of Fact per the terms of KMC, Section 17.88.050.G, Terms of Approval, if construction has not commenced. Once a building permit has been issued, the approval shall be valid for the duration of the building permit.
5. No use of restricted use chemicals or soil sterilants will be allowed within one hundred feet (100') of the mean high-water mark on any property within the city limits at any time (KMC 17.88.040.C.3);
6. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high water mark, but not within twenty five feet (25') of the mean high water mark, must be done by a licensed applicator and applied at the minimum application rates (KMC 17.88.040.C.4);
7. Application times for herbicides and/or pesticides will be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the City Arborist (KMC 17.88.040.C.5);
8. It shall be unlawful to dump, deposit or otherwise cause any trash, landscape debris or other material to be placed in any stream, channel, ditch, pond or basin that regularly or periodically carries or stores water.
9. A building under-construction Elevation Certificate (FEMA FORM 86-0-33) shall be submitted within seven calendar days upon completion of the foundation and lowest floor.
10. A final, as built finished construction Elevation Certificate (FEMA Form 86-0-33) with supporting documentation such as an as-built survey of the project produced by a surveyor or engineer licensed in Idaho demonstrating that the project was constructed in accordance with the approved plans, shall be submitted prior to issuance of Certificate of Occupancy. Deficiencies detected by such documentation shall be corrected by the permit holder immediately and prior to certificate of occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of occupancy.
11. The finished construction elevation certificate certifier shall provide at least two photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and elevation locations identified on the approved plans. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least two additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents if applicable. All photographs must be in color and measure at least three inches by three inches. Digital photographs are acceptable.
12. An inspection to verify flood vent placement shall be scheduled within seven calendar days upon completion of first floor framing.
13. The Administrator may conduct site inspections of work in progress. The Administrator may make as many inspections of the work as may be necessary to ensure that the work is being done according to the terms of this permit, approved plans and KMC 17.88. In exercising this power, the Administrator

has a right, upon presentation of proper credentials, to enter the property at any reasonable hour for the purposes of inspection or other enforcement action.

14. Upon notification of imminent flood danger from the City of Ketchum, all construction activity and materials within the designated SFHA shall be removed to a location outside of said zone.
15. Maintenance of culverts to ensure they function properly during flooding conditions is required. Per KMC 17.88.050.D.3.b.(2), the administrator and each member of his or her inspections department shall a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action to verify that the culverts are maintained appropriately.

Decision: Approved, subject to conditions above.

DATED this

14th day of May 2024



Adam Crutcher
Associate Planner

ATTACHMENTS:

- A. Project Plans

Permit Holder's Acknowledgement:

I have read the terms and conditions of this permit approval and agree to follow all the conditions of approval. I understand if construction does not comply with the conditions of approval, the project may be issued a stop work order until any deficiencies are corrected.

Print Name: Erik de Buijn

Sign 

Date: 05/14/2024



Approved
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23

4/26/23

121 BADGER LANE

BUILDING PERMIT SUBMITTAL



BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
 RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:
 GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
 SAWTOOTH ENVIRONMENTAL CONSULTING
 P.O. BOX 2707 / 540 NORTH FIRST AVE
 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
 BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
 BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

CIVIL ENGINEER:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512


STRUCTURAL ENGINEER:
 LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
 KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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SEAL:


1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE


PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
G-000

NOT FOR CONSTRUCTION
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<p>PROJECT DESCRIPTION</p> <p>SINGLE FAMILY RESIDENCE: MAIN HOUSE DWELLING WITH IN-GROUND SPA; ACCESSORY DWELLING UNIT WITH IN-GROUND POOL AND SPA.</p> <p>SCOPE OF WORK INCLUDES: NEW CONSTRUCTION OF FOUNDATION, STRUCTURAL, CIVIL, LANDSCAPING, AND HARDSCAPING.</p>	<p>PROJECT DATA</p> <p>PARCEL #: RPK0513000040 PARCEL AREA: 1.09 ACRES PER SURVEY (47,480 SF) ZONING DISTRICT: LR- LIMITED RESIDENTIAL DISTRICT FLOODPLAIN OVERLAY DISTRICT: YES AVALANCHE OVERLAY DISTRICT: NO MOUNTAIN BOUNDARY: NO</p> <p>OCCUPANCY: R-3 - SINGLE FAMILY DWELLING CONSTRUCTION TYPE: TYPE V ZONING HEIGHT LIMIT: 35' IFC HEIGHT LIMIT: 30' (SEE SHEET G-011) STORIES: 2 SETBACKS: 15' FRONT, 20' REAR, GREATER OF 1' FOR EVERY 2' OF BUILDING HEIGHT OF 10' SIDE</p> <p>PARKING: 2 REQ'D PER DWELLING UNIT AUTOMATIC SPRINKLER SYSTEM REQ'D: YES ; NFPA 13D</p> <p>MAX BUILDING COVERAGE (LR ZONE): 35% PROPOSED BUILDING COVERAGE: 21% (SEE SHEET G-010)</p>	<p>ACCESSORY DWELLING UNIT - NET LIVABLE AREA (SEE SHEET G-012 FOR AREA CALCULATION FOR ADU- NET LIVABLE SF)</p> <p>PROPOSED NET LIVABLE FLOOR AREA- ADU</p> <p>ADU- LEVEL 01 = 621 SF ADU- LEVEL 02 = 572 SF TOTAL = 1,193 SF</p> <p>ADU- GARAGE = 495 SF</p>	<p>VICINITY MAP</p>
<p>PROJECT ADDRESS</p> <p>121 BADGER LANE KETCHUM, ID 83340</p>		<p>APPLICABLE CODES:</p> <p>ALL CONSTRUCTION SHALL COMPLY WITH:</p> <p>2018 INTERNATIONAL BUILDING CODE* 2018 INTERNATIONAL RESIDENTIAL CODE* 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS* 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE</p> <p>*AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND INCLUDING NOTED APPENDICES.</p> <p>NATIONAL GREEN BUILDING STANDARD [SILVER CERTIFICATION] TITLE 15 KETCHUM MUNICIPAL CODE APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM</p> <p>ALL APPLICABLE COUNTY ORDINANCES CONTRACTOR SHALL KEEP A COPY OF THE ABOVE CODE SECTIONS ON THE JOB SITE AT ALL TIMES.</p> <p>JURISDICTIONAL AGENCY SHALL BE THE KETCHUM BUILDING DEPARTMENT.</p>	
<p>LEGAL DESCRIPTION</p> <p>PARCEL 4, ROCKING RANCH SUB #2 (LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO)</p>	<p>PROPOSED DEVELOPMENT</p> <p>PROPOSED GROSS FLOOR AREA</p> <p>MAIN HOUSE- LEVEL 01 = 5,450 SF MAIN HOUSE- LEVEL 02 = 3,900 SF TOTAL = 9,350 SF</p> <p>ADU- LEVEL 01 = 1,411 SF ADU- LEVEL 02 = 945 SF TOTAL = 2,356 SF</p> <p>PROPOSED UNCONDITIONED FLOOR AREA</p> <p>MAIN HOUSE- GARAGE = 1,105 SF MAIN HOUSE- MECH = 508 SF</p> <p>ADU- GARAGE = 530 SF ADU- MECH = 292 SF</p> <p>PROPOSED CONDITIONED FLOOR AREA</p> <p>MAIN HOUSE- CONDITIONED = 7,737 SF</p> <p>ADU - NET LIVABLE (PER CoK) = 1,193 SF *SEE SHEET G-012 ADU - CONDITIONED = 1,534 SF</p> <p>PROPOSED COVERED PORCH / PATIO:</p> <p>MAIN HOUSE FRONT DECK = 907 SF ADU LEVEL 02 BALCONY = 142 SF</p> <p>PROPOSED UNCOVERED PORCH / PATIO:</p> <p>MAIN HOUSE REAR DECK = 1,388 SF ADU POOL DECK = 658 SF ADU LEVEL 02 ROOF DECK = 240 SF</p>	<p>NOTES</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTORS/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.</p>	



Approved
 These plans have been found to be in substantial compliance with the Idaho building code. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23

2/20/23

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BADGER RESIDENCE

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 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
 RO | ROCKETT DESIGN
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 INGLESWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:
 GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
 SAWTOOTH ENVIRONMENTAL CONSULTING
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 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
 BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

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 TEL: : 208.726.5907

CIVIL ENGINEER:
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 TEL: 208.726.9512

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 LFA
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 CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
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LIGHTING DESIGN CONSULTANT:
 KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
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SEAL:



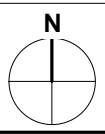
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NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
SHEET INDEX

DRAWING NUMBER:
G-001



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BLD2303-00021

06/26/23

- WALL-MOUNTED DUPLEX RECEPTACLE
- FLOOR-MOUNTED DUPLEX RECEPTACLE
- WALL-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- FLOOR-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- WALL-MOUNTED SIMPLEX RECEPTACLE
- WALL-MOUNTED SPECIAL RECEPTACLE
- WALL-MOUNTED RECESSED CLOCK-HANGER RECEPTACLE
- WALL-MOUNTED POWER CONNECTION TO WORKSTATION
- FLOOR-MOUNTED POWER CONNECTION TO WORKSTATION
- WALL-MOUNTED ELECTRICAL JUNCTION BOX
- FLOOR-MOUNTED ELECTRICAL JUNCTION BOX
- PULLBOX
- TRANSFORMER
- DISCONNECT SWITCH
- POWER PANEL
- WALL-MOUNTED COMMUNICATION RECEPTACLE
- FLOOR-MOUNTED COMMUNICATION RECEPTACLE
- WALL-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- FLOOR-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- INTERCOM
- CABLE TV RECEPTACLE
- WALL MOUNT DEVICE
- CEILING MOUNT DEVICE
- COMMUNICATION PANEL

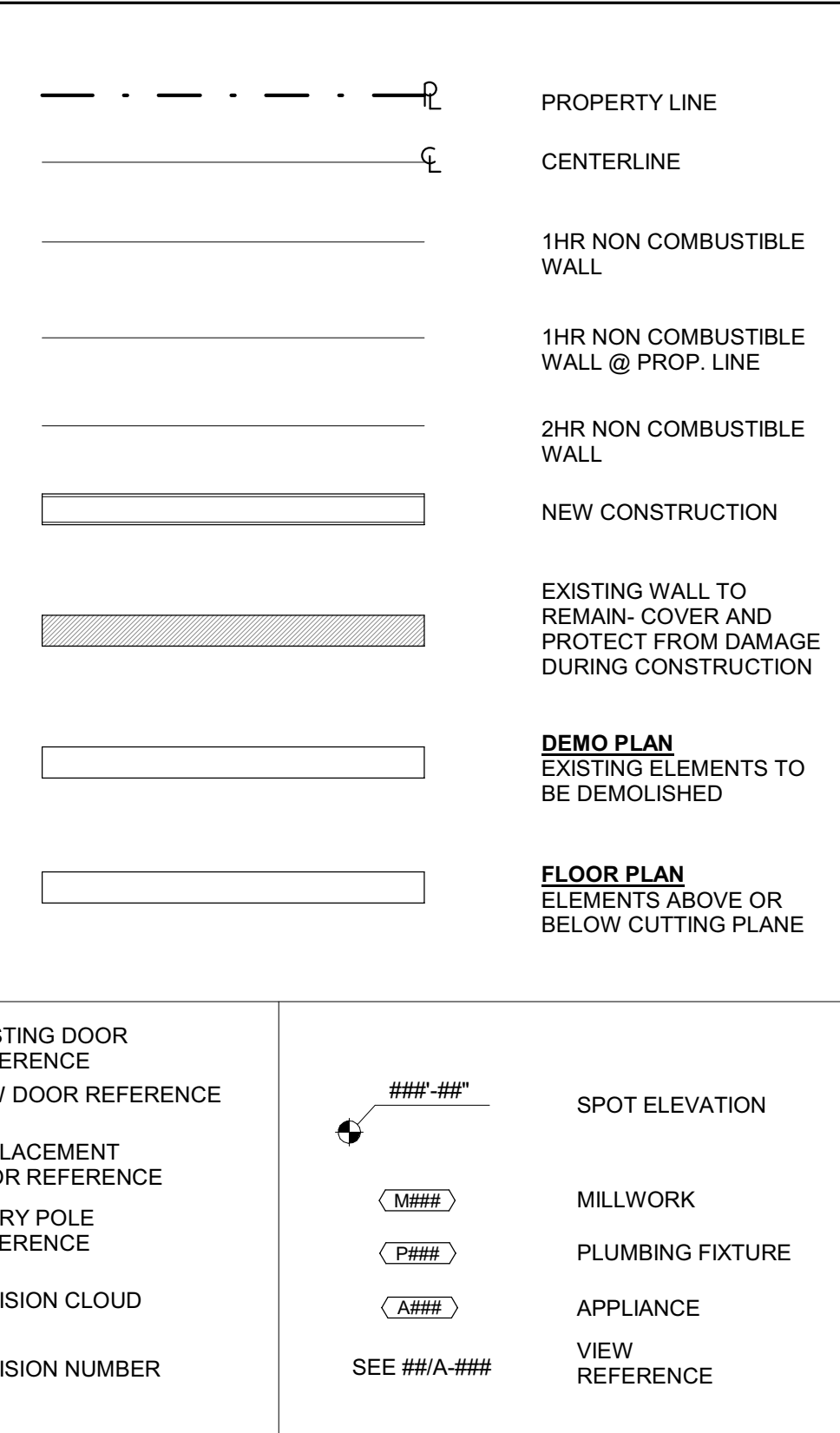
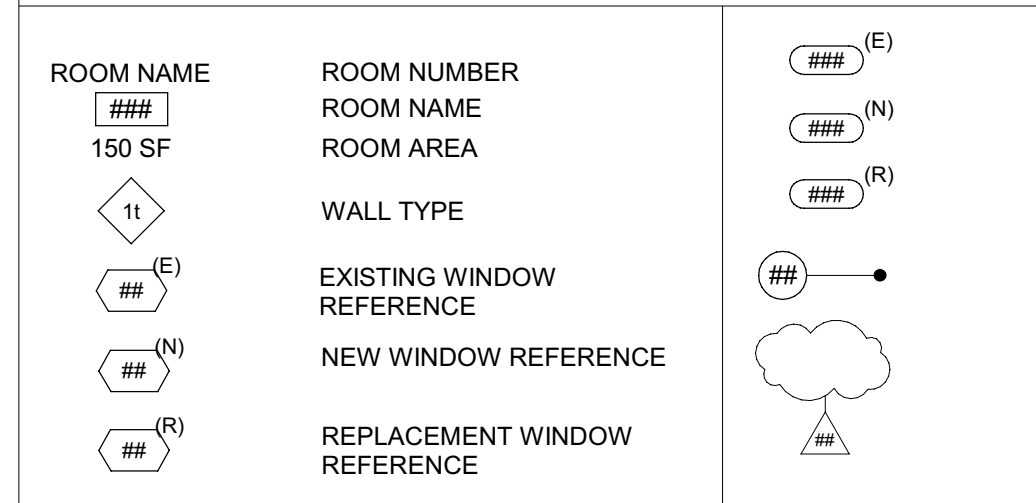
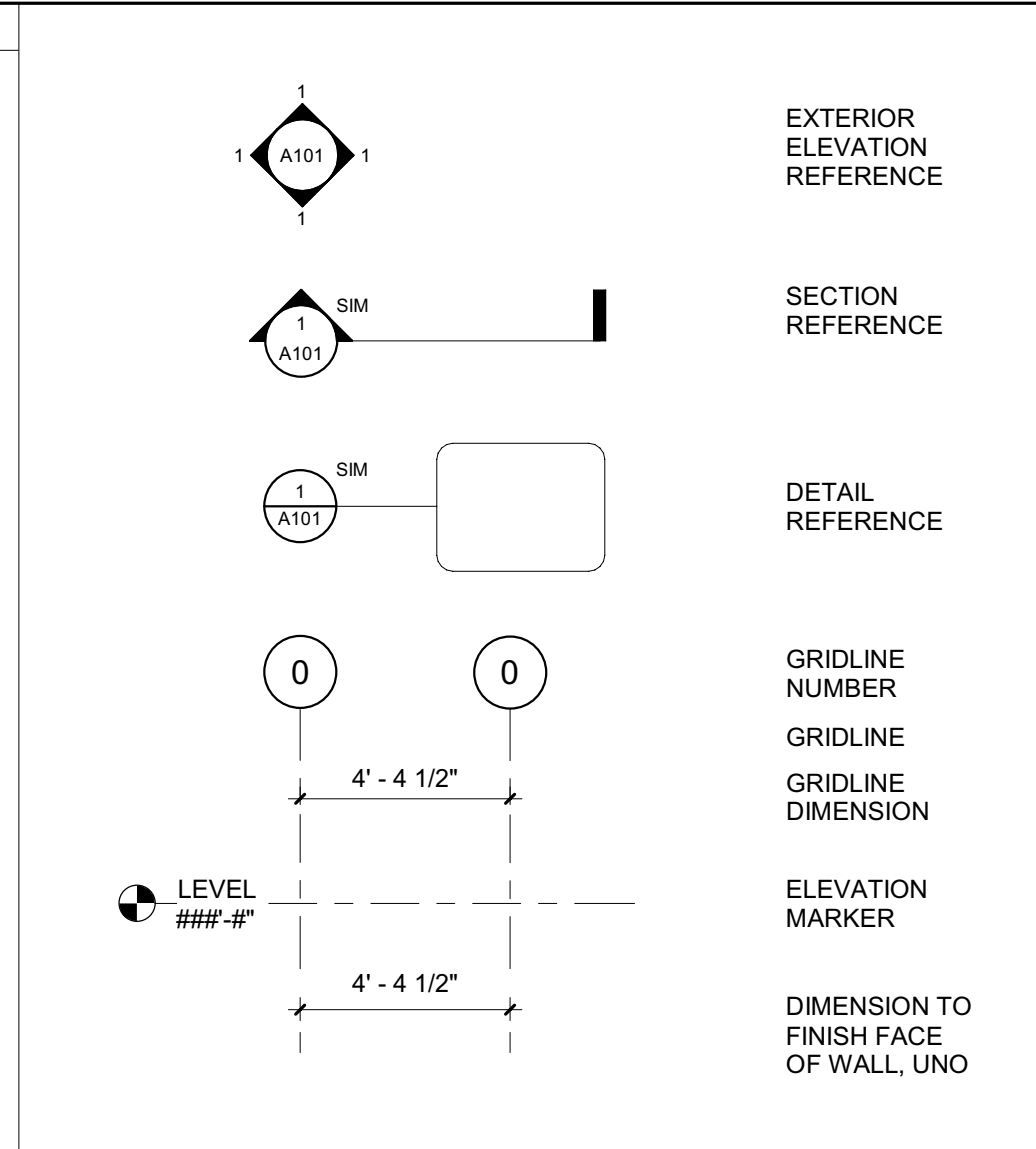
- ELEVATOR CALL PANEL
- ELEVATOR DIRECTION LANTERN
- HEIGHT OF OBJECT
- HEIGHT ABOVE FINISHED FLOOR TO BOTTOM OBJECT
- COMMUNICATION LINE
- ELECTRICAL CONDUIT
- POWER/COMMUNICATION LINE, VIF SERVICE TYPE
- 2x4' FLUORESCENT FIXTURE
- 1x4' FLUORESCENT FIXTURE
- CEILING HEIGHT CHANGE
- CEILING, SOFFIT OR BEAM HEIGHT ABOVE SURVEY DATUM

REFLECTED CEILING SYMBOL KEY

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXIT SIGN (SHADED PORTION DENOTES ILLUMINATED SIDE, ARROW DENOTES DIRECTION INDICATOR)
- EMERGENCY LIGHT
- MOTORIZED SHADE POCKET
- CEILING-MOUNTED SECURITY CAMERA
- WALL-MOUNTED SECURITY CAMERA
- SPRINKLER HEAD
- FAN SWITCH
- KEY PAD
- THERMOSTAT

HVAC SYMBOL KEY

- RISER AND TAKEOFF
- SUPPLY DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- SUPPLY DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- SUPPLY DUCT HEIGHT CHANGE
- RETURN/EXHAUST DUCT HEIGHT CHANGE
- RETURN/EXH. DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- RETURN/EXHAUST DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- RETURN/EXHAUST DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- HEIGHT OF OBJECT HEIGHT ABOVE SURVEY DATUM TO BOTTOM OF OBJECT
- CONDENSATE LINE
- CHILLED WATER RETURN LINE
- CHILLED WATER SUPPLY LINE
- CONDENSER WATER RETURN LINE
- CONDENSER WATER SUPPLY LINE
- EQUIPMENT DRAIN LINE
- FILTRATION RETURN LINE
- FILTRATION SUCTION LINE
- HIGH PRESSURE STEAM LINE
- HVAC PIPE, VIF SERVICE TYPE
- LOW PRESSURE STEAM LINE
- REFRIGERANT VENT LINE
- SECONDARY HOT WATER RETURN LINE
- SECONDARY HOT WATER SUPPLY LINE



SYMBOLS

&	AND	CONST	CONSTRUCTION	FL	FLOW LINE	KIT	KITCHEN	OT	OUTLET	S	SOUTH	TV	TELEVISION
<	ANGLE OR LESS THAN	CONT	CONTINUOUS	FLASH	FLASHING	KO	KNOCK OUT	OVFL	OVERFLOW	S&P	SHELF AND POLE	TX	TOILET EXHAUST
@	AT	CONTR	CONTRACTOR	FLR / FLRG	FLOOR / FLOORING	L	LENGTH	OVHD	OVERHEAD	SA	SUPPLY AIR	TXP	TYPICAL
AB	ANCHOR BOLT	COORD	COORDINATE	FLUOR	FLUORESCENT	LACO	LACQUER	P	PAINT	SAF	SELF ADHERED FLASHING	U/S	UNDERSIDE
ABV	ABOVE	CORR	CORRIDOR	FND	FOUNDATION	LAM	LAMINATE	PA	PLANTING AREA	SC	SOLID CORE	UBC	UNIFORM BUILDING CODE / APPLICABLE LOCAL BLDG CODE
AC	AIR CONDITIONING	CORRG	CORRIDOR	FO	FACE OF	LAV	LAVATORY	PAV	PAVING	SCD	SEE CIVIL DRAWINGS	UC	UNDER CABINET
ACC	ACCESSIBLE	CPT	CARPET	FOC	FACE OF CONCRETE	LBS / #	POUNDS	PBD	PARTICLE BOARD	SCHED	SCHEDULE	UL	UNDERWRITER'S LABORATORY
ACCES	ACCESSORIES	CS	COUNTERSUNK	FOF	FACE OF FINISH	LF	LINEAL FEET	PC	PRECAST	SCUP	SCUPPER	UNFLAY	UNDERLAYMENT
ACOUST	ACOUSTICAL	CSWK	CASEWORK	FOM	FACE OF MASONRY	LH	LEFT HAND	PDF	POWER DRIVEN FASTENER	SD	SMOKE DETECTOR / STORM DRAIN	UNFIN	UNFINISHED
ACP	ACOUSTICAL CEILING	CT	CERAMIC TILE	FOS	FACE OF STRUCTURE	LIN	LINEN	PED	PEDESTRIAN	SDNG	SIDING	UNO	UNLESS NOTED OTHERWISE
ACT	ACOUSTIC CEILING TILE	CTR	CENTER	FOW	FACE OF WALL	LL	LIVE LOAD	PERF	PERFORATED	SECT	SECTION	UNON	UNLESS OTHERWISE NOTED
AD	AREA DRAIN	CW	COLD WATER	FP	FIRE PROTECTION	LLH	LONG LEG HORIZONTAL	PERIM	PERIMETER	SED	SEE ELECTRICAL DRAWINGS	UNRL	URNAL
ADJ	ADJACENT	D	DEEP, DEPTH, DRYER	FPG	FIREPROOFING	LLV	LONG LEG VERTICAL	PERP	PERPENDICULAR	SEP	SEPARATE	UTIL	UTILITY
AFF	ABOVE FINISHED FLOOR	DBL	DOUBLE	PPRF	FIRE PROOF	LO	LINE OF	PI	PLATE	SEW	SEWER	UTL	UTILITY
AFG	ABOVE FINISHED GRADE	DEG	DEGREE	FR	FIRE RAT(ED)(ING)	LOBA	LINE OF BUILDING ABOVE	PJ	POUR JOINT	SF	SQUARE FEET / FOOT	VAC	VACATION
AGGR	AGGREGATE	DEMO	DEMOLISH OR DEMOLITION	FRC	FIBER REINFORCED CONCRETE	LP	LOW POINT	PL	PROPERTY LINE / PLATE	SFL	SUB FLOOR	VAR	VARIABLE
ALT	ALTERNATE	DEMO	DEMOLITION	FRMG	FRAMING	LT	LIGHT	PLAM	PLASTIC LAMINATE	SGL	SINGLE	VB	VAPOR BARRIER
ALUM	ALUMINUM	DEPT	DEPARTMENT	LTWT	LIGHT WEIGHT	LTV	LIGHT TREATED	PLAS	PLASTER	SH	SHOWER	VCT	VINYL COMPOSITION TILE
ANNUNC	ANNUNCIATOR	DF	DRINKING FOUNTAIN	FRT	FIRE RETARDANT TREATED	LVR	LOUVER	PLBG	PLUMBING	SHR	SHRIMP	VENT	VENTILATION
ANOD	ANODIZED	DIA	DIAMETER	FT	FEET/FOOT	MACH	MACHINE	PLF	PLUMBING	SHRNG	SHORING	VERT	VERTICAL
AP	ACCESS PANEL	DIAG	DIAGONAL	FTNG	FOOTING	MAN	MANUAL	PLYWD	PLYWOOD	SHT	SHEET	VEST	VESTIBULE
APPL	APPLIANCE	DIFF	DIFFUSER	FURN	FURNITURE	MAS	MASONRY	PNL	PANEL	SIM	SIMILAR	VG	VERTICAL GRAIN
APPROX	APPROXIMATE	DIM	DIMENSION	FURR	FURRING	MATL	MATERIAL	PNT	PAINT OR PAINTED	SL	SLOPE	VGDF	VERTICAL GRAIN DOUGLAS FIR
ARCH	ARCHITECTURAL	DIMS	DIMENSIONS	FWC	FABRIC WALL COVERING	MAX	MAXIMUM	POL	POLISHED	SLCD	SEE LIGHTING CONSULTANT DRAWINGS	VIF	VERIFY IN FIELD
ASPH	ASPHALT	DISP	DISPENSER	FWP	FABRIC WRAPPED PANEL	MB	MACHINE BOLT	PP	POWER POLE	SLD	SEE LANDSCAPE DRAWINGS	VOL	VOLUME
ATTN	ATTENTION	DIV	DIVISION	GA	GAUGE	MC	MEDICINE CABINET	PR	PAIR	SM	SHEET METAL	VP	VISION PANEL
AUTO	AUTOMATIC	DMPF	DAMP PROOFING	GALV	GALVANIZED	MDF	MEDIUM DENSITY FIBERBOARD	PREFAB	PREFABRICATED	SM	SURFACE MOUNTED	VR	VAPOR RETARDER
AV	AUDIOVISUAL	DN	DOWN	GB	GRAB BAR	MDO	MEDIUM DENSITY OVERLAY	PREFIN	PREFINISHED	SMD	SEE MECHANICAL DRAWINGS	VT	VINYL TILE
SSD	SEE STRUCTURAL DRAWINGS	DO	DOOR OPENING	GC	GENERAL CONTRACT(OR)	MDC	MEDIUM DENSITY OVERLAY	PRM	PRIMER	SOG	SLAB ON GRADE	WVC	VINYL WALL COVERING
BD	BOARD	DR	DOOR	GEN	GENERAL	MED	MEDIUM	PRJ	PROJECT	SP	STANDPIPE	W	WIDE / WEST / WASHER
BIT	BITUMINOUS	DRN	DRAIN	GFRG	GLASS FIBER REINFORCED CONCRETE	MEMBR	MEMBRANE	PRVD	PROVIDED	SPD	SEE PLUMBING DRAWINGS	W/	WITH
BL	BUILDING LINE	DS	DOWN SPOUT	GL	GLASS	MEZZ	MEZZANINE	PSF	POUNDS PER SQUARE FOOT	SPEC	SPECIFIED OR SPECIFICATION	W/D	WASHER AND DRYER
BLDG	BUILDING	DTL/DET	DETAIL	GLAZ	GLAZING	PT	MOMENT FRAME	PT	POINT / PRESSURE TREATED	PT	POINT / PRESSURE TREATED	W/O	WITHOUT
BLK	BLOCK	DW	DISHWASHER	GLB	GLUE LAMINATED BEAM	MFD	MANUFACTURED	PTD	PAINTED	PTN	PARTITION	WC	WATER CLOSET
BLKG	BLOCKING	DWG	DRAWING	GRAN	GRANULAR	MFR	MANUFACTURER	PVC	PVC	SO	SQUARE	WD	WOOD
BM	BEAM	DWR	DRAWER	GRD	GROUND	MH	MAN HOLE	MANUFACTURER	PVC	SQ	SQUARE	WGL	WIRE GLASS
BO	BOTTOM OF	E	EAST	GRFG	GLASS FIBER REINFORCED GYPSUM	MIN	MINIMUM	PWDR CTD	POWDER COATED	SSK	SERVICE SINK	WH	WATER HEATER / WEEP HOLE
BOS	BOTTOM OF STRUCTURE	EA	EACH	GSM	GALVANIZED SHEET METAL	MIR	MIRROR	QT	QUARRY TILE	SSMH	SANITARY SEWER MANHOLE	WN	WINDOW
BOT	BOTTOM	EB	EXPANSION	GV	GAS VALVE	MISC	MISCELLANEOUS	QTY	QUANTITY	STA	STATION	WM	WIRE MESH
BRG	BEARING	EF	EACH FACE	GWV	GYPSUM WALL BOARD	MIX	MIXTURE	R	RADIUS	STC	SOUND TRANSMISSION COEFFICIENT	WP	WATERPROOF(ING)
BRK	BRICK	GYP	GYPSUM	MIXWK	MIXTURE	RA	RADIUS	RA	RADIUS	STD	STANDARD / STAINED	WPM	WATERPROOF MEMBRANE
BRKCT	BRACKET	H	HIGH	MCO	MASONRY OPENING	RAH	RADIUS	RAH	RADIUS	STL	STEEL	WS	WEATHER-STRIPPING
BS	BOTH SIDES	EJ	EXISTING GRADE	MO	MOISTURE	MO	MOISTURE	RAH	RADIUS	STOR	STORAGE	WCT	WAINSOT
BSMT	BASEMENT	EL	ELEVATION	HB	HOSE BIB	MOT	MOTORIZED	RB	RESILIENT BASE	STRFR	STOREFRONT	WT	WEIGHT
BTU	BRITISH THERMAL UNIT	ELEC	ELECTRIC(AL)	HC	HANDICAPPED	MR	MOISTURE RESISTANT	RBR	RUBBER	STRG	STRINGER	WW	WOOD VENEER / WATER VALVE
BTW	BETWEEN	HDF	HIGH DENSITY FIBERBOARD	HDF	HIGH DENSITY FIBERBOARD	MS	MOTORIZED SKYLIGHT	RCP	REFLECTED CEILING PLAN	STRUCT	STRUCTURE OR STRUCTURAL	WWF	WELDED WIRE FABRIC
BYND / BYD	BEYOND	HDG	HOT DIPPED GALVANIZED	HDG	HOT DIPPED GALVANIZED	MSB	MOTORIZED SKYLIGHT BLIND	RD	ROOF DRAIN	SUBCAT	SUBCATEGORY	WWW	WELDED WIRE MESH
C	CHANNEL	HDP	HIGH DENSITY POLYETHYLENE	HDP	HIGH DENSITY POLYETHYLENE	MSS	MOUNTED	REC	RECESSED	SUSP	SUSPENDED		
C/C	CENTER TO CENTER	HDR	HEADER	MTD	MOUNTED	RECIRC	RECIRCULATING	REC	RECESSED	SYM	SYMMETRICAL		
CAB	CABINET	HDWR	HARDWARE	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAT	CATEGORY	ENCL	ENCLOSURE	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAB	CABINET	ENG	ENGINEER	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAT	CATEGORY	ENCL	ENCLOSURE	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAT	CATEGORY	ENCL	ENCLOSURE	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAB	CABINET	ENG	ENGINEER	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAT	CATEGORY	ENCL	ENCLOSURE	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAB	CABINET	ENG	ENGINEER	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		
CAT	CATEGORY	ENCL	ENCLOSURE	MTG	MOUNTING	RECPT	RECEPTACLE	REC	RECESSED	SUSP	SUSPENDED		

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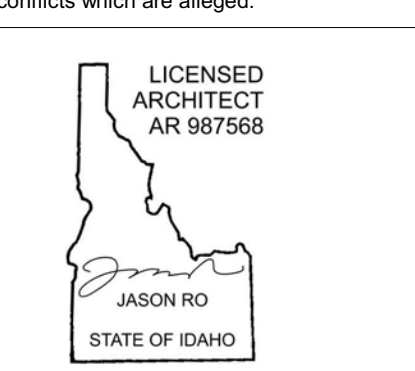
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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ABBREVIATIONS & SYMBOLS

DRAWING NUMBER:
G-002

These plans have been found to be in substantial compliance with the requirements of the building code.

GENERAL NOTES: 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE APPLICABLE CODES AND REGULATIONS. 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS APPLICABLE TO THE LOCATION OF THE PROJECT.

B.D.2303-0021
3) THE CONTRACTOR (AND THEIR SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER/DESIGNER IN WRITING ALL ERRORS, DISCREPANCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR KNOWINGLY PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTION OF THE OWNER/DESIGNER, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF WORK.

3. NO WORK TO COMMENCE ON SITE UNTL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE DEPARTMENT OF BUILDINGS.

4. ALL STRUCTURAL WORK SHALL BE COORDINATED W/ DESIGN DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND APPLICABLE BUILDING CODES.

5. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DESIGN BUILT, FILED BY THE CONTRACTOR. RELATED FININGS SHALL ALSO BE COORDINATED AND EXECUTED BY THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE ENGINEERED SYSTEMS AND THE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF MATERIAL.

6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

7. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

8. PRODUCTS: TRADE NAMES OR MANUFACTURERS NOTED WITHIN DRAWINGS AND/OR SPECIFICATIONS ARE TO ESTABLISH A STANDARD OF QUALITY. CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS PRODUCTS EQUAL TO THOSE SPECIFIED FOR APPROVAL.

9. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS WITHOUT WRITTEN APPROVAL OF THE DESIGNER.

10. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER.

11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AT JOB SITE BEFORE SUBMITTING BID. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONDITIONS ON SITE WHETHER INDICATED ON DRAWINGS OR NOT. SUBMISSION OF A PROPOSAL SHALL SIGNIFY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

12. CONTRACTOR MUST CONDUCT A PRE-DEMOLITION MEETING AND SITE WALKTHROUGH WITH THE OWNER AND ARCHITECT BEFORE THE COMMENCEMENT OF ANY DEMOLITION OR REMOVAL OF MATERIALS.

13. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS; AND INCLUDES PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE, IN SATISFACTORY CONDITION, THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE BUILDING, ITS OCCUPANTS, AND THE GENERAL PUBLIC.

15. PROVIDE ALL WORK INDICATED OR IMPLIED BY THE DRAWINGS.

16. SUBMIT SHOP DRAWINGS TO DESIGNER FOR REVIEW. DO NOT COMMENCE WORK UNTIL REVIEW OF SHOP DRAWINGS HAS BEEN COMPLETED AND THE DRAWINGS APPROVED. ALLOW TEN (10) BUSINESS DAYS MIN FOR REVIEW.

17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

18. THE GENERAL CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

19. THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF MATERIALS.

20. BUILDING CONDITIONS, INCLUDING SIZE OF SERVICE ELEVATORS, DOORWAYS, STAIRS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES EACH EVENING PRIOR TO LEAVING THE JOB SITE. THE SITE SHALL REMAIN LOCKED AND SECURED AT ALL TIMES WHEN THE GENERAL CONTRACTOR IS NOT ON SITE AND KEYS FOR THE SITE SHALL BE HELD BY THE GENERAL CONTRACTOR. NO UNSUPERVISED SUBCONTRACTORS SHALL HAVE KEYS OR ACCESS TO THE SITE WITHOUT THE OWNER'S PRIOR CONSENT.

22. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH FOR EACH PHASE, ITS START AND COMPLETION AND A PROJECTED COMPLETION DATE FOR THE PROJECT.

23. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

24. ALL RUBBISH AND WASTE MATERIALS CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REMOVED FROM THE PREMISES PROMPTLY.

25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS, CODES AND ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS.

26. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK AND PROVIDE NECESSARY TOUCH UP PAINTING OR WALL COVERING FOR PROTECTION.

27. THE CONTRACTOR SHALL INSPECT ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST-CLASS FINISHED INSTALLATION. ALL DEFECTS SHALL BE REPAIRED, OR IF BEYOND REPAIR, THEN INSTALLED AND FINISHED TO THE SATISFACTION OF THE DESIGNER JUST PRIOR TO BEING TURNED OVER TO THE OWNER.

28. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES AND LENSES, A/C DIFFUSERS AND REGISTERS, FLOORS AND BASES, DOORS, ETC. CONTRACTOR SHALL ALSO PROVIDE A FULL POST-CONSTRUCTION CLEAN PRIOR TO FINAL PROJECT ACCEPTANCE.

29. THIS PROJECT IS A CAPITAL IMPROVEMENT AND NO SALES TAX SHALL BE PAID FOR THE PURCHASE OF EQUIPMENT AND MATERIALS BY OWNER.

30. THE CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND EXISTING, EXTERIOR GLASS AGAINST ANY DAMAGE UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

31. REMOVE ALL EXISTING APPLIANCES AND PLUMBING FIXTURES FROM THE SITE, UNO.

32. PREPARE THE KITCHEN SURFACES FOR NEW EQUIPMENT AND CABINETS AND PROVIDE UTILITIES AS REQUIRED TO CONNECT ALL NEW APPLIANCES.

33. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING GAS, WATER, POWER, TELEPHONE AND CABLE TV AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES.

34. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB SITE AS NECESSARY AND REQUIRED BY CODE.

35. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE WITH RAMBOARD AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

36. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE CONTRACTOR SHALL HAVE THE FOLLOWING: 1) CERTIFICATE OF WORKER'S COMPENSATION INSURANCE MADE OUT TO THE CONTRACTOR'S STATE LICENSE BOARD 2) COPY OF BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE FOR APPLICABLE JURISDICTION. 3) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS 4) COPY OF CONTRACTOR'S STATE LICENSE OR POCKET ID.

B. DEMOLITION:

1. AS REQUIRED TO INSTALL NEW SCOPE OF WORK.

2. ALL DEBRIS TO BE PROMPTLY REMOVED FROM SITE.

3. ANY DAMAGE DONE TO FLOORS, WALLS, ETC. DUE TO REMOVAL OF EXISTING PARTITIONS, PLUMBING FIXTURES, OR ANYTHING REMOVED IN ORDER TO COMPLETE THE SCOPE OF WORK AS INDICATED ON DRAWINGS SHOULD BE PATCHED TO MATCH EXISTING AND MEET DESIGNERS AND OWNER'S APPROVAL.

4. SEAL ALL VENTS AND OPENINGS AS REQUIRED DURING DEMOLITION TO PREVENT DUST DAMAGE ACROSS ROOMS.

5. CONTRACTOR TO REMOVE ALL FURNITURE, APPLIANCES, ETC., IN ORDER TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6. CONTRACTOR TO PROVIDE ALL SCAFFOLDING AND BRIDGING AS REQUIRED TO COMPLETE SCOPE OF WORK.

7. FOR ALL NEW STONE AND WOOD FLOORING, CONTRACTOR IS TO REMOVE ANY EXISTING SUBSTRATE AS REQUIRED TO KEEP FLOORS LEVEL AND TRUE.

8. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST. 2) NO STRUCTURAL MEMBER OF ANY KIND SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED, 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED 4) DEMOLITION PERMIT SHALL BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR A LICENSED GENERAL CONTRACTOR (CLASS B-1). 5) CONTRACTOR SHALL USE NEGATIVE PRESSURE MACHINES AND HEPA FILTERS THROUGHOUT DEMOLITION TO REDUCE AIRBORNE DUST.

C. PRODUCT NOTES:

1. ALL PRODUCTS SPECIFIED SHALL BE PROVIDED IN LOCATIONS INDICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. PROVIDE BLOCKING WITHIN ALL WALLS TO SECURE SHELVING WHERE REQUIRED.

3. GENERAL CONTRACTOR (GC) TO ENSURE THAT ALL APPLIANCES, TO INCLUDE CONDENSER AND AIR HANDLING UNITS, ARE OPERATIONAL BEFORE HANDING OVER TO OWNER, ENSURE THAT ALL POWER, WATER AND VENTILATION PROVIDE AS NECESSARY.

4. GC TO PROVIDE OWNER WITH PROJECT MANUALS AT CLOSE OF JOB INCLUDING ALL OWNER'S MANUALS AND WARRANTIES FOR ALL EQUIPMENT AND APPLIANCES INSTALLED WITHIN THE SCOPE OF WORK.

D. POWER AND TELEPHONE NOTES:

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY THE CONTRACT DOCUMENTS.

2. PROVIDE ALL ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE AND DATA WIRING IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT, VOICE WIRING TO BE CAT3, DATA WIRING TO BE CAT6. PATCH PANEL TO BE PROVIDED IN LOCATION INDICATED. TERMINATIONS TO BE PROVIDED BY GC AT LOCATIONS INDICATED. TELEPHONE EQUIPMENT TO BE PROVIDED BY OTHERS.

3. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

4. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENT OF ALL AUTHORITIES HAVING JURISDICTION.

5. ALL ELECTRICAL, SPEAKER, AND TELEPHONE WIRING SHALL BE CONCEALED IN DRYWALL AND/OR CEILING. INSTALL SPEAKER WIRE IN LOCATIONS INDICATED. TERMINATIONS AND SPEAKER INSTALLATION ARE BY OTHERS.

6. ALL ELECTRICAL, SPEAKER AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

7. REFER TO ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES, PLATES, AND OTHER EQUIPMENT.

8. ALL 125-V RECEPTACLES IN GARAGE (INCLUDING ANY CEILING OUTLETS) SHALL HAVE GFCI PROTECTION.

9. ALL 125-V RECEPTACLES SERVING COUNTER TOP SURFACES IN THE KITCHEN SHALL HAVE GFCI PROTECTION.

10. ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN CLOSETS, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

11. RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE SPACED 12" O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF WALL ENDS, DOOR OPENINGS, AND AT EVERY 2' OR WIDER WALL.

12. RECEPTACLE OUTLETS AT KITCHEN COUNTER-TOPS SHALL BE SPACED AT 4' O.C. MAXIMUM AND WITHIN 2' OF ENDS/BREAKS OF COUNTERS.

13. PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT AND AT DECK/BALCONY (EXCEPTION: DECK/BALCONY WITH USABLE AREA LESS THAN 20 SQ. FT.

14. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE.

15. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.

16. PROVIDE A WALL SWITCHED-CONTROLLED LIGHTING OUTLET ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

E. CEILING & LIGHTING NOTES:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING LIGHTING AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. PROVIDE LIGHTING FIXTURES INCLUDING RELATED ELECTRICAL WORK AND LAMPING OF TYPES AND INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS IN LOCATIONS AS INDICATED ON THE DRAWINGS.

3. SUBMIT CUTS OF ALL LIGHTING FIXTURES FOR DESIGNER'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.

4. ALL FIXTURES SHALL BE REMOTE SWITCHED UNLESS OTHERWISE NOTED.

5. ALL CEILING WORK SHALL BE SQUARE AND LEVEL.

6. PROVIDE CUTOUTS IN CEILING AS REQUIRED FOR NEW CONDUITS.

7. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND WITH CEILING MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

8. ALL ACCESS PANELS TO BE RECESSED ACCESS DOORS FOR DRYWALL SURFACES. 9. REFER TO DESIGNER OR REFLECTED CEILING PLANS FOR LOCATIONS OF SPEAKERS. WHERE DIMENSIONED NOT NOTED, GC TO COORDINATE PLACEMENT WITH DESIGNER.

10. COORDINATE CEILING FRAMEWORK ALL TRADES.

11. ALL REVEALS IN CEILINGS TO BE FRY REGLET EXTRUDED ALUMINUM AS NOTED IN CEILING DETAILS.

12. REFER TO DESIGN ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES. WHERE DIMENSIONED LOCATIONS ARE NOT NOTED, GC TO COORDINATE PLACEMENT WITH DESIGNER.

F. MILLWORK:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

3. PERFORM ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

4. ALL MILLWORK TO INCLUDE INSTALLATION SHALL BE AWI 'PREMIUM GRADE.'

5. ALL WOOD SHALL BE FIRE-RATED IN ACCORDANCE WITH LOCAL FIRE RATING REGULATIONS.

6. GROUNDS, FURRING, STRAPPING AND BLOCKING SHALL BE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULT.

7. ALL MATERIALS FOR WOODWORK SHALL BE THOROUGHLY KILN-DRIED.

8. ALL FINISHED WORK SHALL AS FAR AS PRACTICABLE, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERRECT IN PLACE.

9. ALL WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS. SURFACES AND EDGES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.

10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

11. PROVIDE ALL CABINET DOOR AND SHELVING WORK HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO HARDWARE SCHEDULE.

12. AFTER TOTAL COMPLETION OF ERECTION, ALL NAIL HOLES, SCRATCHES AND OPEN JOINTS SHALL BE FILED AND TOUCHED UP SO AS TO BE INVISIBLE.

13. ALL WHITE LACQUER MDO AND WOOD VENEER PLYWOOD TO RECEIVE SOLID EDGE BANDING TO CONCEAL LAMINATIONS. EDGE BANDING TO BE VENEER THICK UNLESS OTHERWISE NOTED.

14. FLITCHES TO BE MAXIMUM PRACTICABLE WIDTHS AND FULL HEIGHT IN SEQUENTIAL BOOK MATCH PATTERN. GRAIN DIRECTION ON WALL PANELS AND CABINET FACES TO BE VERTICAL UNLESS OTHERWISE NOTED. ARCHITECT TO REVIEW SELECTION PRIOR TO PURCHASE.

15. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT. DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

16. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

17. FACTORY FINISH ALL ITEMS WHERE POSSIBLE. DEFER FINAL TOUCH-UP, CLEANING AND POLISHING UNTIL AFTER DELIVERY AND INSTALLATION.

18. PANELING - PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES. PROVIDE CUT-OUTS TO RECEIVE ATTACHMENTS, MECHANICAL AND ELECTRICAL WORK AS REQUIRED.

19. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER OR BY OTHER METHOD APPROVED BY DESIGNER. USE SCREWS, NOT NAILS, FOR FASTENING TO GYPSUM BOARD.

20. ALL DRAWERS SHALL BE MAXIMUM DEPTH OF THE HOUSE CABINET W/ FULL EXTENSION, SOFT CLOSING SLIDES, 100 LBS MIN CAPACITY, UNO.

21. ALL CABINET DOORS SHALL HAVE SOFT CLOSING CONCEALED ERO HINGES, UNO. WHEN THE DOOR OPEN ADJACENT TO A PERPENDICULAR WALL, CONTRACTOR SHALL PROVIDE LIMITER CLIPS TO PREVENT CLASHING DOOR W/ WALL, PROVIDE HINGE AT MAX 16" O.C.

22. ALL DRAWERS & CABINET DOOR PANELS SHALL BE FITTED W/ (4) FOUR 1/8" THK CLEAR SELF-ADHESIVE BUMBERS AS EACH CORNER.

23. ALL REVEAL JOINTS BETWEEN CABINET & DRAWER PANELS SHALL ALIGN + BE LEVEL + PLUMB.

G. GYPSUM BOARD WORK:

1. GYPSUM BOARD PARTITIONS SHALL TYPICALLY CONSIST OF 2X6 WOOD STUDS AT 16" O.C. WITHOUT EXCEPTION. STUDS SHALL BE FIRMLY ANCHORED TO THE FLOOR AND CEILING PLATES. THE FLOOR AND CEILING PLATES SHALL IN TURN BE ANCHORED TO THE FLOOR AND CEILING STRUCTURES WITH TWO CONTINUOUS BEADS OF ACOUSTIC/FIRE SEALANT BETWEEN SUBSTRUCTURE & RUNNER.

2. ALL GYPSUM BOARD WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. ALL NEW GYPSUM SURFACES TO BE LEVEL 5 DRYWALL FINISH AND BOARDS TO HAVE TAPERED EDGES.

3. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, ADHESIVES, COMPOUNDS, ETC. AS INDICATED PER GYPSUM BOARD MANUFACTURER'S STANDARDS AND AS REQUIRED FOR A COMPLETE INSTALLATION.

4. ALL EXPOSED EDGES AND/OR CORNERS OF GYPSUM BOARD SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CORNER BEAD AND ALL EDGES OF A GYPSUM BOARD ABUTTING OTHER MATERIAL SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CASING BEAD, TAPED AND SPACKLED SMOOTH.

5. PROVIDE NEW SPECIAL WATER RESISTANT TYPE GYPSUM BOARD IN ALL WET LOCATIONS SUCH AS BATHROOMS. PROVIDE CEMENT BOARD SUCH AS DUROCK AT ALL SHOWER AND BATH AREAS OVER MEMBRANE WATER PROOFING.

6. WALLS SHOWN ALIGNED WITH EXISTING BUILDING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING BUILDING CONSTRUCTION UNLESS OTHERWISE INDICATED.

7. ALL PARTITIONS SHALL BE FURNISHED WITH BASES AS INDICATED IN THE CONTRACT DOCUMENTS.

8. ALL NEW PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED.

9. WHERE SPECIFIED, PLYWOOD UNDERLAYMENT TO HAVE STAGGERED JOINTS, GWB OVERLAY ALSO STAGGERED SO THAT PLYWOOD JOINTS DO NOT TELEGRAPH THROUGH TO SURFACE OF GWB.

10. AT EXISTING PARTITIONS, CONTRACTOR TO PROBE WALL TO LOCATE STUDS AND COORDINATE WITH NEW CONSTRUCTION.

11. PROVIDE A FULL SKIM COAT OF COMPOUND AT ALL EXISTING AND NEW GWB SURFACES THAT ARE NOT SMOOTH AND TRUE.

12. ALL DRYWALL SURFACES ABUTTING FINISH CASEWORK SHALL RECEIVE SKIM COATING AS REQUIRED TO MAKE SURFACE LEVEL AND PLUMB.

H. SHOP DRAWINGS & SAMPLES:

1. SUBMIT SHOP DRAWINGS FOR DESIGNERS APPROVAL FOR THE FOLLOWING ITEMS: CABINETRY/MILLWORK, ALL DOOR & WINDOW ASSEMBLIES, ALL METAL WORK & STRUCTURAL STEEL, TILE LAYOUT DETAILS WITH STARTING POINTS AND JOINT LAYOUT, CUSTOM CONCRETE, MECHANICAL DUCTWORK, ELECTRICAL WORK, GLAZED ASSEMBLIES.

2. CONTRACTOR SHALL SUBMIT THREE SAMPLES OF ALL FINISH MATERIALS, INCLUDING BUT NOT LIMITED TO, TILE, GLASS, STONE, WOOD VENEER FOR DESIGNER/OWNER REVIEW. SAMPLES MAY BE REVIEWED ON SITE. SEE PROJECT MANUAL.

I. HVAC:

1. CONTRACTOR TO TEST ANY FANS, EXHAUSTS, MECHANICAL EQUIPMENT PRIOR TO HANDOVER OF PROJECT TO OWNER.

2. NEW DWELLING UNIT SHALL HAVE A MECHANICAL VENTILATION SYSTEM.

J. PAINTING:

1. ALL AREAS RECEIVING PAINT, AS INDICATED IN FINISH SCHEDULE, SHALL BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURER'S WRITTEN INSTRUCTIONS.

2. WALLS SCHEDULED TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTER, FASCIAS, DOORS, BUCKLS, REVEALS, AND ALL SURFACES NOT INCLUDING FLOOR AND CEILINGS.

3. PAINT GYPSUM CEILINGS AND WALLS AS PER FINISH SCHEDULE.

4. PAINT COLORS AND TEXTURES SHALL BE SELECTED AND SPECIFIED IN FINISH SCHEDULE, AND CONTRACTOR SHALL SUBMIT THREE 18"X18" SAMPLES OF EACH SELECTED COLOR AND TEXTURE FOR DESIGNER'S REVIEW.

5. ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH SURFACE TO RECEIVE PAINT, SKIM COAT, ETC. AS REQUIRED.

6. ALL PAINT SHALL BE WATER BASED PAINT, PROVIDE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT AS SPECIFIED IN FINISH SCHEDULE.

7. ALL ROOMS TO BE BENJAMIN MOORE AJRA, DUNN EDWARDS SUPREMA OR APPROVED EQUAL. COLORS & FINISH TBD BY DESIGNER.

K. PLUMBING NOTES:

1. PROVIDE ALL PLUMBING ROUGHING AS INDICATED OR IMPLIED BY CONTRACT DOCUMENTS. 2. ALL FIXTURES AND ACCESSORIES TO BE PROVIDED AND INSTALLED BY CONTRACTOR AS PER MANUFACTURER'S GUIDELINES. IF CONTRACTOR FINDS THAT COMPONENTS OR ITEMS ARE MISSING WHICH ARE REQUIRED FOR THE COMPLETE INSTALLATION AS IMPLIED IN THE CONTRACT DOCUMENTS THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY FOR COORDINATION.

3. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

4. INSTALL FIXTURES, LINES OR PIECES OF THE APPROVED ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES SO THAT ANY OF THE FIXTURE, LINES OR PIECES OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERING OR INTERRUPTING SERVICE TO THE REST OF THE PROJECT. ALL VALVES SHALL BE DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE.

5. BEFORE BEING COVERED UP OR BUILT IN, ALL PIPING SHALL BE TESTED AS REQUESTED BY THE AUTHORITIES HAVING JURISDICTION AND WITNESS BY THE OWNER, DESIGNER AND OR BUILDING ENGINEER.

6. DIVERSION OF PLUMBING SHALL NOT INTERRUPT DRAINAGE SERVICE IN ANY WAY.

7. REMOVE ANY DORMANT PIPES DISCOVERED.

8. CONTRACTOR TO ENSURE THAT ANY EXISTING PIPES ARE IN GOOD CONDITION OR REMEDY OR REPLACE EXISTING PIPES.

9. IDENTIFY ALL ITEMS REQUIRING SERVICE ACCESS AND PROVIDE APPROVED TYPE ACCESS DOORS, SUCH LOCATIONS TO BE COORDINATED AND APPROVED BY DESIGNER. ACCESS DOOR TO BE RECESSED FOR DRYWALL SURFACES.

10. IF REQUIRED A NEW WATER METER SHALL BE INSTALLED TO MEET CAPACITY OF THE NEW DOMESTIC AND SPRINKLER CAPACITY DEMANDS.

11. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE.

12. THE WATER METER BOX MUST BE PURCHASED FORM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

L. WOOD FLOORING:

1. GENERAL STANDARDS TO COMPLY WITH RECOMMENDATIONS OF NATIONAL FLOORING MANUFACTURER'S ASSOCIATION (NOFMA).

2. FLOORING TO BE INSTALLED AS SPECIFIED IN FINISH SCHEDULE AND AS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

3. PROTECT FLOORING FROM EXCESSIVE MOISTURE IN SHIPMENT, STORAGE AND HANDLING. DELIVER IN UNOPENED CARTONS OR BUNDLES AND STORE IN A DRY PLACE WITH ADEQUATE AIR CIRCULATION. DO NOT DELIVER MATERIAL TO BUILDING UNTL WET WORK SUCH AS CONCRETE HAVE BEEN COMPLETED AND CURED TO A CONDITION OF EQUILIBRIUM.

4. PROVIDE MOCK-UP OF WOOD 4'X4' SQUARE ON SITE (TO BE REPLACED WITH FINAL FLOORING) FOR DESIGNER AND OWNER REVIEW AND APPROVE.

5. WHERE THE SUBFLOOR IS NOT LEVEL, THE CONTRACTOR SHALL TAKE MEASURES TO LEVEL THE SUBSTRATE WITHOUT AFFECTING THE INSTALLATION OF FLOOR.

6. GRAIN/BOARD DIRECTION SHALL BE INDICATED ON FLOOR PLAN.

7. CONTRACTOR SHALL PROVIDE MANUFACTURER RECOMMENDED VAPOR BARRIER OVER SUBFLOOR THROUGHOUT PROJECT AND PROVIDE 1/4" FLOOR UNDERLAYMENT

8. CONTRACTOR SHALL STORE WOOD FLOOR ON SITE FOR MINIMUM OF TWO WEEKS TO ALLOW WOOD TO ACCLIMATE PRIOR TO INSTALLATION. BOARDS SHALL BE SPACED OUT TO ALLOW AIR FLOW ACROSS ALL FACES OF EACH BOARD.

9. ADHESIVE AND FASTENING AGENTS USED TO INSTALL FLOORING SHALL BE MANUFACTURER APPROVED ONLY.

10. CONTRACTOR SHALL COORDINATE AND ALLOW FOR (IF ANY) THERMAL EXPANSION TO PREVENT PLANKS FROM BUCKLING.

11. BOARDS SHALL BE A MINIMUM OF 60" IN LENGTH AND SHALL NOT ACCOUNT FOR MORE THAN 25% OF THE BOARD MIX. REMAINING MIX OF BOARDS SHALL BE AT MINIMUM 25% 5'-8", 25% 8'-10" & 25% 10'-0" AND LONGER.

12. SEE FINISH AND MATERIAL SCHEDULE FOR MORE INFORMATION.

M. DOOR NOTES:

1. ALL DOORS TO BE 1-3/4" SOLID LUMBER CORE FLUSH WHITE OAK VENEER DOORS W/ 'A' FACE ON BOTH SIDES OR APPROVED EQUAL. DOORS IN EXCESS OF 36" IN WIDTH AND/OR 96" IN HEIGHT SHALL BE 2" IN THICKNESS.

2. DOORS SHALL BE MANUFACTURED BY WEYERHAEUSER, ALGOMA OR EGGER'S HARDWOOD PRODUCTS CORP., OR OTHER APPROVED EQUALS.

3. DOORS WHEN INSTALLED SHALL NOT BOW OR BECOME OUT OF PLANE. ALL DOORS SHALL BE FABRICATED TO ACCOMMODATE SELF WEIGHT AND THE DISTRIBUTION OF WEIGHT SPECIFIC TO OPERATION AND ATTACHMENT OF ASSIGNED HARDWARE EACH DOOR.

These plans have been found to be in substantial compliance with the adopted building codes. This approval is not approval of the construction. It is not approval of any code ordinance, statute or regulation. All Glass shall be made of SFGAL based on field dimensions during the inspection process.

BLD2303-0021
06/26/23

TEMPORARY MEASURES:

1. GC SHALL MAINTAIN A COMPUTER & INTERNET CONNECTION TO RECEIVE SKETCHES & TRANSMISSIONS ON SITE DURING CONSTRUCTION. GC SHALL ALSO PROVIDE THE DESIGNER WITH A TELEPHONE NUMBER FOR THE JOB SITE WHETHER WIRED OR MOBILE.
2. GC TO PROVIDE A FIRE EXTINGUISHER AND FIRST AID KIT ON SITE DURING CONSTRUCTION.
3. GC SHALL PROVIDE A NEST WEBCAM OR APPROVED EQUIVALENT FOR REMOTE VIEWING OF SITE FROM TWO LOCATIONS. OWNER SHALL INSTALL & PAY COST OF INTERNET BANDWITH TO SUPPORT CONTINUOUS CAMERA FEED.

Q. DEPARTMENT NOTES:

1. GC TO REFER TO APPLICABLE FIRE CODE NOTES RELEVANT TO NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE.
2. PROJECT CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF THE MOST CURRENT BUILDING AND MUNICIPAL CODES AS ADOPTED BY GOVERNING JURISDICTIONS OF THE PROJECT LOCATION AT TIME OF INITIAL FILING.
3. A SET OF PLANS MUST REMAIN ON THE JOB SITE AT ALL TIMES. APPOINTMENTS FOR INSPECTIONS, IF REQUIRED, SHOULD BE MADE AT LEAST TWO DAYS IN ADVANCE OF THE REQUIRED INSPECTION.
4. A 2A10BC FIRE EXTINGUISHER IS RECOMMENDED FOR HOUSEHOLD USE.
5. IF APPLICABLE, APPROVED ADDRESS NUMBERS SHALL BE ATTACHED TO BUILDING PER HOA GUIDELINES.
6. STRUCTURES UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE 2A10BC FIRE EXTINGUISHER AS FOLLOWS: 1) ON ALL FLOORS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED 2) IN EVERY STORAGE AND CONSTRUCTION SHED 3) WHERE SPECIAL HAZARDS EXIST INCLUDING BUT NOT LIMITED TO THE STORAGE AND USE OF COMBUSTIBLE AND FLAMMABLE LIQUIDS.
7. PROVIDE FIRE HYDRANT FOR THE PROPERTY AS REQ'D PER NLTFD REQUIREMENTS AND IFC Table C102.1 (IFC Appendix C).
8. ALL BUILDINGS EQUIPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL HAVE A MONITORED FIRE ALARM PER (IFC 903.4) PLANS AND INSTALLATION OF 13R FIRE SPRINKLER AND MONITORED FIRE ALARM SYSTEM UNDER SEPARATE PERMIT PER RESOLUTION 16-1.

R. LANDSCAPE & LANDSCAPE IRRIGATION:

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT JURISDICTION'S REQUIREMENTS FOR PROPER INSTALLATION.

S. FIRE PROTECTION

1. (IFC 907.2.10): INTERCONNECTED SMOKE ALARMS SHALL BE INSTALLED INSIDE ALL BEDROOMS, ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM AND IN EVERY STORY IN THE DWELLING UNIT INCLUDING BASEMENTS BUT NOT CRAWL SPACES, UNINHABITED ATTICS AND GARAGES.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF ALL BEDROOMS AND IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLANCES ARE INSTALLED, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
3. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED
4. CUT SHEETS OF ALL DEVICES SHALL BE SUBMITTED TO ARCHITECT PRIOR TO PURCHASE AND INSTALLATION
5. FIRE SUPPRESSION SHALL BE PROVIDED IN NEW DWELLING UNIT, ATTACHED GARAGE AND ANY CRAWL SPACES IF APPLICABLE. THE AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM WILL COMPLY WITH NFPA 13R, MONITORED BY AN APPROVED FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72, AND PER REQ'S OF AUTHORITY HAVING JURISDICTION.

T. COUNTY RIGHT-OF-WAY

1. AN EXCAVATION AND ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY IMPROVEMENTS N THE COUNTY RIGHT-OF-WAY, PERMIT MUST BE OBTAIN BY COUNTY APPROVED CONTRACTOR.
2. A REVOCABLE OCCUPANCY PERMIT MUST BE OBTAINED SHALL THE BEAR BOX LOCATION BE WITHIN 12' OF EDGE OF PAVEMENT.

BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING
P.O. BOX 2707 / 540 NORTH FIRST AVE
KETCHUM, ID 83340
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.
2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL : 208.726.5907

CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:

CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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SEAL:



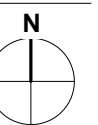
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:

BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER

#2201



DRAWING TITLE:

GENERAL NOTES

DRAWING NUMBER:

G-004

These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/2/24

Table with 5 columns: Section # & Req. ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Rows include ceiling insulation, attic access, blower door tests, and duct leakage tests.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 8 of 10

Table with 5 columns: Section # & Req. ID, Framing / Rough-in Inspection, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Rows include framing, skylight factors, air barrier, and fenestration details.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 9 of 10

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in RESCheck Version - RESCheck-Web and to comply with the mandatory requirements listed in the RESCheck Inspection Checklist.

Name: Title Signature Date

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO J ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
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TWIN FALLS, ID 83301
TEL: 208.736-8543

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P.O. BOX 1034
KETCHUM, ID 83340
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LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
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TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
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1001 W OAK BUILDING B SUITE 107
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LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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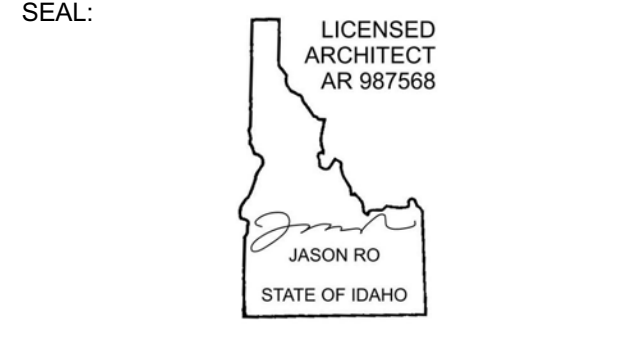


Table with 5 columns: Section # & Req. ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Row 303.3: Manufacturer manuals for mechanical and water heating systems have been provided.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 10 of 10

Table with 5 columns: Section # & Req. ID, Insulation Inspection, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Rows include insulation R-values, floor framing, and wall insulation.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 7 of 10

Table with 5 columns: Section # & Req. ID, Foundation Inspection, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Rows include slab edge insulation, protective covering, and snow/ice-melting systems.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 4 of 10

Generated by RESCheck-Web Software Compliance Certificate. Project: 121 Badger Lane Main House. 2018 IECC. Single-Family. New Construction. Glazing Area: 39%. 6 (6280 HDD).

Compliance: Passes using UA trade-off. Compliance: 0.3% Better Than Code. Maximum UA: 1417. Total UA: 1413.

Envelope Assemblies table with columns: Assembly, Gross Area of Perimeter, Cavity R-Value, Cont. R-Value, Prtg. U-Factor, Req. U-Factor, Prop. UA, Req. UA. Rows include Flat Ceilings, Vaulted Ceilings, Skylight, etc.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 1 of 10

Table with 5 columns: Section # & Req. ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Rows include mechanical ventilation, hot water boilers, heated water circulation, electric heat trace, demand recirculation, drain water heat recovery, and fuel gas lighting.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 9 of 10

Table with 5 columns: Section # & Req. ID, Framing / Rough-in Inspection, Plans Verified Value, Field Verified Value, Compiles?, Comments/Assumptions. Row 403.5.1: Hot water pipes are insulated to R-2.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 6 of 10

RESCheck Software Version: RESCheck-Web Inspection Checklist. Energy Code: 2018 IECC. Requirements: 0.0% were addressed directly in the RESCheck software. Text in the 'Comments/Assumptions' column is provided by the user in the RESCheck Requirements screen.

Project Title: 121 Badger Lane Main House
Data Filename: Report date: 01/25/23 Page 3 of 10

2018 IECC Energy Efficiency Certificate. Insulation Rating: Above-Grade Wall 27.00, Below-Grade Wall 0.00, Floor 38.00, Ceiling / Roof 54.00. Ductwork (unconditioned spaces): 54.00. Glass & Door Rating: U-Factor, SHGC. Heating & Cooling Equipment: Efficiency.

Name: Date: Comments

PROJECT NUMBER: #2201
DRAWING TITLE: ENERGY COMPLIANCE- MAIN HOUSE
DRAWING NUMBER: G-005

Table with 6 columns: Section # & Req.ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes items 402.1.1 through 403.5.1.

Table with 6 columns: Section # & Req.ID, Framing / Rough-in Inspection, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes items 402.1.1 through 403.4.

Project information form including Owner (121 Badger Lane LLC), Project Architect (RO I Rockett Design), Surveyor (Galena Engineering, Inc.), Environmental Consultant (Sawtooth Environmental Consulting), Hydrology / Water Engineering (Benchmark Associates, P.A.), Civil Engineer (Butler Associates, Inc.), and MEP Engineer (CES Engineering Services, LLC).

Table with 6 columns: Section # & Req.ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes item 403.3.1 and Additional Comments/Assumptions.

Table with 6 columns: Section # & Req.ID, Insulation Inspection, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes items 402.1.1 through 403.2.1 and Additional Comments/Assumptions.

Table with 6 columns: Section # & Req.ID, Foundation Inspection, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes items 402.1.2 through 403.2.1 and Additional Comments/Assumptions.

Generated by REScheck-Web Software Compliance Certificate. Includes envelope assemblies table and 2018 IECC Energy Efficiency Certificate summary table.

Table with 6 columns: Section # & Req.ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes items 403.1.1 through 404.1.1 and Compliance Certificate posted.

Table with 6 columns: Section # & Req.ID, Framing / Rough-in Inspection, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes item 403.1.1 and Additional Comments/Assumptions.

Table with 6 columns: Section # & Req.ID, Pre-Inspection/Plan Review, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions. Includes items 103.1 through 302.1 and Additional Comments/Assumptions.

2018 IECC Energy Efficiency Certificate summary table with metrics like Above-Grade Wall (27.00), Floor (15.00), Ceiling / Roof (54.00), Glass & Door Rating (U-Factor, SHGC), Window (0.27), Door (0.30), Skylight (0.55).

BADGER RESIDENCE

OWNER: 121 BADGER LANE LLC, P.O. BOX 14001-174, KETCHUM, ID 83340. PROJECT ARCHITECT: RO I ROCKETT DESIGN, 1031 W. MANCHESTER BLVD, UNIT 6, INGLEWOOD, CA 90301. SURVEYOR: GALENA ENGINEERING, INC., 317 NORTH RIVER STREET, HAILEY, ID 83333. ENVIRONMENTAL CONSULTANT: SAWTOOTH ENVIRONMENTAL CONSULTING, P.O. BOX 2707 / 540 NORTH FIRST AVE, KETCHUM, ID 83340. HYDROLOGY / WATER ENGINEERING: BENCHMARK ASSOCIATES, P.A., 2016 WASHINGTON ST NORTH, SUITE 4, TWIN FALLS, ID 83301. GEOTECHNICAL ENGINEER: BUTLER ASSOCIATES, INC., P.O. BOX 1034, KETCHUM, ID 83340. LANDSCAPE ARCHITECT: BYLA, 323 LEWIS STREET, SUITE N, KETCHUM, ID 83340.

CIVIL ENGINEER: BENCHMARK ASSOCIATES, P.A., P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO 83340. STRUCTURAL ENGINEER: LFA, 319 MAIN STREET, EL SEGUNDO, CA 90245. MEP ENGINEER: CES ENGINEERING SERVICES, LLC, 1001 W OAK BUILDING B SUITE 107, BOZEMAN, MT 59715. LIGHTING DESIGN CONSULTANT: KGM ARCHITECTURAL LIGHTING, 270 CORAL CIRCLE, EL SEGUNDO, CA 90245. All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission. RO I ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged. SEAL: LICENSED ARCHITECT AR 987568, JASON RO, STATE OF IDAHO.

PROJECT NUMBER: #2201. DRAWING TITLE: ENERGY COMPLIANCE- ADU. DRAWING NUMBER: G-006.



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23

2/25/23

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Summary of Results of the Design Phase

No Mandatory items missing on the "Overview (Design)" page. Location: 121 Badger Lane - ADU, Ketchum, Idaho 83340

Chapter	Points Required			Points Claimed	Mandatory Practices	No Items
	Required	Score	Target			
Chapter 6: Lot Grading, Preparation, and Development	100	100	100	100	✓	✓
Chapter 6: Resource Efficiency	45	45	45	45	✓	✓
Chapter 6: Energy Efficiency	15	15	15	15	✓	✓
Chapter 6: Water Efficiency	25	25	25	25	✓	✓
Chapter 6: Indoor Environmental Quality	15	15	15	15	✓	✓
Chapter 20: Operation, Maintenance, and Building Owner Education	8	8	8	8	✓	✓
Additional Points Required	0	0	0	0	✓	✓
Additional points required due to LEED v4.0 (2013)	0	0	0	0	✓	✓
Total points required	183	183	183	183		
Additional Points Claimed	241	166	36	100		
Overall Level Achieved for Design	Silver					

*REFER TO DOCUMENT SUBMITTAL FOR COMPLETE WORKBOOK SPREADSHEET

2 SCALE: NA NGBS SUMMARY - ADU

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Summary of Results of the Design Phase

No Mandatory items missing on the "Overview (Design)" page. Location: 121 Badger Lane, Ketchum, Idaho 83340

Chapter	Points Required			Points Claimed	Mandatory Practices	No Items
	Required	Score	Target			
Chapter 6: Lot Grading, Preparation, and Development	100	100	100	100	✓	✓
Chapter 6: Resource Efficiency	45	45	45	45	✓	✓
Chapter 6: Energy Efficiency	15	15	15	15	✓	✓
Chapter 6: Water Efficiency	25	25	25	25	✓	✓
Chapter 6: Indoor Environmental Quality	15	15	15	15	✓	✓
Chapter 20: Operation, Maintenance, and Building Owner Education	8	8	8	8	✓	✓
Additional Points Required	0	0	0	0	✓	✓
Additional points required due to LEED v4.0 (2013)	0	0	0	0	✓	✓
Total points required	183	183	183	183		
Additional Points Claimed	241	166	36	100		
Overall Level Achieved for Design	Silver					

*REFER TO DOCUMENT SUBMITTAL FOR COMPLETE WORKBOOK SPREADSHEET

1 SCALE: NA NGBS SUMMARY - MAIN HOUSE

BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING
 P.O. BOX 2707 / 540 NORTH FIRST AVE
 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA
 323 LEWIS STREET, SUITE N
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 TEL: 208.726.5907

CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
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 TEL: 208.726.9512

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 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:

CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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SEAL:



0 02.28.23 BUILDING PERMIT
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
NATIONAL GREEN BUILDING STANDARDS CERTIFICATION

DRAWING NUMBER:
G-008

BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:

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 TWIN FALLS, ID 83301
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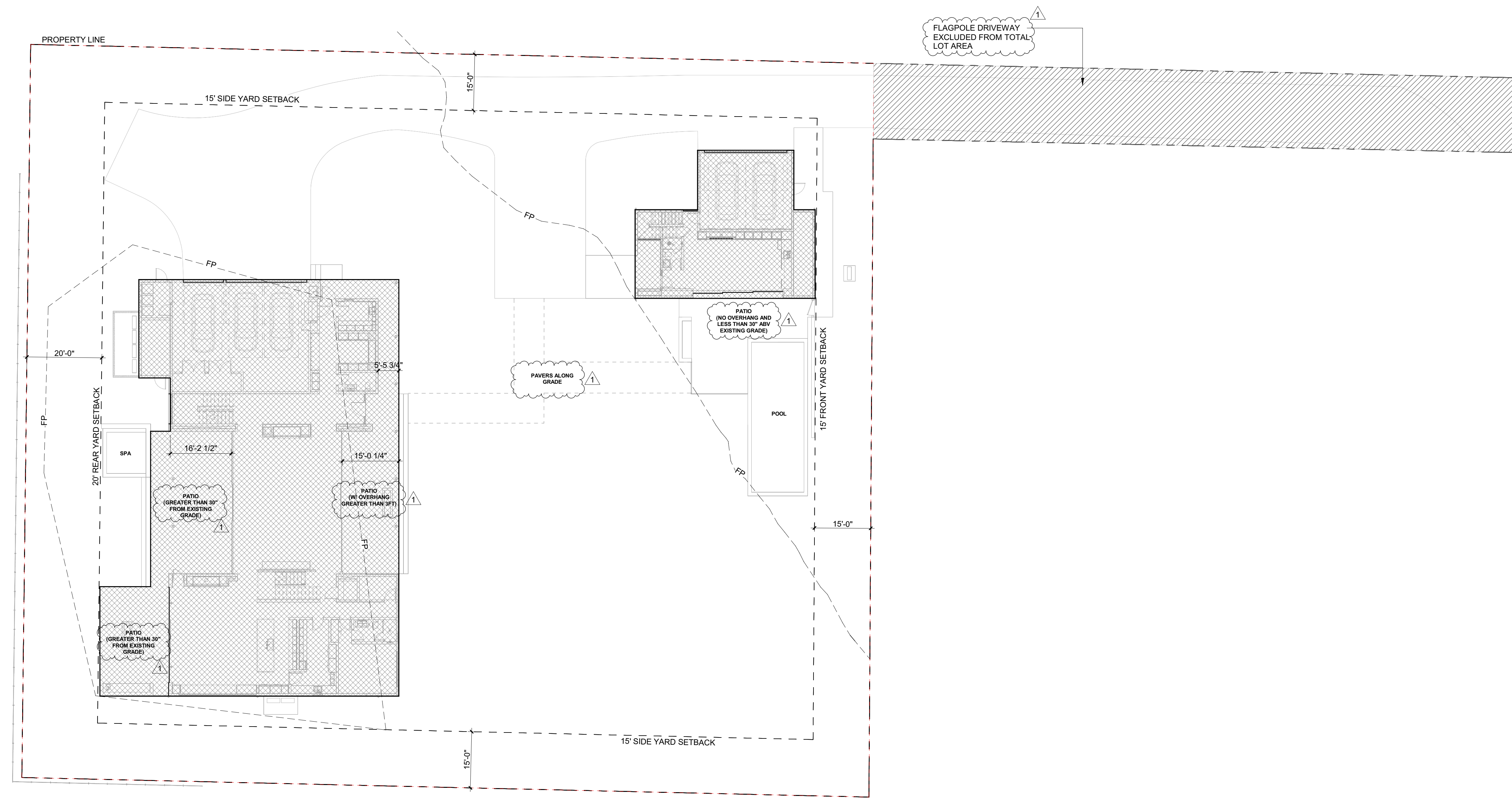
SEAL:



AREA OF BUILDING, PATIOS WITH OVERHANGS GREATER THAN 3 FT AND PATIOS ABOVE 30" FROM EXISTING GRADE AT ANY POINT

17.08.020 TERMS DEFINED
 BUILDING COVERAGE: THE TOTAL SQUARE FOOTAGE OF THE BUILDING FOUNDATION AND ALL HORIZONTAL PROJECTIONS WHICH CONSTITUTE A "BUILDING" AS DEFINED IN THIS SECTION, BUT NOT INCLUDING ROOF OVERHANGS THAT ARE THREE FEET OR LESS OR UNCOVERED DECKS LESS THAN 30 INCHES ABOVE GRADE. GARAGES AND GUEST HOMES SHALL BE INCLUDED IN BUILDING COVERAGE. THE LOT AREA USED TO DETERMINE BUILDING COVERAGE SHALL BE THAT AREA LANDWARD SIDE OF THE MEAN HIGH WATER MARK ON THE BIG WOOD RIVER, TRAIL CREEK AND WARM SPRINGS CREEK.

TOTAL LOT AREA (EXCLUDING FLAGPOLE DRIVEWAY)
 = 44,138 SF
 TOTAL BUILDING COVERAGE (%) = (9,309 SF / 44,138 SF) X 100 = (21%)
 MAX BUILDING COVERAGE FOR LR DISTRICT = 35%



1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
LOT COVERAGE

DRAWING NUMBER:
G-010

BADGER RESIDENCE

OWNER:
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 KETCHUM, IDAHO 83340
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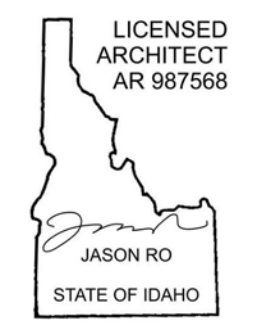
STRUCTURAL ENGINEER:
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MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
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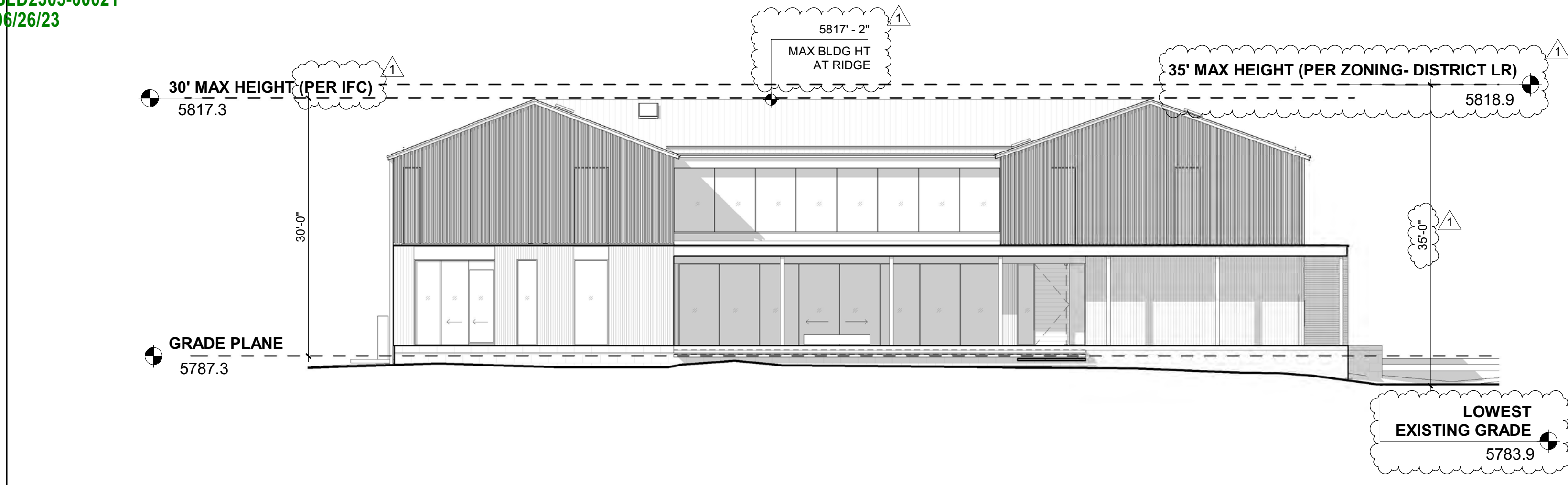
1	05.02.23	PERMIT REVIEW - REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

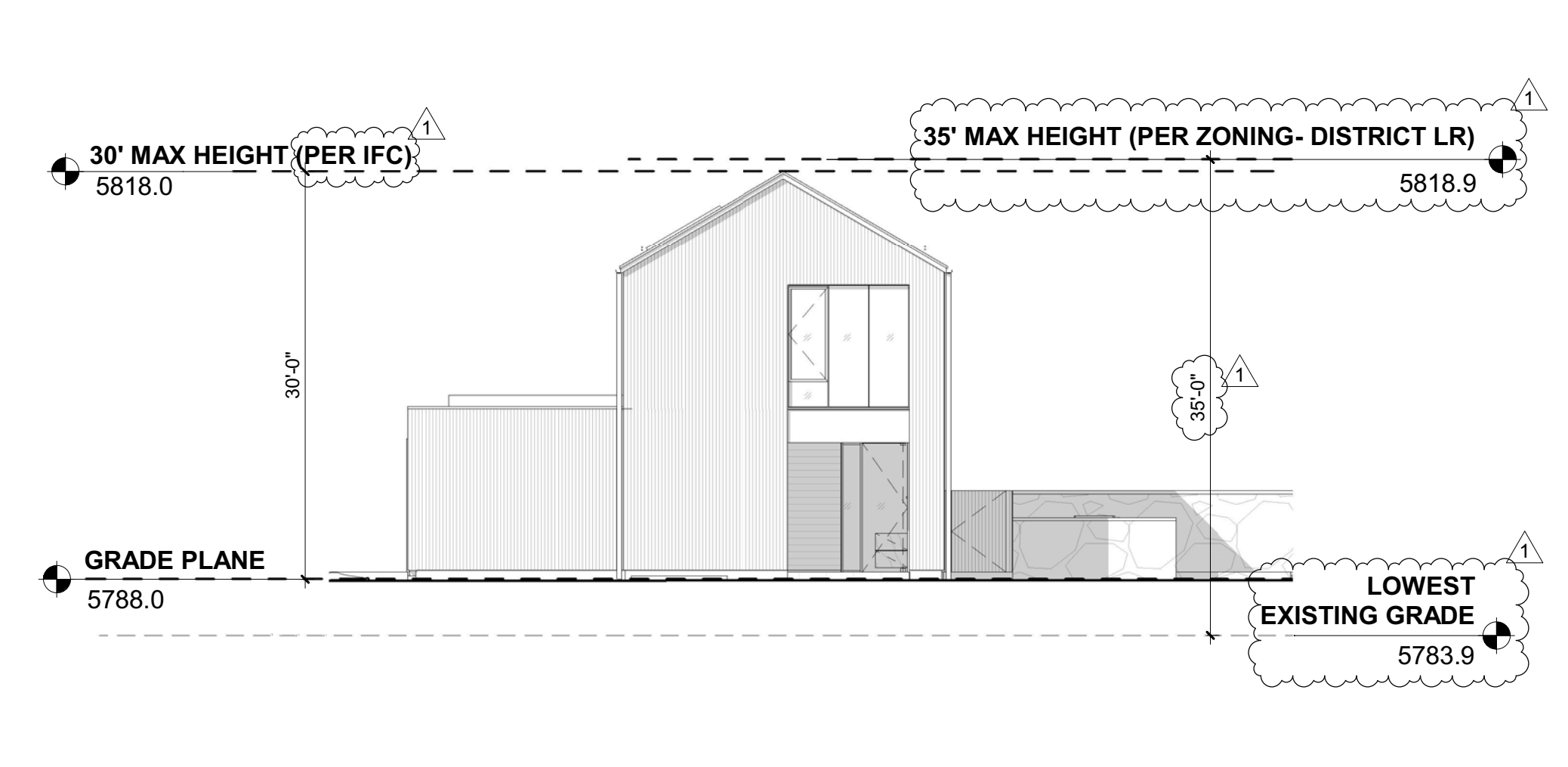
PROJECT NUMBER
#2201

DRAWING TITLE:
HEIGHT DIAGRAM

DRAWING NUMBER:
G-011



01M 3/32" = 1'-0" MAIN HOUSE ELEVATION



01A 3/32" = 1'-0" ADU ELEVATION

INTERNATIONAL FIRE CODE (IFC) 2018 - CHAPTER 2 DEFINITIONS:

GRADE PLANE. A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE LOT LINE, OR WHERE THE OT LINE IS MORE THAN 6' FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

MAIN HOUSE - GRADE PLANE ELEVATION:

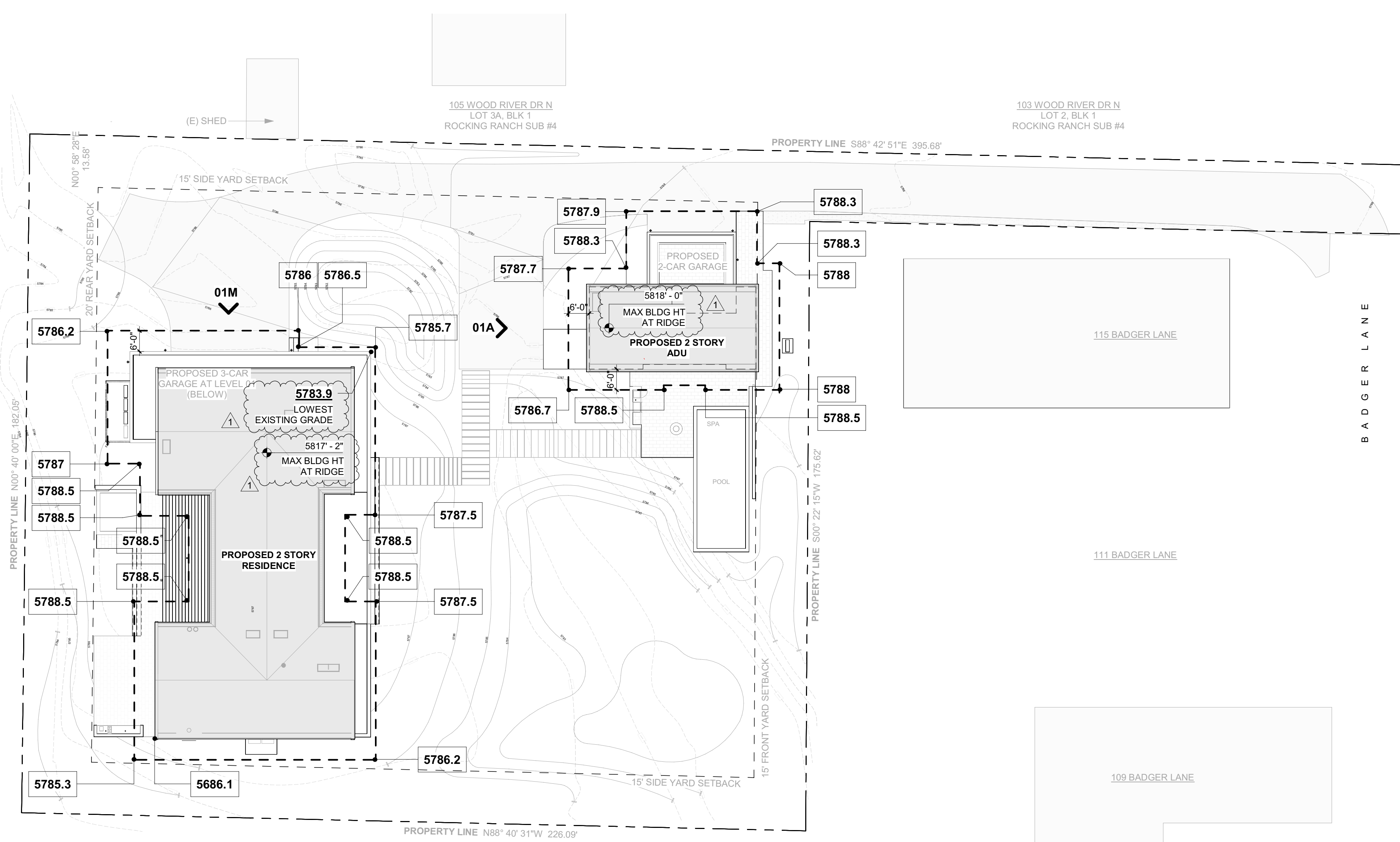
5786.2 + 5786 + 5786.5 + 5785.7 + 5787.5 + 5788.5 + 5788.5 + 5787.5 + 5786.2 + 5785.3 + 5788.5 + 5788.5 + 5788.5 + 5788.5 + 5788.5 + 5787

16
 = 5787.3

ADU - GRADE PLANE ELEVATION:

5787.9 + 5788.3 + 5788.3 + 5788 + 5788 + 5788.5 + 5788.5 + 5786.7 + 5787.7 + 5788.3

10
 = 5788.0

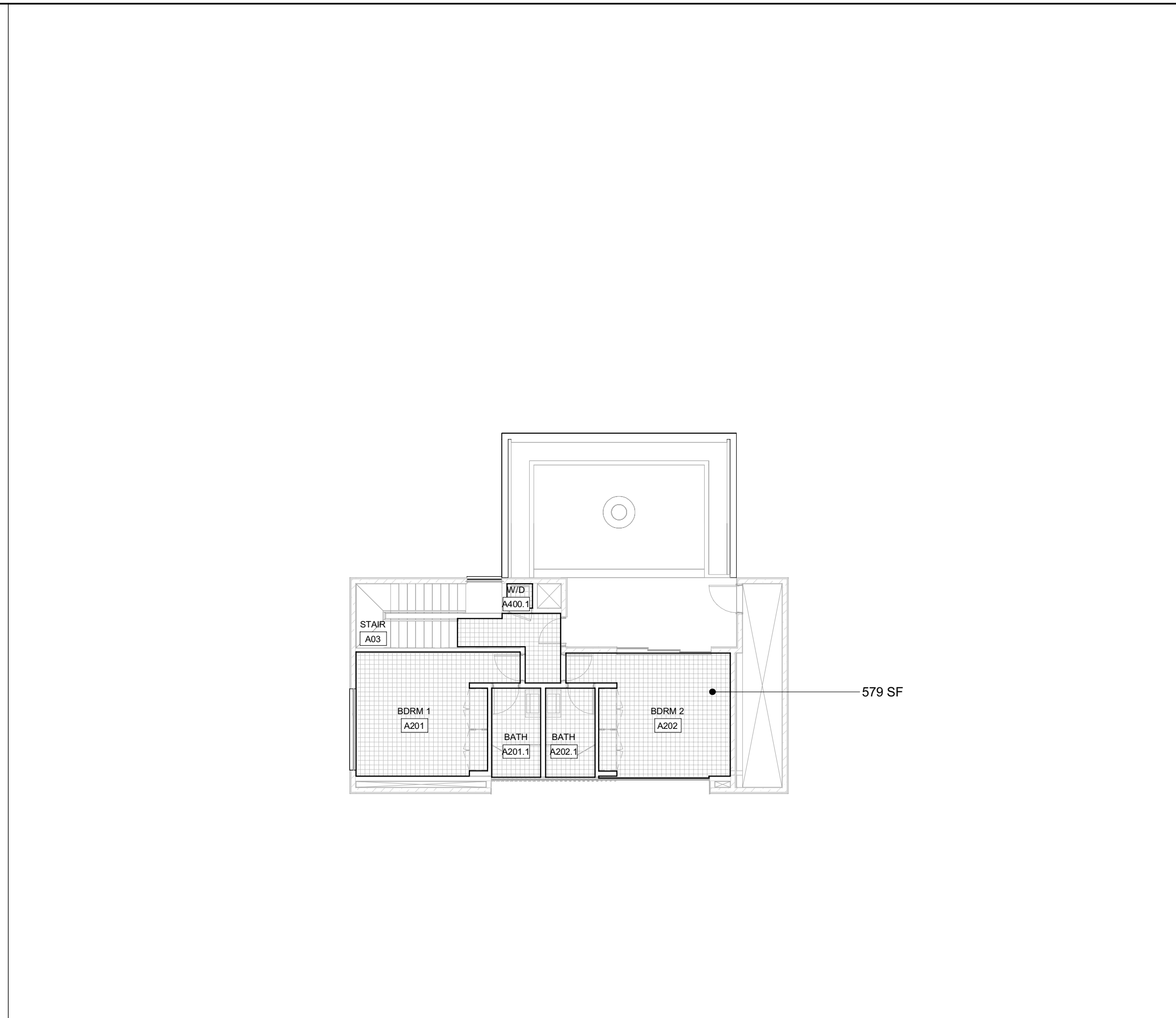




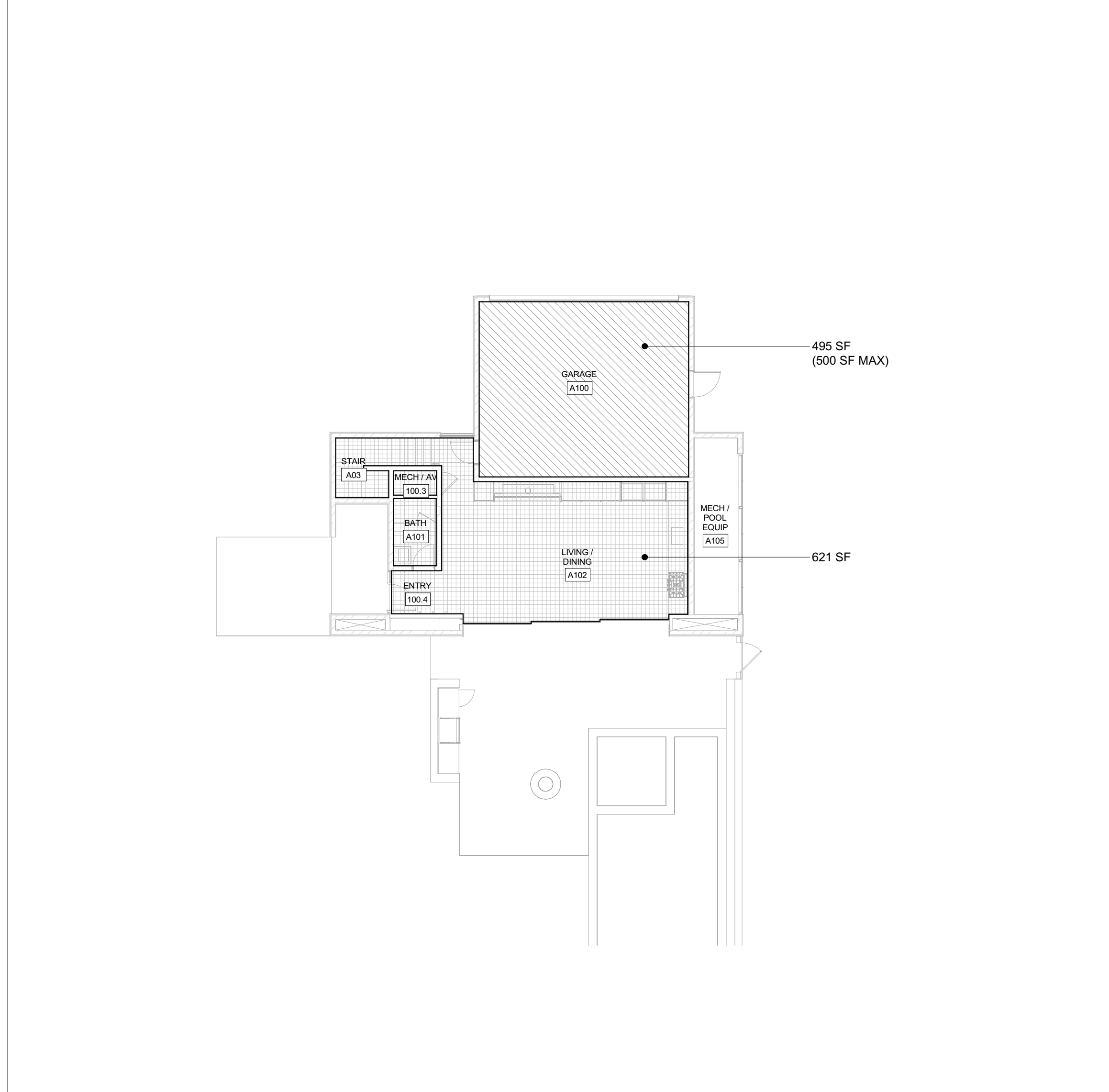
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BLD2303-00021
06/26/23

2/26/23



2 3/32" = 1'-0" ADU - LEVEL 02 - NET LIVABLE AREA



1 3/32" = 1'-0" ADU - LEVEL 01 - NET LIVABLE AREA

ADU - NET LIVABLE AREA	
LEVEL	AREA
ADU - LEVEL 01	621 SF
ADU - LEVEL 02	579 SF
TOTAL	1,200 SF

"NET LIVABLE AREA (AS CONFIRMED BY CITY OF KETCHUM PLANNING DEPT) IS MEASURED FROM INSIDE FACE OF EXTERIOR WALLS EXCLUDING GARAGE, MECHANICAL ROOMS / SHAFTS, THICKNESS OF INTERIOR WALLS, STAIRS AND DOUBLE HEIGHT SPACES COUNTED ONLY ONCE

17.124.070 ACCESSORY DWELLING UNITS
 B. UNIT SIZE RESTRICTIONS. ACCESSORY DWELLING UNITS MUST CONTAIN A MINIMUM OF 300 SQUARE FEET OF NET LIVABLE SPACE, BUT CANNOT EXCEED 1,200 SQUARE FEET OF NET LIVABLE SPACE.
 C. MAXIMUM BUILDING COVERAGE. THE MAXIMUM BUILDING COVERAGE OF AN ACCESSORY DWELLING UNIT, TOGETHER WITH THE PRIMARY DWELLING UNIT, SHALL BE THE COVERAGE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT SPECIFIED IN SECTION 17.12.030, "DIMENSIONAL STANDARDS, DISTRICTS MATRIX, OF THIS TITLE. IF THE MAXIMUM BUILDING COVERAGE REQUIREMENT CAUSES SIGNIFICANT RESTRICTIONS TO THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT, AN INCREASE OF NO GREATER THAN FIVE PERCENT MAY BE GRANTED.
 E. STORAGE. DESIGNATED STORAGE SHALL BE PROVIDED FOR ALL ACCESSORY DWELLING UNITS.

BADGER RESIDENCE

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 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 TEL: 208.726.9512

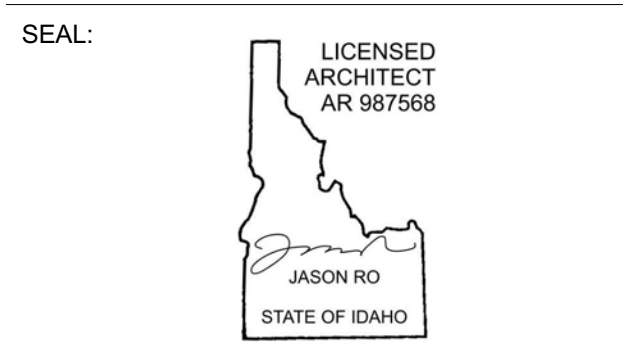
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 TEL: 213.239.9700

MEP ENGINEER:
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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
AREA CALCULATIONS- ADU NET LIVABLE

DRAWING NUMBER:
G-012



Approved
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

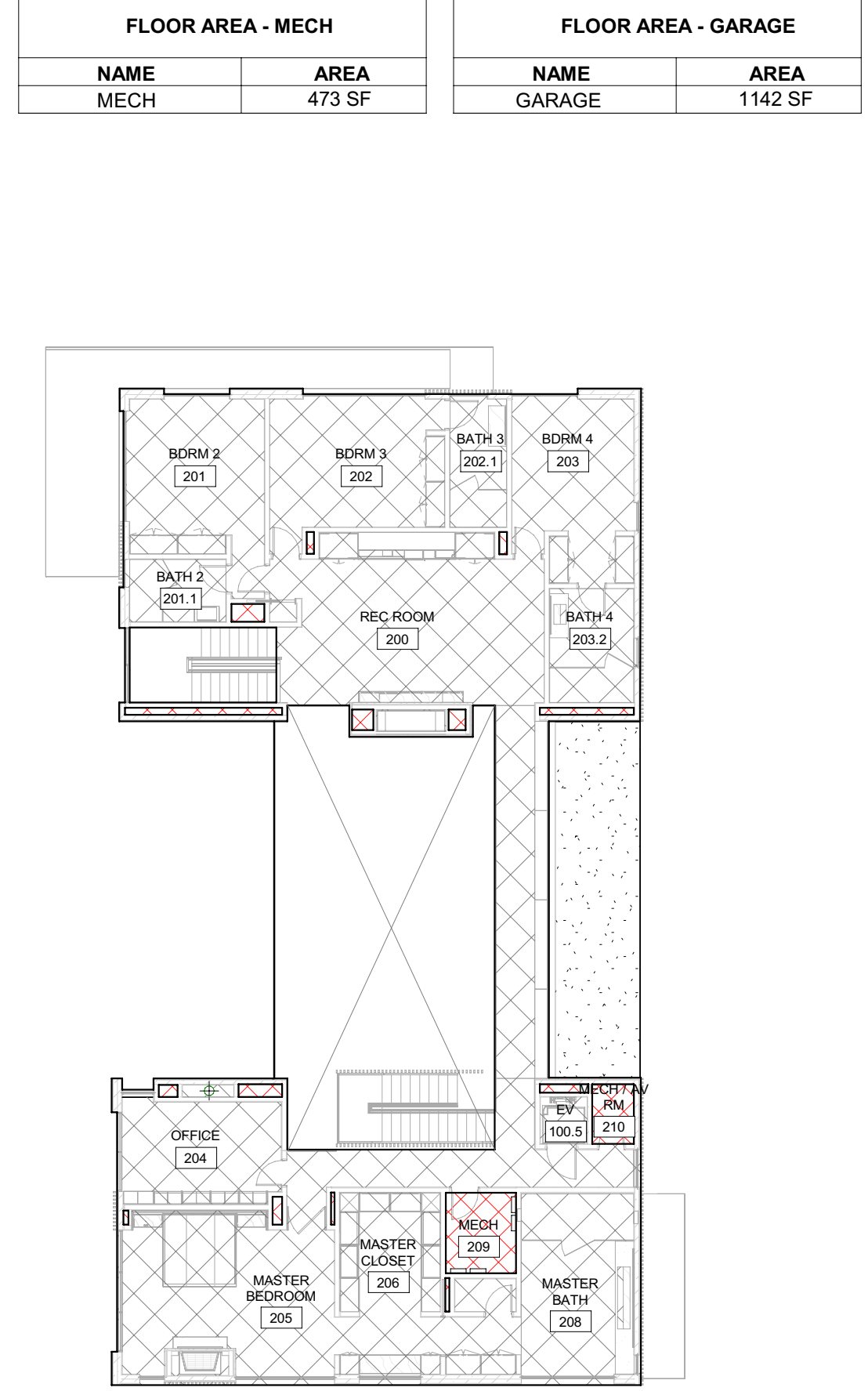
BLD2303-00021
 06/26/23

FLOOR AREA - CONDITIONED MH	
NAME	AREA
MH LEVEL 01 - CONDITIONED	4023 SF
MH LEVEL 02 - CONDITIONED	3532 SF
	7555 SF

FLOOR AREA - MECH	
NAME	AREA
MECH	473 SF

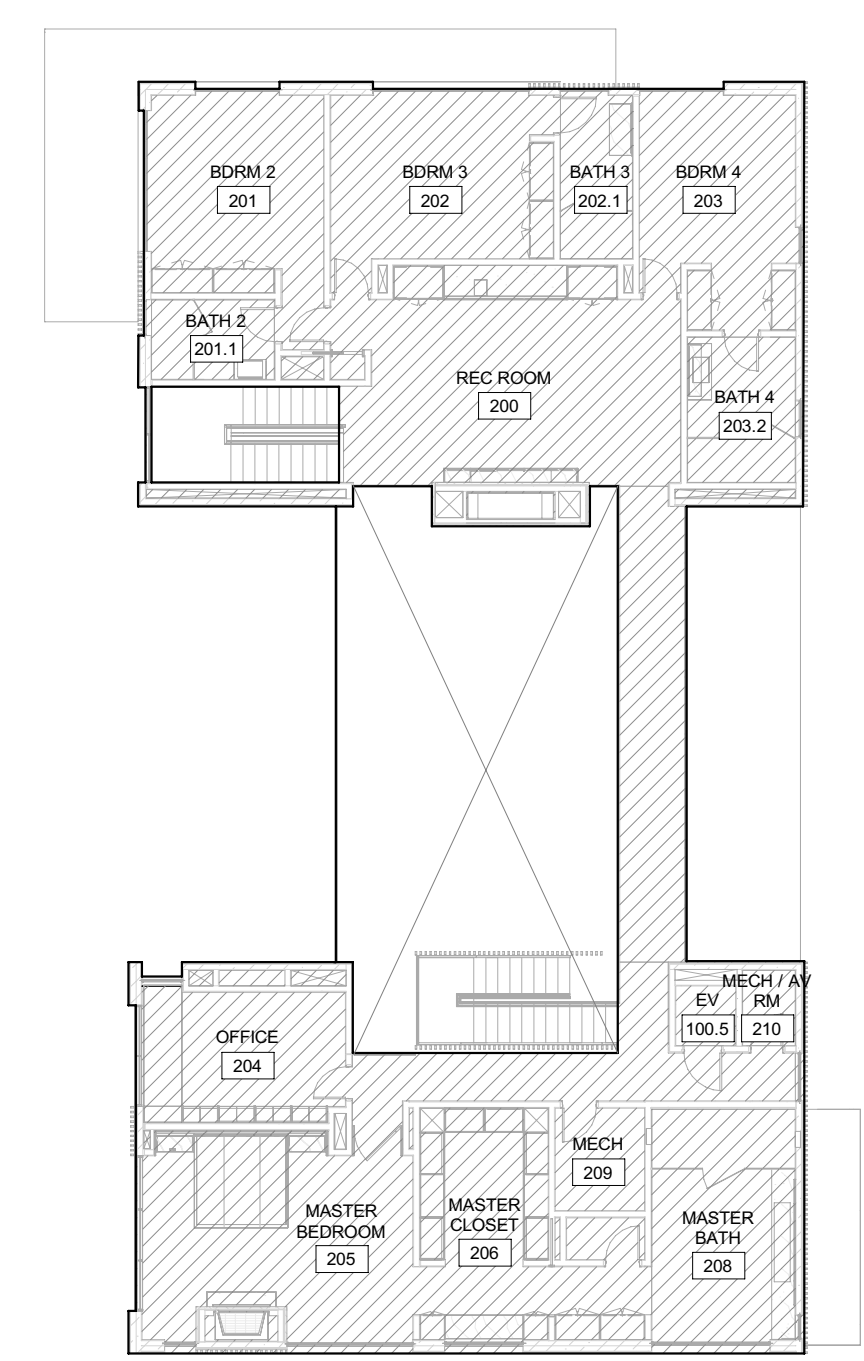
FLOOR AREA - GARAGE	
NAME	AREA
GARAGE	1142 SF

FLOOR AREA GROSS	9170 SF
- FLOOR AREA GARAGE	1142 SF
- FLOOR AREA MECH	473 SF
FLOOR AREA CONDITIONED	7555 SF



FLOOR AREA - GROSS	
NAME	AREA
LEVEL 01 - GROSS	5486 SF
LEVEL 02 - GROSS	3683 SF
	9170 SF

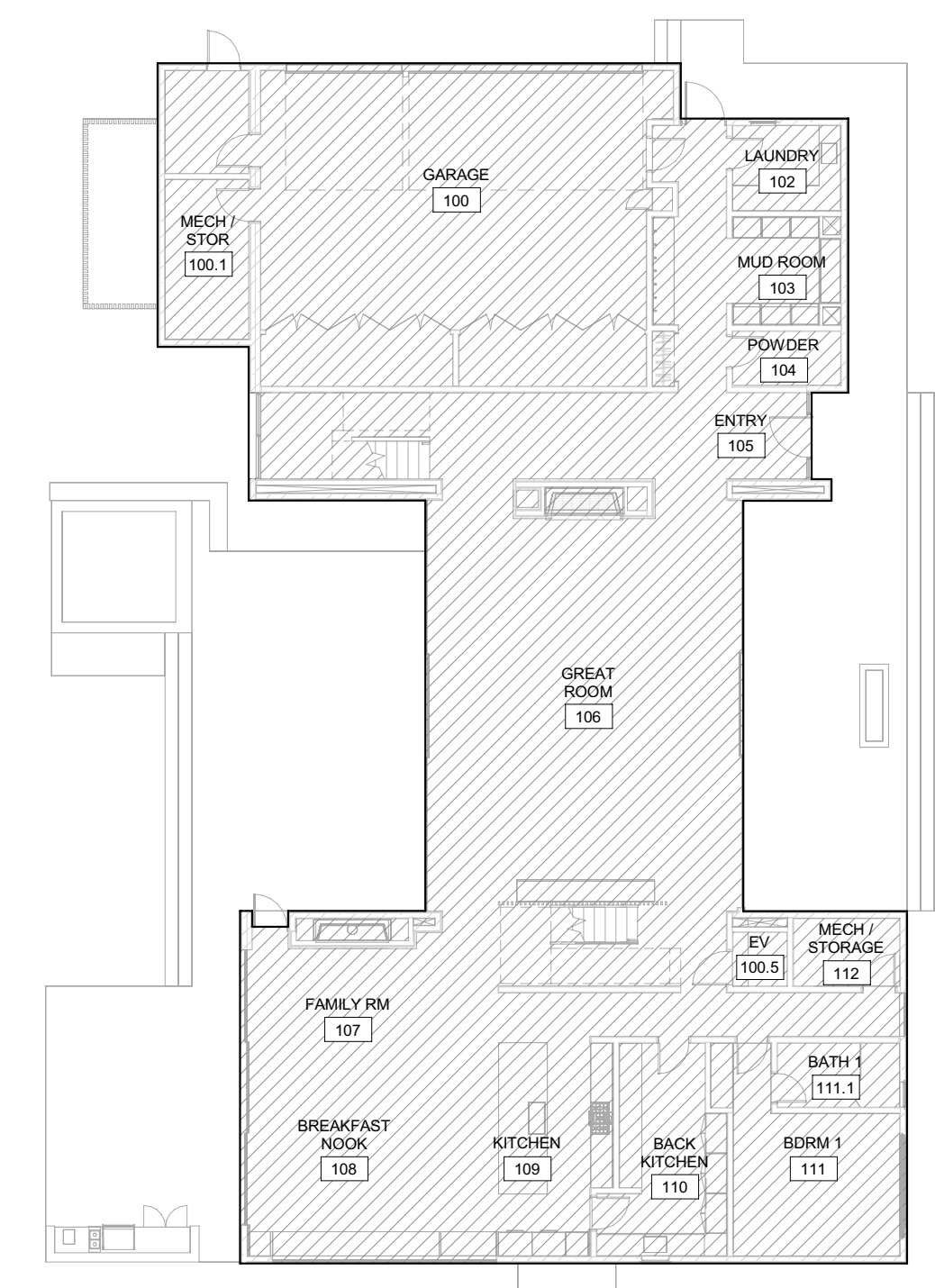
FLOOR AREA GROSS EXCLUDES DOUBLE HEIGHT SPACES AND STAIRS AT TOP LEVEL



2 1/16" = 1'-0" MAIN HOUSE - LEVEL 02 / GROSS AREA

FLOOR AREA - GROSS	
NAME	AREA
LEVEL 01 - GROSS	5486 SF
LEVEL 02 - GROSS	3683 SF
	9170 SF

FLOOR AREA GROSS EXCLUDES DOUBLE HEIGHT SPACES AND STAIRS AT TOP LEVEL

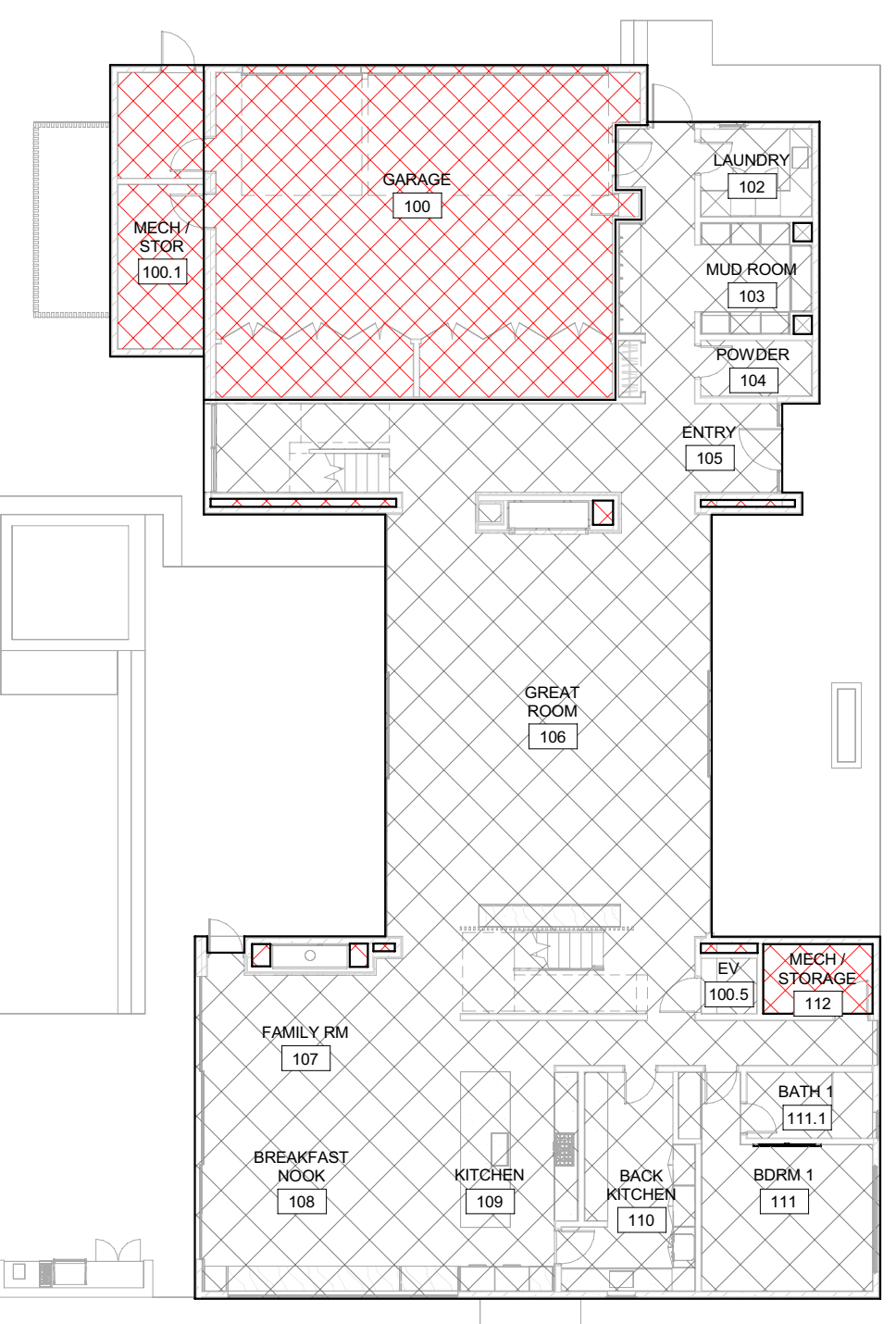


1 1/16" = 1'-0" MAIN HOUSE - LEVEL 01 / GROSS AREA

4 1/16" = 1'-0" MAIN HOUSE - LEVEL 02 / CONDITIONED

FLOOR AREA - CONDITIONED MH	
NAME	AREA
MH LEVEL 01 - CONDITIONED	4023 SF
MH LEVEL 02 - CONDITIONED	3532 SF
	7555 SF

FLOOR AREA GROSS	9170 SF
- FLOOR AREA GARAGE	1142 SF
- FLOOR AREA MECH	473 SF
FLOOR AREA CONDITIONED	7555 SF



3 1/16" = 1'-0" MAIN HOUSE - LEVEL 01 / CONDITIONED

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

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GEOTECHNICAL ENGINEER:
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LANDSCAPE ARCHITECT:
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SEAL:

 LICENSSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
AREA CALCULATIONS- MH GROSS / CONDITIONED

DRAWING NUMBER:
G-012.1

Approved
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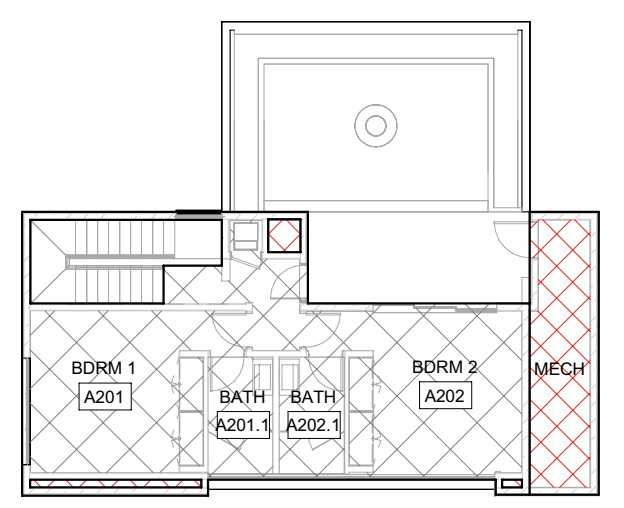
BLD2303-00021

FLOOR AREA - CONDITIONED ADU	
NAME	AREA
ADU LEVEL 01 - CONDITIONED	735 SF
ADU LEVEL 02 - CONDITIONED	716 SF
1451 SF	

FLOOR AREA GROSS	2297 SF
- FLOOR AREA GARAGE	548 SF
- FLOOR AREA MECH	298 SF
FLOOR AREA CONDITIONED	1451 SF

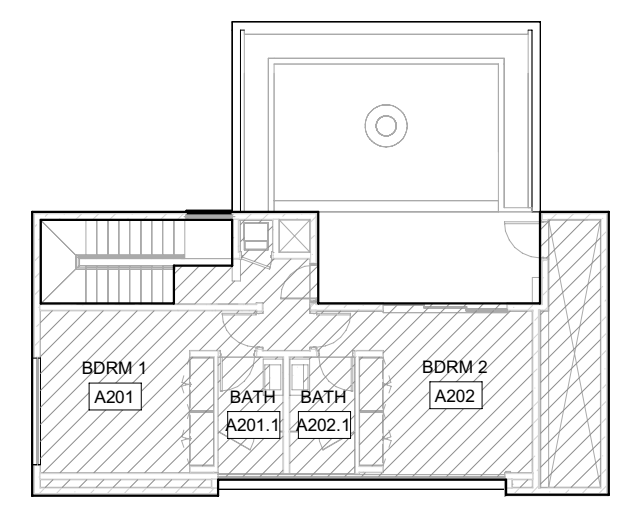
FLOOR AREA - MECH	
NAME	AREA
MECH	298 SF

FLOOR AREA - GARAGE	
NAME	AREA
GARAGE	548 SF



FLOOR AREA - GROSS ADU	
NAME	AREA
ADU LEVEL 01 - GROSS	1428 SF
ADU LEVEL 02 - GROSS	869 SF
2297 SF	

FLOOR AREA GROSS EXCLUDES DOUBLE HEIGHT SPACES AND STAIRS AT TOP LEVEL



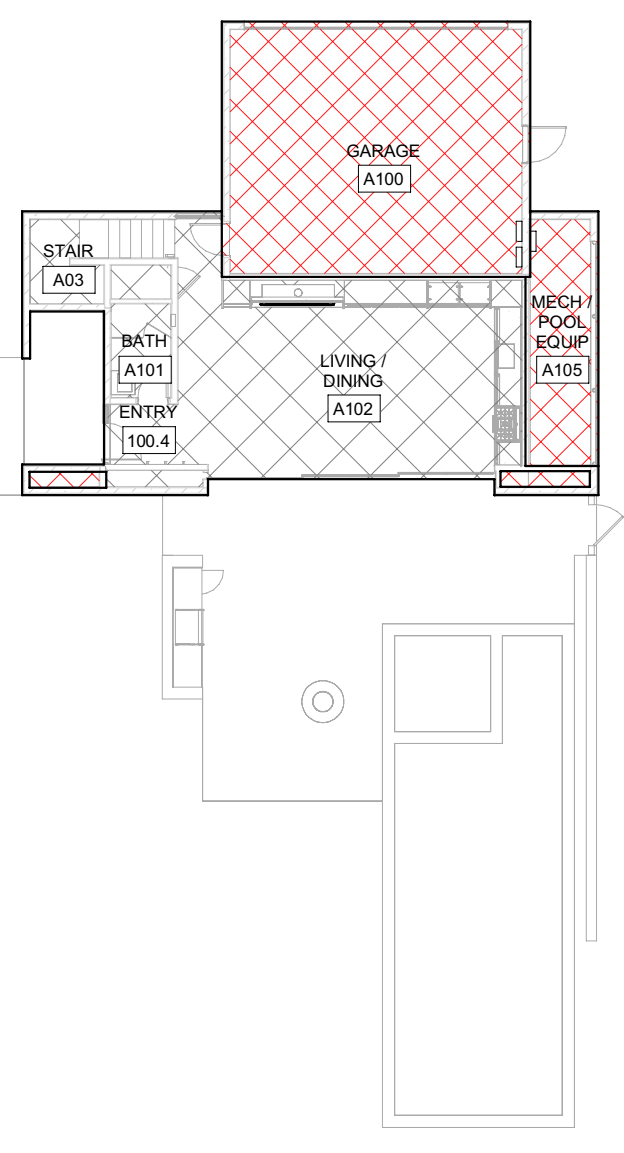
4 1/16" = 1'-0" ADU - LEVEL 02 / CONDITIONED

FLOOR AREA - CONDITIONED ADU	
NAME	AREA
ADU LEVEL 01 - CONDITIONED	735 SF
ADU LEVEL 02 - CONDITIONED	716 SF
1451 SF	

FLOOR AREA GROSS	2297 SF
- FLOOR AREA GARAGE	548 SF
- FLOOR AREA MECH	298 SF
FLOOR AREA CONDITIONED	1451 SF

FLOOR AREA - MECH	
NAME	AREA
MECH	298 SF

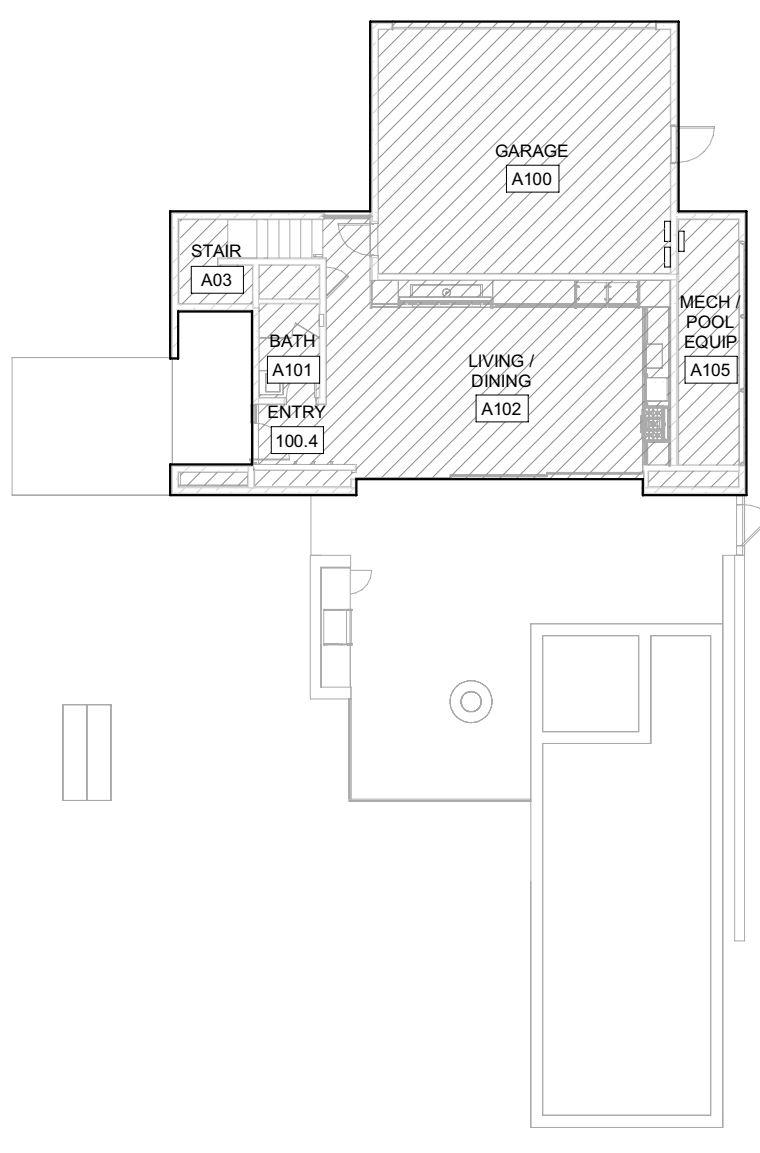
FLOOR AREA - GARAGE	
NAME	AREA
GARAGE	548 SF



2 1/16" = 1'-0" ADU - LEVEL 02 / GROSS AREA

FLOOR AREA - GROSS ADU	
NAME	AREA
ADU LEVEL 01 - GROSS	1428 SF
ADU LEVEL 02 - GROSS	869 SF
2297 SF	

FLOOR AREA GROSS EXCLUDES DOUBLE HEIGHT SPACES AND STAIRS AT TOP LEVEL



3 1/16" = 1'-0" ADU - LEVEL 01 / CONDITIONED

1 1/16" = 1'-0" ADU - LEVEL 01 / GROSS AREA

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
 RO | ROCKETT DESIGN
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 2018 WASHINGTON ST NORTH, SUITE 4
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CIVIL ENGINEER:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

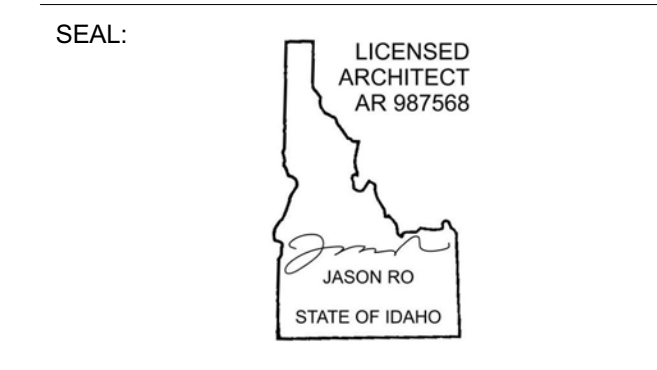
STRUCTURAL ENGINEER:
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 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
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LIGHTING DESIGN CONSULTANT:
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 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
 BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
 #2201

DRAWING TITLE:
 AREA CALCULATIONS- ADU GROSS / CONDITIONED

DRAWING NUMBER:
 G-012.2

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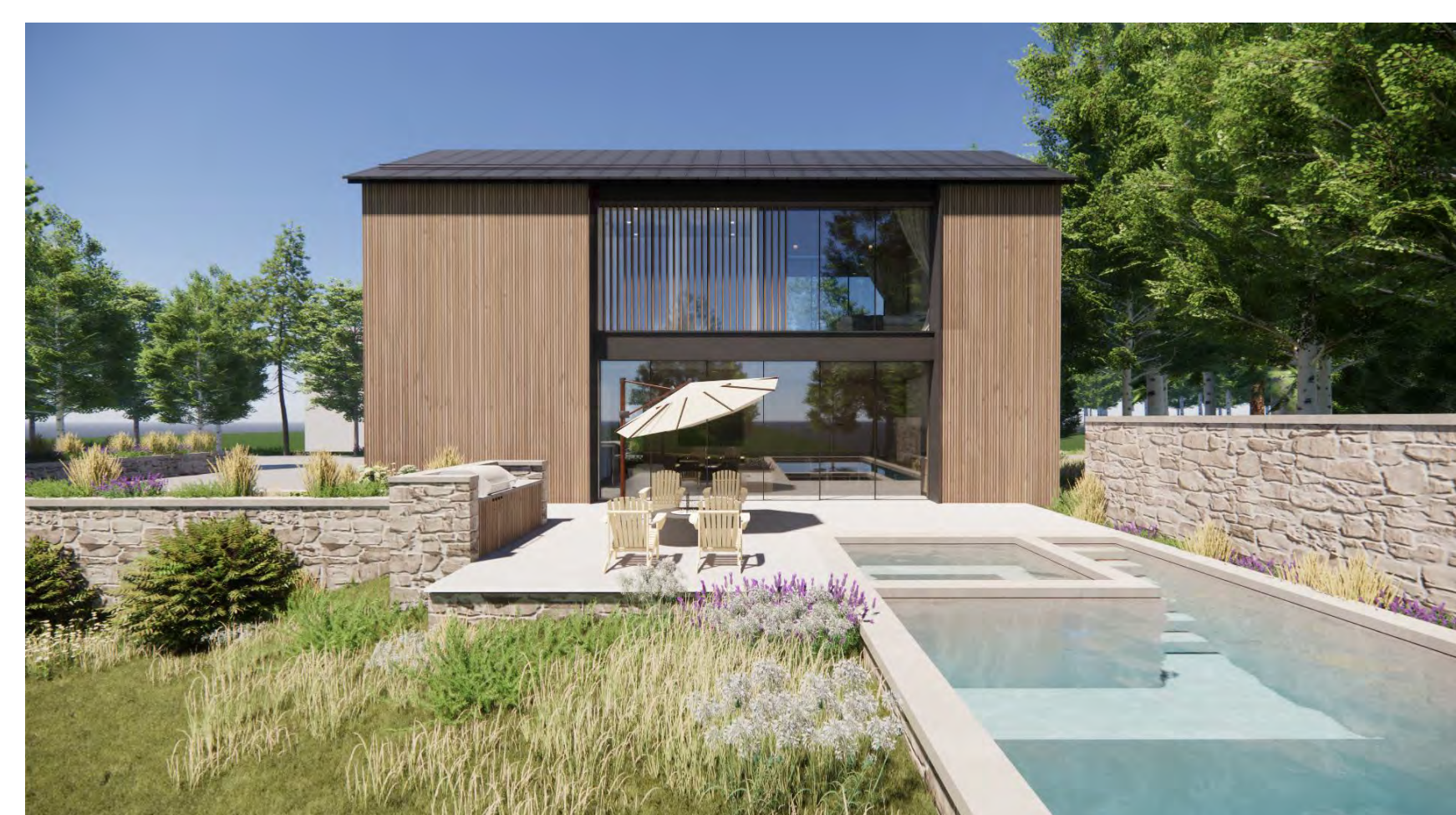
BLD2303-00021
06/26/23



1 MAIN HOUSE | EAST ELEVATION VIEW - FRONT

2 MAIN HOUSE | NORTH-EAST VIEW - DRIVEWAY

3 MAIN HOUSE | WEST ELEVATION VIEW - REAR



4 ADU | NORTH-EAST VIEW - DRIVEWAY

5 ADU | NORTH-WEST VIEW - GUEST PARKING & ENTRY

6 ADU | SOUTH ELEVATION VIEW - POOL DECK



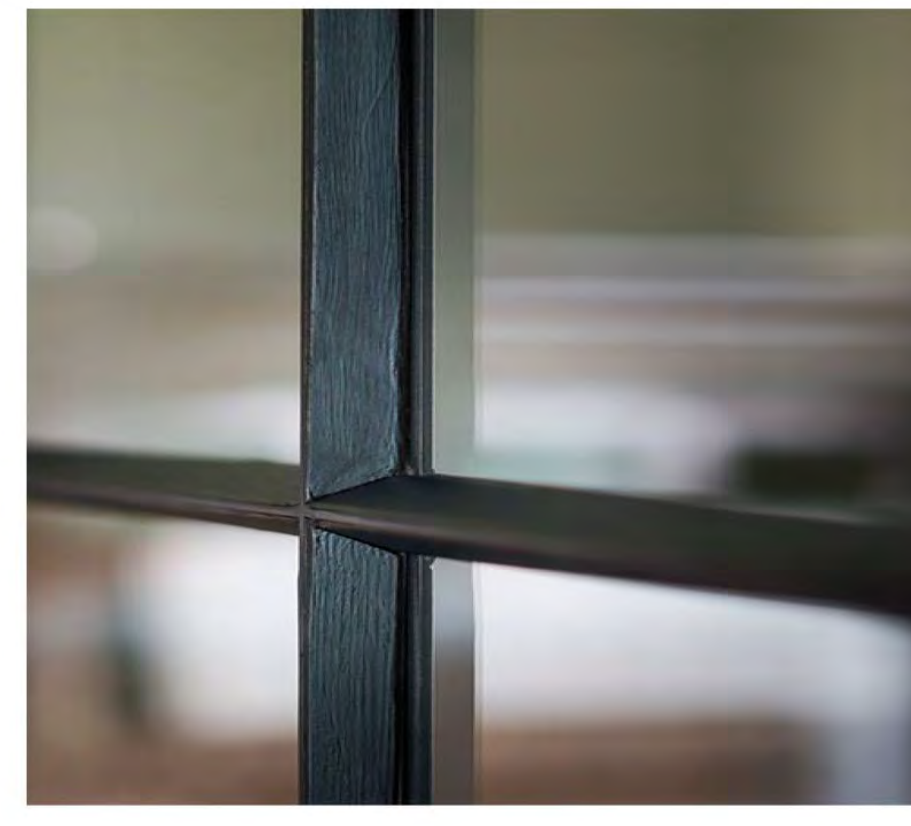
METAL: ROOF + FASCIAS



WOOD: RAINSCREEN FACADE / SCREENS



CONCRETE: BASE + STEPS



METAL WINDOWS



STONE: LANDSCAPE WALLS

5 EXTERIOR MATERIALS

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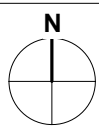
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SEAL:
LICENSIED ARCHITECT
AR 987568
JASON RO
STATE OF IDAHO

0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201



DRAWING TITLE:
PERSPECTIVE VIEWS & MATERIALS

DRAWING NUMBER:

G-013

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
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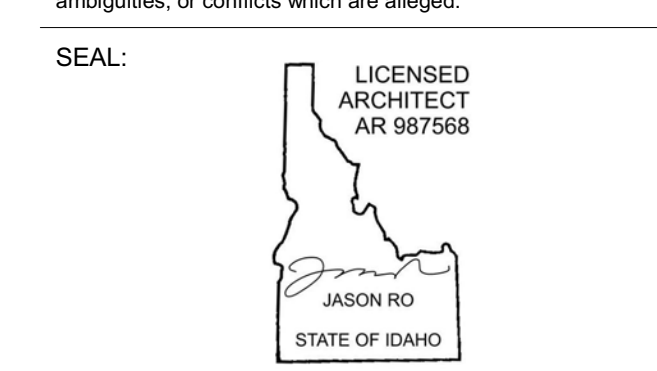
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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

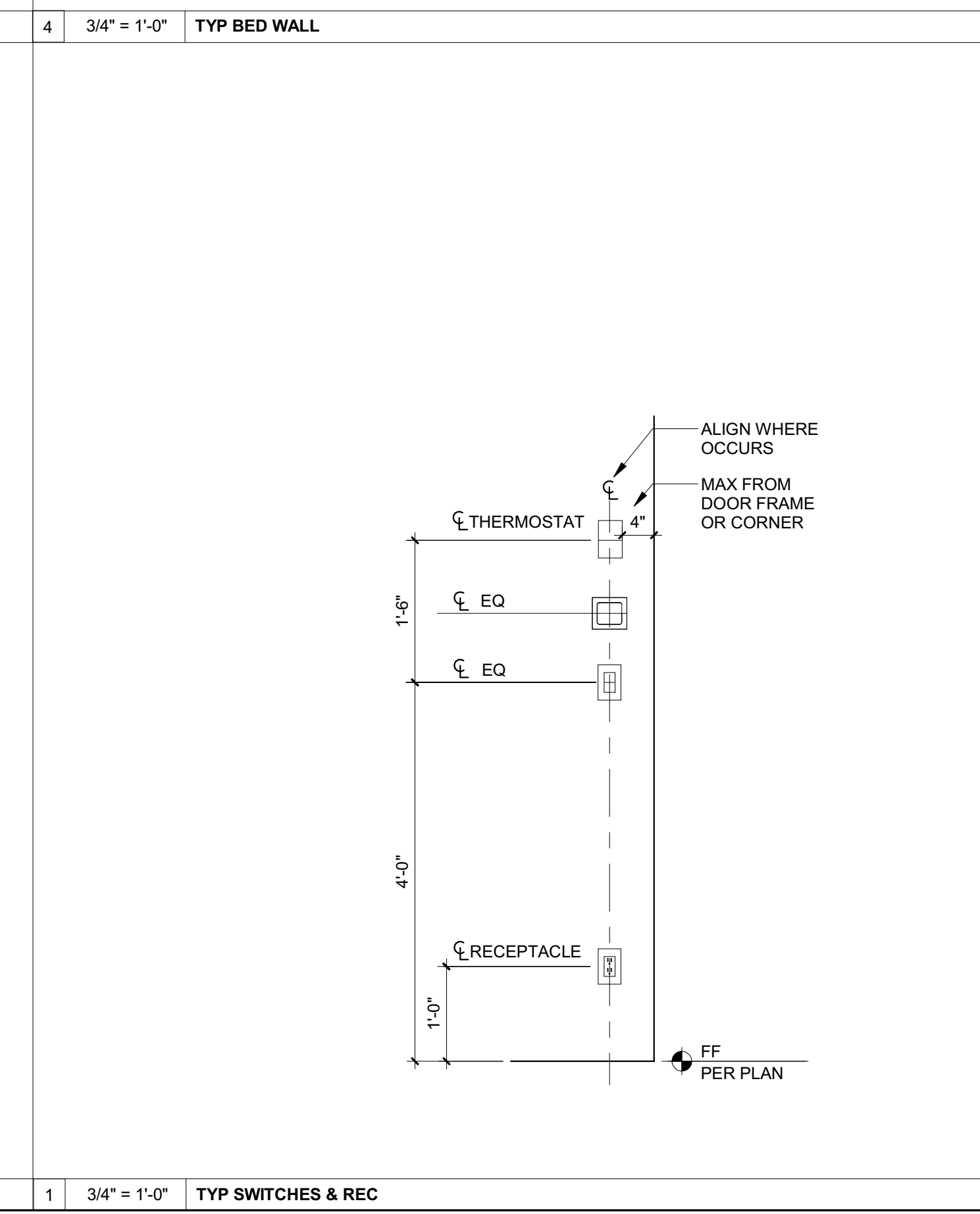
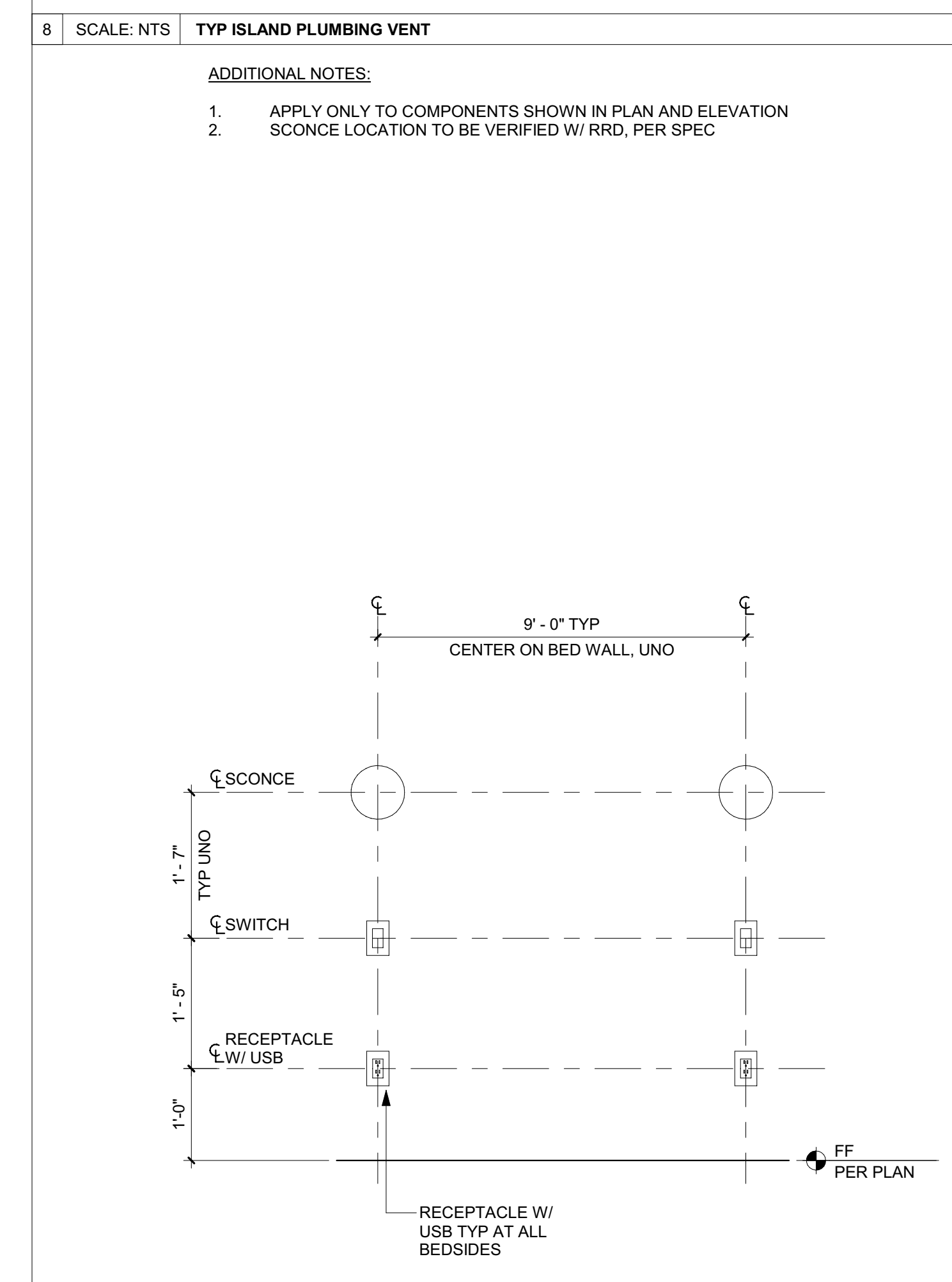
PROJECT NUMBER:
#2201

DRAWING TITLE:
TYPICAL MOUNTING HEIGHTS

DRAWING NUMBER:
G-014

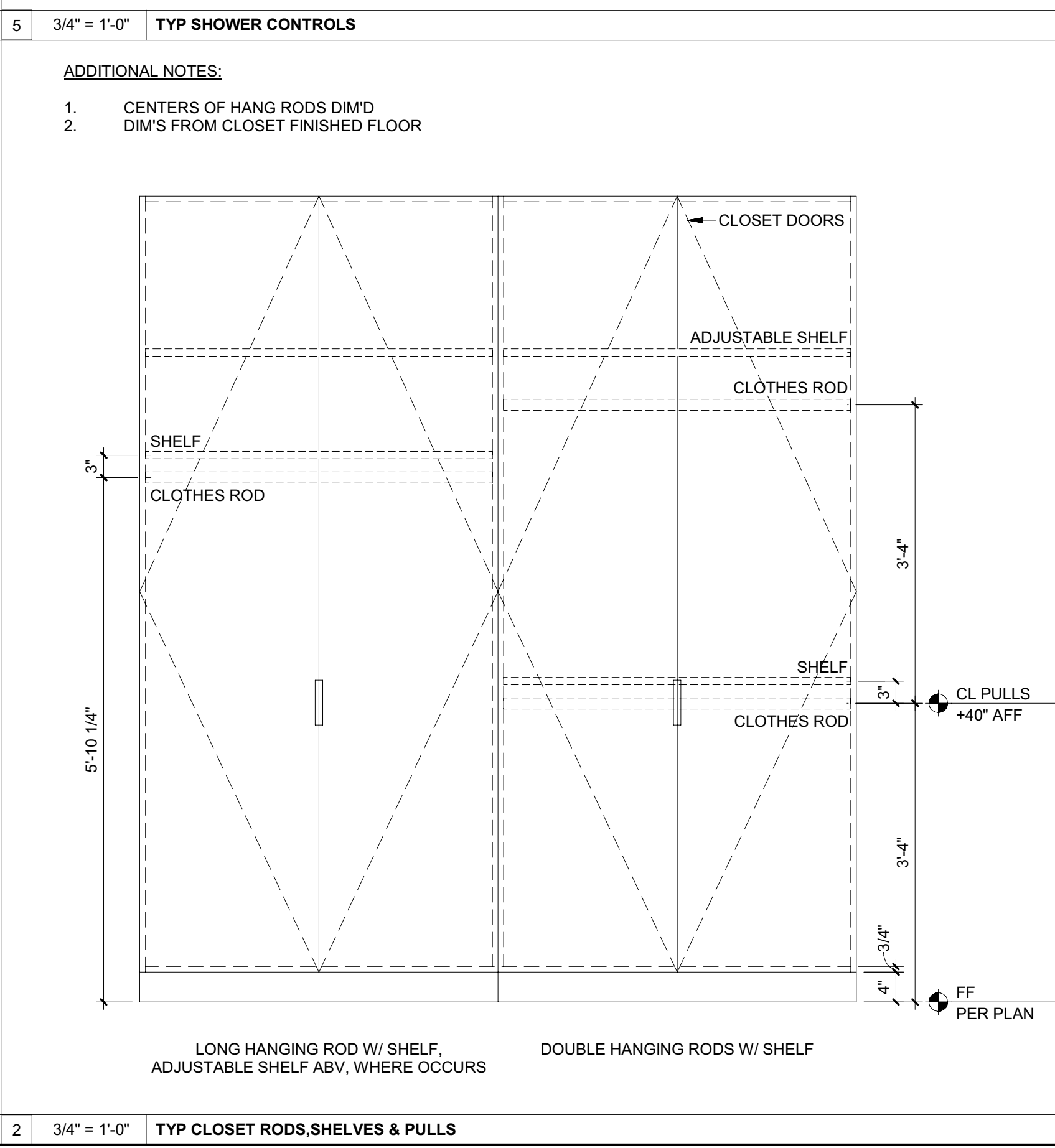
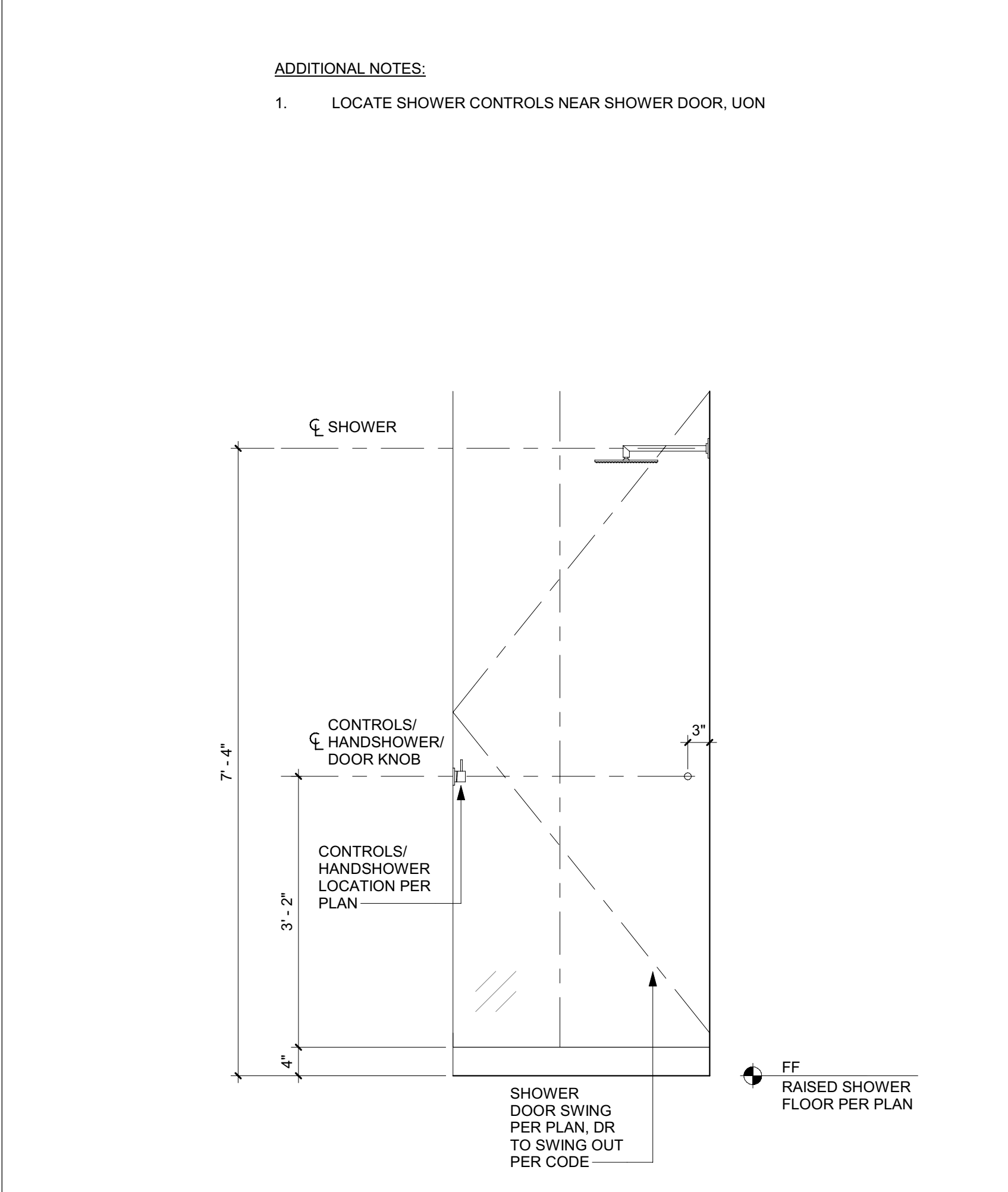
1. SEE PLUMBING DRAWINGS FOR MORE INFORMATION

8 SCALE: NTS **TYP ISLAND PLUMBING VENT**



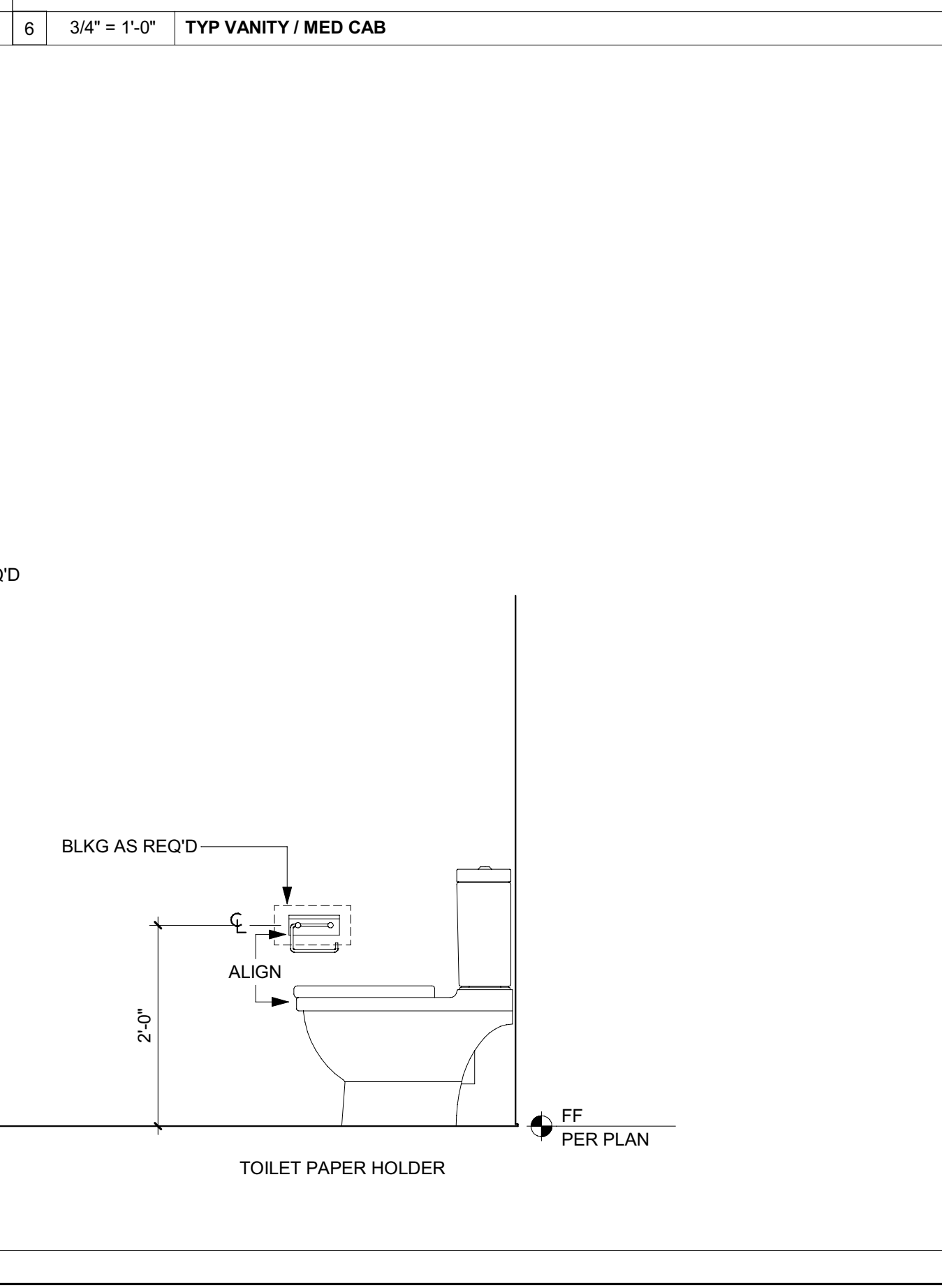
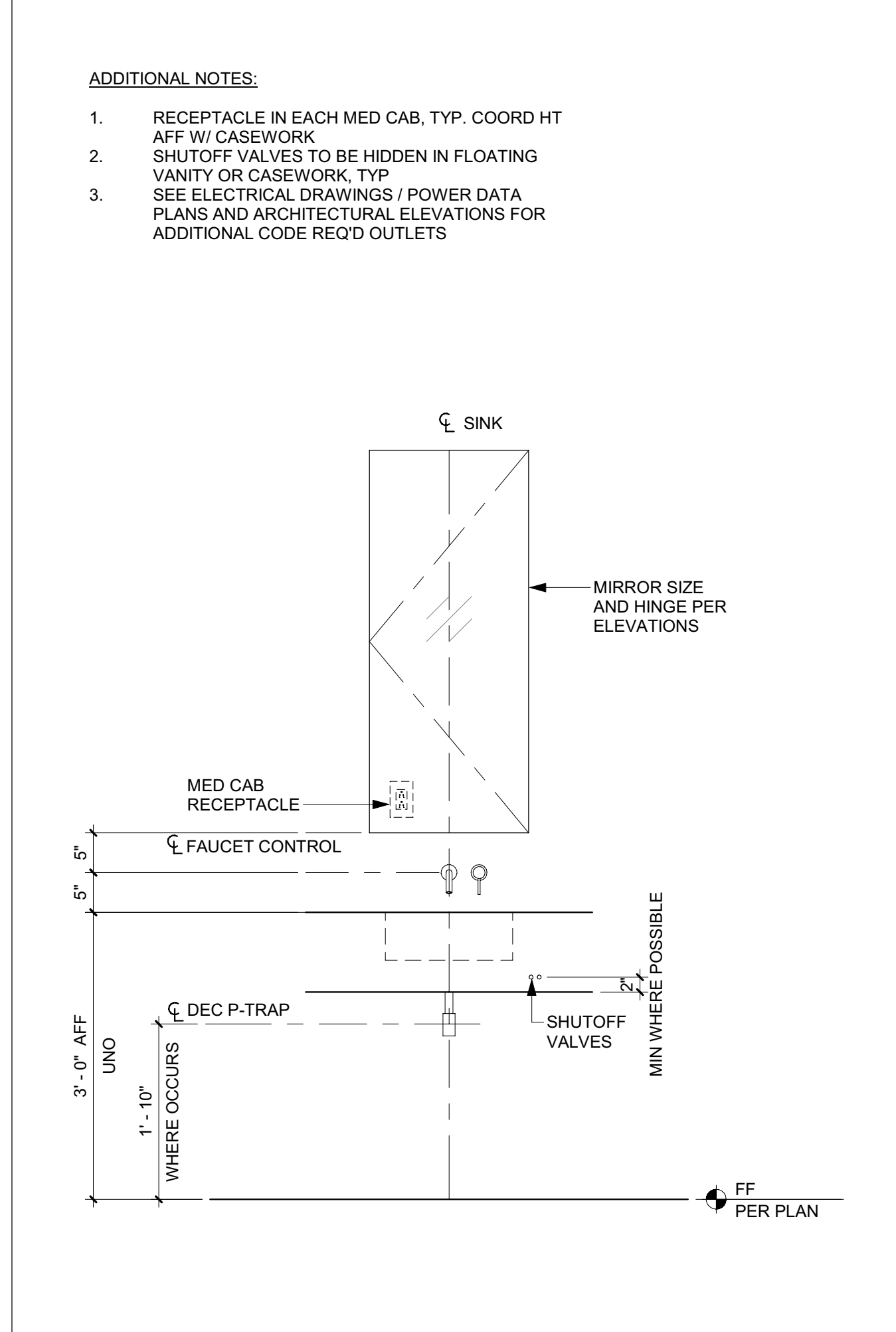
ADDITIONAL NOTES:

- LOCATE SHOWER CONTROLS NEAR SHOWER DOOR, UNO



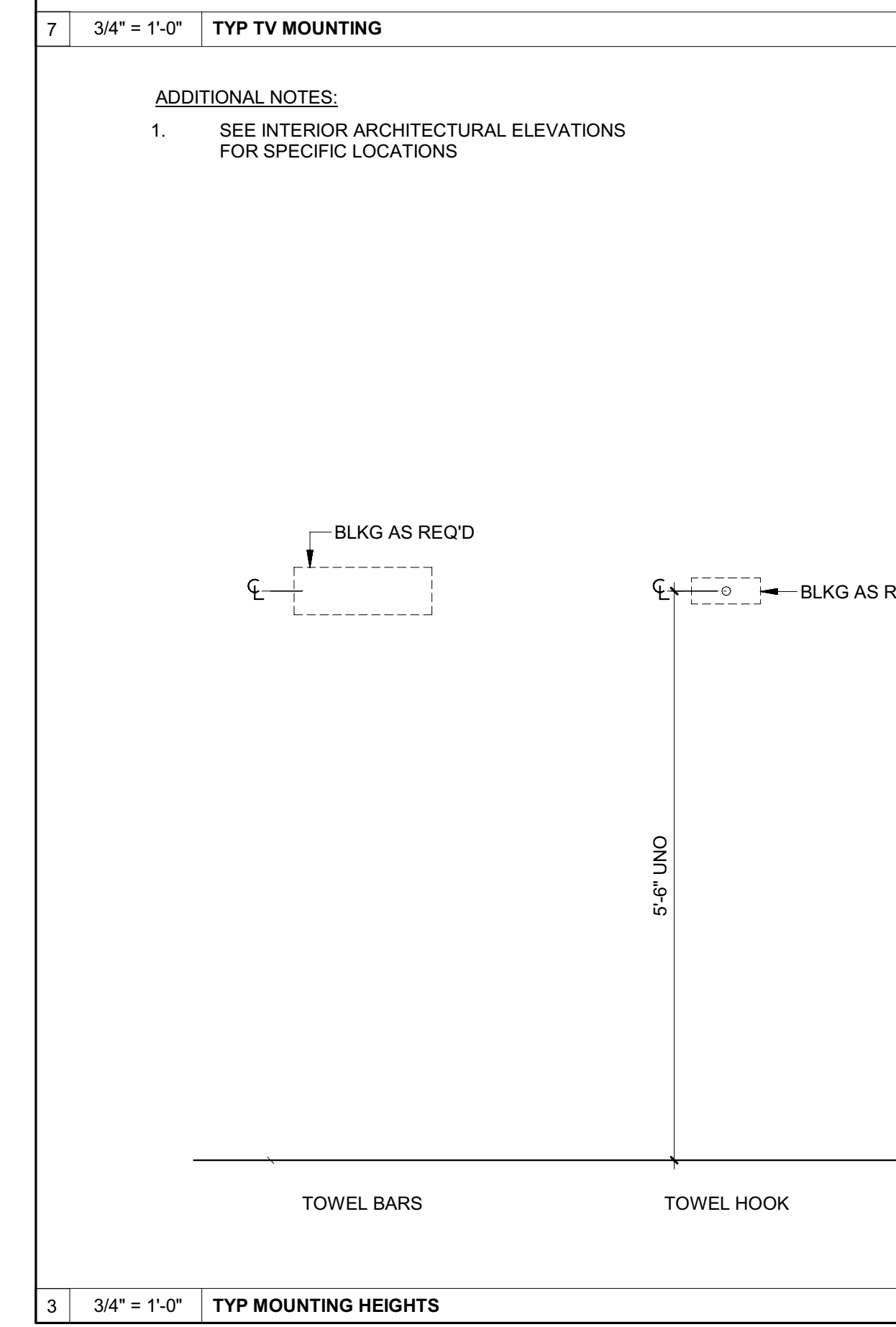
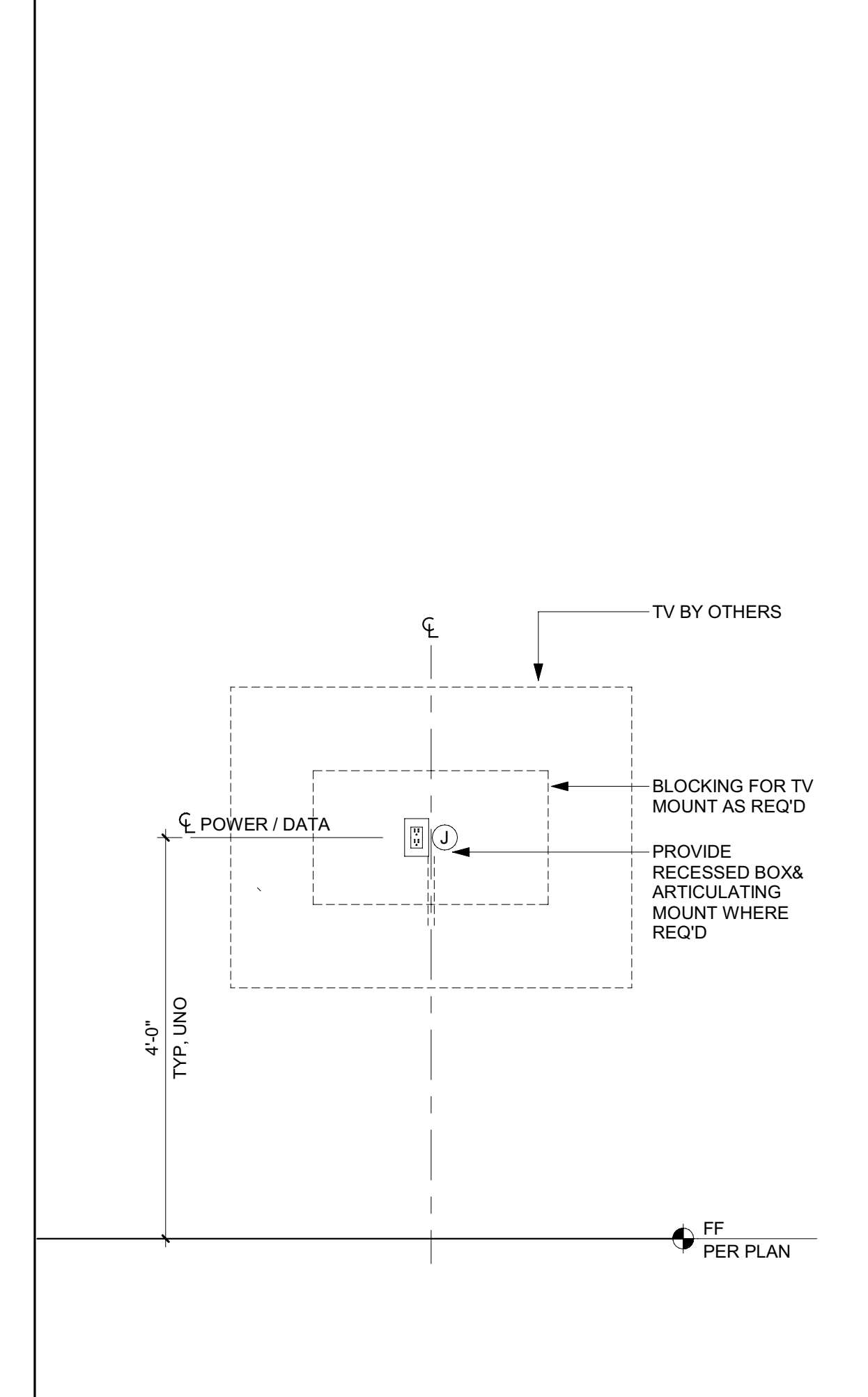
ADDITIONAL NOTES:

- RECEPTACLE IN EACH MED CAB, TYP. COORD HT AFF W/ CASEWORK
- SHUTOFF VALVES TO BE HIDDEN IN FLOATING VANITY OR CASEWORK, TYP
- SEE ELECTRICAL DRAWINGS / POWER DATA PLANS AND ARCHITECTURAL ELEVATIONS FOR ADDITIONAL CODE REQ'D OUTLETS



ADDITIONAL NOTES:

- TV BY OTHERS
- BLOCKING FOR TV MOUNT AS REQ'D
- PROVIDE RECESSED BOX & ARTICULATING MOUNT WHERE REQ'D





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BLD2303-00021
06/26/23

MATERIAL LEGEND

TAC	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	SIZE/DIM	SPECIES/COLOR	FINISH	COMMENTS
CONC-1	PRECAST CONCRETE	COPING AT SITE AND POOLS WALLS	CUSTOM	CUSTOM	VARIES	COLOR: TBD		
CONC-2	EPOXY CONCRETE	GARAGE, MECHANICAL, AV ROOMS FLOORS	ROCK SOLID FLOORING	CUSTOM	VARIES	COLOR: TBD	ESPARTIC 2-PART POLYUREA FINISH	1/8" SAWCUT JOINTS LOCATION PER ARCH
CONC-3	CAST IN PLACE CONCRETE	DRIVEWAY HARDSCAPE	DAYTON SUPERIOR	CUSTOM	VARIES	GREY / SAND BLAST FINISH	TOP-CAST SURFACE RETARDER	1/8" SAWCUT JOINTS LOCATION PER ARCH
CT-1	CERAMIC TILE	POWDER						
CT-2	CERAMIC TILE	LAUNDRY	SPEC CERAMICS	YOHEN BORDER				
CT-3	CERAMIC TILE	GUEST BATHROOMS						
GL-1	LAMINATED GLASS W/ CLEAR PVB INTERLAYER	GUARDRAILS	PPG OR APPROVED EQ	STARPHIRE	1/2" THICK	CLEAR WHITE WATER	POLISHED	SIZE CRITICAL- FLAT POLISHED EDGES
GL-2	TEMPERED GLASS	FRAMELESS SHOWERS	PPG OR APPROVED EQ	STARPHIRE	3/8" THICK (1/2" DEPENDING ON SIZE)	CLEAR WHITE WATER	POLISHED	SIZE CRITICAL- FLAT POLISHED EDGES
GL-3	MIRROR	BATHROOMS	CUSTOM	CUSTOM	1/4" THICK	-CLEAR WATER WHITE	-	SIZE CRITICAL- FLAT POLISHED EDGES
GL-4	ACID-ETCHED GLASS	MBATH SHOWER CEILING	PPG OR APPROVED EQ	STARPHIRE	3/8" THICK	-ETCH ON CLEAR		
MTL-1	STANDING SEAM METAL ROOF	PITCHED ROOFS	METAL SALES OR APPROVED EQ	DOUBLE LOCK	18"	STANDARD COLOR (TBD)	TBD	CONCEALED FASTENERS
MTL-2	METAL WALL PANEL	EXTERIOR WALLS, FASCIA, TRIMS	METAL SALES OR APPROVED EQ	FLATLOCK		VARIES	STANDARD COLOR (TBD)	FLAT LOCK METAL WALL PANEL SYSTEM, INSTALL VERTICAL W/ MIN REVEAL PER MFR SPECS.
MTL-3	BRAKE METAL / FLASHING	FLASHING, GUTTERS, BASE TRIM	DREXEL OR EQ		20 GA, UNO (28 GA MIN AT BASE)	GALVANIZED SHEET METAL (STEEL)	FACTORY FINISH KYNAR, LOW GLOSS MATTE	FLASHING / GUTTERS: COLOR TO MATCH ADJ WIN/DOOR FRAMES OR ADJ MTL ROOFING TYP. / BASE: COLOR TO MATCH STN PAVING
MTL-4	PTD STEEL SHAPES / EXT	EXTERIOR MISC METALS	CUSTOM	CUSTOM		STAINLESS STEEL 316	PRIME & PAINTED, COLOR TBD	-STL SHAPES BARS & PLATES AS REQ'D
MTL-5	PTD STEEL SHAPES / INT	INTERIOR MISC METALS	CUSTOM	CUSTOM		COLD ROLLED STEEL		-STL SHAPES BARS & PLATES AS REQ'D, PROVIDE STAINLESS STEEL 316 WHERE EXTERIOR, TYP
PLAS-1	INTERIOR PLASTER	WALLS, CEILINGS	TEXSTON OR EQ	HYDROLIME-125		CM-6918-REG-SDGNS-031822		
PLAS-2W	WATERPROOF PLASTER	BATHROOM WALLS & CLG	TEXSTON	HYDROLIME-125		CM-6918-REG-SDGNS-031822	SMOOTH TROWEL	
PLAS-3W	EXTERIOR PLASTER (LT)	EXTERIOR CEILINGS	TEXSTON	HYDROLIME-125		CM-6918-REG-SDGNS-031822	SMOOTH TROWEL	
PLAS-4W	EXTERIOR PLASTER (DK)	EXTERIOR CEILINGS	TEXSTON	HYDROLIME-125		COLOR TO MATCH MTL-2	SMOOTH TROWEL	
PNT-1	PAINTED DRYWALL FINISH	WALL, CEILINGS	BENJAMIN MOORE OR APPROVED EQ	AURA		BM OC-17 WHITE DOVE	(F) FLAT / (EG) EGGSHELL / (LS) LOW SHEEN / (SG) SEMI GLOSS / (G) GLOSSY	PROVIDE PRIMER AND 2 FINISH COATS; LEVEL IV DRYWALL
SS-1	SOLID SURFACE	SHOWER NICHE SILL	DUPONT CORIAN	ILLUMINATION	1/2" THICK	GLACIER ICE		
STN-1	EXTERIOR STONE VENEER	SITE WALLS	SELECT STONE		FULL DEPTH VENEER	MUDDY CREEK VENEER	TUMBLLED	PROVIDE CORNER PIECES (4"X8" MIN); CONTACT: MIKE CAREY
STN-2	STONE FLOORING / PAVING	EXTERIOR / INTERIOR FLOORING	MATERIALS MARKETING	AVALLON	2 1/8" THK (EXT) / 3/4" THK (INT) / 12"X24"	KAHLA GRAY	FLAMED	
STN-3	INTERIOR STONE VENEER	FIREPLACE / FEATURE WALLS	SELECT STONE		THIN VENEER (1" - 1 1/2" THK)	MUDDY CREEK VENEER	TUMBLLED	PROVIDE CORNER PIECES; (4"X8" MIN); CONTACT: MIKE CAREY
STN-4	INTERIOR STONE SLAB	MBATH VANITY	STONELAND	CUSTOM	3/4" THK	TAJ MAHAL		
STN-5	INTERIOR STONE SLAB	MBATH FEATURE WALL	STONELAND	CUSTOM	3/4" THK	PALISSANDRO BLUE LEATHER		
STN-6	INTERIOR STONE SLAB	GUEST BATH VANITY	STONELAND	CUSTOM	3/4" THK	TAJ MAHAL		
STN-7	INTERIOR STONE SLAB	KITCHEN, REC. MUD, ADU KITCHEN COUNTER	STONELAND	CUSTOM	3/4" THK	MAXIMUM EXTRA		
WD-1	EXTERIOR / INTERIOR SIDING T & G	EXTERIOR FACADE / INTERIOR WALLS	DELTA MILLWORKS	LUNAWOOD T&G	3/4" X 5 1/2" (16' LENGTH MAX)	THERMO (THERMALLY MODIFIED WD) / SPRUCE	SMOOTH / PRE-FINISHED/ COLOR: ARROYO	SEAL ALL SIDES; ADD (2) 1/2" REVEALS; CONTACT: LISA MADISON
WD-2	EXTERIOR VERTICAL SLATS	EXTERIOR FACADE	DELTA MILLWORKS	STOCK WD (SLATS)	1 1/2" X 3 1/2"	THERMO (THERMALLY MODIFIED WD) / SPRUCE	SMOOTH / PRE-FINISHED/ COLOR: ARROYO	SEAL ALL SIDES; CONTACT: LISA MADISON
WD-3	EXTERIOR SOFFIT T & G	EXTERIOR SOFFITS	CUSTOM	CUSTOM	2X6	LIGHT STAINED TO MATCH INT WD CLG		BLIND FASTENERS
WD-4	INTERIOR WOOD FLOORING	TYP INTERIOR WD FLOOR	MADERA OR APPROVED EQ	NO.087 ATELIER	8.66 IN WIDE PLANK (5/8" THK)	BELGIAN OAK	OIL	
WD-5	INTERIOR WOOD SIDING T&G	TYP INTERIOR WALL PANELING, TREADS	CUSTOM	CUSTOM	WIDTH VARIES (3/4" THK)	CUSTOM STAINED WHITE OAK; PLAIN SAWN	PREMIUM FINISH	
WD-5V	INTERIOR WOOD VENEER	TYP INTERIOR CASEWORK	CUSTOM	CUSTOM	VARIES	CUSTOM STAINED WHITE OAK; PLAIN SAWN	PREMIUM FINISH	
WD-6	INTERIOR WOOD SLATS	GREAT ROOM STAIR	CUSTOM	CUSTOM	2"X8" SOLID WD STOCK	CUSTOM STAINED WHITE OAK	MATTE	CUST TRANSPARENT STAIN, TO MATCH INT WALL SIDING
WD-7	INTERIOR WD CEILING	TYP WD INTERIOR CEILING	CUSTOM	CUSTOM	1X6 T&G - SOLID PLANKS	CUSTOM STAINED WHITE OAK; PLAIN SAWN	MATTE	CUST TRANSPARENT STAIN
WD-8	WOOD ENTRY DOOR	ENTRY DOOR	CUSTOM	CUSTOM	1X6 T&G - SOLID PLANKS	CUSTOM STAINED DARK TO MATCH MTL-2	MATTE	COLOR PER ARCH TO MATCH SAMPLE
WD-9	INTERIOR WD SLAT PROFILE	MASTER BED NICHE WALL	LUNAWOOD	LUNA TRIO 26X92	1" X 3 5/8" X 10' (1" THK)	PINE		CONCEALED FASTENERS

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

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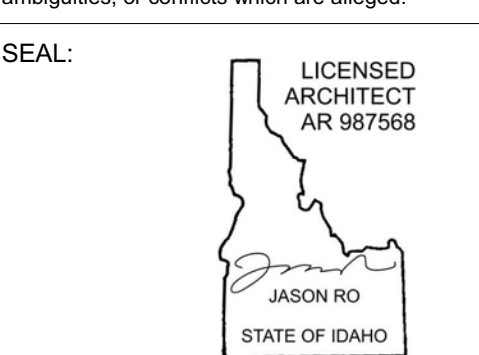
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1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER

#2201

DRAWING TITLE:

MATERIAL SCHEDULE

DRAWING NUMBER:

G-101

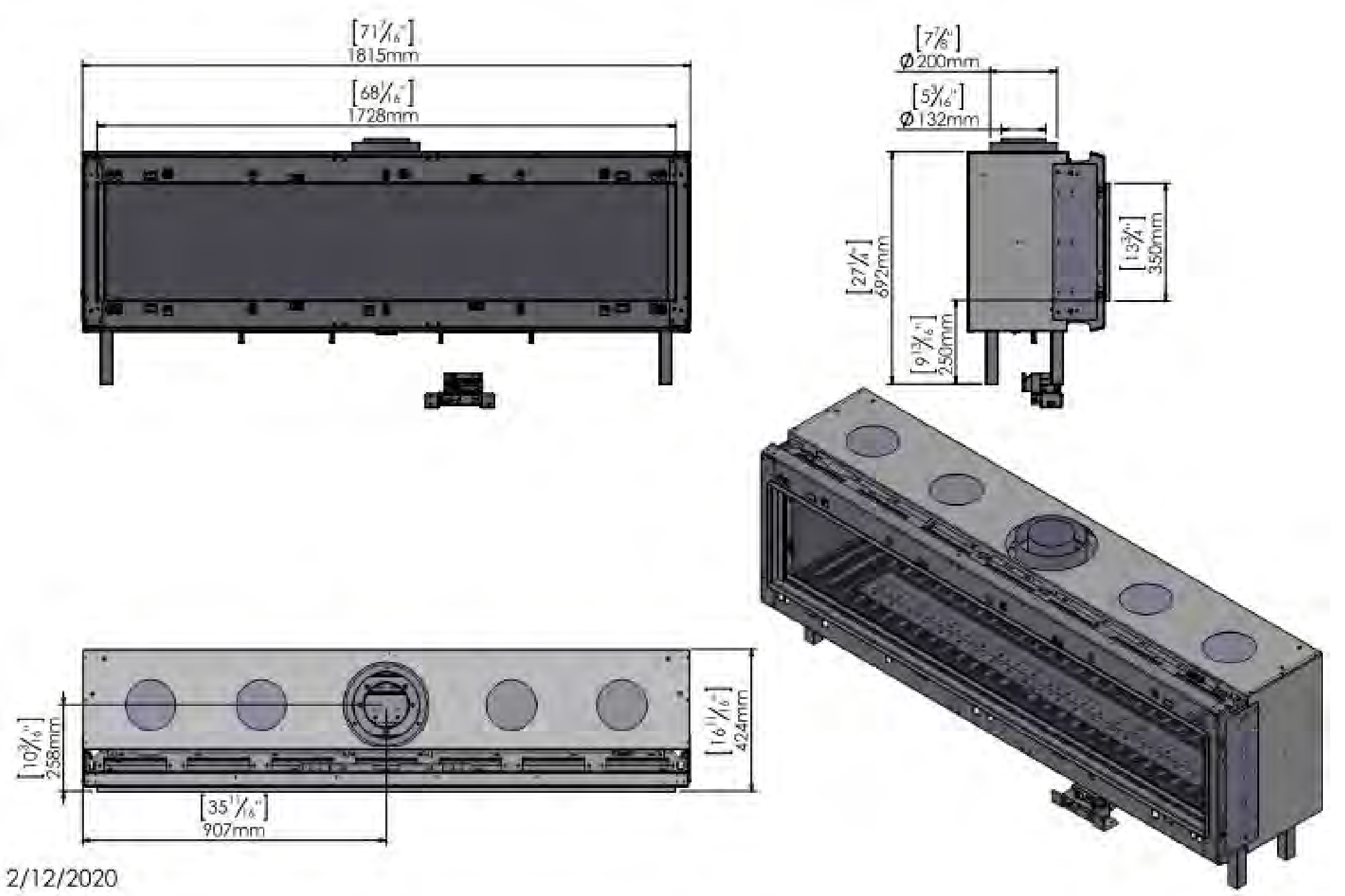
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BLD2303-00021
06/26/23

2/2/20

ORTAL
YOUR LIFE. YOUR FIRE

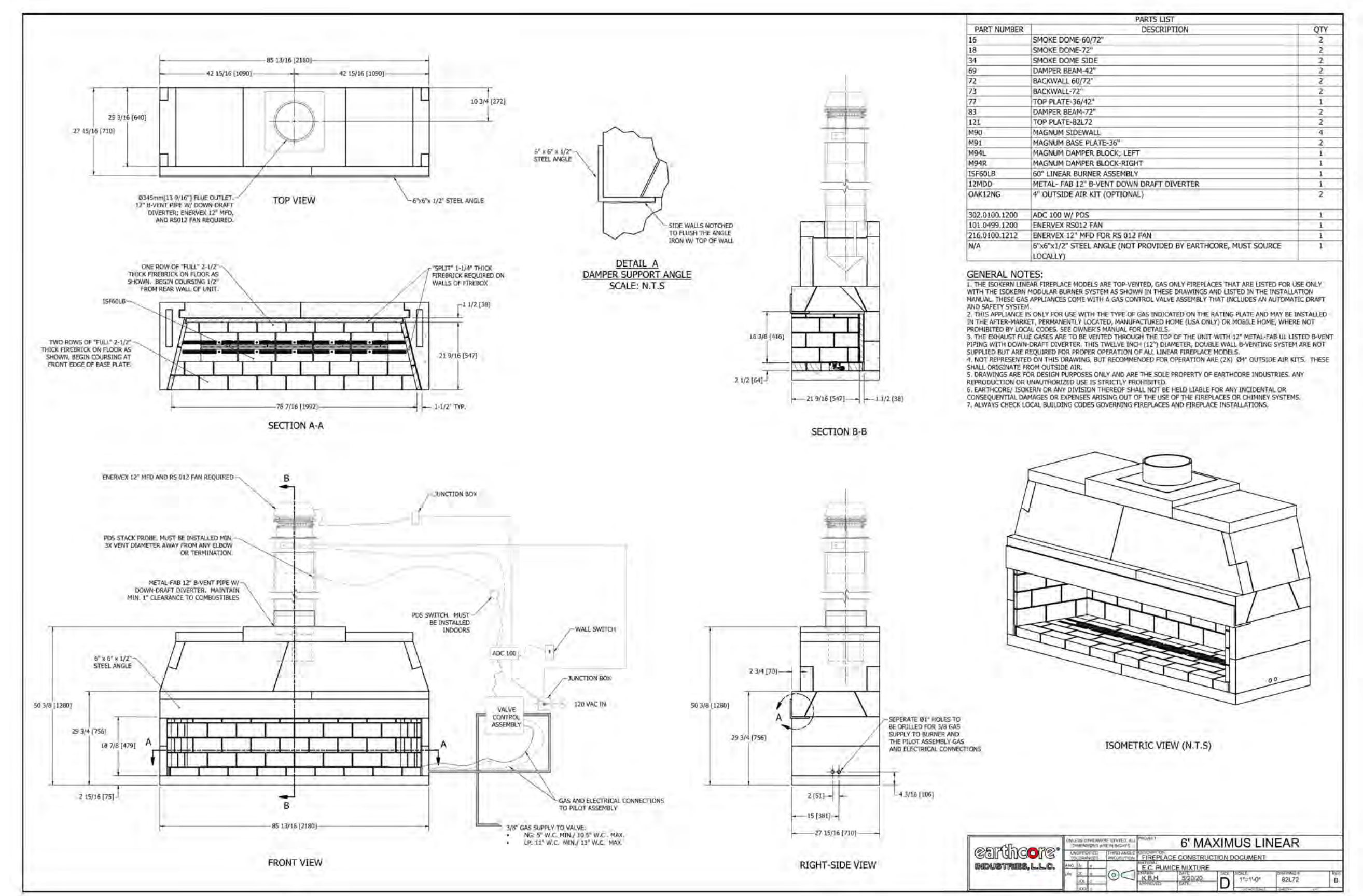
170 Front (Screen)



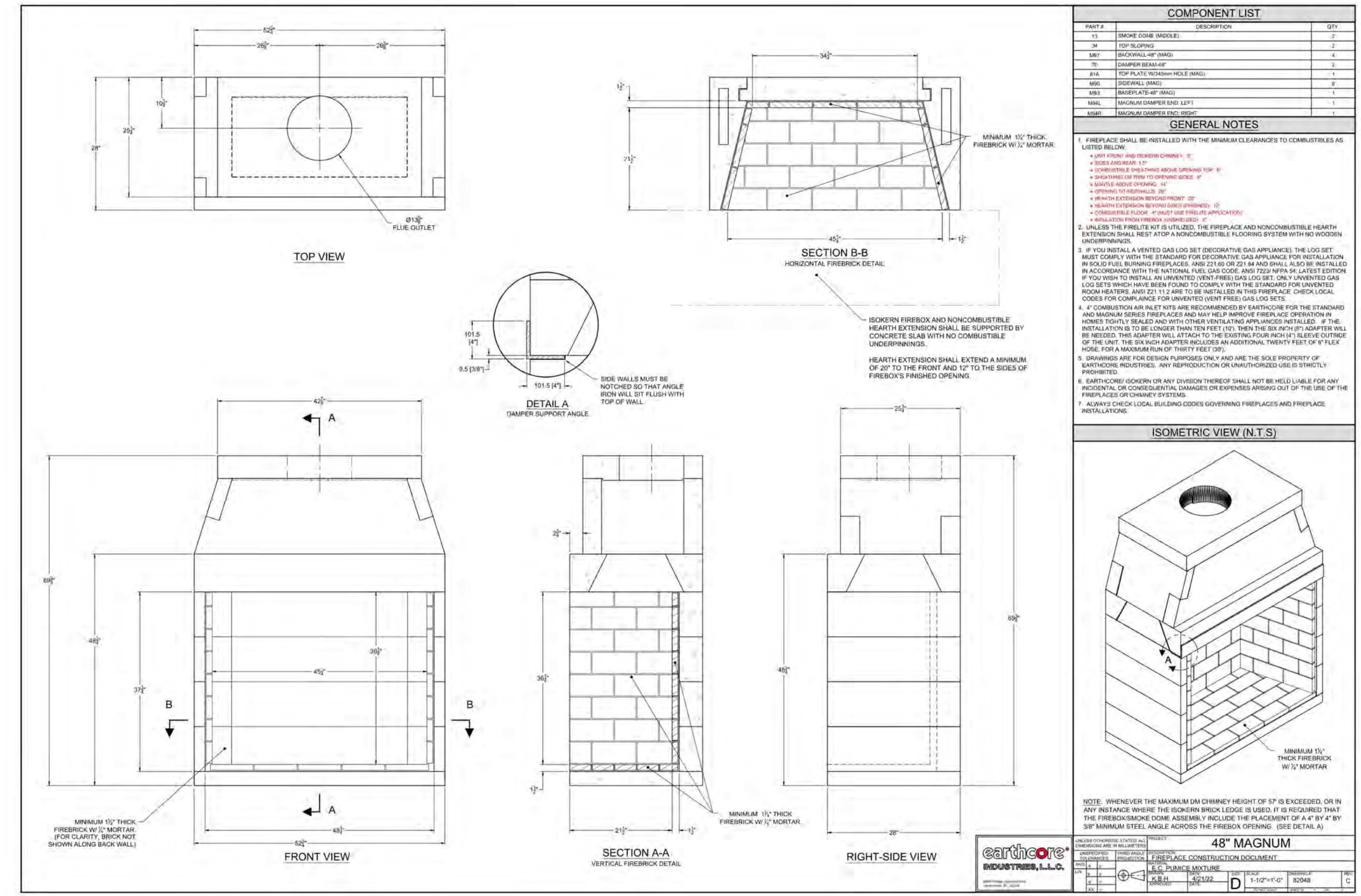
2/12/2020

4 SCALE: NTS [FP-4] ORTAL - 170 FRONT

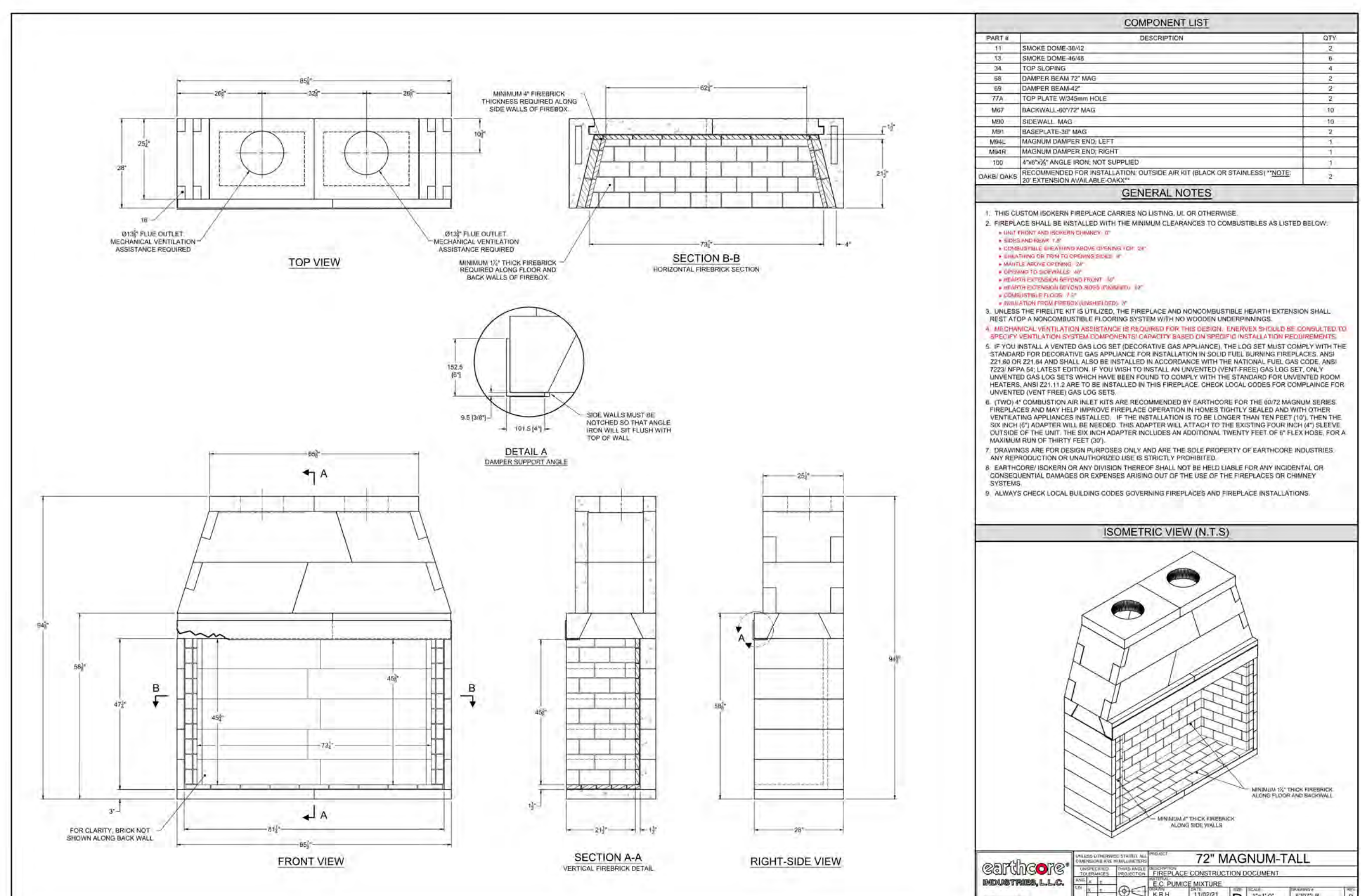
UNIT	INT/EXT	RM #	RM NAME	MANUFACTURER	MODEL	BTU	SCHEDULE FIREPLACES	TYPE/DESCRIPTION
FP-1	INT	106	GREAT ROOM	ISOKERN	MAGNUM T2 TALL			
FP-2	INT	107	FAMILY RM	ISOKERN	MAXIMUS LINEAR 72	92,000		
FP-3	INT	205	MASTER BEDROOM	ISOKERN	MAGNUM 48			
FP-4	INT	A102	LIVING / DINING	ORTAL	170 FRONT	43,715		FLUSH HORIZONTAL POWER VENT
FP-5	EXT		ADU POOL DECK	LUMACAST	CYLINDRA 48	180,000		
FP-6	EXT		ADU UPPER DECK	LUMACAST	CYLINDRA 42	180,000		
FP-7	EXT		MH FRONT DECK	LUMACAST	BLOC 92	200,000		
FP-8	EXT		MH REAR DECK	LUMACAST	BLOC 92	200,000		



2 SCALE: NTS [FP-2] ISOKERN 72" MAXIMUS LINEAR



3 SCALE: NTS [FP-3] ISOKERN MAGNUM 48



1 SCALE: NTS [FP-1] ISOKERN 72" MAGNUM - TALL

BADGER RESIDENCE

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EL SEGUNDO, CA 90245
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MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
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BOZEMAN, MT 59715
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270 CORAL CIRCLE
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TEL: 310.552.2191

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SEAL:
LICENSED ARCHITECT
AR 987568
JASON RO
STATE OF IDAHO

0 02.28.23 BUILDING PERMIT
NO DATE ISSUE

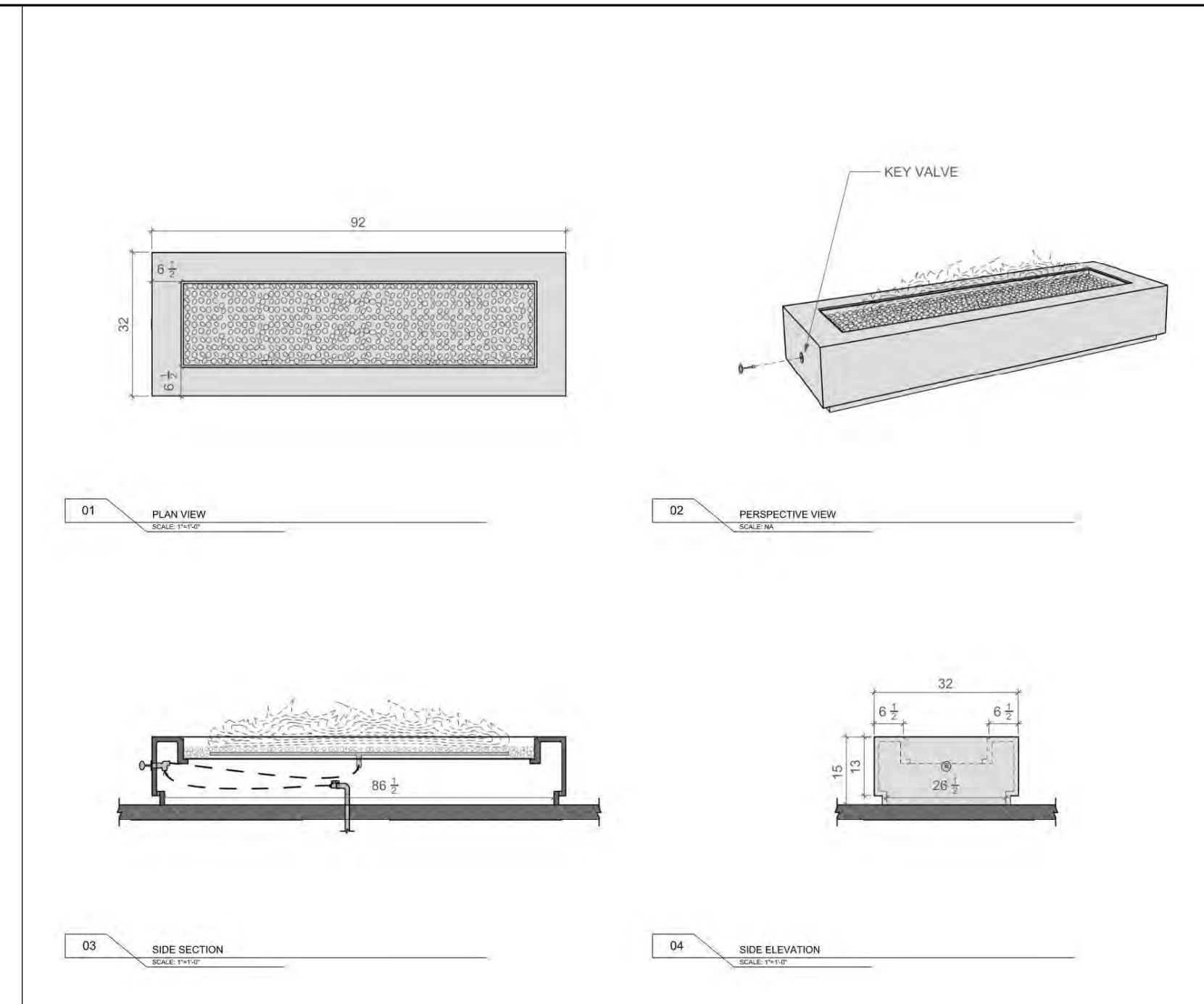
PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
FIREPLACE SCHEDULE

DRAWING NUMBER:
G-102

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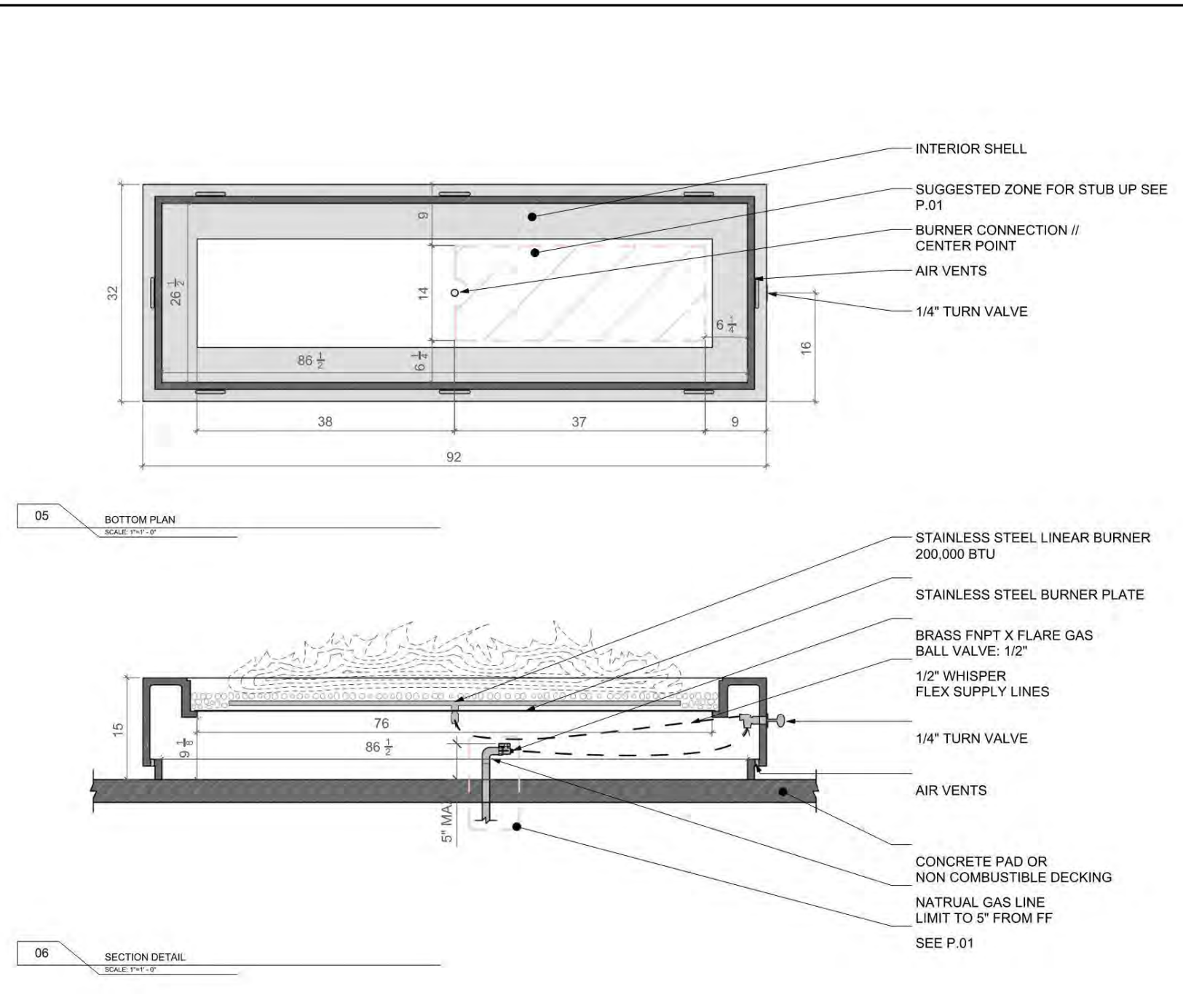
LUMACAST
 7121 River Rd.
 San Diego, CA 92111
 619.444.1888
 www.lumacast.com

PROJECT INFORMATION
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 PROJECT FILE NAME: [REDACTED]
 DESIGNER: LUMACAST

DRAWING INFORMATION
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 FINISH: [REDACTED]
 CUSTOM: [REDACTED]
 CALI TOP: [REDACTED]
 CALI COVER: [REDACTED]
 CALI L: [REDACTED]
 LINS SAID: [REDACTED]

SCALE: NTS
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 SHEET NO.



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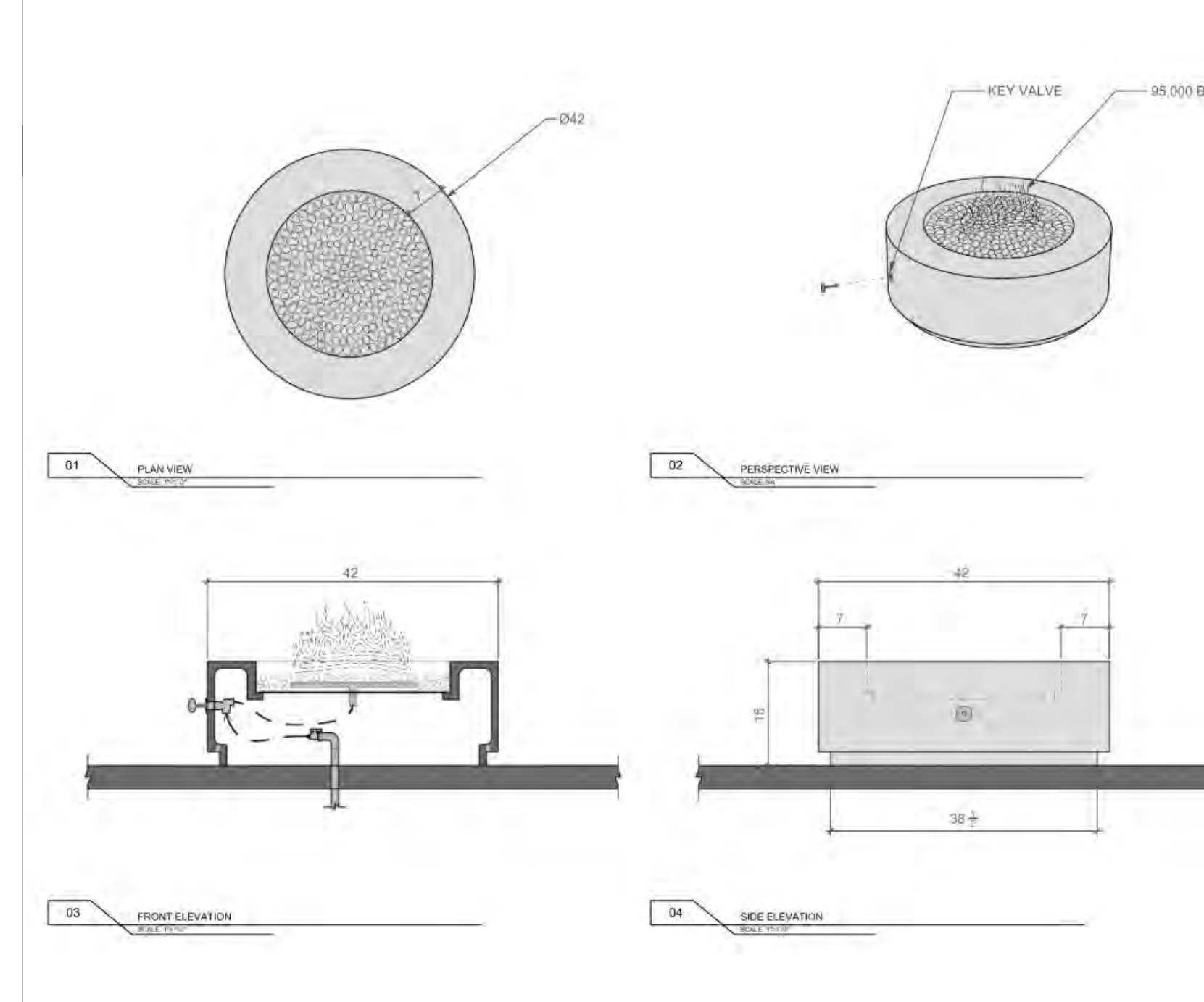
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 SHEET NO.

7 SCALE: NTS [FP-7 & FP-8] LUMACAST - BLOC 92



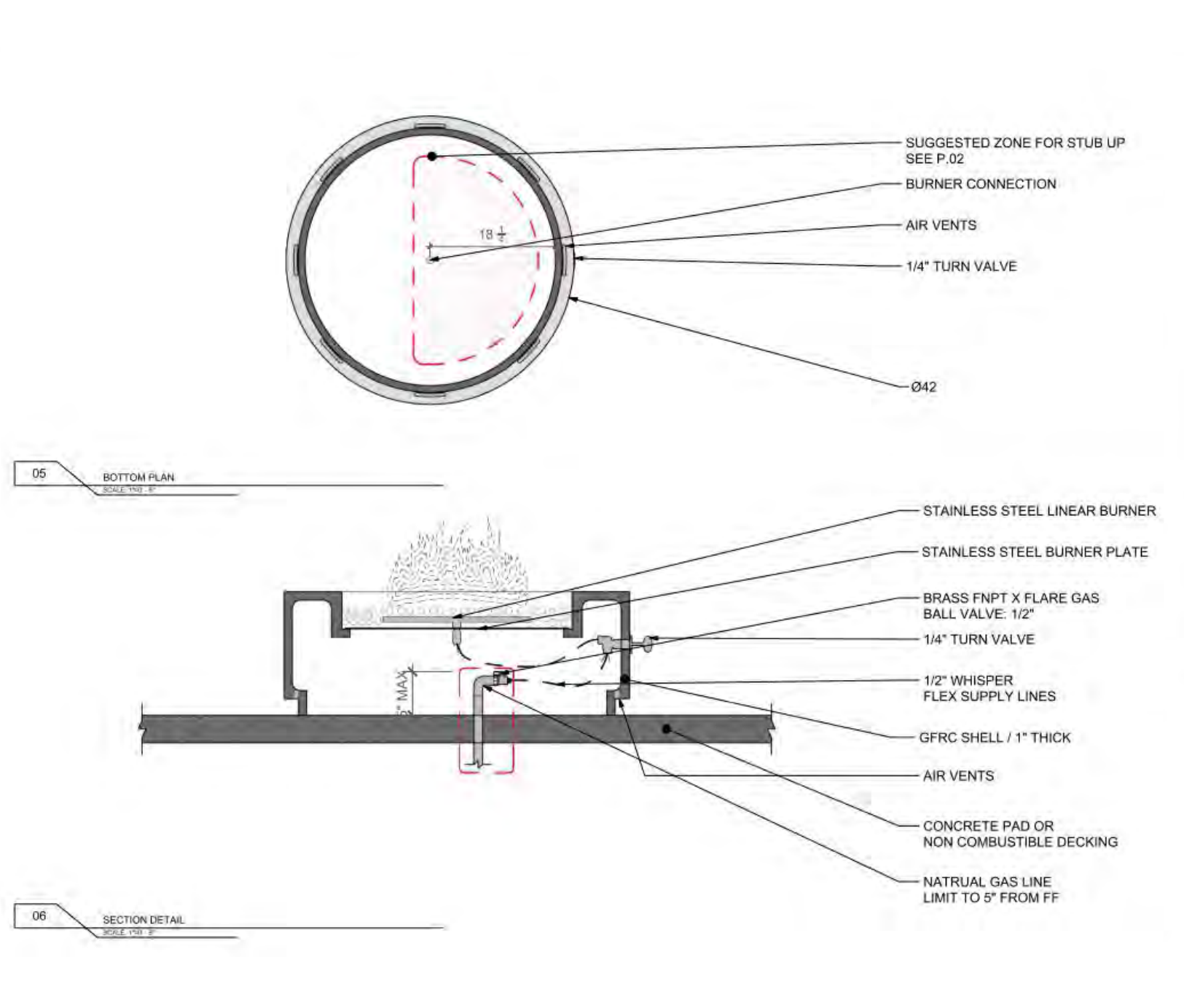
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 PROJECT FILE NAME: [REDACTED]
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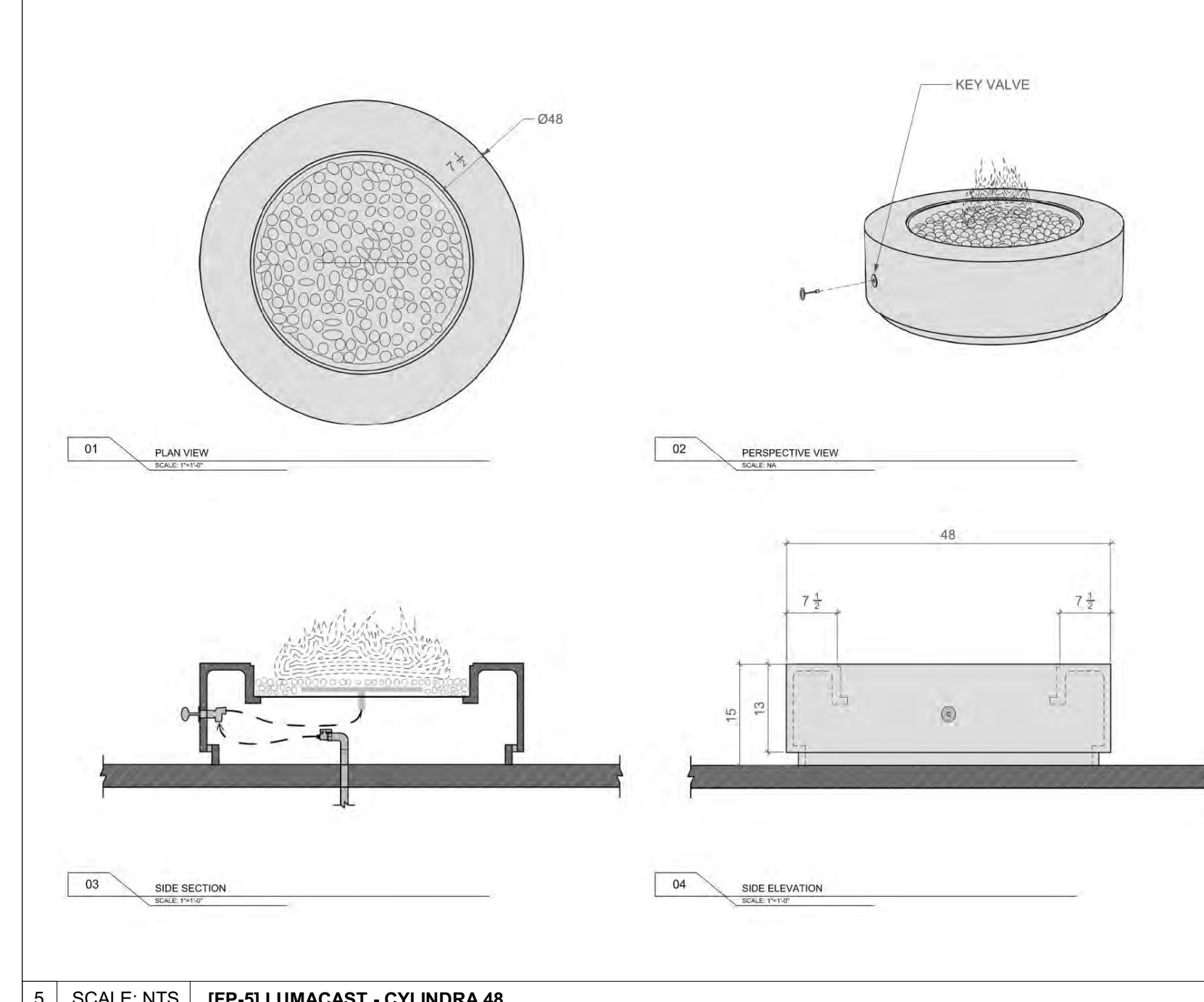
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SCALE: NTS
 A1.1
 SHEET NO.

6 SCALE: NTS [FP-6] LUMACAST - CYLINDRA 42



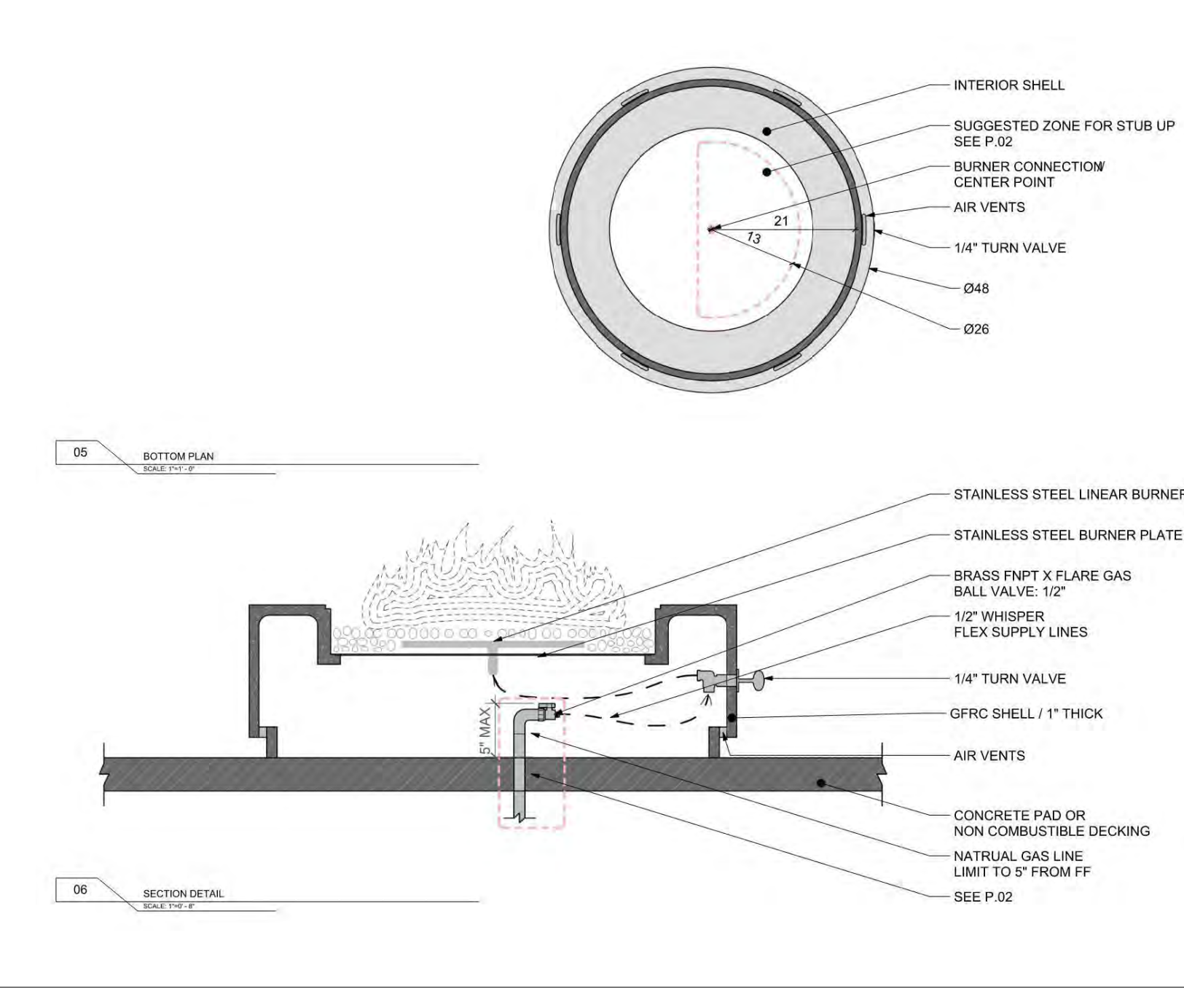
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PROJECT INFORMATION
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 PROJECT FILE NAME: [REDACTED]
 DESIGNER: LUMACAST

DRAWING INFORMATION
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 SHEET LOCATION: [REDACTED]

COLORS
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 CALI COVER: [REDACTED]
 CALI L: [REDACTED]
 LINS SAID: [REDACTED]

SCALE: NTS
 A1.0
 SHEET NO.



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PROJECT INFORMATION
 PROJECT: [REDACTED]
 PROJECT FILE NAME: [REDACTED]
 DESIGNER: LUMACAST

DRAWING INFORMATION
 DRAWING PACKAGE: [REDACTED]
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COLORS
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 FINISH: [REDACTED]
 CUSTOM: [REDACTED]
 CALI TOP: [REDACTED]
 CALI COVER: [REDACTED]
 CALI L: [REDACTED]
 LINS SAID: [REDACTED]

SCALE: NTS
 A1.1
 SHEET NO.

5 SCALE: NTS [FP-5] LUMACAST - CYLINDRA 48

BADGER RESIDENCE

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0 02.28.23 BUILDING PERMIT
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
FIREPLACE SCHEDULE

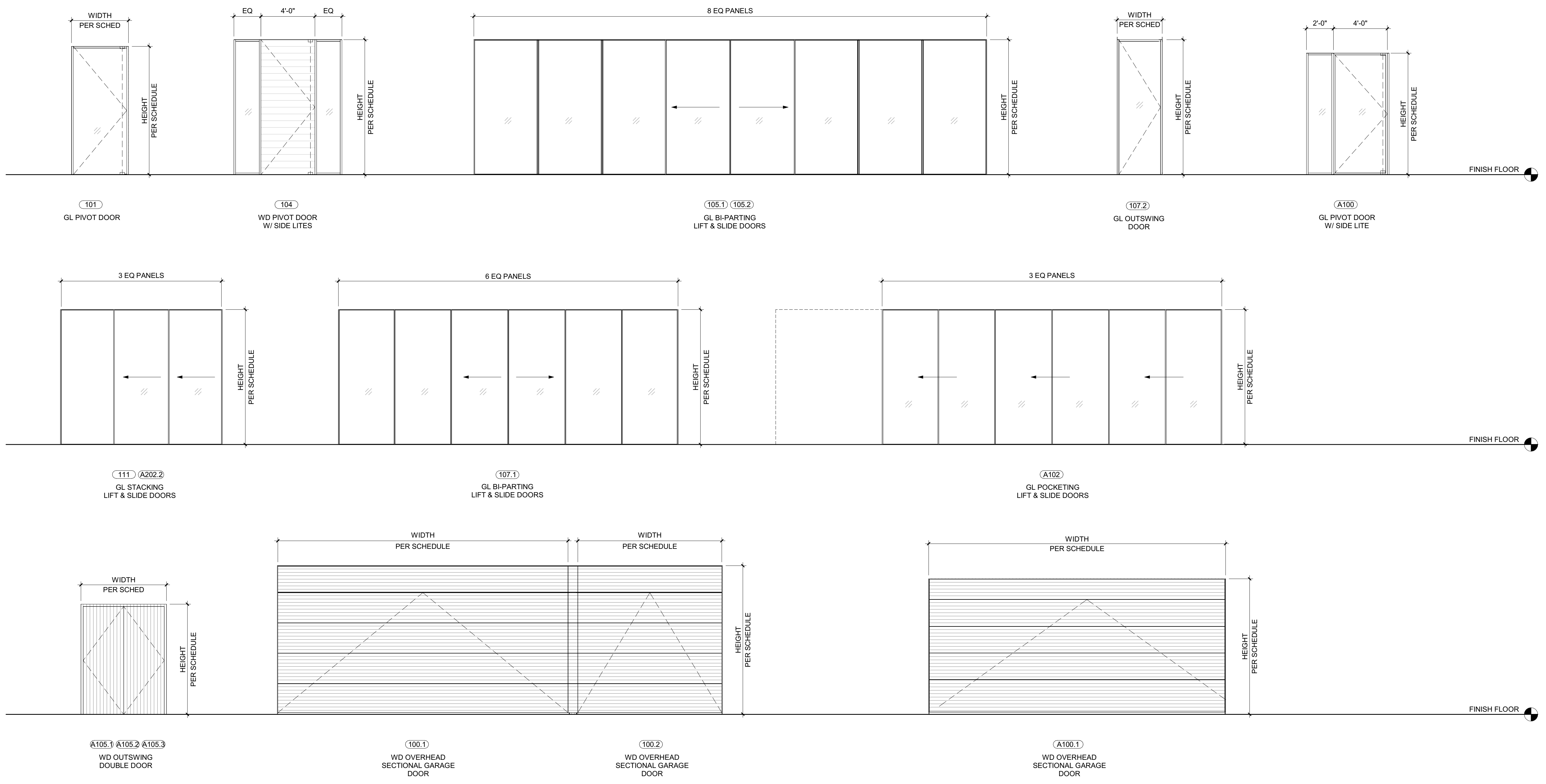
DRAWING NUMBER:
G-103

BLD2303-0021
 06/26/23

- DOOR SCHEDULE NOTES:**
- SCHEDULE IS INTENDED AS A GUIDE. DIMENSIONS INDICATE UNIT OPENING SIZE FOR LIGHT, VENTILATION, & EGRESS CODE COMPLIANCE. CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION.
 - COORDINATE JAMB / HEAD DIMENSIONS WITH VARYING WALL THICKNESS.
 - GLASS DOOR ADJACENT PANELS & ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD PER UBC SECTION 2406
 - HAND ACTIVATED DOOR OPENING HARDWARE SHOULD BE CENTERED BETWEEN 30" AND 40" A.F.F.
 - ALL DOOR STOPS FOR DOORS TO BE LAID OUT IN FIELD W/ DESIGNER.
 - SEE PROJECT MANUAL FOR DOOR HARDWARE GROUPS
 - ALL POCKET DOORS SHOULD BE PROVIDED WITH 2" EXTRA MINIMUM IN WIDTH.
 - ALL GLAZING TO BE TEMPERED GLASS.

TAG	ROOM #	ROOM NAME	EXT / INT	DOOR SIZE		OPERATION	DETAIL			MANUFACTURER	MODEL	MATERIAL	DOOR FINISH	HARDWARE GROUP	FIRE RATING	COMMENTS
				WIDTH	HEIGHT		JAMB	HEAD	SILL							
100.1	100	GARAGE	Exterior	21' - 6"	9' - 0"	SECTIONAL				CUSTOM		WD			INSULATED STEEL OVERHEAD DOOR	
100.2	100	GARAGE	Exterior	10' - 8"	9' - 0"	SECTIONAL				CUSTOM		WD			INSULATED STEEL OVERHEAD DOOR	
100.5	100.2	TRASH RM	Exterior	3' - 0"	10' - 10"	SWING				CUSTOM		WD			FRAMELESS- WOOD BLIND CUT DOOR	
101	101	VESTIBULE	Exterior	3' - 11 1/2"	9' - 4 1/2"	PIVOT				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
104	105	ENTRY	Exterior	8' - 0"	10' - 0"	PIVOT				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
106.1	106	GREAT ROOM	Exterior	37' - 8"	10' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	
106.2	106	GREAT ROOM	Exterior	38' - 0"	10' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	
107.2	107	FAMILY RM	Exterior	3' - 1"	9' - 10 1/2"	OUTSWING				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A03	A03	STAIR	Exterior	3' - 3"	9' - 0"	OUTSWING				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A100	100.4	ENTRY	Exterior	5' - 0"	9' - 6"	PIVOT				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A100.2	A100	GARAGE	Exterior	3' - 0"	8' - 0"	OUTSWING				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A102	A102	LIVING / DINING	Exterior	23' - 10 3/4"	10' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	
A105.1	A105	MECH / POOL EQUIP	Exterior	6' - 0"	8' - 0"	WD OUTSWING DOUBLE				CUSTOM		WD				
A105.2	A105	MECH / POOL EQUIP	Exterior	6' - 0"	8' - 0"	WD OUTSWING DOUBLE				CUSTOM		WD				
A105.3	A105	MECH / POOL EQUIP	Exterior	6' - 0"	8' - 0"	WD OUTSWING DOUBLE				CUSTOM		WD				
A202.2	A202	BDRM 2	Exterior	10' - 4"	9' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	

NOTE: EXTERIOR ELEVATION VIEW



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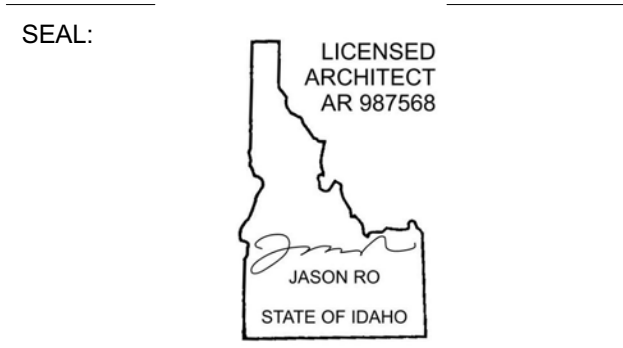
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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
EXTERIOR DOOR SCHEDULE

DRAWING NUMBER:
G-106



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with all mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/26/23

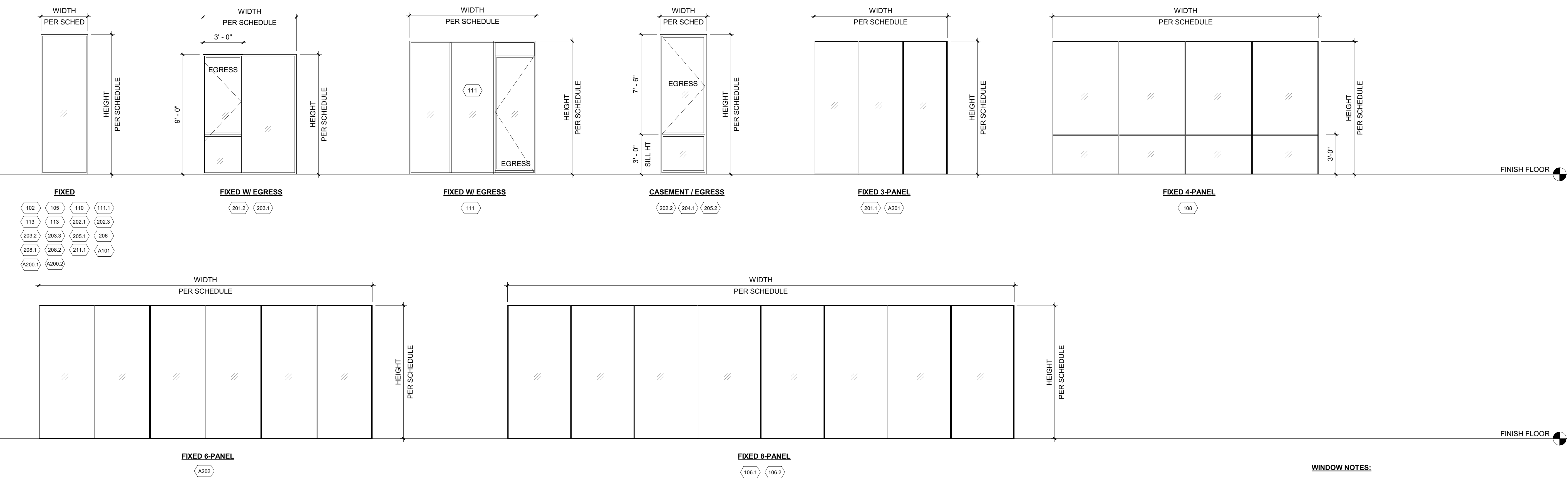
SCHEDULE - WINDOW

TAG	ROOM #	ROOM NAME	WINDOW SIZE		OPERATION	DETAIL			MANUFACTURER	MODEL	MATERIAL	MIN U VALUE	COMMENTS
			WIDTH	HEIGHT		JAMB	HEAD	SILL					
102	102	LAUNDRY	2' - 4"	9' - 6 7/16"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
105	105	STAIR 01	8' - 0"	VARIES SEE ELEV	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
106.1	106	GREAT ROOM	38' - 0"	7' - 6"	FIXED 8-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
106.2	106	GREAT ROOM	38' - 0"	9' - 0"	FIXED 8-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
108	108	BREAKFAST NOOK	20' - 8 1/2"	10' - 0"	FIXED 4-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
110	110	BACK KITCHEN	2' - 6"	7' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
111	111	BDRM 1	9' - 6"	10' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
111.1	111.1	BATH 1	2' - 4"	10' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
111.6	111	BDRM 1	3' - 2"	10' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
113	113	HALLWAY	4' - 0"	10' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
201.1	201	BDRM 2	11' - 9"	8' - 9"	FIXED 3-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
201.2	201	BDRM 2	7' - 0"	9' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	EGRESS WINDOW; TEMPERED GLAZING
201.3	201.1	BATH 2	3' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
202.1	202.1	BATH 3	4' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
202.2	202	BDRM 3	13' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
203.1	203	BDRM 4	7' - 0"	9' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	EGRESS WINDOW; TEMPERED GLAZING
203.2	203	BDRM 4	3' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
203.3	203.2	BATH 4	3' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
204.1	204	OFFICE	3' - 4"	9' - 0"	CASEMENT / FIXED BELOW				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
204.2	204	OFFICE	8' - 5 1/2"	VARIES SEE ELEV	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
205.1	205	MASTER BEDROOM	10' - 6 3/32"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
205.2	205	MASTER BEDROOM	2' - 7 1/2"	9' - 0"	CASEMENT / EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	EGRESS WINDOW; TEMPERED GLAZING
205.3	205	MASTER BEDROOM	12' - 11"	VARIES SEE ELEV	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
206	206.1	HALLWAY	6' - 6 1/2"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
208.1	208	MASTER BATH	9' - 10 1/2"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
208.2	208	MASTER BATH	2' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
211.1	211	HALLWAY	4' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A03.1	A03	STAIR	3' - 10"	9' - 10"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A03.2	A03	STAIR	3' - 10"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A201	A201	BDRM 1	8' - 11"	9' - 0"	FIXED 3-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A202	A202	BDRM 2	23' - 10 3/4"	9' - 0"	FIXED 6-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING

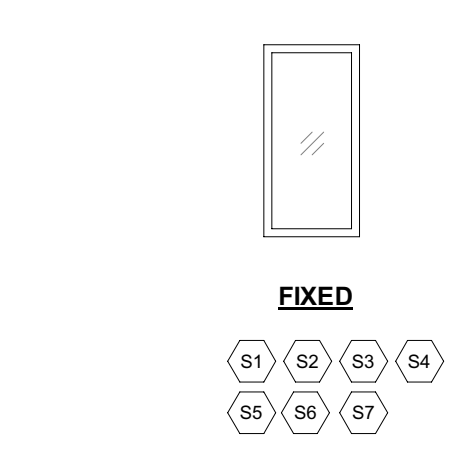
SCHEDULE - SKYLIGHT

TAG	ROOM #	ROOM NAME	SKYLIGHT SIZE		OPERATION	DETAIL			MANUFACTURER	MODEL	MATERIAL	MIN U VALUE	COMMENTS
			WIDTH	HEIGHT		JAMB	HEAD	SILL					
S1	200	REC ROOM	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S2	201.1	BATH 2	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S3	203.2	BATH 4	5' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2270	ALUM / GL	0.55	TEMPERED GLAZING
S4	02	STAIR	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S5	02	STAIR	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S6	208	MASTER BATH	5' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2270	ALUM / GL	0.55	TEMPERED GLAZING
S7	A201	BDRM 1	5' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2270	ALUM / GL	0.55	TEMPERED GLAZING

WINDOW TYPES
NOTE: EXTERIOR ELEVATION VIEW



SKYLIGHT SCHEDULE
NOTE: ROOF PLAN VIEW



WINDOW NOTES:
1. ALL DIMENSIONS ARE MEASURED TO OUTSIDE FACE OF FRAME. UNO COORDINATE FINAL DIMENSIONS WITH HEAD/JAMB/SILL DTLS AND WALL SECTIONS. VERIFY ALL DIMENSIONS WITH DESIGNER PRIOR TO ORDERING.
2. ALL CASEMENT WINDOWS SWING OUT.
3. ALL EGRESS WINDOWS TO MEET IRC R310.2.2

SKYLIGHT NOTES:
1. ALL DIMENSIONS ARE MEASURED TO OUTSIDE FACE OF FRAME. UNO COORDINATE FINAL DIMENSIONS WITH HEAD/JAMB/SILL DTLS AND WALL SECTIONS. VERIFY ALL DIMENSIONS WITH RRD PRIOR TO ORDERING.
2. PROVIDE REMOVABLE BUGSCREENS AT ALL OPERABLE SKYLIGHTS.
3. SUBMIT SHOP DRAWINGS OF ALL SKYLIGHTS DIMENSIONS NOT LISTED ON MANUFACTURER'S ICC REPORT FOR BUILDING DEPARTMENT REVIEW.
4. PROVIDE LOW-E SOLAR COATING FOR ALL SKYLIGHTS

BADGER RESIDENCE

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P.O. BOX 14001-174
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BENCHMARK ASSOCIATES, P.A.
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KETCHUM, IDAHO 83340
TEL: 208.726.9512

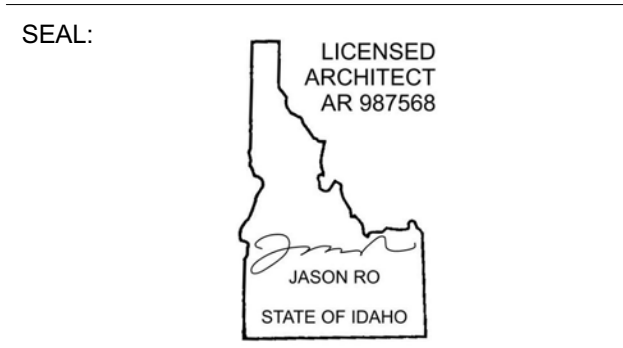
STRUCTURAL ENGINEER:
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EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
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EL SEGUNDO, CA 90245
TEL: 310.552.2191

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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
WINDOW / SKYLIGHT SCHEDULE

DRAWING NUMBER:
G-107



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23

2/2/23

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 319 MAIN STREET
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 TEL: 213.239.9700

MEP ENGINEER:

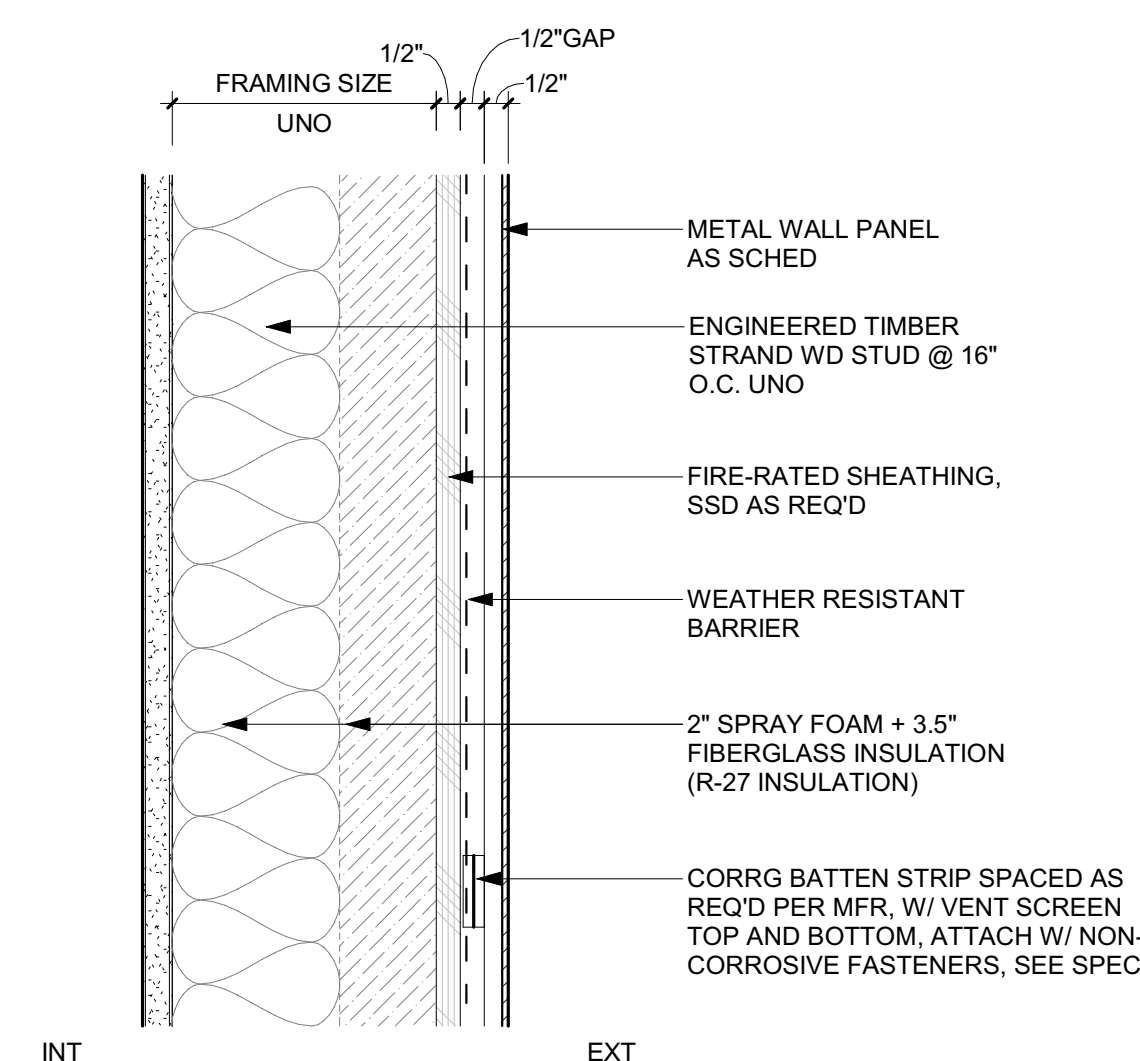
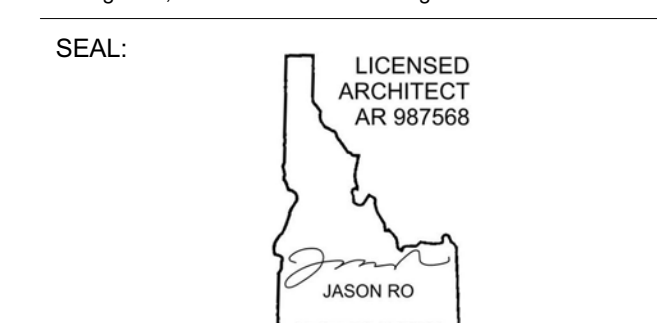
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
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LIGHTING DESIGN CONSULTANT:

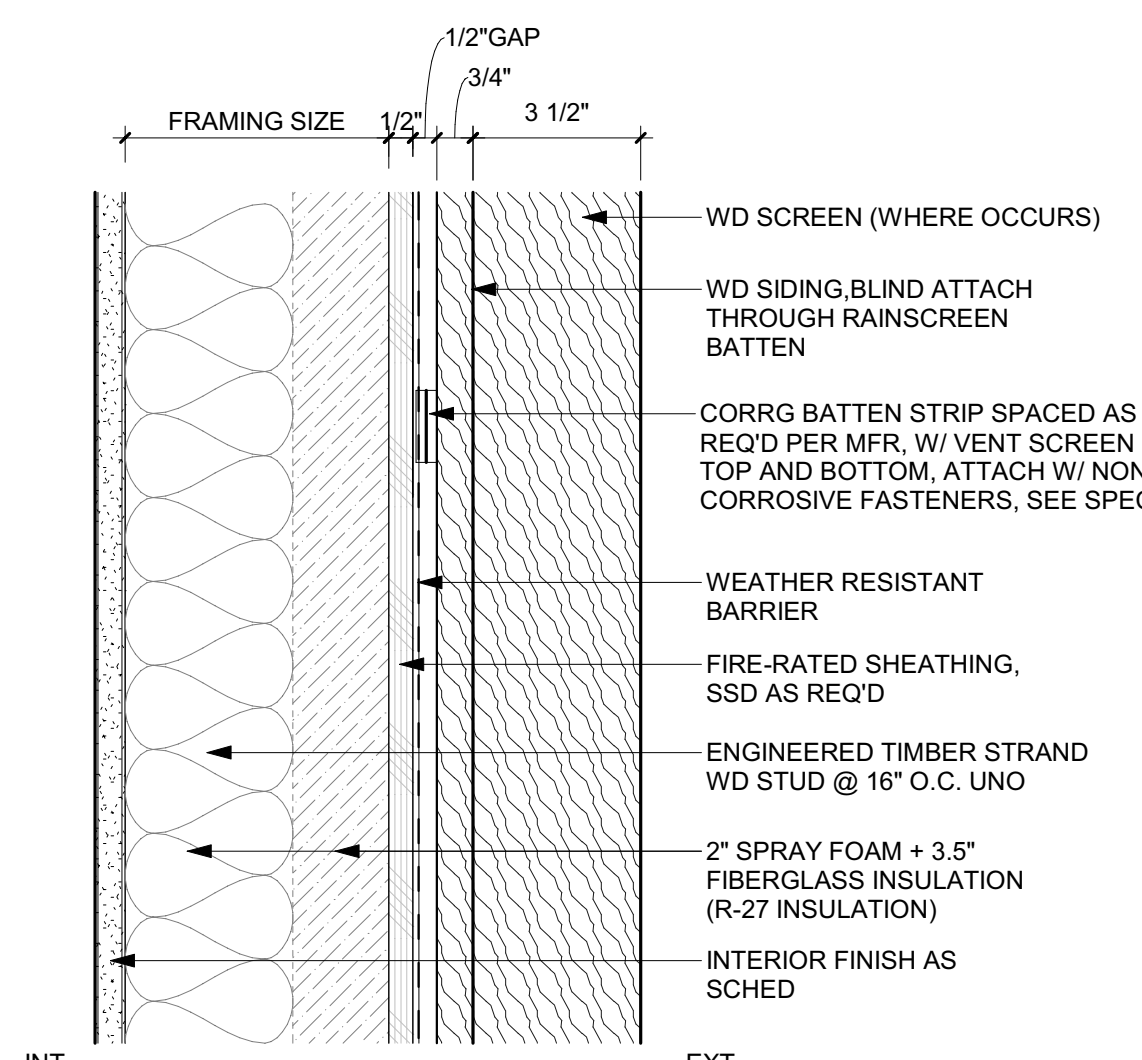
KGM ARCHITECTURAL LIGHTING
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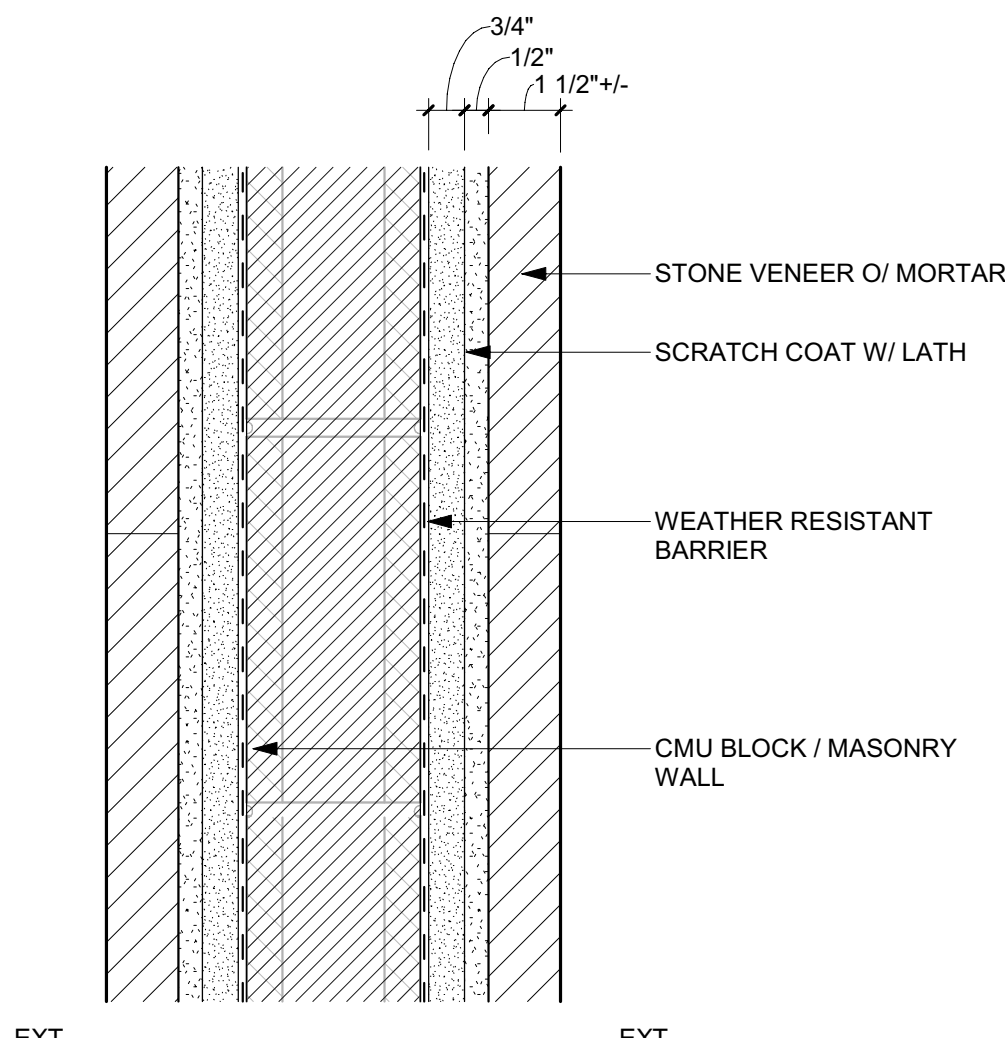
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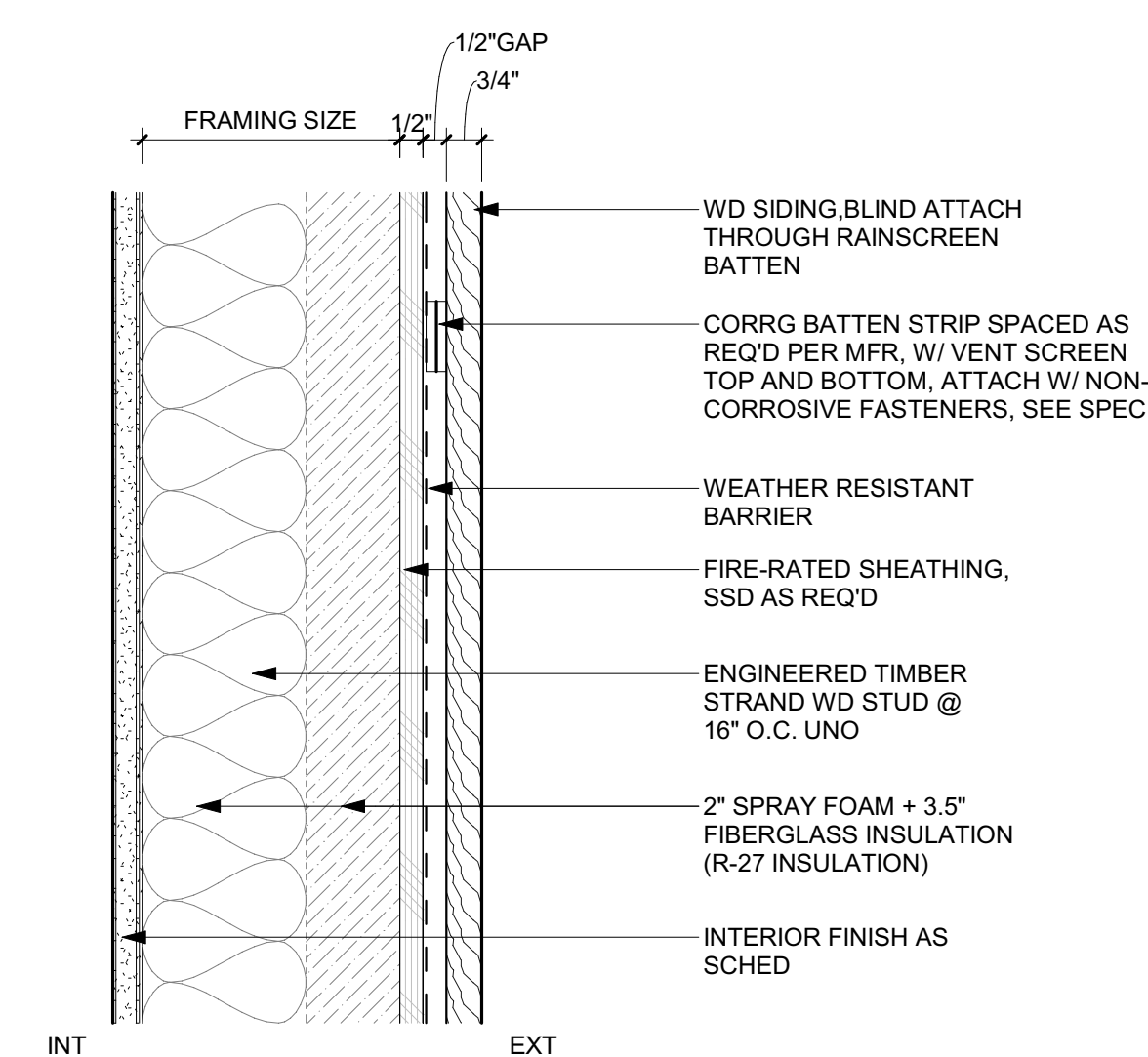
3 3" = 1'-0" WALL TYPE E-3-METAL RAINSCREEN



2 3" = 1'-0" WALL TYPE E-2-EXTERIOR WOOD RAINSCREEN (W/ WD SLATS)



4 3" = 1'-0" WALL TYPE E-4-STONE VENEER / SITE WALLS



1 3" = 1'-0" WALL TYPE E-1-EXTERIOR WOOD RAINSCREEN

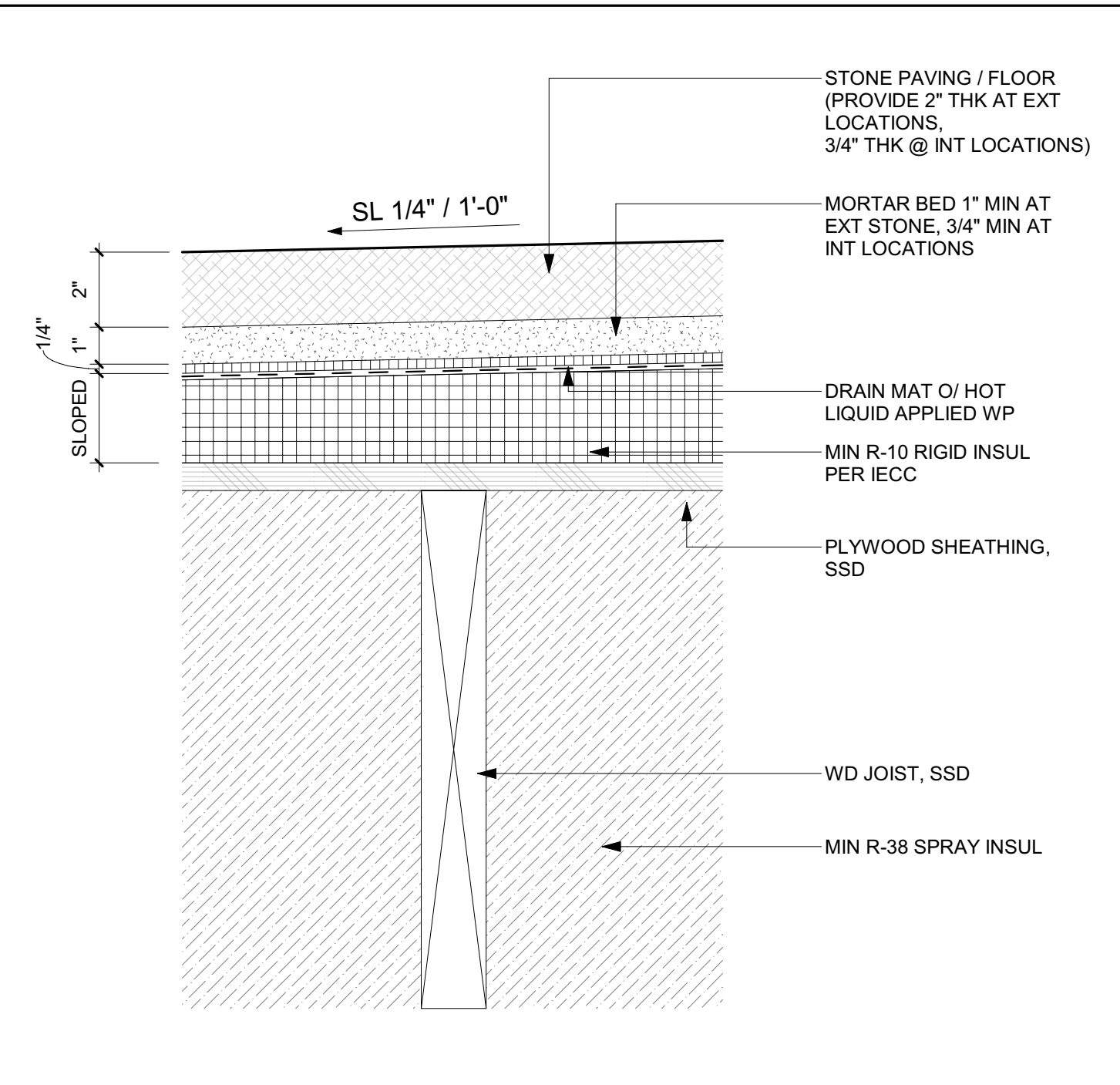
NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

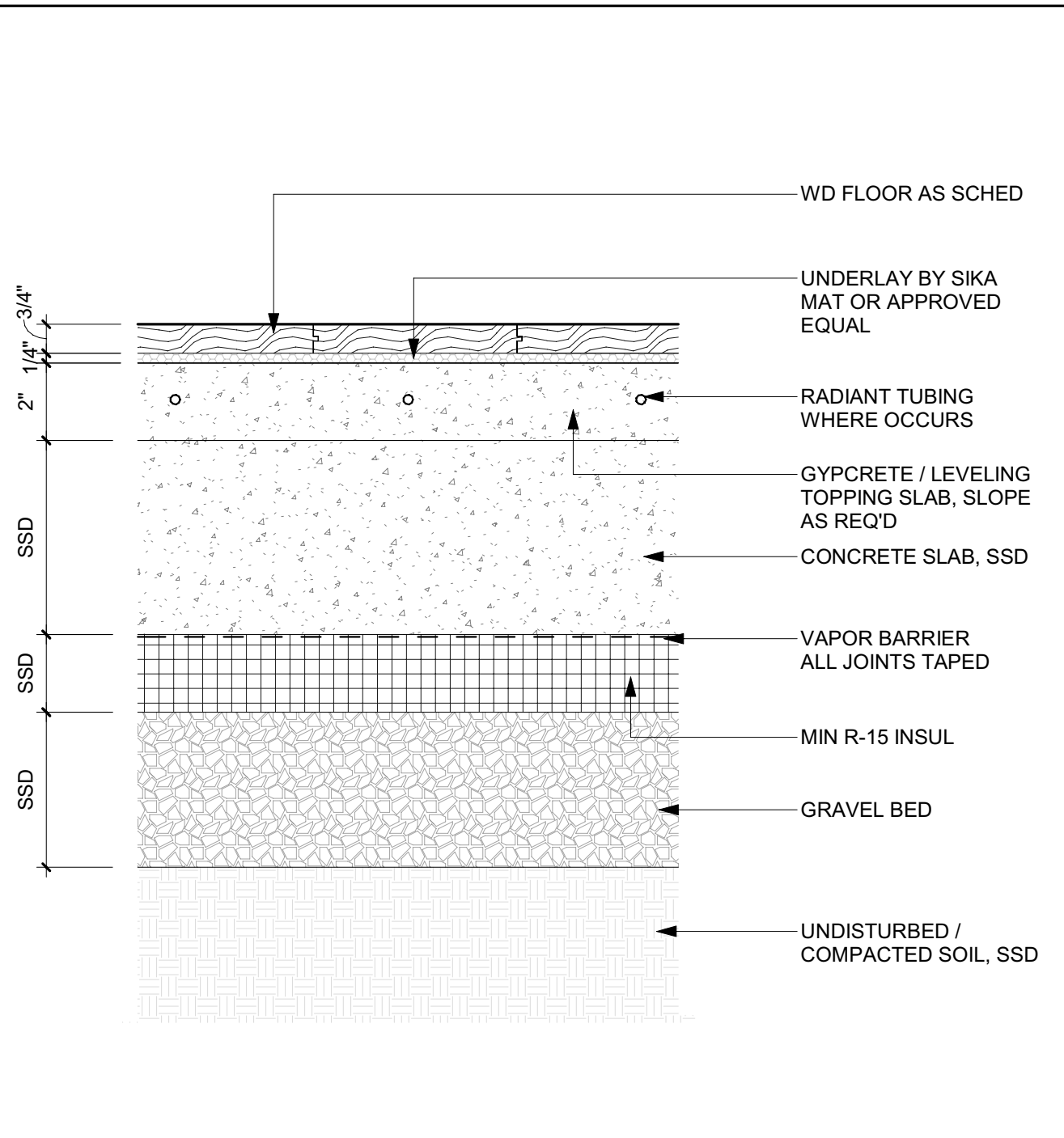
PROJECT NUMBER
#2201

DRAWING TITLE:
EXTERIOR WALL ASSEMBLY TYPES

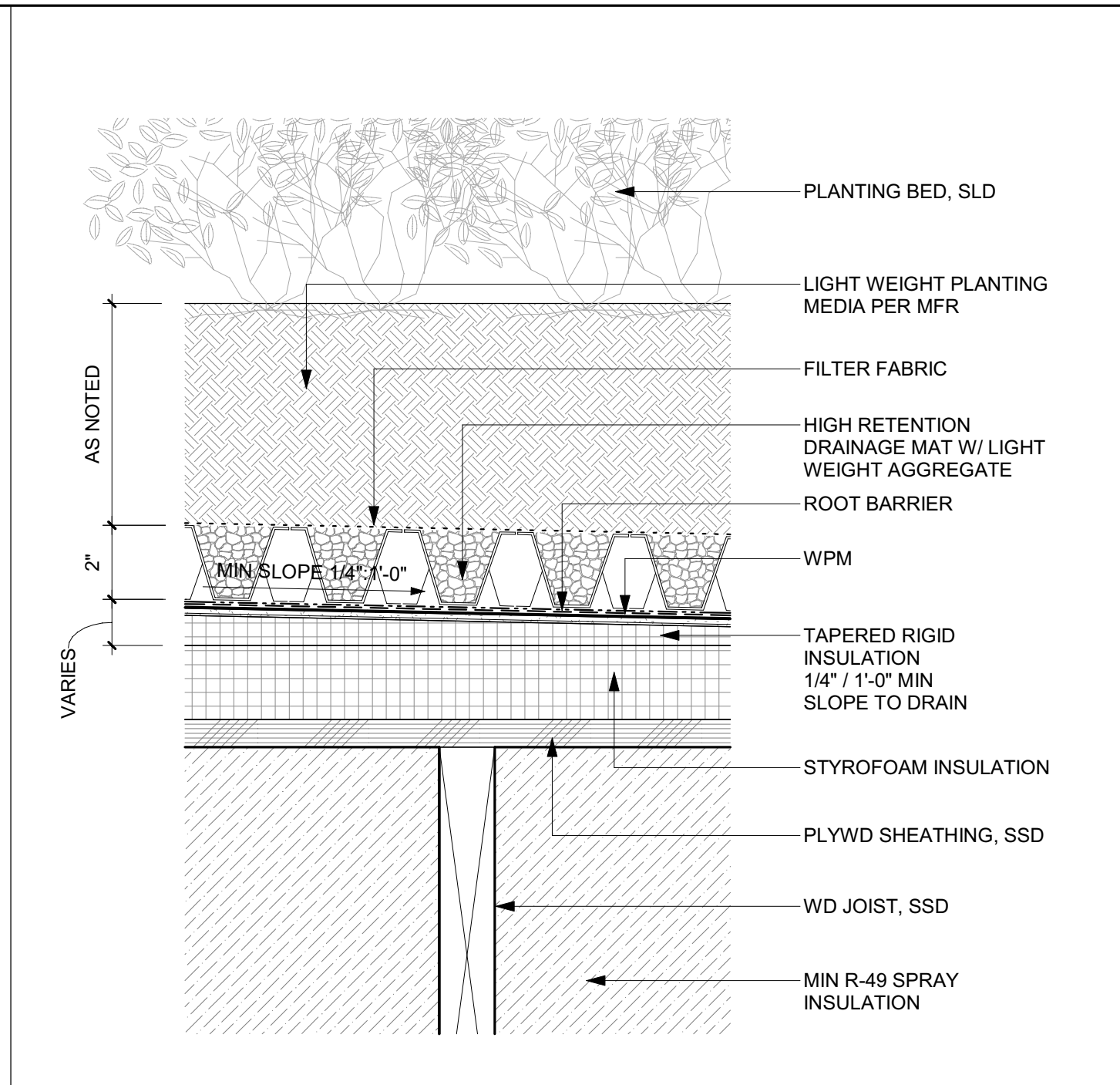
DRAWING NUMBER:
G-200



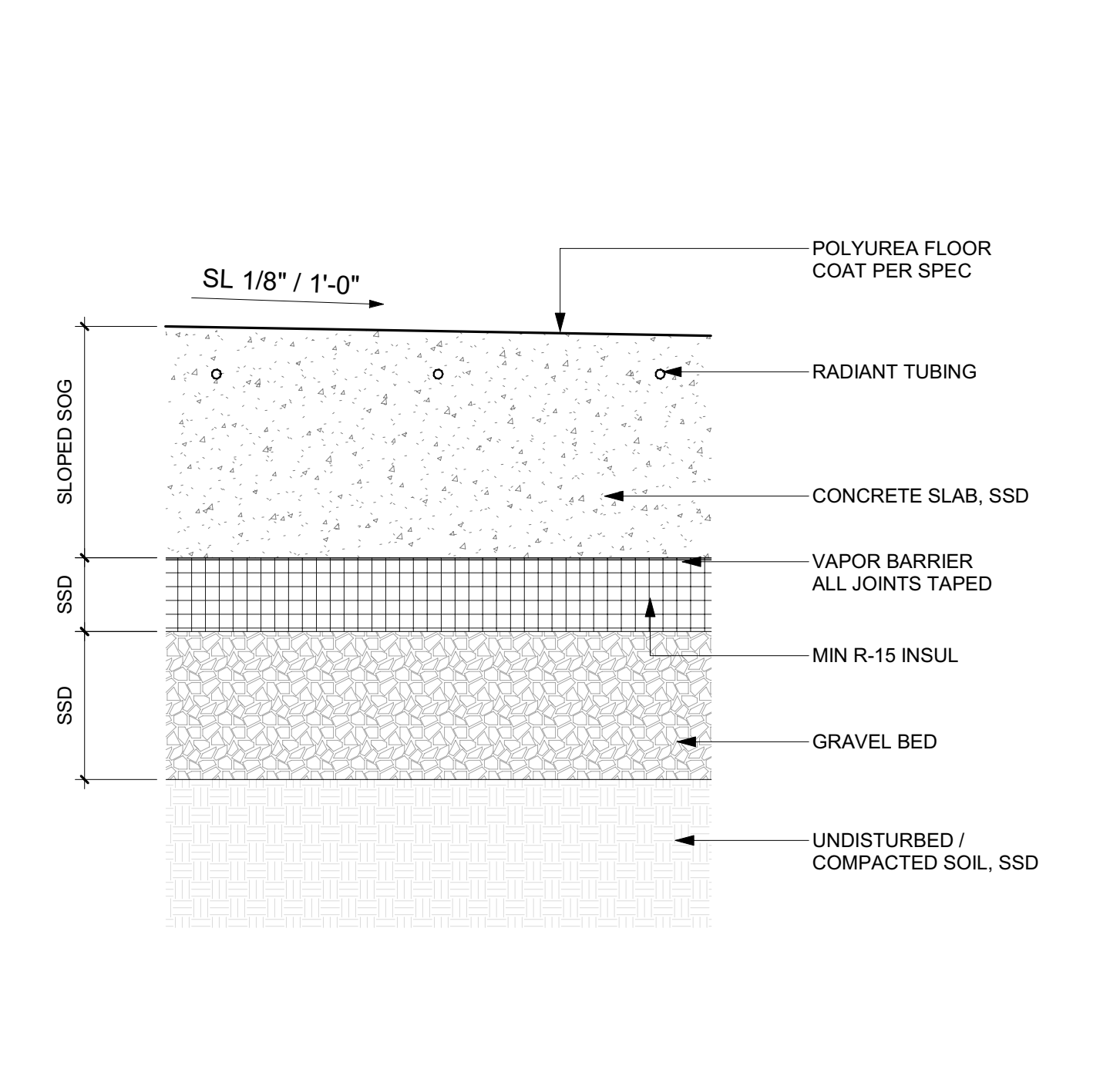
9 3" = 1'-0" FLOOR TYPE FL-6 PLYWD OVER WD LVL JOISTS W/ STONE TILE Copy 1



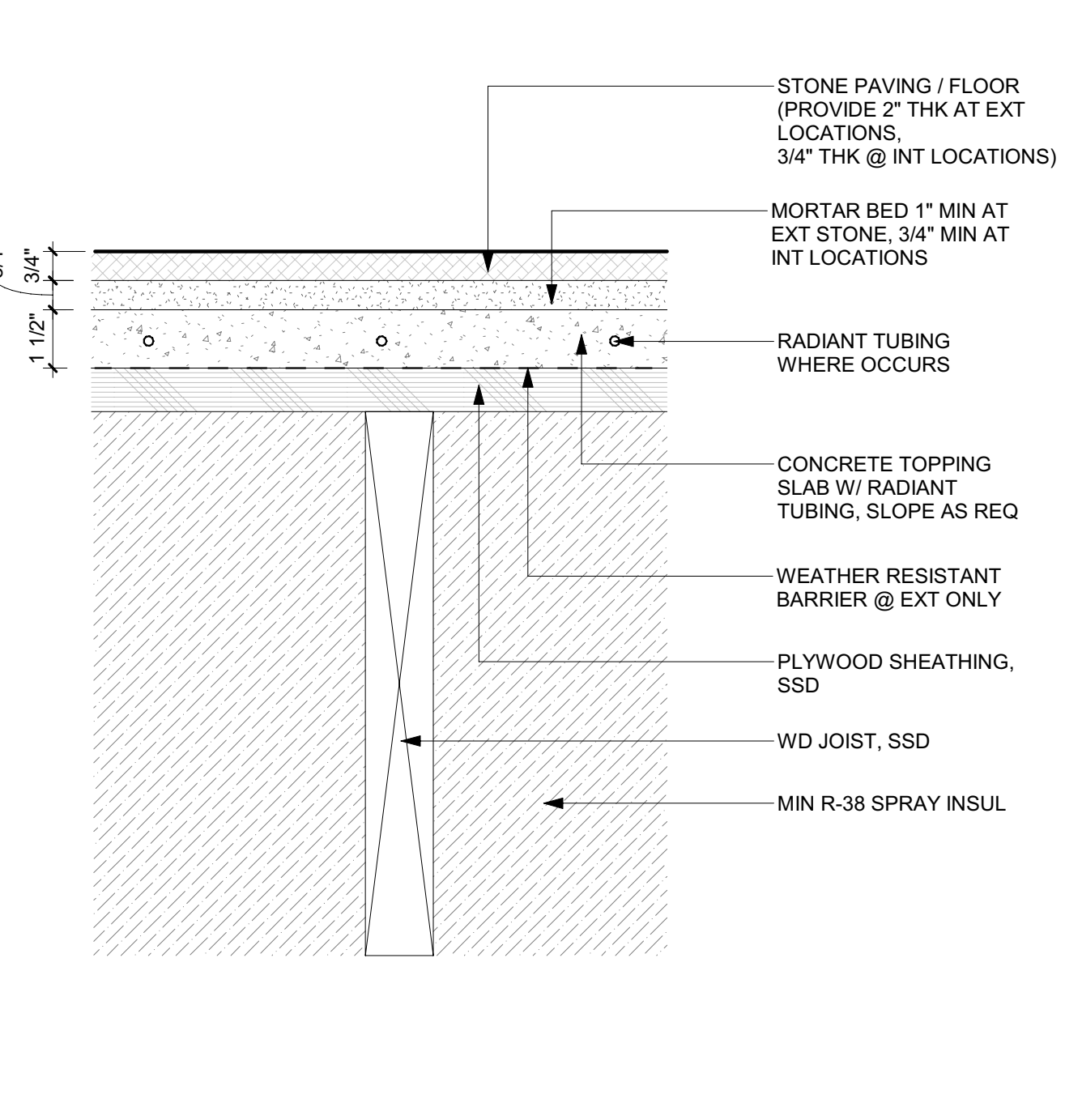
6 3" = 1'-0" FLOOR TYPE FL-3 SLAB ON GRADE W/ WD FLOORING Copy 1



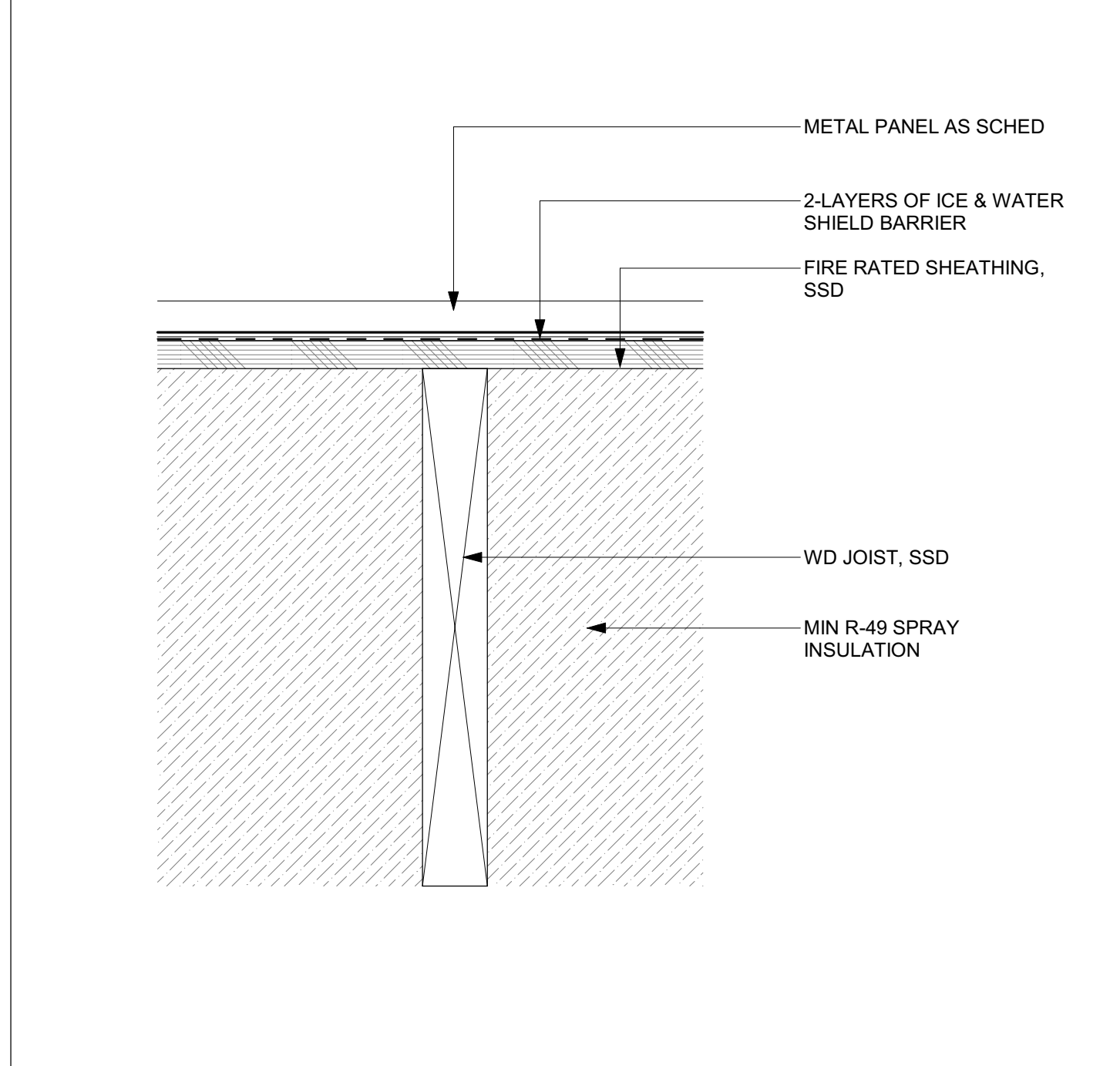
3 3" = 1'-0" ROOF TYPE R-3 ROOF PLANTER



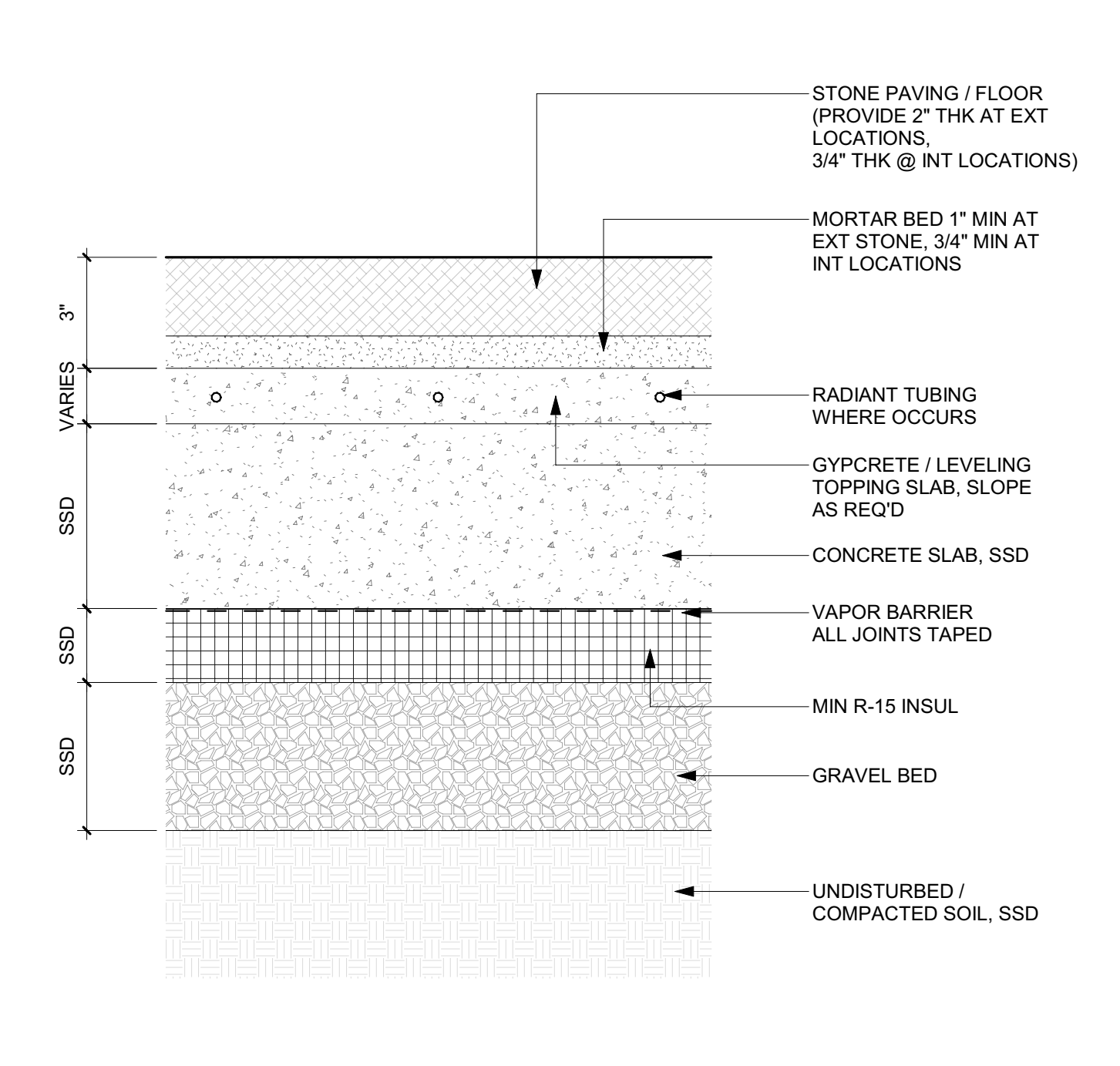
8 3" = 1'-0" FLOOR TYPE FL-5 CONCRETE SLAB ON GRADE - POLYUREA FLOOR FINISH



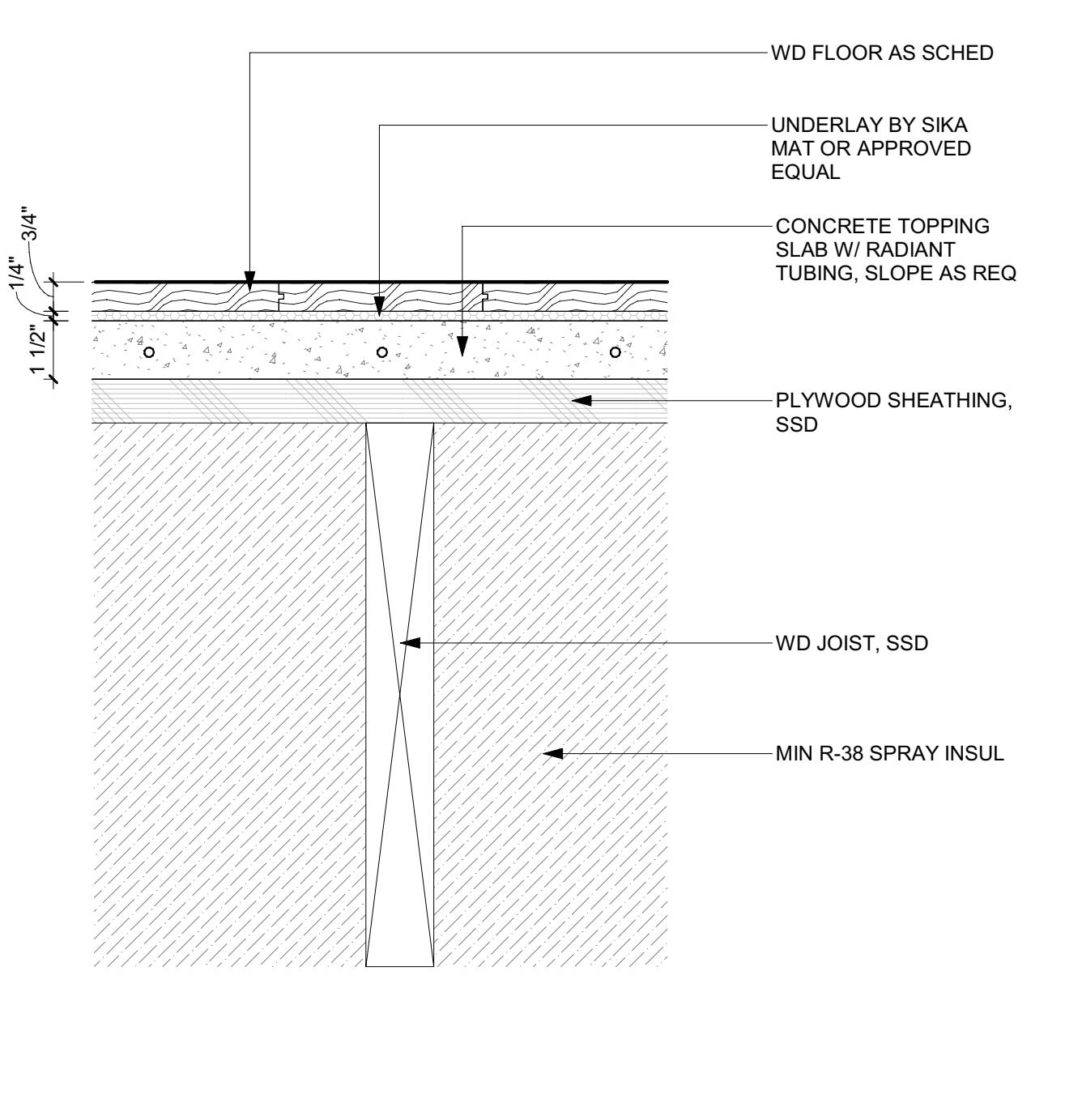
5 3" = 1'-0" FLOOR TYPE FL-2 PLYWD O/ WD JOISTS W/ STONE TILE



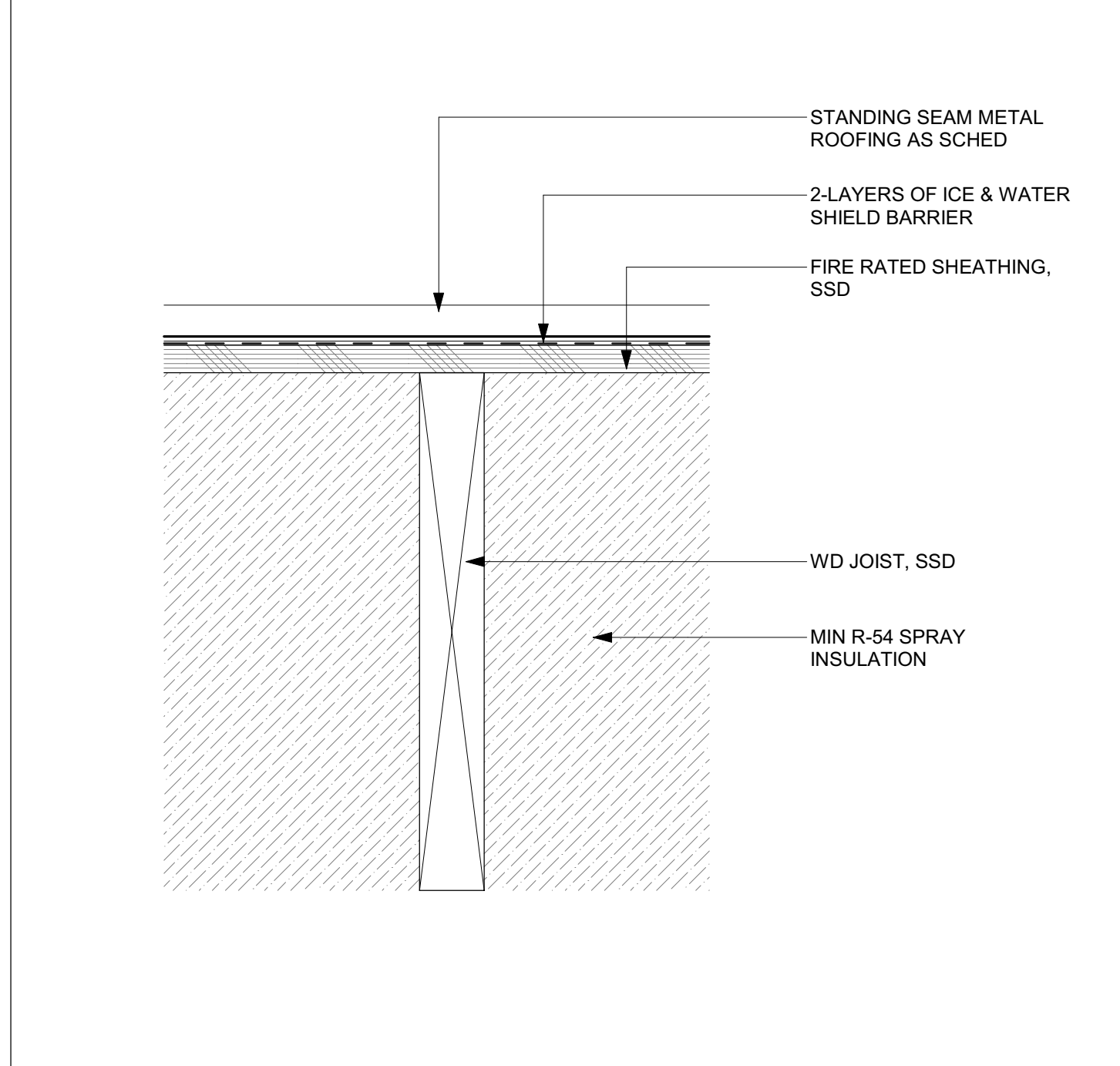
2 3" = 1'-0" ROOF TYPE R-2 FLAT PANEL ROOF / CANOPY



7 3" = 1'-0" FLOOR TYPE FL-4 SLAB ON GRADE W/ STONE TILE Copy 1



4 3" = 1'-0" FLOOR TYPE FL-1 PLYWD O/ WD JOISTS W/ WD FLOOR



1 3" = 1'-0" ROOF TYPE R-1 STANDING SEAM ROOF

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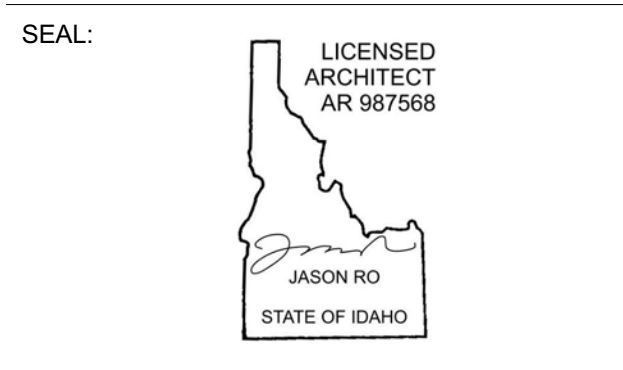
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MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
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NO	DATE	ISSUE

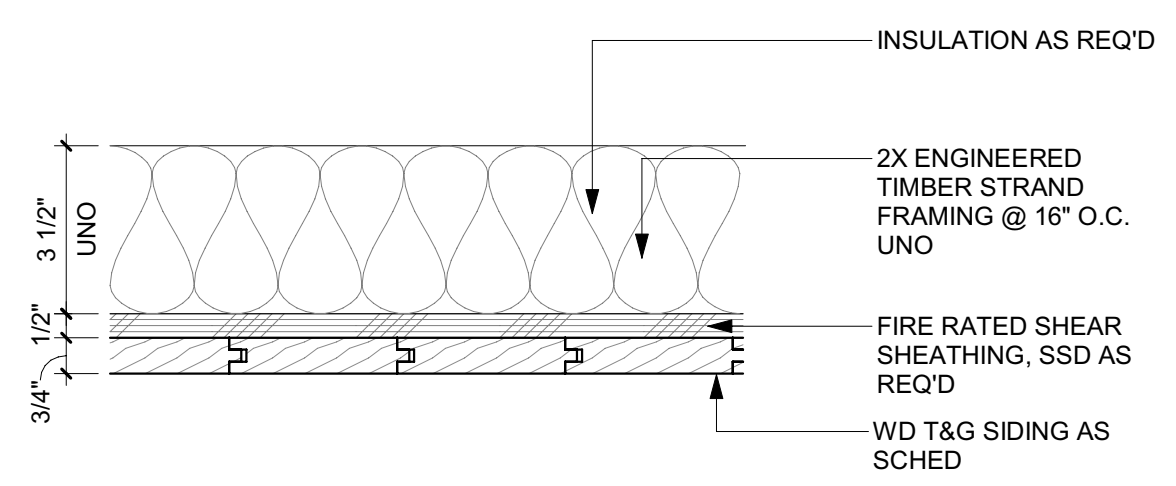
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

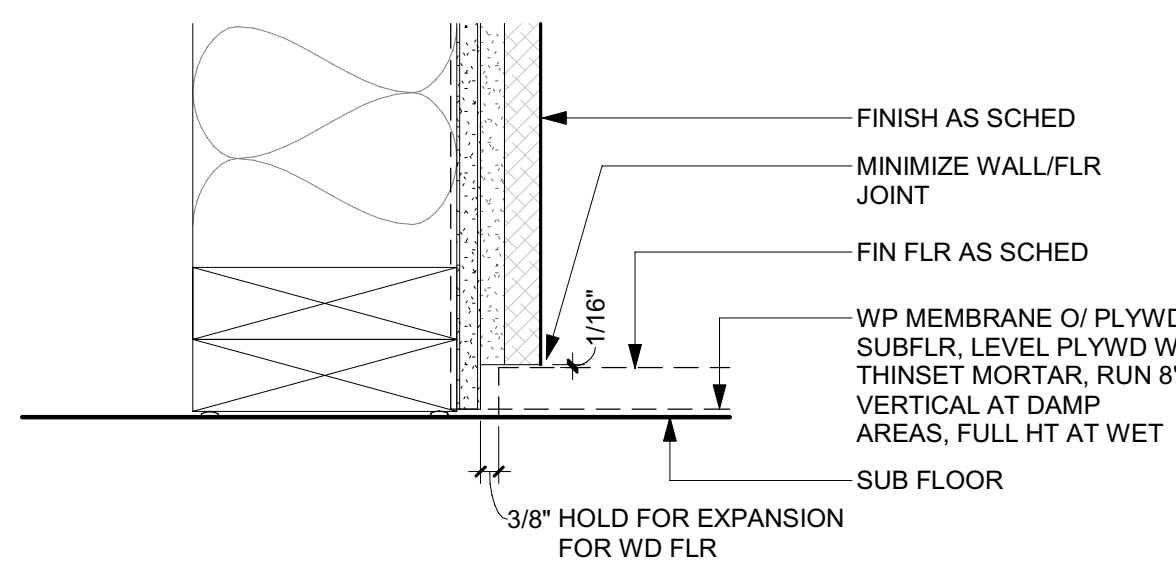
DRAWING TITLE:
ROOF AND FLOOR ASSEMBLY TYPES

DRAWING NUMBER:
G-201

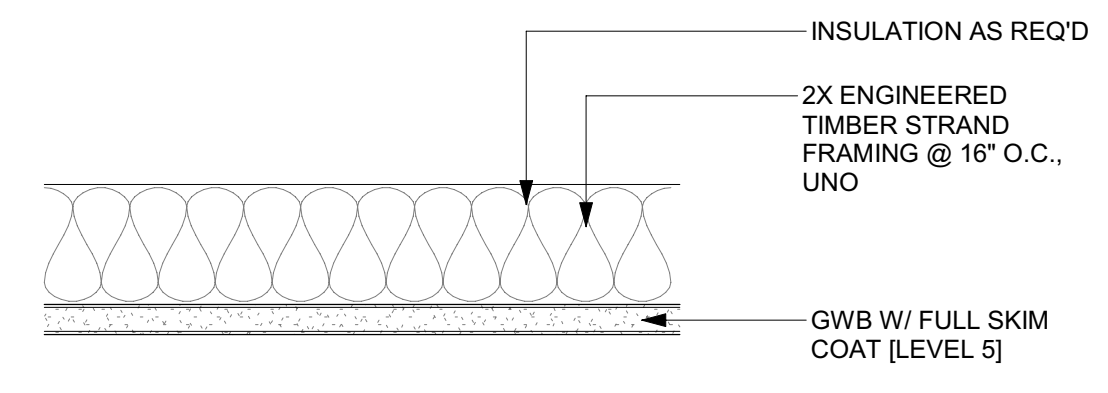
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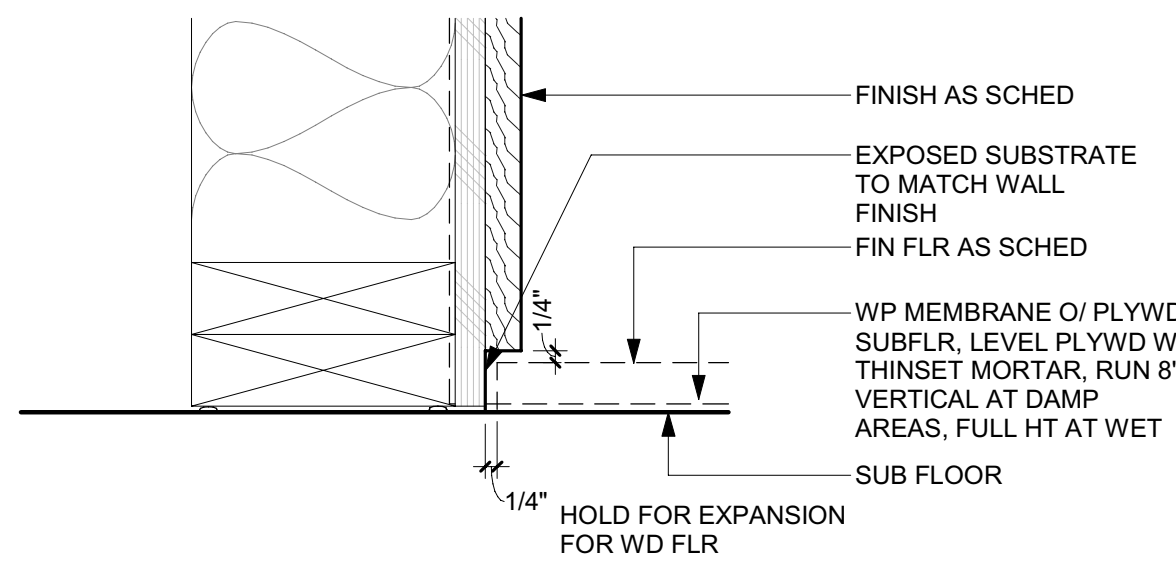
10 3" = 1'-0" BASE TYPE B-3 / TYPICAL STONE WALL BASE



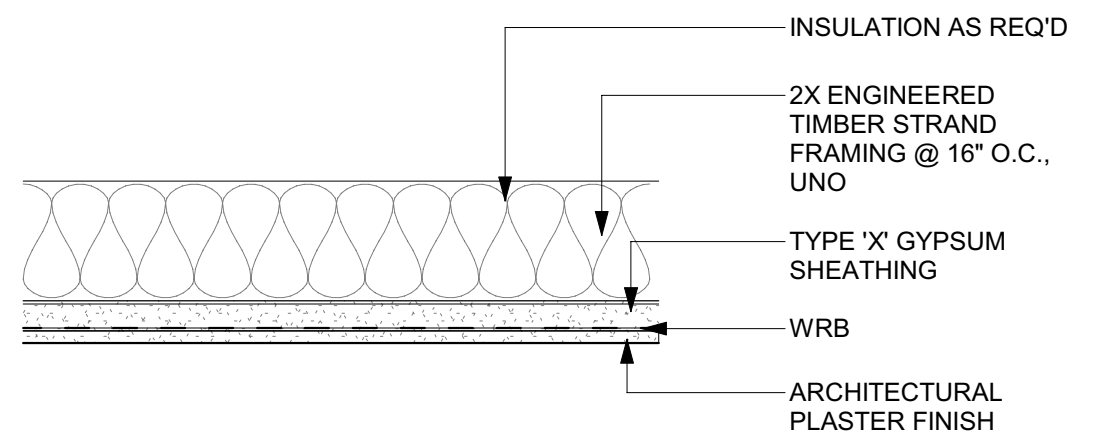
13 3" = 1'-0" CEILING TYPE CL-2 GWB CEILING



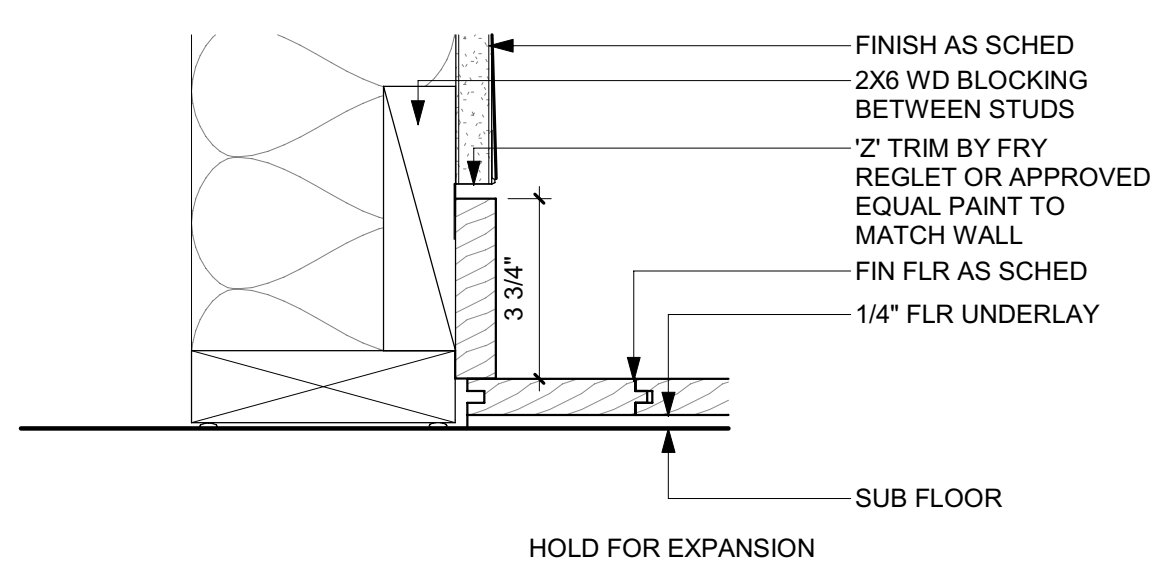
9 3" = 1'-0" BASE TYPE B-2 / TYPICAL WOOD WALL BASE



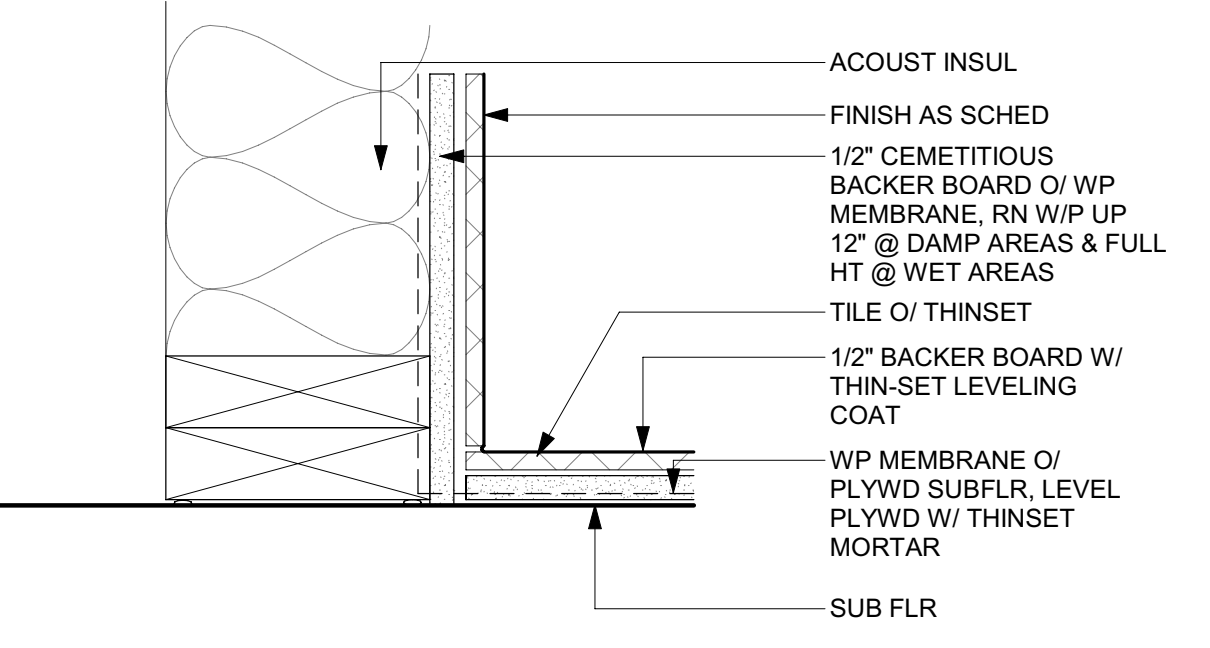
12 3" = 1'-0" CEILING TYPE CL-1 PLASTER CEILING



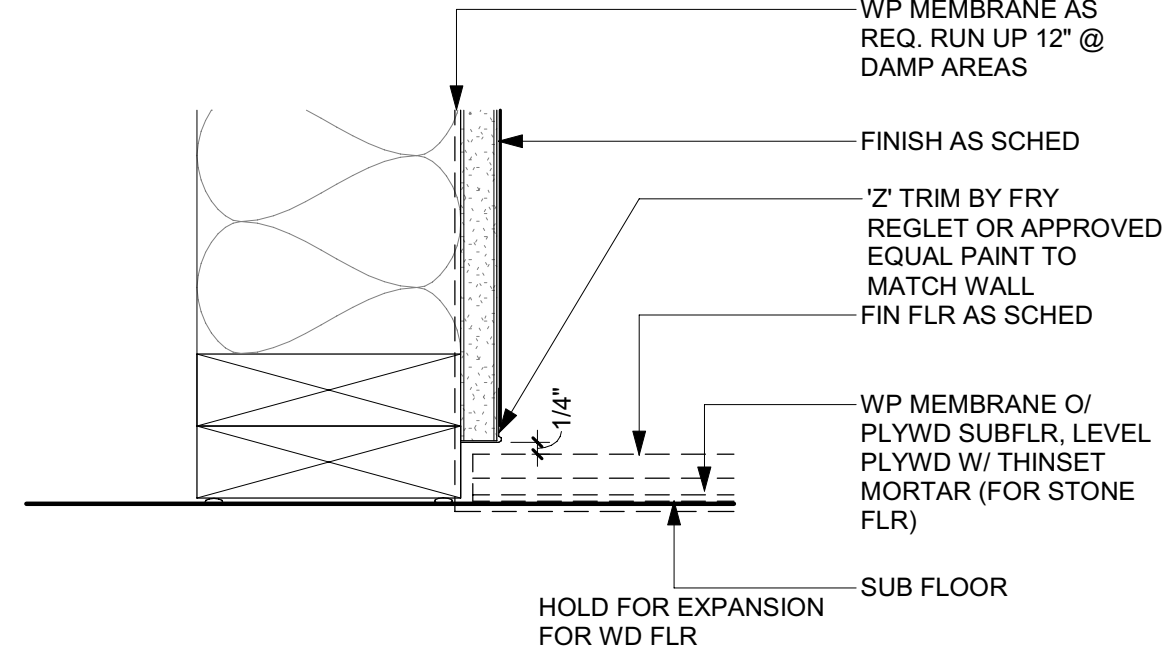
8 3" = 1'-0" BASE TYPE B-2 TYP DTL/REVEAL BASE @ WOOD FLR



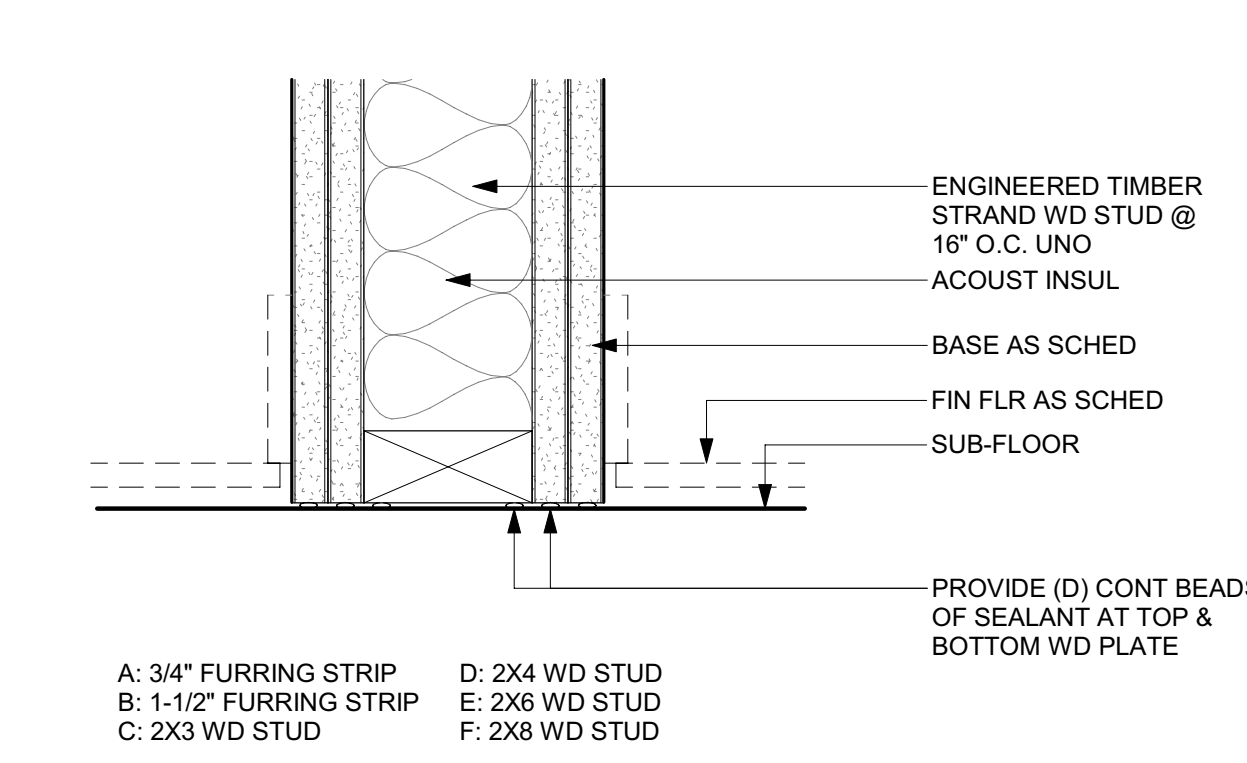
11 3" = 1'-0" BASE TYPE B-4 DTL/STONE BASE



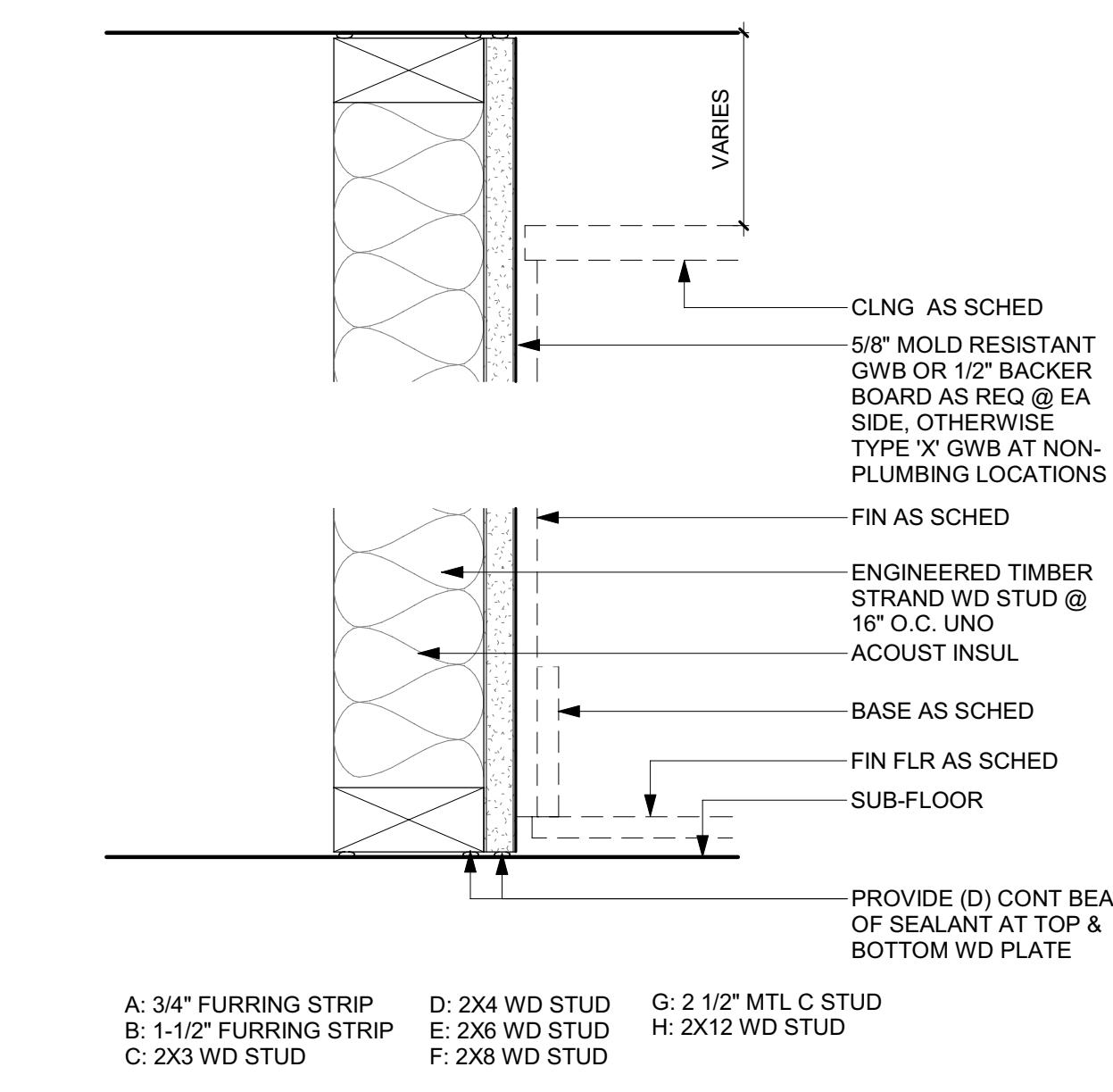
7 3" = 1'-0" BASE TYPE B-1 TYP DTL/REVEAL BASE



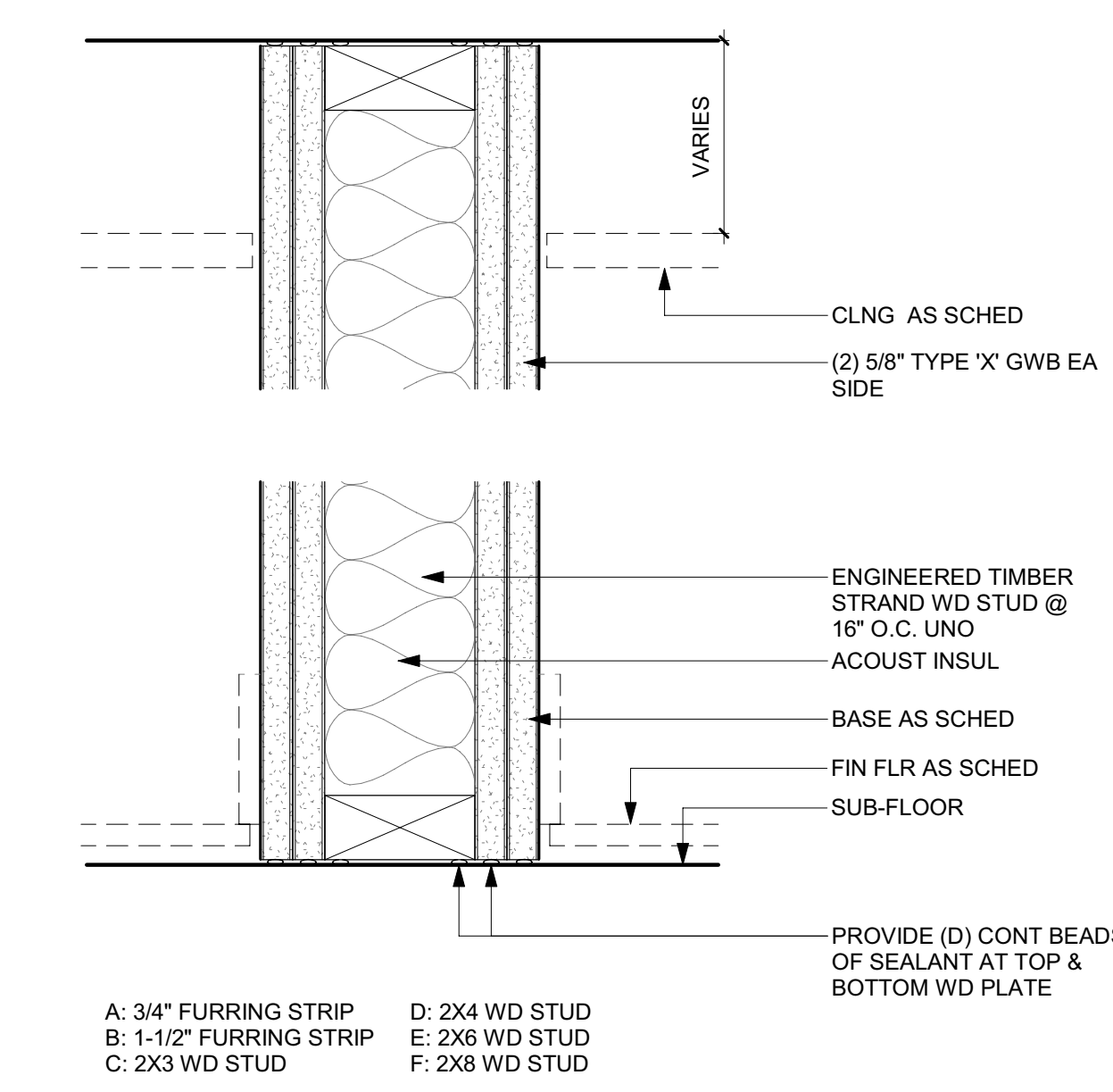
4 3" = 1'-0" WALL TYPE W4-UNRATED FURRED GWB WALL



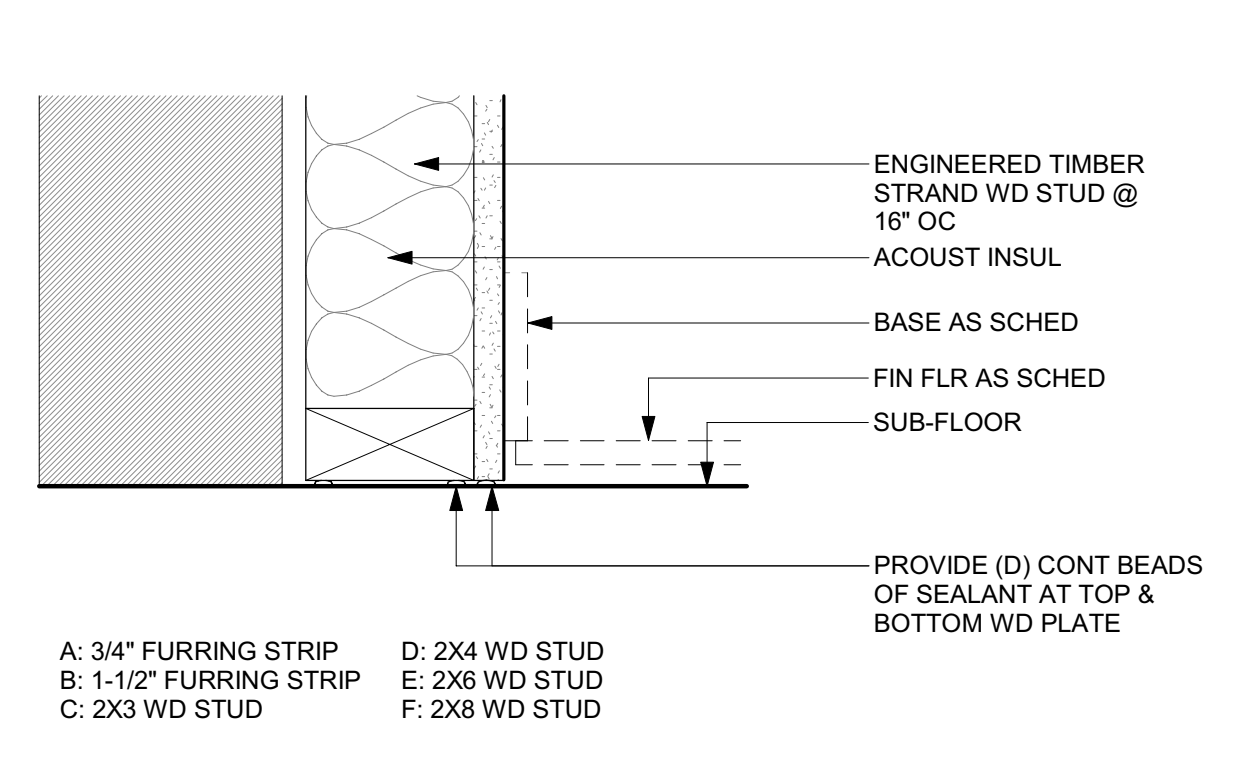
6 3" = 1'-0" WALL TYPE C2-UNRATED CHASE WALL



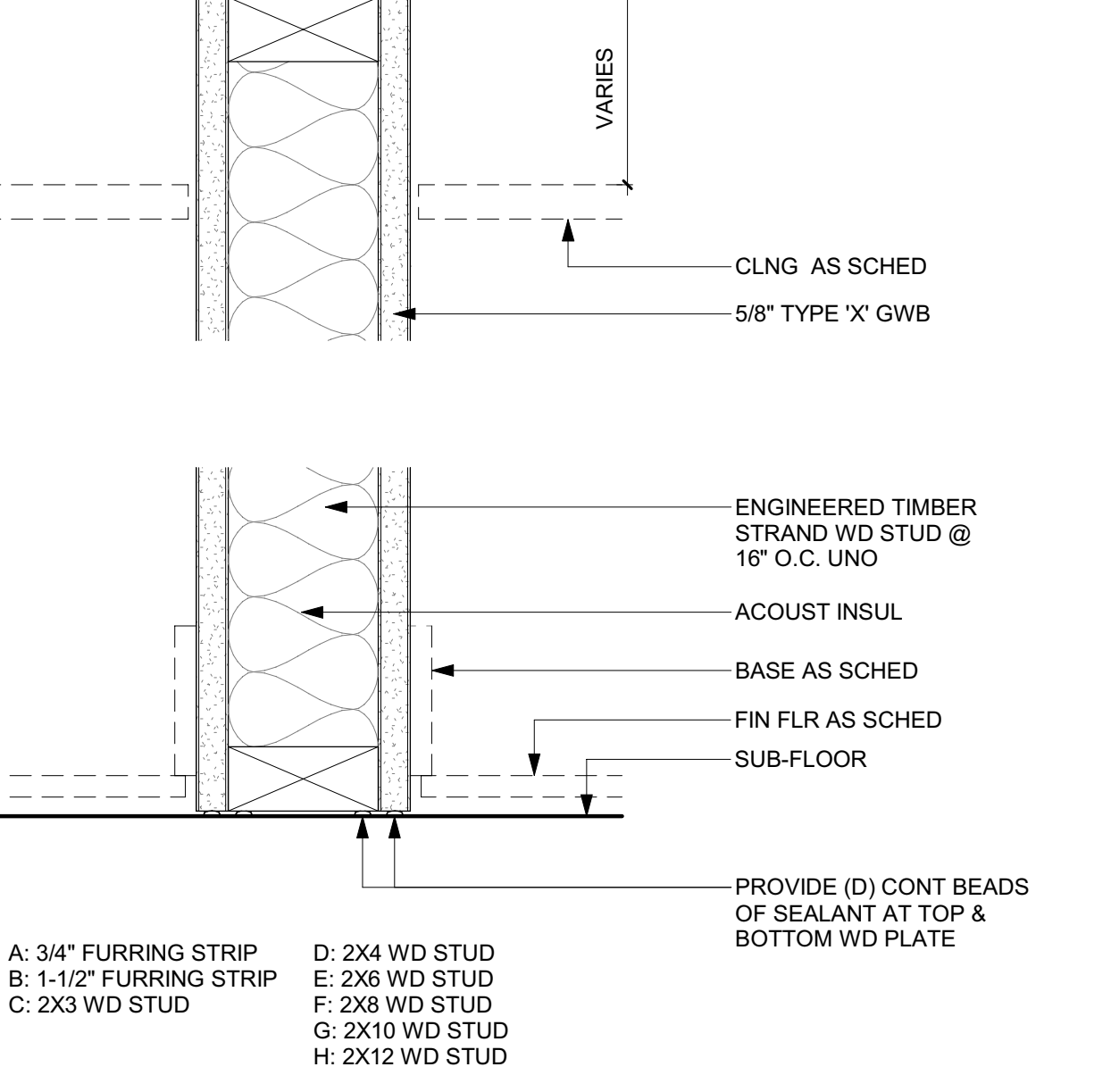
5 3" = 1'-0" WALL TYPE C1-UNRATED CHASE WALL



1 WALL TYPE W1-UNRATED FURRED GWB WALL



3 3" = 1'-0" WALL TYPE W3-UNRATED FURRED GWB WALL



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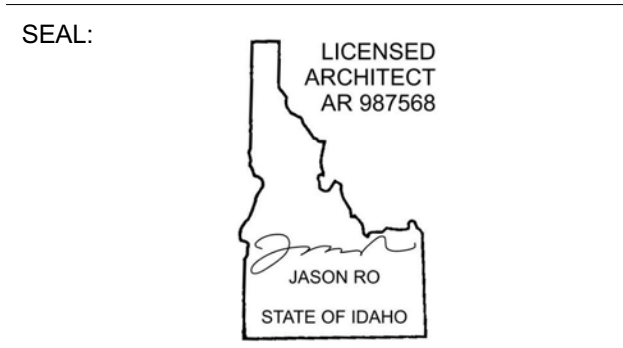
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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
INTERIOR WALL AND CEILING ASSEMBLY TYPES

DRAWING NUMBER:
G-202



APPROVED
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LEGAL DESCRIPTION:
 PARCEL 4, ROCKING RANCH SUB #2 (LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO)

ZONING DISTRICT: LR

FLOODPLAIN ZONE: AE

PROPERTY SIZE: 1.09 ACRES PER SURVEY (47,480 SF)

SITE PLAN NOTES:

- ELEVATION: 100'-0" = 5788'-6"
- SEE LANDSCAPE DRAWINGS FOR (E) AND (N) TREE LOCATIONS
- SEE LANDSCAPE DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION
- SEE ROOF PLAN FOR MORE ROOF INFORMATION
- SEE G-010 & G-011 FOR SITE COVERAGE AND HEIGHT CALCULATIONS
- SEE CONSTRUCTION ACTIVITY PLAN FOR ALL STAGING INFORMATION

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

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 TEL: 208.726.9512

STRUCTURAL ENGINEER:
 LFA
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 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
 KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

WATERPROOFING CONSULTANT:
 WISS, JANNEY, ELSTNER ASSOCIATES, INC
 3609 S WADSWORTH BLVD, SUITE 400
 LAKEWOOD, CO 80235
 TEL: 303.914.4300

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SEAL:
 LICENSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

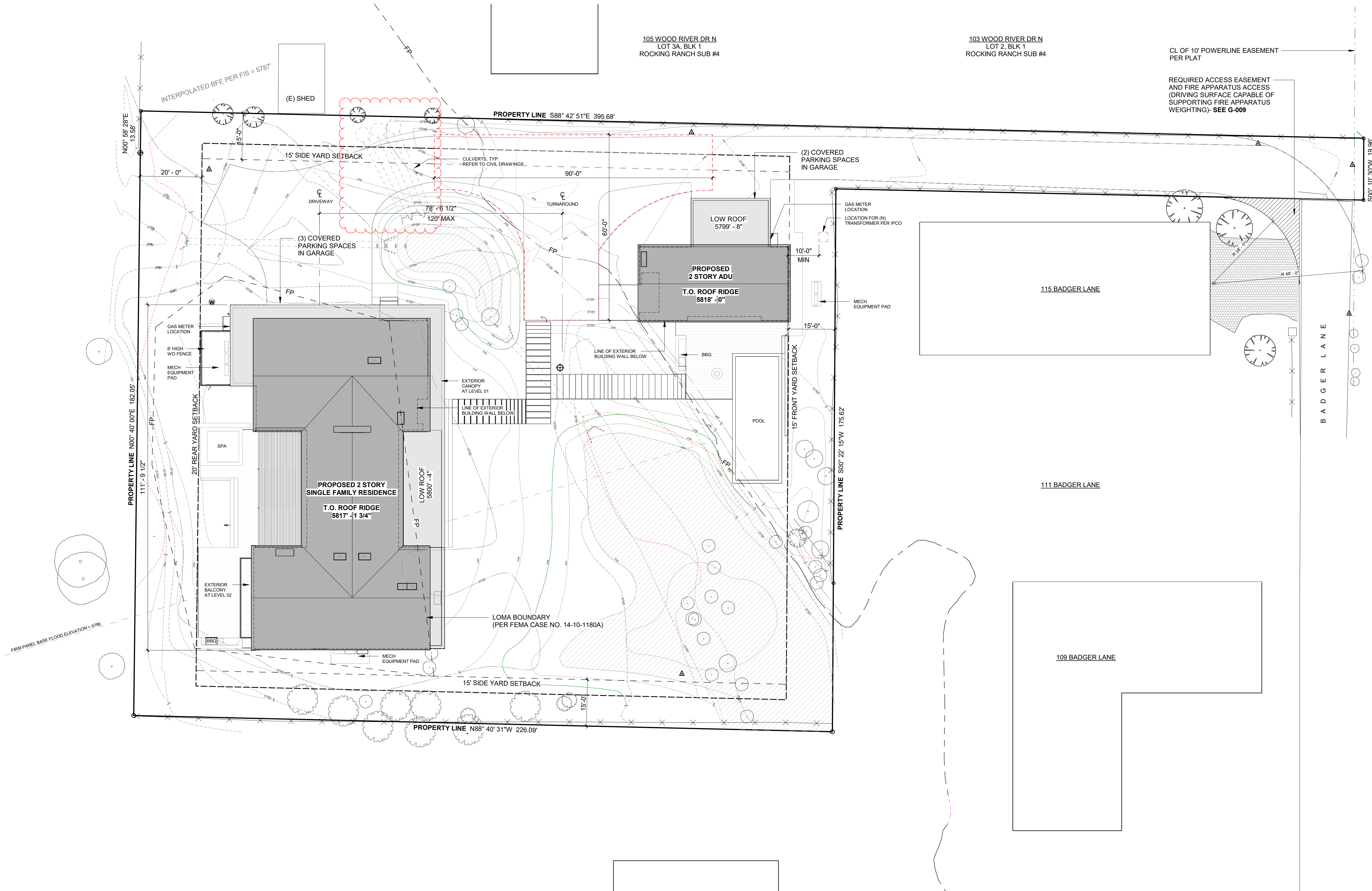
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4	02.12.24	PERMIT MODIFICATION
3	08.04.23	100% CD SET
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A-100.1



General Notes:

1. All neighbors with properties adjacent to the project shall be provided notice of the project, schedule and the general contractor's contact information in advance of construction.
2. Trucks to be cleaned prior to leaving the site through mud removal to maintain clean city streets.
3. Dust mitigation to be used by sprinkling the site during excavation when necessary.
4. Vehicle parking is expected to be on the project site. "No parking" sign to be placed at the end of Badger Lane to ensure no parking occurs near the fire hydrant.
5. Storage of temporary construction materials and tools will be on private property only and not in the right of way.
6. Right of way will only be used to get access to the project site. No loading or unloading is expected to take place.
7. See "Truck Route" picture demonstrating route to the job site from Main St.
8. Site conditions to be cleaned and vegetated in accordance with the Landscape Plan once construction is completed.

9. The general contractor is responsible for all subcontractors and will be held responsible for all aspects of the construction activity permit.
10. Speed limits for construction vehicles shall be limited to 15 miles per hour within one block of a construction site, unless otherwise determined by the Ketchum Police Department.
11. The job site shall be kept in a clean and orderly condition. Trash shall be picked up on the site and surrounding areas on a daily basis, and materials shall be stored in neat, tidy piles.
12. Manholes may not be obstructed at any time. In addition, minimum three feet clear shall be maintained on back and sides of fire hydrants, and minimum 15 feet clear shall be maintained on the front, street side of fire hydrants.
13. Contractor is responsible for snow removal. Snow will be stored on site outside of the right of way. If unable to store on site, it will be hauled away from the project.
14. Mature trees will be protected and fenced at the drip line throughout construction.
15. Wetlands to remain undisturbed during construction. Silt fencing to be placed along wetland borders to ensure material and equipment will not enter into wetland areas.
16. No contractor parking will be permitted on Badger Lane and Buss Elle Rd.

Cut and Fill Calculations:
 Cut = 274 cy
 Fill = 258 cy
 Difference = 16 cy
 Excess material is to be stored on site in the stockpile location until completion of construction.

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
 RO | ROCKETT DESIGN
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SURVEYOR:
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 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
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 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
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GEOTECHNICAL ENGINEER:
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LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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SEAL:
 LICENSIED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

1	05.02.23	PERMIT REVIEW - REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
SITE PLAN

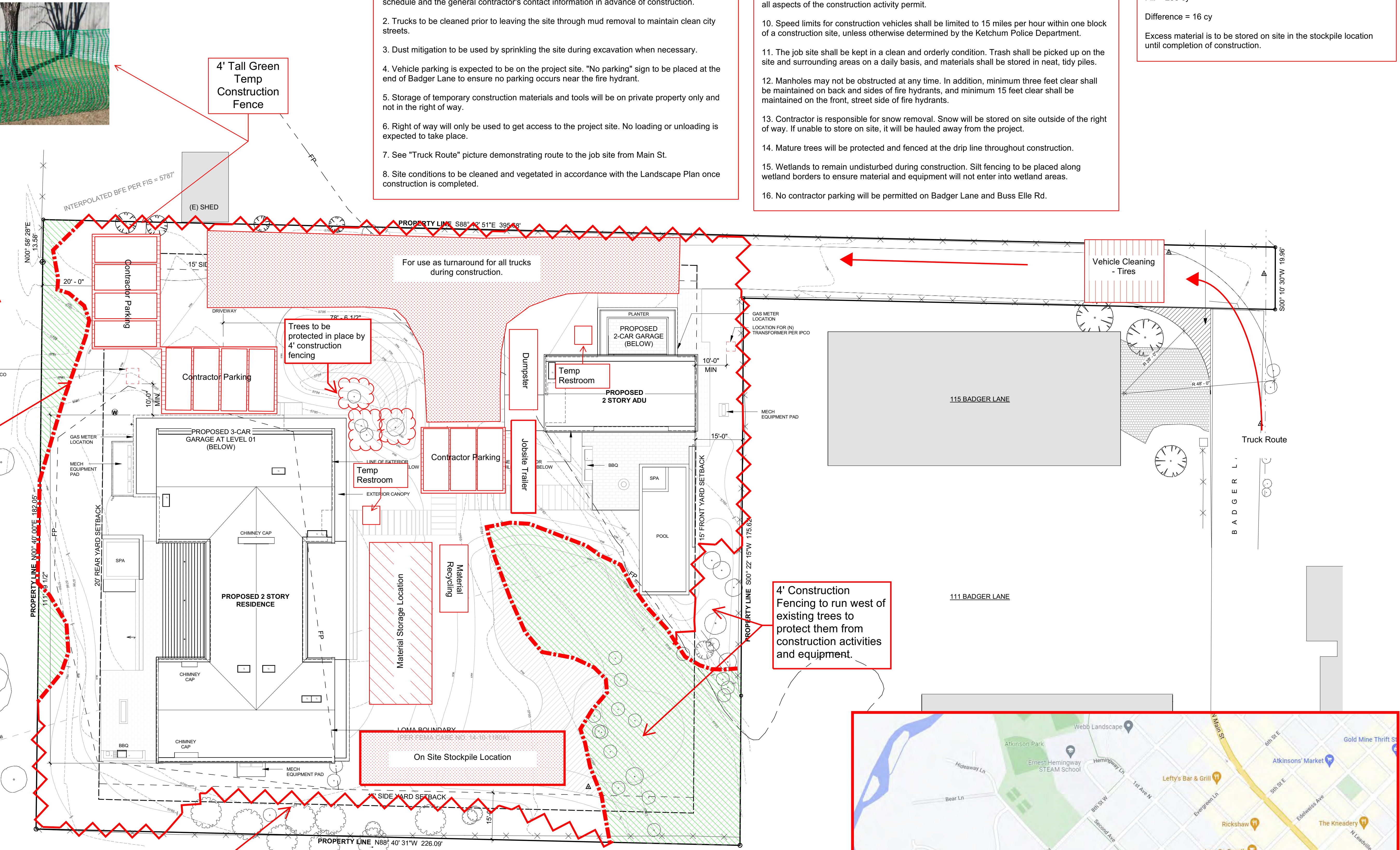
DRAWING NUMBER:
A-100.1



4' Tall Green Temp Construction Fence

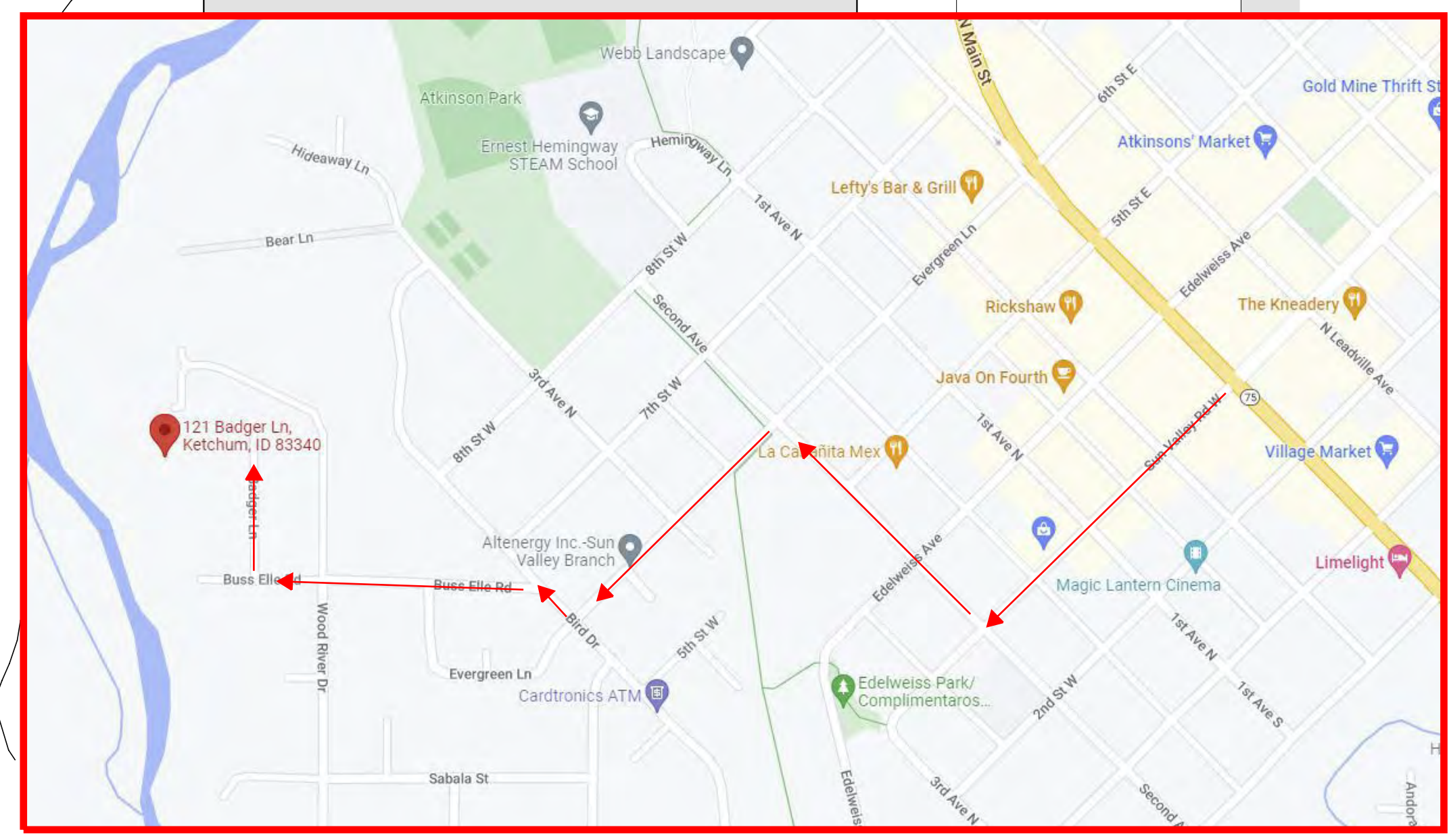


3' Tall Black Silt Fencing used around Wetlands to prevent construction materials from entering these areas.

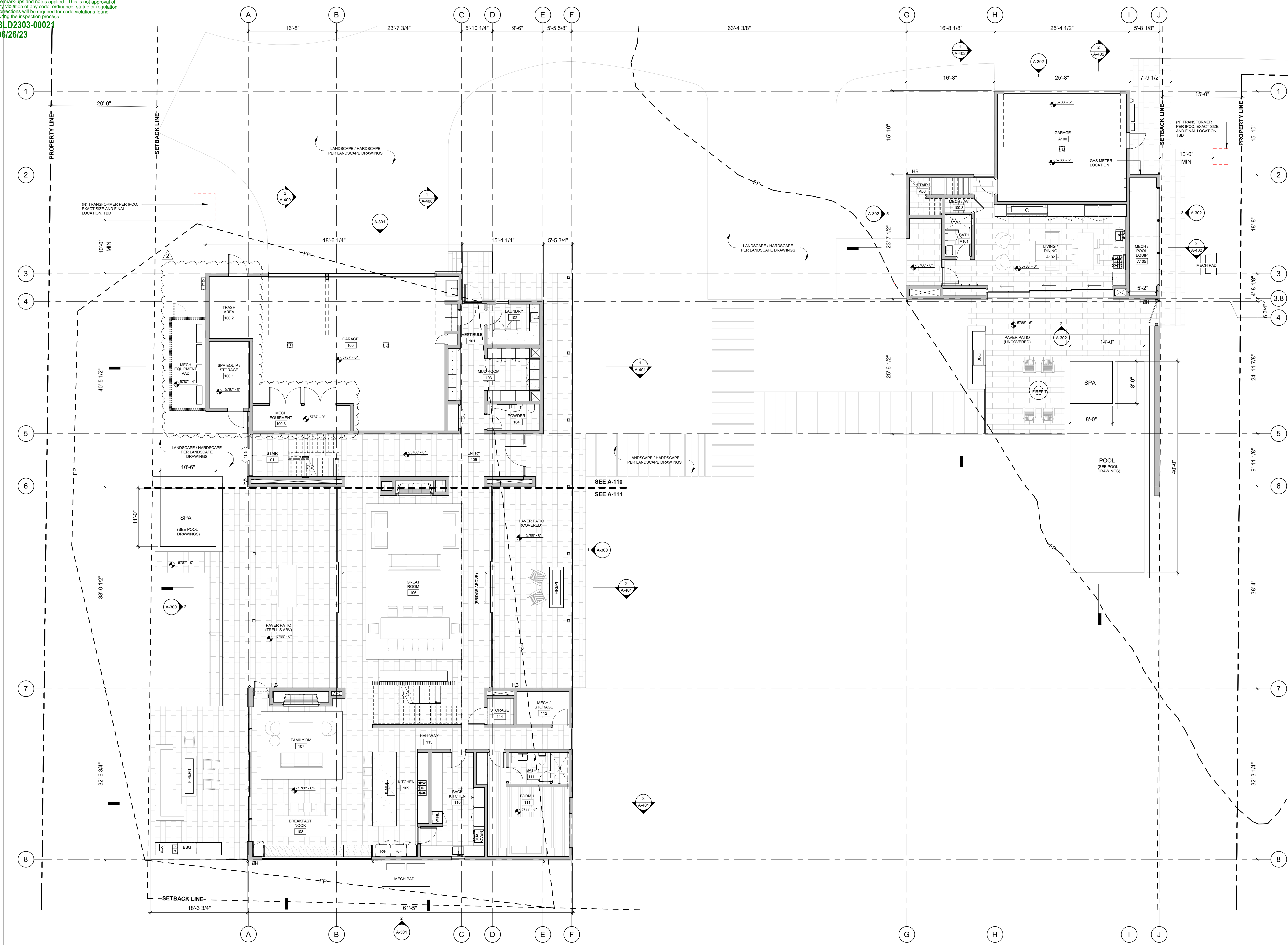


4' Construction Fencing to run west of existing trees to protect them from construction activities and equipment.

4' Construction Fencing to run north of the patch of existing trees on site to protect them from construction activity.



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.
 BLD2303-00021
 06/26/23



BADGER RESIDENCE

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 TEL: 208.726.9512

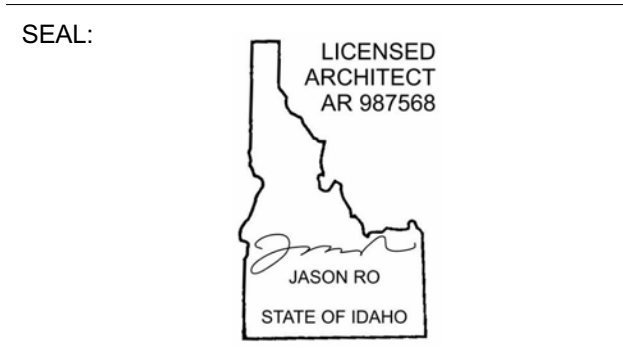
STRUCTURAL ENGINEER:
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MEP ENGINEER:
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2	06.06.23	PERMIT REVIEW - REV 2
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

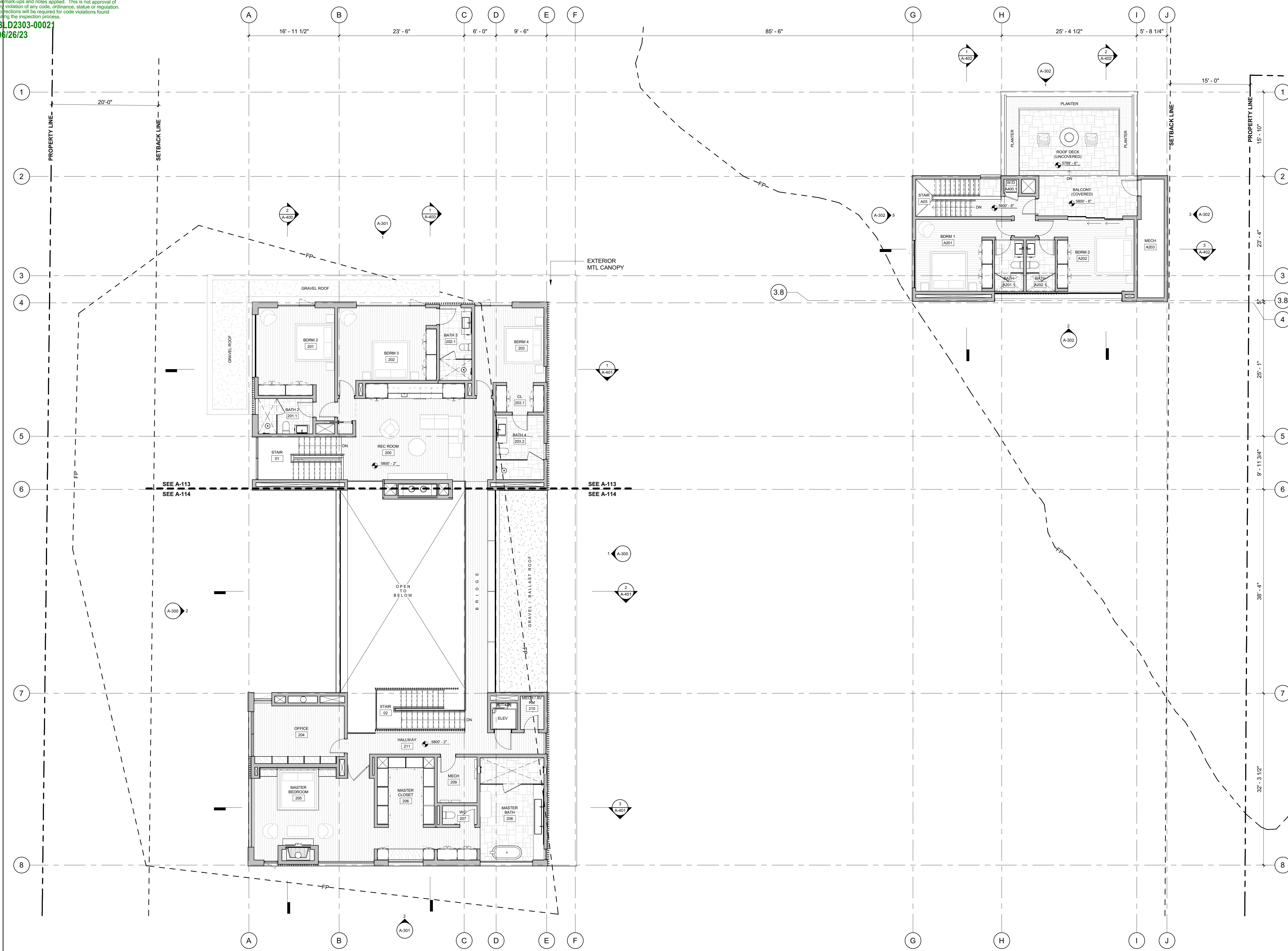
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
REFERENCE PLAN / LEVEL 01

DRAWING NUMBER:
A-101
 NOT FOR CONSTRUCTION

Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.
 BLD2303-00021
 06/26/23



BADGER RESIDENCE

OWNER:
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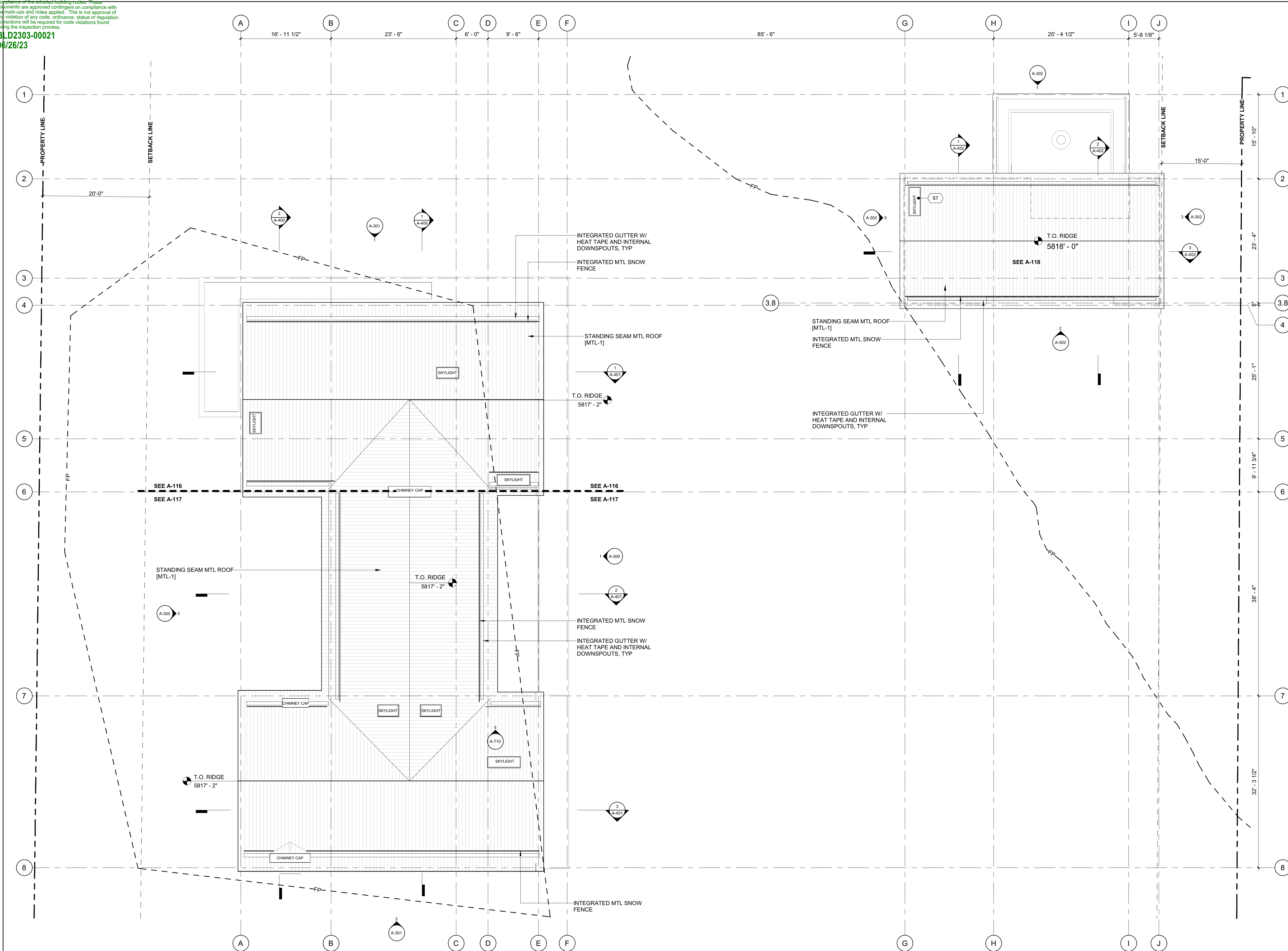

NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
REFERENCE PLAN / LEVEL 02

DRAWING NUMBER:
A-102



BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 TEL: 208.726.9512

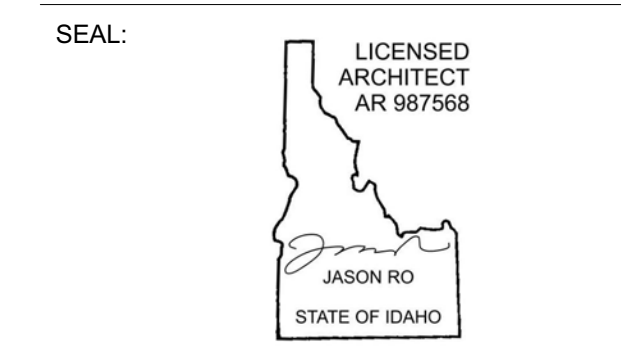
STRUCTURAL ENGINEER:
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MEP ENGINEER:
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 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
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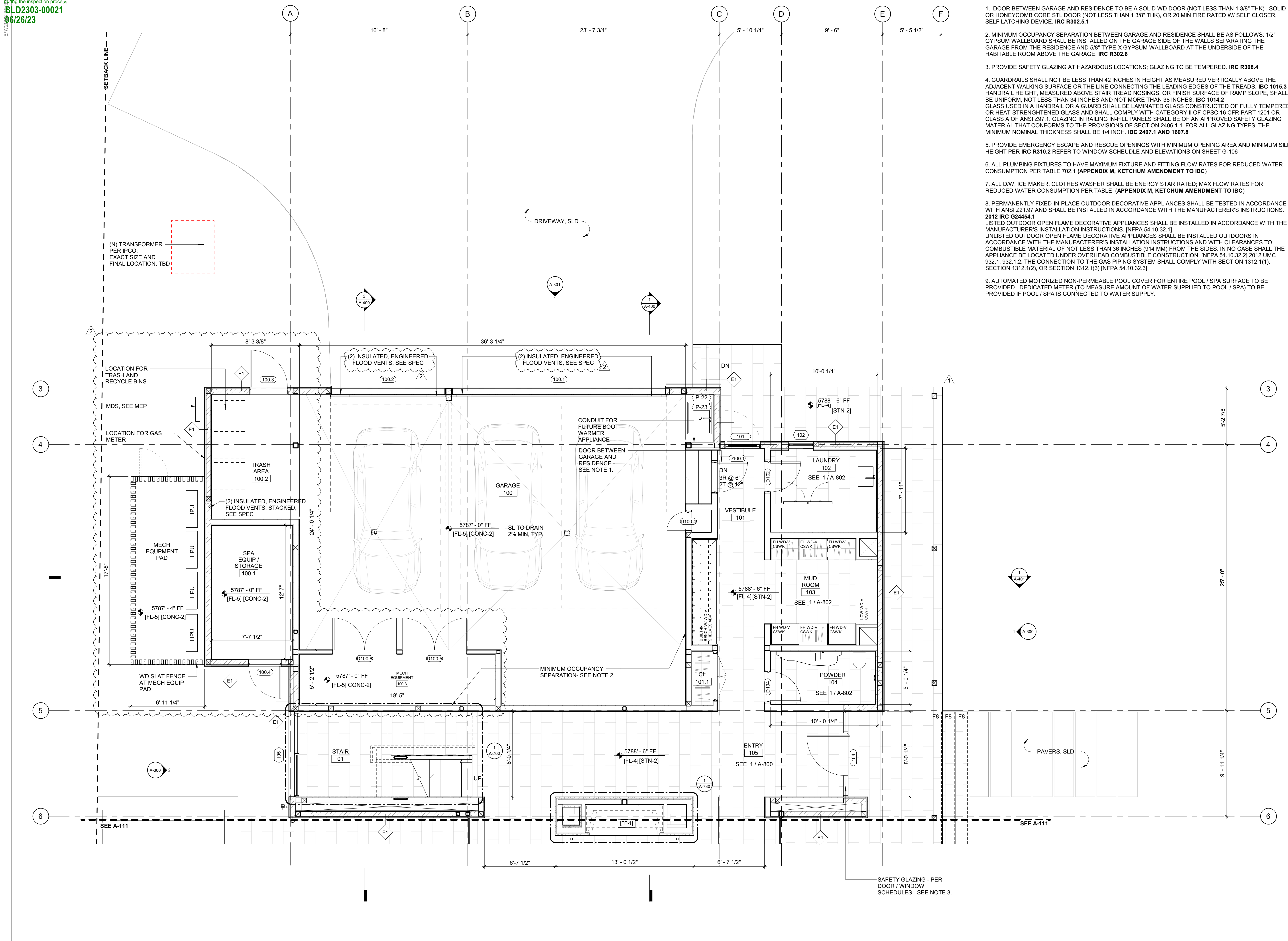
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
REFERENCE PLAN / ROOF

DRAWING NUMBER:
A-103



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
 - MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
 - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
 - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3** HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2** GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING IN-FILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
 - PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
 - ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
 - ALL DW, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
 - PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G2445.1** LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54.10.32.1]. UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54.10.32.2] 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) [NFPA 54.10.32.3]
 - AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

BADGER RESIDENCE

OWNER:
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 KETCHUM, ID 83340

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SEAL:
 LICENSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

2	06.06.23	PERMIT REVIEW - REV 2
1	05.02.23	PERMIT REVIEW - REV 1
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

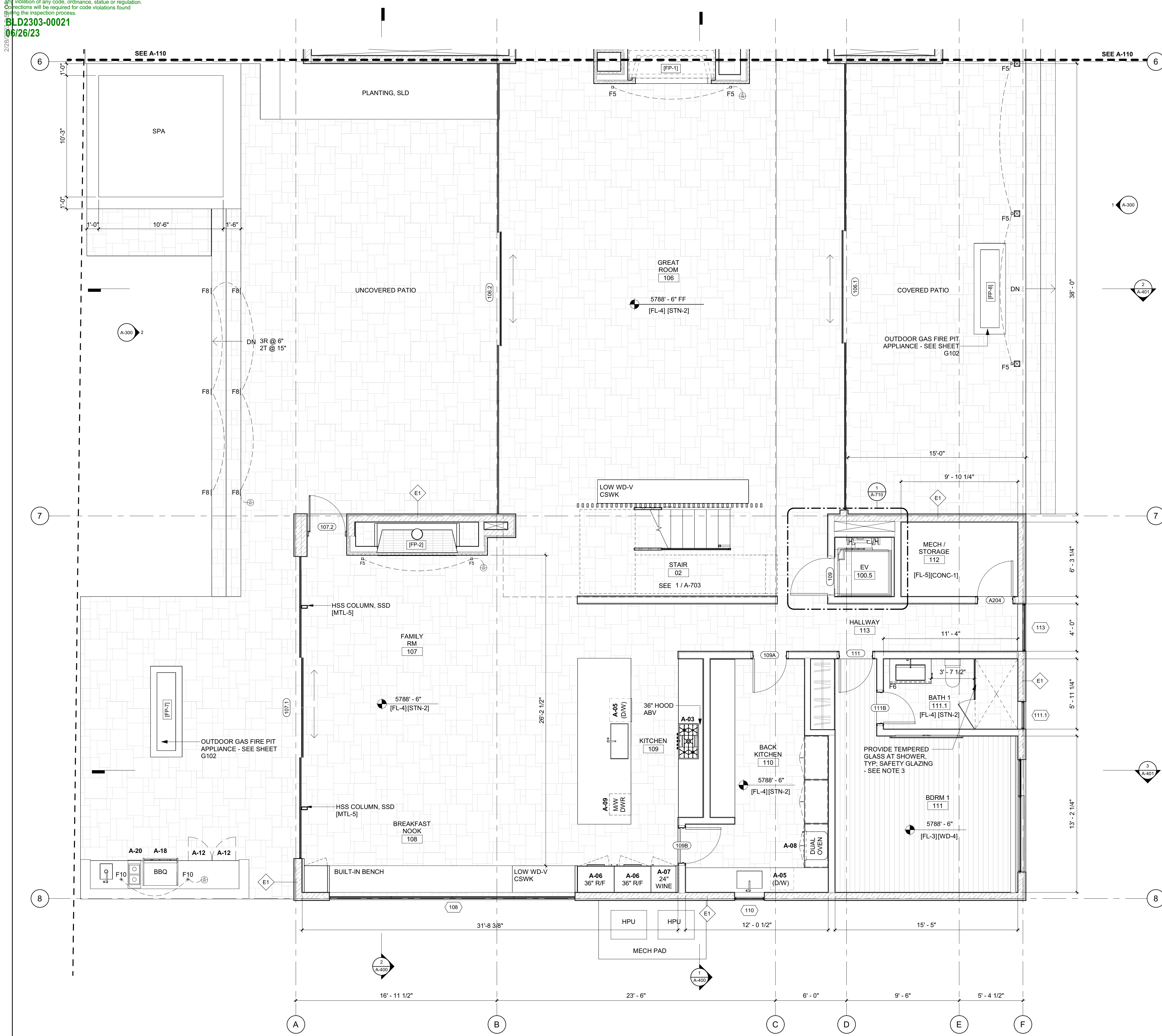
PROJECT NUMBER
#2201

DRAWING TITLE:
FLOOR PLAN / LEVEL 01 / NORTH

DRAWING NUMBER:
A-110

NOT FOR CONSTRUCTION

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- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
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 - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
 - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**
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 - PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
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BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
 ROJ ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
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 TEL: 213.784.0014

SURVEYOR:
 GALENA ENGINEERING, INC.
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 HAILEY, ID 83333
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 SAWTOOTH ENVIRONMENTAL CONSULTING
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HYDROLOGY / WATER ENGINEERING:
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GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
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CIVIL ENGINEER:
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LIGHTING DESIGN CONSULTANT:
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 TEL: 310.552.2191

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SEAL:
 LICENSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

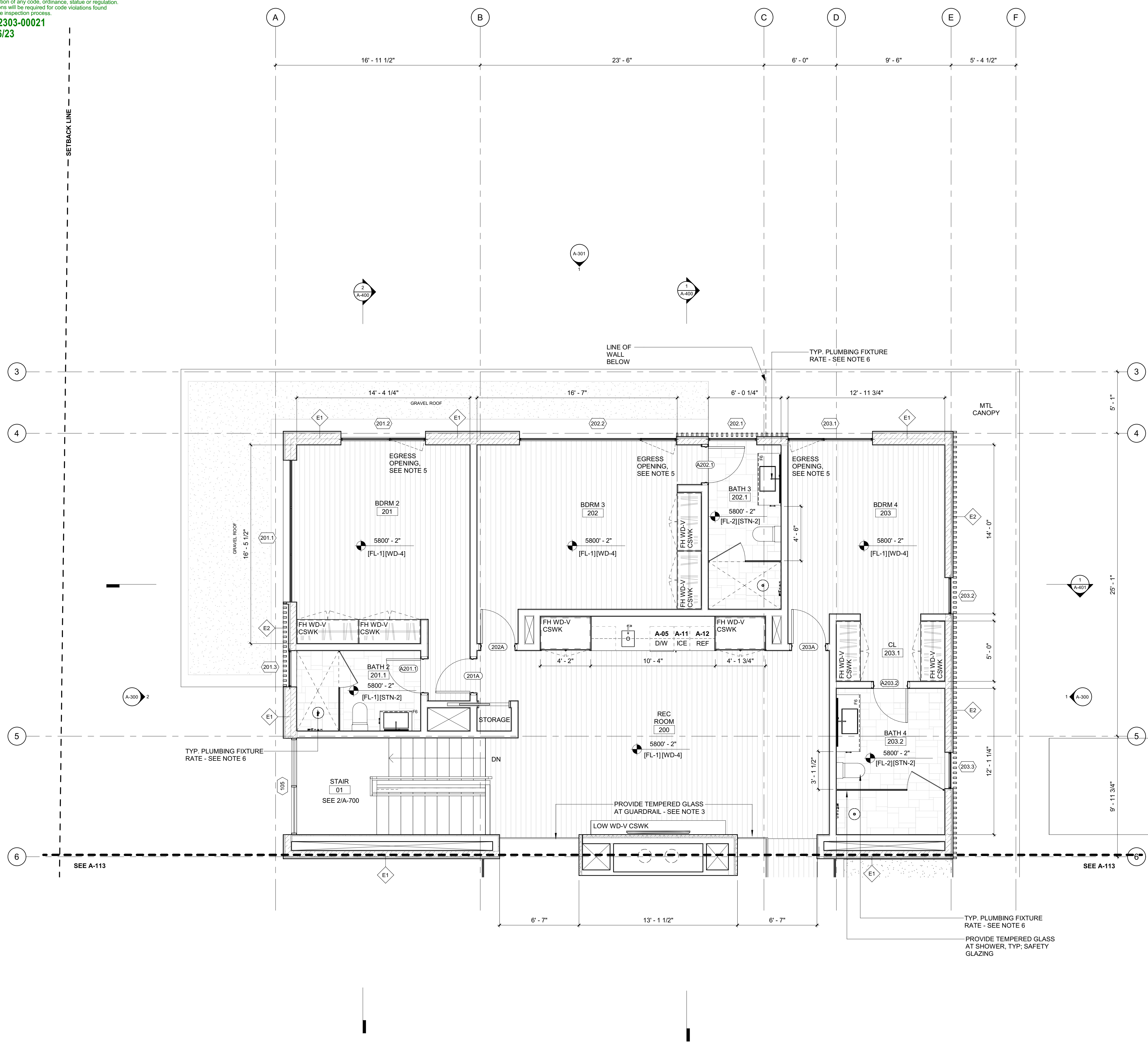
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0	02.28.23		

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
FLOOR PLAN / LEVEL 01 / SOUTH

DRAWING NUMBER:
A-111



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
 - MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
 - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
 - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**
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BADGER RESIDENCE

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 BENCHMARK ASSOCIATES, P.A.
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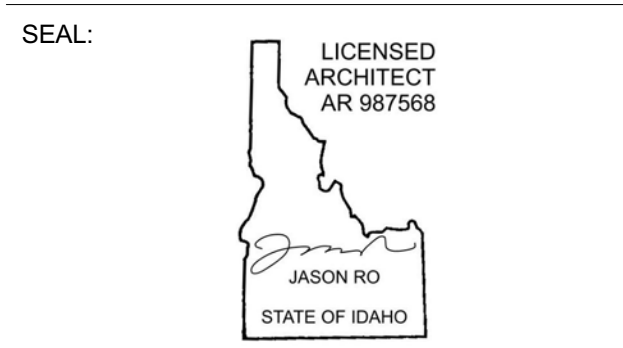
STRUCTURAL ENGINEER:
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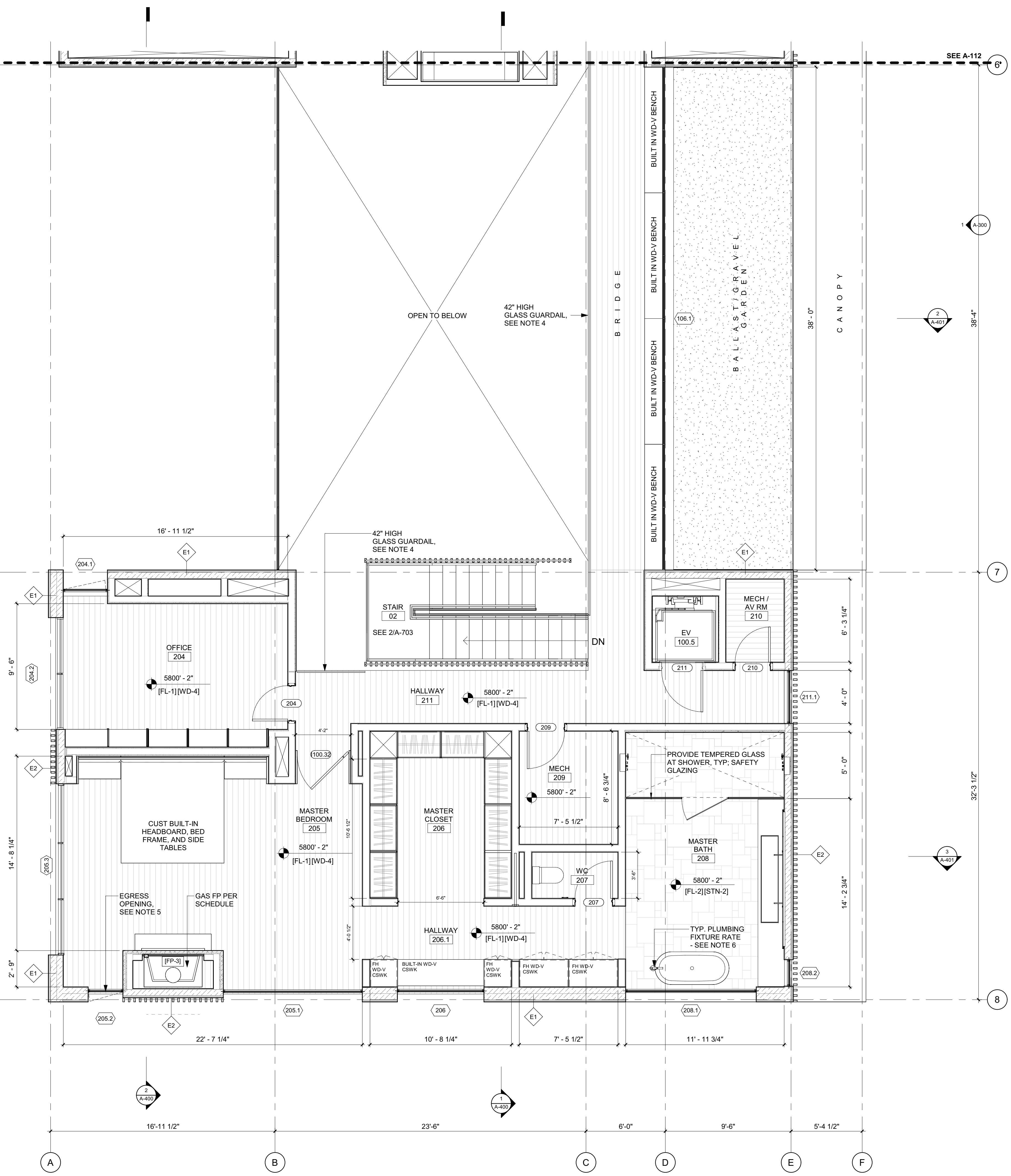
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PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
FLOOR PLAN / LEVEL 02 / NORTH

DRAWING NUMBER:
A-112



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
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BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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SURVEYOR:
GALENA ENGINEERING, INC.
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 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
SAWTOOTH ENVIRONMENTAL CONSULTING
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 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
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LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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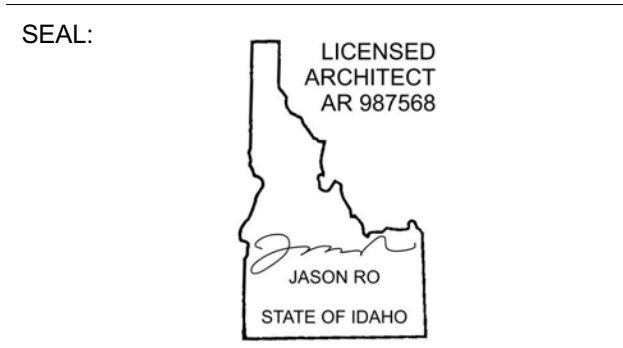
STRUCTURAL ENGINEER:
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MEP ENGINEER:
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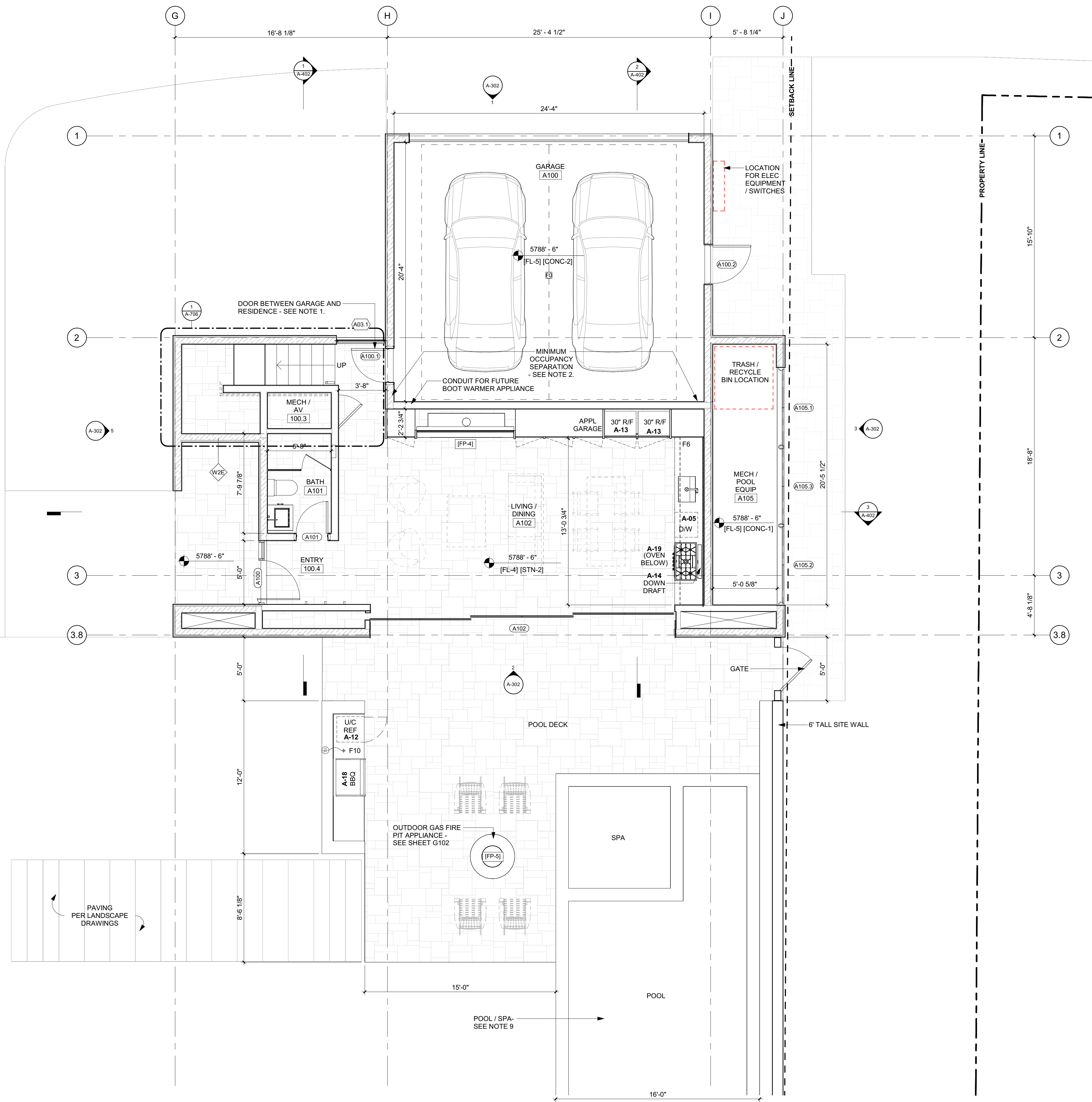
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 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
FLOOR PLAN / LEVEL 02 / SOUTH

DRAWING NUMBER:
A-113



- GENERAL NOTES:**
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BADGER RESIDENCE

OWNER:
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SEAL:
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 AR 987568
 JASON RO
 STATE OF IDAHO

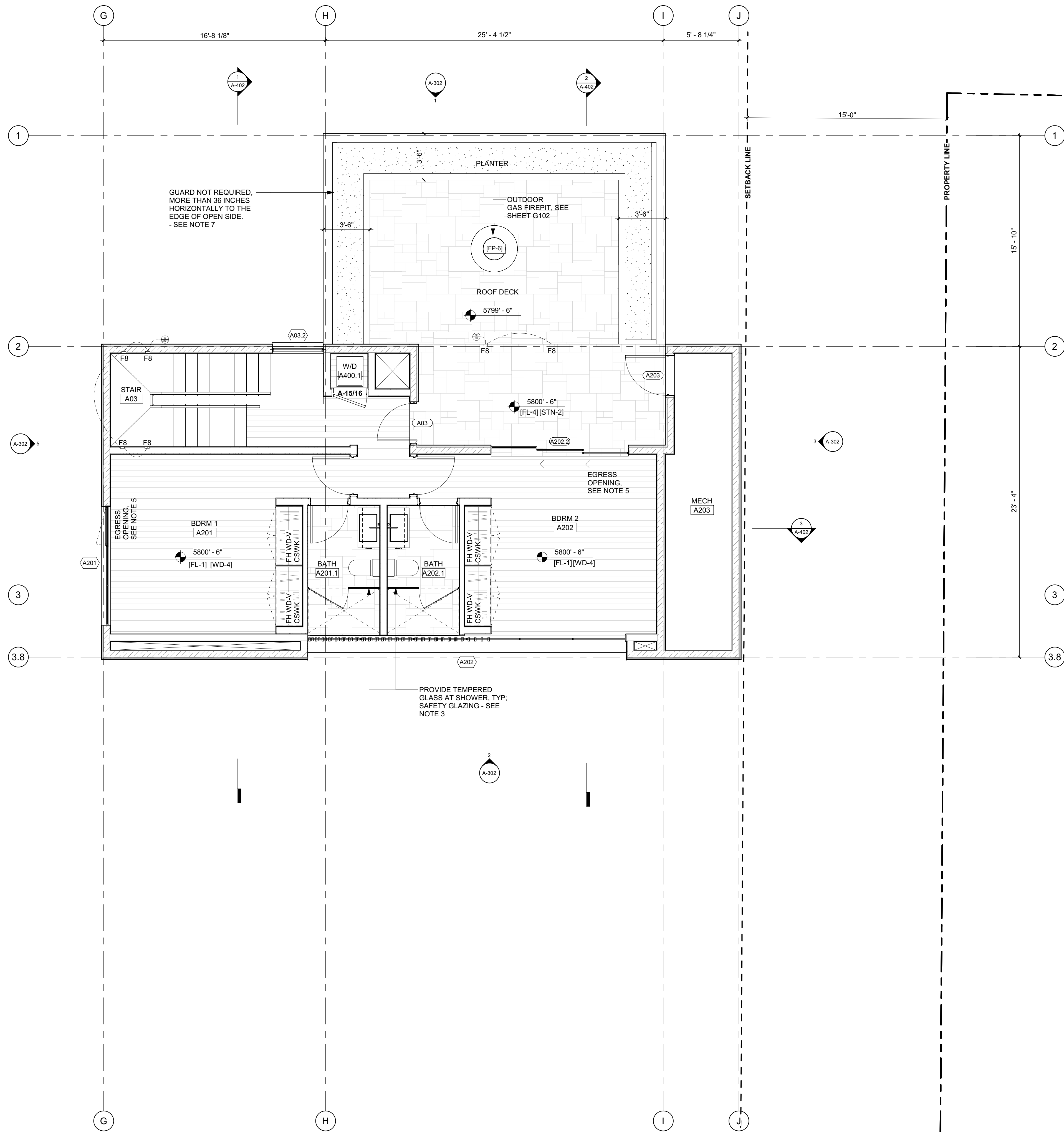
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
FLOOR PLAN / LEVEL 01 / ADU

DRAWING NUMBER:
A-114



- GENERAL NOTES:**
1. DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
 2. MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
 3. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
 4. GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**
 GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING IN-FILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
 5. PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
 6. ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
 7. ALL DW, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
 8. PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G24454.1**
 LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54.10.32.1]
 UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54.10.32.2] 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) [NFPA 54.10.32.3]
 9. AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER (TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

BADGER RESIDENCE

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121 BADGER LANE LLC
 P.O. BOX 14001-174
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LANDSCAPE ARCHITECT:
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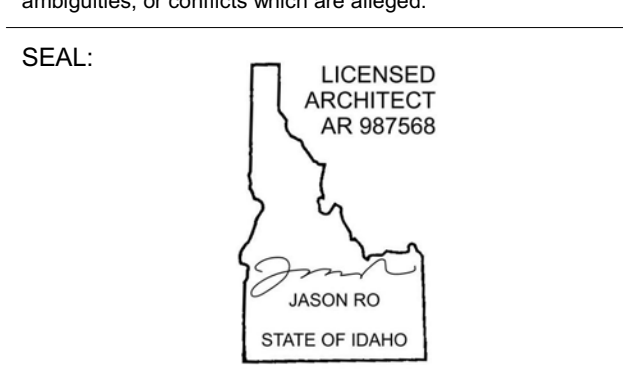
CIVIL ENGINEER:
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NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
FLOOR PLAN / LEVEL 02 / ADU

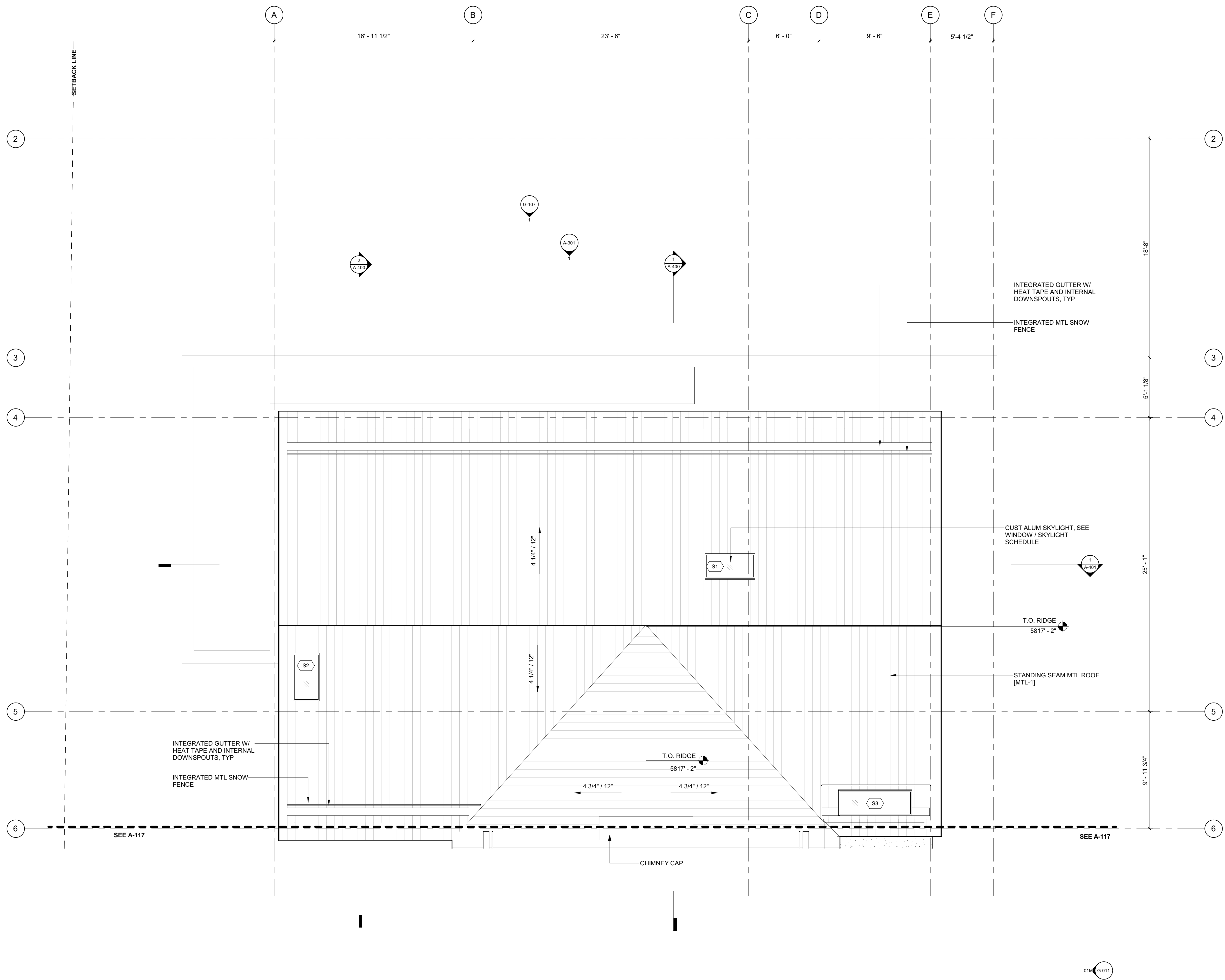
DRAWING NUMBER:
A-115



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23

2/25

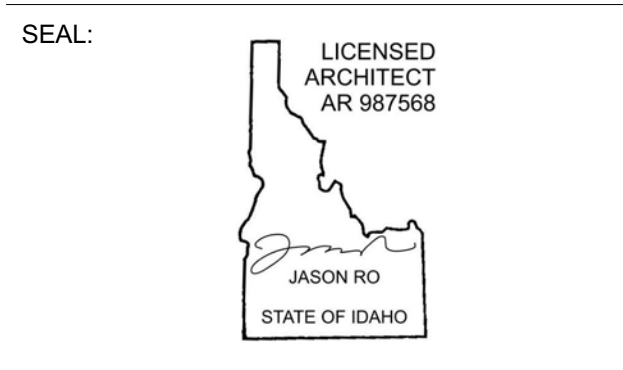


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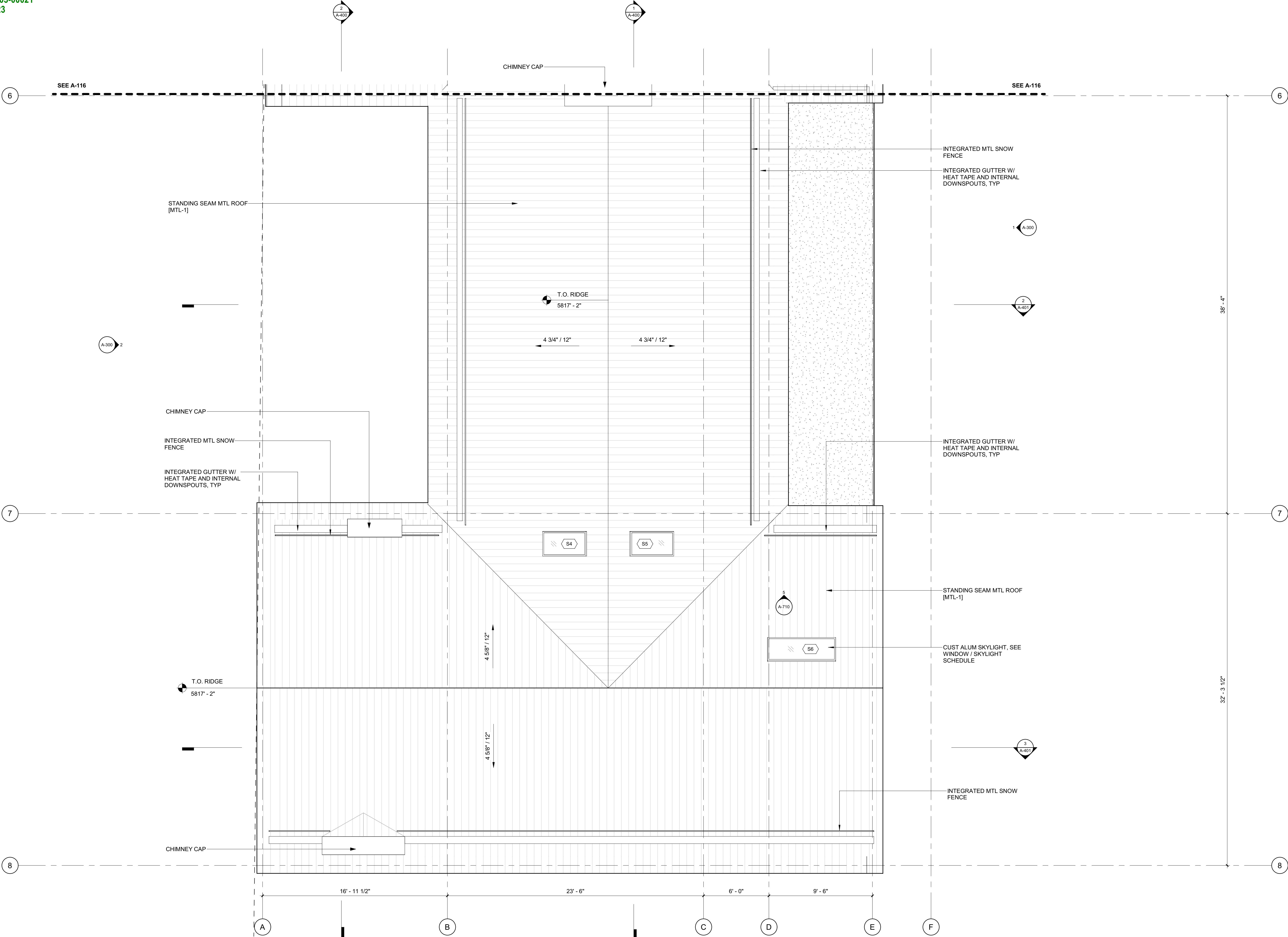
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0	02.28.23	BUILDING PERMIT ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ROOF PLAN / NORTH

DRAWING NUMBER:
A-116



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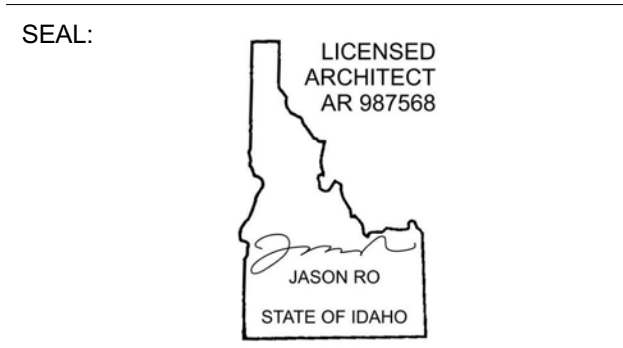
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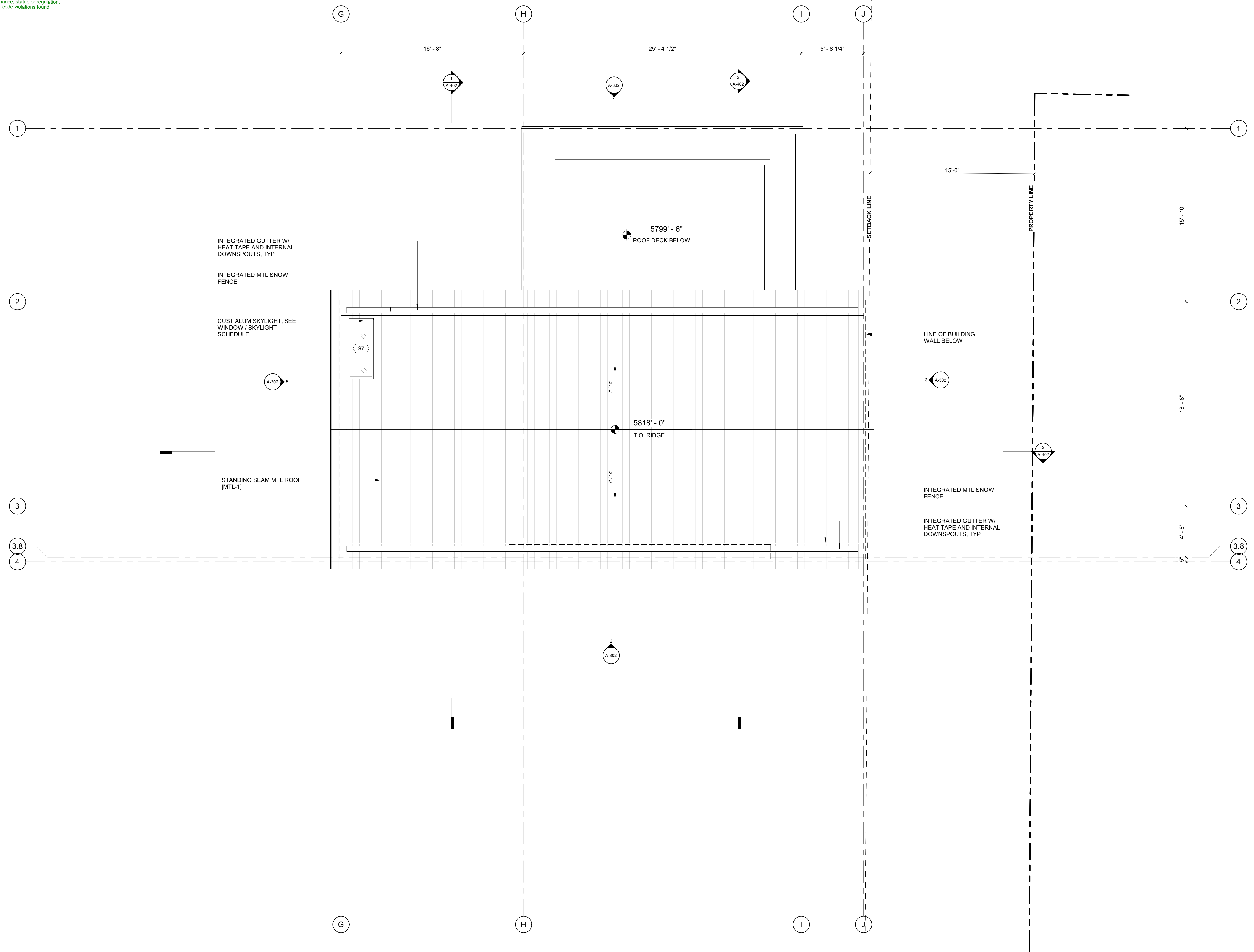
NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
1		ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
ROOF PLAN / SOUTH

DRAWING NUMBER:
A-117



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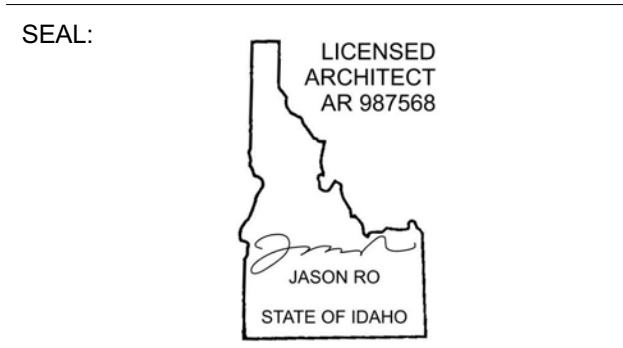
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PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
ROOF PLAN / ADU

DRAWING NUMBER:
A-118



These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/2/25

POWER / DATA NOTES:

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF A/V AND TELEVISION CONNECTIONS WITH A/V CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE A/V PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

BADGER RESIDENCE

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TEL: 213.239.9700

MEP ENGINEER:

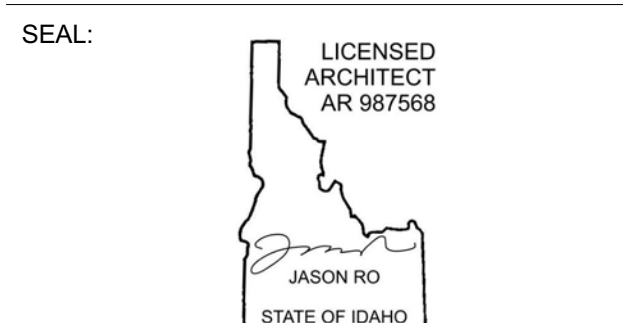
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NO	DATE	ISSUE

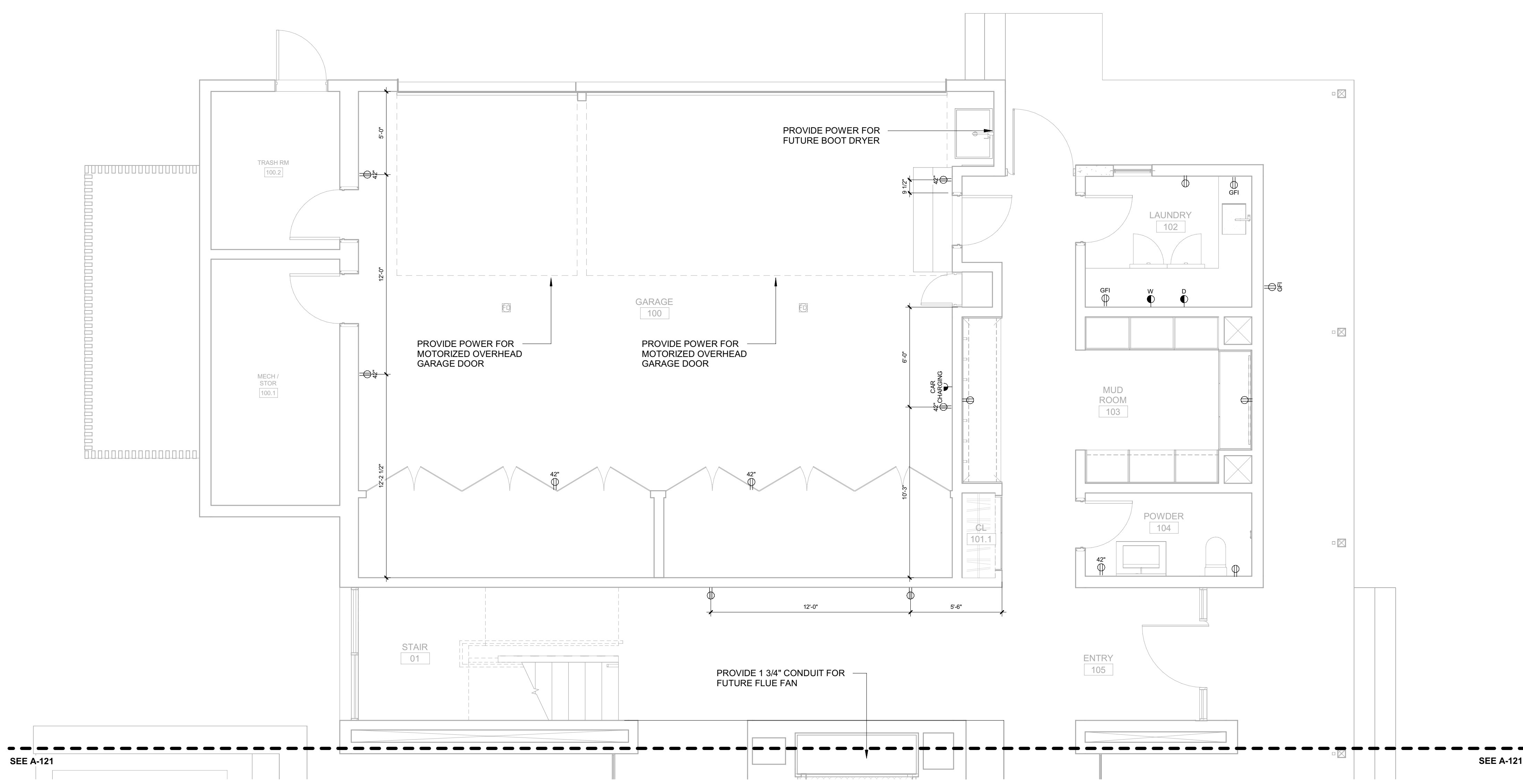
PROJECT:

BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
POWER + DATA PLAN / LEVEL 01 / NORTH

DRAWING NUMBER:
A-120





These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

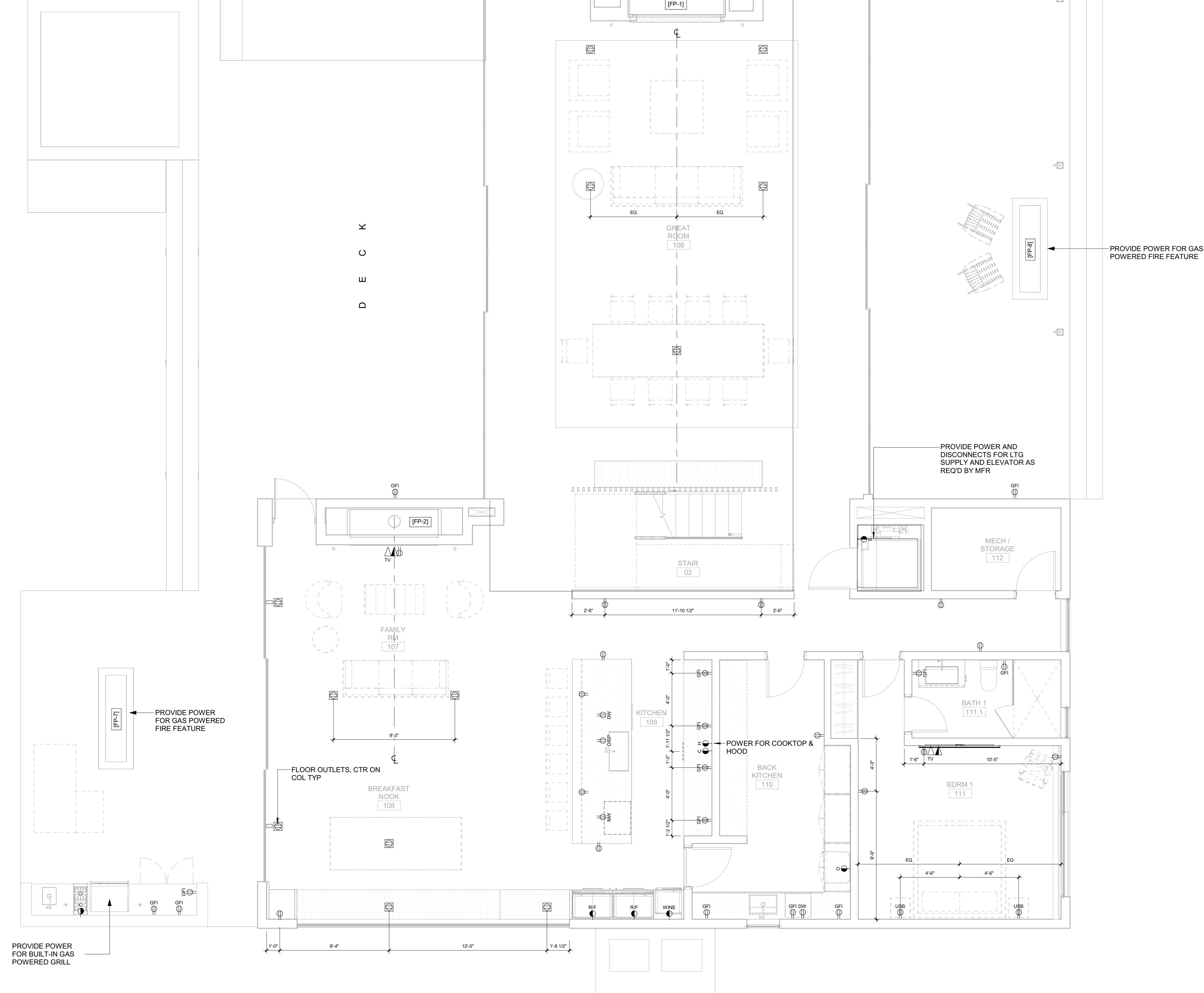
BLD2303-00021
06/26/23

2/2/25

POWER / DATA NOTES:

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF AV AND TELEVISION CONNECTIONS WITH AV CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE AV PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

SEE A-120



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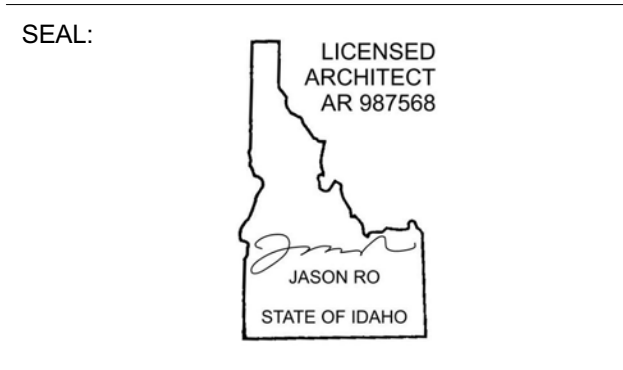
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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
POWER + DATA PLAN / LEVEL 01 / SOUTH

DRAWING NUMBER:
A-121



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BLD2303-00021
9/6/26/23

2/26/23

POWER / DATA NOTES:

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- COORDINATE LOCATION OF AV AND TELEVISION CONNECTIONS WITH AV CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE AV PANEL.
- WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
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BROCKWAY ENGINEERING, INC.
2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: : 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

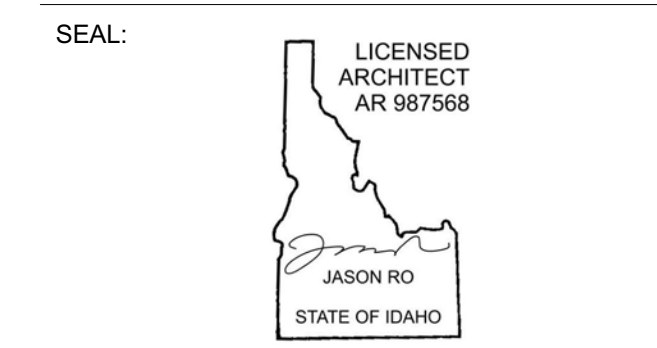
STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
POWER + DATA PLAN / LEVEL 02 / NORTH

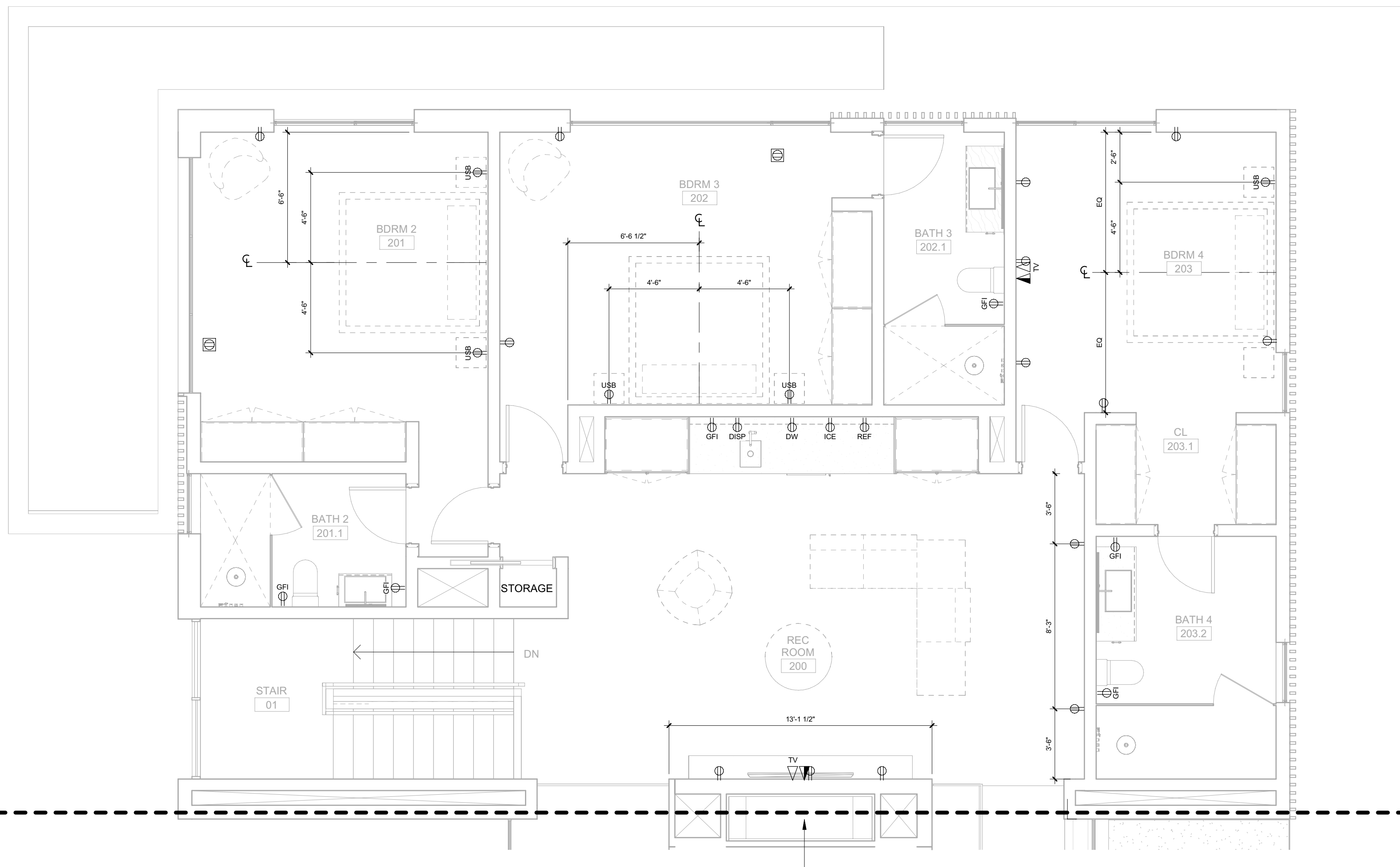
DRAWING NUMBER:
A-122



PROJECT NUMBER
#2201

DRAWING TITLE
POWER + DATA PLAN / LEVEL 02 / NORTH

DRAWING NUMBER
A-122



SEE A-123

SEE A-123

PROVIDE 1 3/4" CONDUIT FOR FUTURE FLUE FAN



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23

2/2/25

POWER / DATA NOTES:

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF AV AND TELEVISION CONNECTIONS WITH AV CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE AV PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:
GALENA ENGINEERING, INC.
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ENVIRONMENTAL CONSULTANT:
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 TEL: 208.727.9748

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GEOTECHNICAL ENGINEER:
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LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:
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MEP ENGINEER:
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LIGHTING DESIGN CONSULTANT:
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 TEL: 310.552.2191

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SEAL:

LICENSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

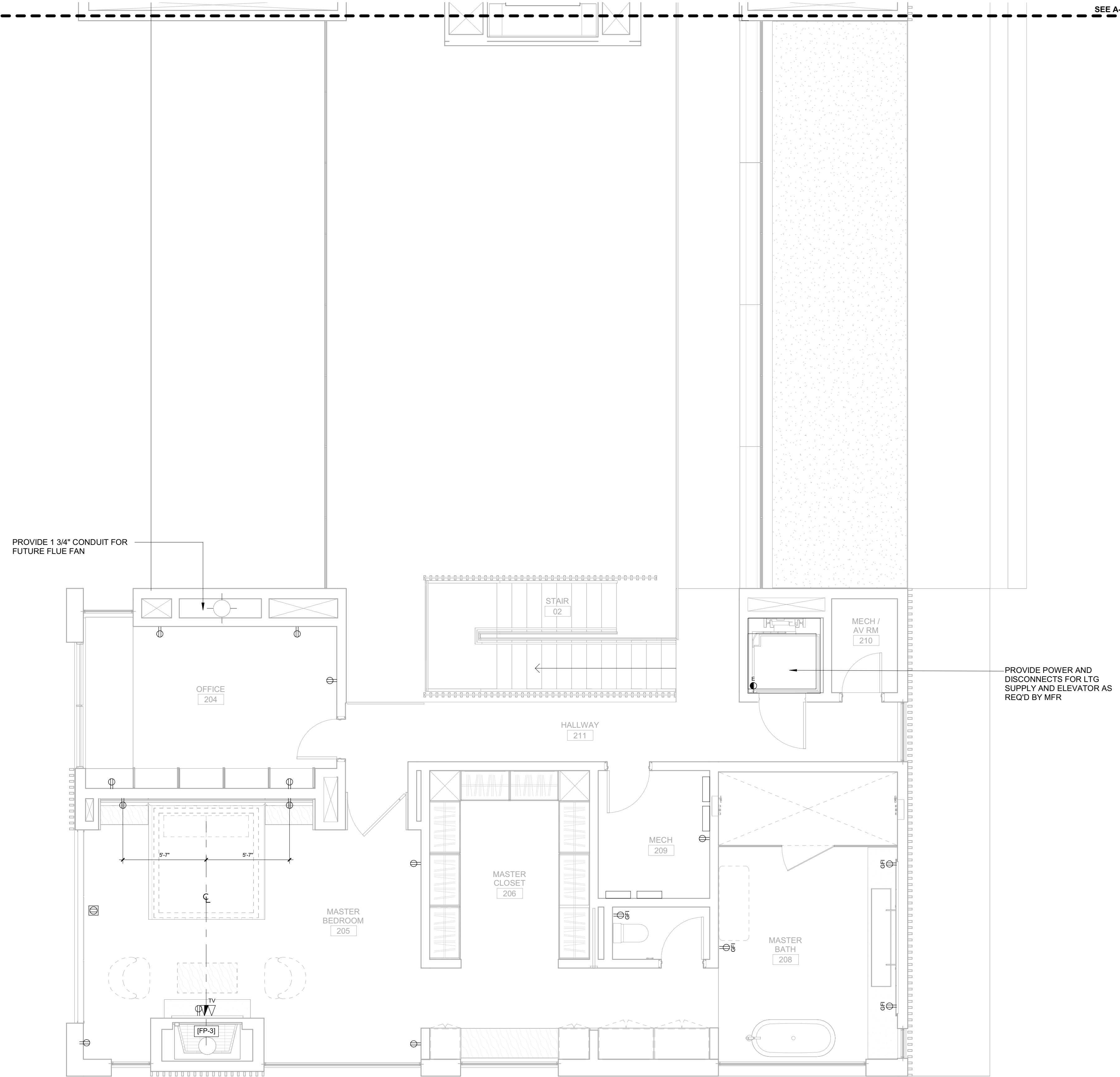
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
POWER + DATA PLAN / LEVEL 02 / SOUTH

DRAWING NUMBER:
A-123

SEE A-122

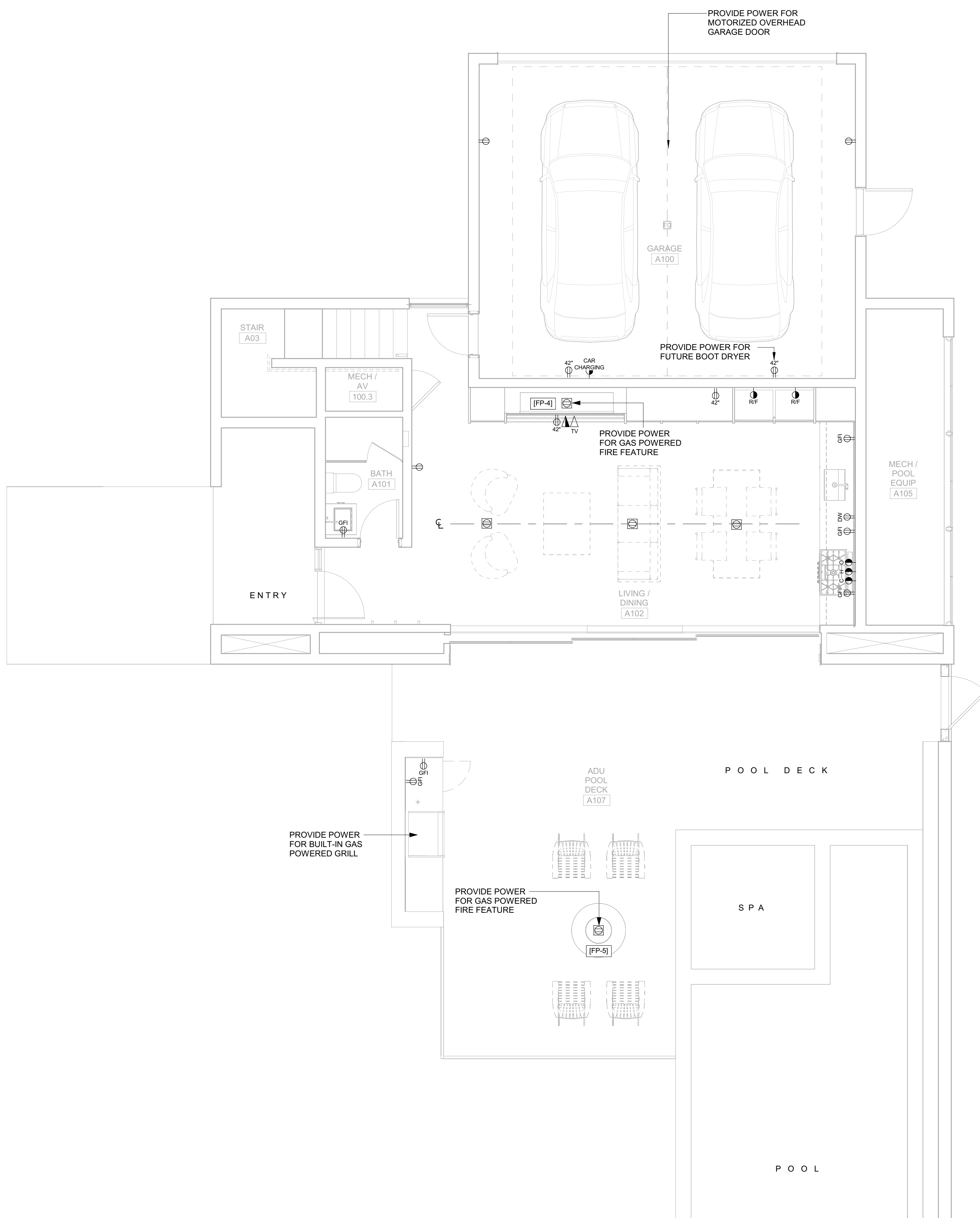




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BLD2303-00021
06/26/23

2/2/25



POWER / DATA NOTES:

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF A/V AND TELEVISION CONNECTIONS WITH A/V CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE A/V PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
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SURVEYOR:
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TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
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KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

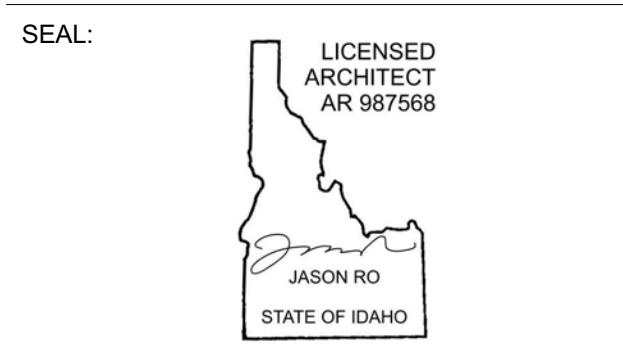
STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

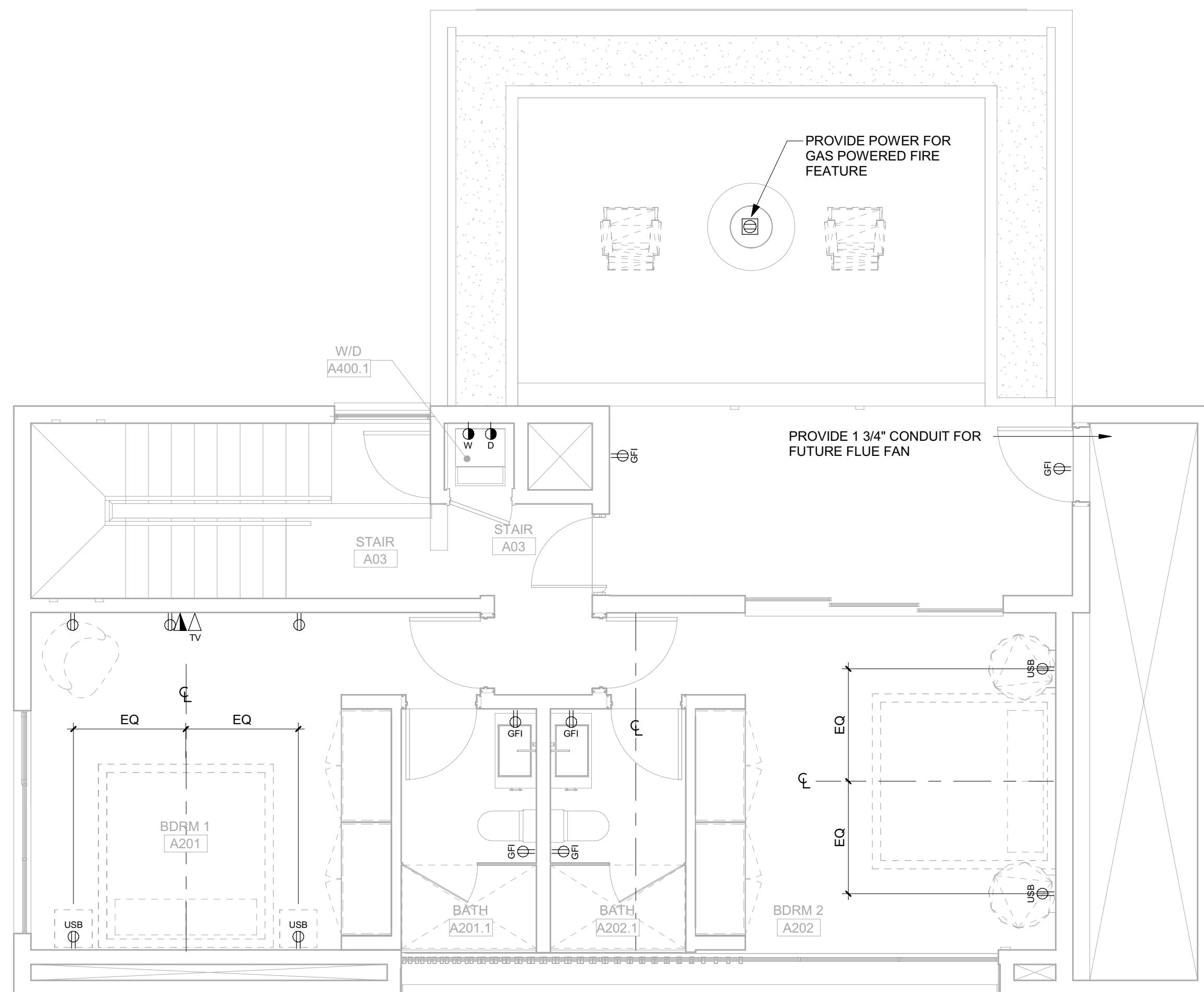
PROJECT NUMBER
#2201

DRAWING TITLE:
POWER + DATA PLAN / LEVEL 01 / ADU

DRAWING NUMBER:
A-124

POWER / DATA NOTES:

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF AV AND TELEVISION CONNECTIONS WITH AV CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE AV PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.



BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:

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SURVEYOR:

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 HAILEY, ID 83333
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 2018 WASHINGTON ST NORTH, SUITE 4
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 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

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LANDSCAPE ARCHITECT:

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MEP ENGINEER:

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 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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SEAL:



NO	DATE	ISSUE

PROJECT:

BADGER RESIDENCE

121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER

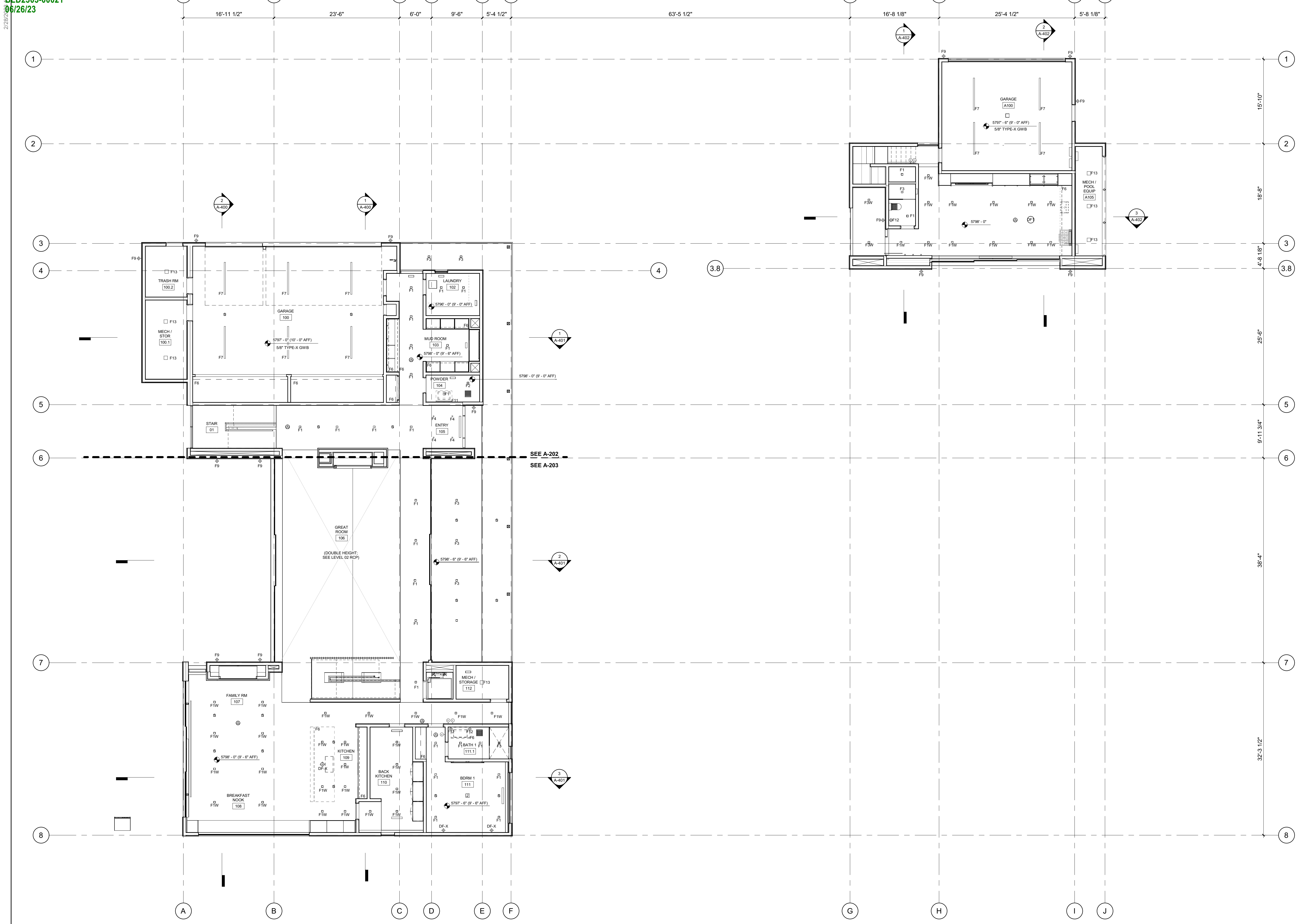
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DRAWING TITLE:

POWER + DATA PLAN / LEVEL 02 / ADU

DRAWING NUMBER:

A-125



BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
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SURVEYOR:
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 317 NORTH RIVER STREET
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 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
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HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
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GEOTECHNICAL ENGINEER:
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 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

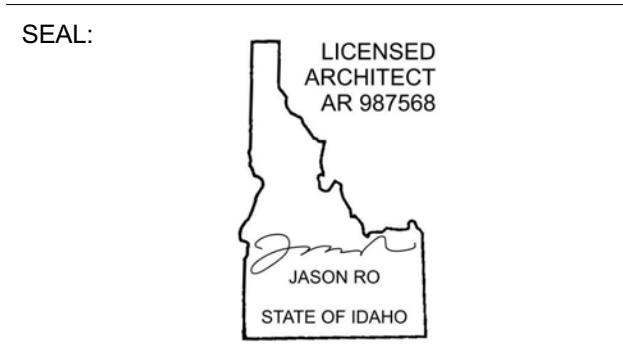
CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

STRUCTURAL ENGINEER:
LFA
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 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

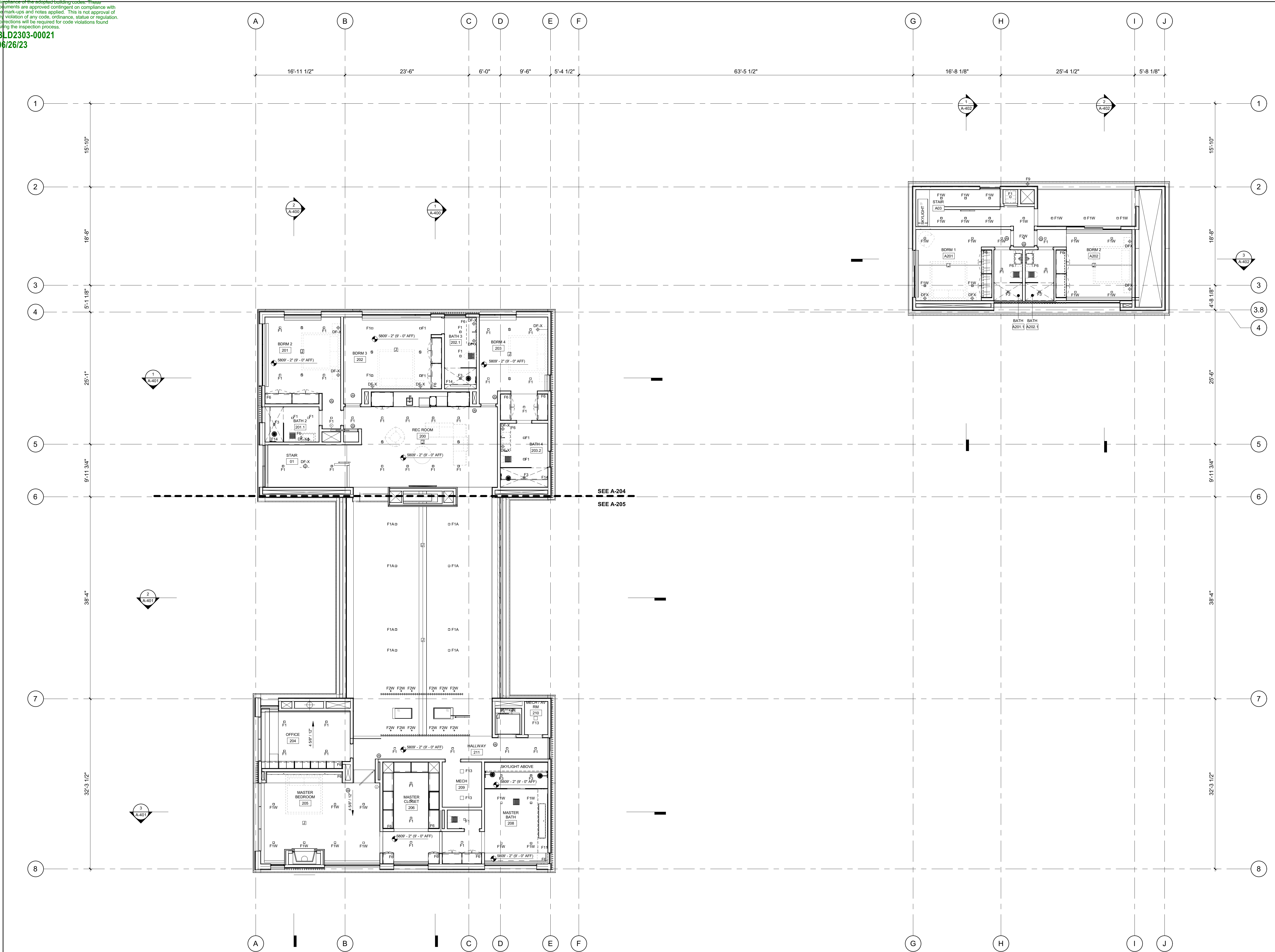
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
REFERENCE RCP / LEVEL 01

DRAWING NUMBER:
A-200

2/26/23



BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
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 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
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CIVIL ENGINEER:
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 KETCHUM, IDAHO 83340
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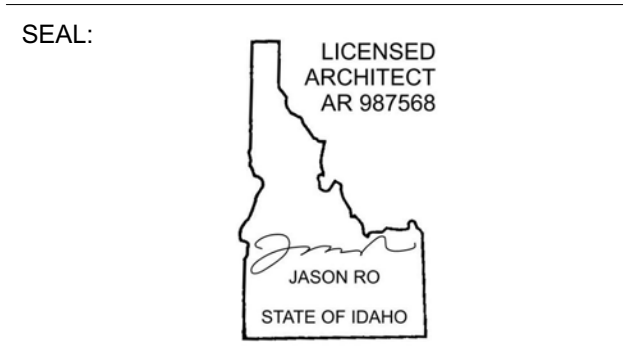
STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
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LIGHTING DESIGN CONSULTANT:
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 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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NO	DATE	ISSUE
0	02.28.23	BUILDING PERMIT

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
REFERENCE RCP / LEVEL 02

DRAWING NUMBER:
A-201

RCP NOTES:

1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT, COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT; MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY, COORDINATE WITH OWNER AND ARCHITECT.
7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 TEL: 213.784.0014

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GEOTECHNICAL ENGINEER:
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LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
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 TEL: 208.726.5907

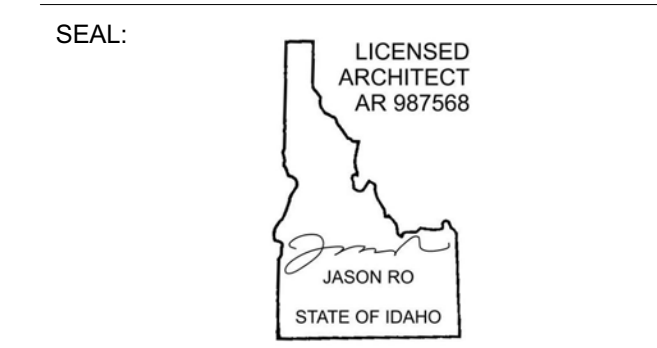
CIVIL ENGINEER:
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MEP ENGINEER:
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 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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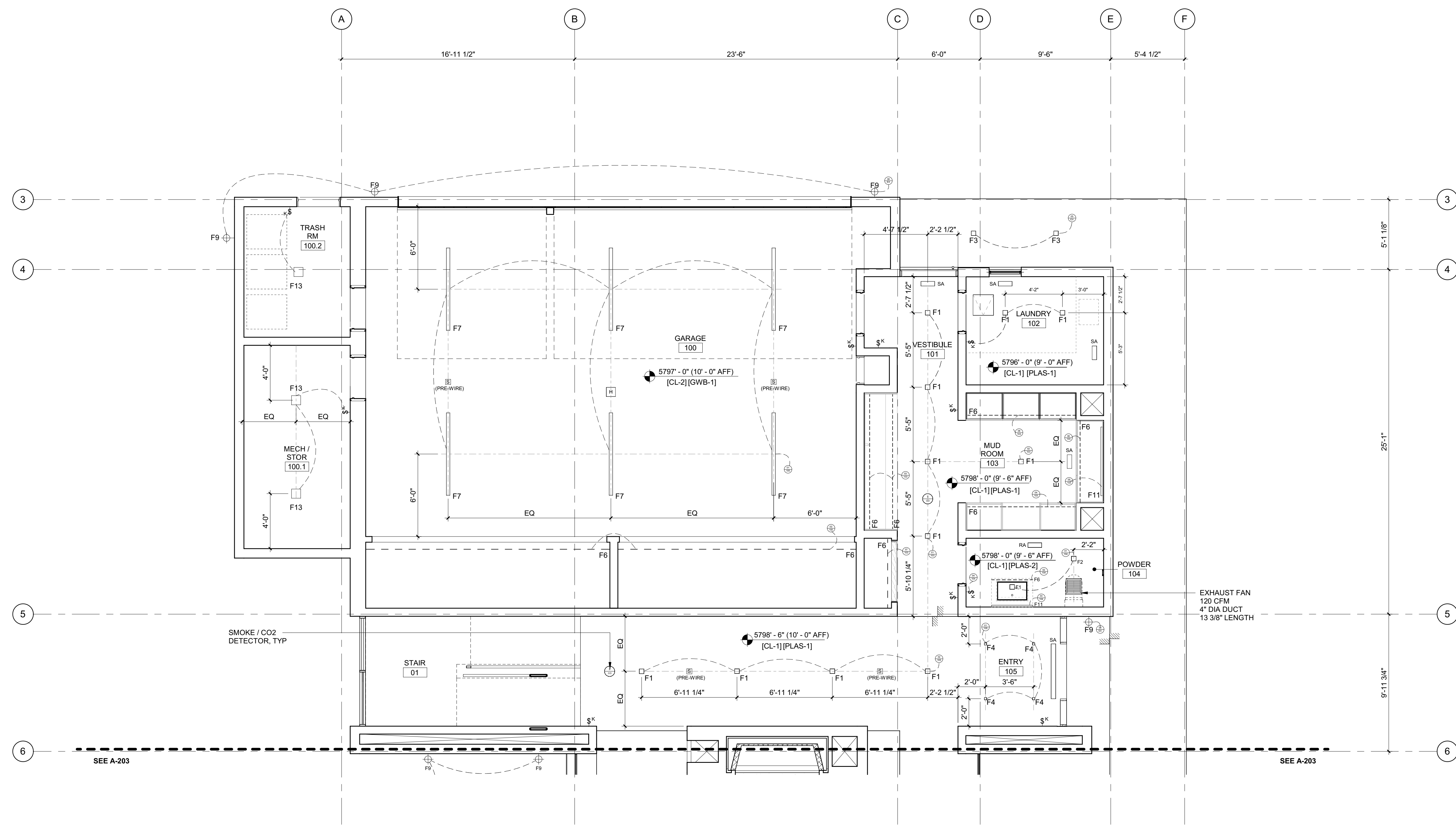
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

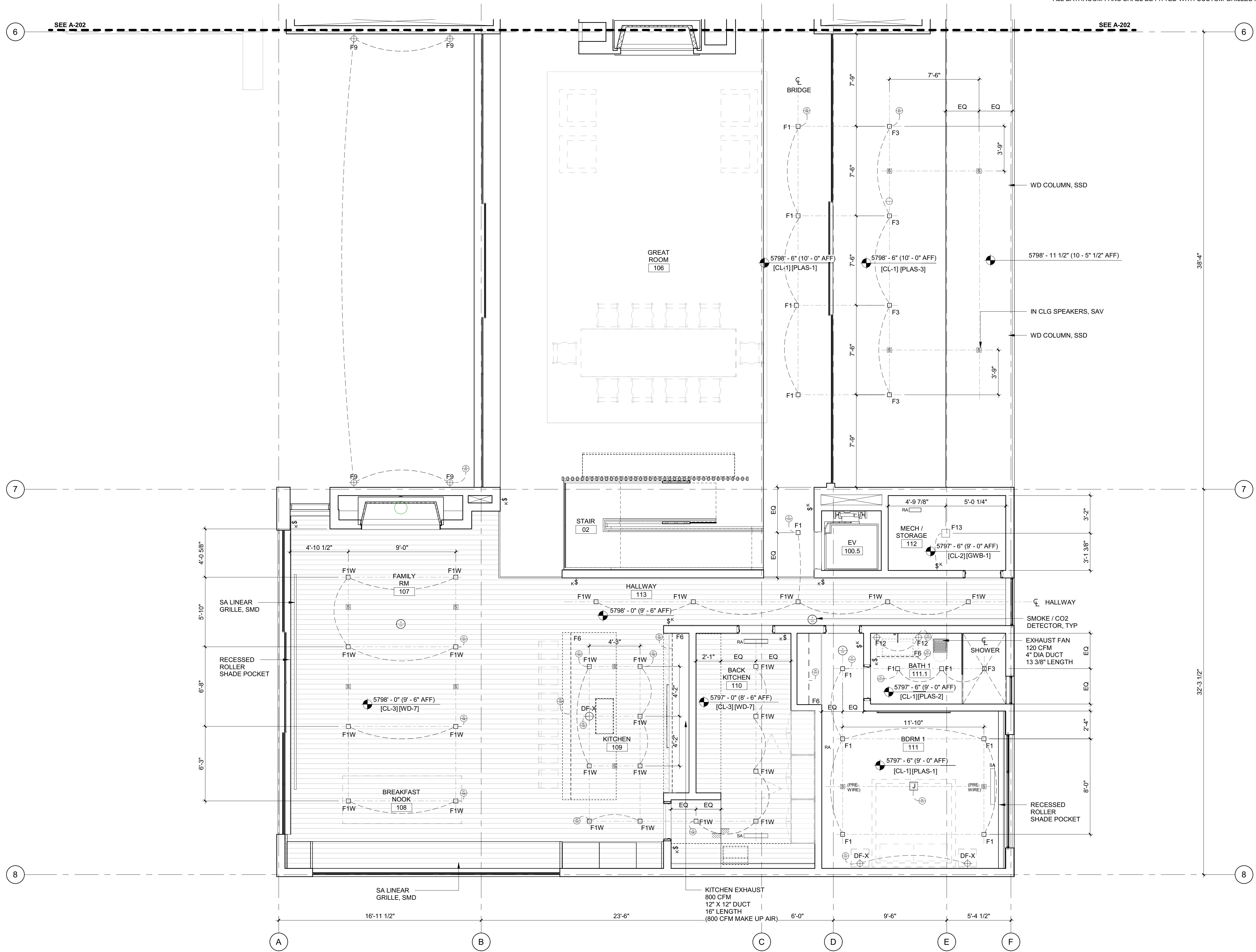
DRAWING TITLE:
RCP / LEVEL 01 / NORTH

DRAWING NUMBER:
A-202



RCP NOTES:

1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT
5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT; MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY. COORDINATE WITH OWNER AND ARCHITECT.
7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.



BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILLEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
SAWTOOTH ENVIRONMENTAL CONSULTING
 P.O. BOX 2707 / 540 NORTH FIRST AVE
 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

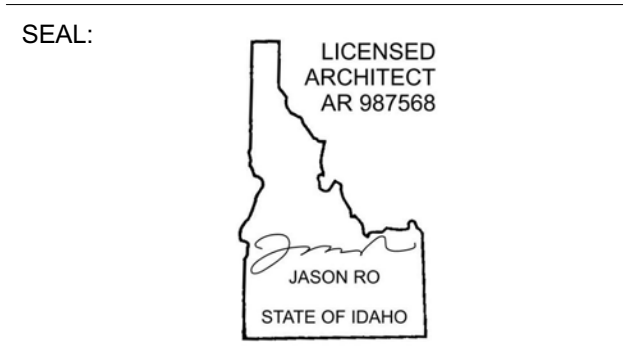
CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

STRUCTURAL ENGINEER:
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 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
RCP / LEVEL 01 / SOUTH

DRAWING NUMBER:
A-203

RCP NOTES:

1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
2. PROVIDE SMOKE AND CO2 DETECTORS AS NOTED BY CODE
3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT. MUD-IN TYP IN GYP. CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY. COORDINATE WITH OWNER AND ARCHITECT.
7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

BADGER RESIDENCE

OWNER:
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 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
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 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

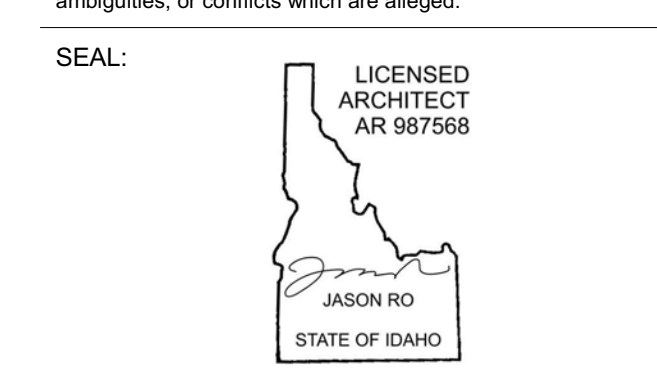
STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
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MEP ENGINEER:
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LIGHTING DESIGN CONSULTANT:
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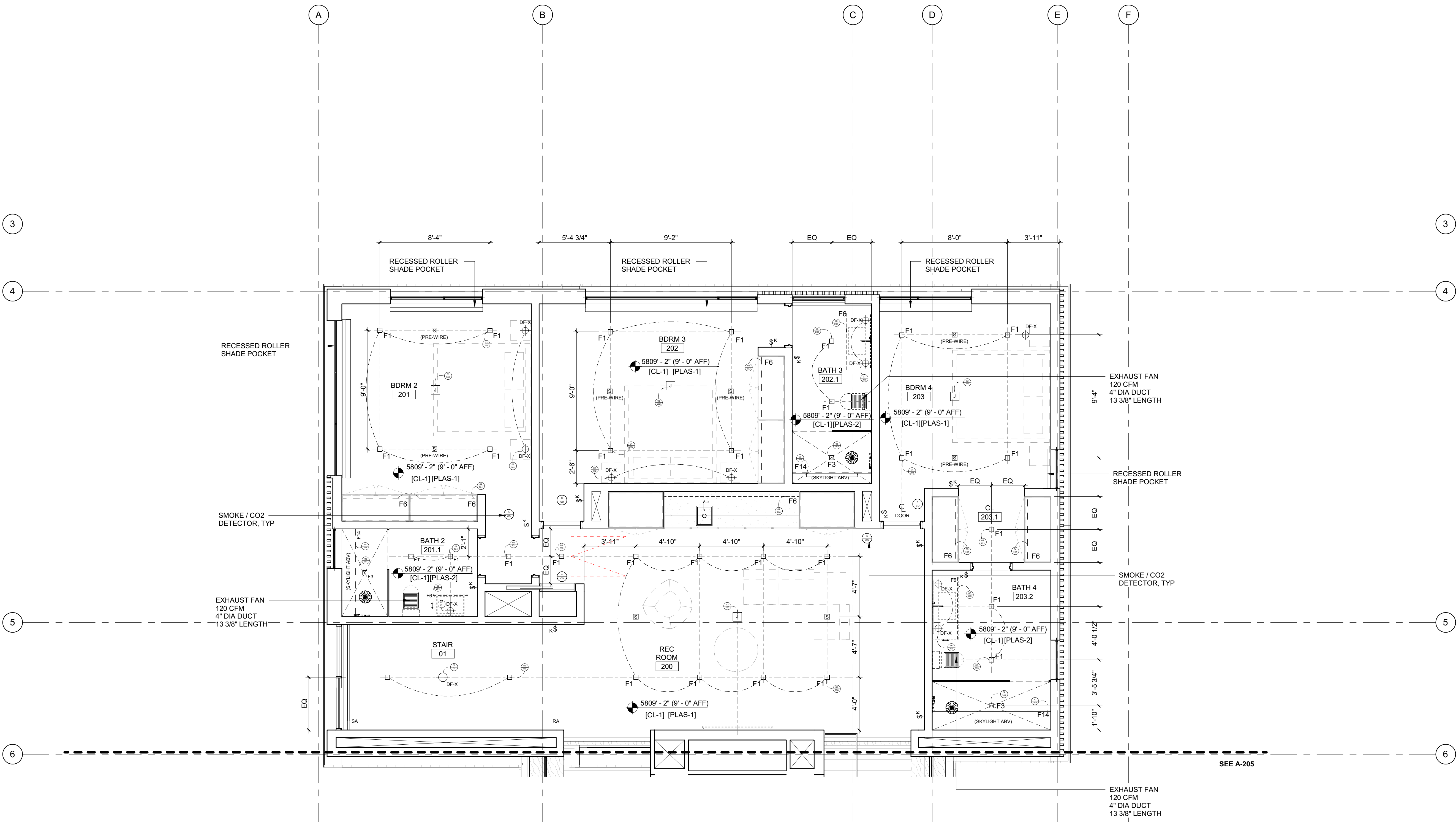
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

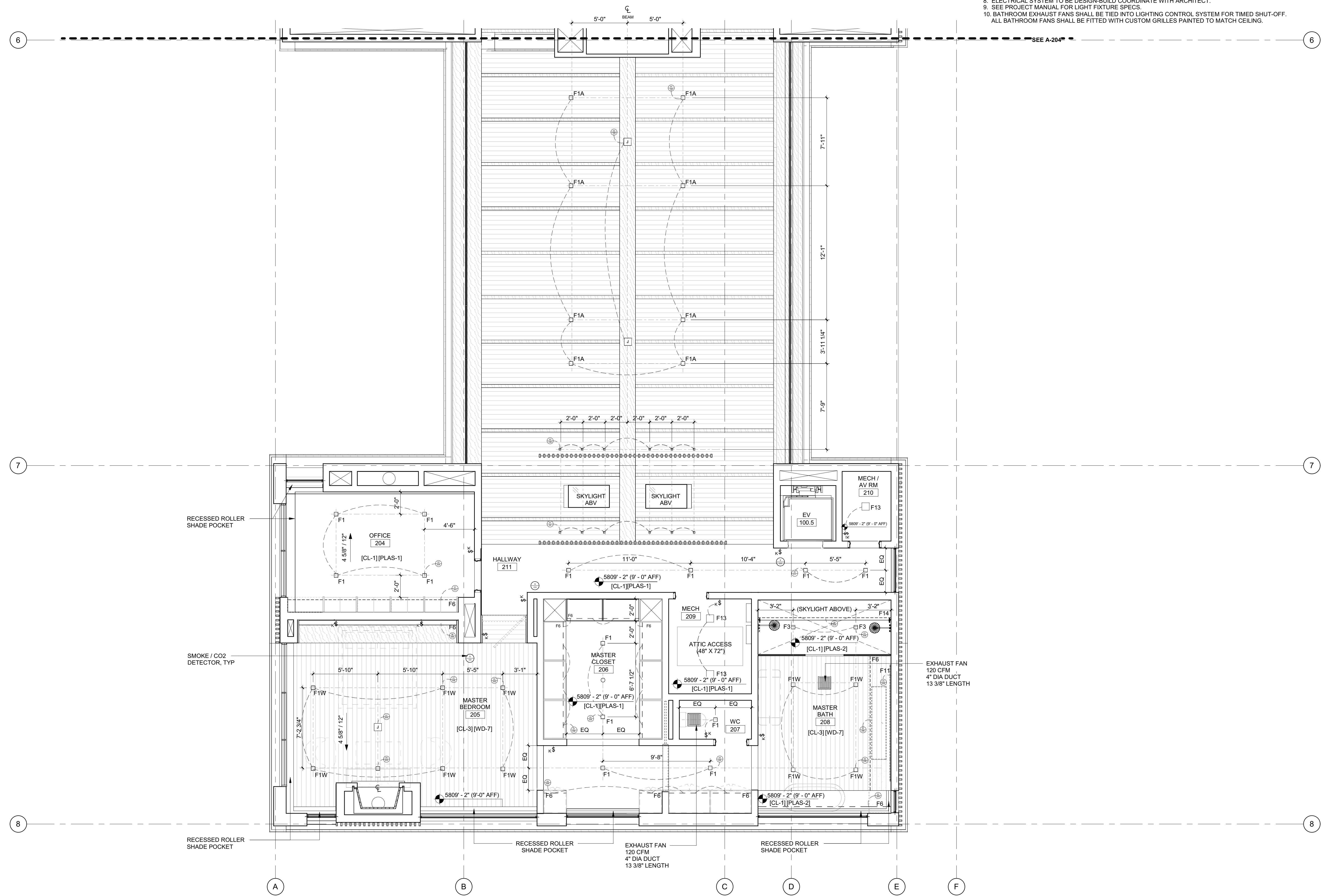
PROJECT NUMBER:
#2201

DRAWING TITLE:
RCP / LEVEL 02 / NORTH

DRAWING NUMBER:
A-204



- RCP NOTES:**
1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
 2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
 3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
 4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
 5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT, MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
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BADGER RESIDENCE

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GEOTECHNICAL ENGINEER:
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 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

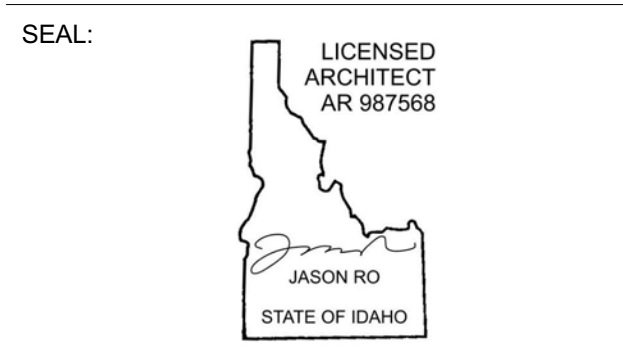
STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
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 TEL: 213.239.9700

MEP ENGINEER:
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 1001 W OAK BUILDING B SUITE 107
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 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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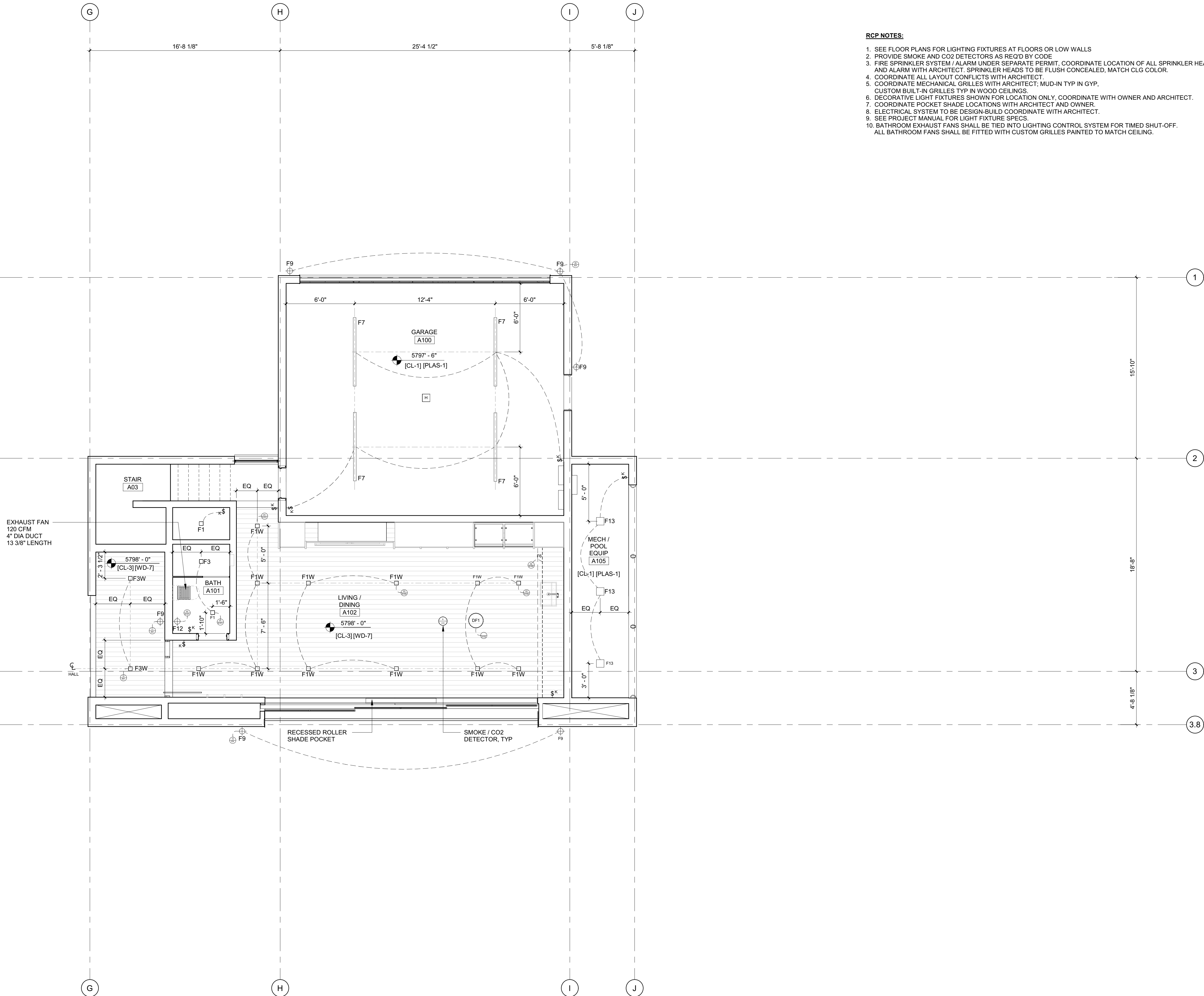
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
RCP / LEVEL 02 / SOUTH

DRAWING NUMBER:
A-205



- RCP NOTES:**
1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
 2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
 3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT, COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
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 10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
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 TEL: 213.784.0014

SURVEYOR:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
SAWTOOTH ENVIRONMENTAL CONSULTING
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 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
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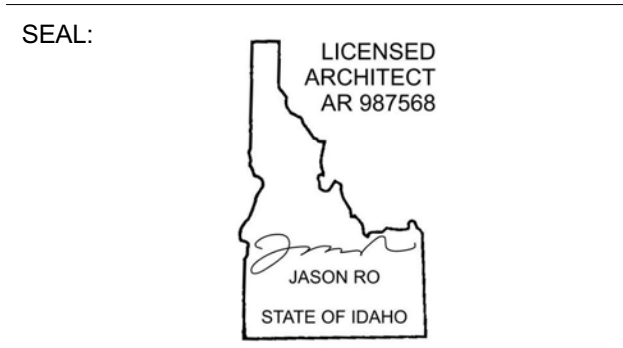
STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
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 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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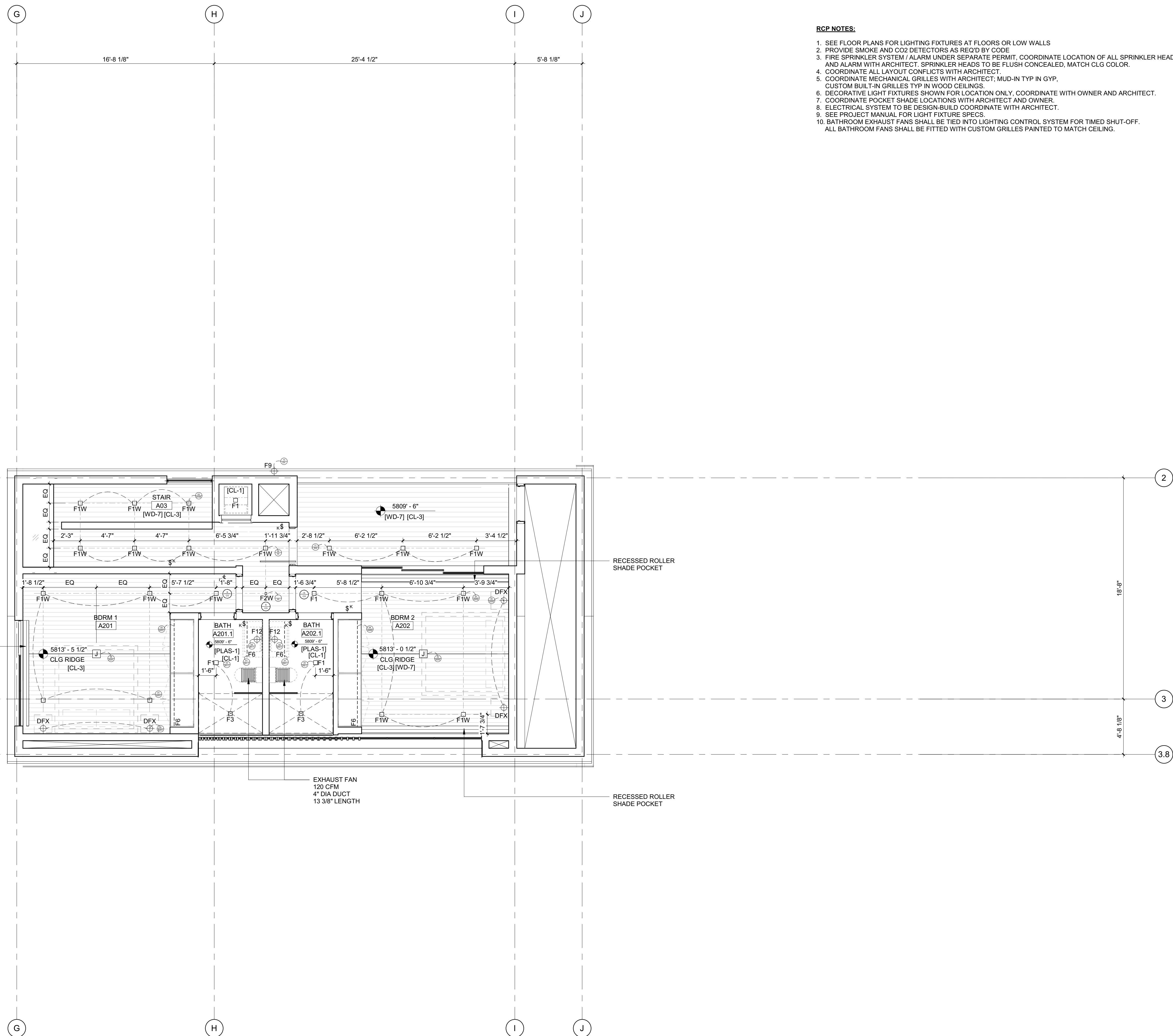
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
RCP / LEVEL 01 / ADU

DRAWING NUMBER:
A-206



- RCP NOTES:**
1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
 2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
 3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
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BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
 RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:
 GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
 SAWTOOTH ENVIRONMENTAL CONSULTING
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 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
 BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
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 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
 BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

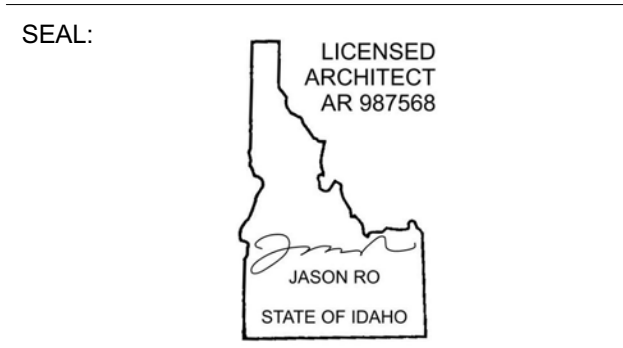
CIVIL ENGINEER:
 BENCHMARK ASSOCIATES, P.A.
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LIGHTING DESIGN CONSULTANT:
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NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
RCP / LEVEL 02 / ADU

DRAWING NUMBER:
A-207



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.
 BLD2303-00021
 06/26/23

BADGER RESIDENCE

OWNER:
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 TEL: 208.727.9748

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 2016 WASHINGTON ST NORTH, SUITE 4
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 TEL: 208.736-8543

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 KETCHUM, ID 83340
 TEL: 208.720.6432

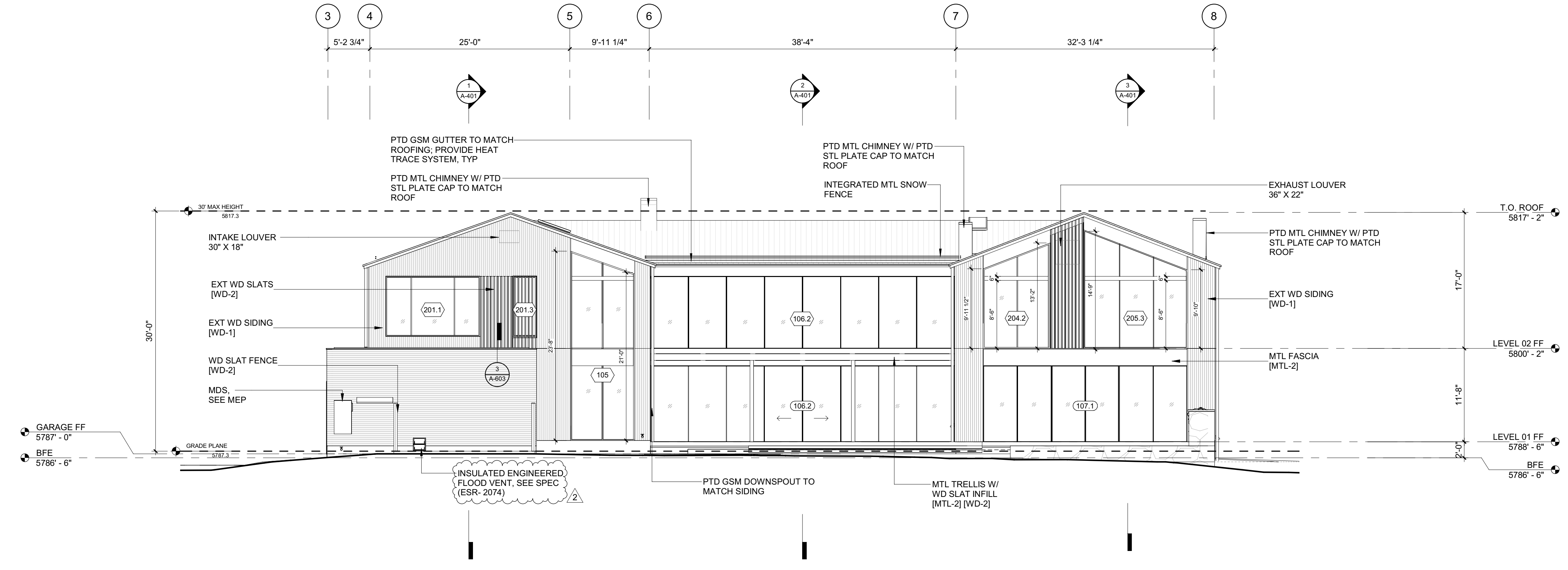
LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
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 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

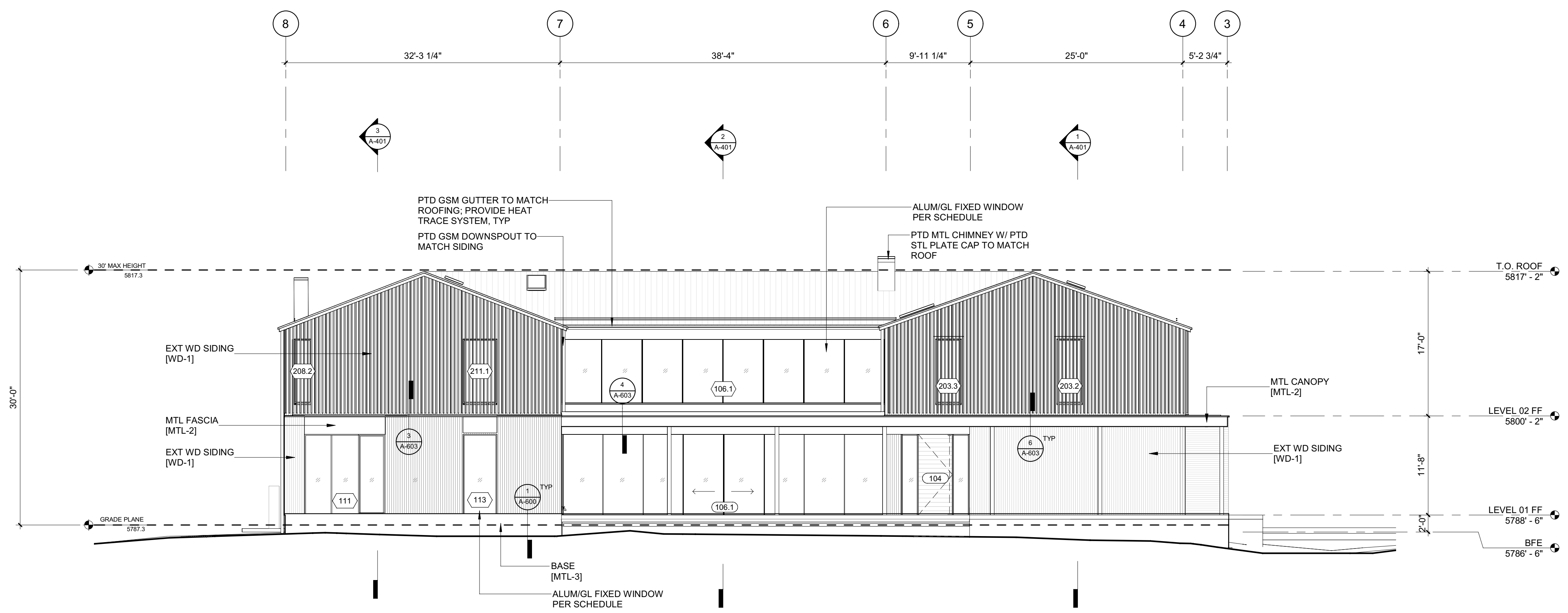
STRUCTURAL ENGINEER:
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 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
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KGM ARCHITECTURAL LIGHTING
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 EL SEGUNDO, CA 90245
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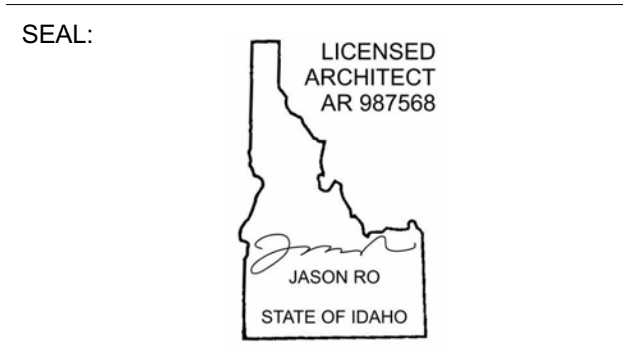
2 1/8" = 1'-0" ELEVATION / WEST



1 1/8" = 1'-0" ELEVATION / EAST

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2	06.06.23	PERMIT REVIEW - REV 2
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-300

NOT FOR CONSTRUCTION

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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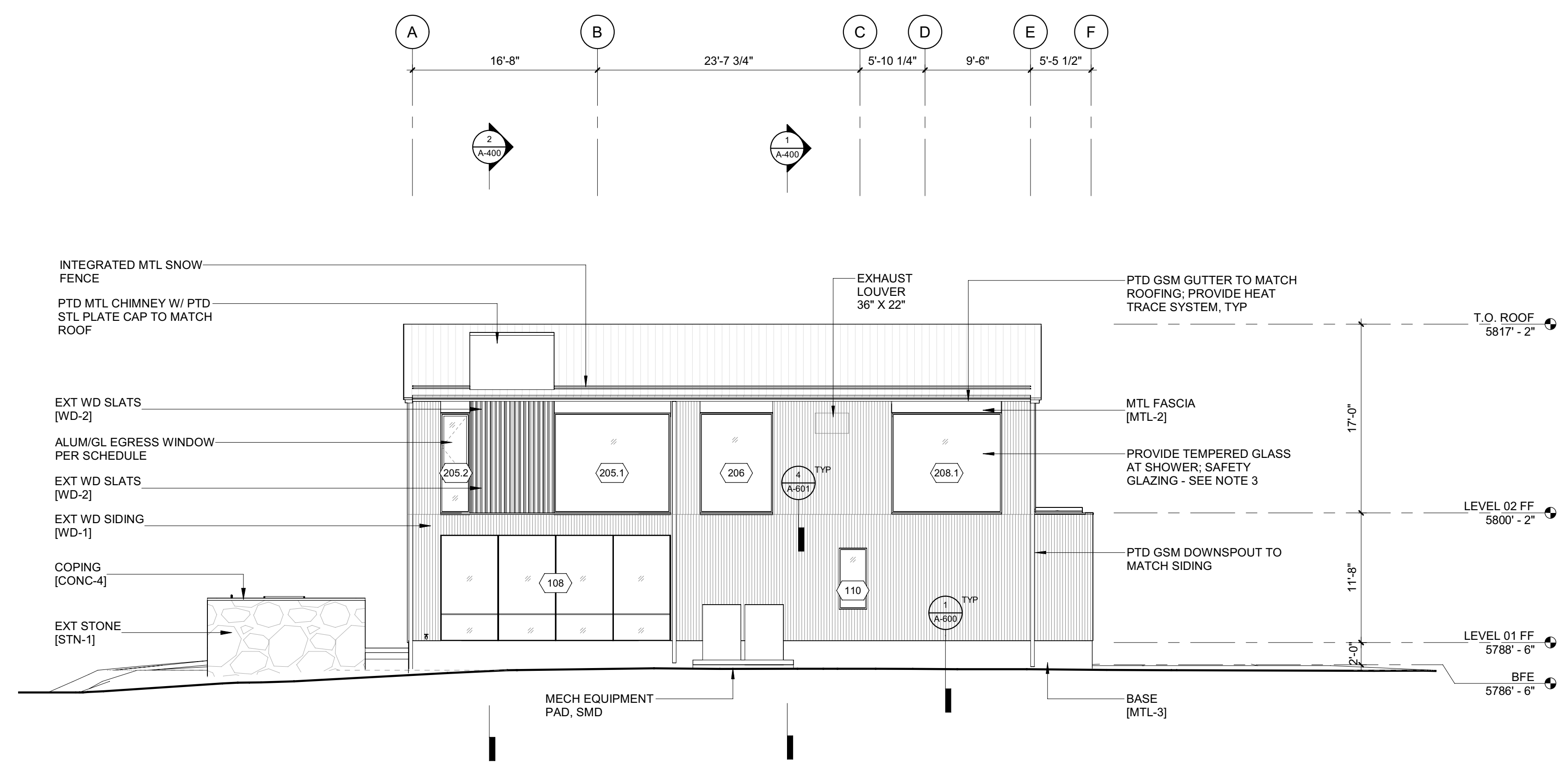
LANDSCAPE ARCHITECT:
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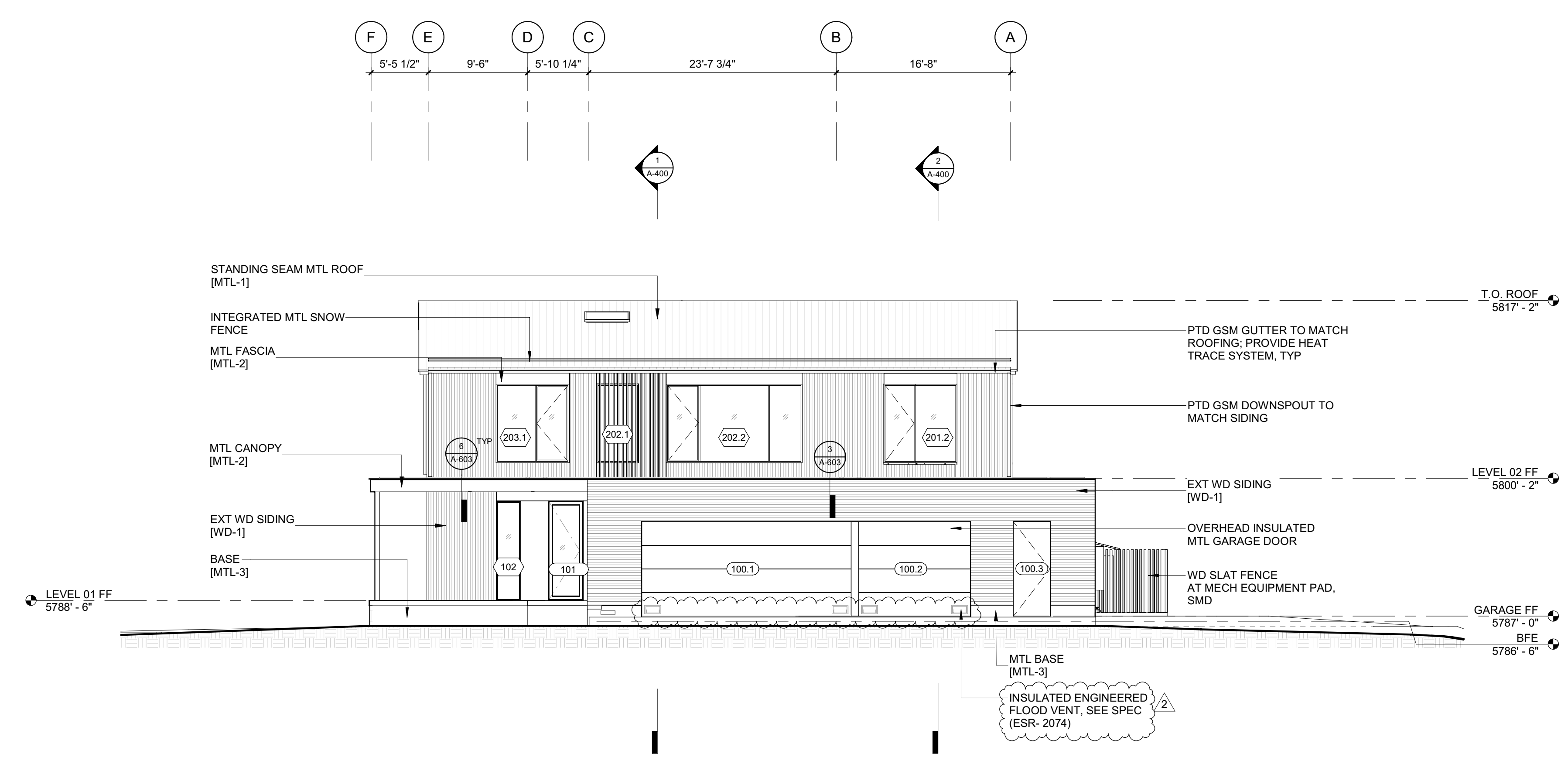
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 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191



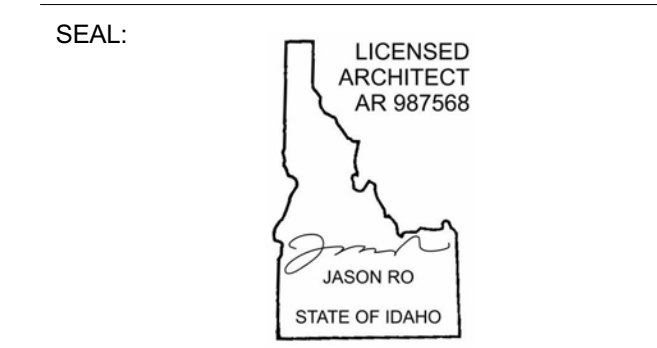
2 1/8" = 1'-0" ELEVATION / SOUTH



1 1/8" = 1'-0" ELEVATION / NORTH

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2	06.06.23	PERMIT REVIEW - REV 2
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

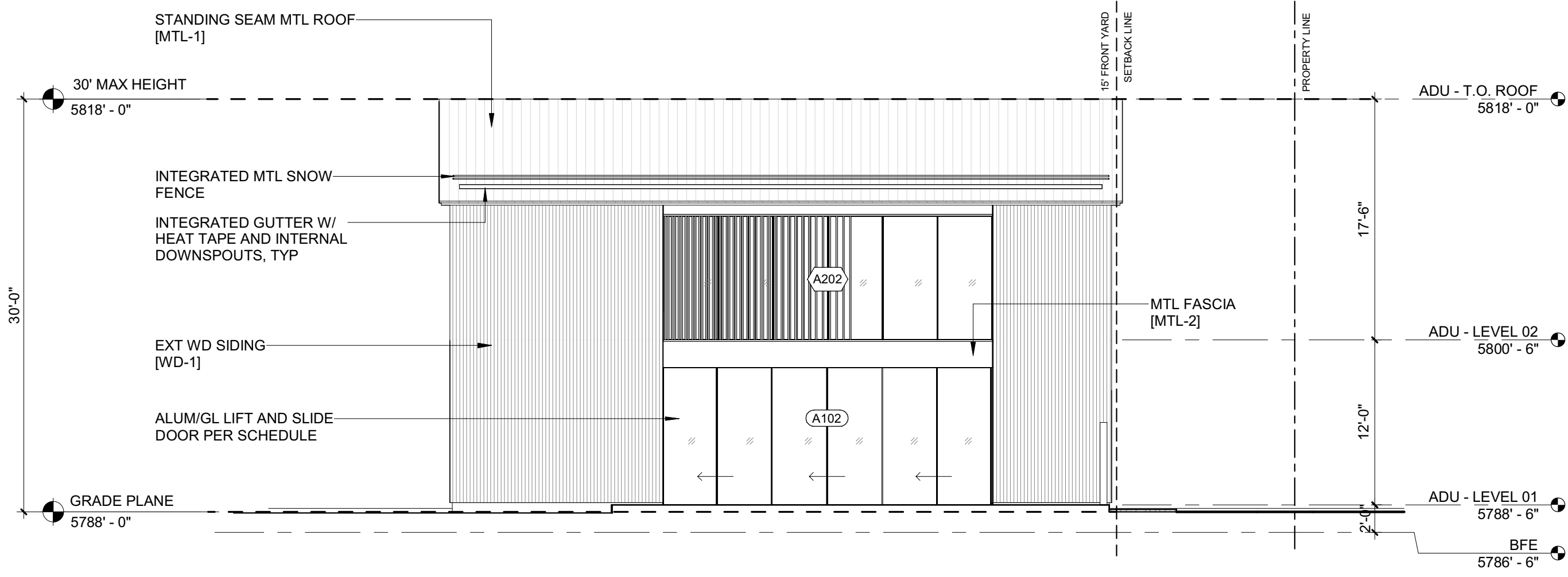
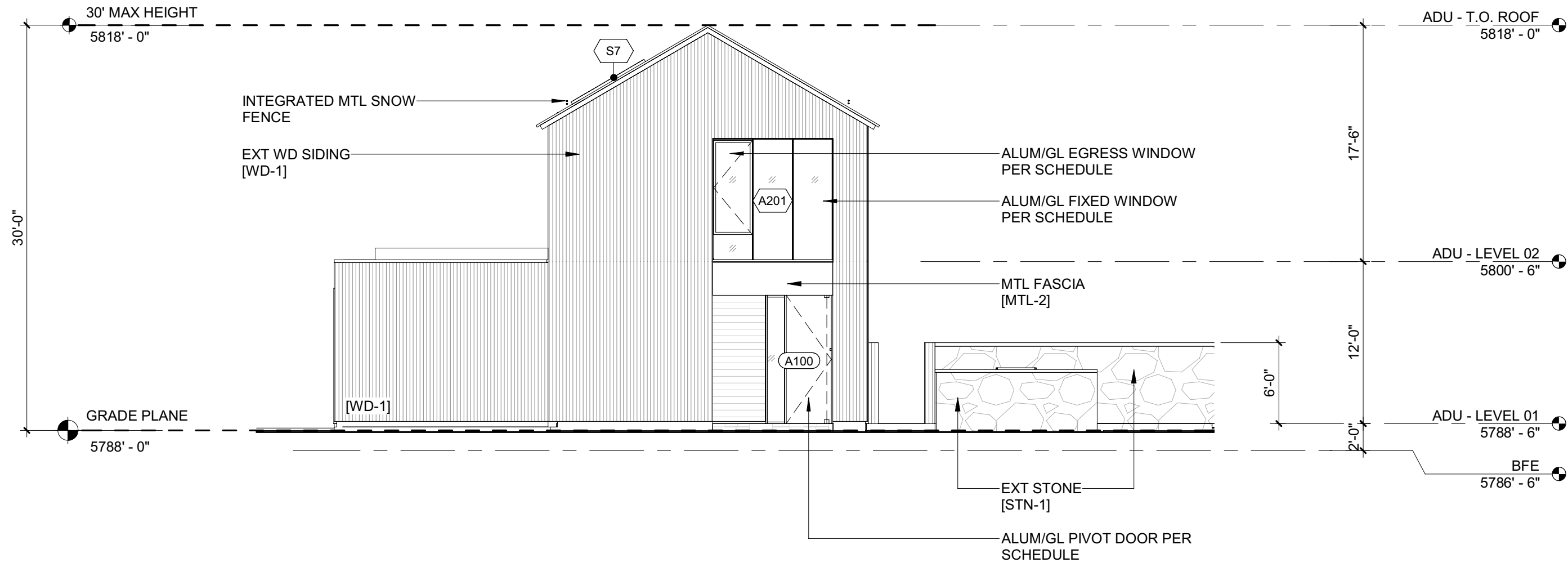
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
EXTERIOR ELEVATIONS

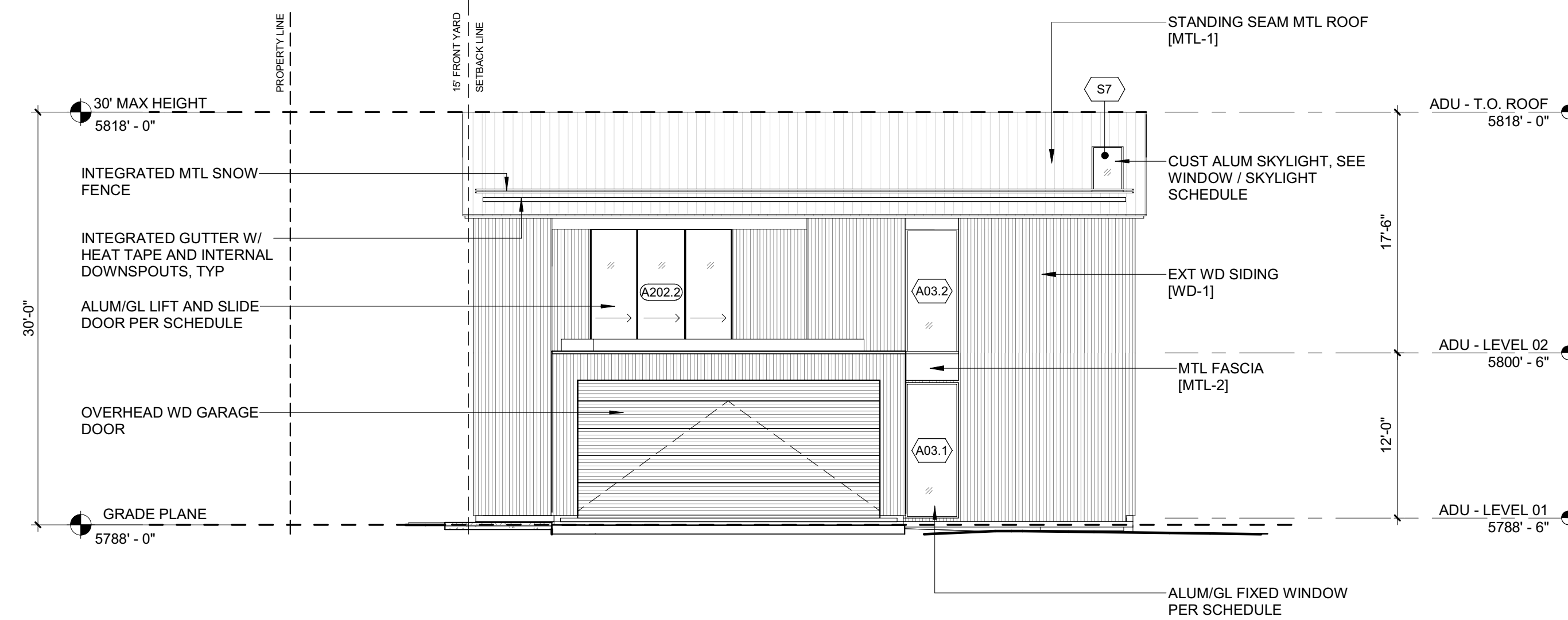
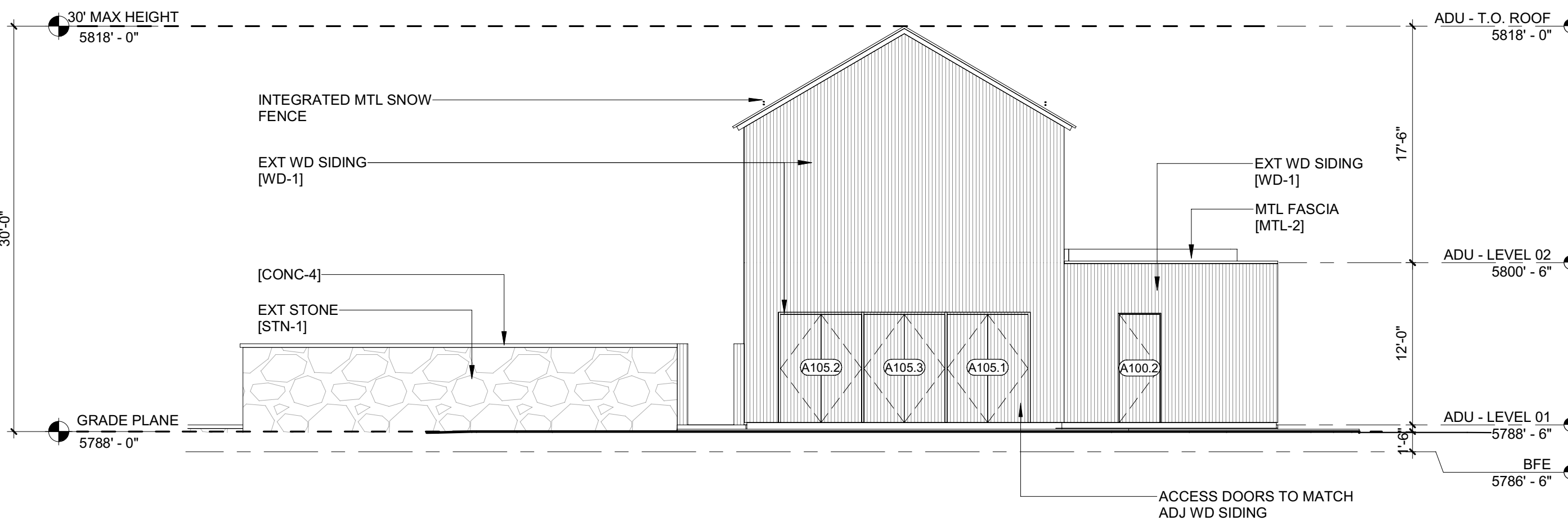
DRAWING NUMBER:
A-301

NOT FOR CONSTRUCTION
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5 1/8" = 1'-0" ADU - ELEVATION / WEST

2 1/8" = 1'-0" ADU - ELEVATION / SOUTH



3 1/8" = 1'-0" ADU - ELEVATION / EAST

1 1/8" = 1'-0" ADU - ELEVATION / NORTH

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING
P.O. BOX 2707 / 540 NORTH FIRST AVE
KETCHUM, ID 83340
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.
2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
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CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:

CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

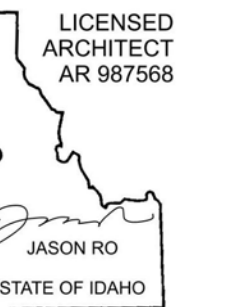
LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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SEAL:



NO DATE ISSUE

PROJECT:

BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER

#2201

DRAWING TITLE:
EXTERIOR ELEVATIONS / ADU

DRAWING NUMBER:

A-302



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
9/6/26/23

2/26/23

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
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KETCHUM, ID 83340
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
2016 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

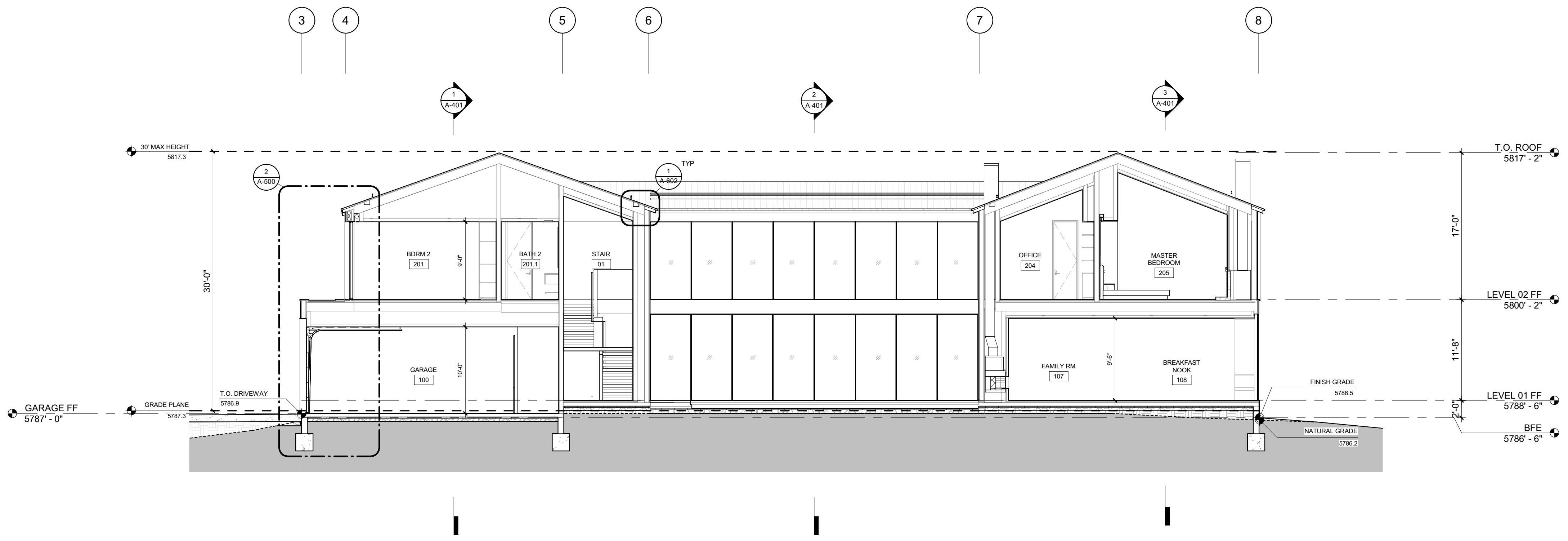
LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

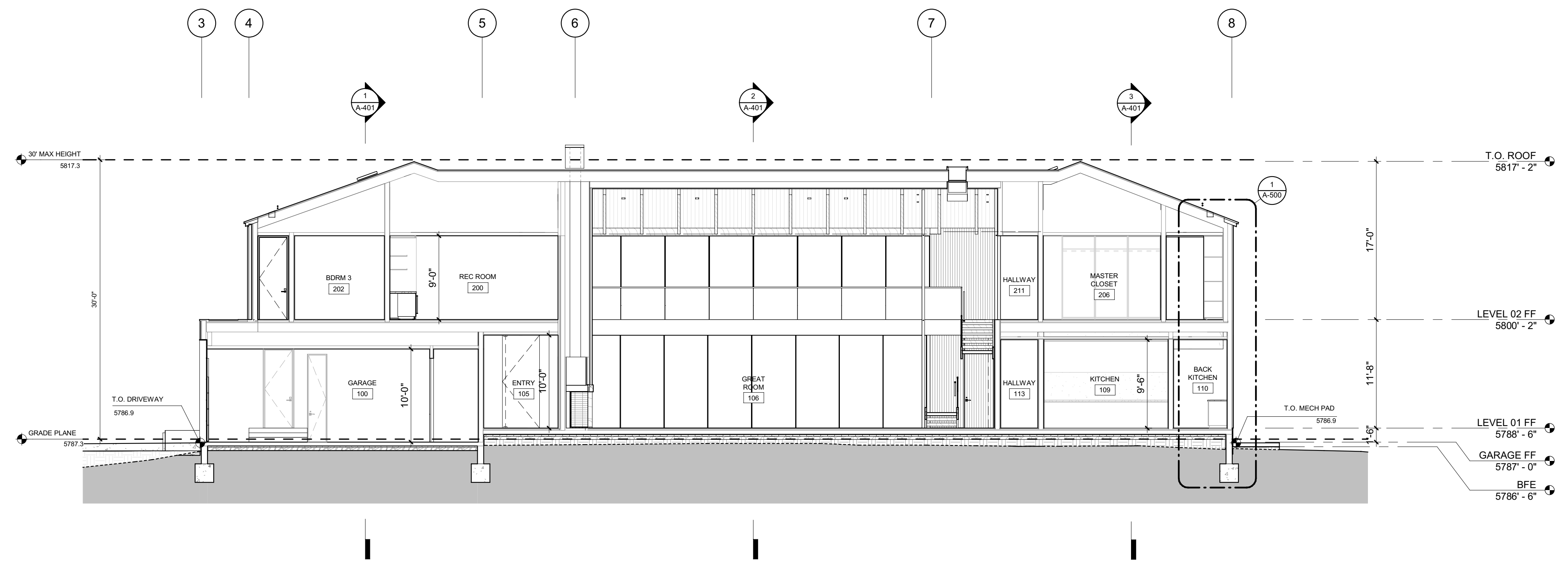
STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191



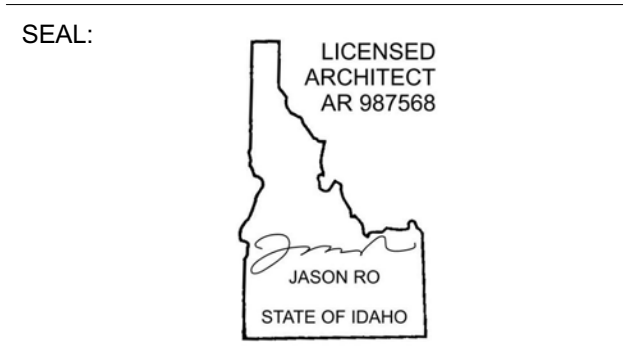
2 1/8" = 1'-0" BUILDING SECTION N-S 2



1 1/8" = 1'-0" BUILDING SECTION N-S 1

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NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

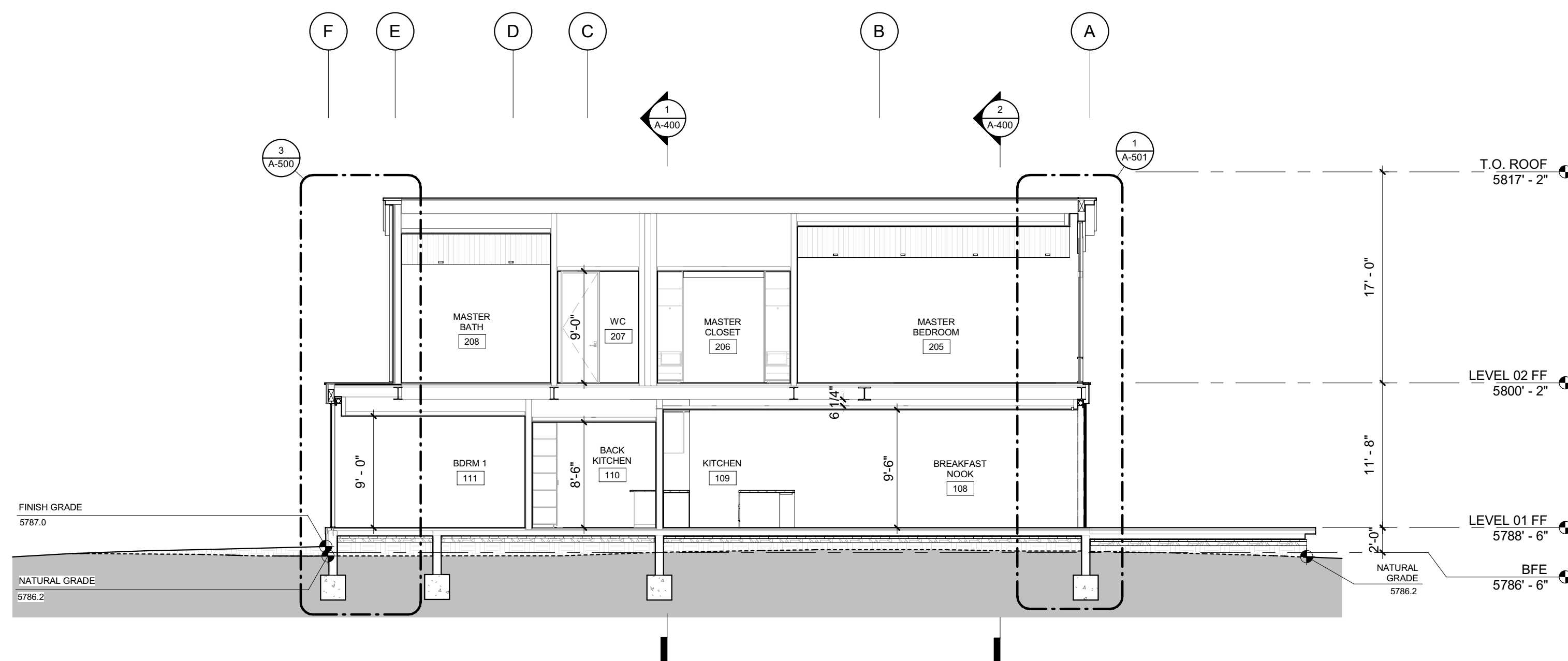
PROJECT NUMBER
#2201

DRAWING TITLE:
BUILDING SECTIONS

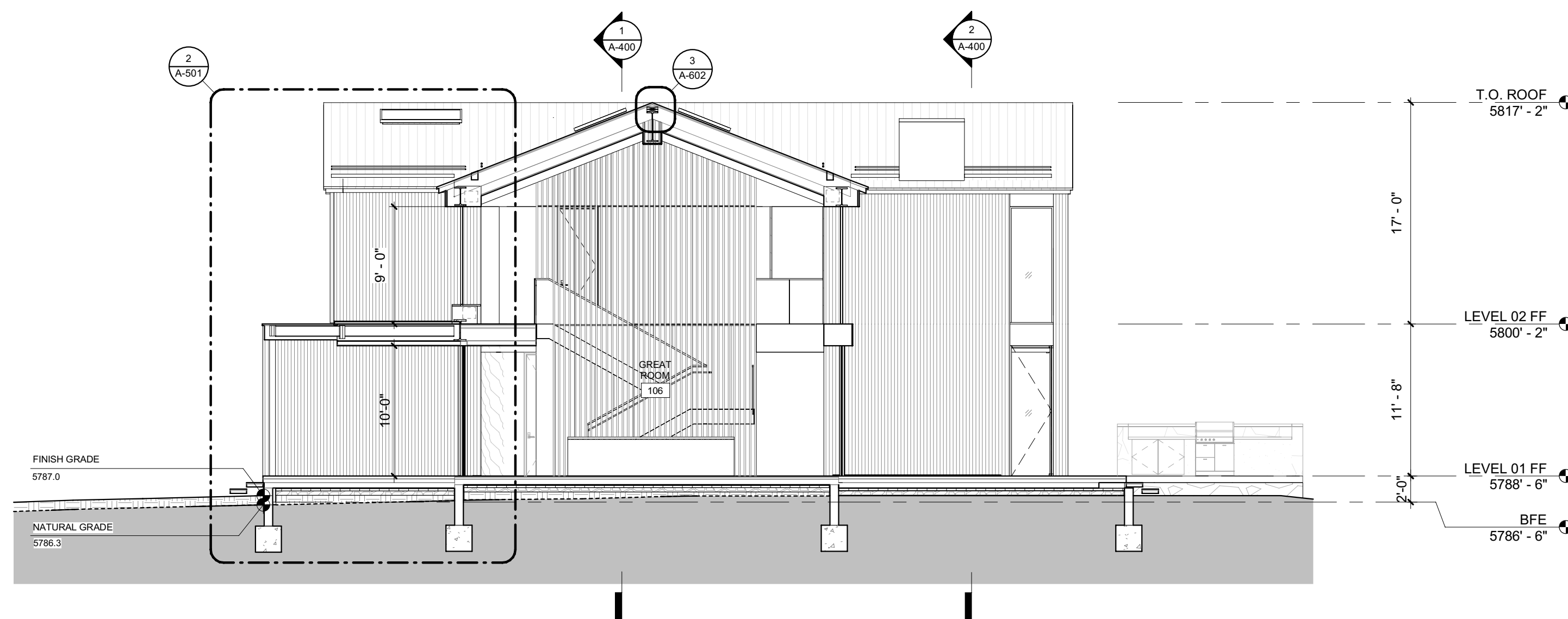
DRAWING NUMBER:
A-400

These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

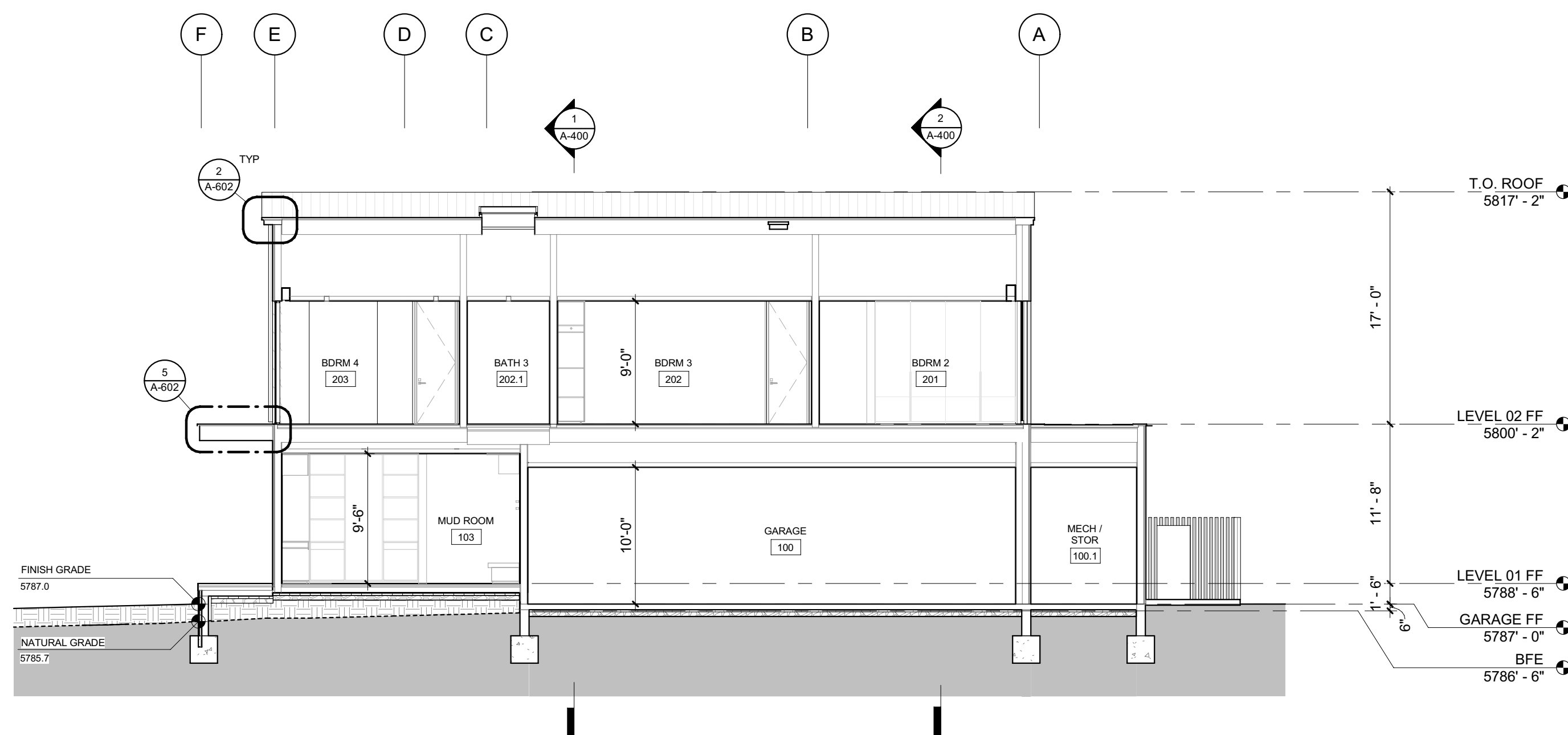
BLD2303-00021
9/6/26/23



3 1/8" = 1'-0" BUILDING SECTION E-W 3



2 1/8" = 1'-0" BUILDING SECTION E-W 2



1 1/8" = 1'-0" BUILDING SECTION E-W 4

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

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1031 W. MANCHESTER BLVD, UNIT 6
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SURVEYOR:
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TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

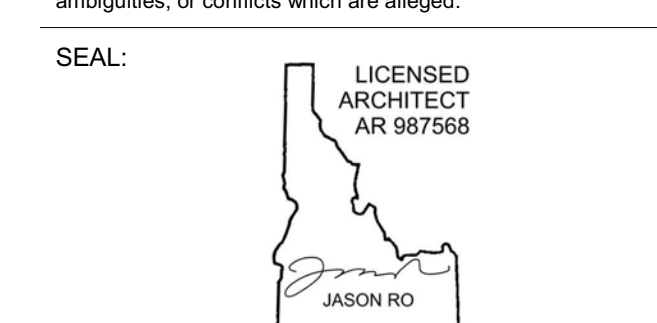
STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
BUILDING SECTIONS

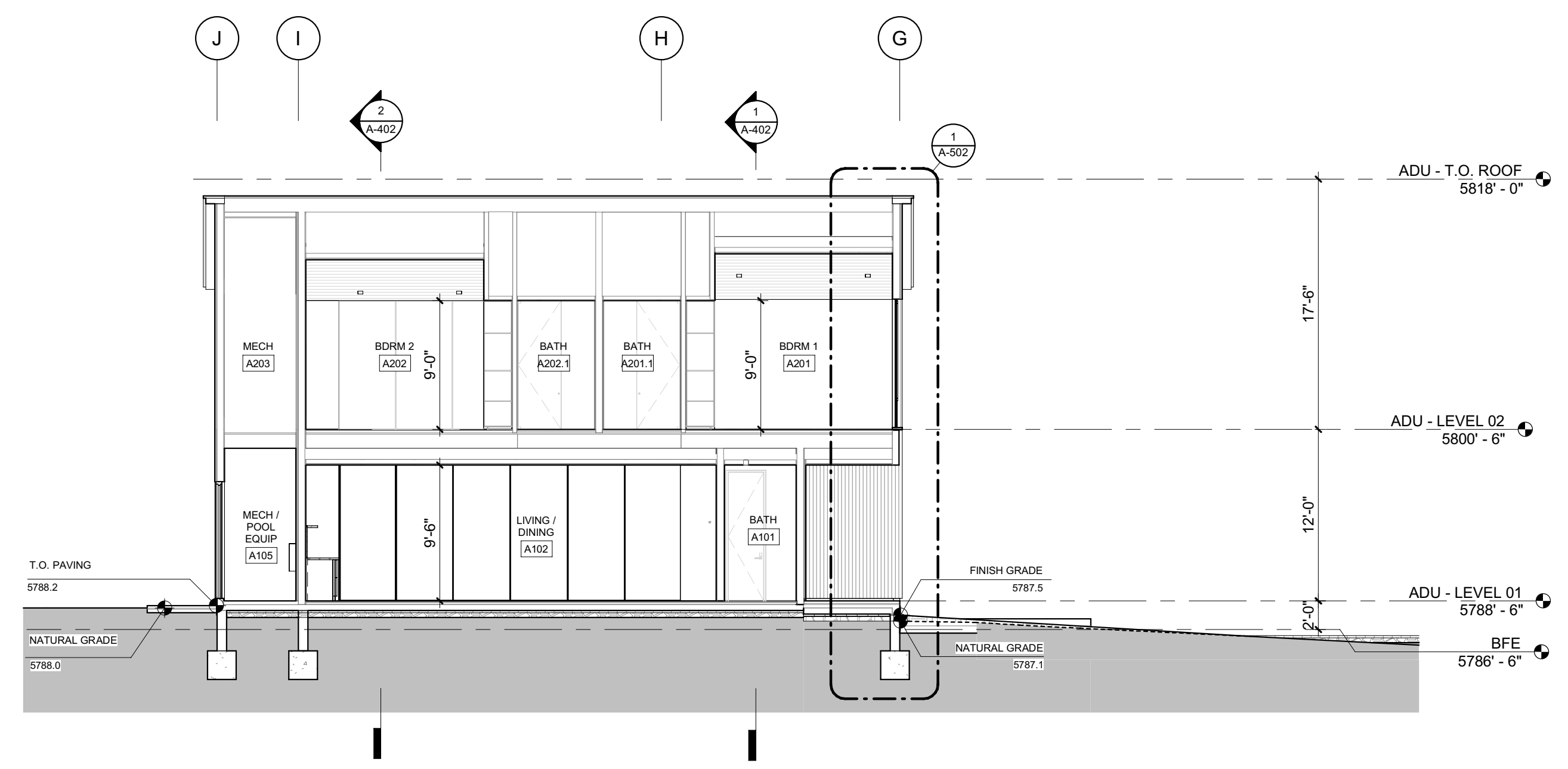
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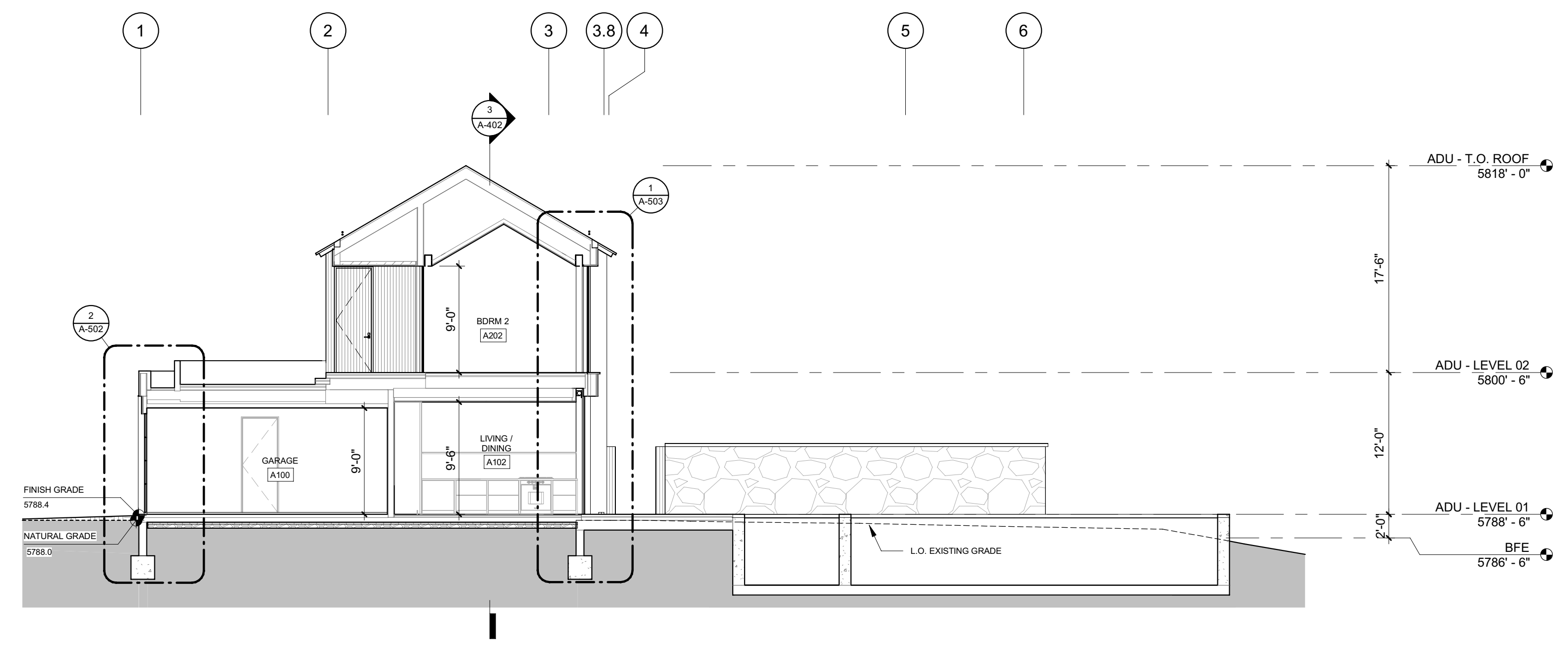
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BLD2303-00021
06/26/23

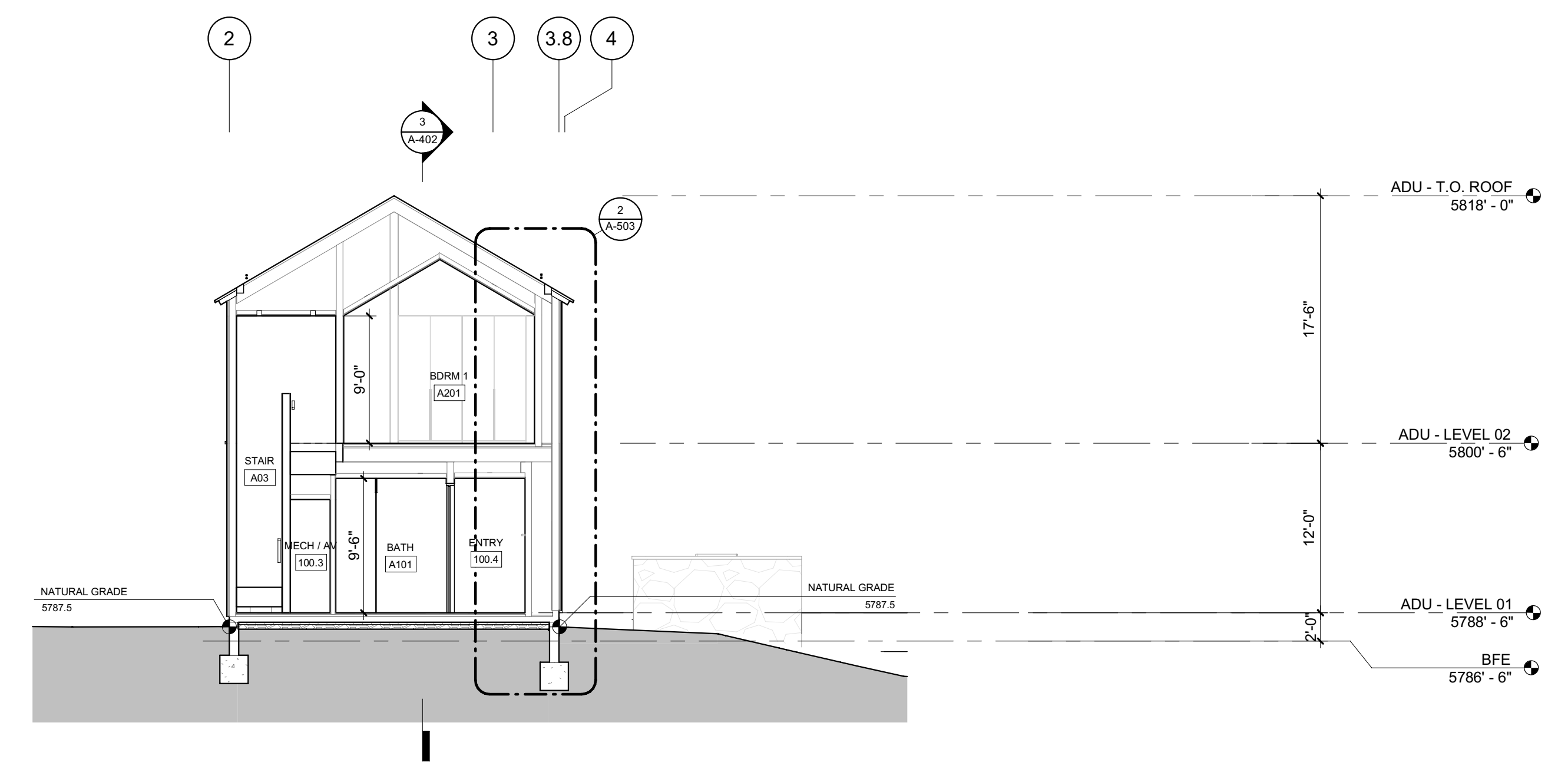
2/20/23



3 1/8" = 1'-0" ADU BUILDING SECTION E-W



2 1/8" = 1'-0" ADU BUILDING SECTION N-S 2



1 1/8" = 1'-0" ADU BUILDING SECTION N-S 1

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
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 TEL: 213.784.0014

SURVEYOR:
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 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
 2016 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

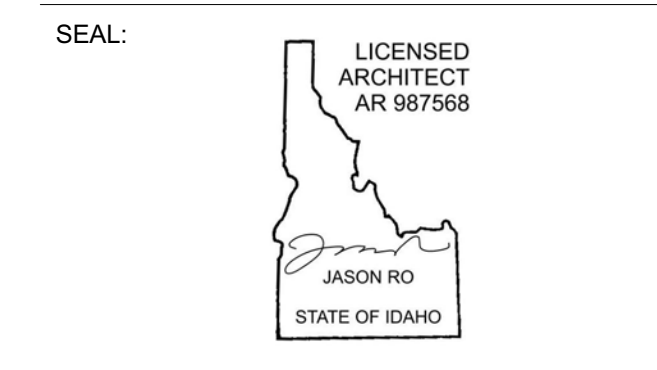
STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
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 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
BUILDING SECTIONS / ADU

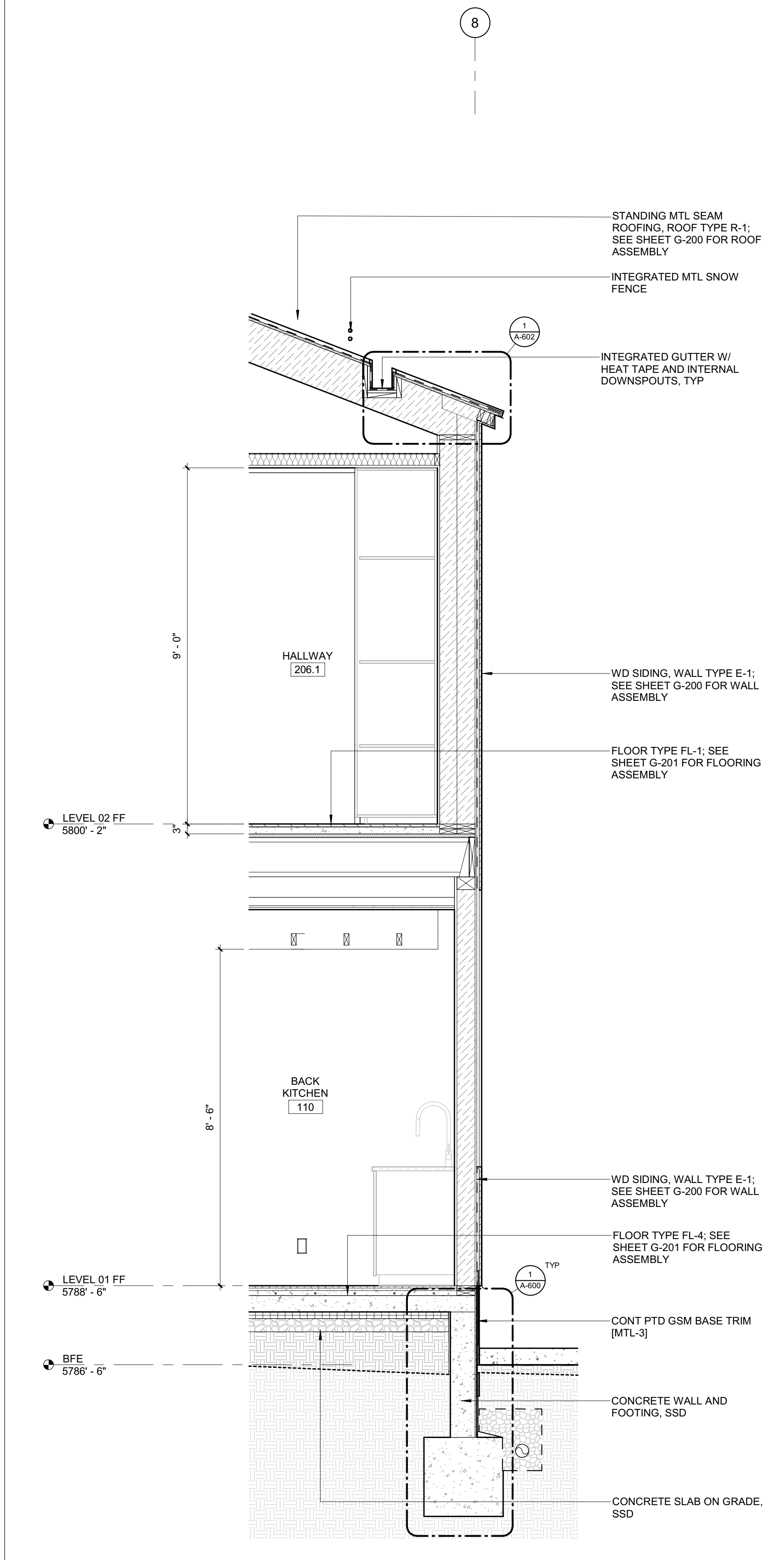
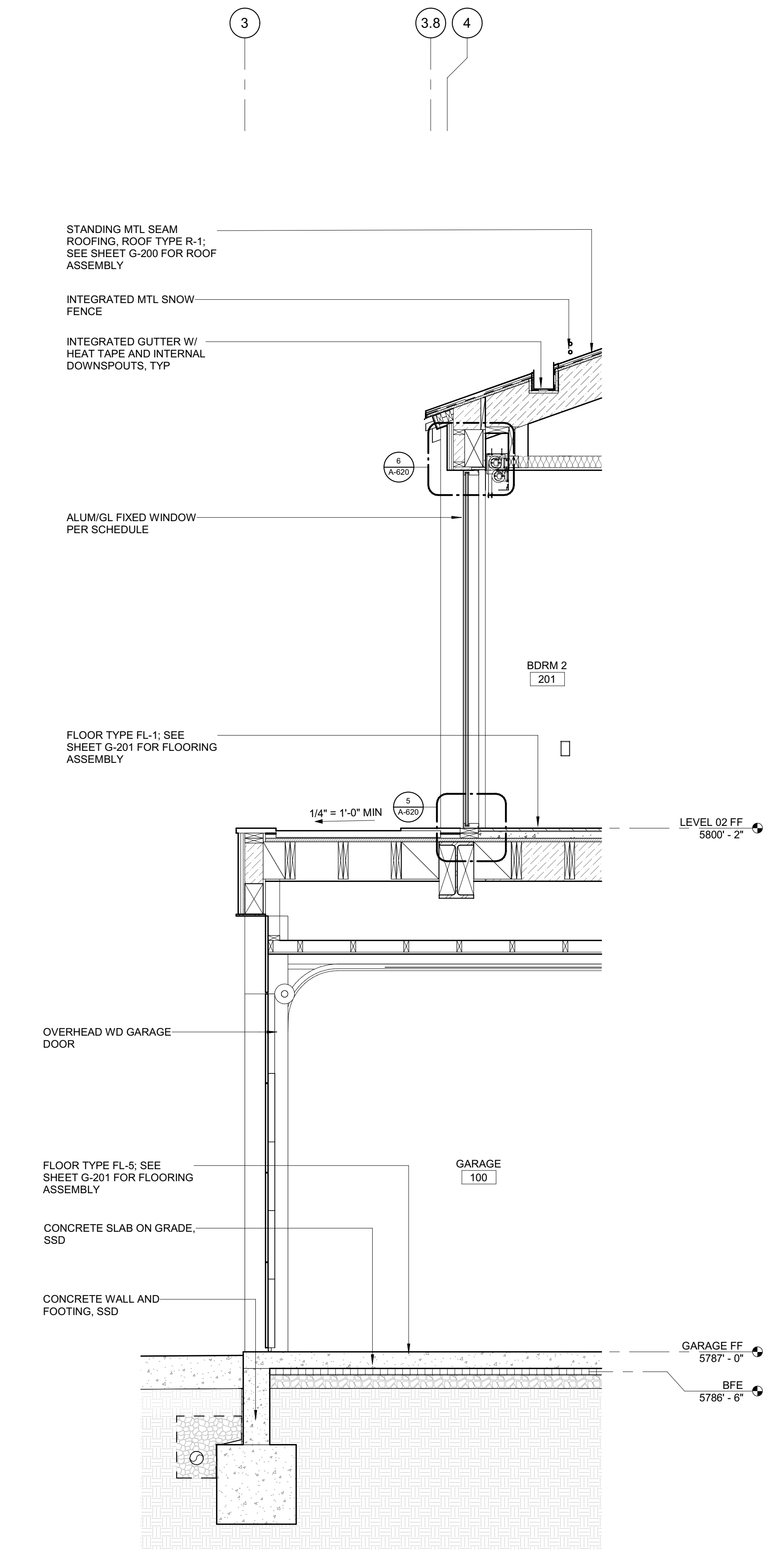
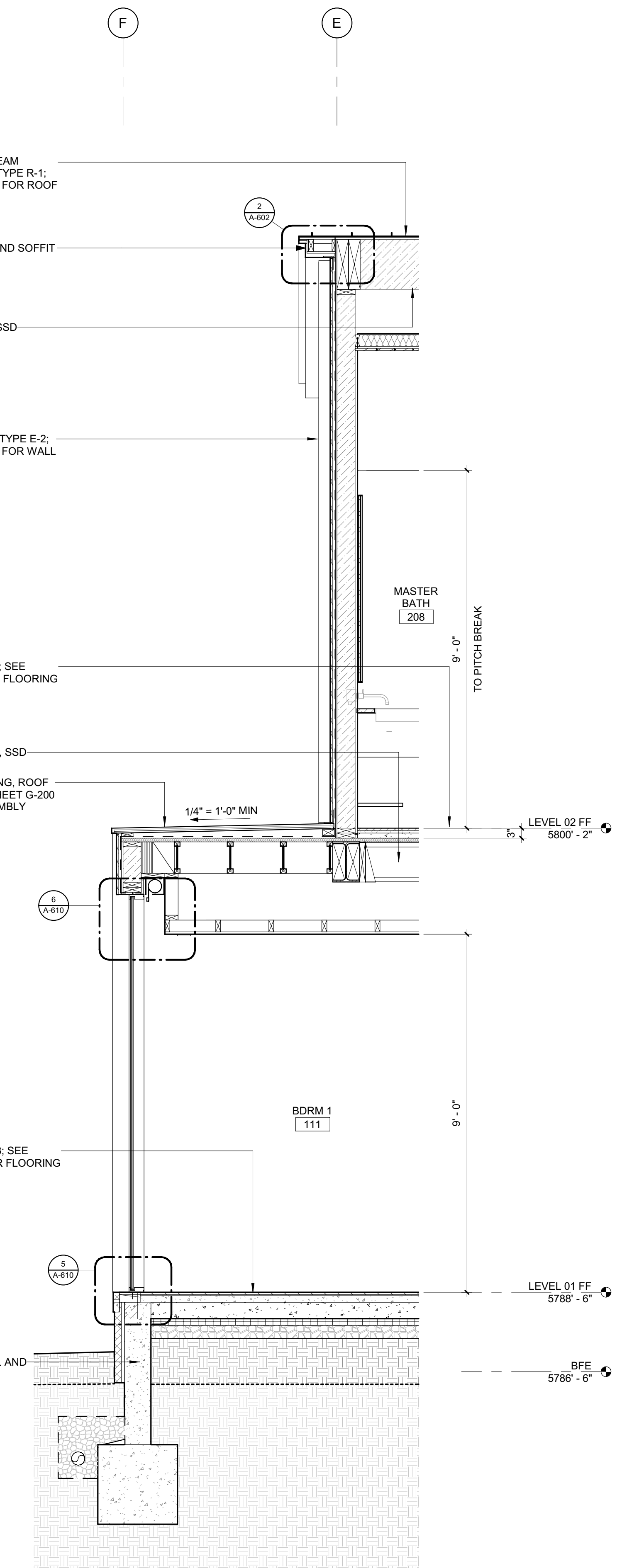
DRAWING NUMBER:
A-402



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BLD2303-00021
9/6/26/23

2/26/23



BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
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1031 W. MANCHESTER BLVD, UNIT 6
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SURVEYOR:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
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KETCHUM, ID 83340
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
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2018 WASHINGTON ST NORTH, SUITE 4
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TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
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TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

CIVIL ENGINEER:
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P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
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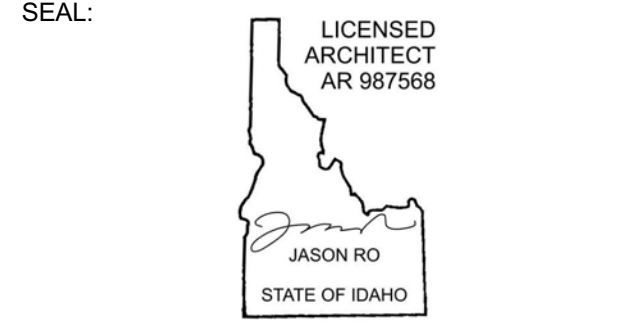
STRUCTURAL ENGINEER:
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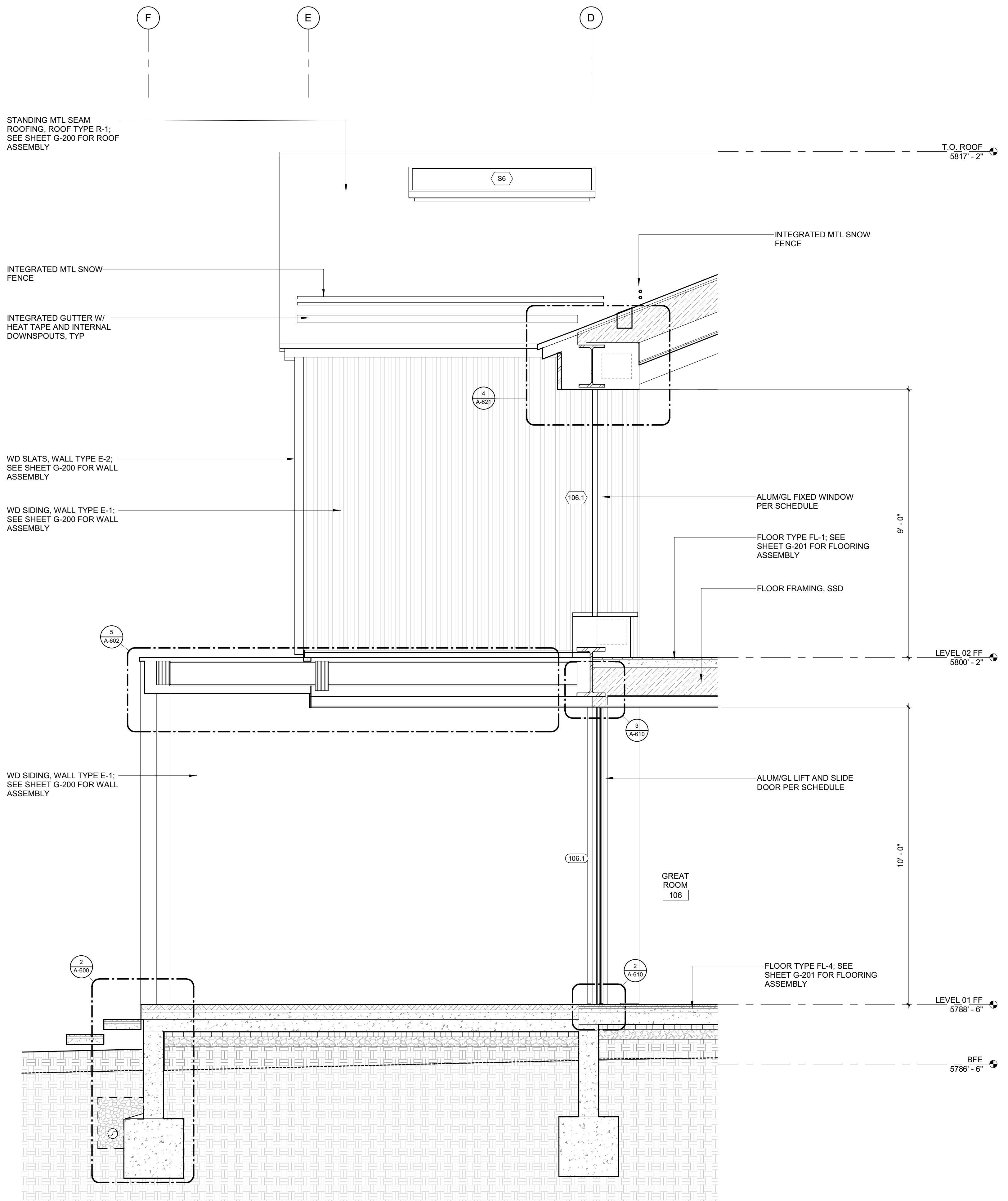
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PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

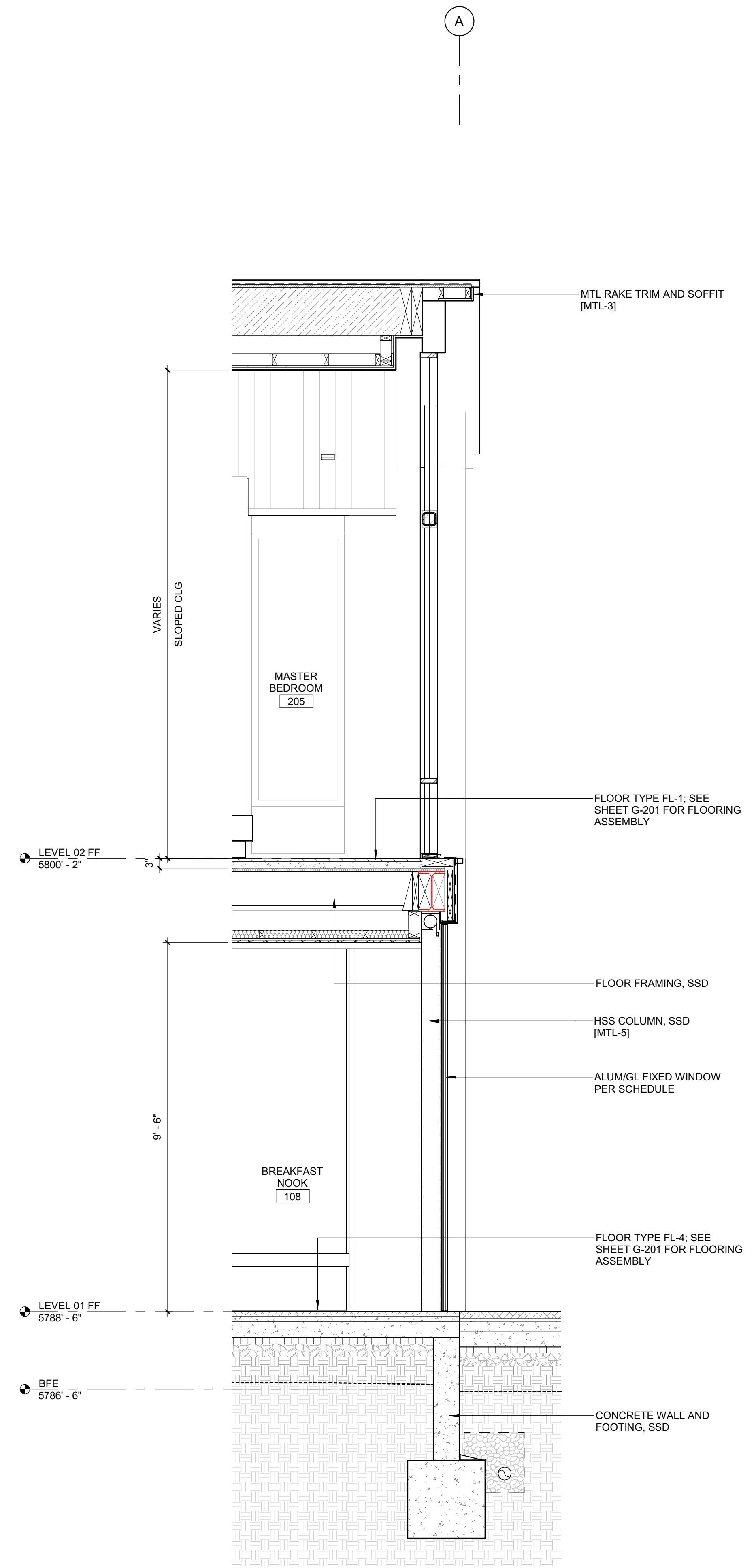
PROJECT NUMBER
#2201

DRAWING TITLE:
WALL SECTIONS

DRAWING NUMBER:
A-500



2 1/2" = 1'-0" WALL SECTION E-W 2



1 1/2" = 1'-0" WALL SECTION @ MH WEST

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 TWIN FALLS, ID 83301
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GEOTECHNICAL ENGINEER:
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 KETCHUM, ID 83340
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LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
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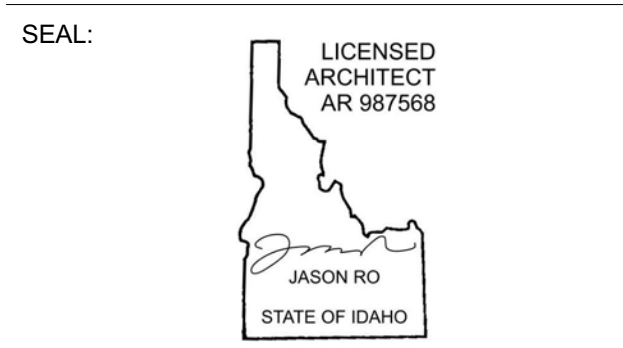
STRUCTURAL ENGINEER:
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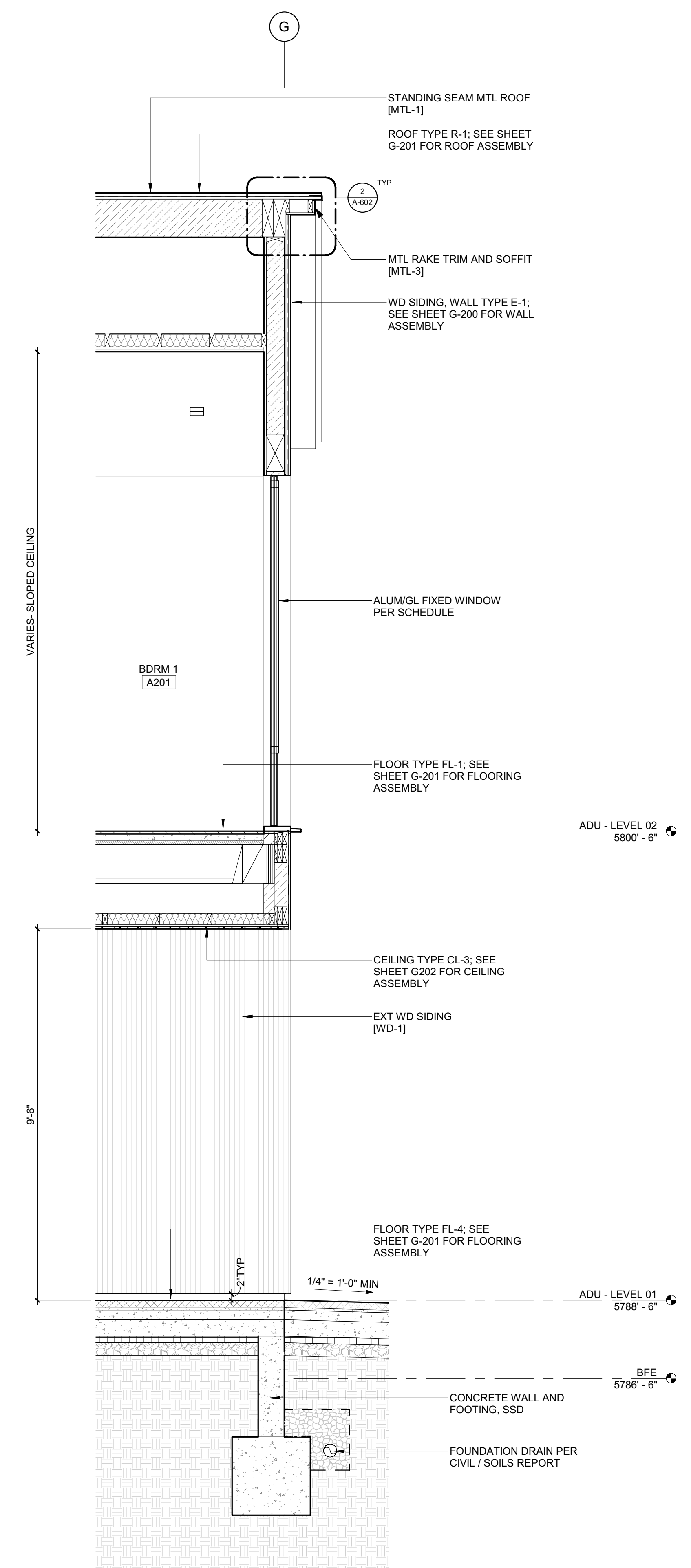
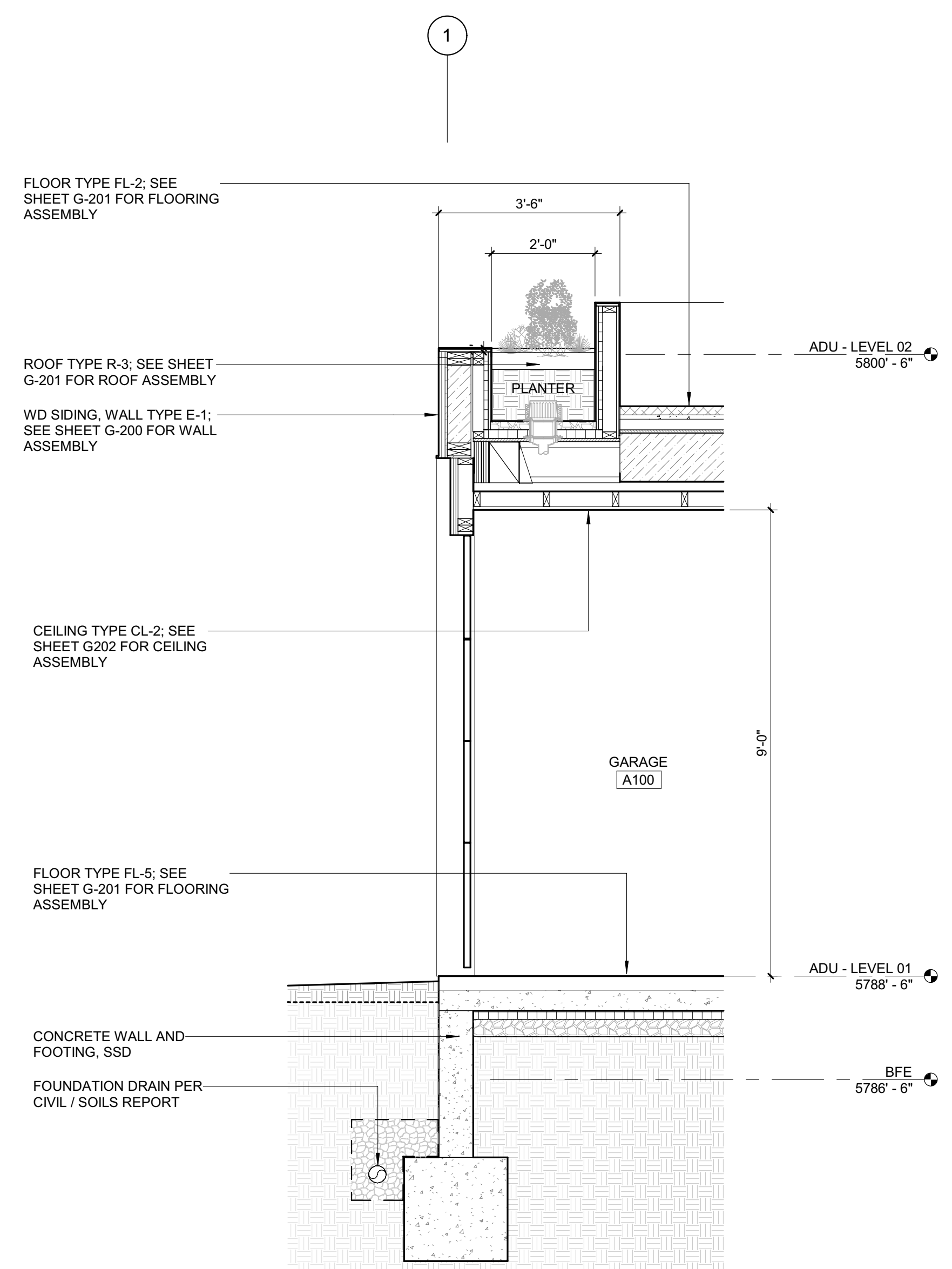
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
WALL SECTIONS

DRAWING NUMBER:
A-501



BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 SAWTOOTH ENVIRONMENTAL CONSULTING
 P.O. BOX 2707 / 540 NORTH FIRST AVE
 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
 BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
 BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

CIVIL ENGINEER:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

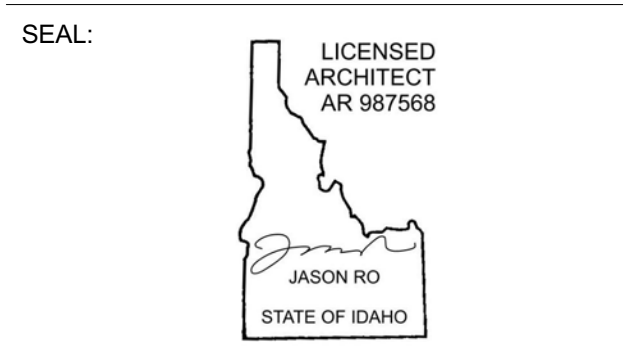
STRUCTURAL ENGINEER:
 LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
 KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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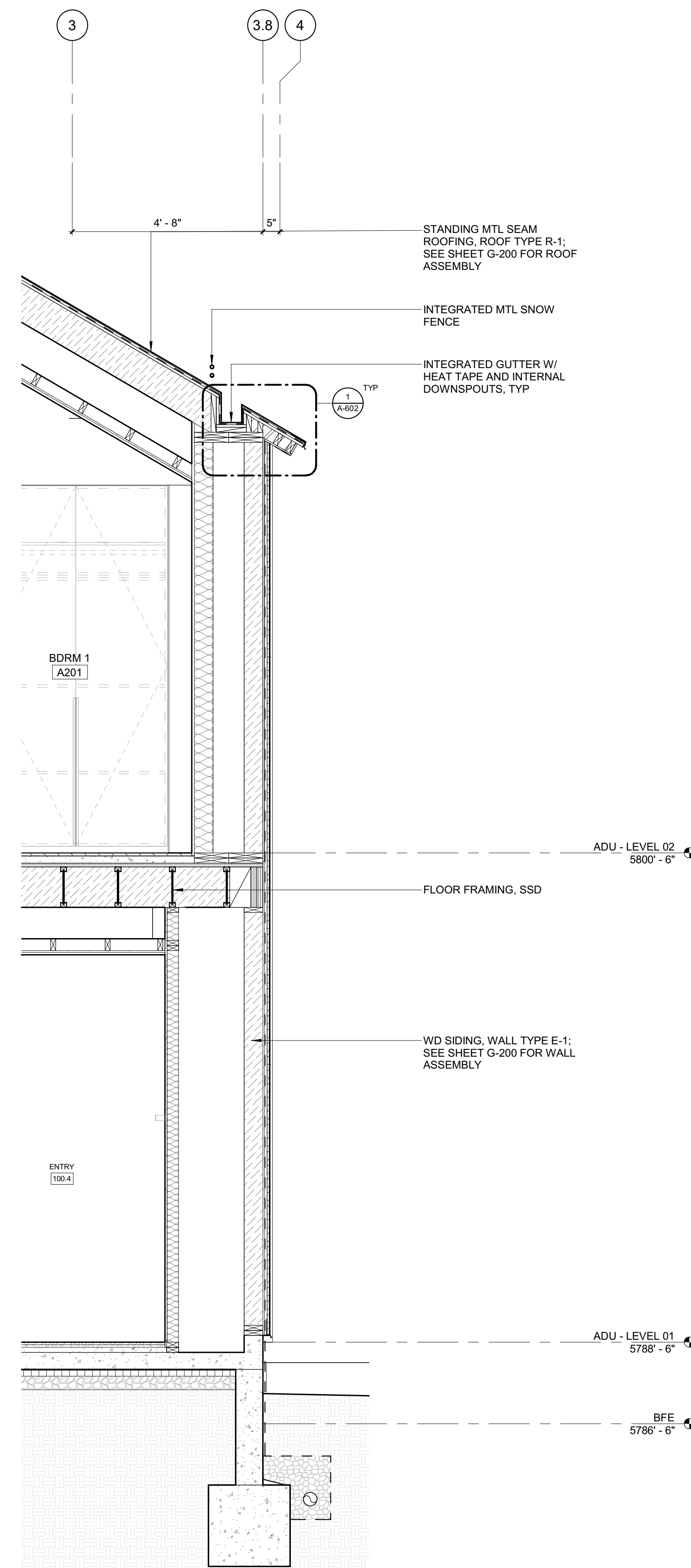
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0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

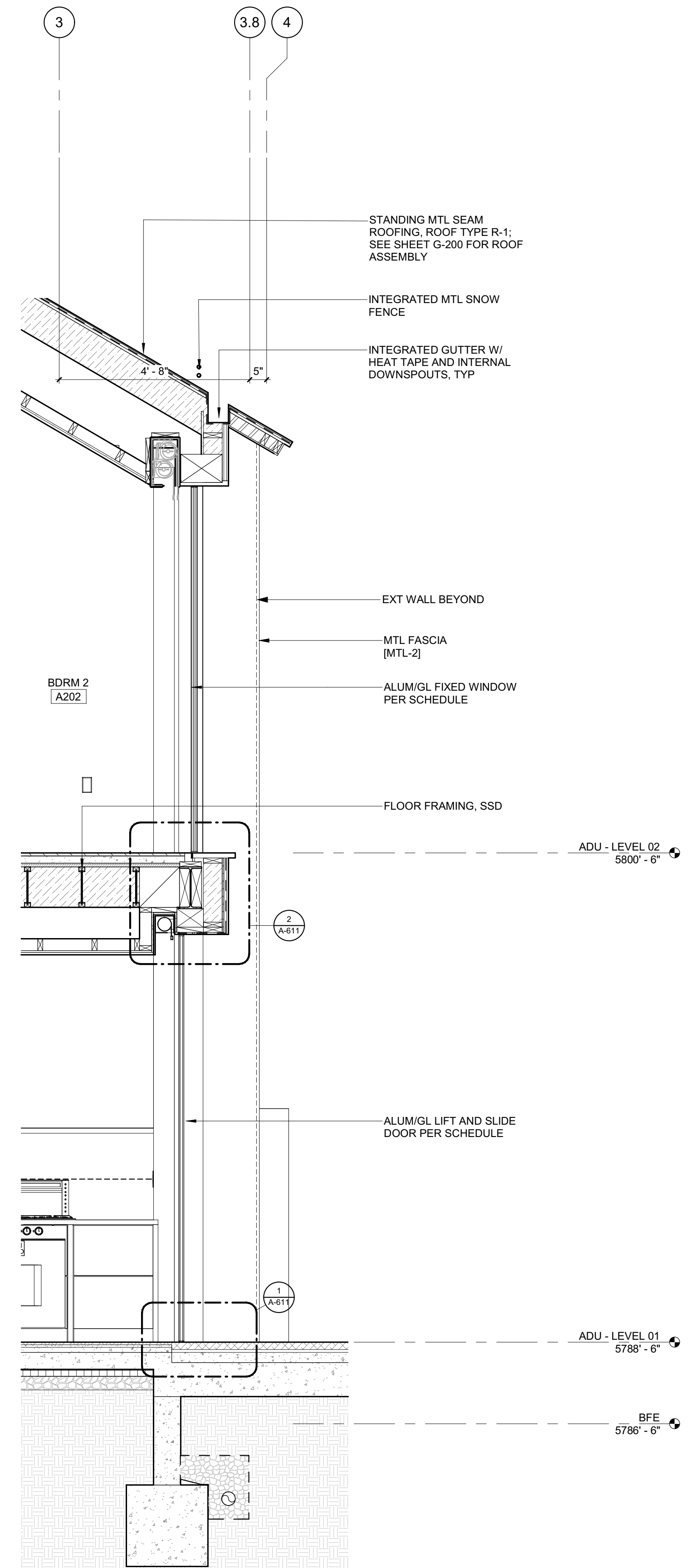
PROJECT NUMBER
#2201

DRAWING TITLE:
WALL SECTIONS / ADU

DRAWING NUMBER:
A-502



2 1/2" = 1'-0" WALL SECTION @ ADU SOUTH 2



1 1/2" = 1'-0" WALL SECTION @ ADU SOUTH 1

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
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 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

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LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 TEL: 208.726.9512

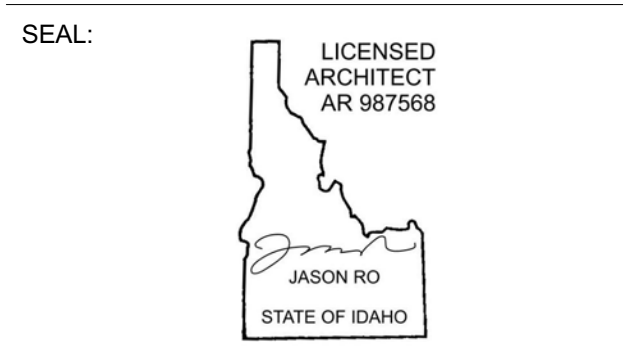
STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
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 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
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 EL SEGUNDO, CA 90245
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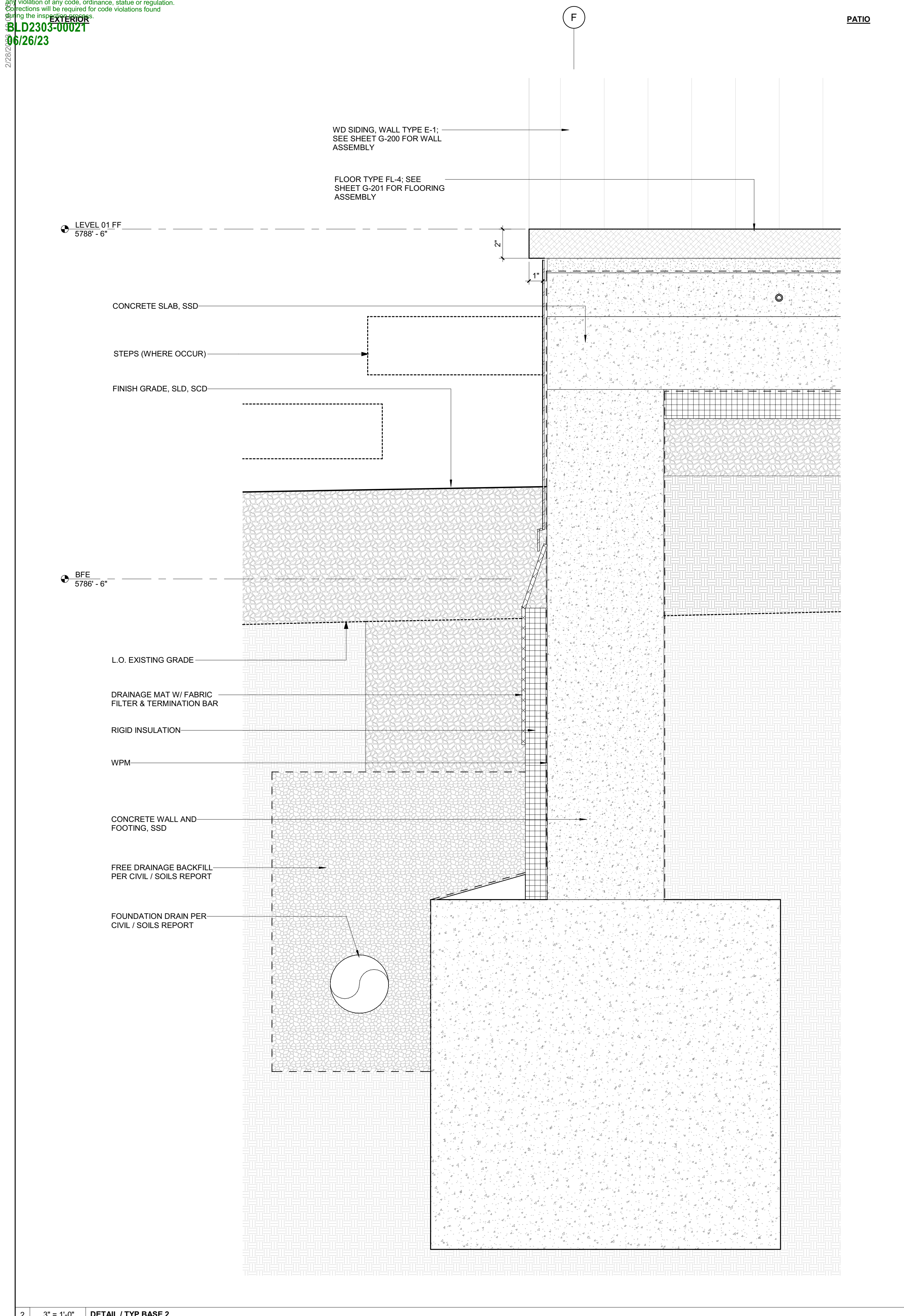
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0	02.28.23	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

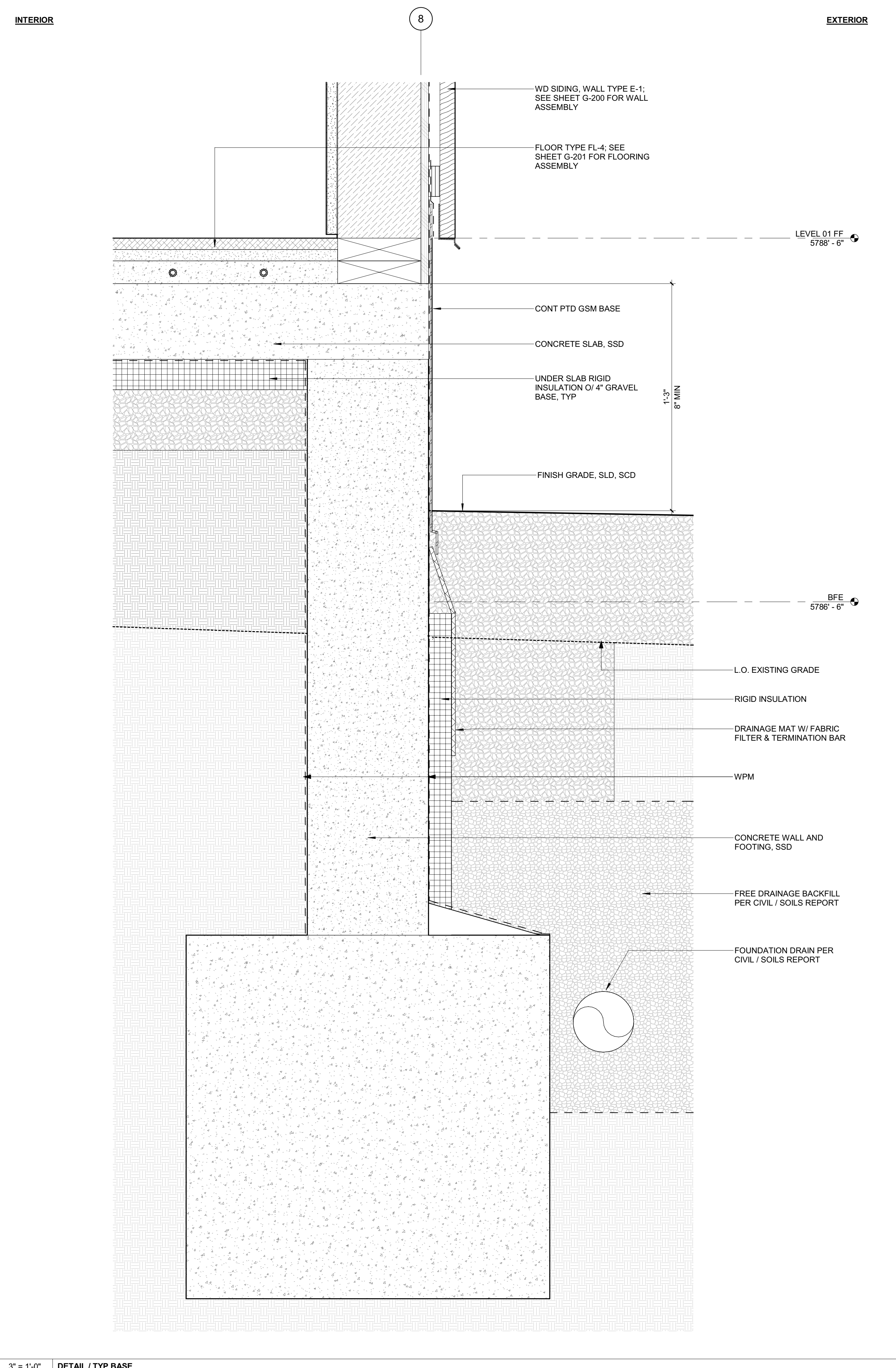
PROJECT NUMBER
#2201

DRAWING TITLE:
WALL SECTIONS / ADU

DRAWING NUMBER:
A-503



2 3" = 1'-0" DETAIL / TYP BASE 2



1 3" = 1'-0" DETAIL / TYP BASE

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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SURVEYOR:
 GALENA ENGINEERING, INC.
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 HAILEY, ID 83333
 TEL: 208.788.1705

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 KETCHUM, ID 83340
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HYDROLOGY / WATER ENGINEERING:
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 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
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 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
 BYLA
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CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
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 TEL: 213.239.9700

MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
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 BOZEMAN, MT 59715
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
 KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191

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SEAL:
 LICENSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
DETAILS / EXTERIOR

DRAWING NUMBER:
A-600



These plans have been found to be in substantial compliance with the Idaho Building Code. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/26/23

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
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INGLEWOOD, CA 90301
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2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
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KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: : 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

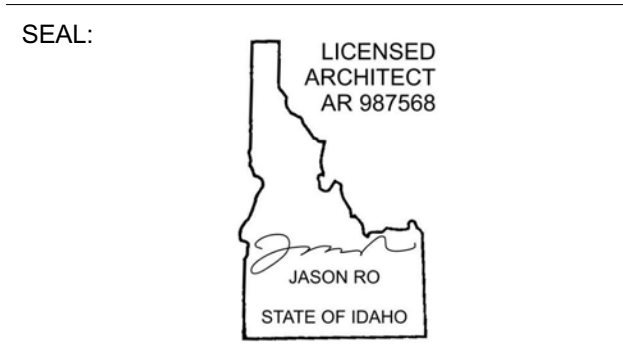
STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
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270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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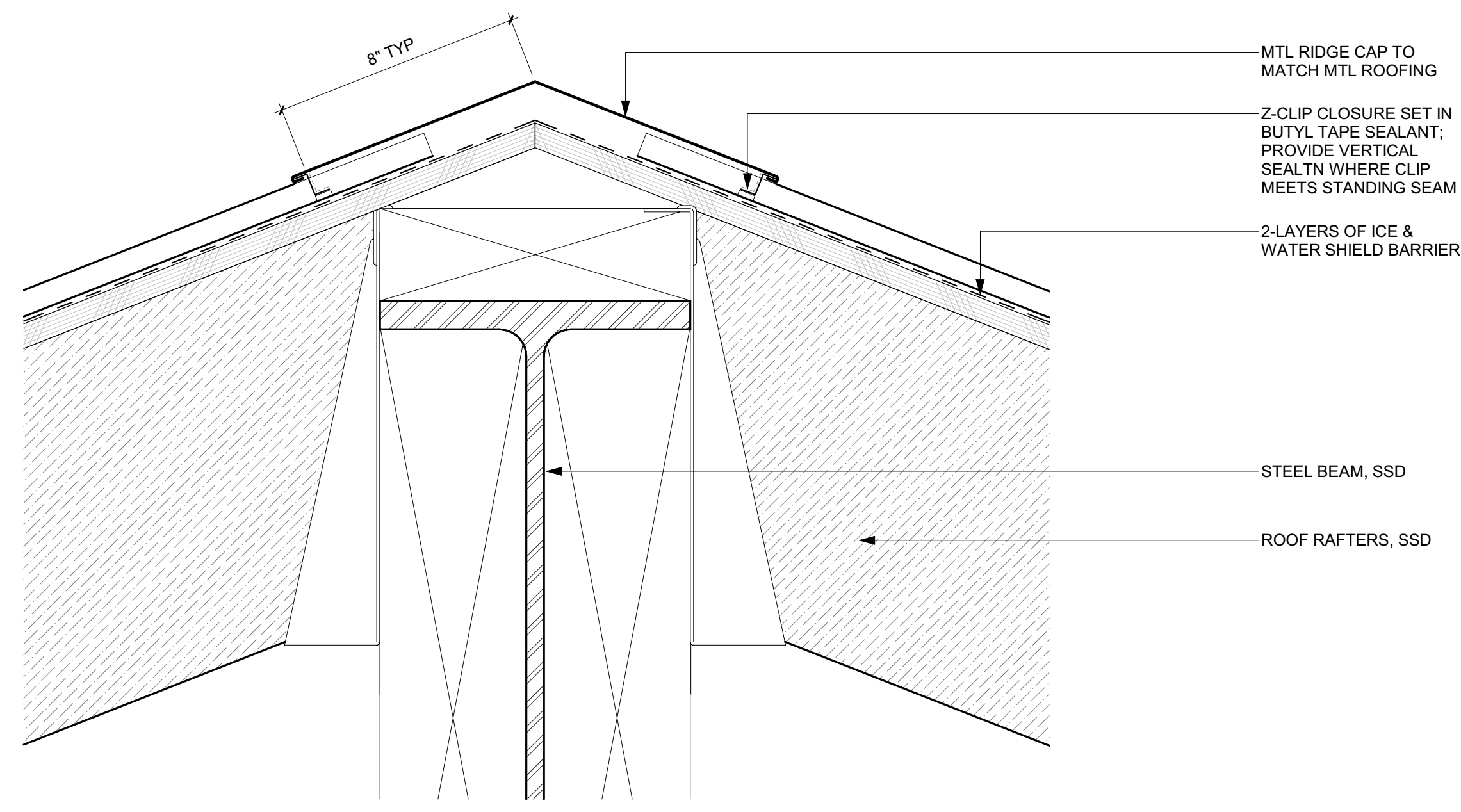
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NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

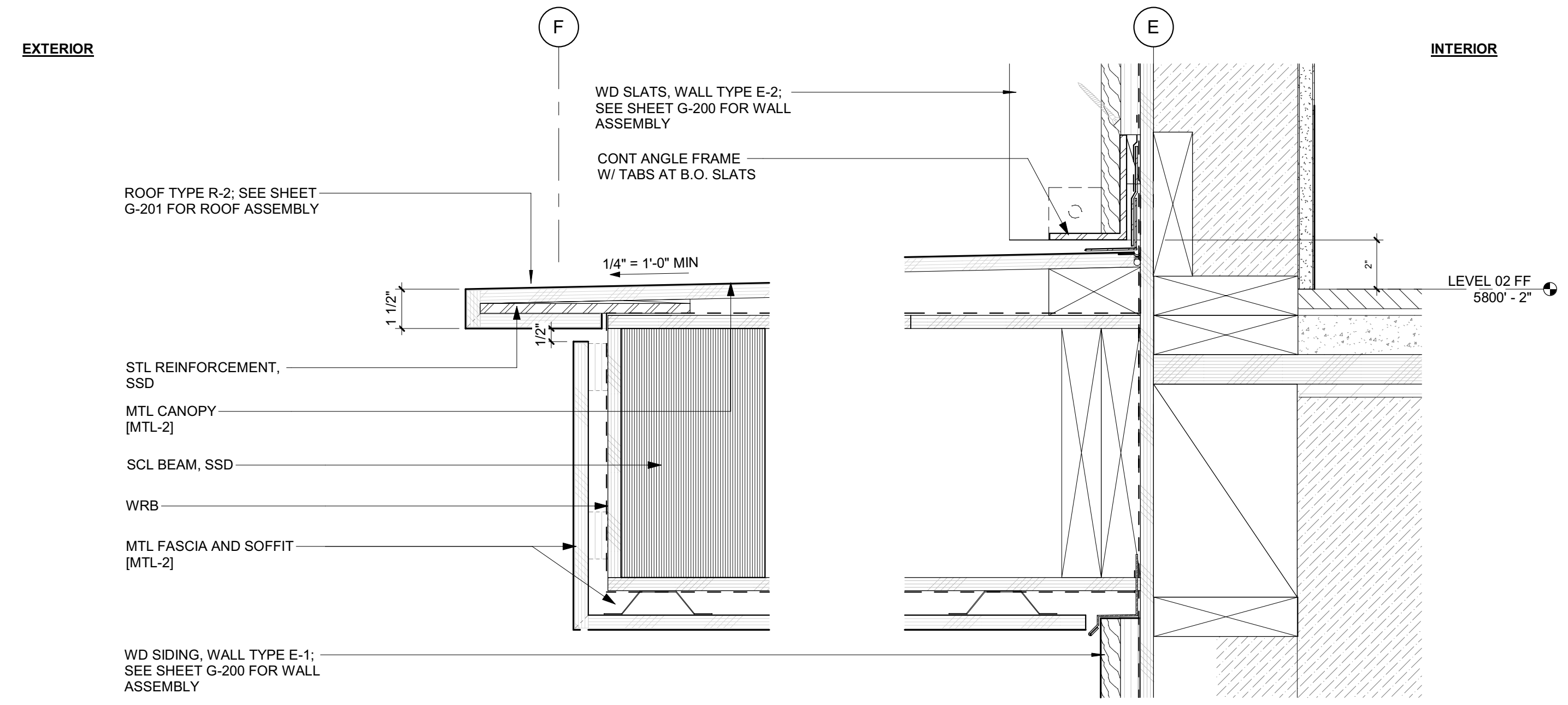
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#2201

DRAWING TITLE:
DETAILS / EXTERIOR

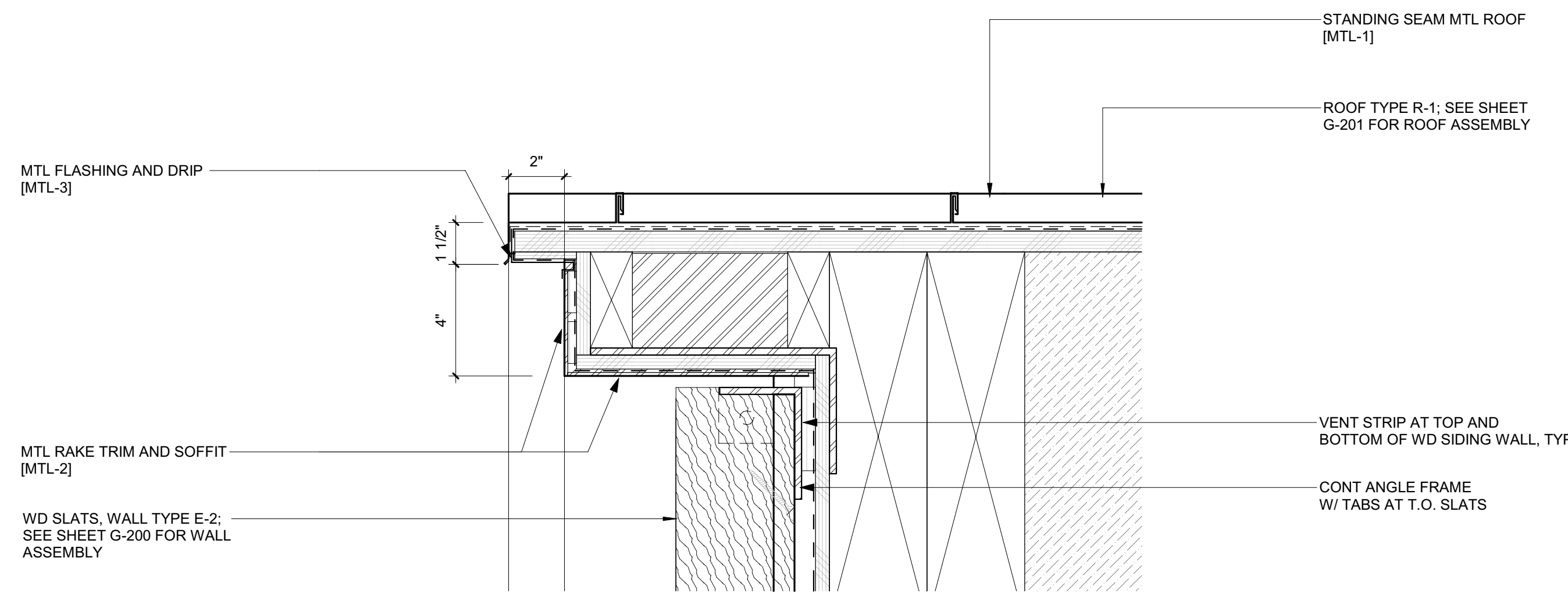
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A-602



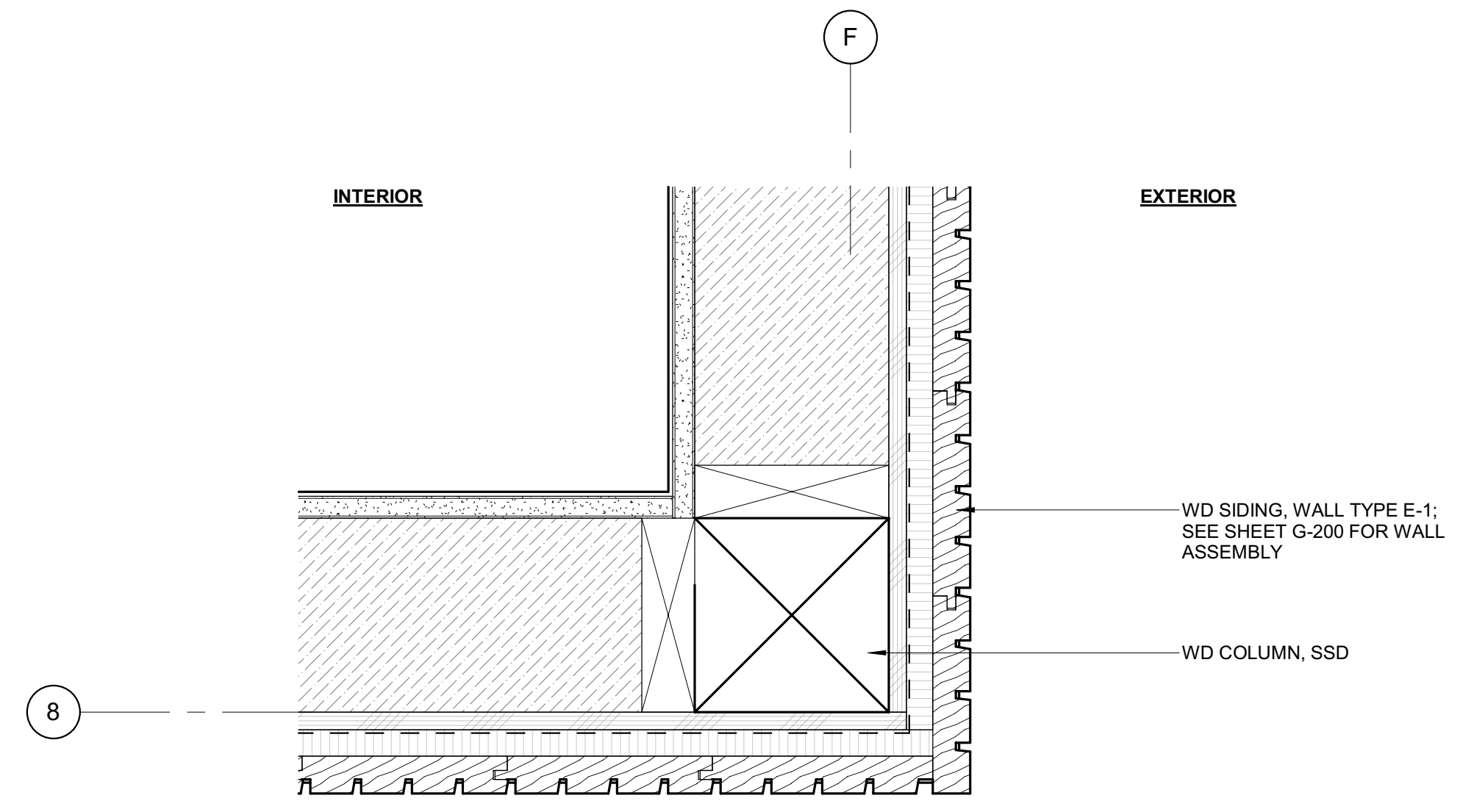
3 3" = 1'-0" DETAIL / TYP ROOF RIDGE



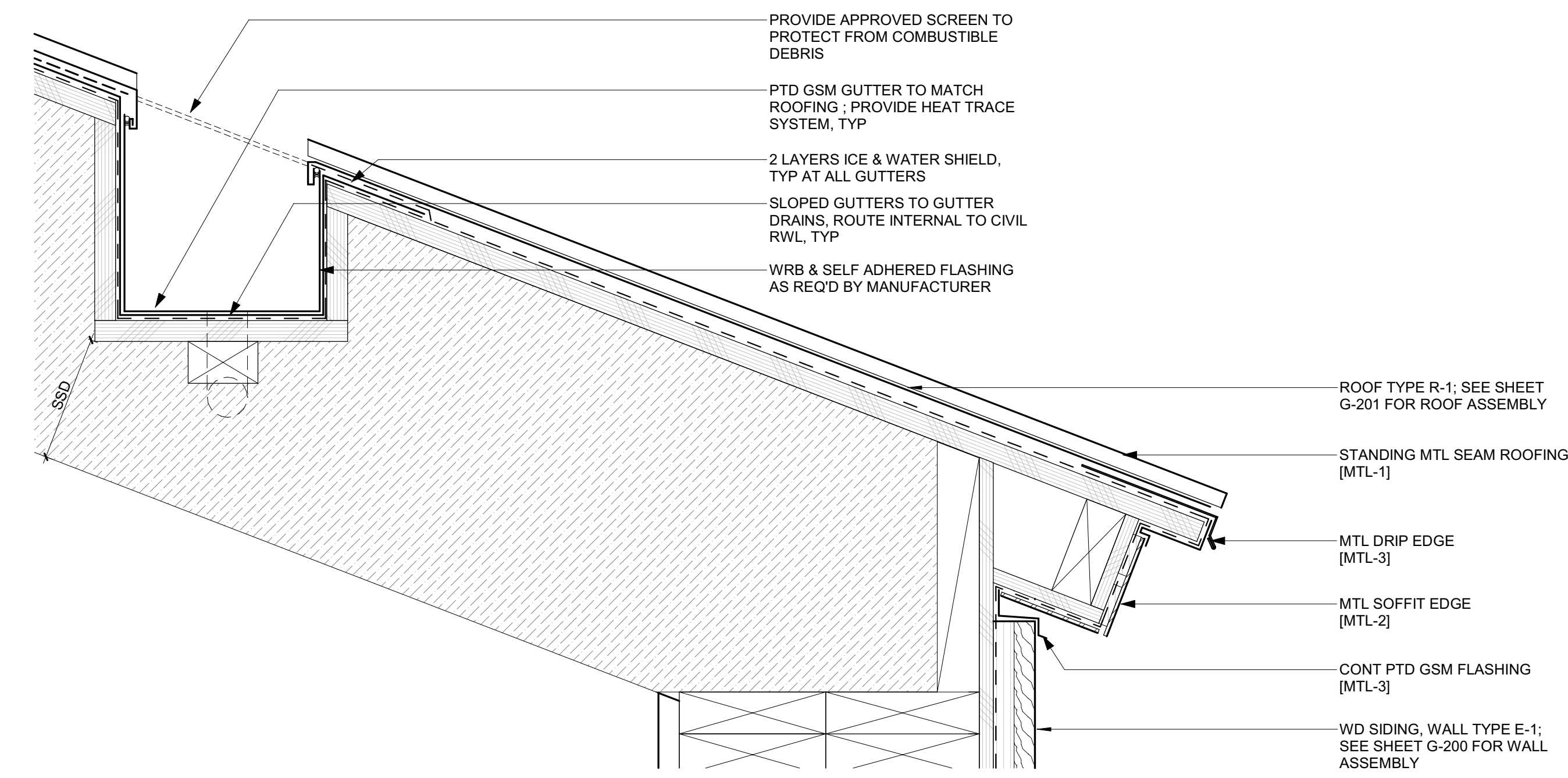
5 3" = 1'-0" DETAIL / CANOPY OVERHANG



2 3" = 1'-0" DETAIL / TYP RAKE END



4 3" = 1'-0" PLAN DETAIL / EXT CORNER TRIM @ WD SIDING



1 3" = 1'-0" DETAIL / TYP EAVE END + GUTTER

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
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 TEL: 213.784.0014

SURVEYOR:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
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 P.O. BOX 2707 / 540 NORTH FIRST AVE
 KETCHUM, ID 83340
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
 2018 WASHINGTON ST NORTH, SUITE 4
 TWIN FALLS, ID 83301
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

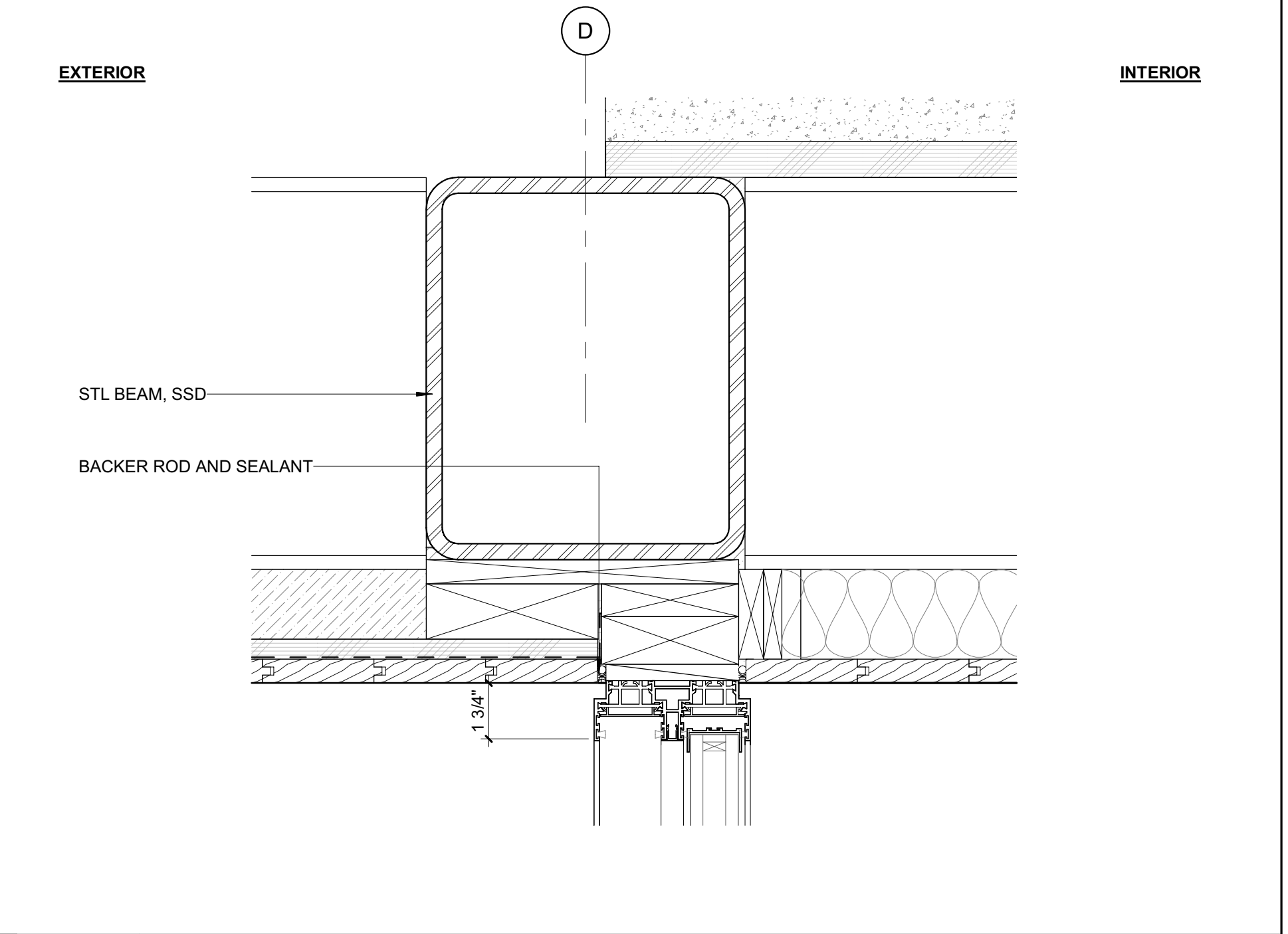
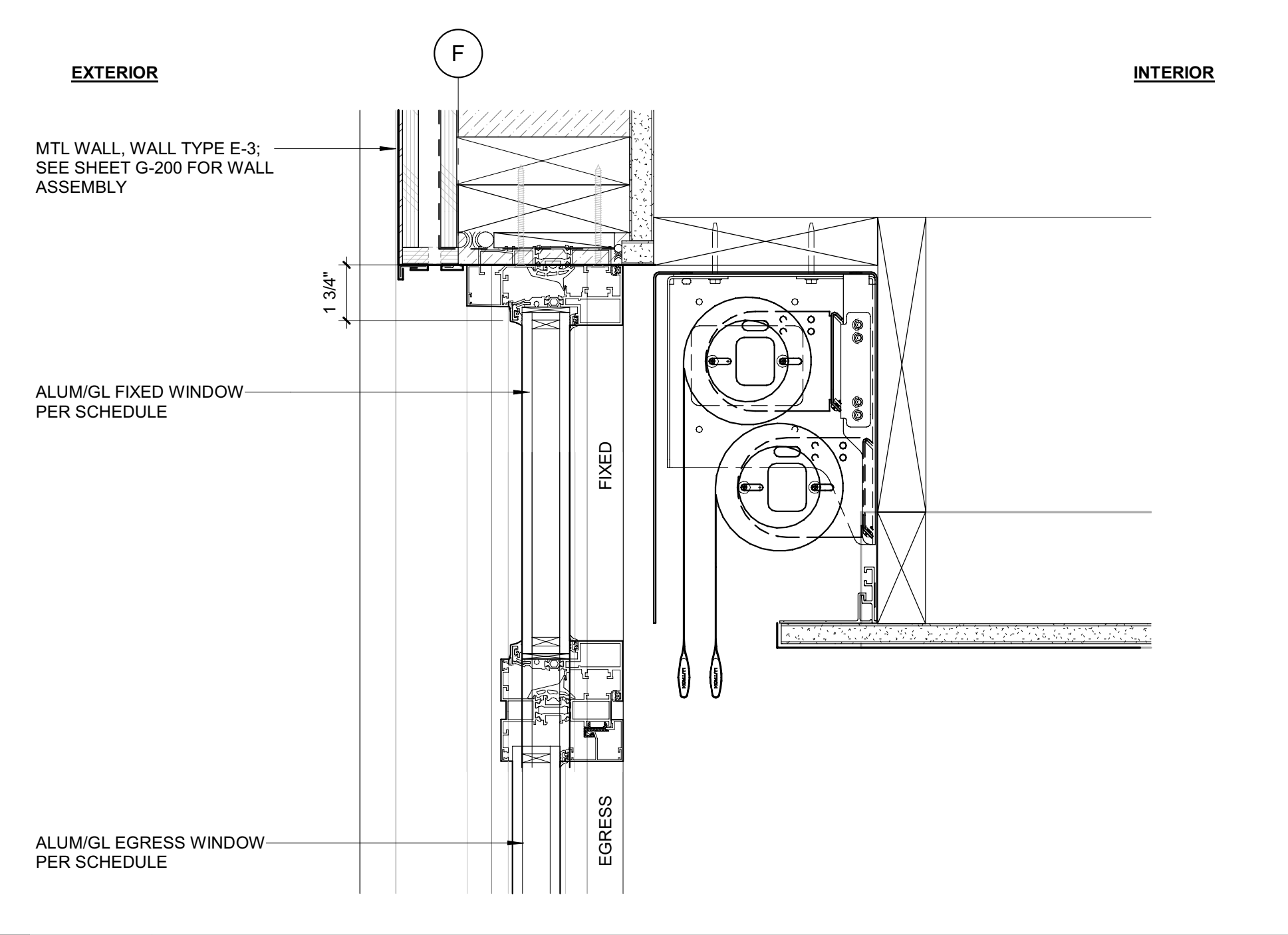
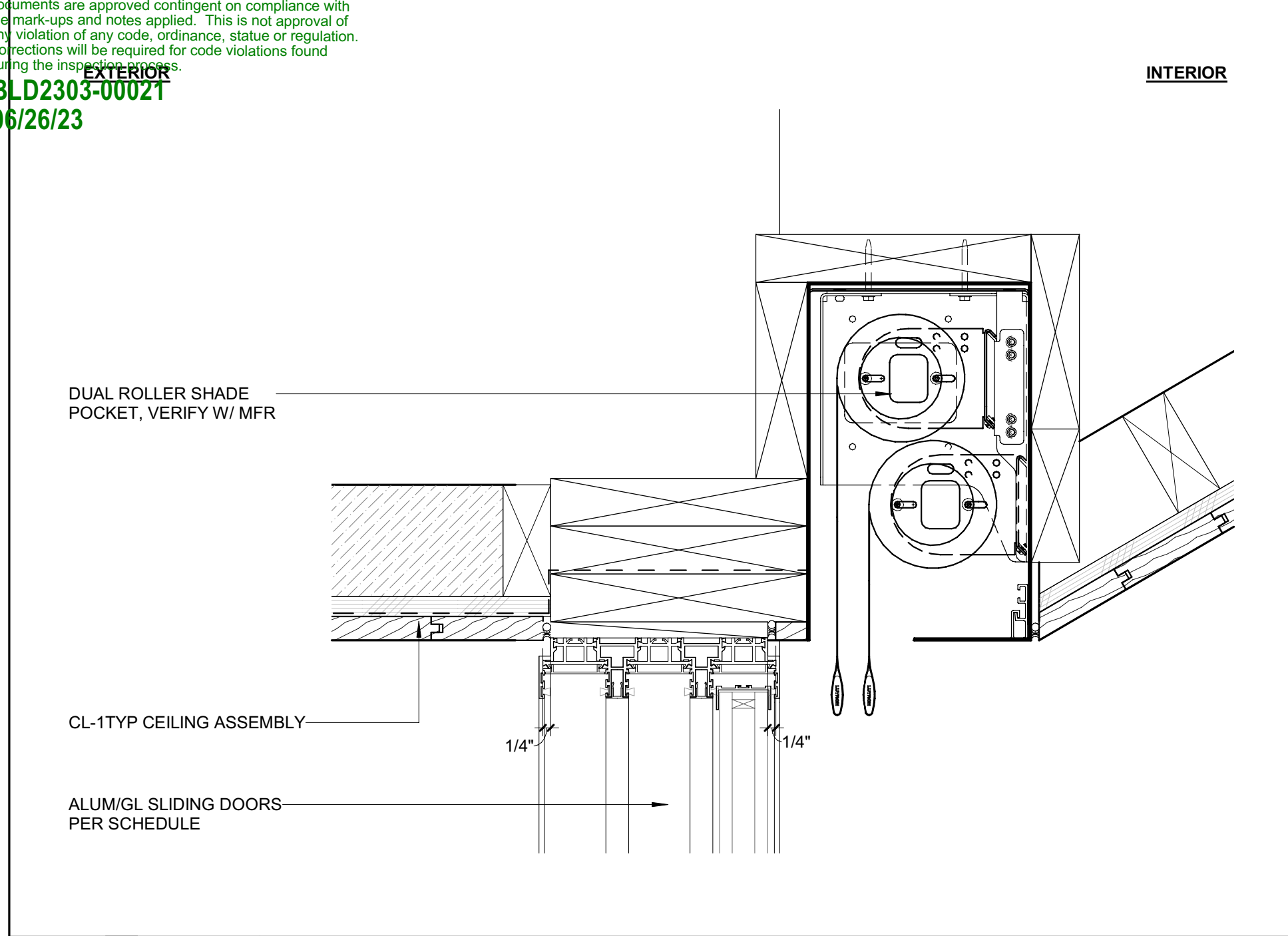
LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE
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 TEL: 208.726.9512

STRUCTURAL ENGINEER:
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 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

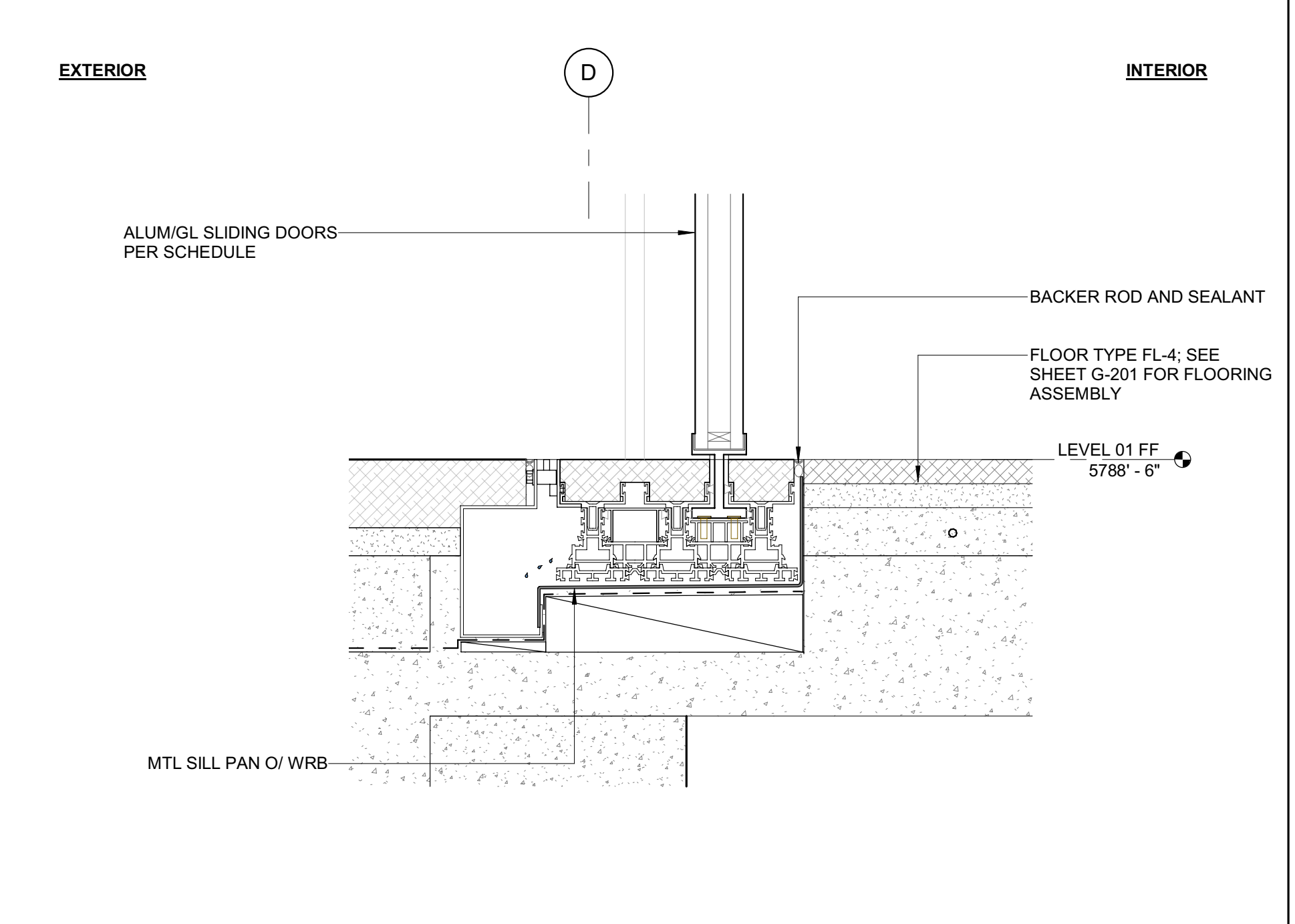
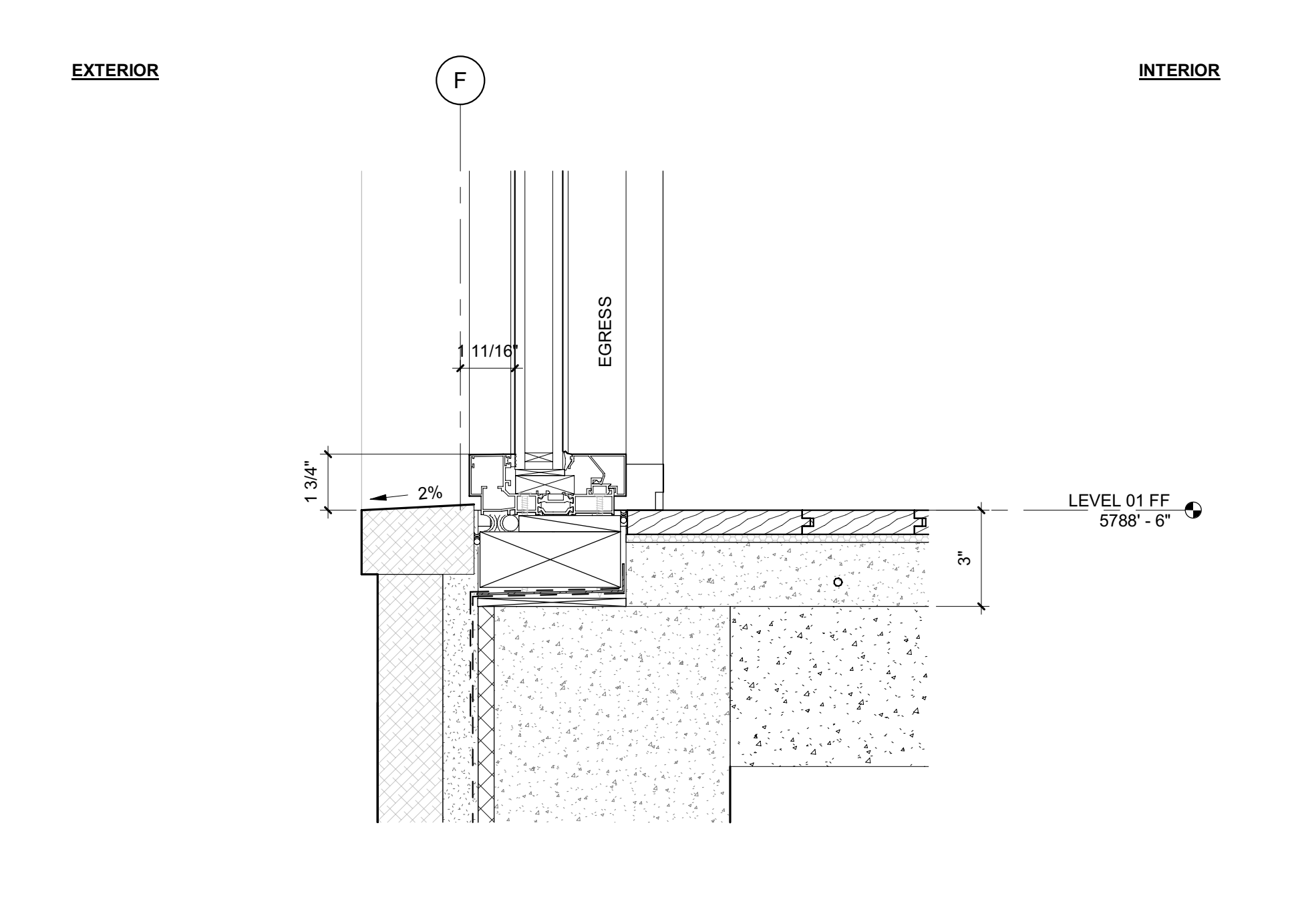
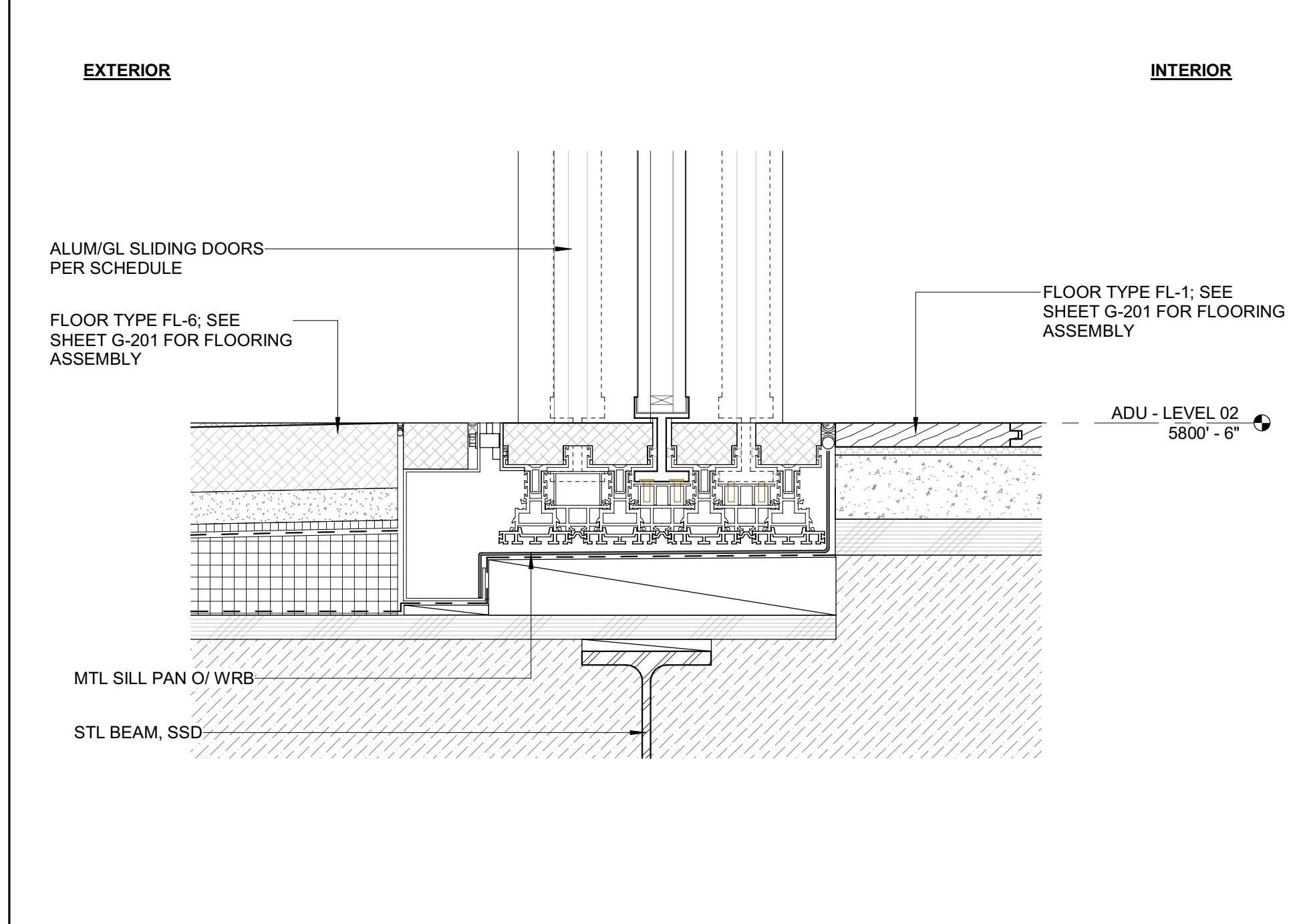
LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
 270 CORAL CIRCLE
 EL SEGUNDO, CA 90245
 TEL: 310.552.2191



9 3" = 1'-0" DETAIL / HEAD @ ADU ROOF DECK SLIDER

6 3" = 1'-0" DETAIL / HEAD @ BDRM 1 EGRESS

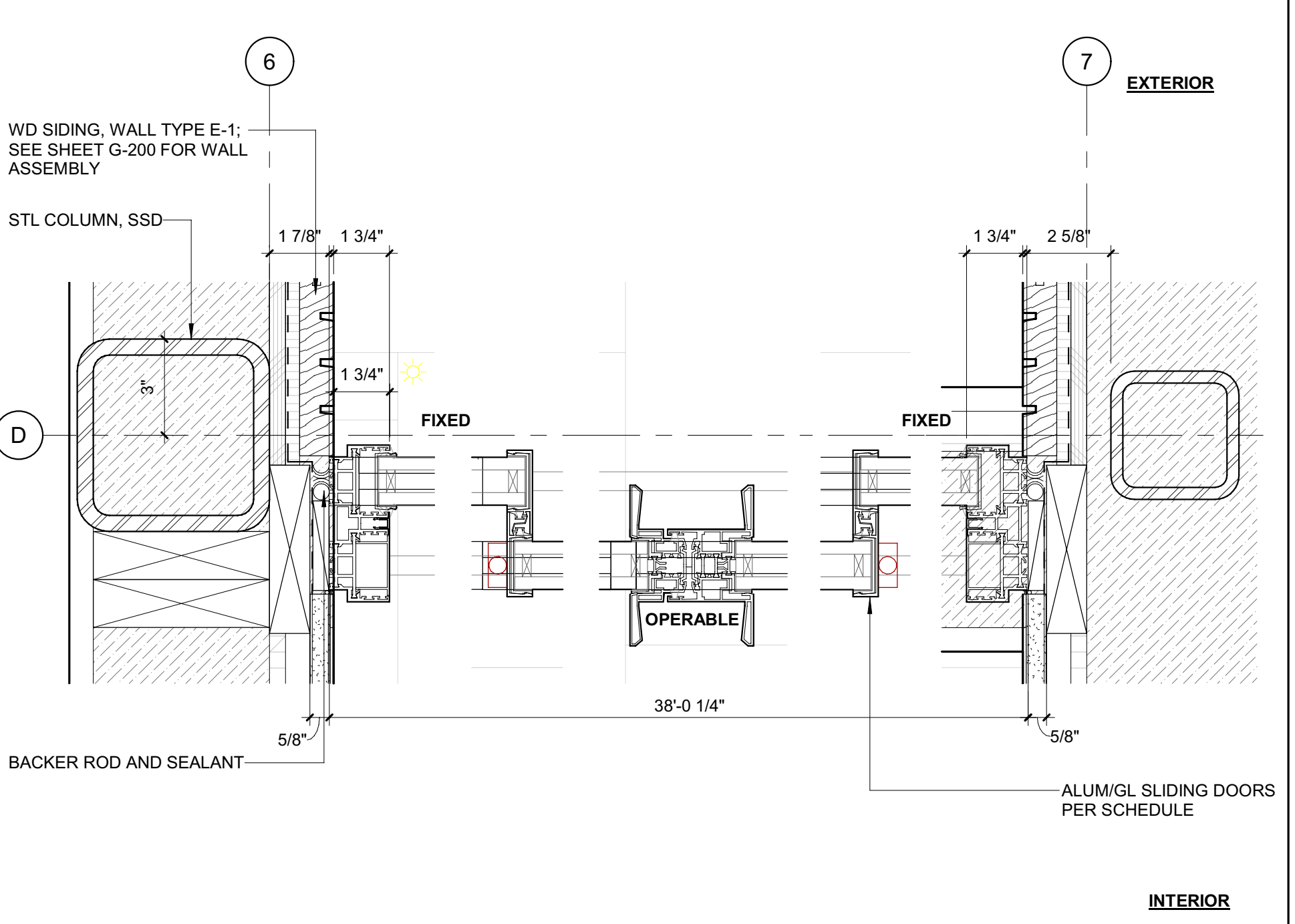
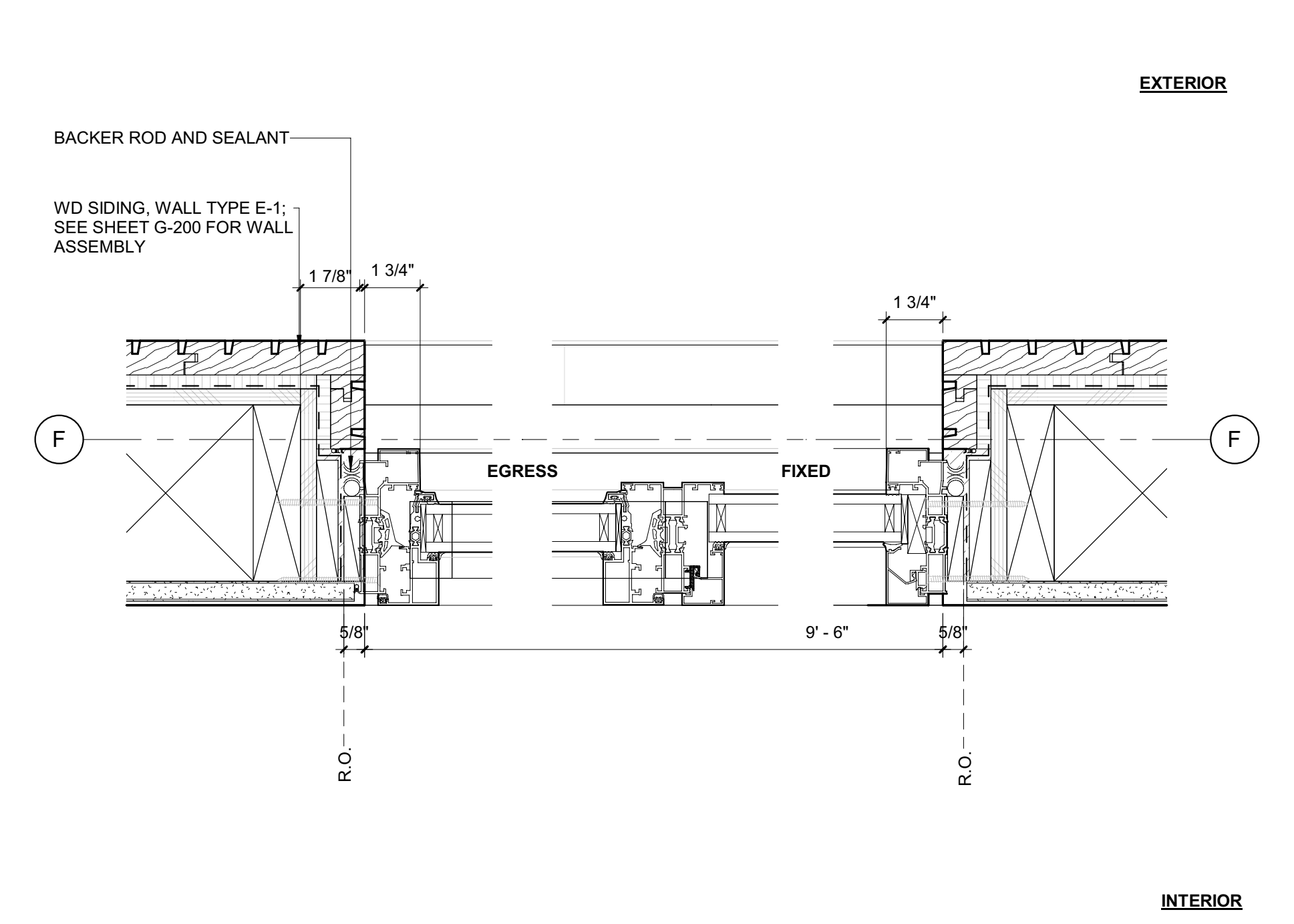
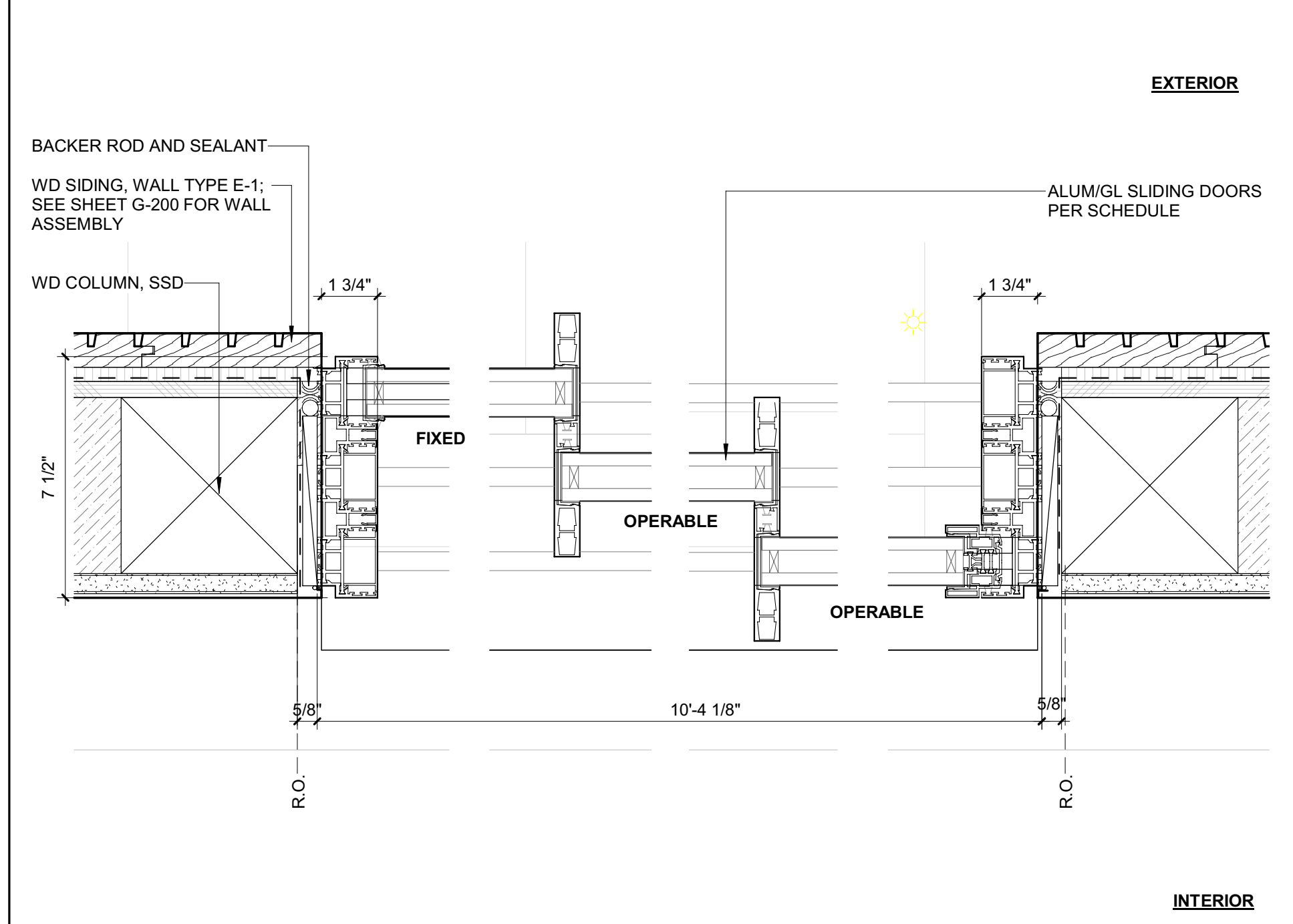
3 3" = 1'-0" DETAIL / HEAD @ GREAT RM SLIDER



8 3" = 1'-0" DETAIL / SILL @ ADU ROOF DECK SLIDER

5 3" = 1'-0" DETAIL / SILL @ BDRM 1 EGRESS

2 3" = 1'-0" DETAIL / SILL @ GREAT RM SLIDER



7 3" = 1'-0" DETAIL / JAMB @ ADU ROOF DECK SLIDER

4 3" = 1'-0" DETAIL / JAMB @ BDRM 1 EGRESS

1 3" = 1'-0" DETAIL / JAMB @ GREAT RM SLIDER

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SEAL:

LICENSED ARCHITECT
 AR 987568
 JASON RO
 STATE OF IDAHO

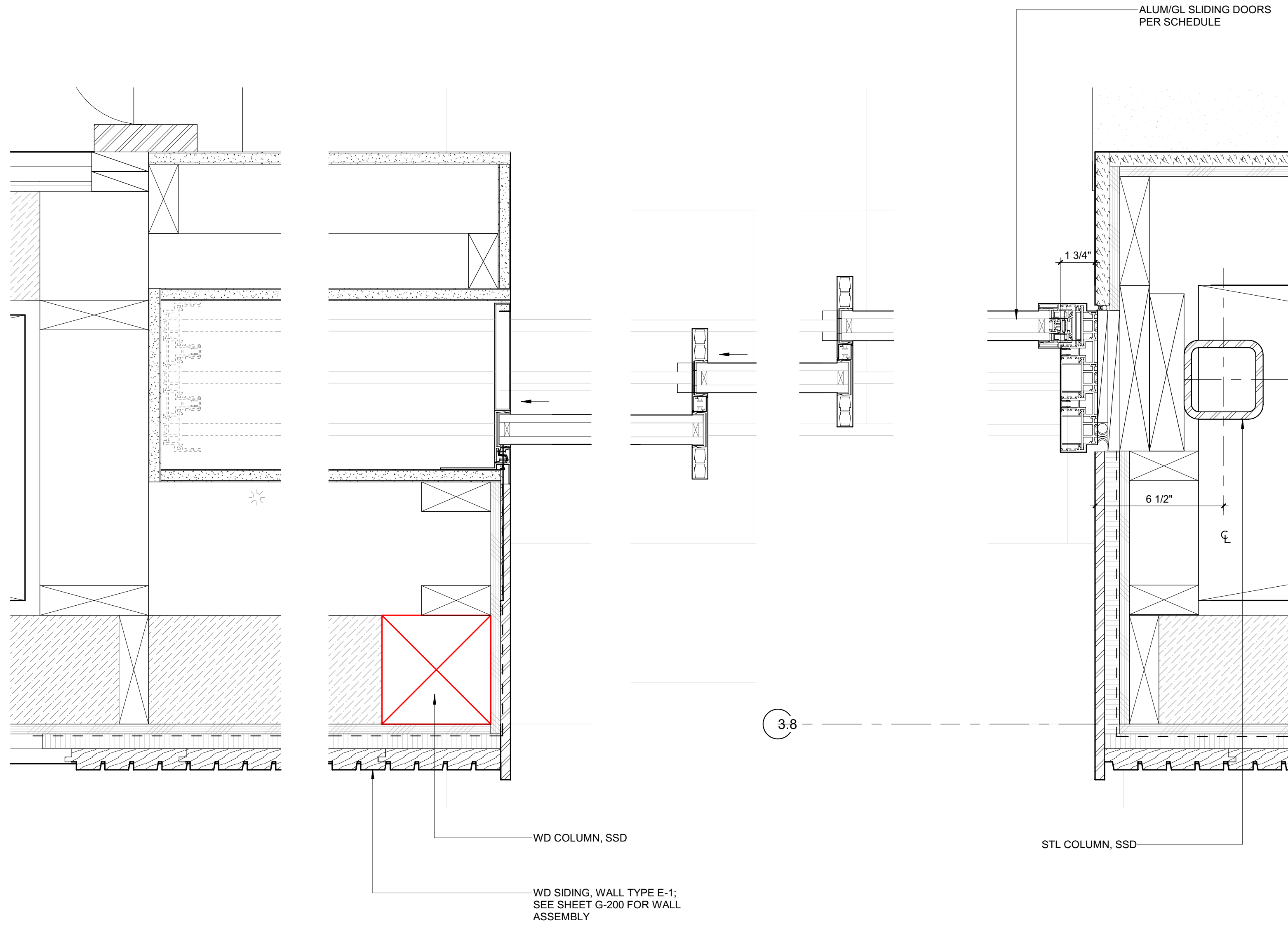
0 02.28.23 BUILDING PERMIT
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

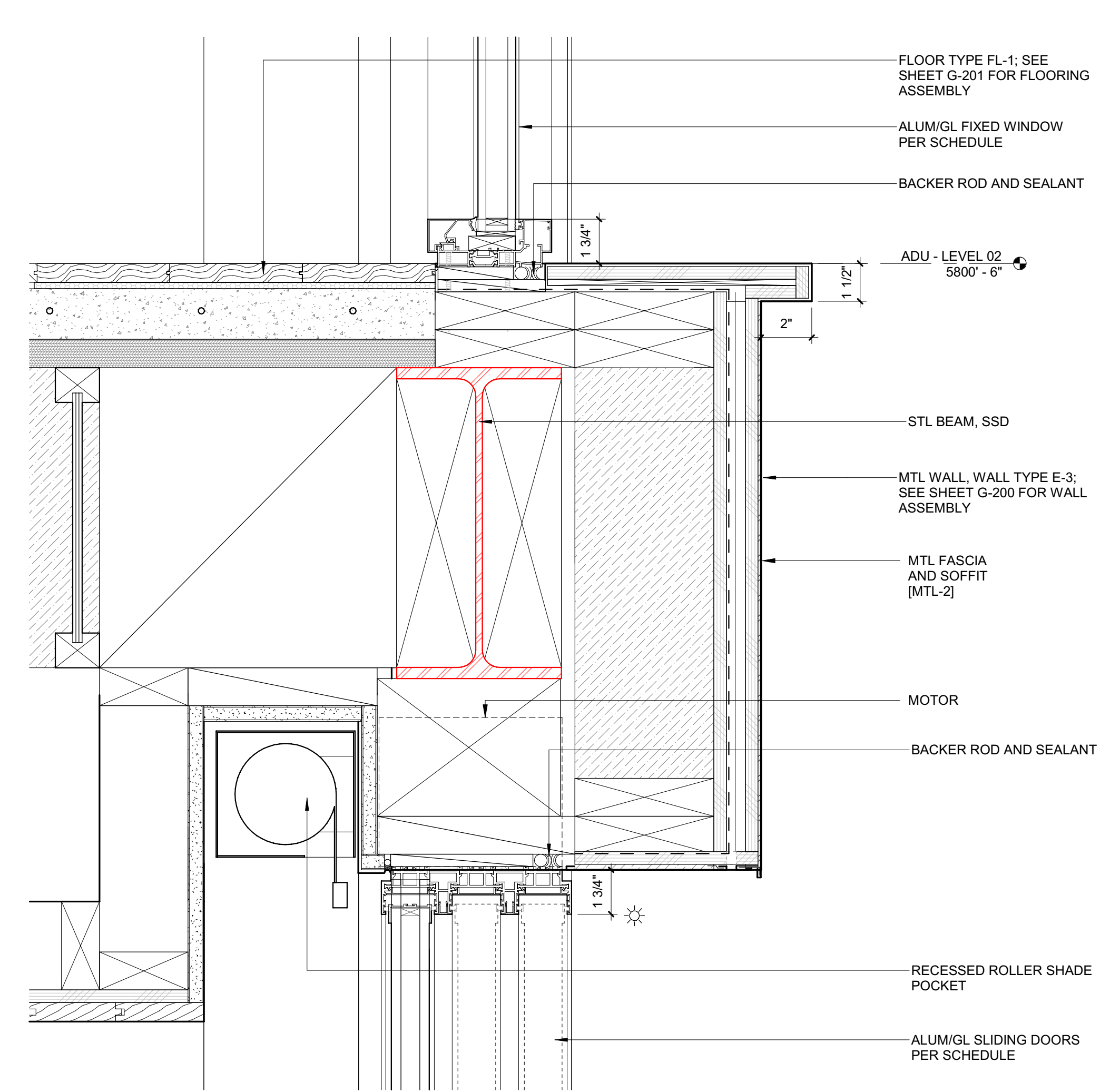
DRAWING TITLE:
EXTERIOR DOOR DETAILS

DRAWING NUMBER:
A-610



INTERIOR

EXTERIOR

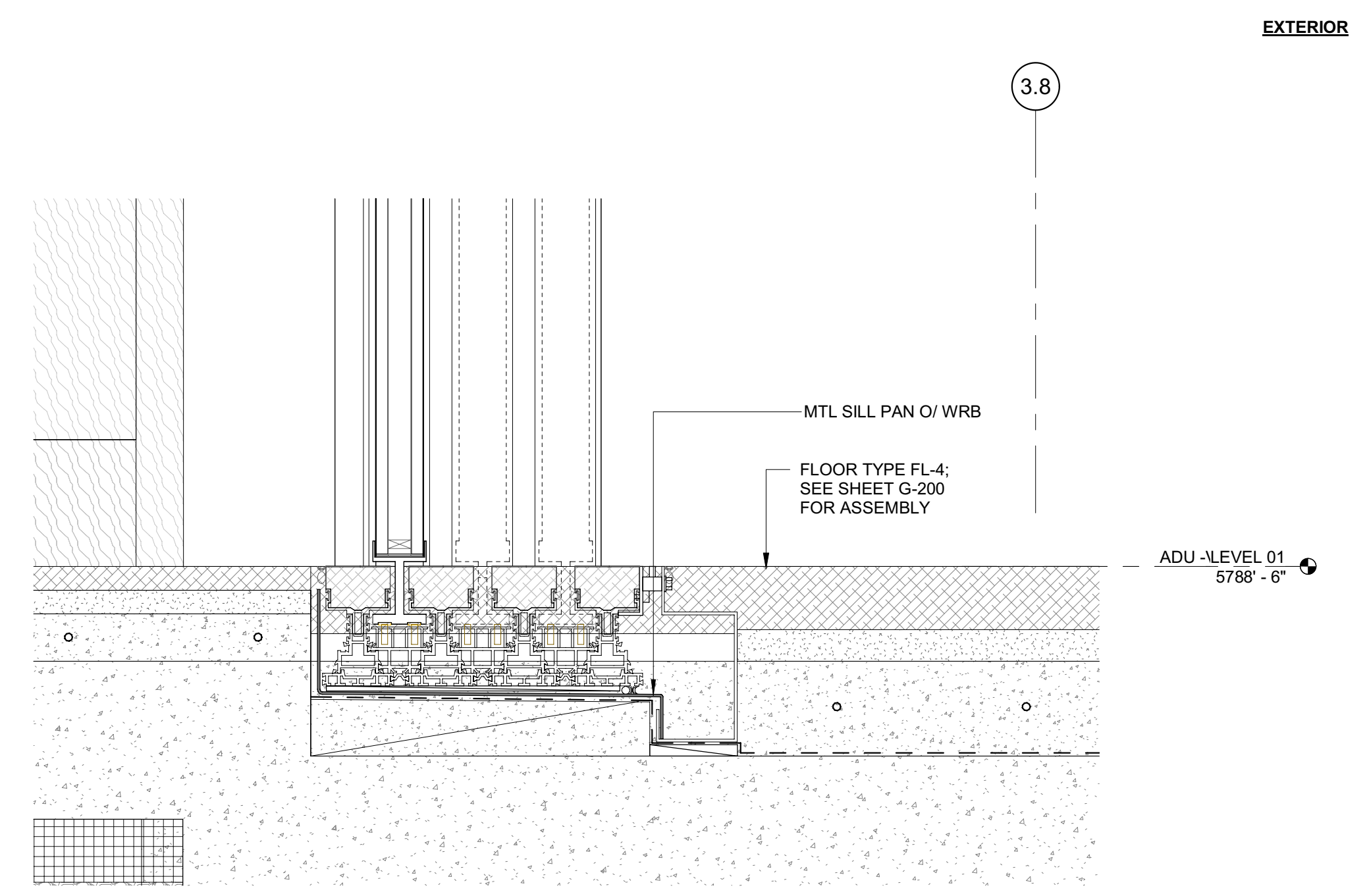


INTERIOR

EXTERIOR

3 3" = 1'-0" DETAIL / JAMB @ ADU SLIDERS / STACKING / DOOR A102

2 3" = 1'-0" DETAIL / HEAD @ ADU SLIDERS / STACKING



INTERIOR

EXTERIOR

1 3" = 1'-0" DETAIL / SILL @ ADU SLIDERS / STACKING

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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SURVEYOR:
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 HAILEY, ID 83333
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 TEL: 208.727.9748

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 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
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 P.O. BOX 1034
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 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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 TEL: 208.726.9512

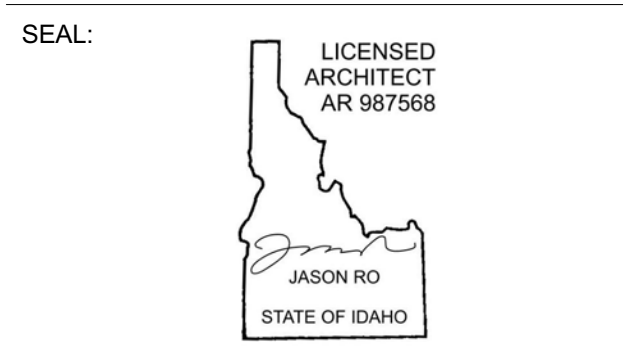
STRUCTURAL ENGINEER:
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 EL SEGUNDO, CA 90245
 TEL: 213.239.9700

MEP ENGINEER:
 CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
 BOZEMAN, MT 59715
 TEL: 406.272.0352

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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

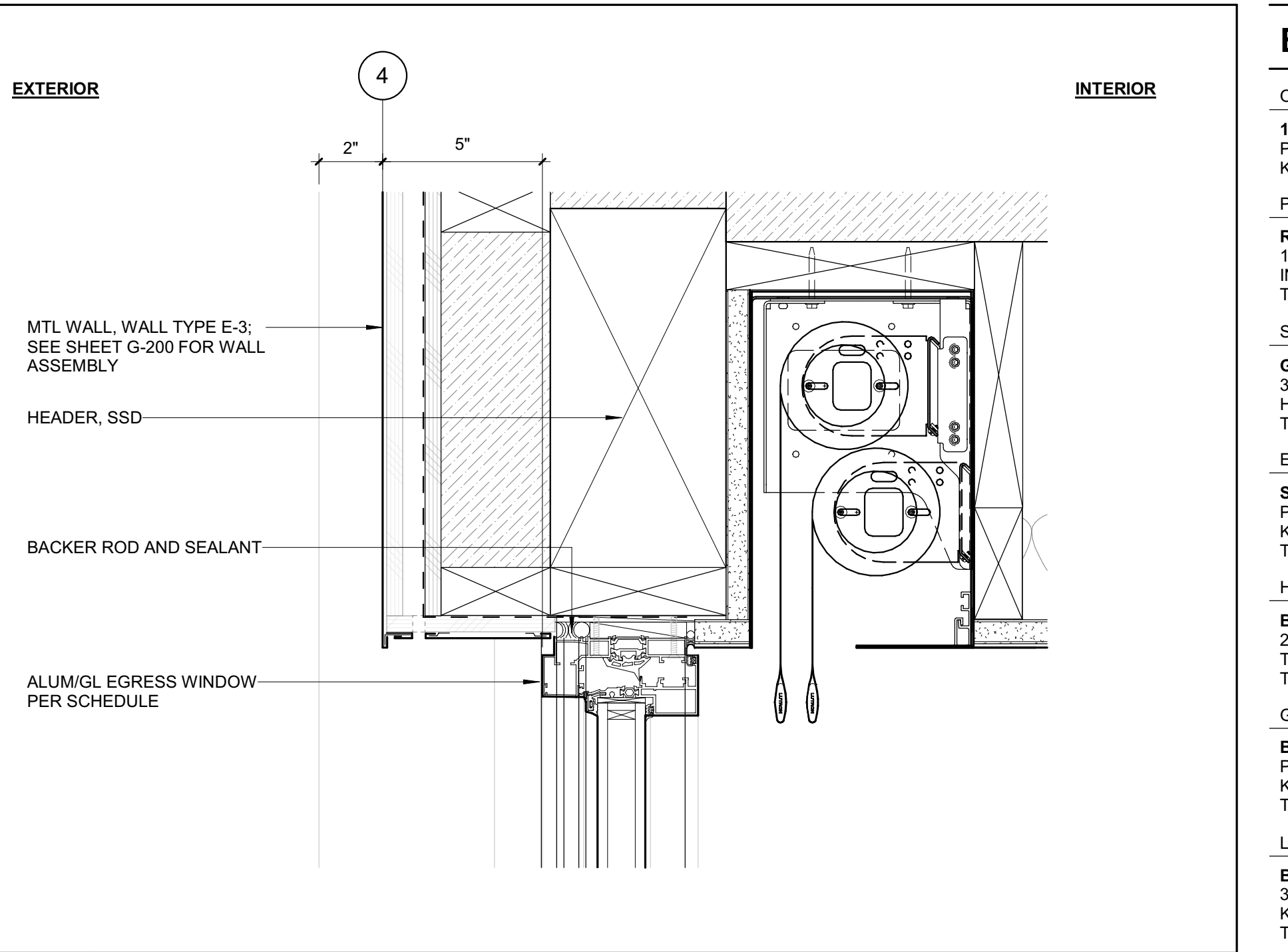
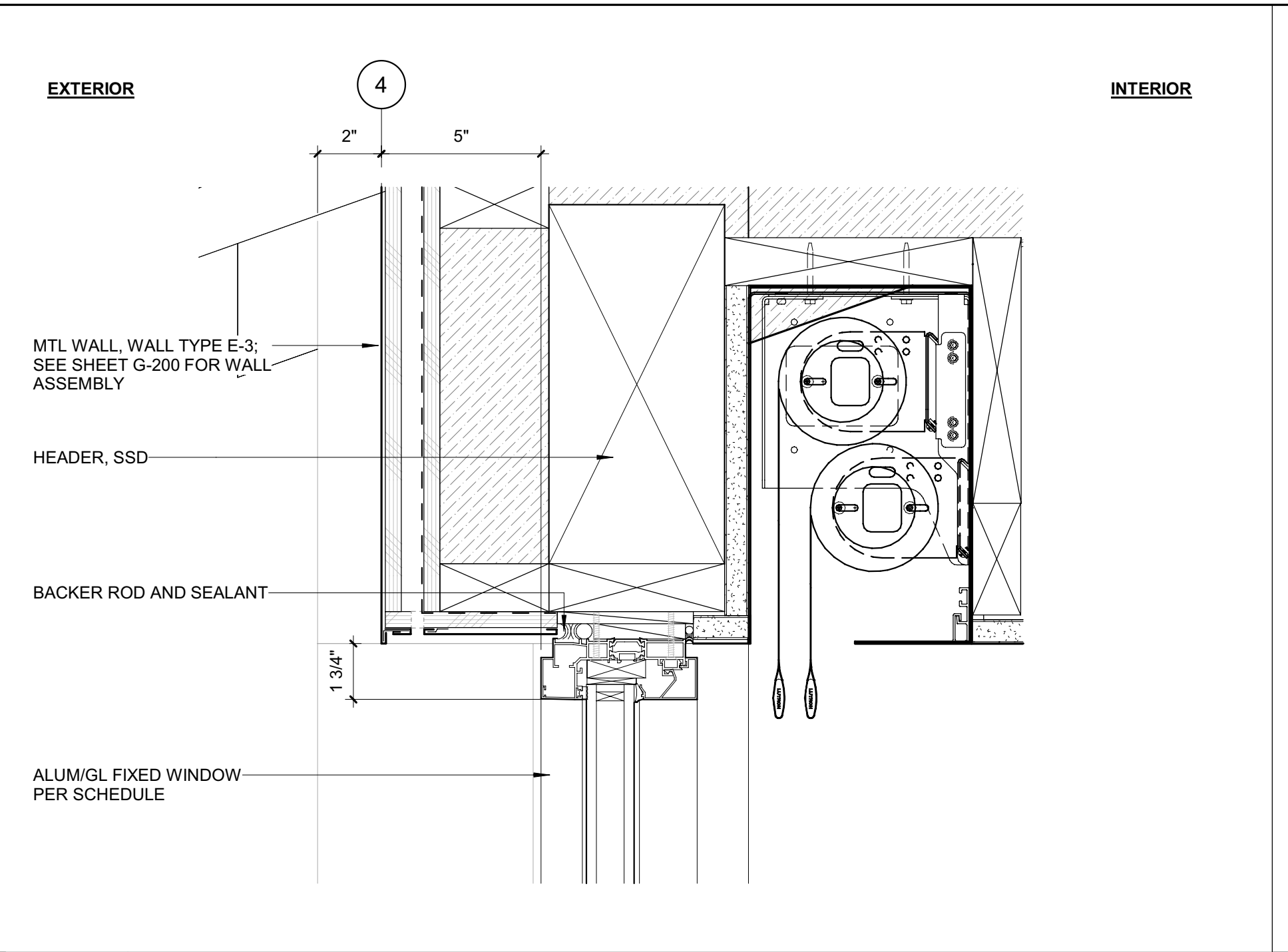
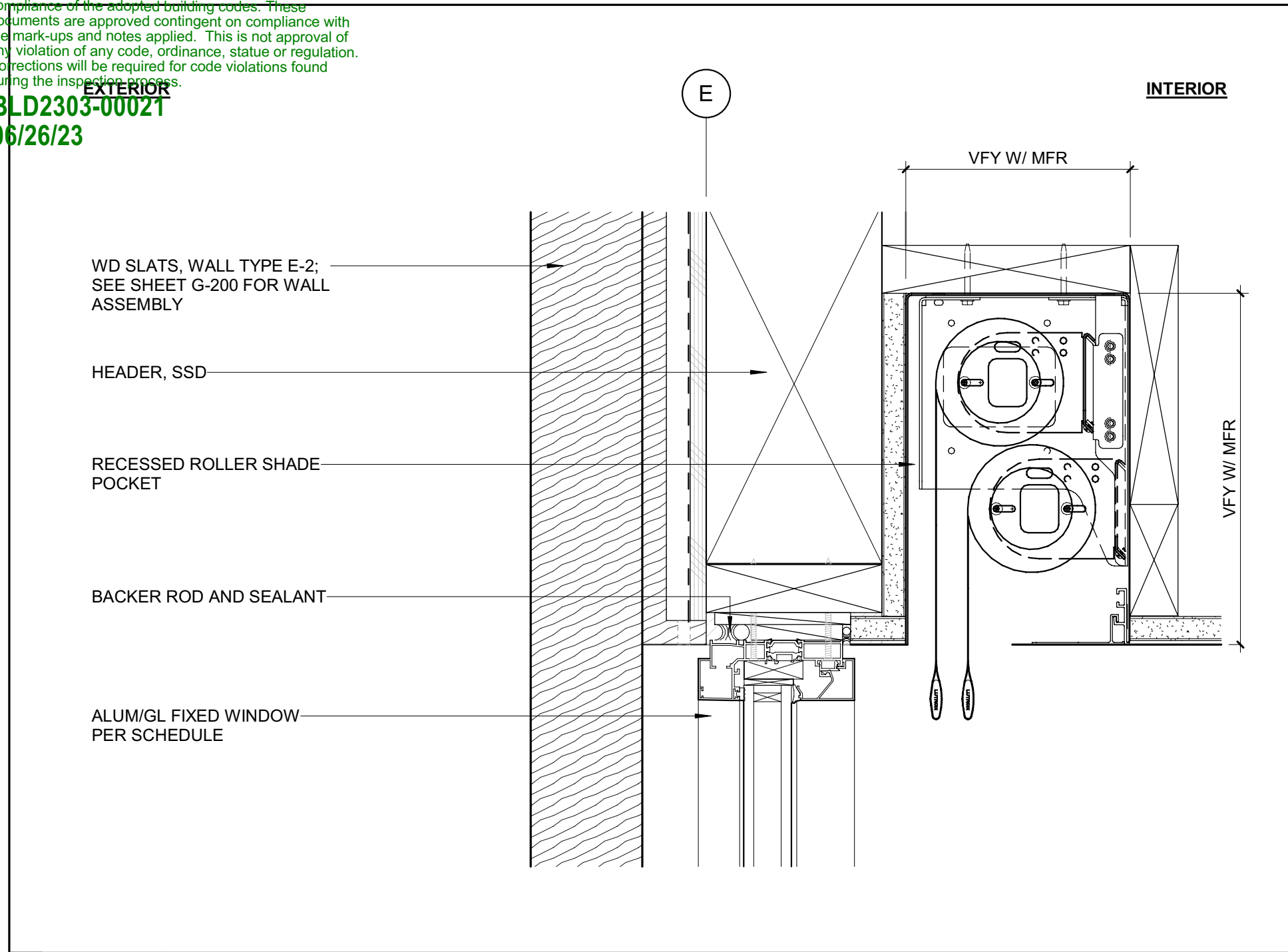
DRAWING TITLE:
EXTERIOR DOOR DETAILS

DRAWING NUMBER:
A-611

Approved

These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection.

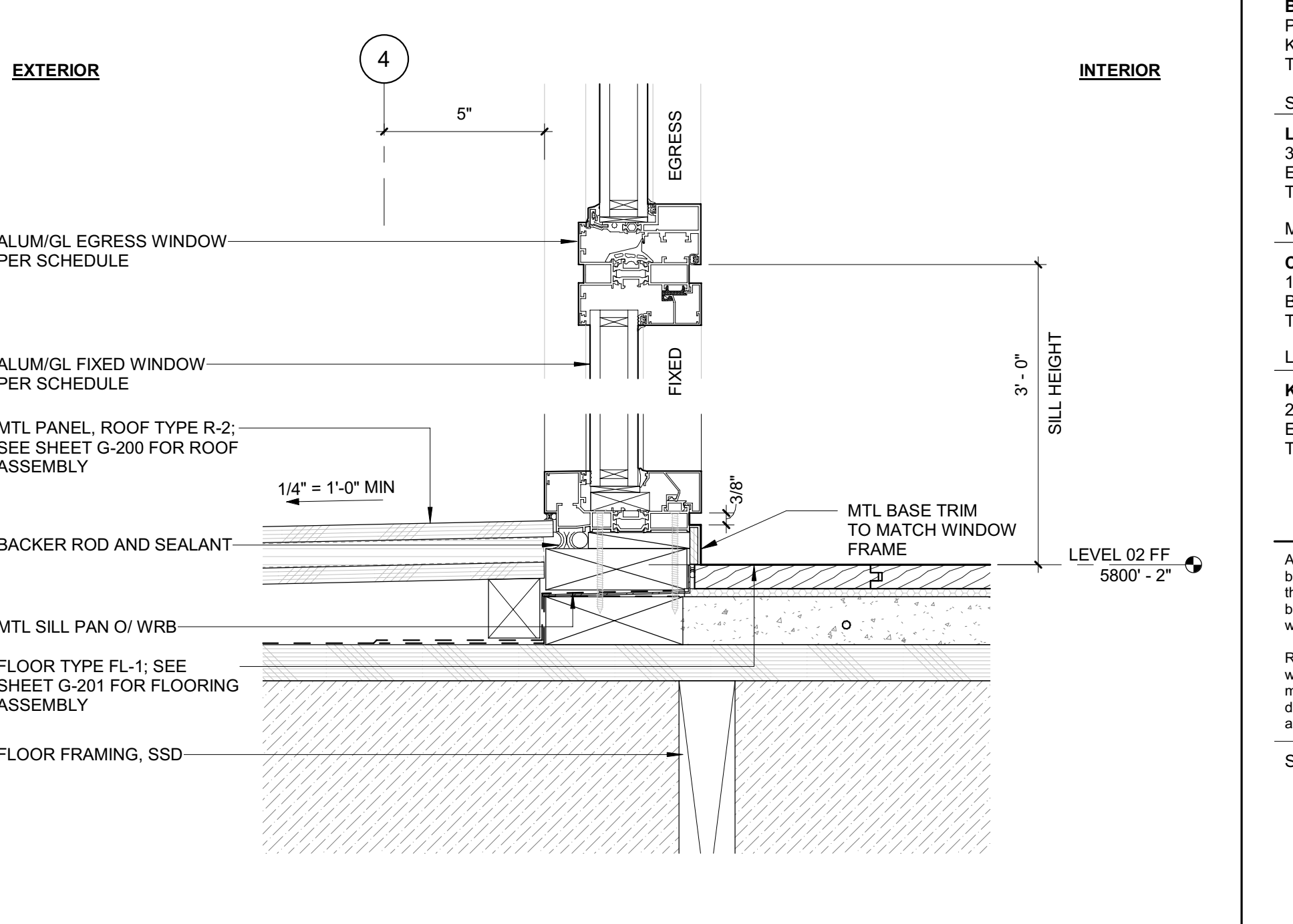
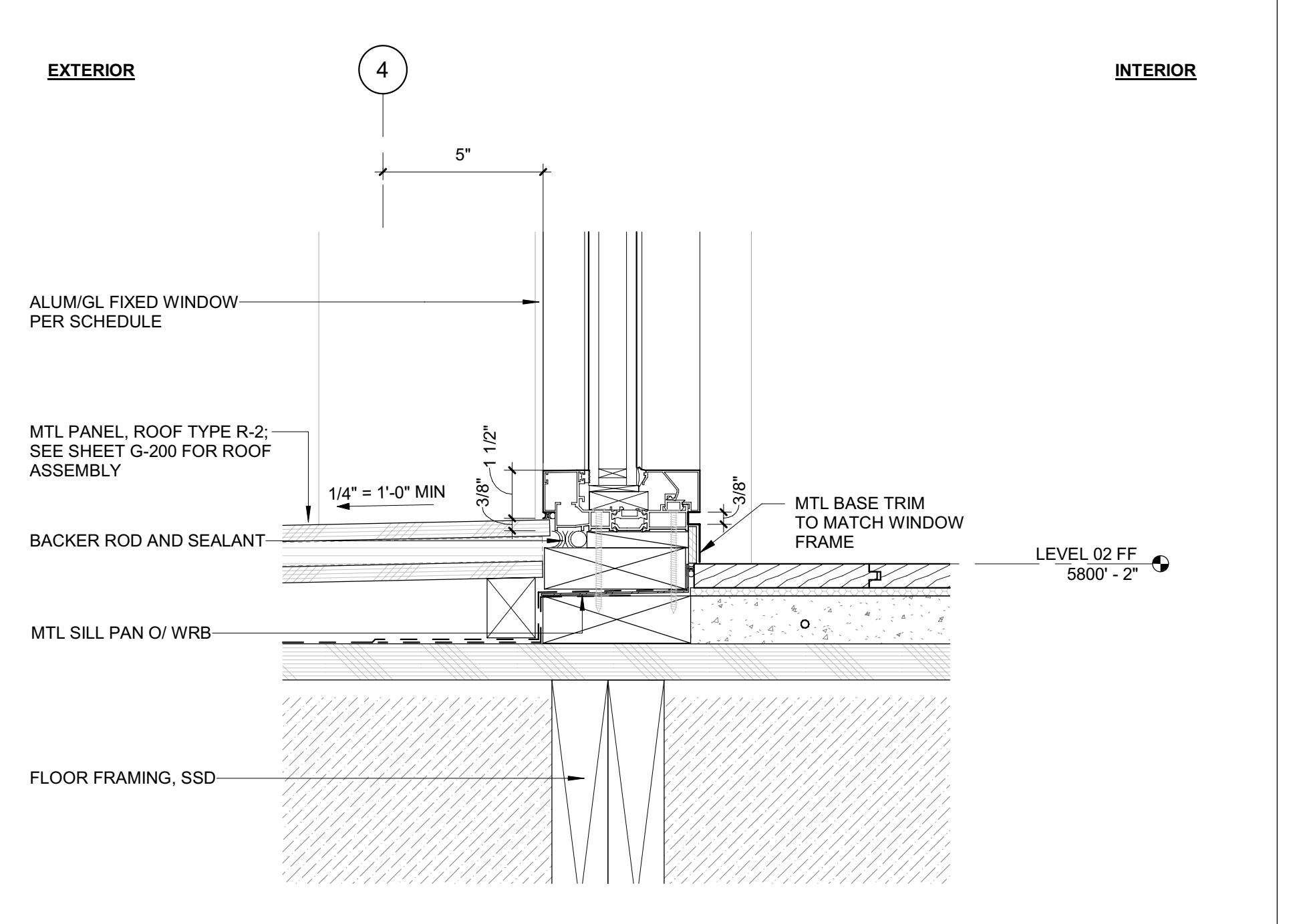
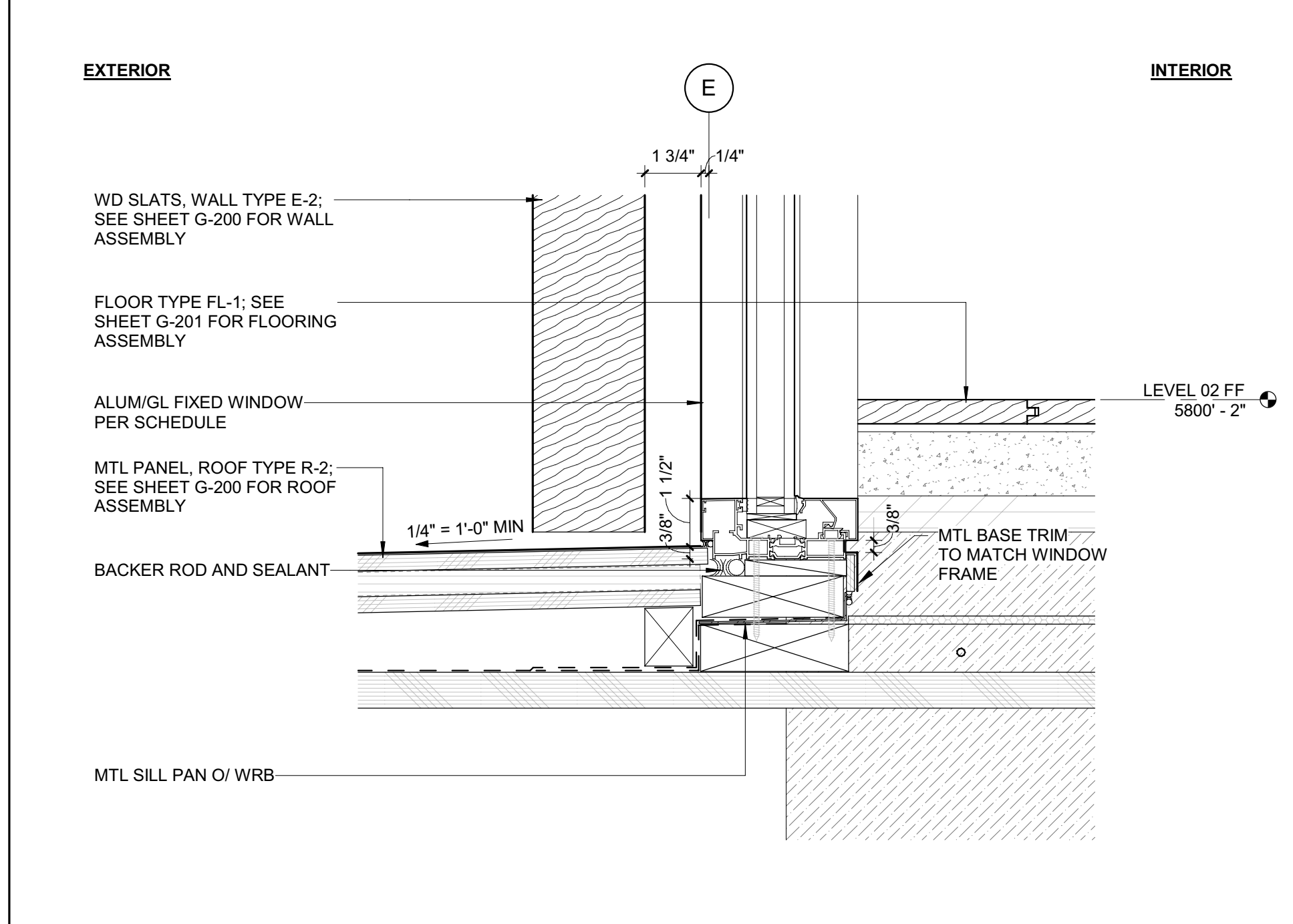
BLD2303-00021
9/6/26/23



9 3" = 1'-0" DETAIL / HEAD @ TYP FH FIXED - WD SLATS

6 3" = 1'-0" DETAIL / HEAD @ TYP FH FIXED

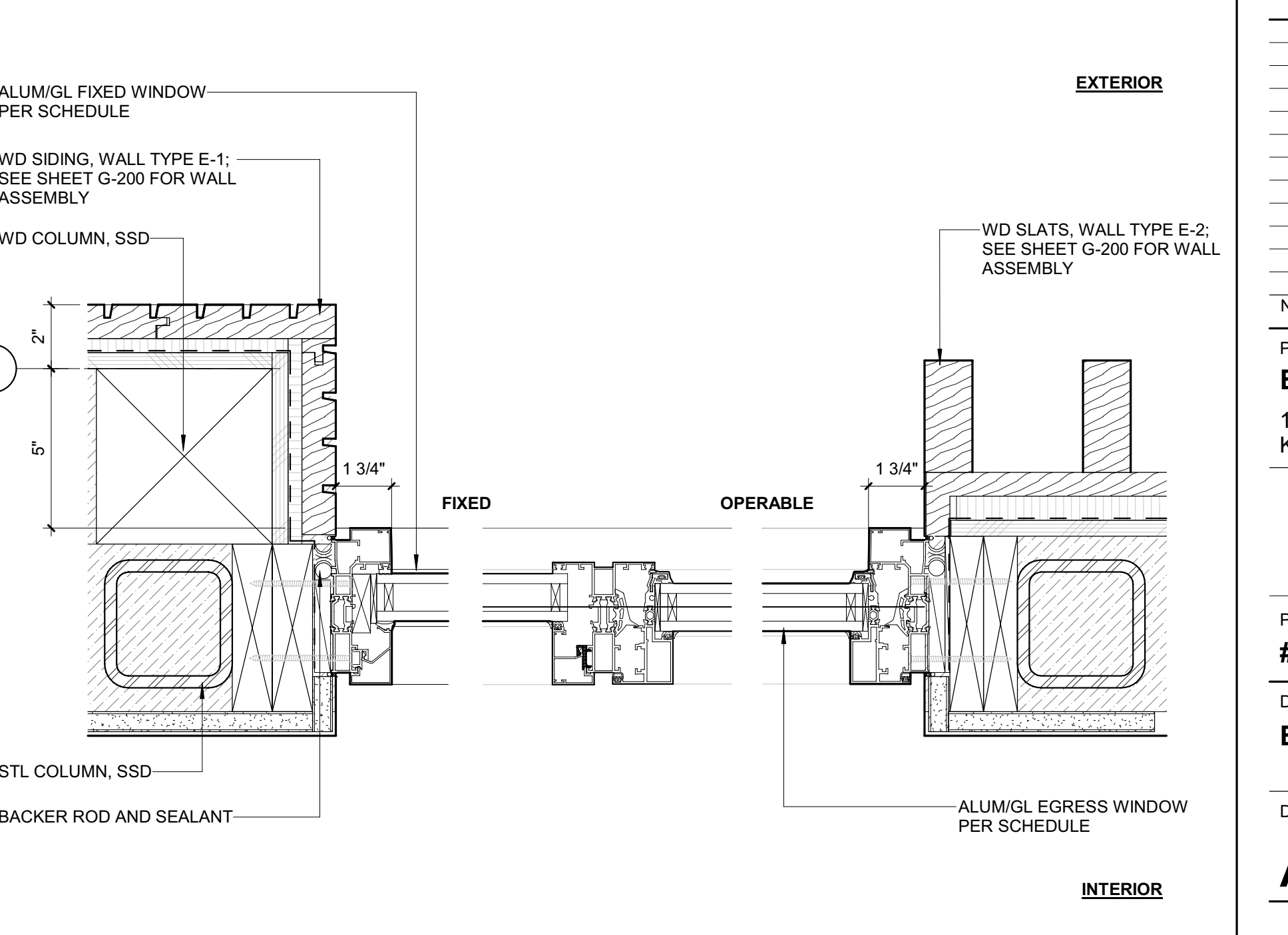
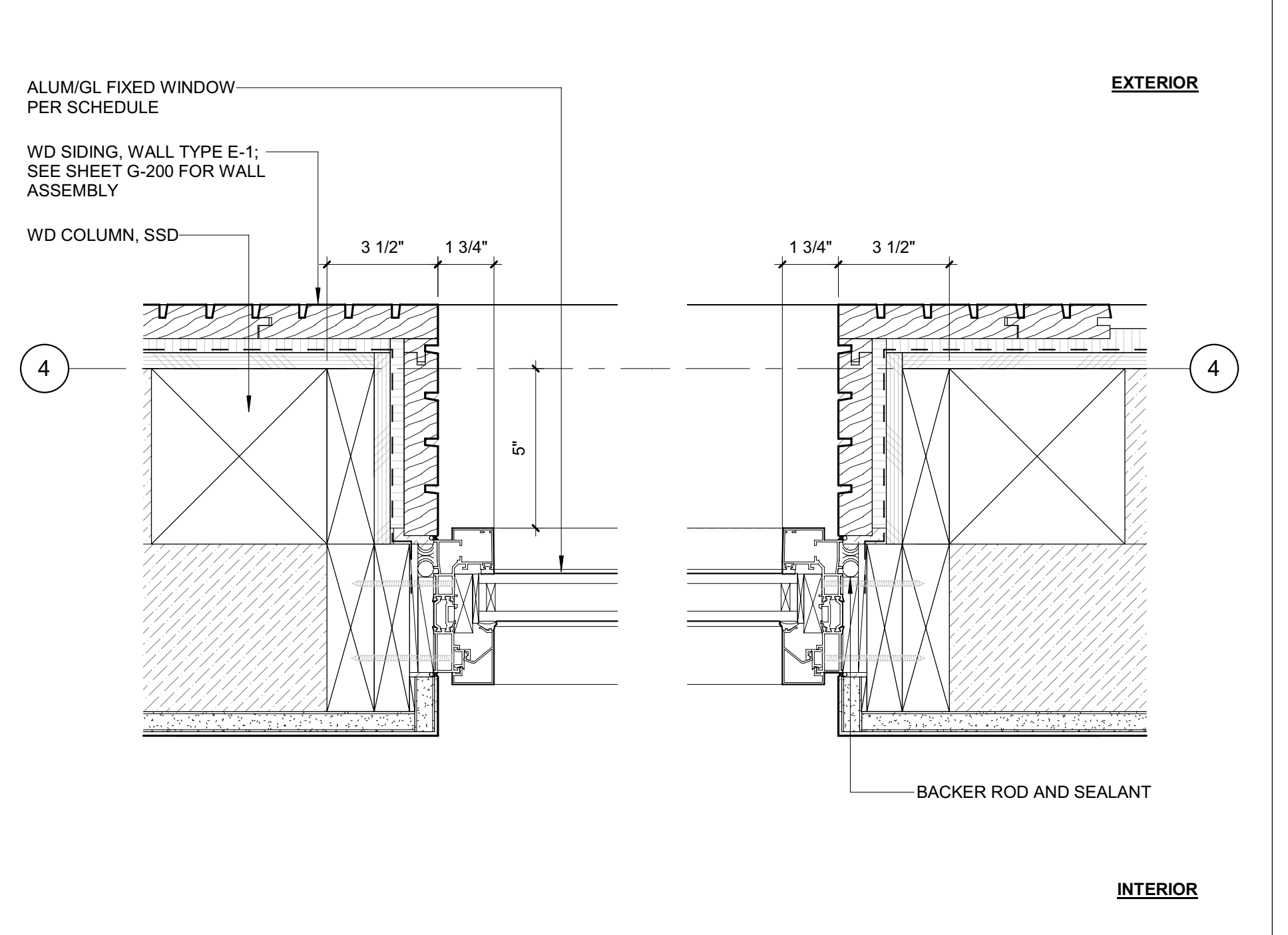
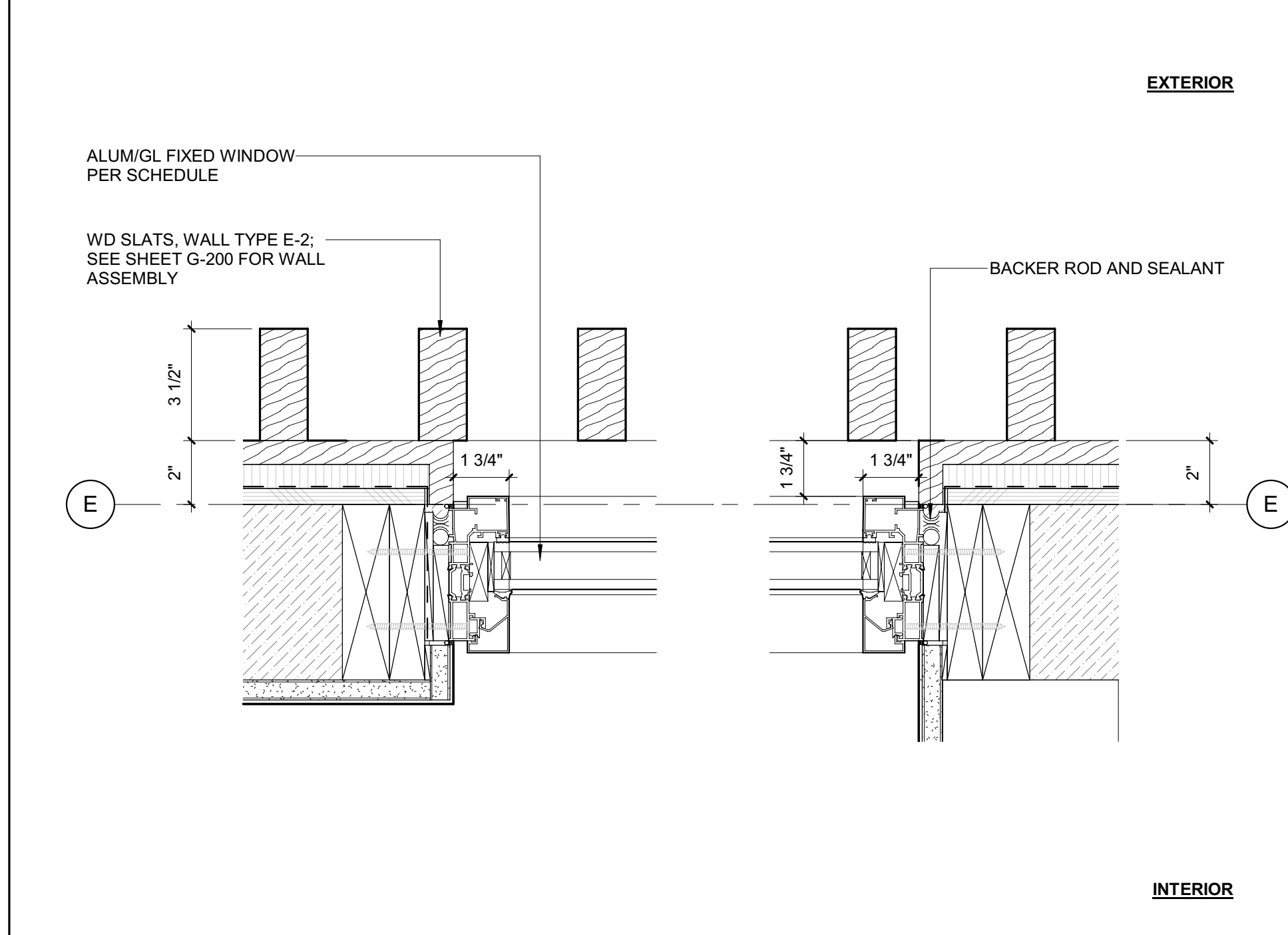
3 3" = 1'-0" DETAIL / HEAD @ TYP EGRESS



8 3" = 1'-0" DETAIL / SILL @ TYP FH FIXED - WD SLATS

5 3" = 1'-0" DETAIL / SILL @ TYP FH FIXED

2 3" = 1'-0" DETAIL / SILL @ TYP EGRESS



7 3" = 1'-0" DETAIL / JAMB @ TYP FH FIXED - WD SLATS

4 3" = 1'-0" DETAIL / JAMB @ TYP FH FIXED

1 3" = 1'-0" DETAIL / JAMB @ TYP EGRESS

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MEP ENGINEER:
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TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
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AR 987568
JASON RO
STATE OF IDAHO

0 02.28.23 BUILDING PERMIT
NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
EXTERIOR WINDOW DETAILS

DRAWING NUMBER:
A-620



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/26/23

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TEL: 208.726.9512

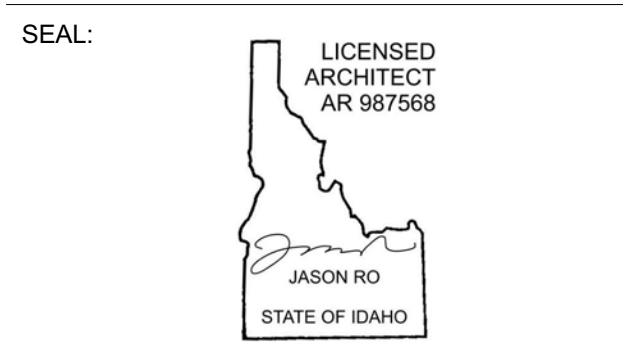
STRUCTURAL ENGINEER:
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319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
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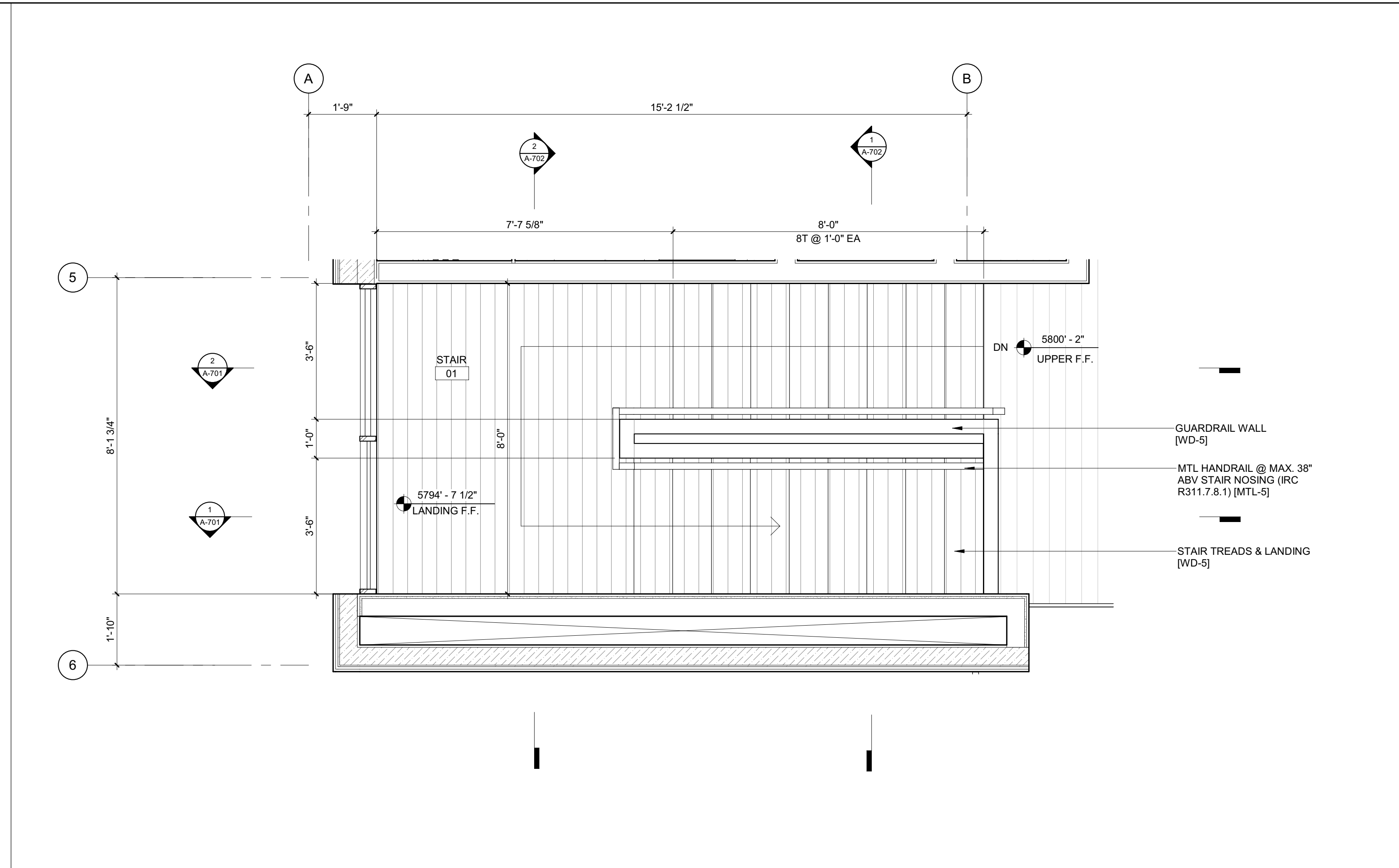
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0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

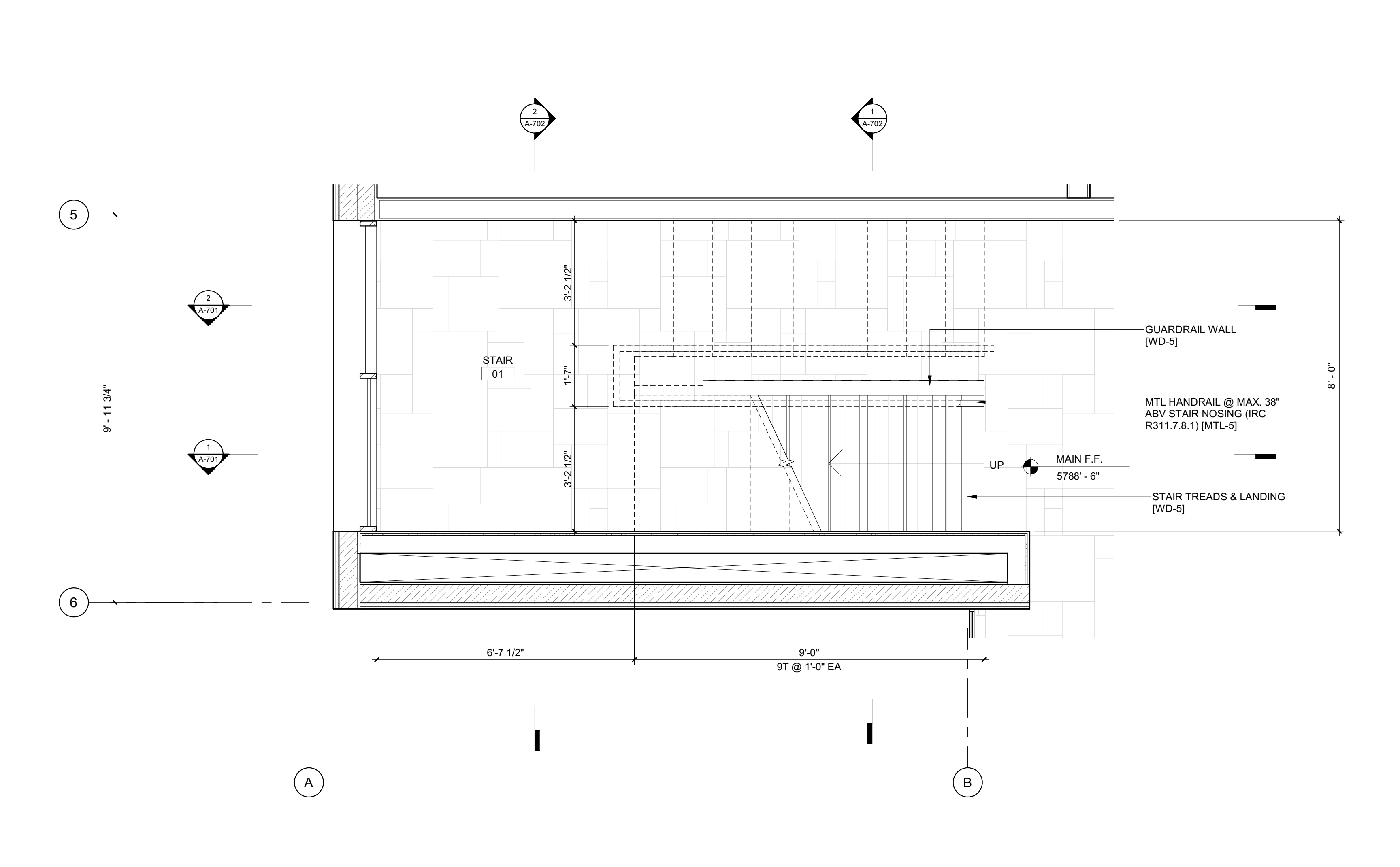
PROJECT NUMBER:
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DRAWING TITLE:
ENLARGED PLANS / STAIR 1

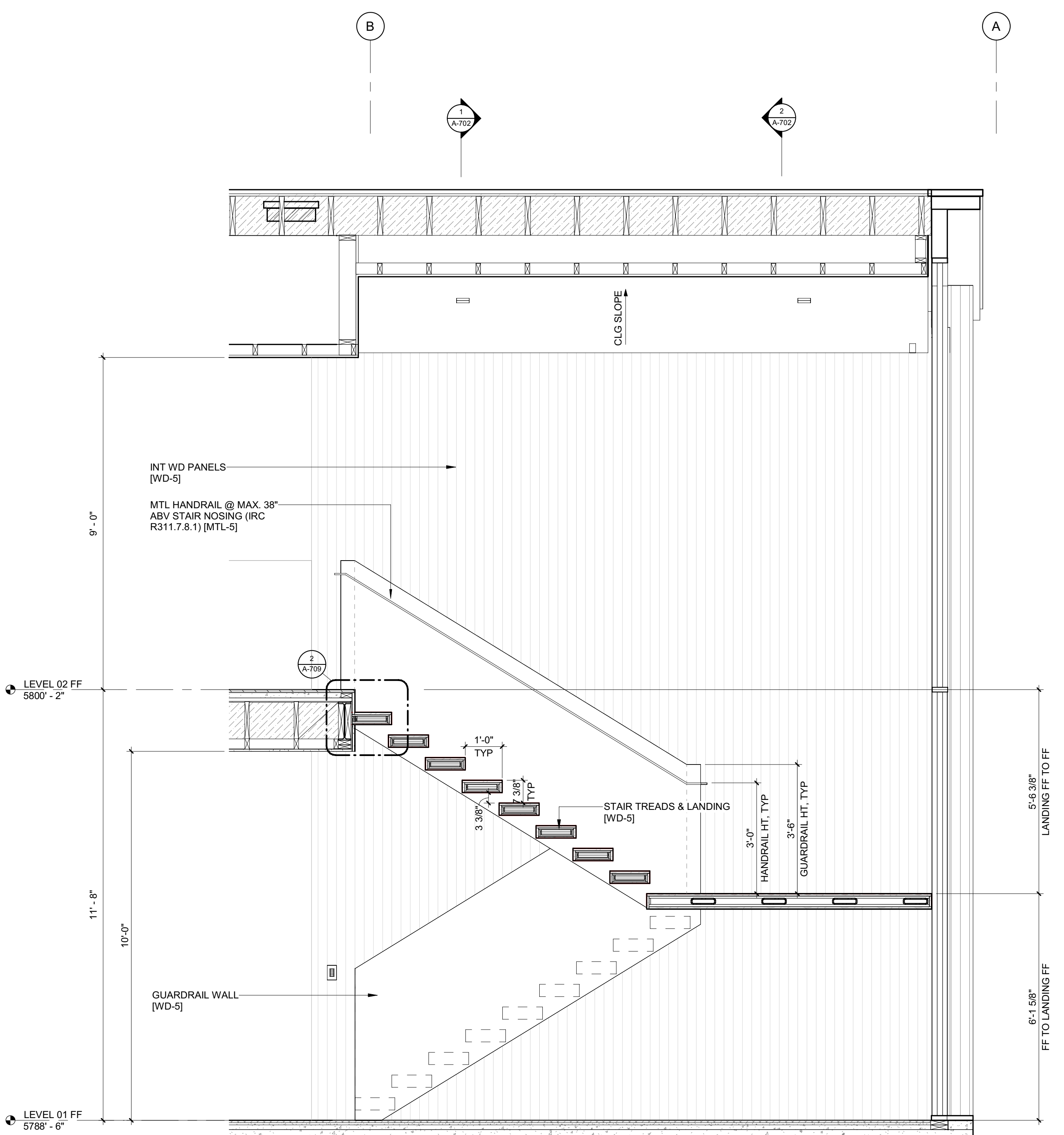
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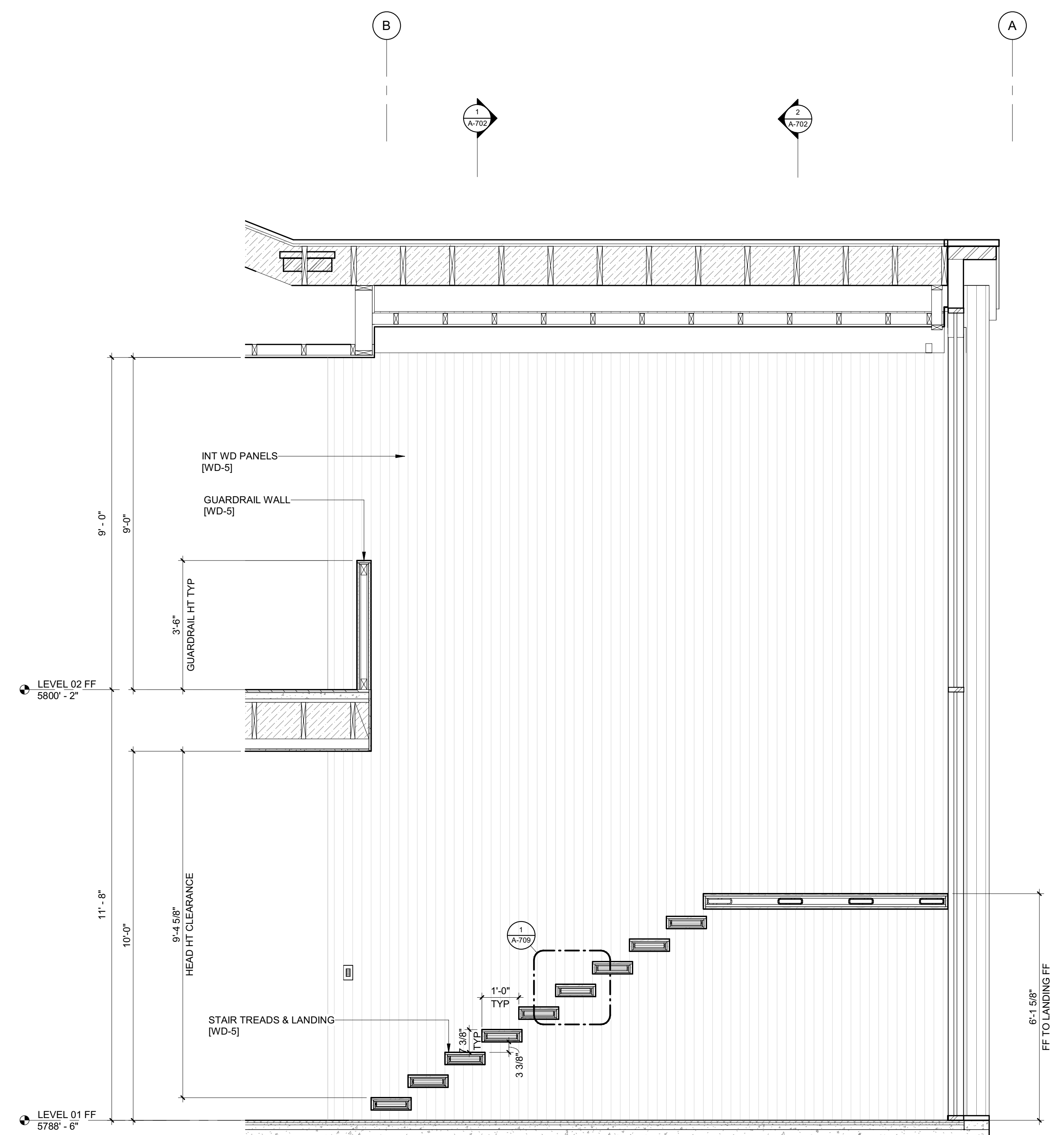
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1 1/2" = 1'-0" ENLARGED PLAN / STAIR 1 / LEVEL 01



2 1/2\"/>



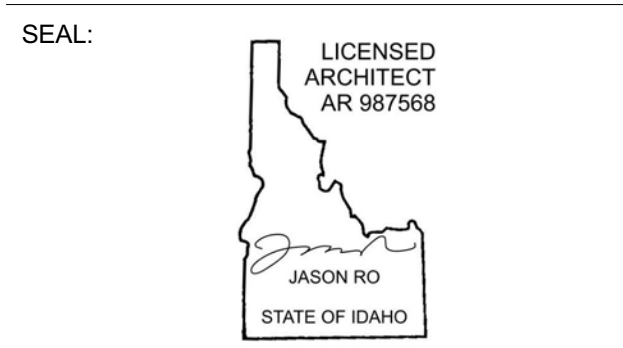
1 1/2\"/>

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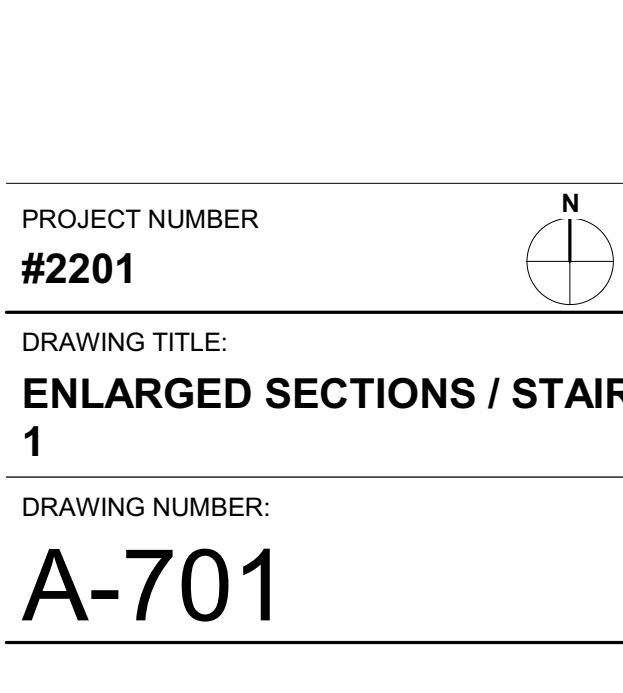
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
ENLARGED SECTIONS / STAIR 1

DRAWING NUMBER:
A-701

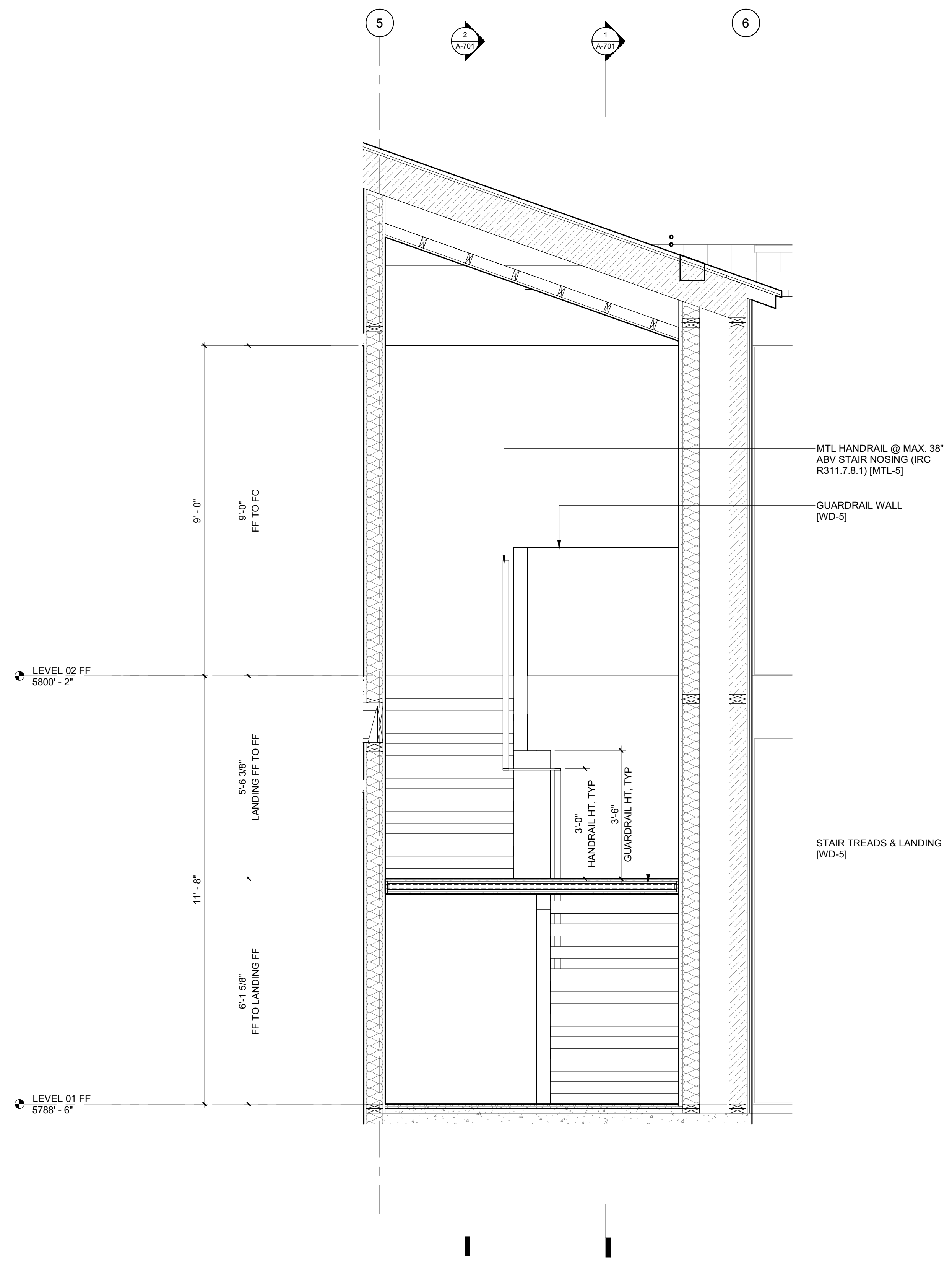




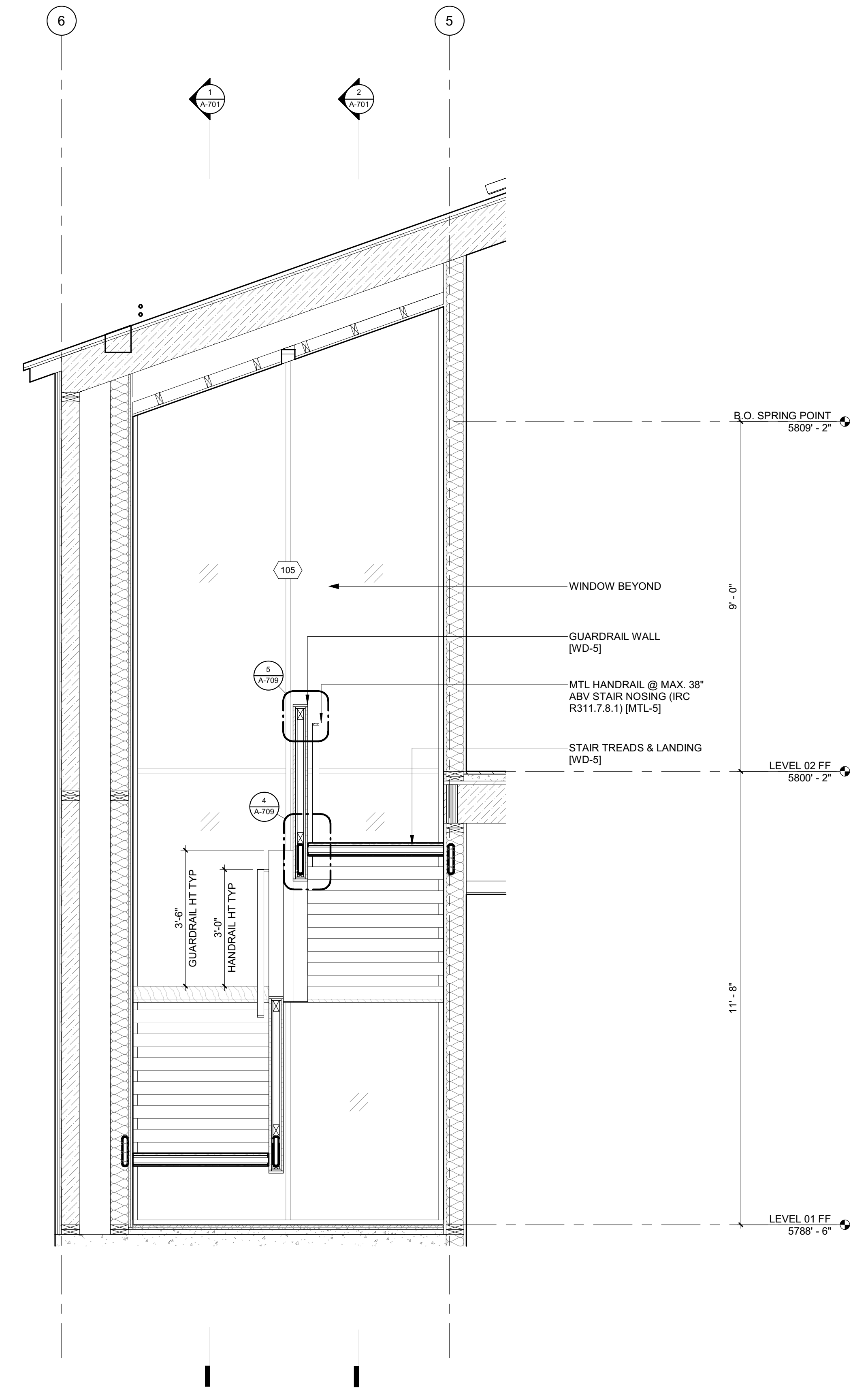
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BLD2303-00021
9/6/26/23

2/26/23



2 1/2" = 1'-0" STAIR 1 / SECTION 4



1 1/2" = 1'-0" STAIR 1 / SECTION 3

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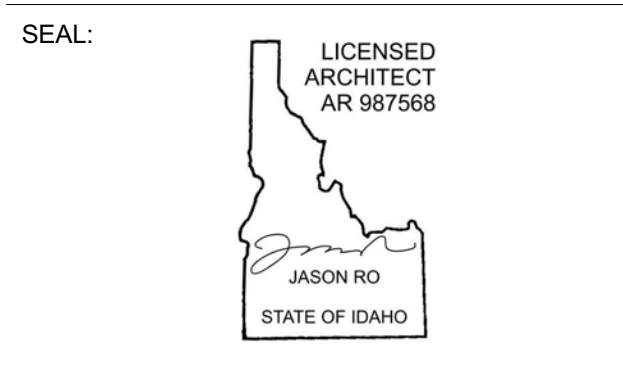
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NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ENLARGED SECTIONS / STAIR 1

DRAWING NUMBER:
A-702



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
9/6/26/23

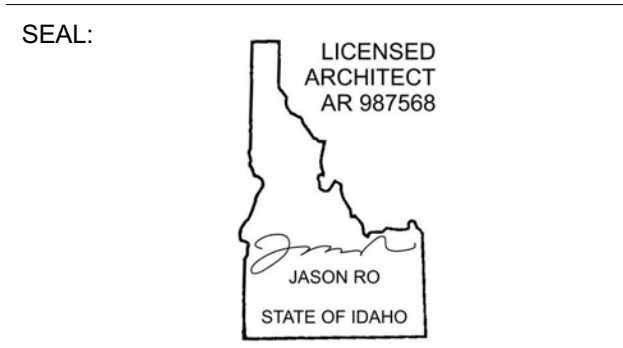
2/26/23

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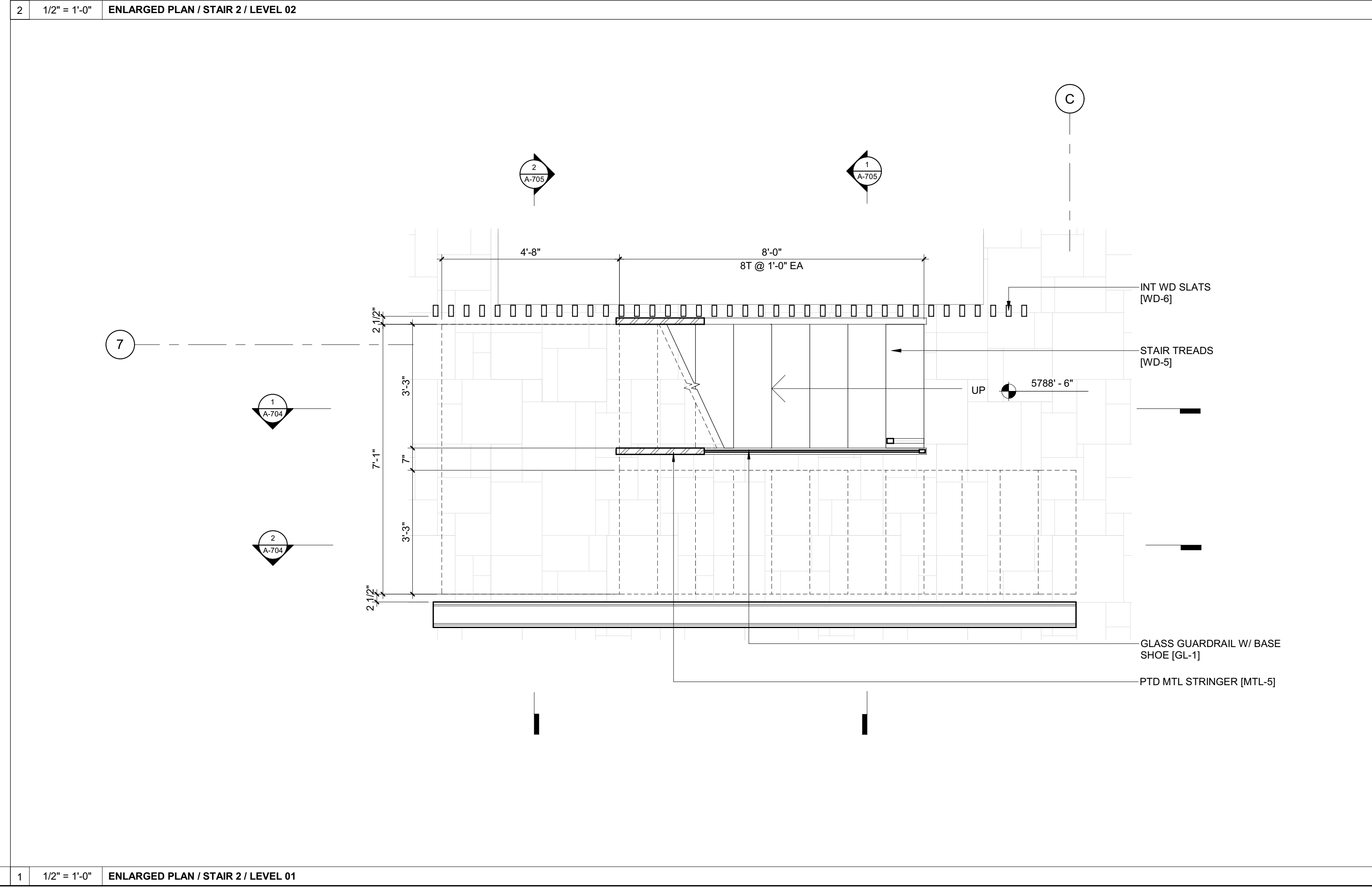
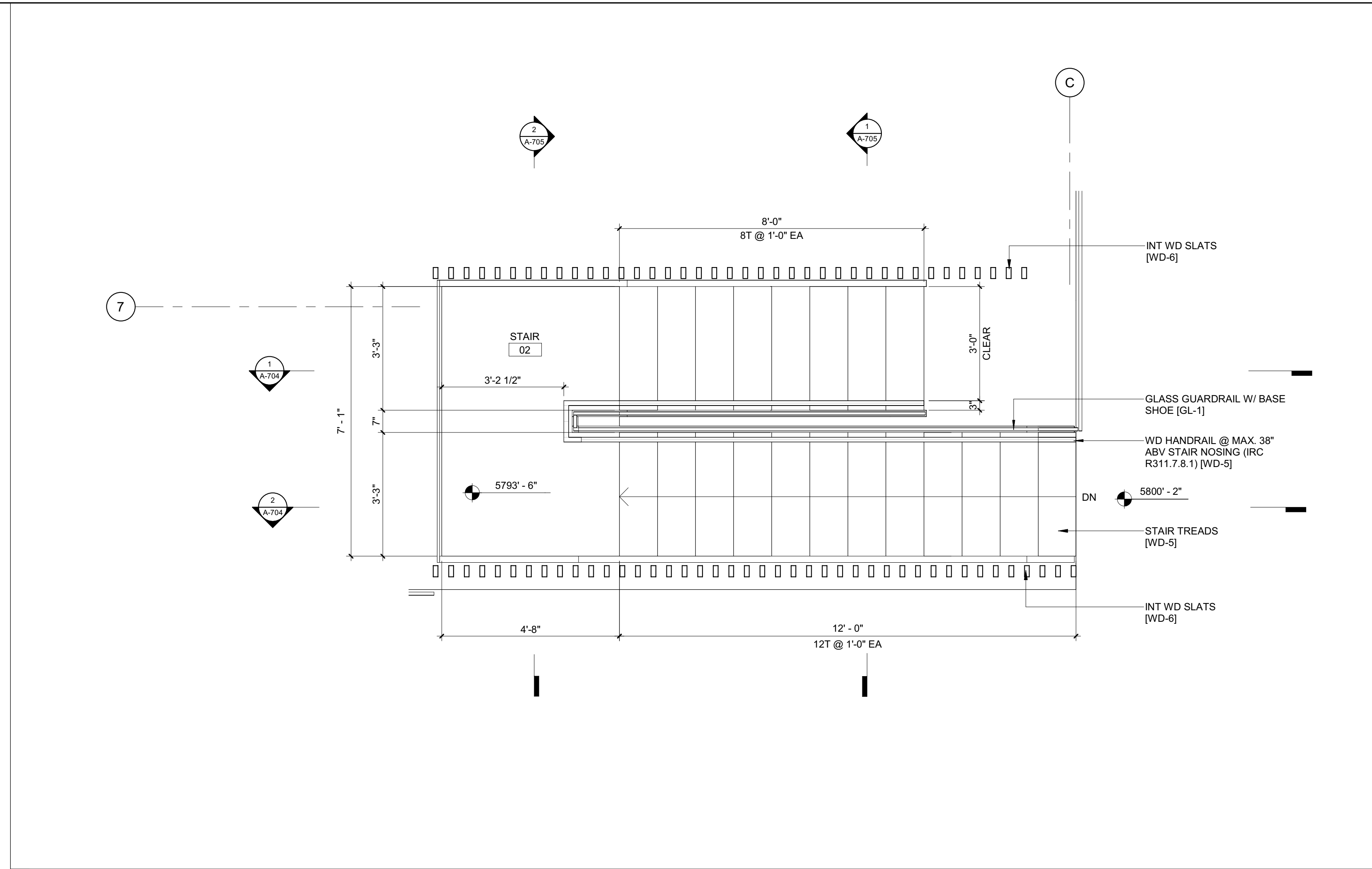
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

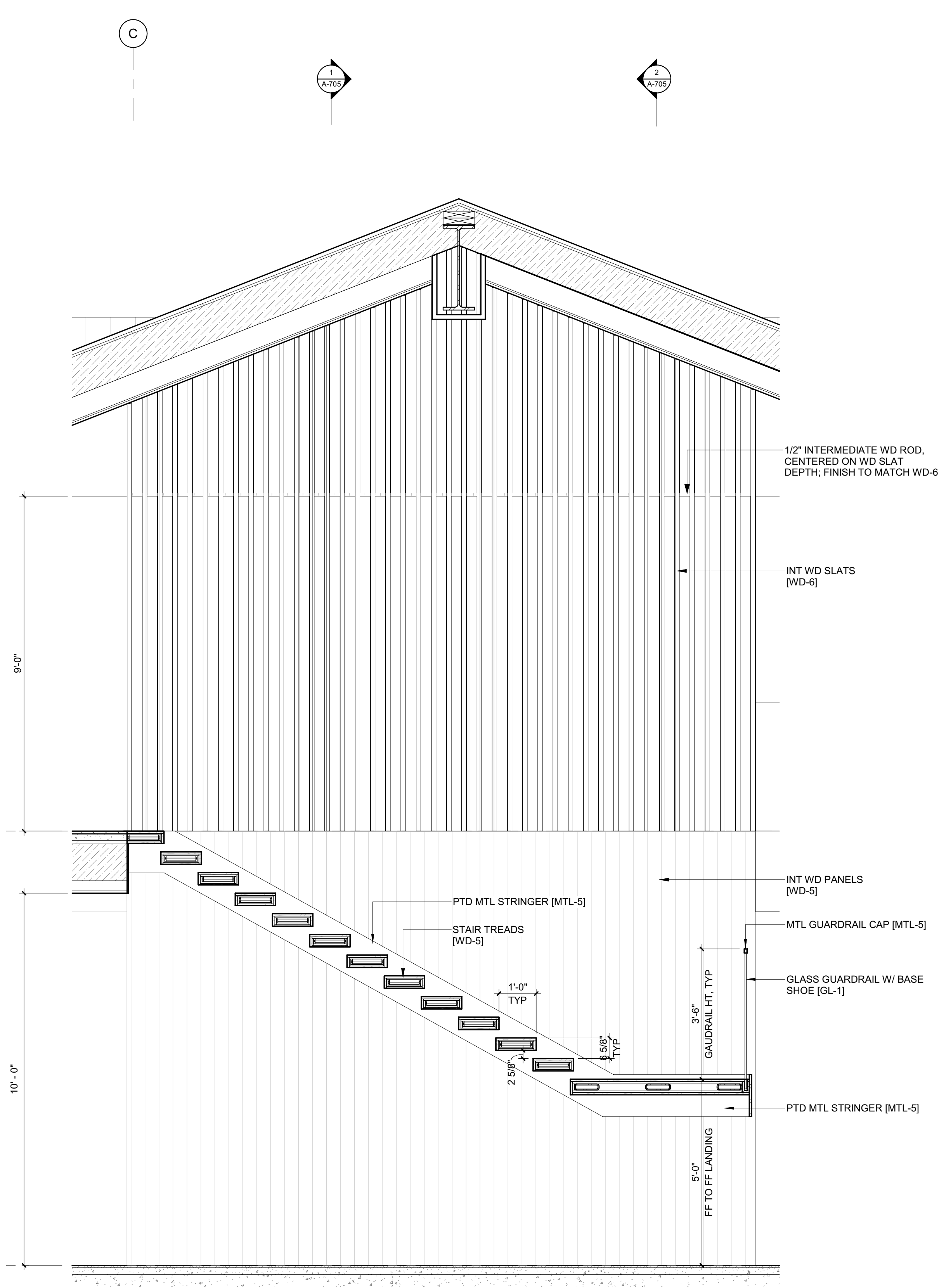
PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER:
#2201

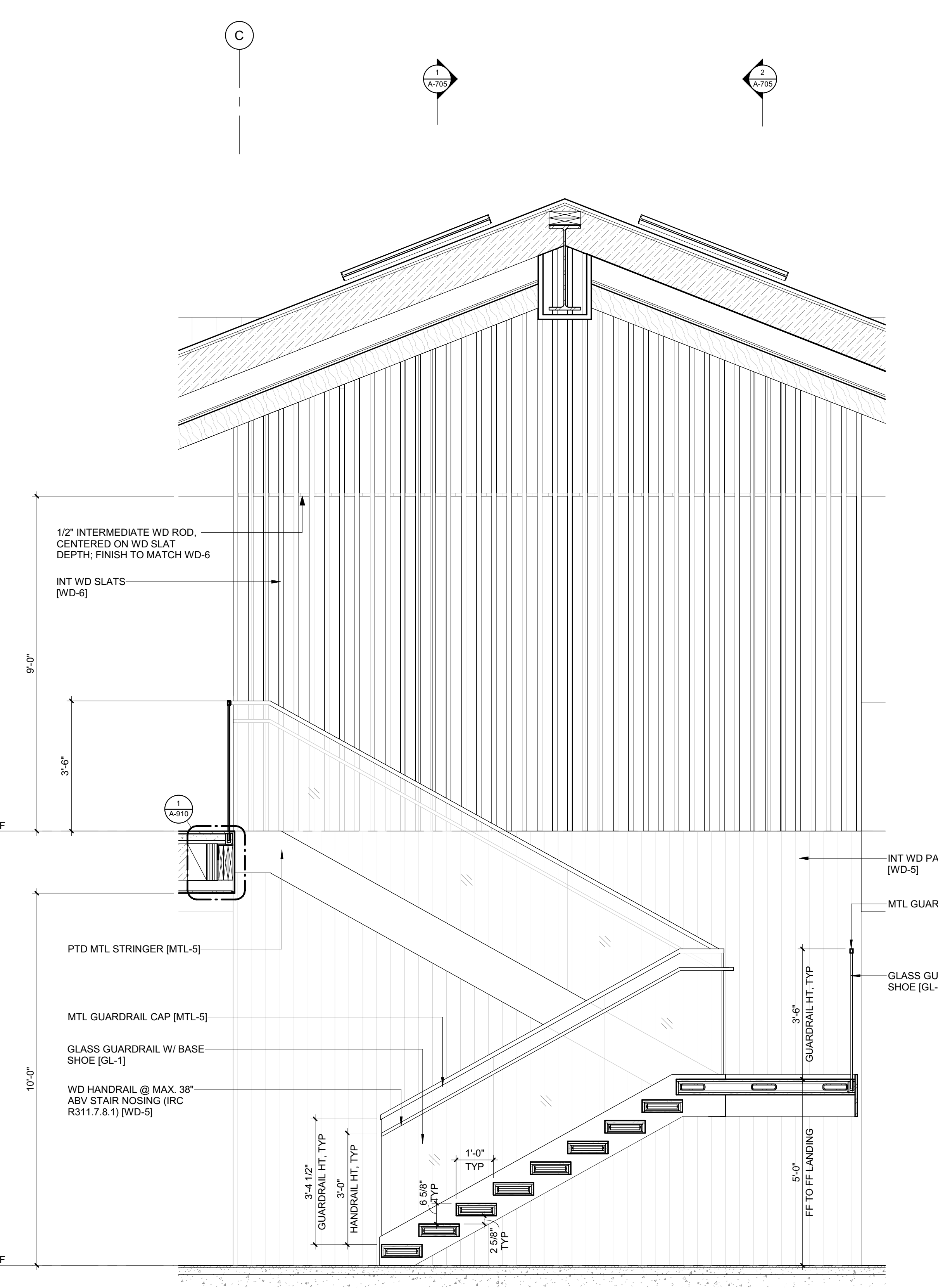
DRAWING TITLE:
ENLARGED PLANS / STAIR 2

DRAWING NUMBER:
A-703





2 1/2" = 1'-0" STAIR 2 / SECTION 2



1 1/2" = 1'-0" STAIR 2 / SECTION 1

BADGER RESIDENCE

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 BENCHMARK ASSOCIATES, P.A.
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 TEL: 208.726.9512

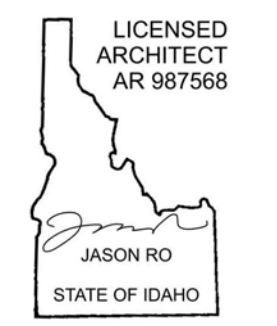
STRUCTURAL ENGINEER:
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 319 MAIN STREET
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MEP ENGINEER:
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SEAL:


0 02.28.23 BUILDING PERMIT
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ENLARGED SECTIONS / STAIR 2

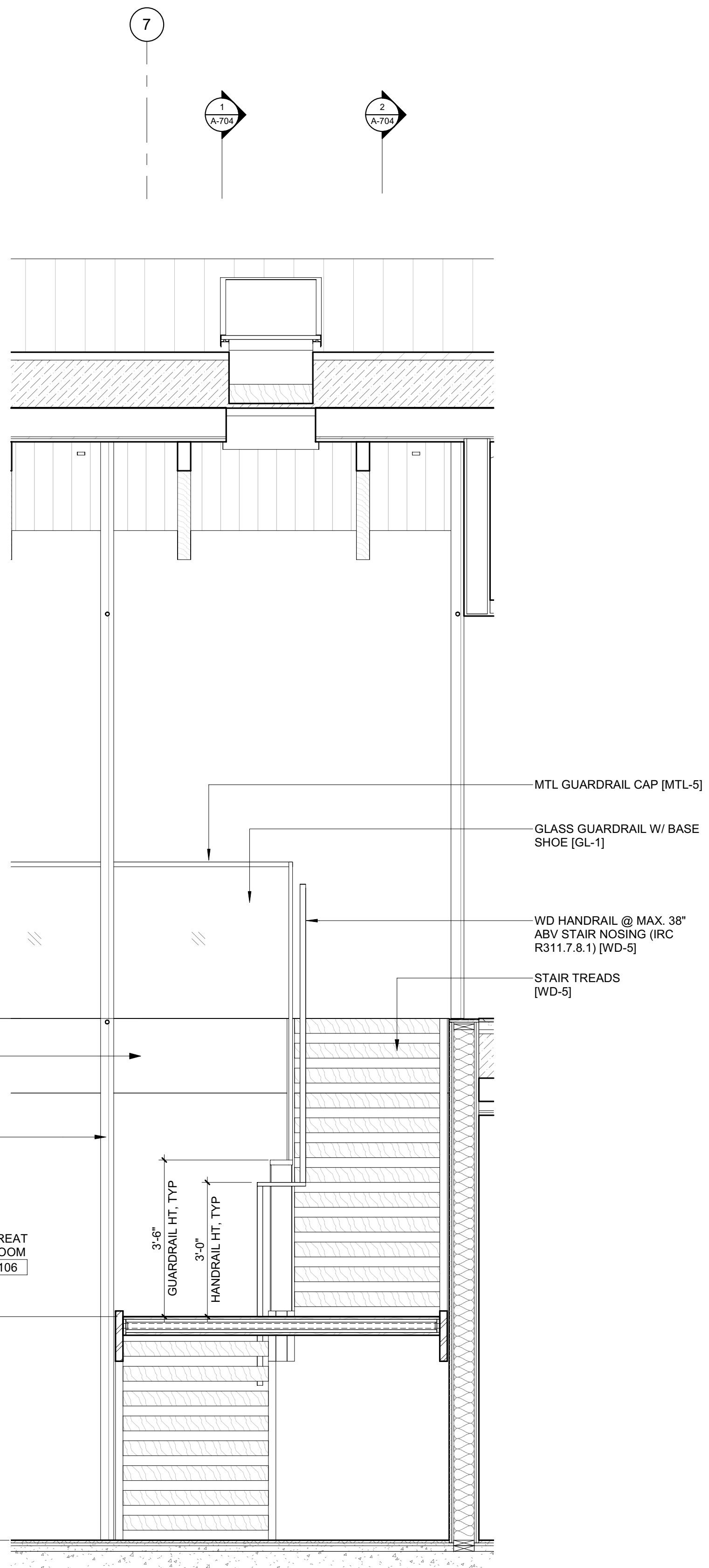
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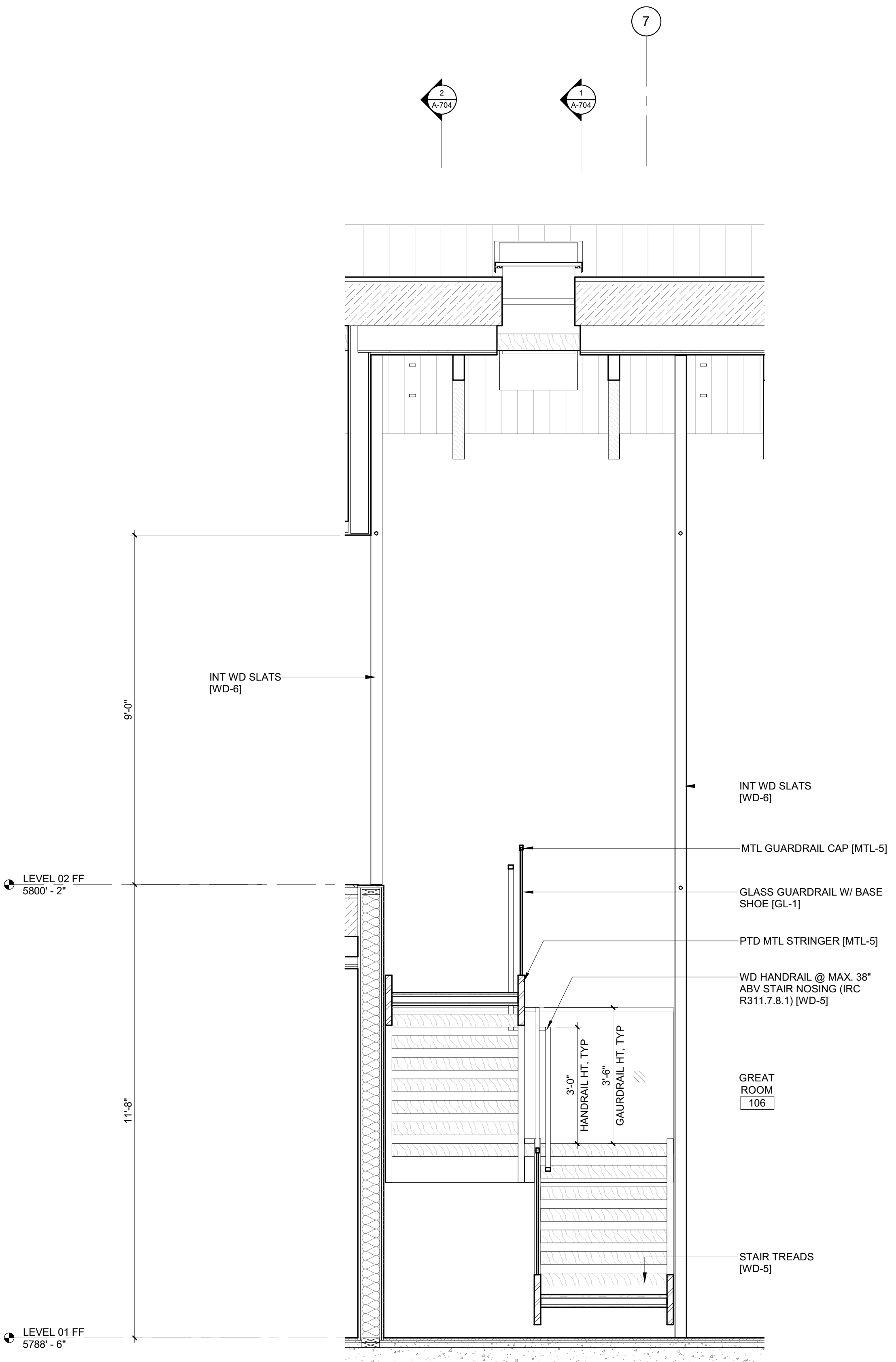
These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/26/23



2 1/2" = 1'-0" STAIR 2 / SECTION 5



1 1/2" = 1'-0" STAIR 2 / SECTION 4

BADGER RESIDENCE

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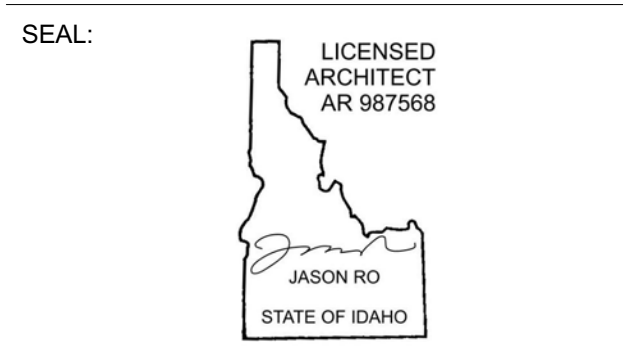
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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ENLARGED SECTIONS / STAIR 2

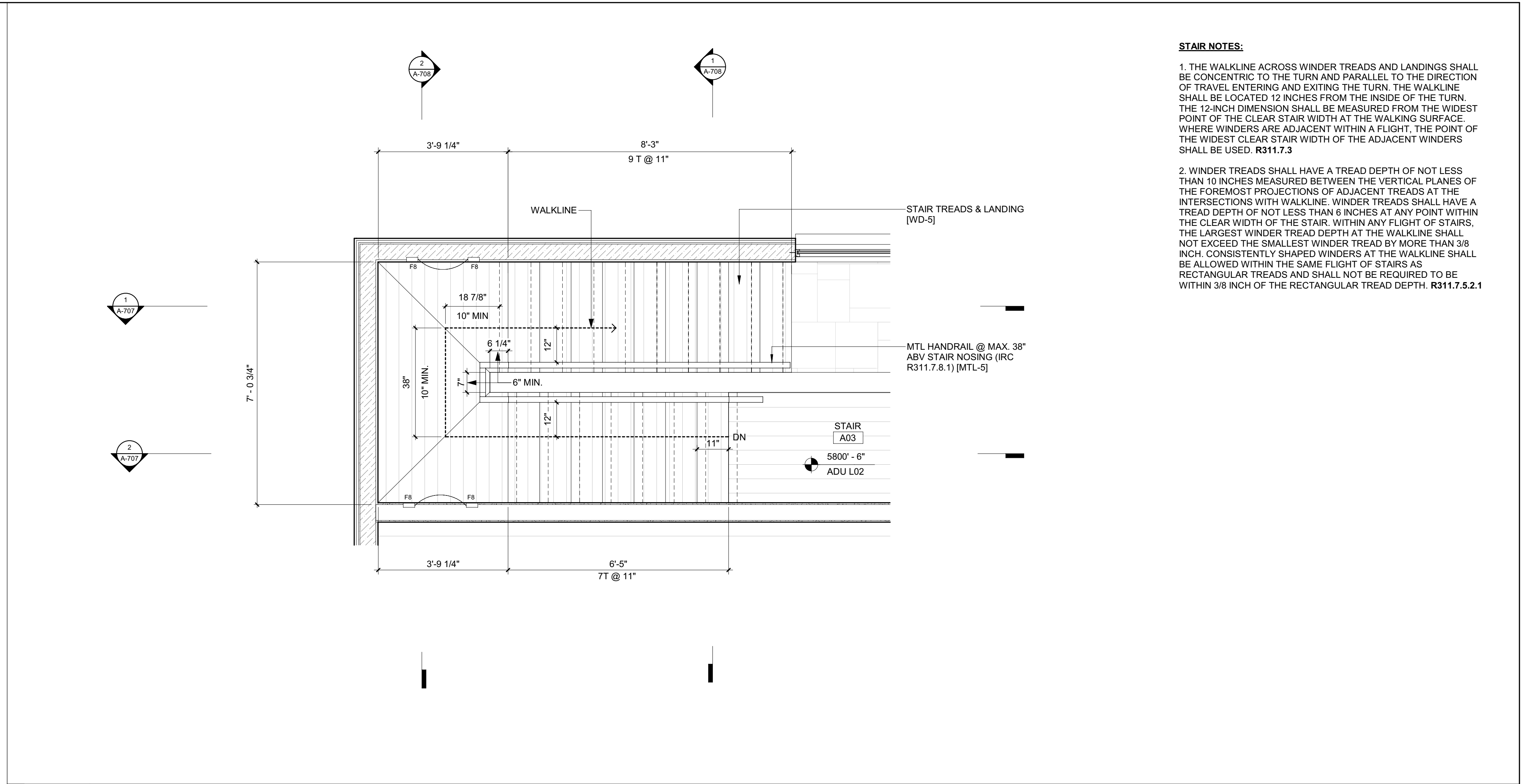
DRAWING NUMBER:
A-705



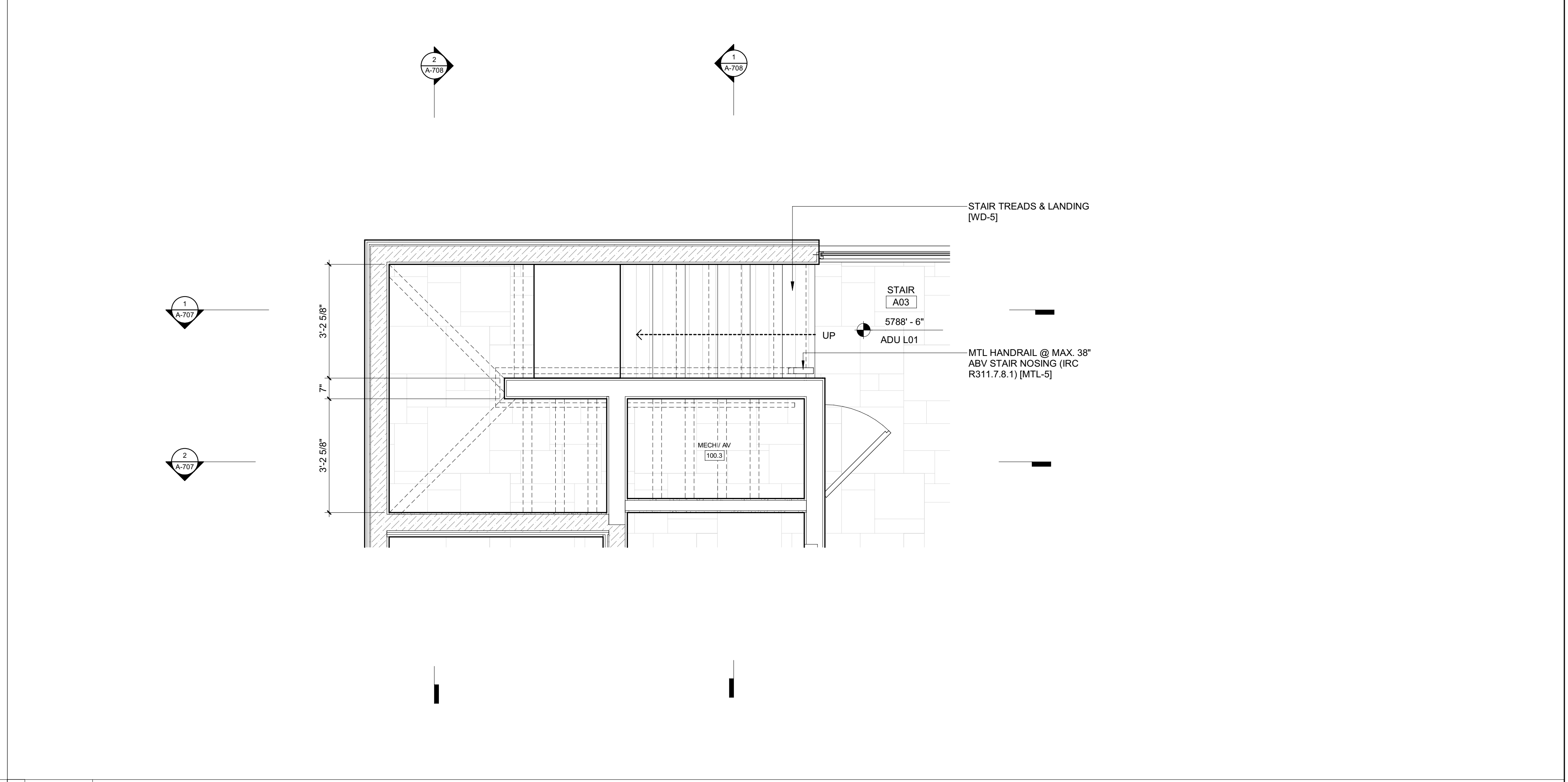
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BLD2303-00021
9/6/26/23

2/26/23



2 | 1/2" = 1'-0" | ENLARGED PLAN / STAIR 3 / ADU LEVEL 02



1 | 1/2" = 1'-0" | ENLARGED PLAN / STAIR 3 / ADU LEVEL 01

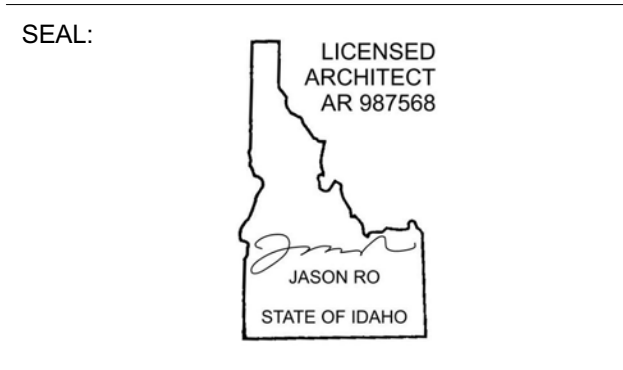
- STAIR NOTES:**
1. THE WALKLINE ACROSS WINDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN. THE WALKLINE SHALL BE LOCATED 12 INCHES FROM THE INSIDE OF THE TURN. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE. WHERE WINDERS ARE ADJACENT WITHIN A FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED. **R311.7.3**
 2. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTIONS OF ADJACENT TREADS AT THE INTERSECTIONS WITH WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH. **R311.7.5.2.1**

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NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER:
#2201

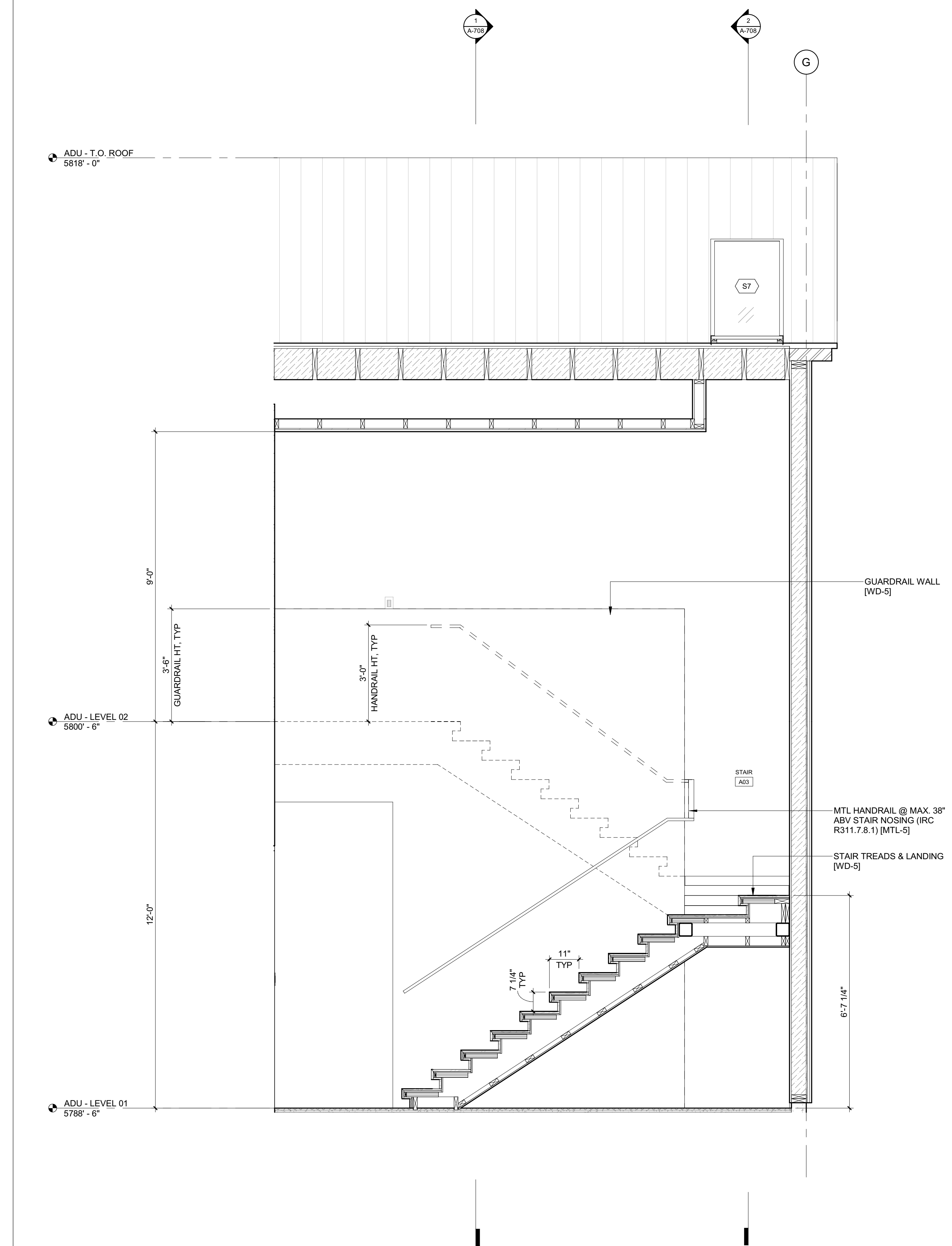
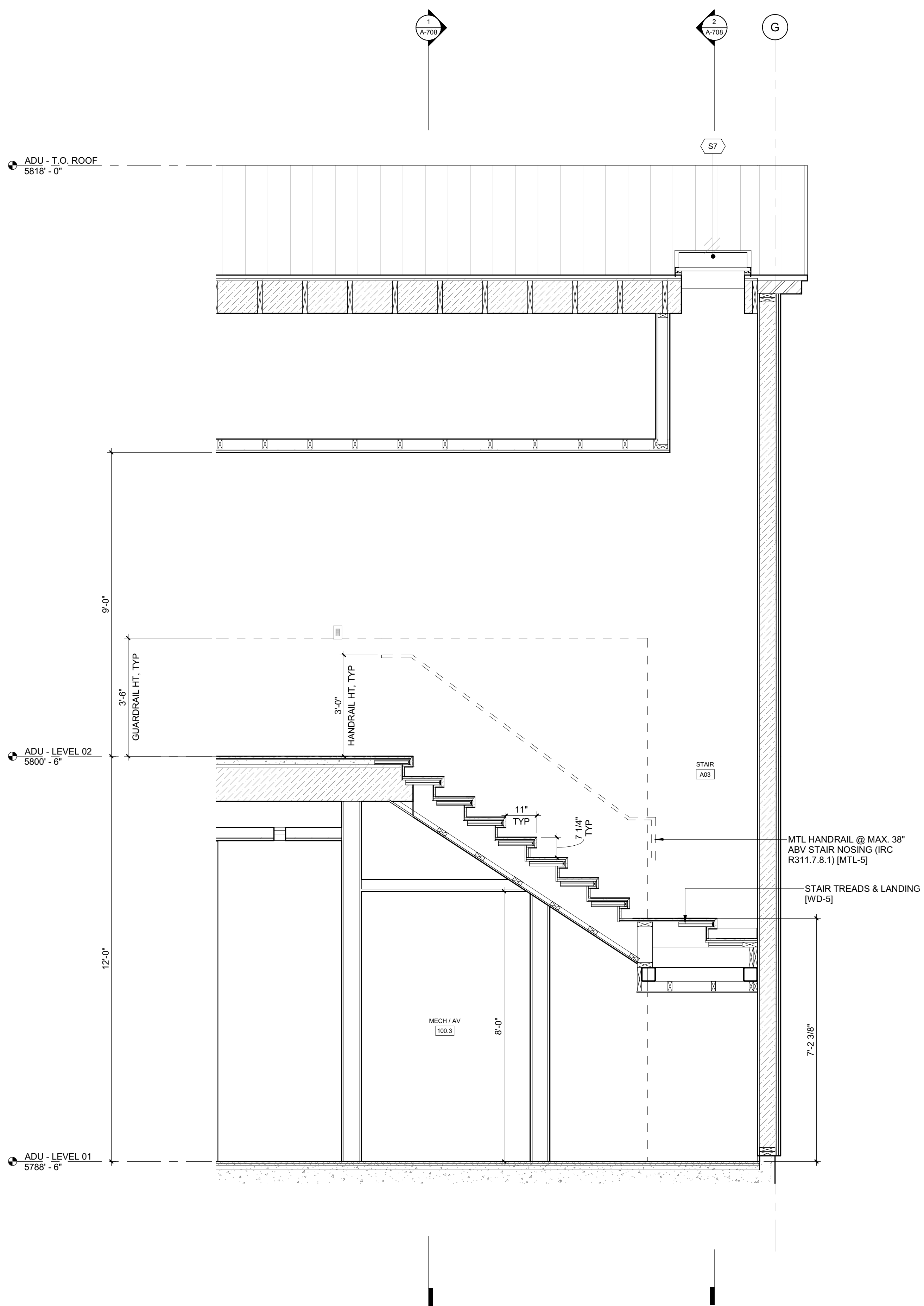
DRAWING TITLE:
ENLARGED PLANS / STAIR 3

DRAWING NUMBER:
A-706

Approved
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BLD2303-00021
 06/26/23

2/2/25

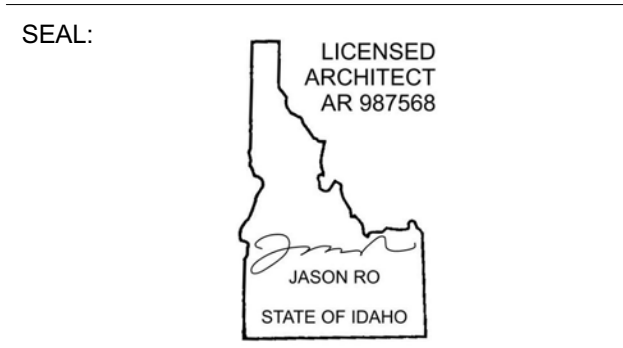


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NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ENLARGED SECTIONS / STAIR 3

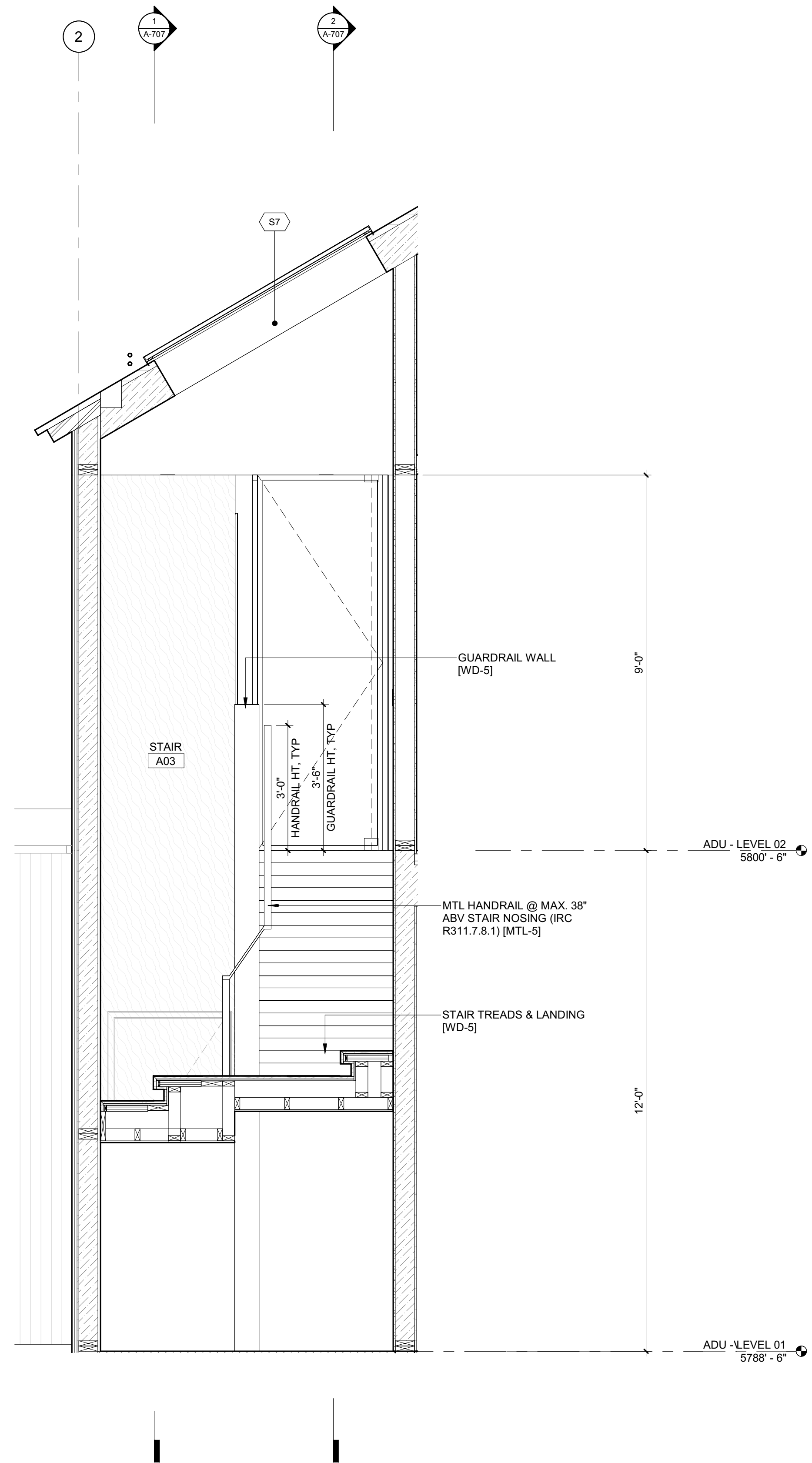
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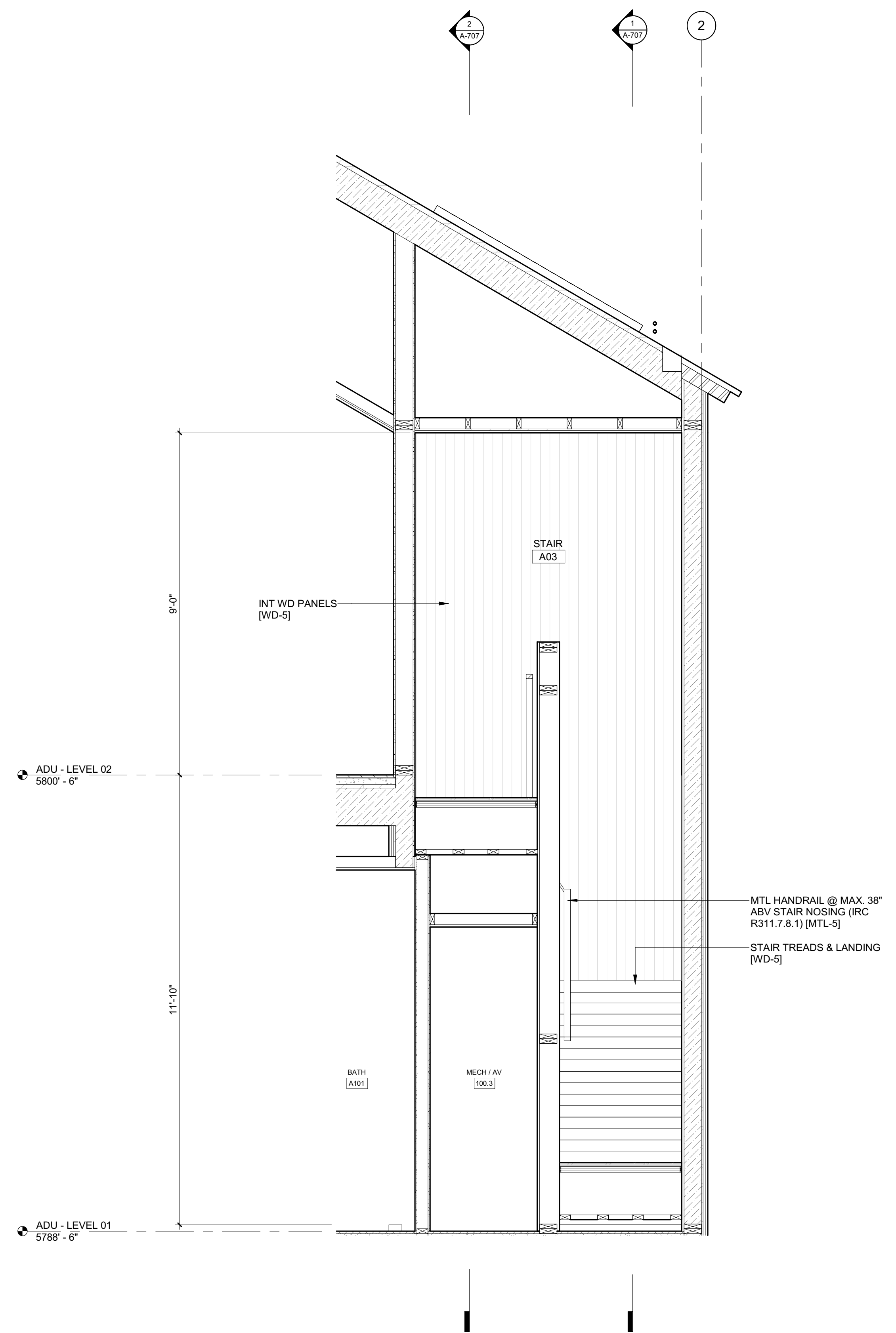
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BLD2303-00021
9/6/26/23

2/26/23



2 1/2" = 1'-0" STAIR 3 / SECTION 5



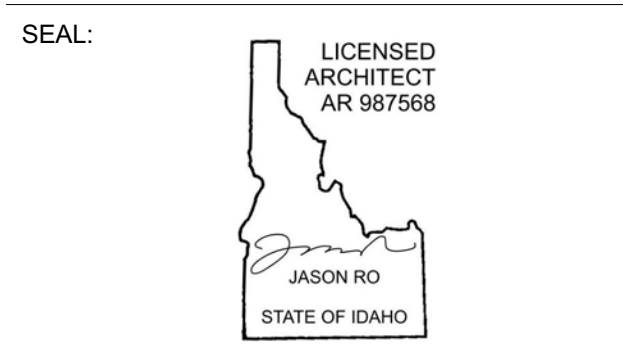
1 1/2" = 1'-0" STAIR 3 / SECTION 3

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NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ENLARGED SECTIONS / STAIR 3

DRAWING NUMBER:
A-708

BADGER RESIDENCE

OWNER:

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TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:

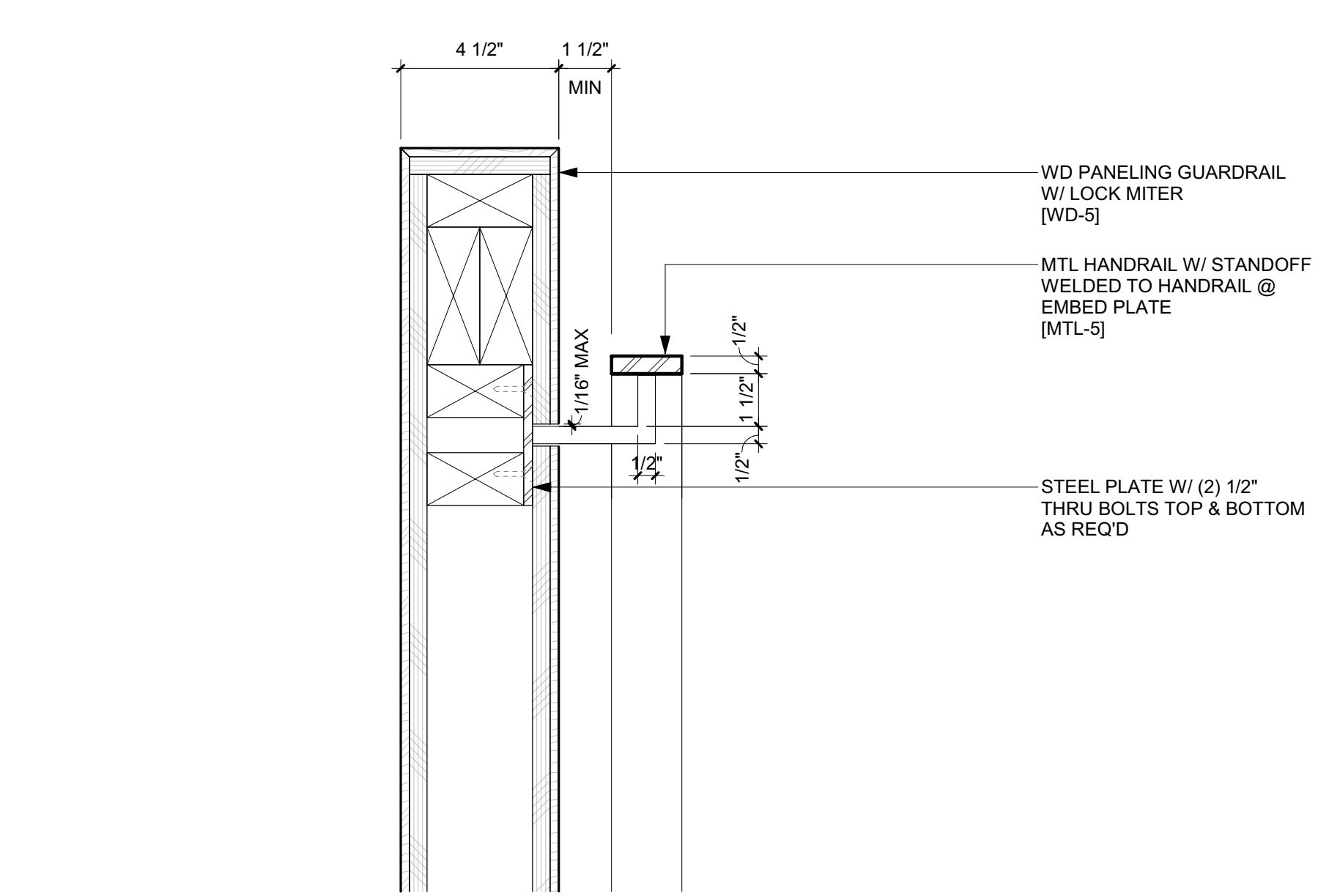
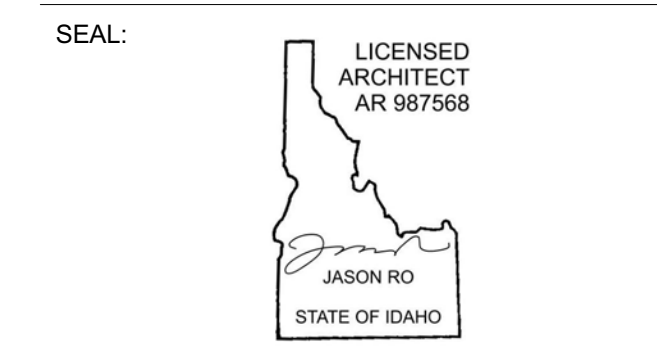
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

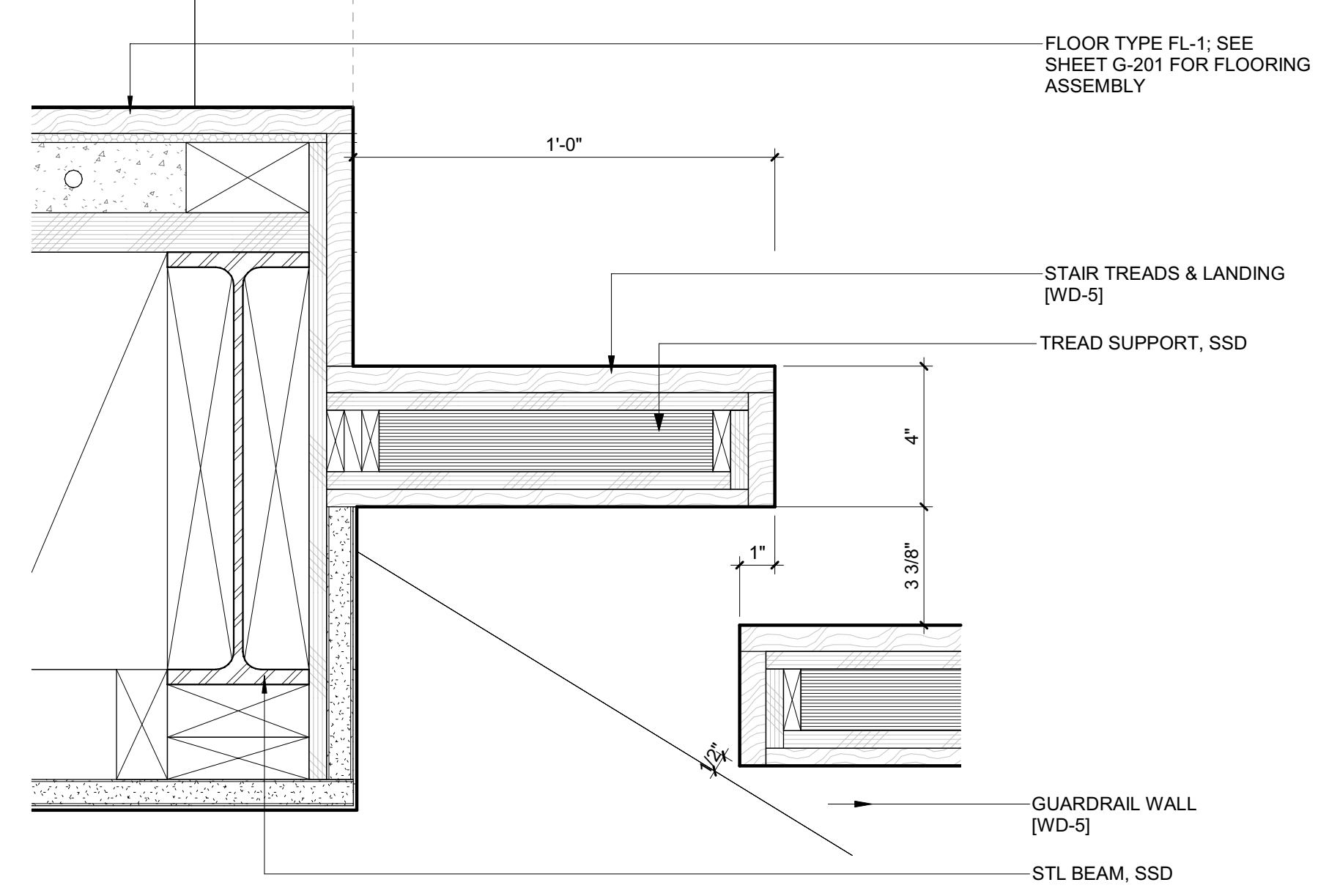
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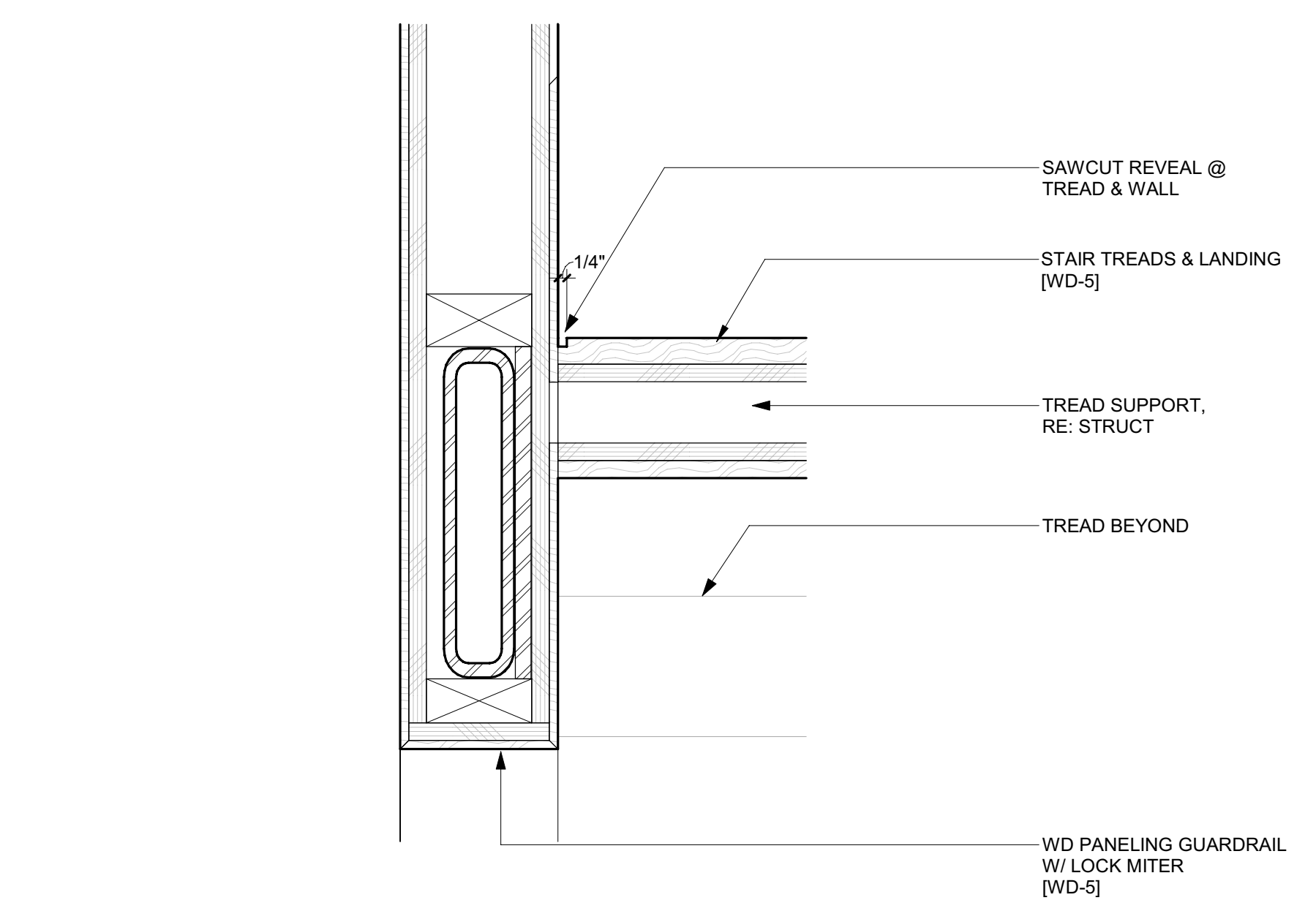
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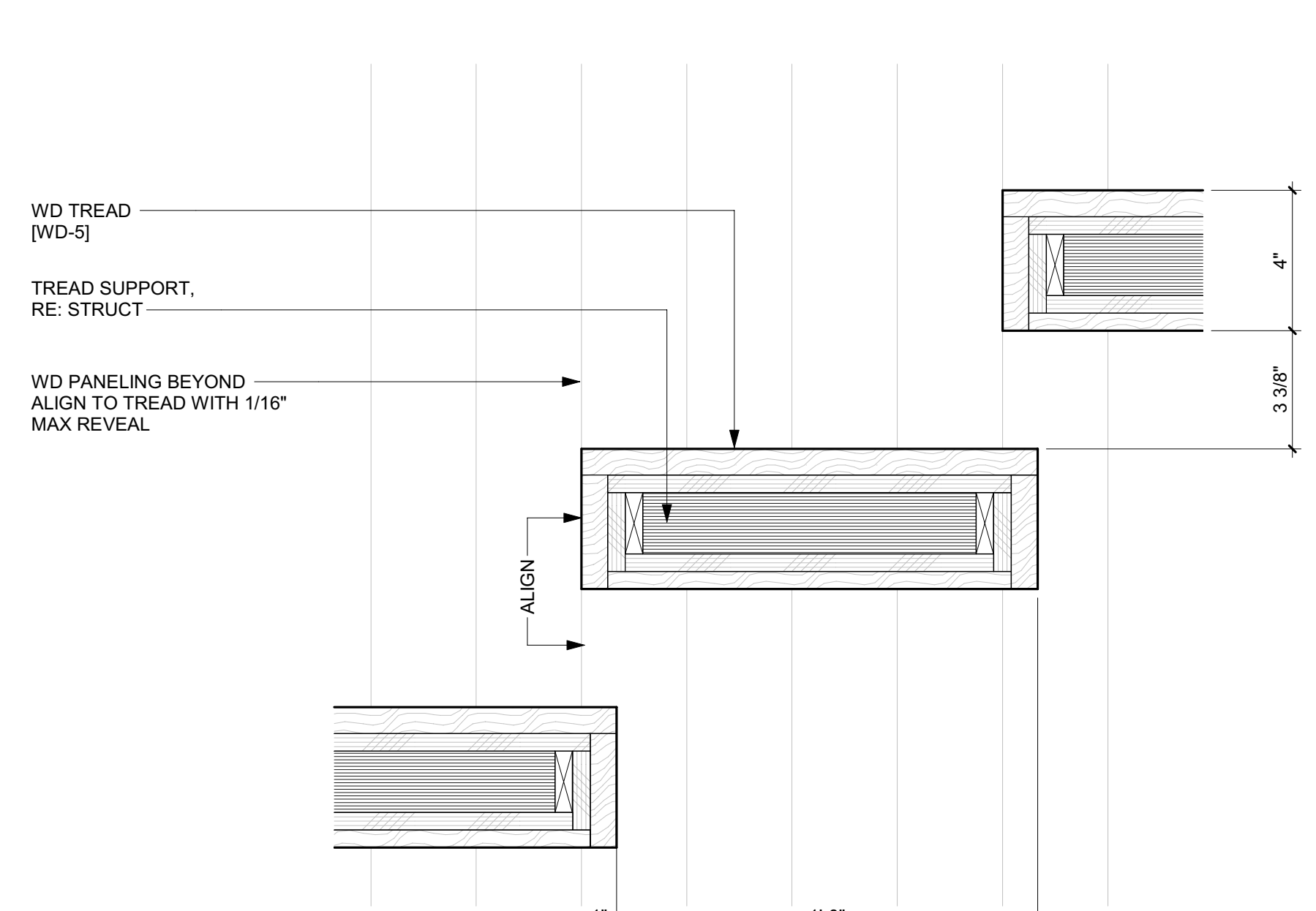
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2 3" = 1'-0" DETAIL / STAIR 1 @ FLR LANDING



4 3" = 1'-0" DETAIL / STAIR 1 TREAD @ GUARDRAIL WALL



1 3" = 1'-0" DETAIL / TYP STAIR 1 TREAD

NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

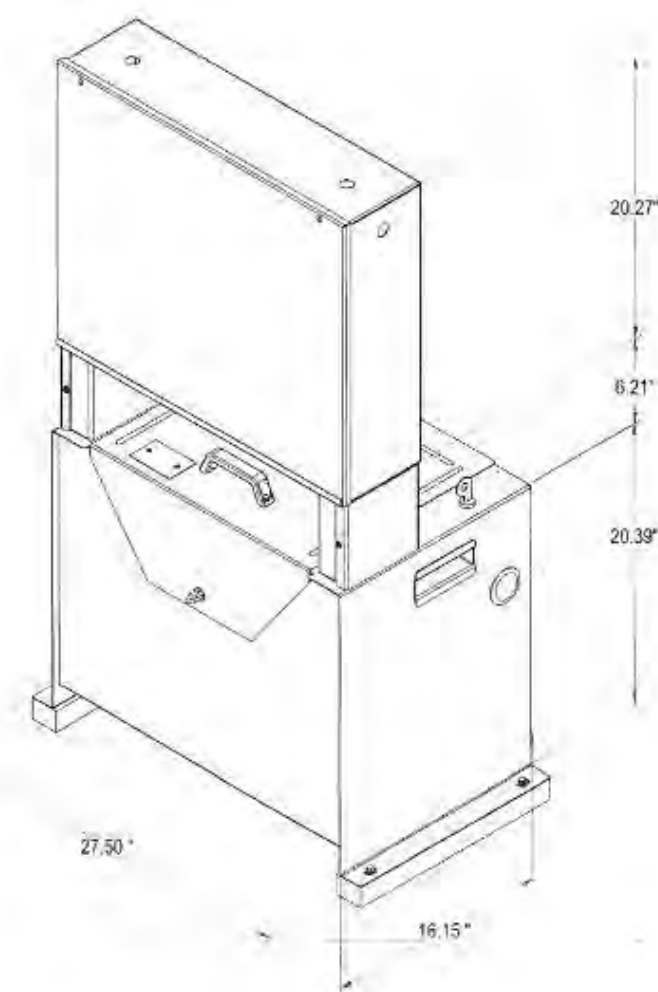
PROJECT NUMBER:
#2201

DRAWING TITLE:
STAIR DETAILS

DRAWING NUMBER:
A-709

Controller tank specifications

Controller tank specifications	
Dimensions	Height: 47" (1194 mm) Width: 28" (711 mm) Depth: 17" (432 mm)
Minimum required clearance	39.37" (1000 mm)
Valve and manual lowering handle location	Inside tank
Rupture valve test	T-fitting factory installed
Tank to controller wiring	Quick connect valve and motor wiring
Controller layout	Relay board
Keyed lock to tank	Yes
Machine room required	No (with local jurisdiction approval)
Tank capacity (gal/ltr)	15-16.5 gal/57-63 ltr
Maximum dry weight (lb/kg)	147 lb/55 kg
Maximum filled weight (lb/kg)	312 lb/117 kg
Operating environment	50°F - 120°F / 10°C - 49°C
Operating volume	57 dBA



Controller tank features

- Hydraulic hose connection port on both sides of the tank
- Built-in handles on both sides of the tank
- Isolation mounting of pump motor valve assembly minimizes operating issues

Part No. 000783, 25-m05-2015

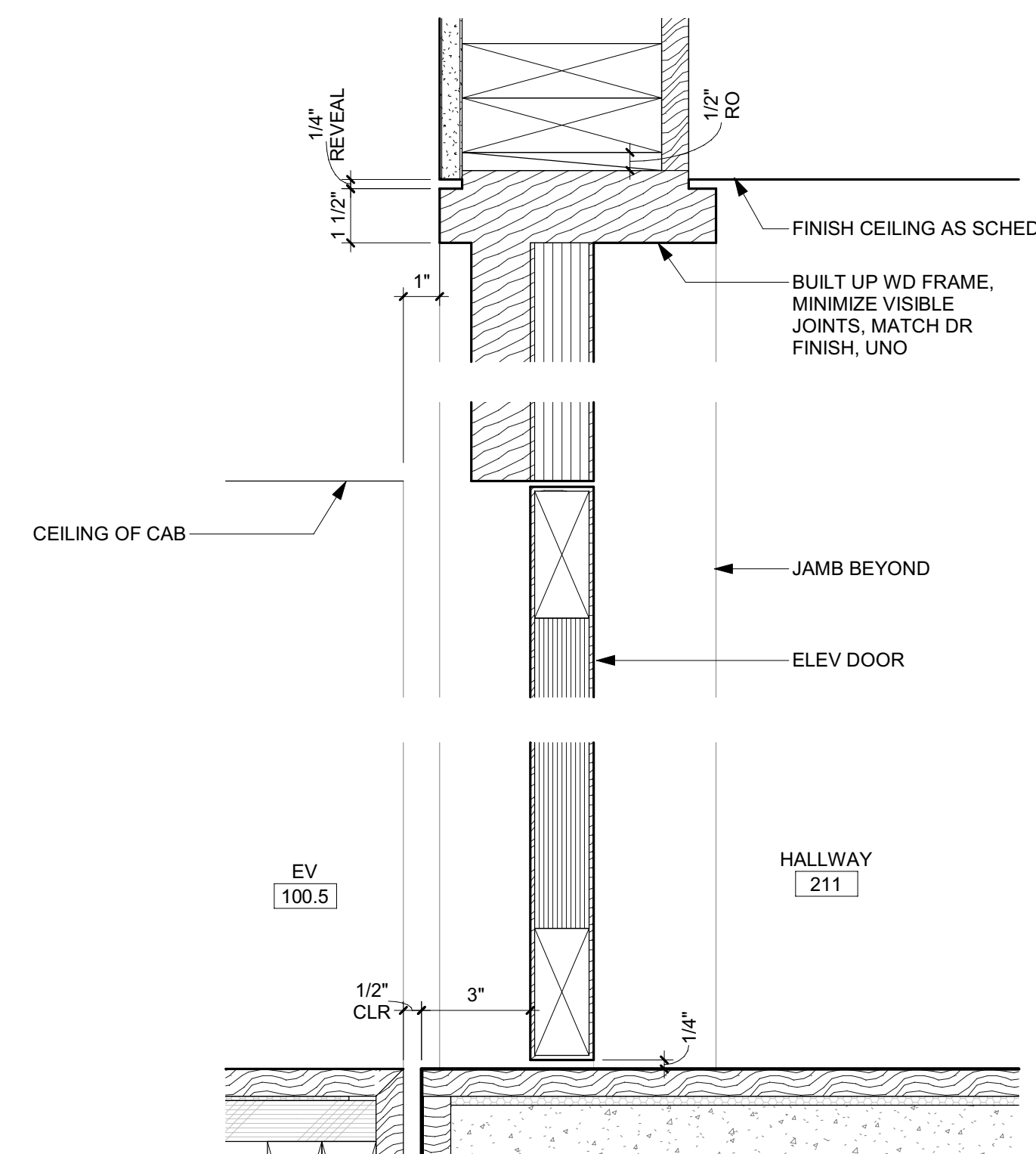
Infinity and Infinity HD Planning Guide

Elevator by:
A+ ELEVATORS & LIFTS
 888.444.2758
 apluselifts.com

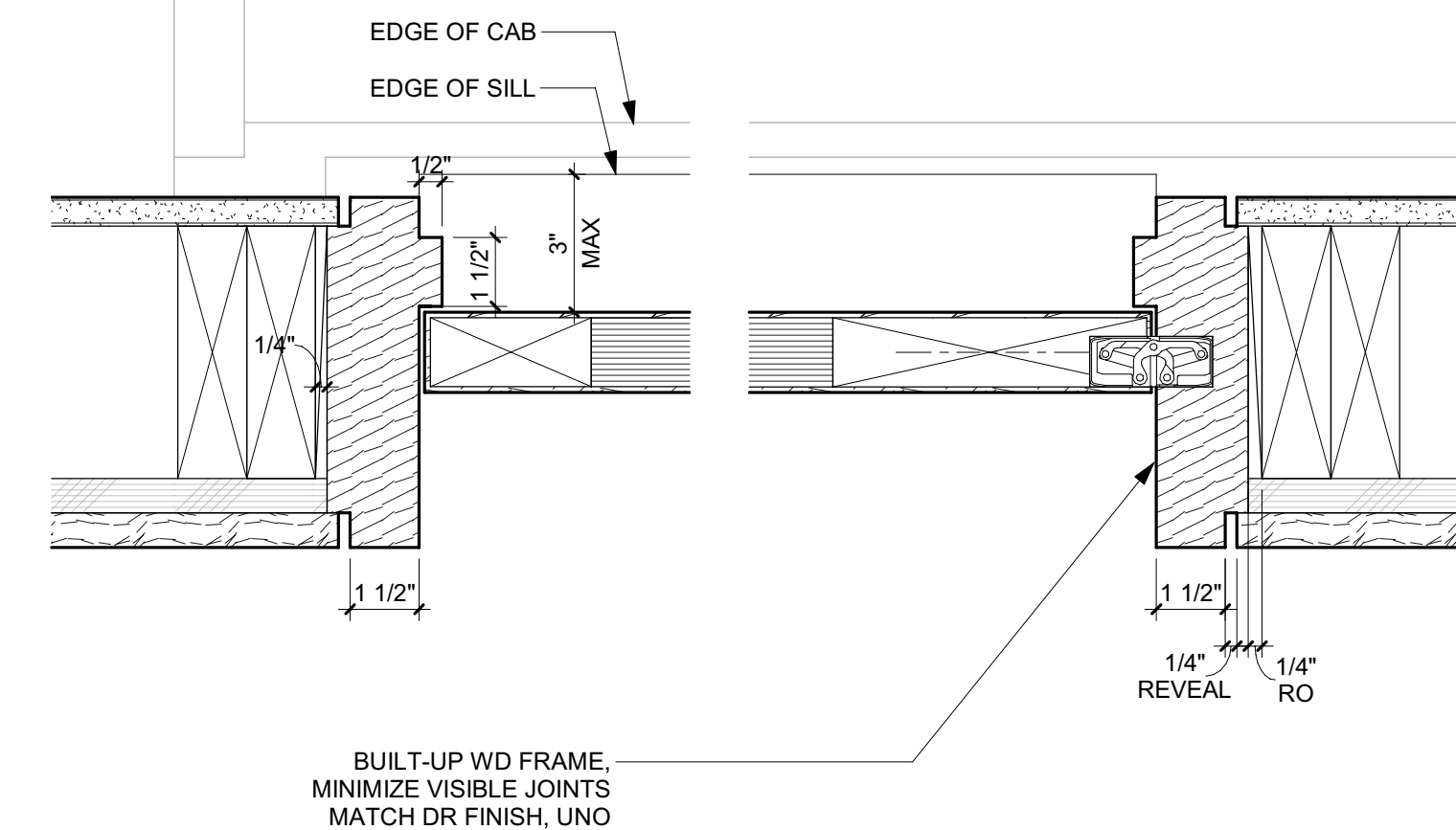
A+ ELEVATORS & LIFTS
 An A+ Connection Company

DRAWING FOR REFERENCE ONLY. DO NOT DUPLICATE WITHOUT CONSULTATION

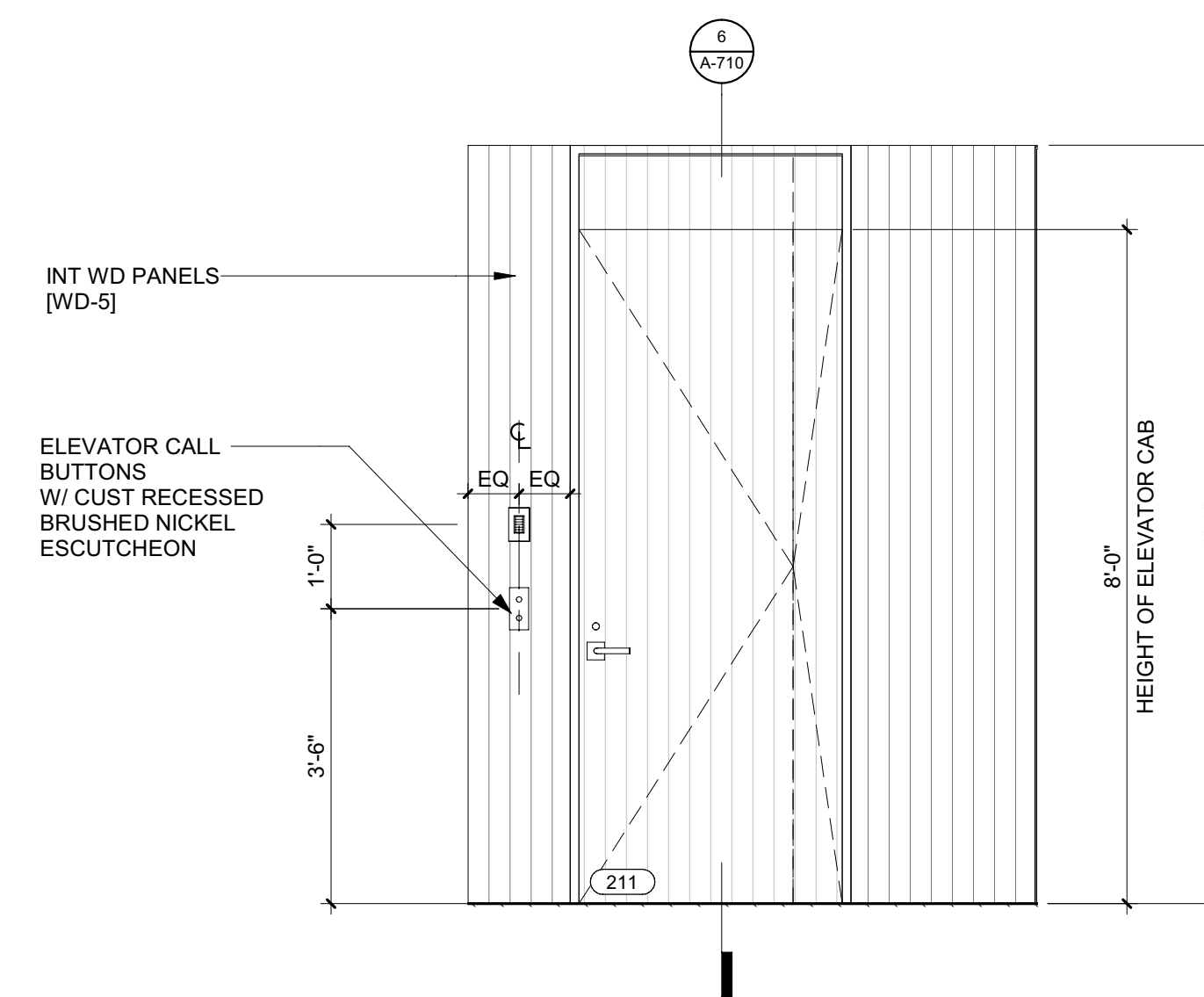
INLINE LH - 18 SQFT PLATFORM



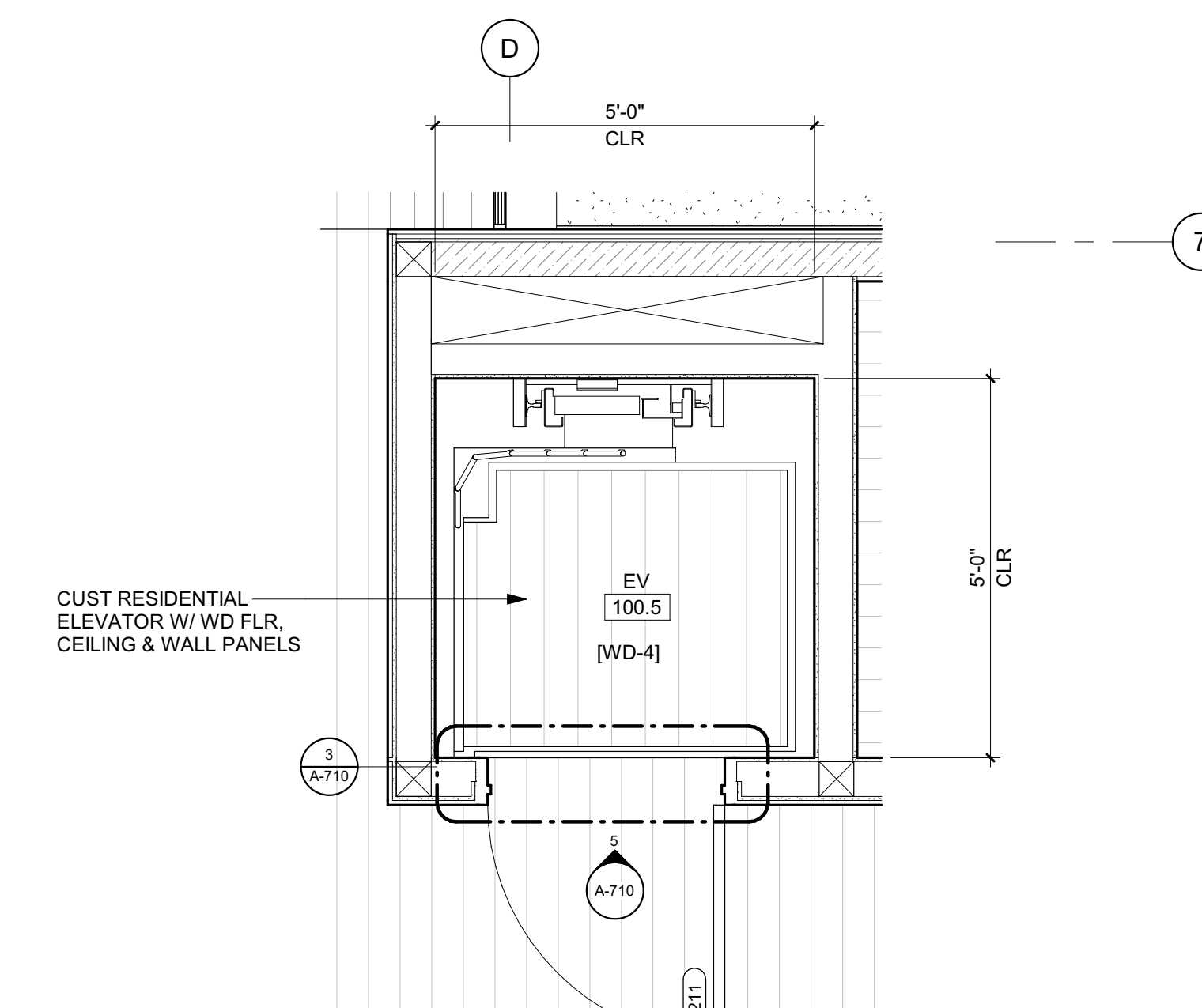
6 3" = 1'-0" DETAIL / HEAD & SILL / ELEVATOR DR 211



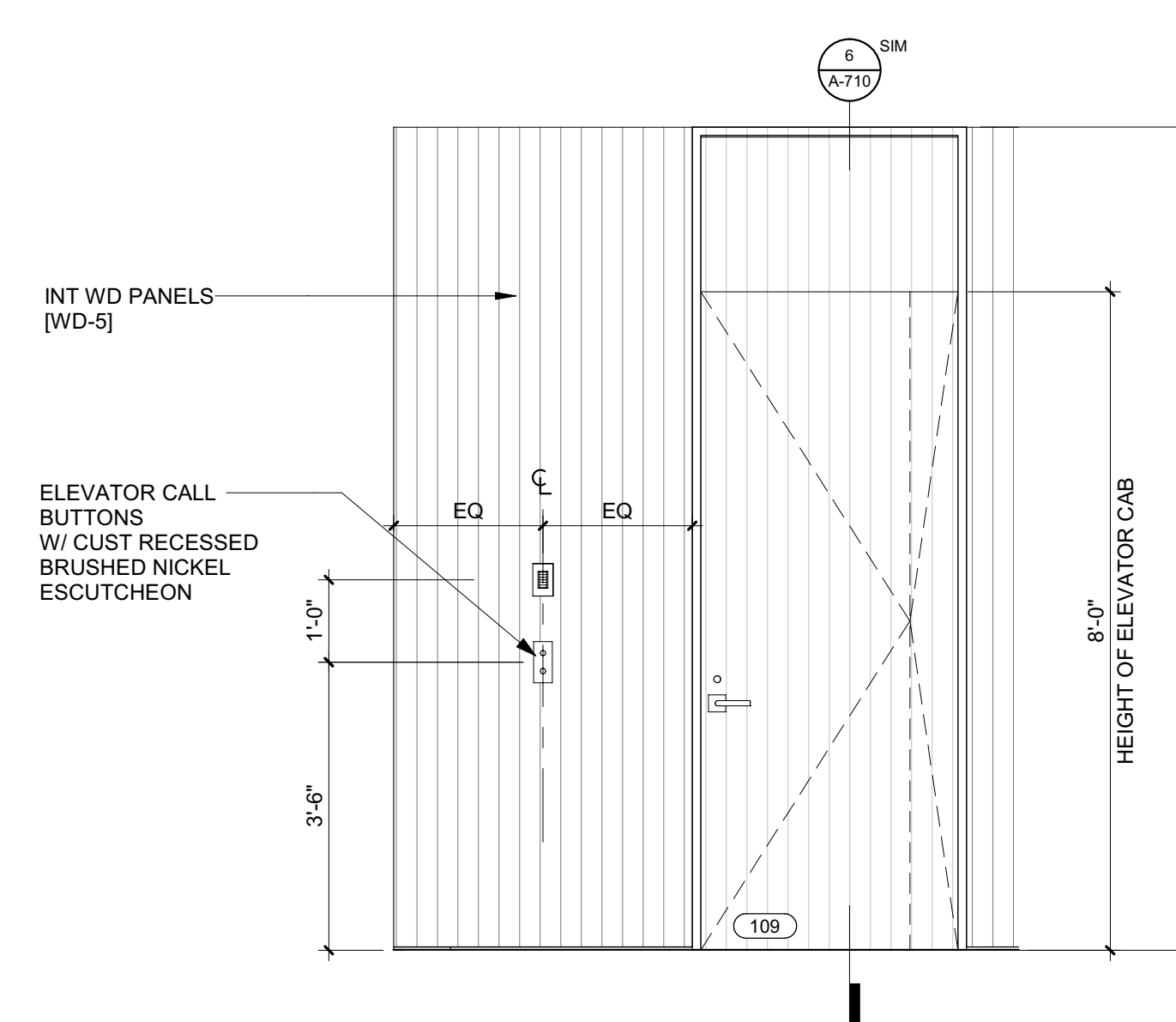
3 3" = 1'-0" DETAIL / JAMB / ELEVATOR DOOR 211



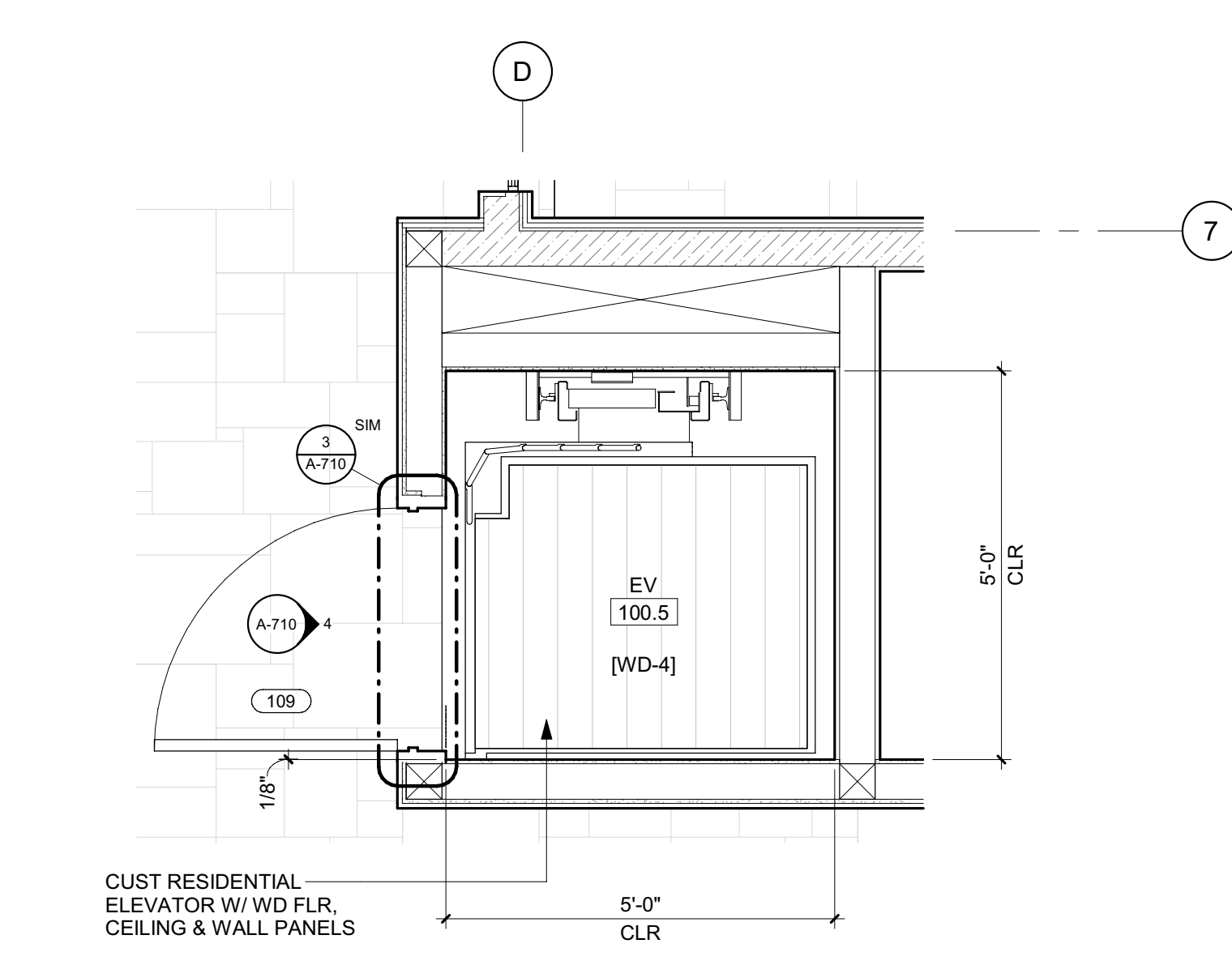
5 1/2" = 1'-0" ELEVATION / LEVEL 02 / ELEVATOR



2 1/2" = 1'-0" PLAN / LEVEL 02 / ELEVATOR



4 1/2" = 1'-0" ELEVATION / LEVEL 01 / ELEVATOR



1 1/2" = 1'-0" PLAN / LEVEL 01 / ELEVATOR

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SEAL: LICENSIED ARCHITECT AR 987568
 JASON RO
 STATE OF IDAHO

NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ELEVATOR PLANS, ELEV & DETAILS

DRAWING NUMBER:

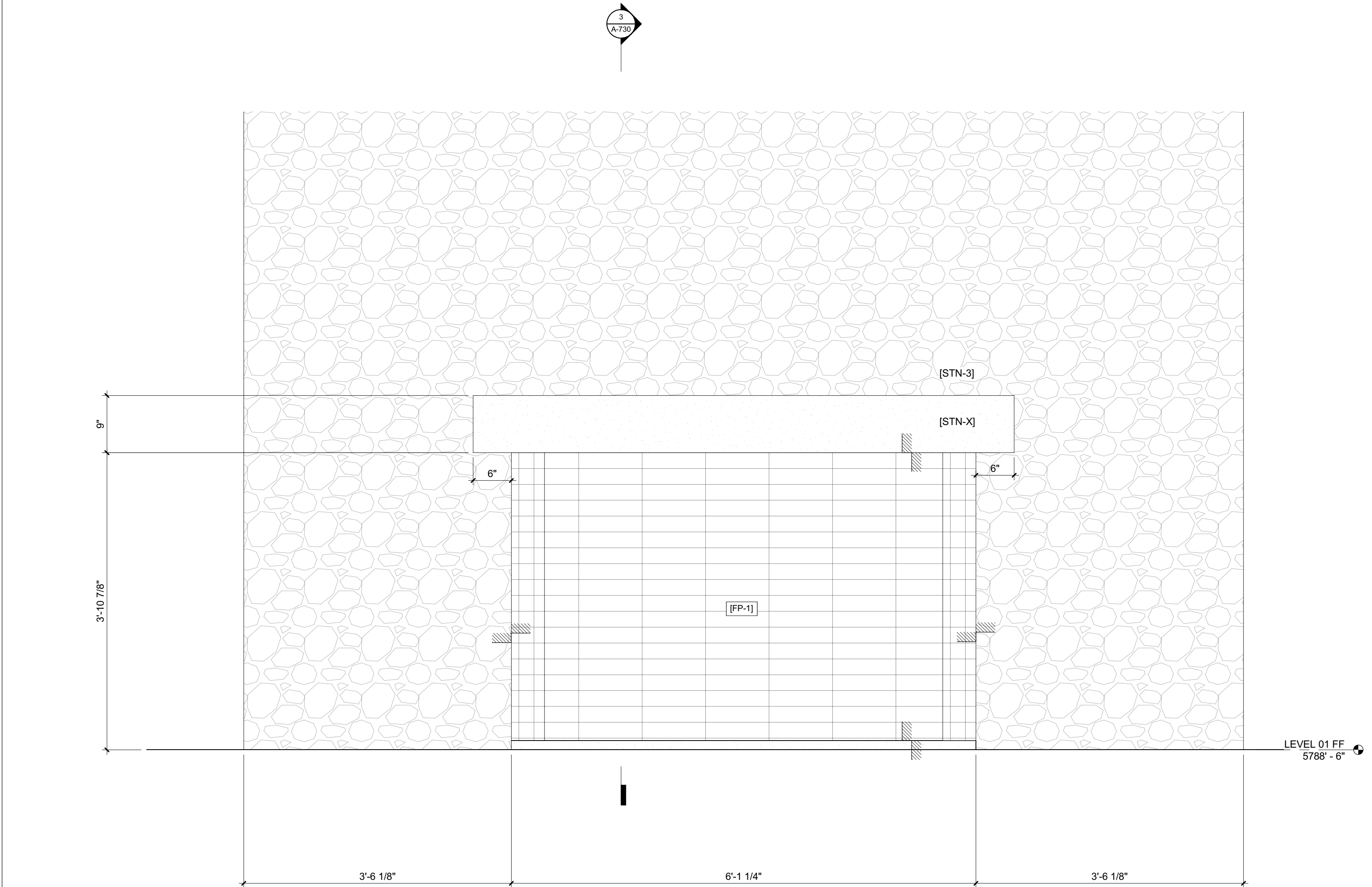
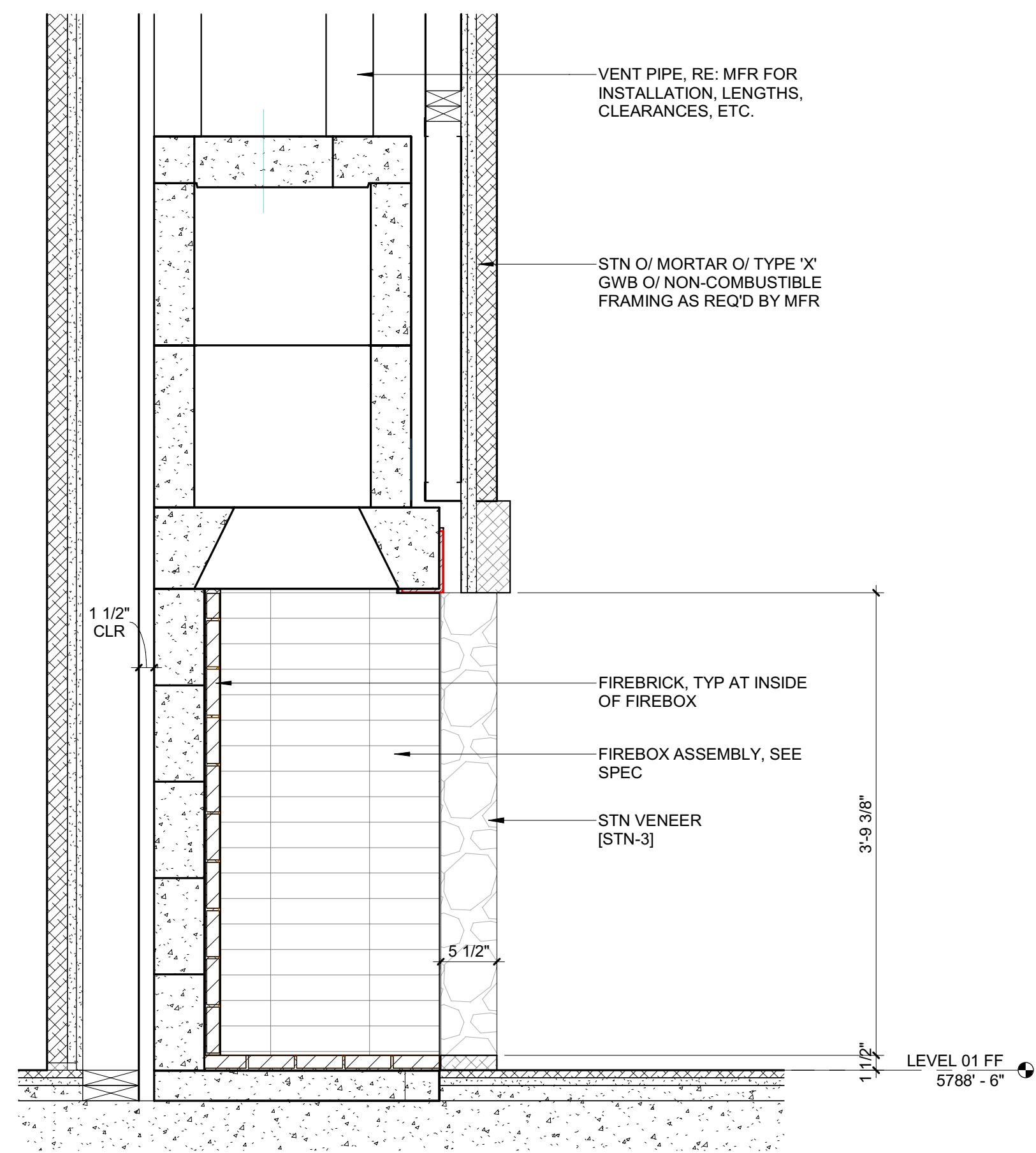
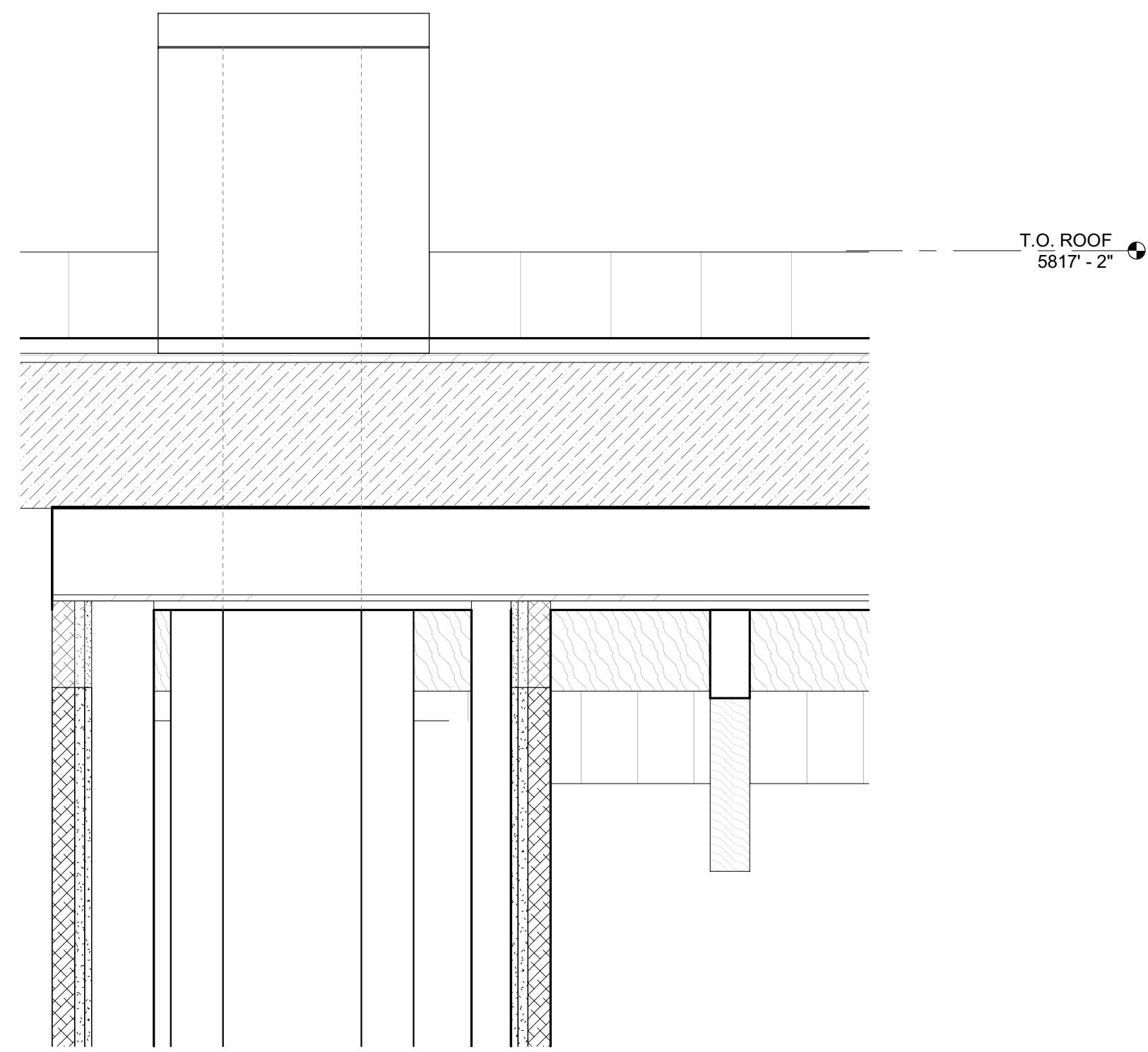
A-710

Approved

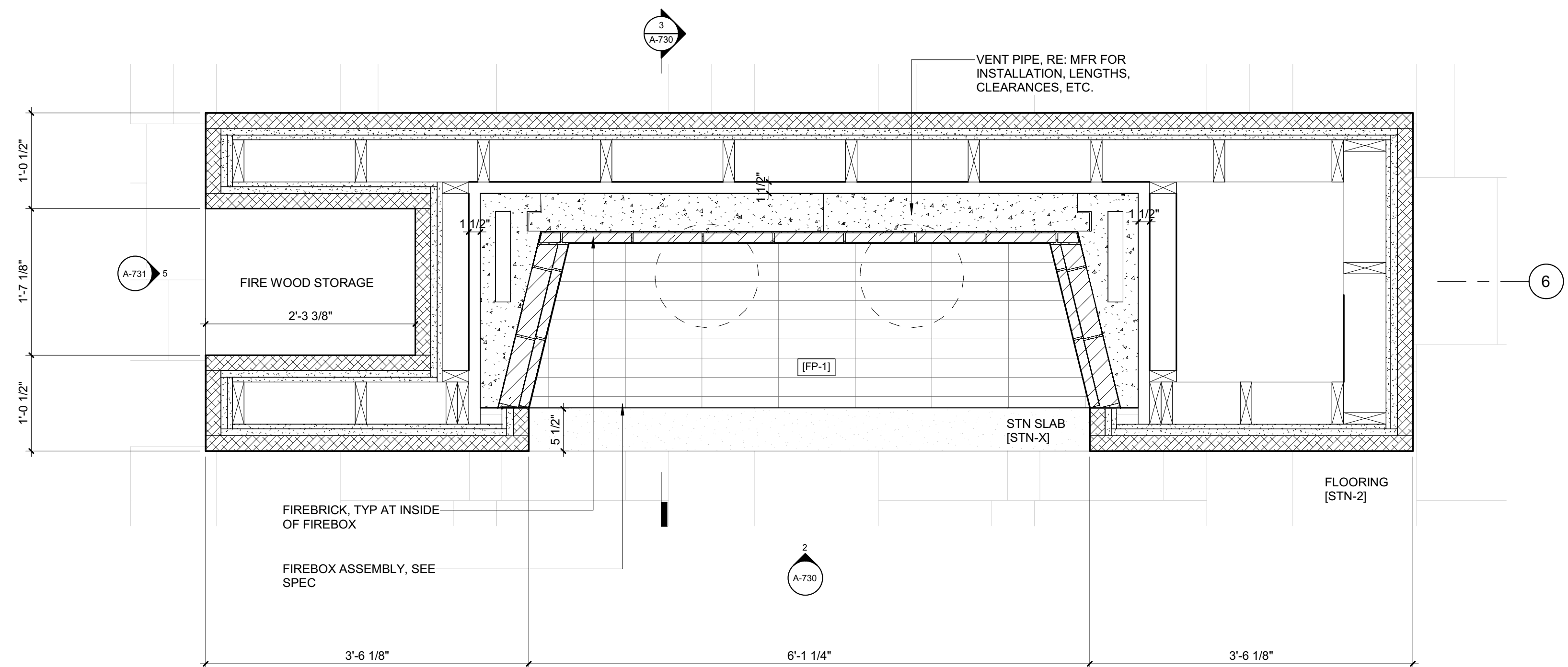
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BLD2303-00021
9/6/26/23

2/26/23



2 1" = 1'-0" GREAT ROOM FP



1 1" = 1'-0" ENLARGED PLAN / FIREPLACE 1 - GREAT RM

3 1" = 1'-0" SECTION / FIREPLACE 1

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TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
TEL: 208.726.9512

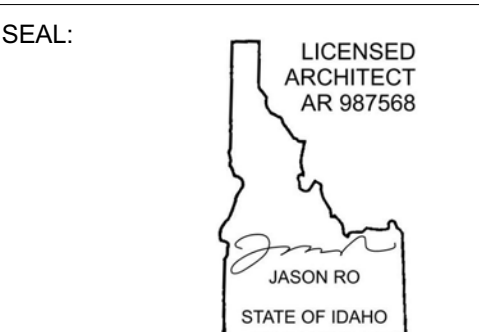
STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MEP ENGINEER:
CES ENGINEERING SERVICES, LLC
1001 W OAK BUILDING B SUITE 107
BOZEMAN, MT 59715
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:
KGM ARCHITECTURAL LIGHTING
270 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL: 310.552.2191

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NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
**FIREPLACE 1 / PLANS,
SECTIONS, DETAILS**

DRAWING NUMBER:

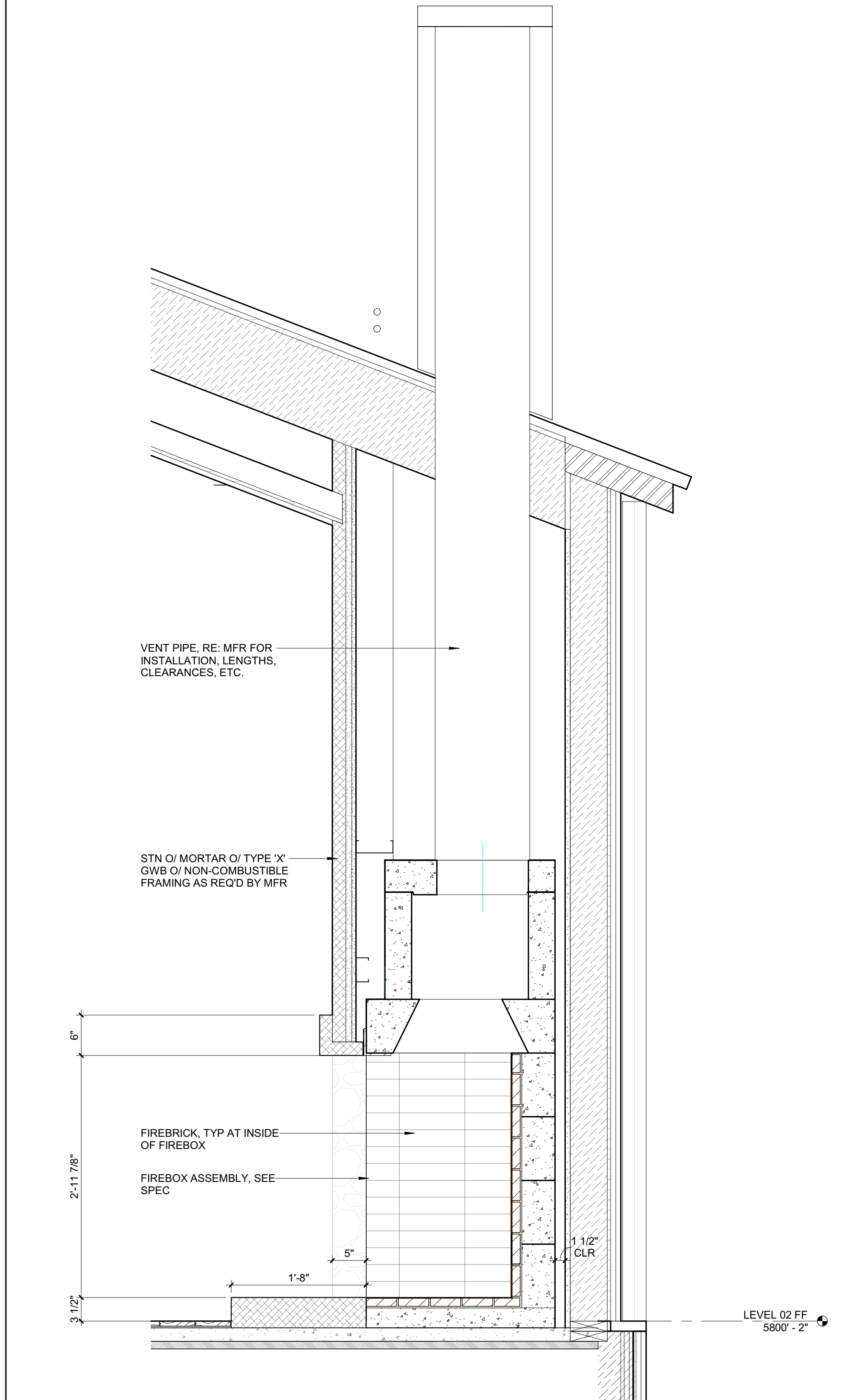
A-730



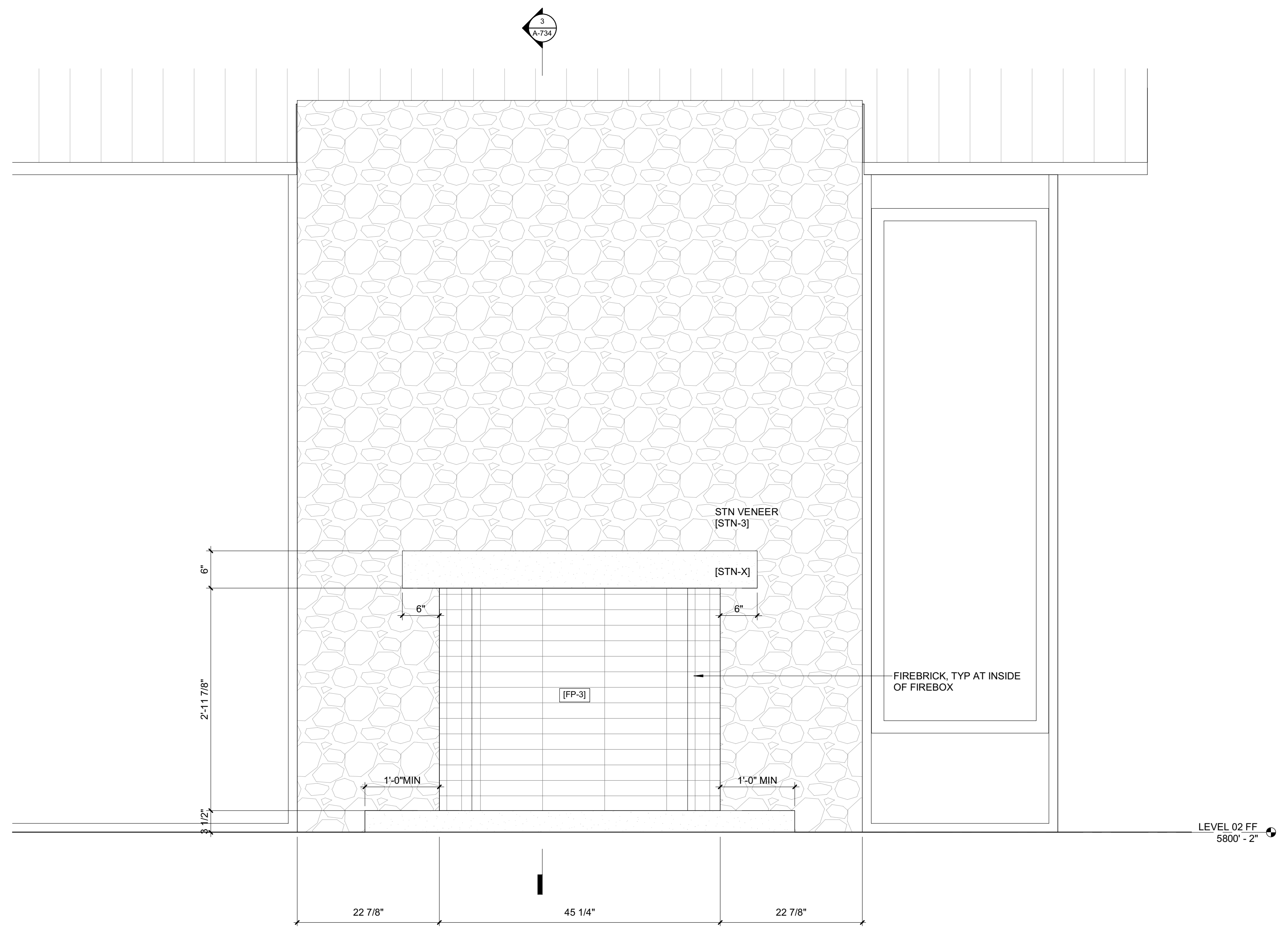
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BLD2303-00021
06/26/23

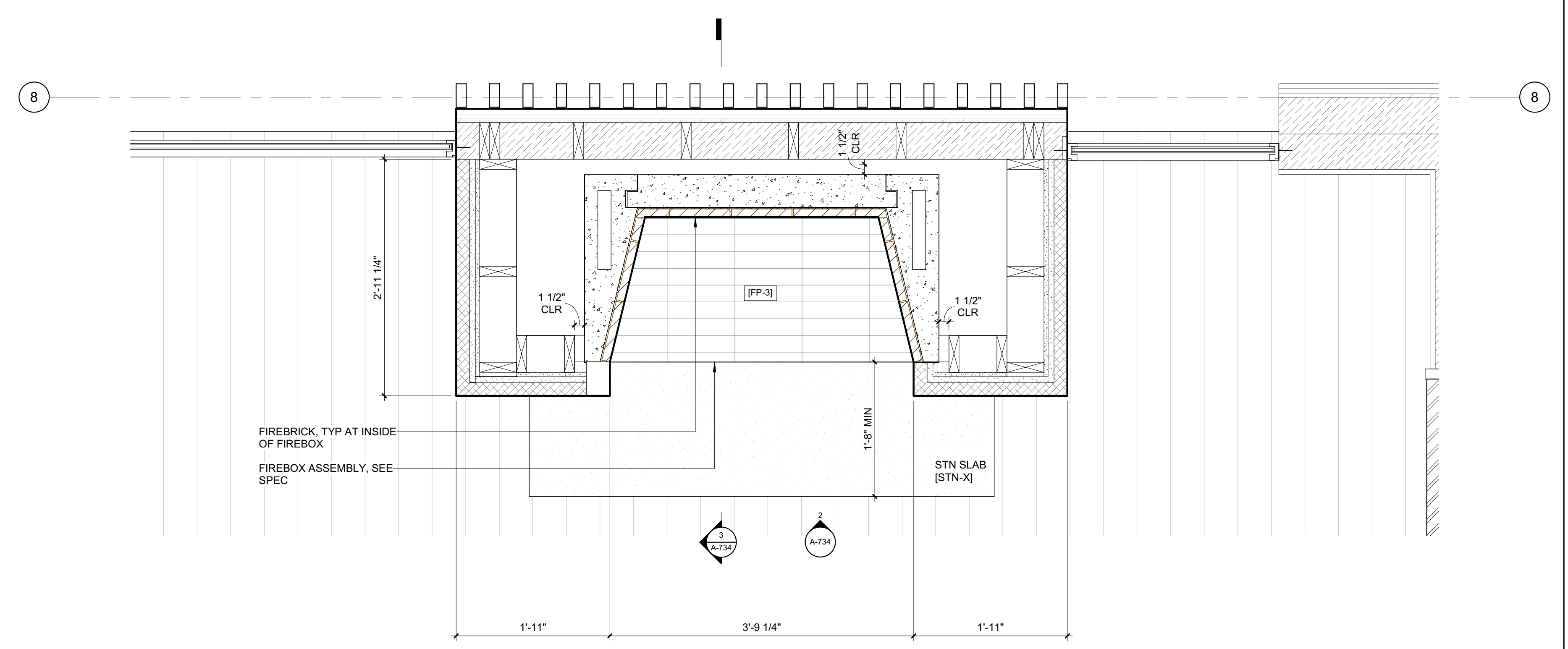
2/26/23



3 1" = 1'-0" DETAIL / M BED / FIREPLACE



2 1" = 1'-0" MBED FP



1 1" = 1'-0" ENLARGED PLAN / FIREPLACE 3 - MASTER BEDROOM

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:
SAWTOOTH ENVIRONMENTAL CONSULTING
P.O. BOX 2707 / 540 NORTH FIRST AVE
KETCHUM, ID 83340
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:
BROCKWAY ENGINEERING, INC.
2018 WASHINGTON ST NORTH, SUITE 4
TWIN FALLS, ID 83301
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
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KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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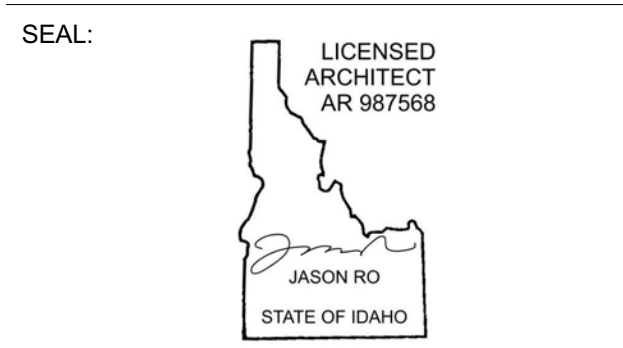
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319 MAIN STREET
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TEL: 213.239.9700

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TEL: 310.552.2191

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NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

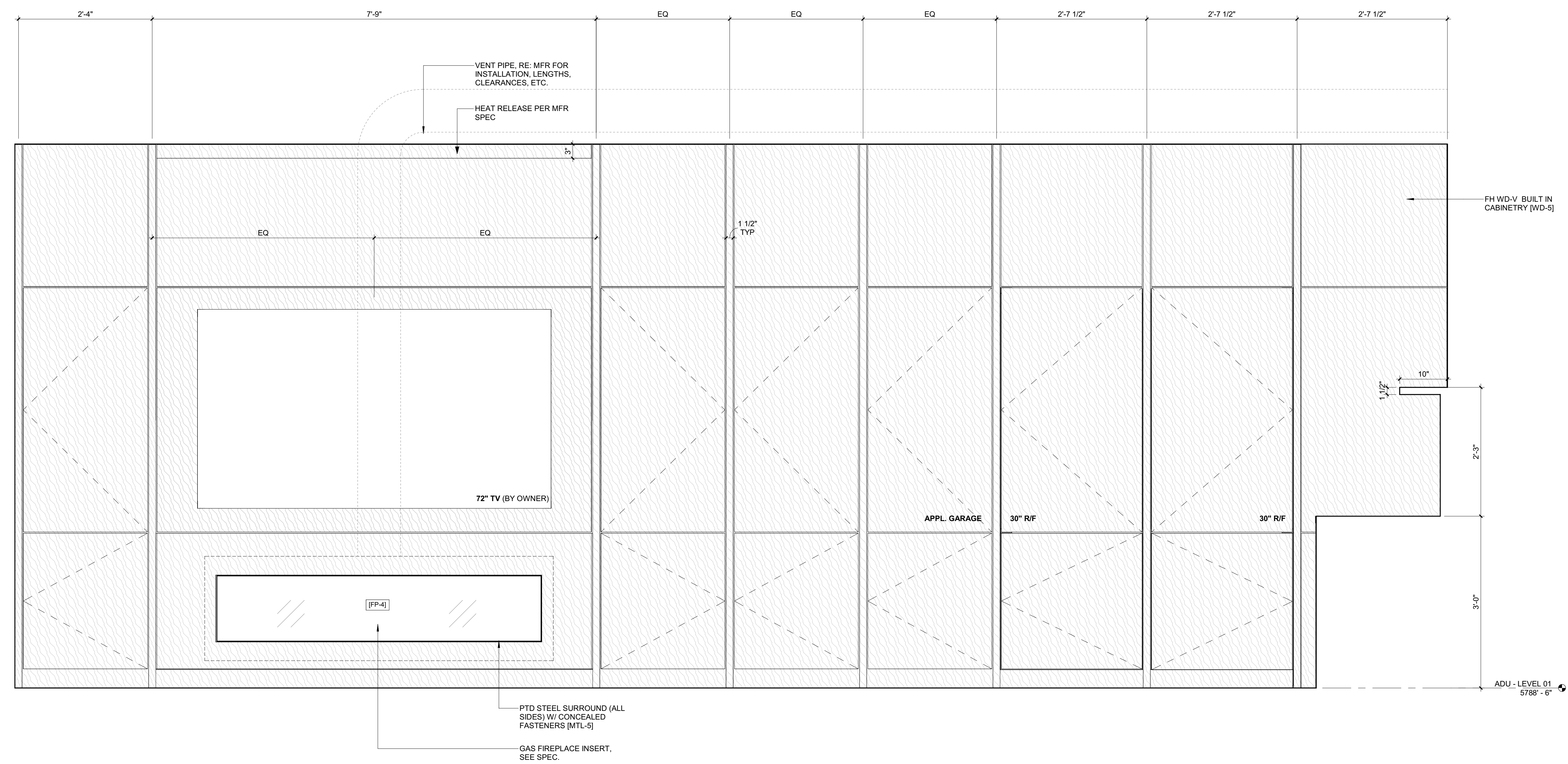
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FIREPLACE 3 / PLANS, SECTIONS, DETAILS

DRAWING NUMBER:
A-734

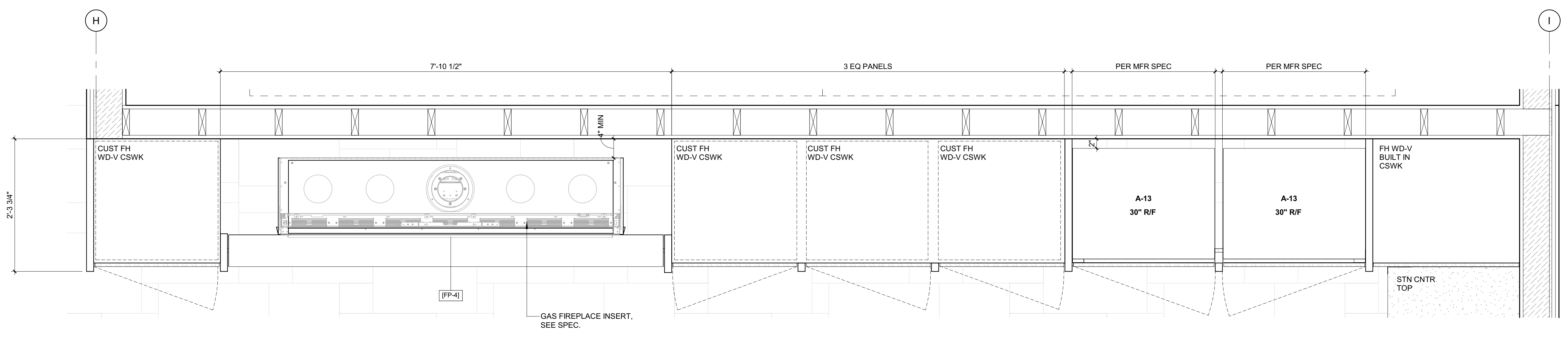


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BLD2303-00021
06/26/23



2 1" = 1'-0" ELEVATION / ADU / FIREPLACE 4 - ADU



1 1" = 1'-0" ENLARGED PLAN / FIREPLACE 4 - ADU

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

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SURVEYOR:
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GEOTECHNICAL ENGINEER:
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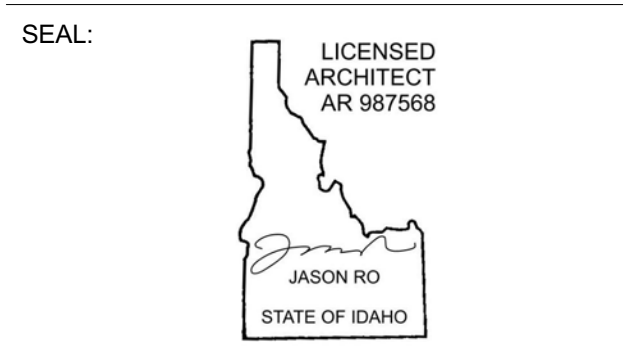
STRUCTURAL ENGINEER:
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TEL: 213.239.9700

MEP ENGINEER:
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TEL: 310.552.2191

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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
FIREPLACE 4 / PLANS, SECTIONS, DETAILS

DRAWING NUMBER:
A-736



Approved
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

2/26/23

BADGER RESIDENCE

OWNER:

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 P.O. BOX 14001-174
 KETCHUM, ID 83340

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 2018 WASHINGTON ST NORTH, SUITE 4
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 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

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 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

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 TEL: 208.726.5907

CIVIL ENGINEER:

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MEP ENGINEER:

CES ENGINEERING SERVICES, LLC
 1001 W OAK BUILDING B SUITE 107
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 TEL: 406.272.0352

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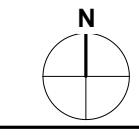
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0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

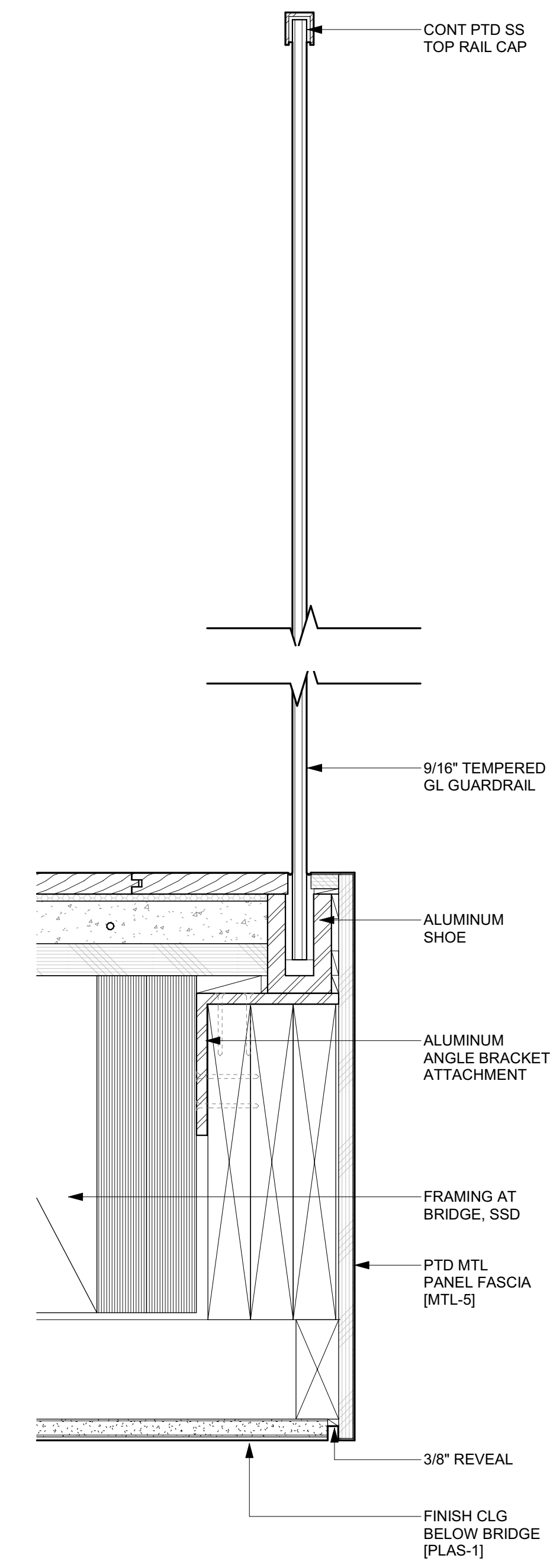
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201



DRAWING TITLE:
DETAILS / INTERIOR

DRAWING NUMBER:
A-910



1 3" = 1'-0" **DETAIL / TYP INT GUARDRAIL**



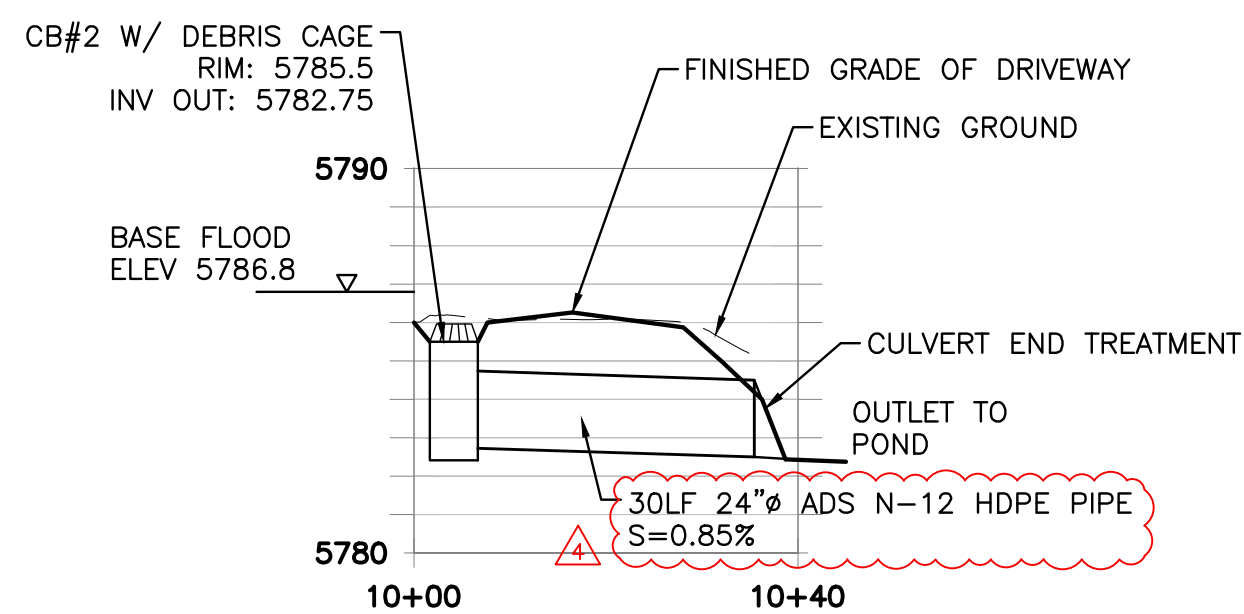
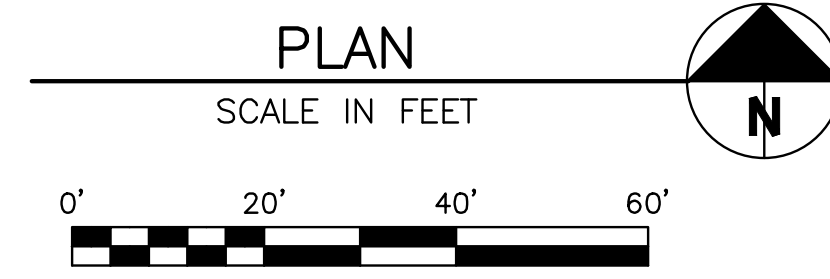
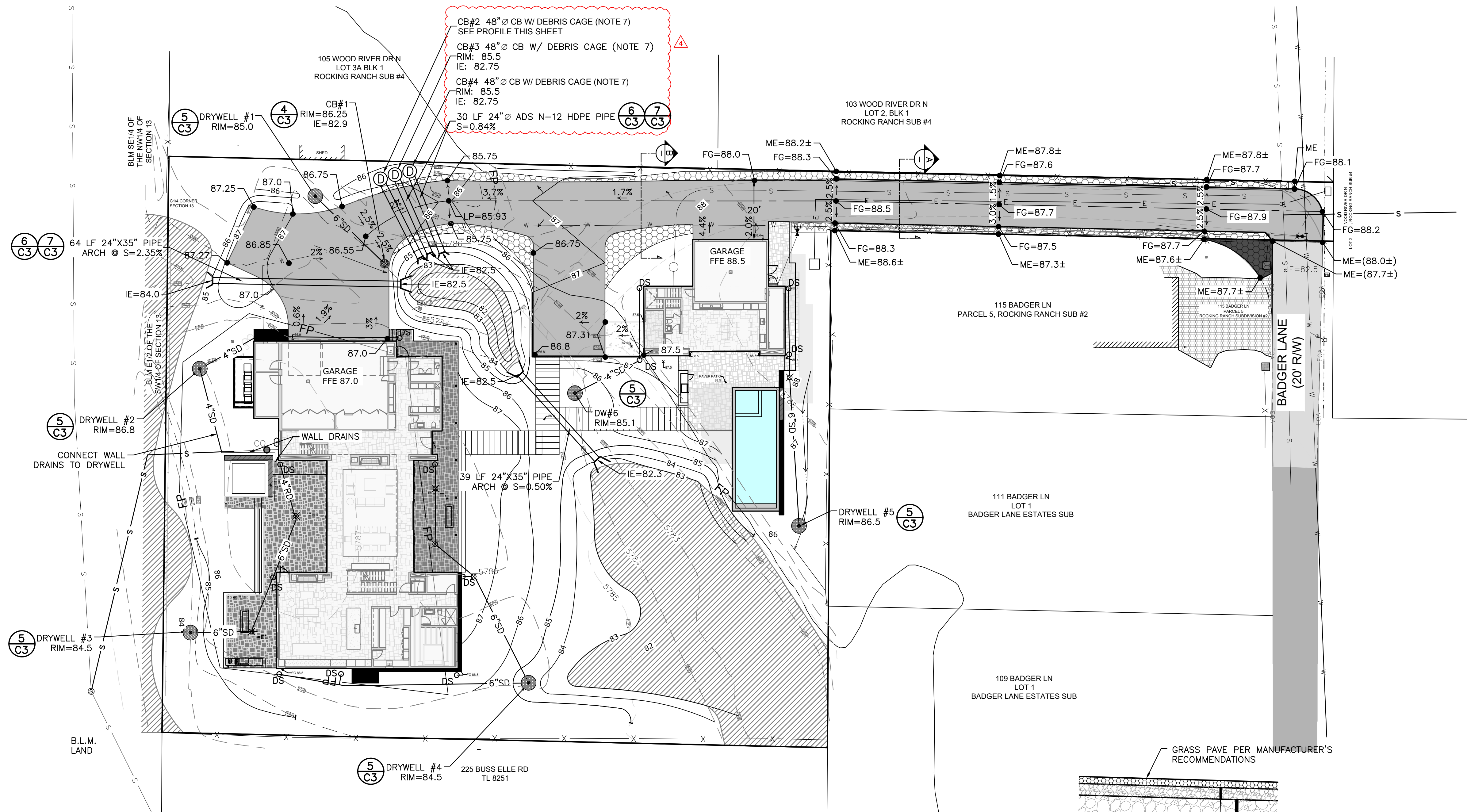
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EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 1585) AT LEAST ACTIVITIES. THE MAGE TO

- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- STORM DRAINS SHALL HAVE A MINIMUM SLOPE OF 2%. ROOF DRAINS SHALL HAVE MINIMUM SLOPE OF 1%.
- CULVERTS SHALL BE FITTED WITH BEVELED END TREATMENTS.
- 48" DIAMETER CATCH BASINS SHALL BE FITTED WITH ROUND DEBRIS CAGES (CONTECH STORMWRX OR EQUAL).
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.

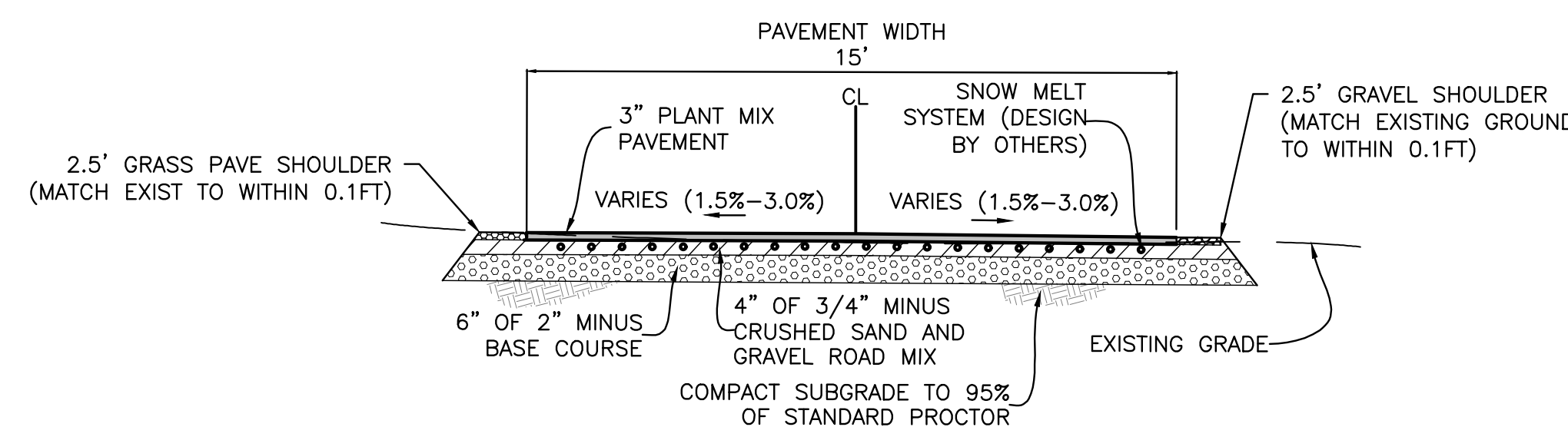
LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
CENTERLINE	---
FENCE	-X-
FLOODPLAIN (FEMA 2010)	FP
EASEMENT	---
SEWER	S
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊕
WATER METER (WM)	⊙
GAS	G
POWER	E
OVERHEAD POWER	OH-P
TELEPHONE	T
CABLE TV LINE	TV
ELEVATION CONTOUR	-5775-
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
FLOW LINE	---
ROOF DRAIN	RD
STORM DRAIN PIPE	SD
DOWN SPOUT	DS
CATCH BASIN	⊙
AREA DRAIN	⊙
DRYWELL	⊙
LANDSCAPE DRYWELL	⊙
ASPHALT PAVEMENT	---
ASPHALT WITH SNOWMELT	---
GRAVEL	---
GRASS PAVE	---
FG	---
EG	---
EXISTING GROUND	---



PROFILE: CB#2 TO POND

HORZ: 1"=20'
 VERT: 1"=5'

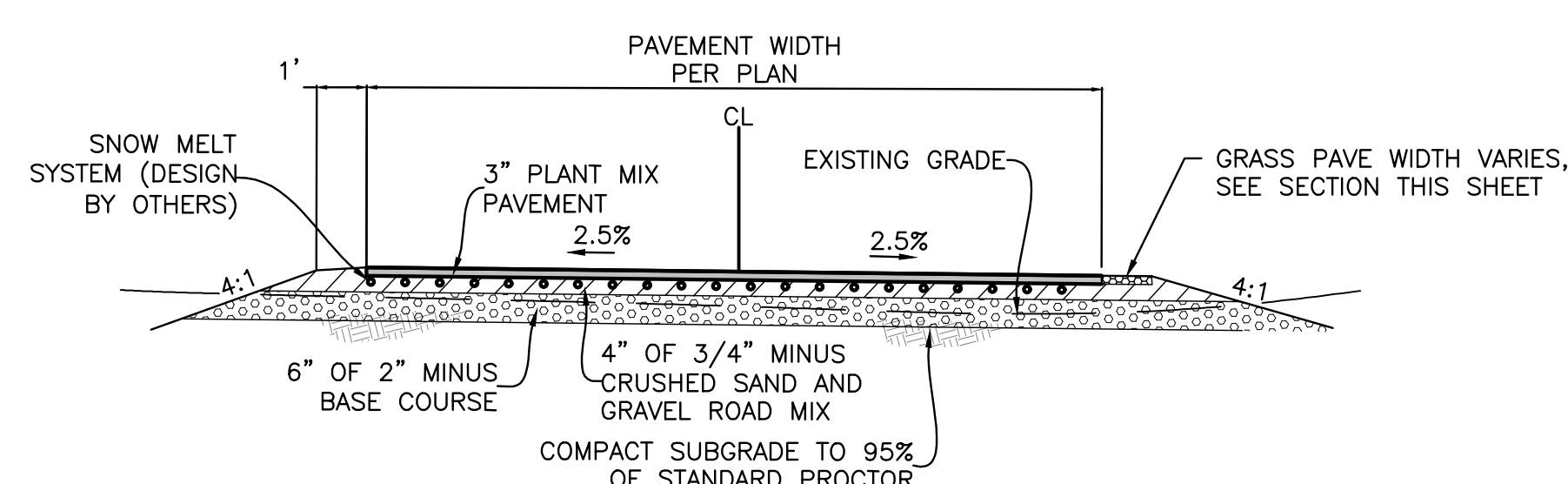


NOTES:

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

15-FOOT ASPHALT DRIVEWAY WITH SNOW MELT SECTION A

SECTION NOT TO SCALE

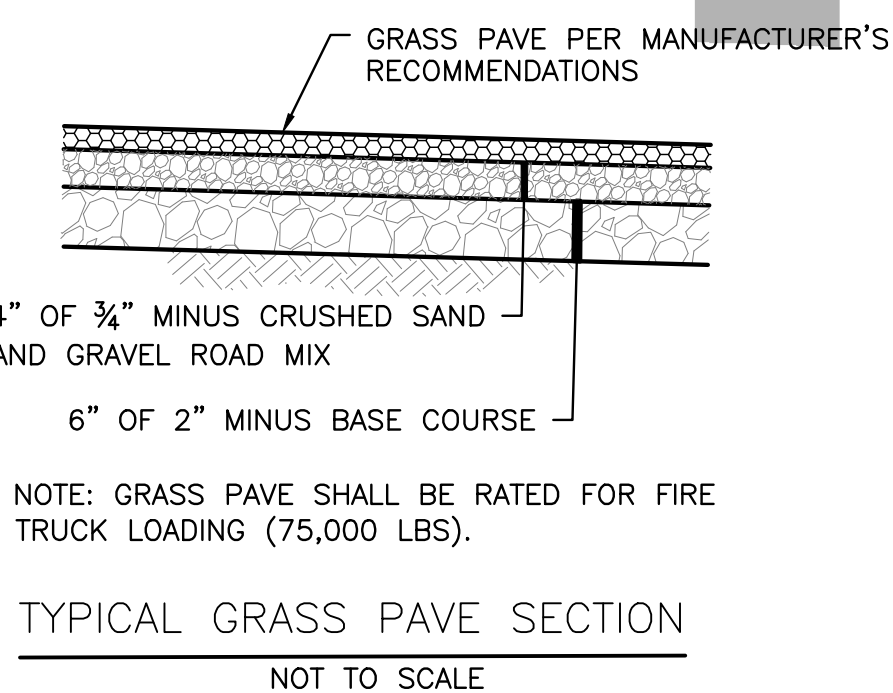


NOTES:

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

TYPICAL ASPHALT DRIVEWAY WITH SNOW MELT SECTION B

SECTION NOT TO SCALE



TYPICAL GRASS PAVE SECTION

NOT TO SCALE

ISSUED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
 STATE OF IDAHO
 PREBEE JOHANNESSEN
 17661
 4/25/2024

REVISIONS	No.	DESCRIPTION	DATE	BY
	1	CITY COMMENTS	5/1/2023	PLJ
	2	APPEAL COMMENTS	2/1/2024	PLJ
	3	APPEAL COMMENTS	3/13/24	PLJ
	4	APPEAL COMMENTS	4/25/24	PLJ

GALENA-BENCHMARK ENGINEERING
 Surveyors & Land Surveyors
 100 Bell Drive
 P.O. Box 733
 Ketchum, Idaho 83340
 (208) 726-9512
 www.benchmark-associates.com

GRADING & DRAINAGE PLAN
ROCKING RANCH #2 PARCEL 4
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: PRESIDIO VISTA PROPERTIES

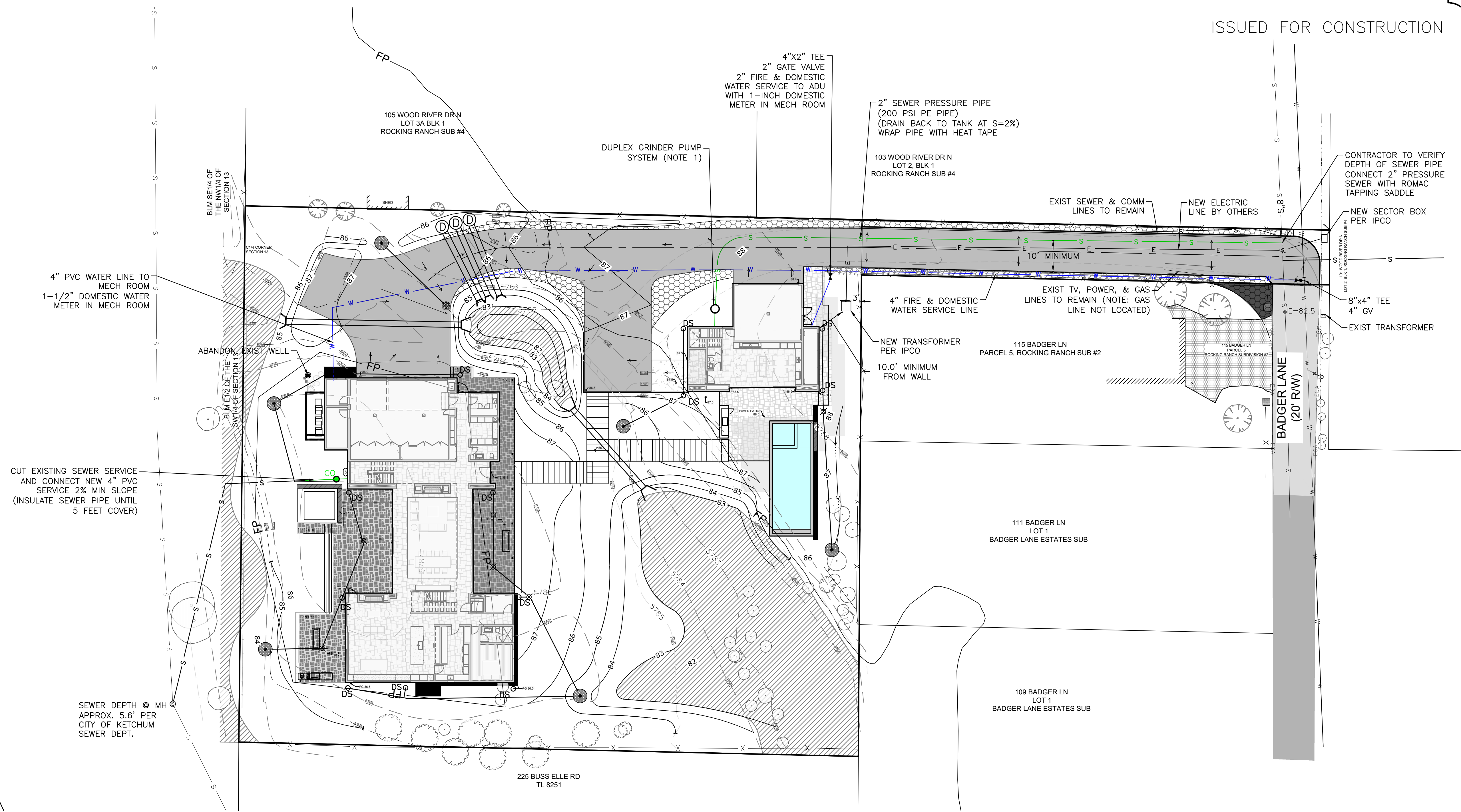
DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED BY:
 DATE: 4/25/2024
 PROJECT NO.: 22185

DRAWING NO.

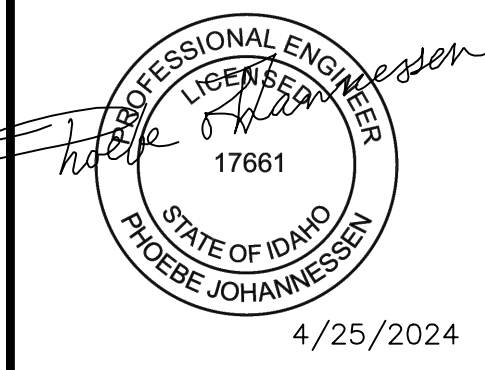
C-1



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ISSUED FOR CONSTRUCTION

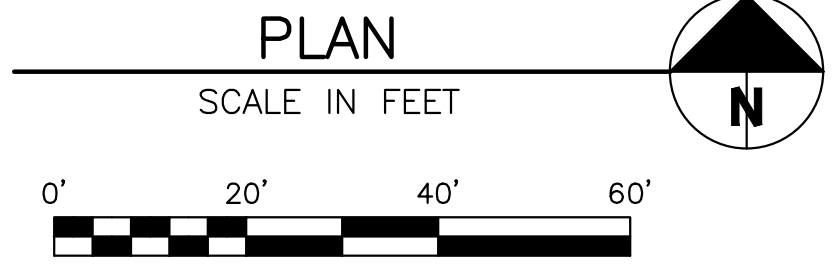


REVISIONS	DESCRIPTION	DATE	BY
No. 1			

GALENA-BENCHMARK ENGINEERING
 SURVEYING ENGINEERING PLANNING
 100 E. Main Street, Suite 100
 P.O. Box 733
 Ketchum, Idaho 83340
 (208) 726-9512
 www.benchmark-associates.com

DOSING NOTES:
 DOSING VOLUME = 132 GAL
 THE 2" PRESSURE LINE CONTAINS APPROX. 42 GALLONS OF EFFLUENT THAT SHALL DRAIN BACK TO THE PUMP TANK BETWEEN CYCLES.
 36" DIA. PUMP TANK CAPACITY IS 4.4 GAL/INCH
 EACH PUMP CYCLE = 90 GAL + 42 GAL = 132 GAL
 MINIMUM PUMP REQUIREMENT IS 30 GPM WITH A TOTAL DYNAMIC HEAD OF 17 FEET.

- SEWER PUMP SYSTEM CONSTRUCTION NOTES:**
- DUPLEX GRINDER PUMP SYSTEM SHALL CONTAIN TWO 1 HP GRINDER PUMPS. PRESSURE PIPE OUTLET SHALL BE 10' DEEP TO ALLOW PIPE TO DRAIN BACK TO TANK BETWEEN CYCLES. CONTRACTOR TO VERIFY OUTLET DEPTH REQUIRED TO DRAIN PIPE BACK FROM MAIN.
 - ALL TANKS, CHAMBERS AND/OR PIPING SHALL BE SEALED AND WATER TIGHT.
 - TANK SHALL BE DESIGNED TO RESIST BUOYANCY FORCES. ASSUME MAXIMUM WATER TABLE IS AT GROUND SURFACE.
 - DOSING CHAMBER PUMPS SHALL BE PER PUMP CURVE DETAIL OR EQUIVALENT UPON APPROVAL OF ENGINEER.
 - PUMPS AND ELECTRICAL EQUIPMENT SHALL CONFORM TO THE IDAHO STATE ELECTRICAL CODE.
 - PUMP MUST BE INSTALLED SUCH THAT IT IS SUBMERGED AT ALL TIMES.
 - ELECTRICAL CONNECTIONS SHALL BE MADE OUTSIDE OF THE CHAMBER IN A WATER PROOF BOX (CROUSE-HINDS TYPE EAB OR EQUIVALENT).
 - WIRES MUST BE INSTALLED IN A SOLID WATER TIGHT CONDUIT.
 - PUMPS AND ALARM SYSTEM SHALL BE ON ISOLATED CIRCUITS.
 - AN AUDIBLE ALARM SHALL BE INSTALLED WITHIN THE LIVING SPACE OF THE HOUSE TO INDICATE WHEN THE LEVEL OF EFFLUENT IN THE PUMP CHAMBER IS ABOVE THE PUMP ON LEVEL.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.



UTILITY PLAN
ROCKING RANCH #2 PARCEL 4
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: PRESIDIO VISTA PROPERTIES

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED BY:
 DATE: 4/25/2024
 PROJECT NO.: 22185

DRAWING NO.
C-2

Approved
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BLD2303-00021
06/26/23

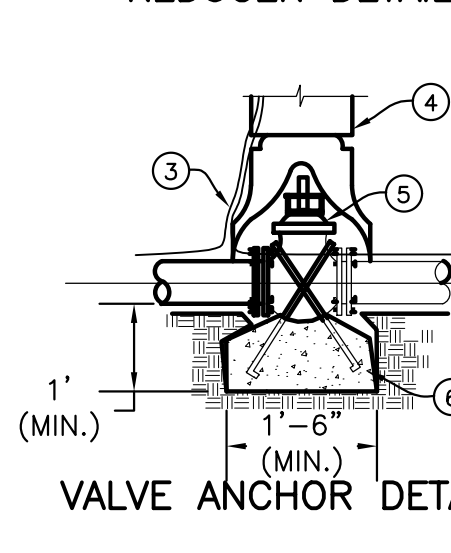
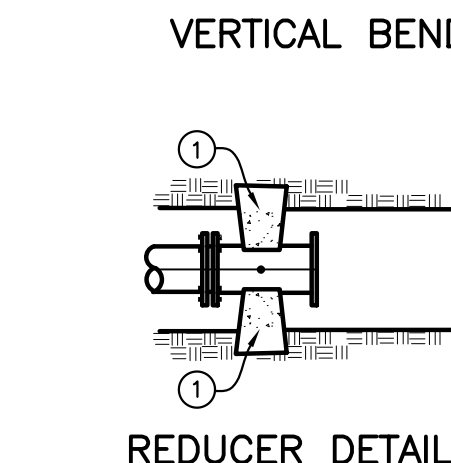
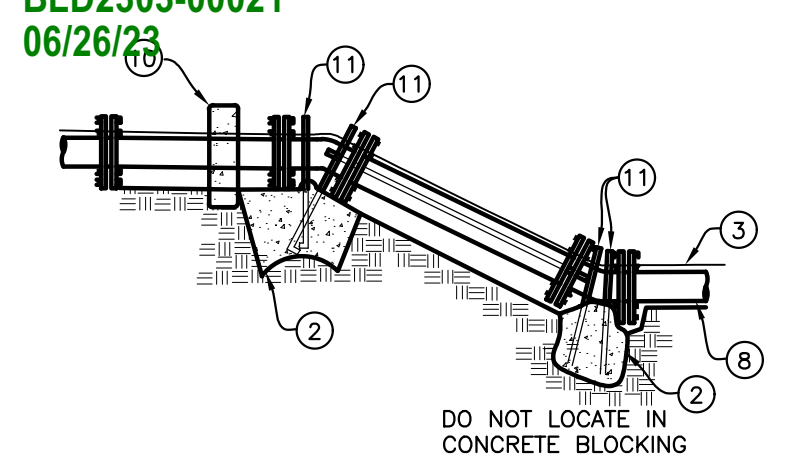
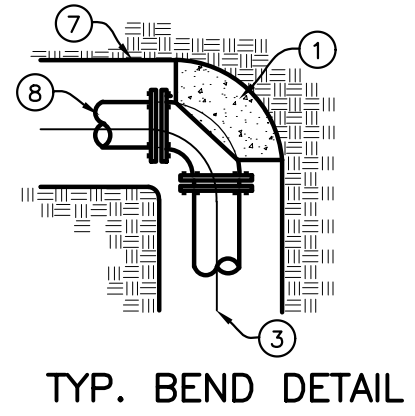
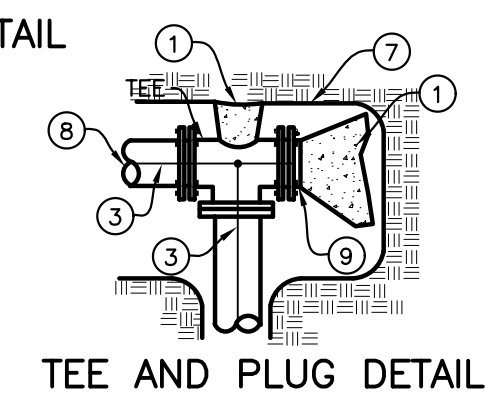


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***
SOIL BEARING PRESSURE = 2000 PSF
WORKING PRESSURE RATING = 150 PSI
SAFETY FACTOR = 1.5

MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*

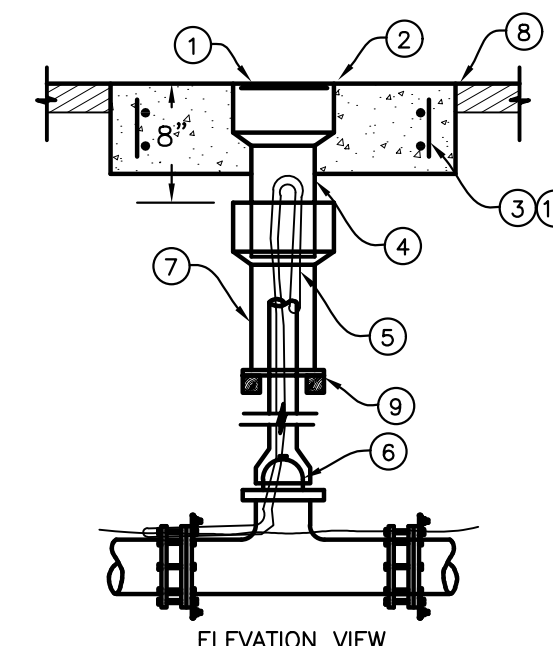
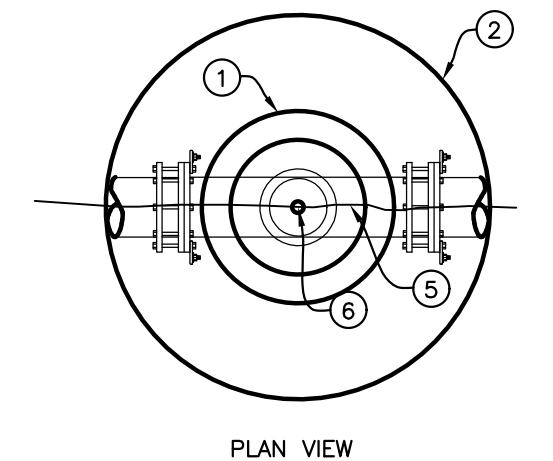
PIPE SIZE	TEE, PLUG OR VALVE	90°**		45°		22 1/2°, 11.25°	
		90°**	45°	22 1/2°, 11.25°	22 1/2°, 11.25°		
3"	0.8	1.1	0.6	0.3	0.3		
4"	1.4	2.0	1.1	0.6	0.6		
6"	3.2	4.5	2.4	1.2	1.2		
8"	5.7	8.0	4.3	2.2	2.2		
10"	8.8	12.5	6.8	3.4	3.4		
12"	12.7	18.0	9.7	5.0	5.0		
14"	17.3	24.5	13.3	6.8	6.8		
16"	22.6	32.0	17.3	8.8	8.8		
18"	28.6	40.5	21.9	11.2	11.2		

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 ** OR TEE ACTING AS A 90° BEND
 *** THRUST BLOCK DEPTH TO BE A MINIMUM OF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.



- LEGEND**
- 1 FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
 - 2 FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
 - 3 NO. 12 COPPER FINDER WIRE, SEE SD-514 FOR SPLICING.
 - 4 C.I. VALVE BOX WITH COVER.
 - 5 C.I. GATE VALVE (M.J.).
 - 6 PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2 1/2" Ø MIN. REBAR.
 - 7 TRENCH SIDE.
 - 8 PIPE.
 - 9 PLUG.
 - 10 HAMMERHEAD THRUST BLOCKING.
 - 11 ANCHOR BARS (1/2" Ø MIN.).

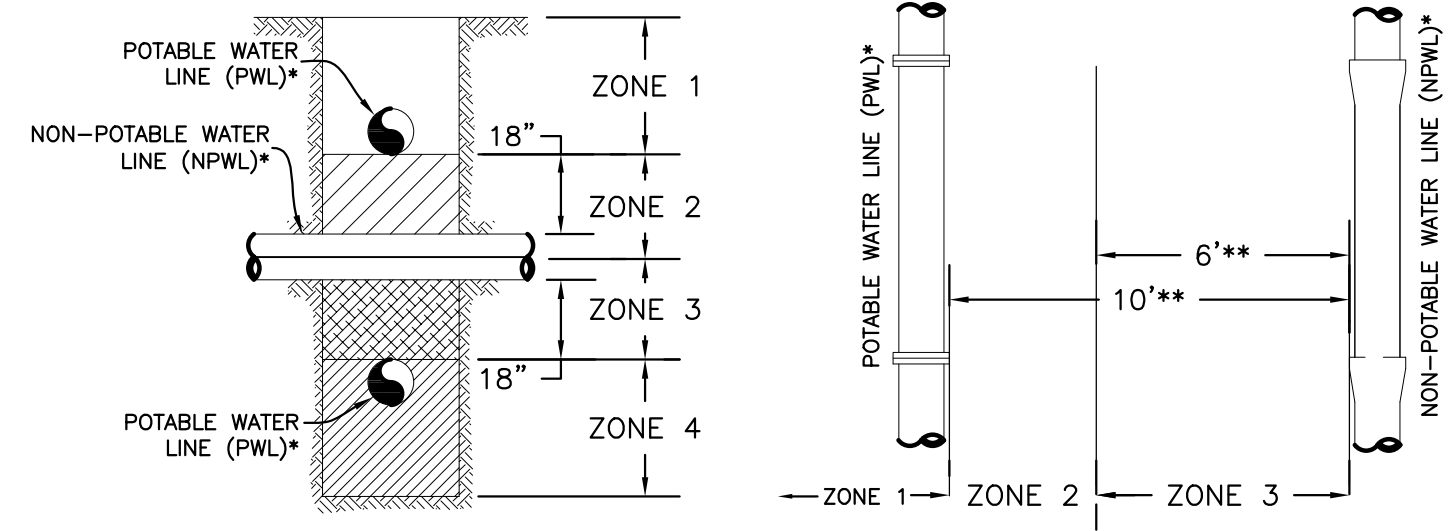
- NOTES:**
- A ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
 - B COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
 - C SEE CHART FOR MIN. THRUST BLOCK BEARING AREAS.
 - D ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
 - E PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
 - F NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
 - G ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.



VALVE BOX AND LID

- LEGEND**
- 1 5 1/4" LOCKING LID IF REQUIRED (TYLER NO. 6855).
 - 2 24" Ø X 6" CONCRETE COLLAR.
 - 3 (2) #4 REBAR HOOPS WITH #4 VERTICALS.
 - 4 PACK VOID WITH RUBBER SILICONE.
 - 5 NO. 12 AWG. COPPER WIRE FINDER.
 - 6 VALVE.
 - 7 CAST IRON VALVE RISER.
 - 8 FINISHED GRADE.
 - 9 REDWOOD BLOCKS.
 - 10 FIBRILLATED POLYPROPYLENE FIBER (ADDED PER MANUFACTURER'S RECOMMENDATIONS) MAY BE USED IN LIEU OF #4 REBAR IN CONCRETE COLLARS
- NOTES:**
- A ALL PRODUCTS AS INDICATED OR APPROVED SUBSTITUTION.
 - B IF AUTHORIZED BY THE ENGINEER, A HEAVY (10 GAGE) STEEL VALVE BOX AND CAP MAY BE USED IN LIEU OF CAST IRON BOX AND LID.

2 VALVE BOX AND LID DETAIL
 NOT TO SCALE

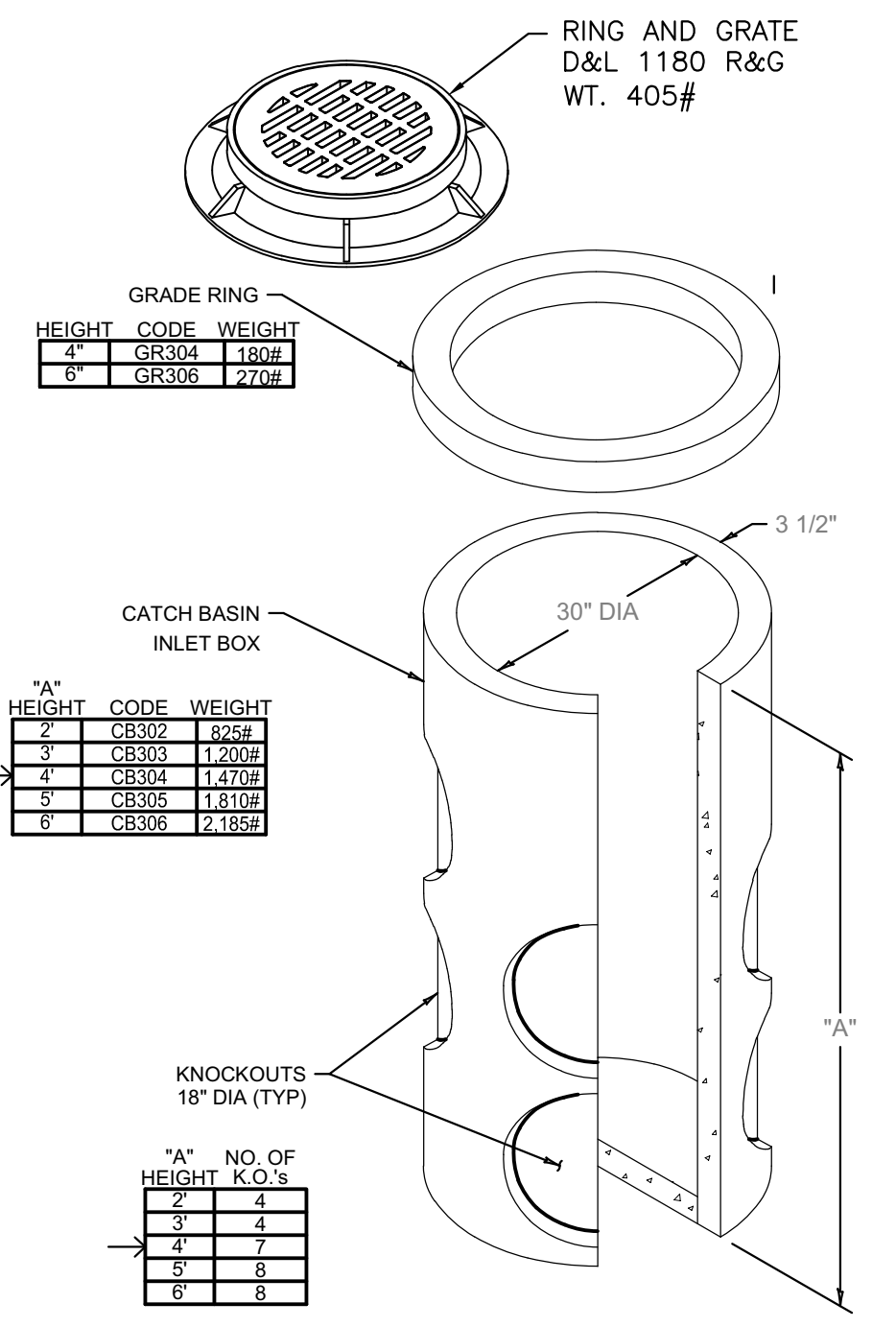


- * THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES. FOR SPECIAL CIRCUMSTANCES REGARDING EXISTING POTABLE OR NON-POTABLE SERVICE LINES, REFER TO ADAPA 58.01.08.542.07c AND 58.01.16.430.02.0.iii, RESPECTIVELY.
- ** DISTANCES ARE HORIZONTAL.
- *** JOINT PLACEMENT APPLIES ONLY TO FACILITY BEING CONSTRUCTED: POTABLE WATER, NON-POTABLE WATER, OR BOTH.

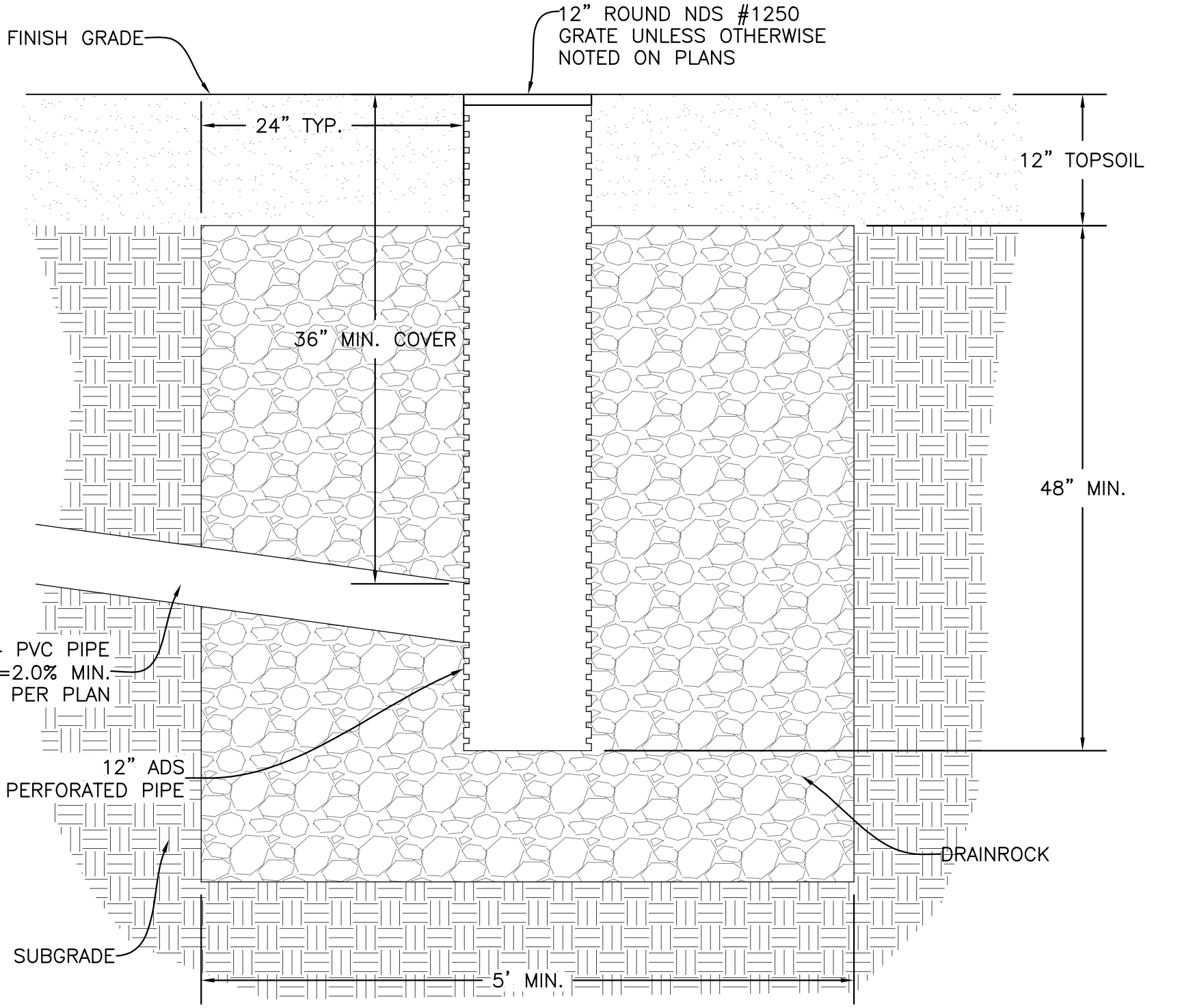
- HORIZONTAL SEPARATION REQUIREMENTS**
- ZONE 1:** A) IF CONSTRUCTING BOTH PWL AND NPWL, PIPELINES MUST BE IN SEPARATE TRENCHES.
 B) BOTTOM OF PWL MUST BE ABOVE TOP OF NPWL AND EITHER C) NPWL CONSTRUCTED TO WATER MAIN STANDARDS.
 D) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 2:** A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
 B) SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.
- ZONE 3:** NOT ALLOWED WITHOUT DEQ WAIVER.
- ZONE 4:** SAME REQUIREMENTS AS ZONE 1 (ITEM 1A ONLY) EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
 NOT TO SCALE

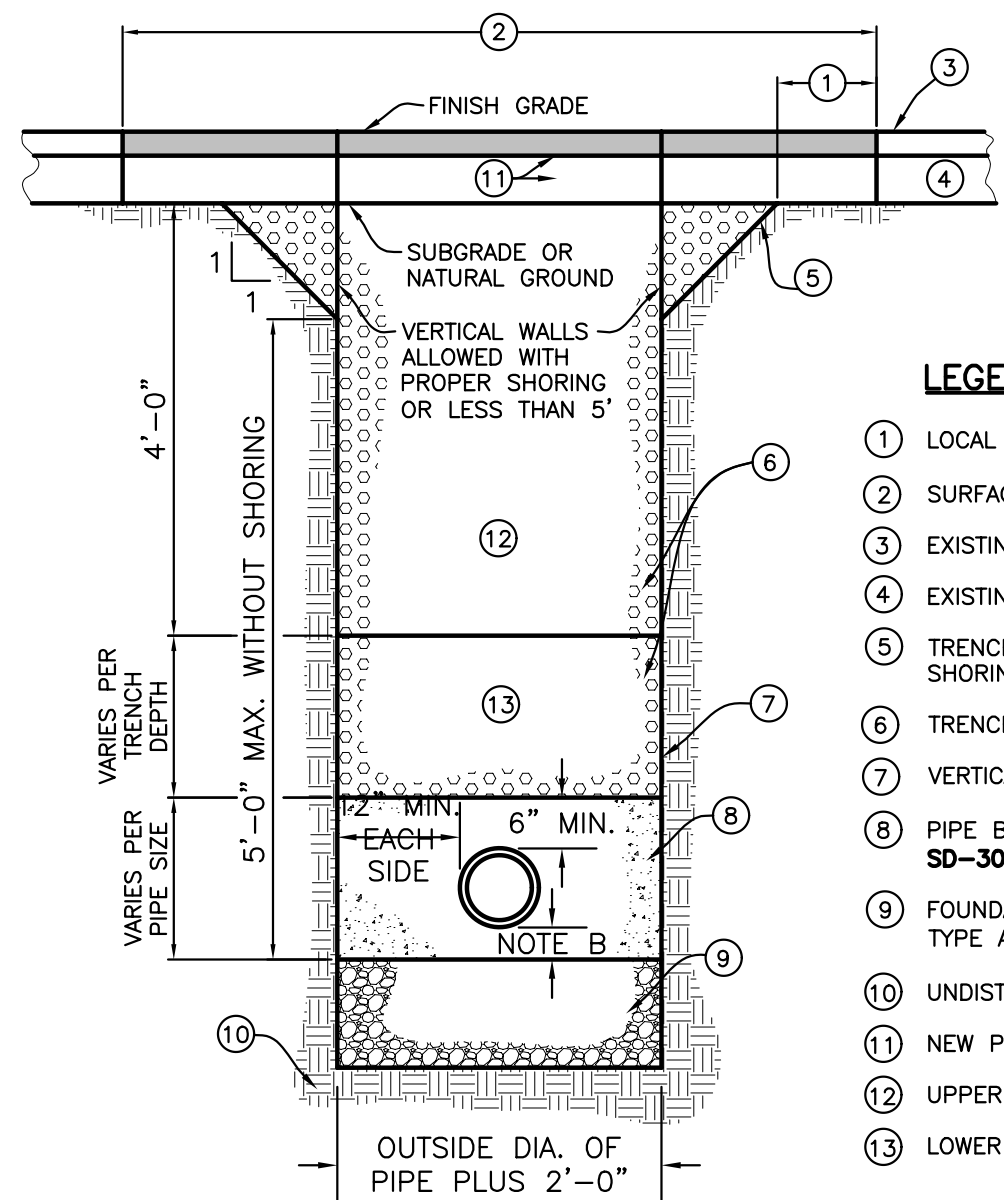
1 SD-403 THRUST BLOCK DETAIL
 NOT TO SCALE



4 30" CATCH BASIN (TYP.)
 NOT TO SCALE

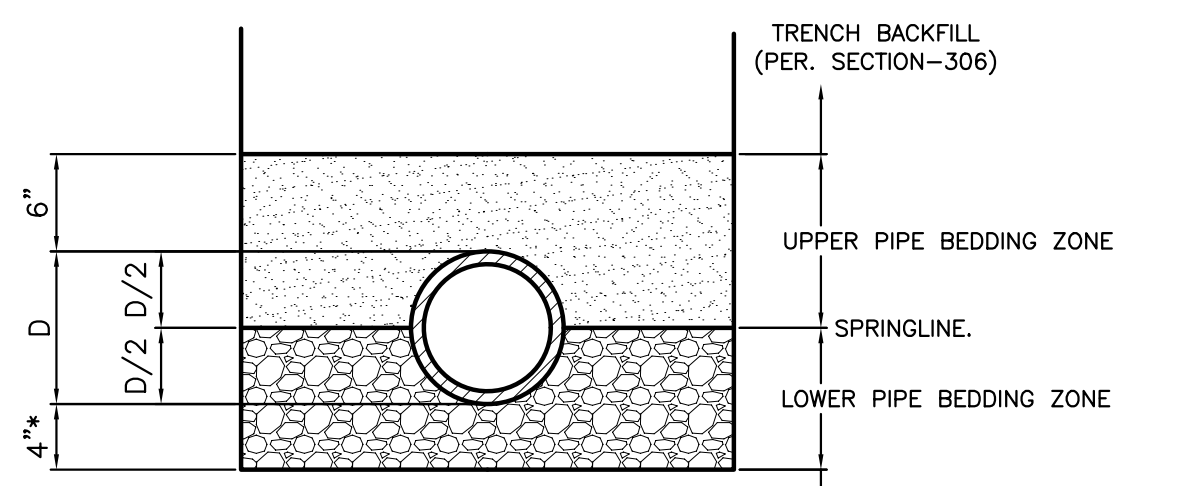


5 LANDSCAPE DRYWELL
 NOT TO SCALE



- LEGEND**
- 1 LOCAL CUT BACK, ONLY IF REQUIRED
 - 2 SURFACE REPAIR WIDTH, 4' MINIMUM.
 - 3 EXISTING SURFACE.
 - 4 EXISTING BASE.
 - 5 TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - 6 TRENCH BACKFILL PER ISPCW SECTION-306.
 - 7 VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - 8 PIPE BEDDING PER ISPCW SECTION-305 (SEE SD-302).
 - 9 FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304)
 - 10 UNDISTURBED SOIL (TYP.)
 - 11 NEW PAVEMENT AND BASE
 - 12 UPPER COMPACTION ZONE.
 - 13 LOWER COMPACTION ZONE.
- NOTES:**
- A TRENCH EXCAVATION PER ISPCW SECTION-301.
 - B PIPE BEDDING PER ISPCW SECTION-305.
 - C BACKFILL AND COMPACTION PER ISPCW SECTION-306.
 - D SURFACE REPAIR AND BASE PER ISPCW SECTION-307. SEE SD-303.

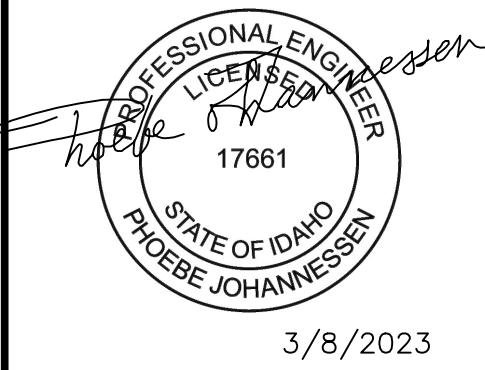
6 TYPICAL TRENCH
 SCALE: NONE



BEDDING SYSTEM	BEDDING MATERIALS	
	LOWER BEDDING ZONE	UPPER BEDDING ZONE
CLASS A-1	TYPE I	TYPE I

- NOTES:**
- A REFER TO ISPCW SECTION-305 FOR MATERIAL AND COMPACTION REQUIREMENTS.

7 TYPICAL PIPE BEDDING SECTION
 NOT TO SCALE



PERMIT SET

REVISIONS	NO.	DESCRIPTION	DATE	BY
	1			



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

DETAILS

ROCKING RANCH #2 PARCEL 4
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: PRESIDIO VISTA PROPERTIES

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED BY:
 DATE: 2/28/2023
 PROJECT NO.: 22185

DRAWING NO.

C-3



Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the markups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Some items may be required for code violations found during the inspection process.

ES ICC EVALUATION SERVICE

BLD2303-00021

06/26/23

ICC-ES Evaluation Report

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ESR-2074

Reissued 02/2023

This report is subject to renewal 02/2025.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520;
#1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**



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Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the IBC/UPC ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23



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ICC-ES Evaluation Report ESR-2074

Reissued February 2023

This report is subject to renewal February 2025.

DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS:
MODELS #1540-520; #1540-521; #1540-510; #1540-511;
#1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)
- 2021 and 2018 *International Energy Conservation Code*® (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing

the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

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These plans have been found to be in substantial compliance of the adopted building codes. These drawings of any openings on different sides of the closed area and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. A minimum will be required for code violations such as

- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacker Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the

manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

- 5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

- 7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT®	1540-510	15 ³ / ₄ " X 7 ³ / ₄ "	200
FloodVENT® Overhead Door	1540-524	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT® Overhead Door	1540-514	15 ³ / ₄ " X 7 ³ / ₄ "	200
Wood Wall FloodVENT®	1540-570	14" X 8 ³ / ₄ "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 ³ / ₄ "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m²

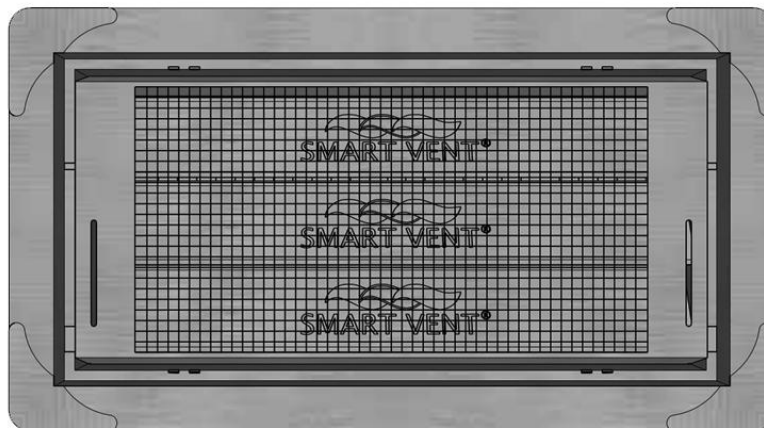


FIGURE 1—SMART VENT: MODEL 1540-510



Approved

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These plans have been found to be in substantial

compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021

06/26/23



FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

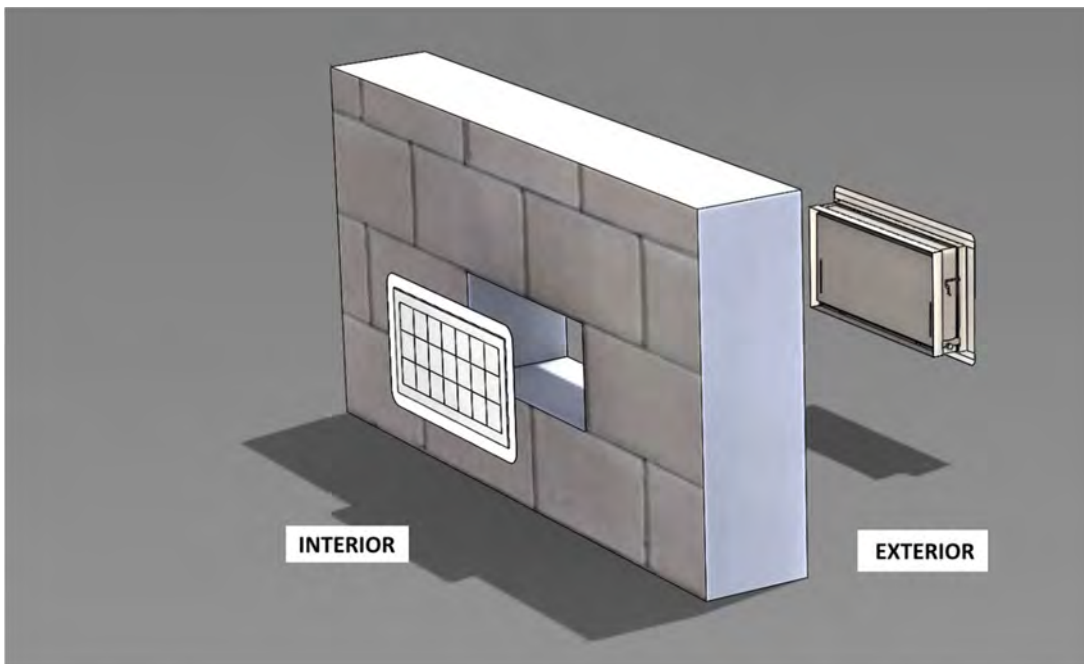


FIGURE 4—FLOOD VENT SEALING KIT



Approved

These plans have been found to be in substantial compliance of the California Building Code. These evaluations are approved contingent on compliance with applicable code and rules applied. This is not approval of any code, ordinance, statute or regulation. Compliance will be required for code violations found during the inspection process.

ICC-ES Evaluation Report
BLD2303-00021
06/26/23

ESR-2074 CBC and CRC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2023.





Approved

These plans have been found to be in substantial compliance of the adopted building codes. These approvals are approved contingent on compliance with applicable codes and rules applied. This is not approval of any code, ordinance, statute or regulation. No warranty will be required for code violations found during the inspection process.

ICC-ES Evaluation Report
BD2303-00021
06/26/23

ESR-2074 FBC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 *Florida Building Code—Building*
- 2020 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code*® meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2023.





APPROVED
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
---	Setbacks / Easements
-SILT-	Silt Fence / L.O.D.
(XXXX)	Existing Contours
(XXXX)	Existing Contours
XXXX	Proposed Contours
XXXX	Proposed Contours
	Existing Vegetation
	Grass Pave
	Surface Material - Driveway Pavers
	Surface Material - Chipseal Asphalt
	Surface Material - Cut Stone
	Surface Material - Gravel
	Surface Material - Stone
	Landscape - Native
	Landscape - Lawn
	Proposed Wetlands

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ISSUE: 19 4/29/2024 Updated Culverts
 REVISIONS:

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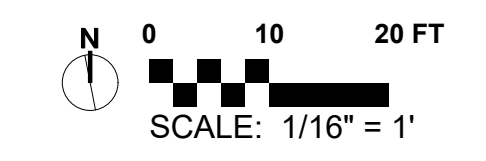
LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

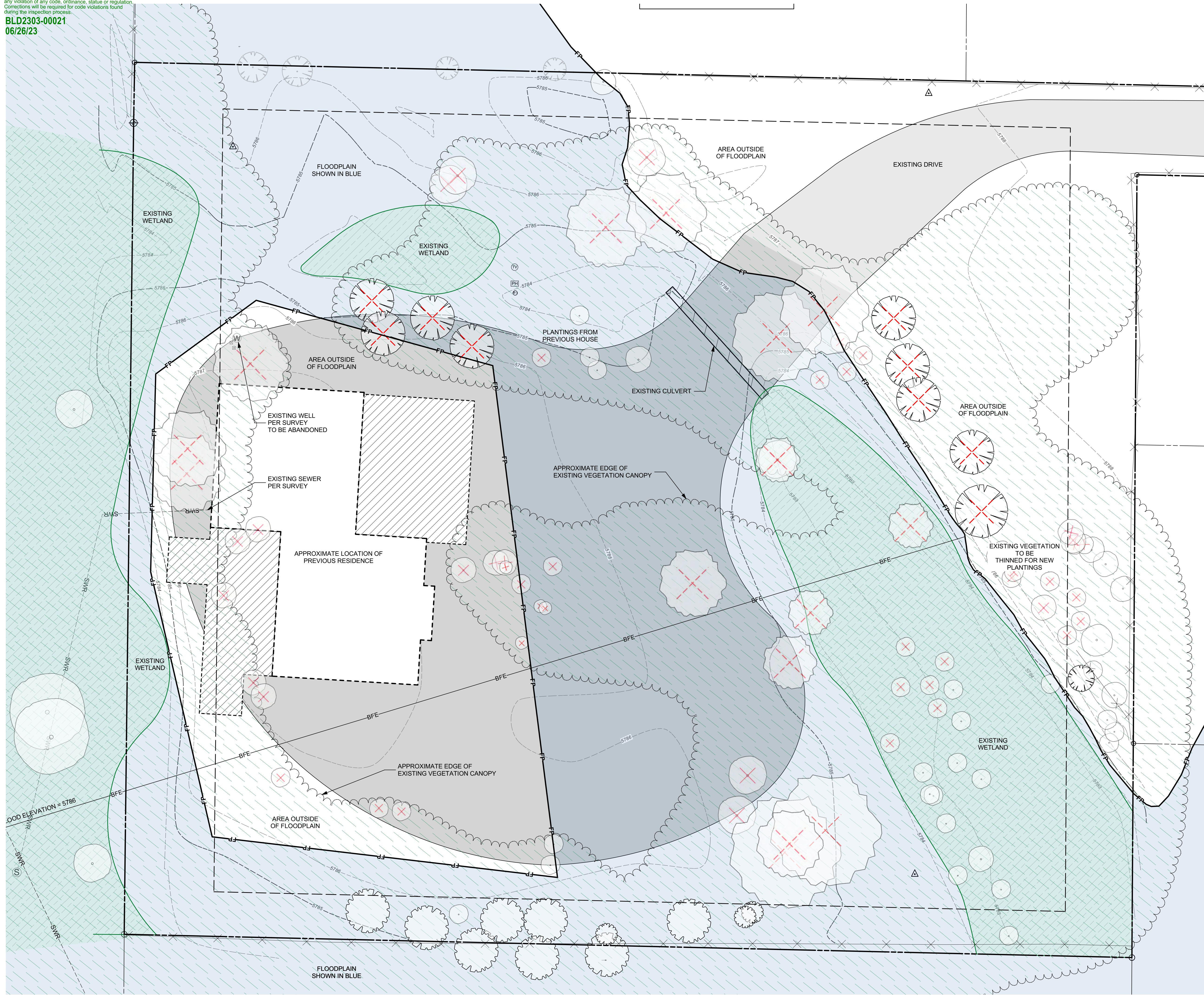
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 PROJECT MANAGER: CG
 DRAWN BY: LH
 ISSUE DATE: 4/29/2024
 PLOT DATE: 4/29/24 10:16:39 AM

SITE OVERVIEW

SHEET NO.

L1.0





SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
(XXXX)	Existing Contours
█	Disturbed
☁	Existing Tree Canopy
▨	Existing Wetlands
✕	Existing Fence
△	Survey Point
✕	Existing Tree To Be Removed

EXISTING TREES OVER 2" CALIPER	
SYMBOL	DESCRIPTION
○	Aspen
☁	Cottonwood
☁	Spruce
☁	Fir

LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER LANE 2023_SHIFT.vwx
 PROJECT MANAGER: XX
 DRAWN BY: XX
 ISSUE DATE: 2/17/2023
 PLOT DATE: 2/23/23 12:06:15 PM

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.

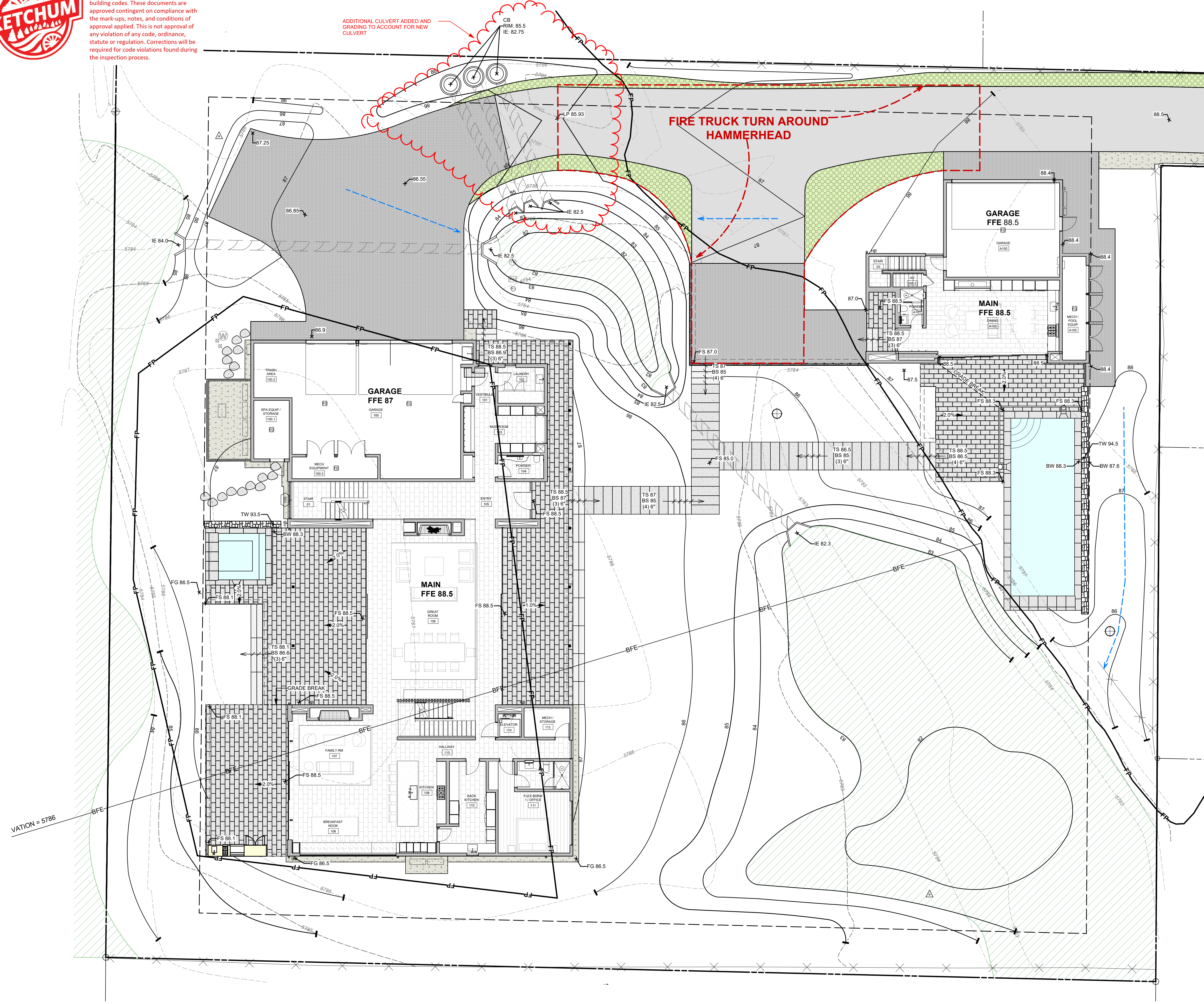


L1.1



APPROVED
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ADDITIONAL CULVERT ADDED AND GRADING TO ACCOUNT FOR NEW CULVERT



GRADING + DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
	Catch Basin
	Drywell
	% Pitch
	Drainage Direction
FFE	Finished Floor Elevation
+10.50	Spot Elevation
FG	Finished Grade
FS	Finished Surface
TS	Top of Step
BS	Bottom of Step
TW	Top of Wall
BW	Bottom of Wall
TM	Top of Metal
LP	Low Point
HP	High Point
IE	Invert Elevation

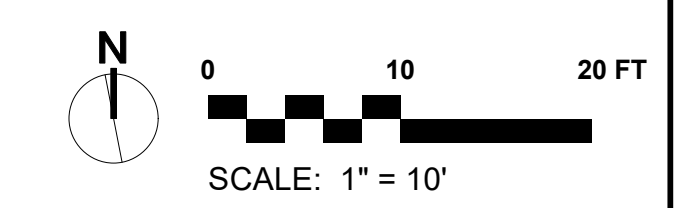
ISSUE: 19 4/29/2024 Updated Culverts
 REVISIONS:
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 BYLA Landscape Architects

LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: **BADGER_LANE_vwx**
 PROJECT MANAGER: **CG**
 DRAWN BY: **LH**
 ISSUE DATE: **4/29/2024**
 PLOT DATE: **4/29/24 10:16:41 AM**

GRADING PLAN

SHEET NO.

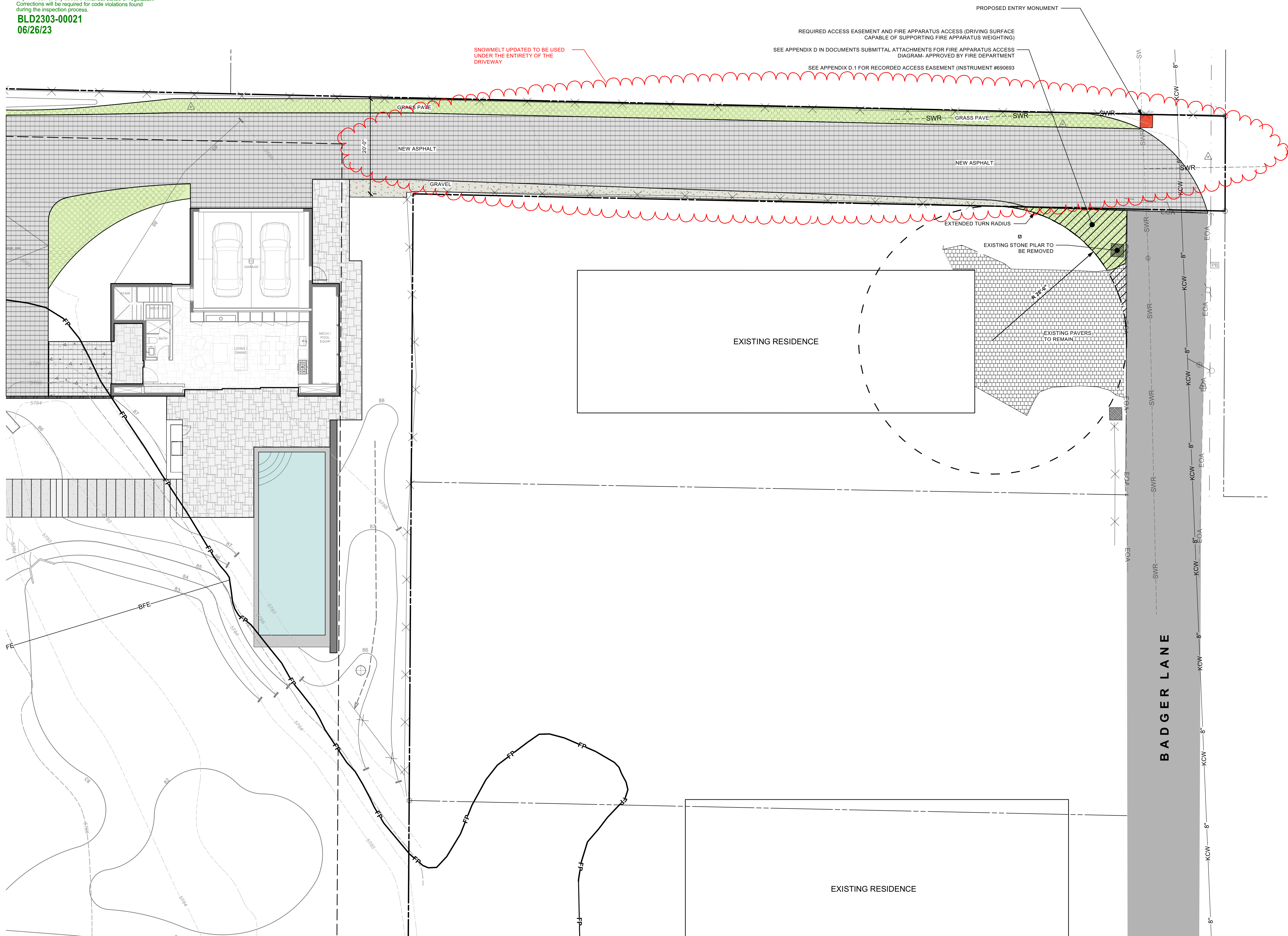


L2.0



Approved
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
 06/26/23



SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
---	Setbacks / Easements
(XXXX)	Existing Contours
XXXX	Proposed Contours
---	Existing Fence
(Circle with cross)	Existing Vegetation
(Triangle with dot)	Survey Point
(Green hatched)	Grass Pave
(Black hatched)	Surface Material - Metal
(Grey hatched)	Surface Material - Gravel
(Dark grey hatched)	Surface Material - Asphalt
(Light grey hatched)	Surface Material - Stone
(Patterned hatched)	Surface Material - Stone Paver
(Light green hatched)	Landscape - Native
(Light green)	Landscape - Lawn
(Green hatched)	Proposed Wetland
(Red hatched)	Snowmelted Surface

BYLA
 LANDSCAPE ARCHITECTS

323 Lewis - Ketchum, ID
 (208) 726 5907 • (208) 720 0215
 www.byla.us

ISSUE: 8 5/4/2023 FP DEV/PERMIT REVISIONS
 REVISIONS:

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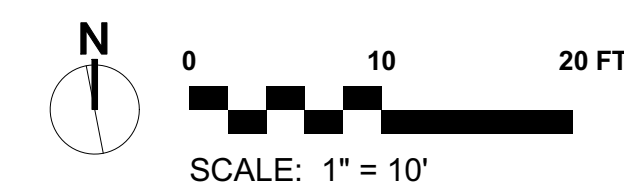
LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER LANE_FP
 Dev Permit.vwx
 PROJECT MANAGER: CG
 DRAWN BY: LH
 ISSUE DATE: 5/4/2023
 PLOT DATE: 5/4/23 10:47:07 AM

FRONT DRIVE EASEMENT

SHEET NO.

L2.1



Approved
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during this inspection process.
 BLD2303-00021
 06/26/23



SHEET LEGEND

SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
---	Setbacks / Easements
(XXXX)	Existing Contours
XXXX	Proposed Contours
X-X-X	Existing Fence
△	Survey Point
(Green cloud)	Existing Vegetation
(Green hatched)	Proposed Wetland
(Green diagonal)	Grass Pave
(Grey diagonal)	Surface Material - Metal
(Light grey diagonal)	Surface Material - Gravel
(Dark grey diagonal)	Surface Material - Asphalt
(Light grey diagonal)	Surface Material - Stone
(Dark grey diagonal)	Surface Material - Stone Paver
(Light green)	Landscape - Native
(Light green)	Landscape - Lawn
(Green circle)	Landscape - Trees

IRRIGATION SCHEDULE

AREA DESCRIPTION	IRRIGATION TYPE
Trees + Shrubs	Buried Drip Irrigation
Perennial Beds	N/A
Lawn	Overhead Irrigation
Native Re-Veg	Temporary Overhead

IRRIGATION NOTES:
 ALL TREES TO HAVE DRIP IRRIGATION AND ALL OTHER PLANTINGS TO BE IRRIGATED

PLANT SCHEDULE

ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AC	24	8' B&B	<i>Abies concolor</i>	White Fir
AL	19	8'-12' B&B	<i>Abies lasiocarpa</i>	Subalpine Fir
PT	51	2'-4' CAL.	<i>Populus tremuloides</i>	Quaking Aspen

SHRUBS

ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AA	8	5 GAL.	<i>Amelanchier alnifolia</i>	Serviceberry
CSI	115	10 gal.	<i>Cornus sericea 'Isanti'</i>	Isanti Red-Osier Dogwood
RA	13	5 GAL.	<i>Ribes alpinum</i>	Alpine Currant
SB	29	6' B&B	<i>Salix bebbiana</i>	Bebb Willow

NATIVE GRASSES

ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
BC	7038.4 SF		<i>Bromus cernatus</i>	Mountain Brome

Lawn

ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
FL	5173.5 SF		<i>Festuca longifolia</i>	Hard Fescue

LIGHTING LEGEND

SYMBOL	QTY	DESCRIPTION
(Yellow circle)	15	Lighting - Path Light
(Yellow square)	7	Lighting - Wall Light

LIGHTING NOTES:
 ALL LIGHTING SHOWN FOR DESIGN INTENT. ALL LIGHTING WILL BE COMPLIANT TO CITY OF KETCHUM DARK SKY LIGHTING ORDINANCES.

QUAD LED PATH LIGHT
 6091

WAC LANDSCAPE LIGHTING

SPECIFICATIONS
 Input: 9-15VAC (Transformer is required)
 Power: 3.0W / 4.5VA
 Brightness: Up to 100 lm
 CRI: 90
 Rated Life: 60,000 hours

WALL LIGHT

Model: WL-LED100
 LEDme® Step Light

WAC LIGHTING
 Responsible Lighting®

SPECIFICATIONS
 Construction: Die-cast aluminum or 316 marine grade cast stainless steel
 Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC, 50/60Hz
 Light Source: 2700K or 3000K CCT Samsung HVAC High Power LED, CR: 90
 Optional color lenses. Total power consumption of 3.5W
 Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3" x 2 1/4" x 2 1/4"
 Includes bracket for J-Box mount.
 Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
 Approved dimmers: Lutron Nova™ NTELV-900 & NTELV-600, Lutron Wiser VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MVELV-600
 Standards: IP66, UL & cUL, listed for wet locations, Title 24 JAB-2016 Compliant.

PRODUCT DESCRIPTION
 Horizontal rectangular LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony area, walkways and building perimeters.
 Features an architectural design. Energy efficient for long lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.





APPROVED
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PLANT SCHEDULE				
TREES				
ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AC	23	14' - 16' B&B	<i>Abies concolor</i>	White Fir
AL	19	12' - 16' B&B	<i>Abies lasiocarpa</i>	Subalpine Fir
PT	50	2'-4" CAL.	<i>Populus tremuloides</i>	Quaking Aspen
SHRUBS				
ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AA	8	5 Gal.	<i>Amelanchier alnifolia</i>	Serviceberry
CSI	115	5 Gal.	<i>Cornus sericea 'saari'</i>	Saanit Red-Osier Dogwood
RA	25	5 GAL.	<i>Ribes alpinum</i>	Alpine Currant
SB	29	5 Gal.	<i>Salix bebbiana</i>	Bebb's Willow
SBT	118	5 Gal.	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spiraea
PERENNIALS				
ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
P	810	1 gal.	Generic Perennial	TBD
NATIVE GRASSES				
ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
BC	7038.4 SF		<i>Bromus carinatus</i>	Mountain Brome
Lawn				
ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
FL	5173.5 SF		<i>Festuca longifolia</i>	Hard Fescue

IRRIGATION SCHEDULE	
AREA DESCRIPTION	IRRIGATION TYPE
Trees + Shrubs	Buried Drip Irrigation
Perennial Beds	N/A
Lawn	Overhead Irrigation
Native Re-Veg	Temporary Overhead

- GENERAL PLANTING NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK
 2. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING VEGETATION WITHIN NEW PLANTING AREAS, UNLESS OTHERWISE INDICATED, AS REQUIRED FOR THE SITE CONSTRUCTION AND PLANTING OPERATIONS. LIMITS OF CLEARING SHALL BE REVIEWED WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. STRIP ALL ORGANIC MATTER TO A SUFFICIENT DEPTH TO COMPLETELY REMOVE SUCH MATERIAL.
 3. EXISTING PLANT MATERIAL: PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
 4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
 5. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 6. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
 7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY PROJECT LANDSCAPE ARCHITECT OR EQUAL.
 9. ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERY BY THE PROJECT LANDSCAPE ARCHITECT OR OFFICE STAFF.
 10. ALL PLANTS TO BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
 11. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEAKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
 12. MULCH: INSTALL A UNIFORM TWO INCH COVERING OF COMPOST PER SPEC.
 13. TOPSOIL: LAWN AREAS TO RECEIVE A FOUR (4) INCH LAYER OF NATIVE/IMPORT TOPSOIL. PERENNIAL BEDS TO RECEIVE A TWELVE (12) INCH LAYER OF AMENDED 60/40 BLEND - CONTRACTOR TO PROVIDE SPEC. PRIOR TO MATERIAL ARRIVING ON SITE.
 14. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANT MATERIAL AT ANY POINT FROM DELIVERY THROUGH WARRANTY PERIOD. CONTRACTOR TO REPLACE MATERIAL DURING CURRENT PLANTING WINDOW.

- SOIL PREPARATION NOTES:**
1. BED PREPARATION: prepare soils in planting areas by roto-tilling amendment and topsoil to a depth of 8" below finished soil surface in all planted areas. Trees will require over-excavation and backfill with amended soil.
 2. DE-COMPACTION: subsiding in planting areas should be performed as required, at a depth of 12-24 inches in such a manner as will fracture compacted soil without adversely displacing surface soil, or disturbing plant life, topsoil and surface residue. Multiple passes at varying angles are required to ensure suitability for growth. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier. Proper equipment, and method are critical.
 3. LANDSCAPE CONSTRUCTION COMPACTION MITIGATION: compaction during construction should be minimized as possible and remediated as required to less than 80% using methods described, prior to plant installation.
 4. The landscape contractor shall complete the following. Strip existing topsoil and stockpile on site for later use. Conduct a soil evaluation and provide written lab report to determine the existing soil's: composition, compaction rate, nutrient qualities, organic content, pH levels and water holding capabilities.
 5. The ideal particle soil mix for this project is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a pH level near seven. Prior to the installation of the landscape and irrigation system, contractor to prepare soil to ensure a proper environment for plant root development.
 6. SOIL AMENDMENT: after initial soil de-compaction procedures are performed, soil amendments should be added. The addition of soil amendments is determined from soil tests conducted prior to work commencing. Soil amendment may include inorganic material such as sand, silt or clay, which help improve soil texture. Organic material such as compost, manure, and peat moss may also be used and help improve soil structure. Other amendments shall be added as specified in required soils report. All amendments should be mixed thoroughly with existing soil and an additional soil test will be taken to ensure proper soil conditions prior to planting.
 7. SUPPLEMENTAL TOPSOIL: if necessary, provide new topsoil that is fertile, friable and natural loam surface soil, reasonably free of subsoil, clay, clay clumps, brush weeds, and other litter and free of roots, stumps, stones larger than 2" in any dimension and other extraneous or toxic matter harmful to plant growth. Obtain topsoil from local sources or from areas having similar soil characteristics to that necessary for vigorous growth of specified plantings. Obtain topsoil that occurs in a depth of not less than 6". Do not obtain soil from bogs or marshes.
 8. TURF/SOD PREPARATION: prepare soils in seed and sod areas by roto-tilling amendment and topsoil to a depth of 4" below finished soil surface.

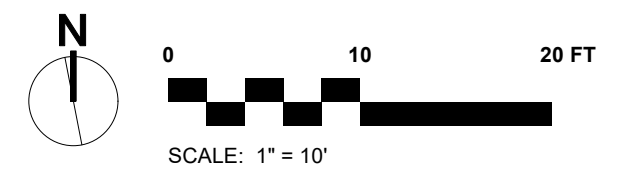
LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: **BADGER_LANE_vwx**
 PROJECT MANAGER: **CG**
 DRAWN BY: **LH**
 ISSUE DATE: **4/29/2024**
 PLOT DATE: **4/29/24 10:16:44 AM**

PLANTING PLAN

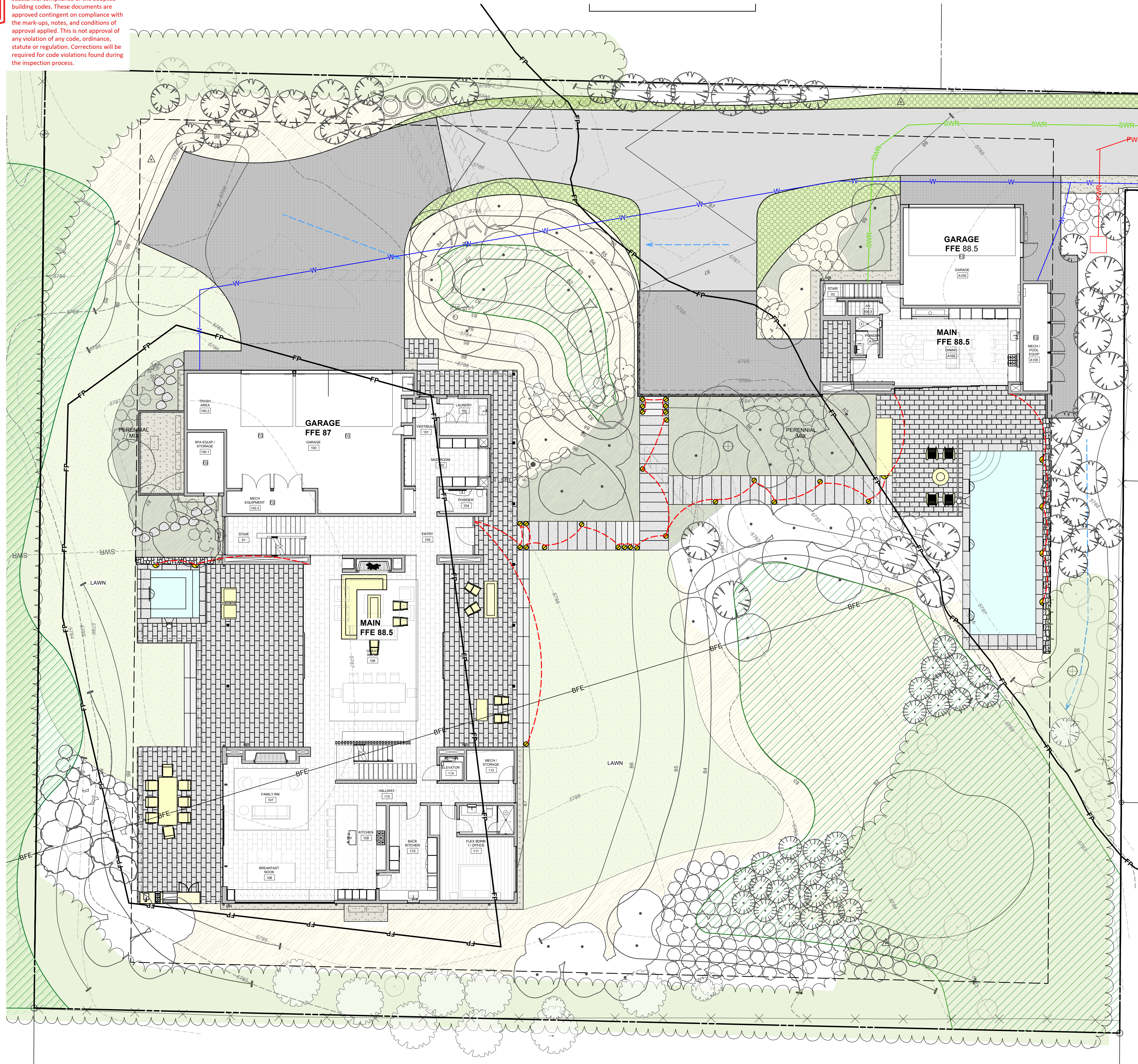
SHEET NO.

L5.0





APPROVED
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FIXTURE LEGEND			
SYMBOL	QTY.	TYPE	DESCRIPTION
	15	PATH LIGHT	WAC-2" INGROUND QUAD-DIRECTIONAL
	7	WALL LIGHT	WAC-WL-LED100
	4	POOL/SPA	PER POOL CONTRACTOR

LIGHTING NOTES:
 ALL LIGHTING SHOWN FOR DESIGN INTENT. ALL LIGHTING WILL BE COMPLIANT TO CITY OF KETCHUM DARK SKY LIGHTING ORDINANCES.

BYLA
 LANDSCAPE ARCHITECTS
 323 Lewis - Ketchum, ID
 (208) 726 5907 • (208) 720 0215
 www.byla.us

ISSUE: 19 4/29/2024 Updated Culverts
 REVISIONS:
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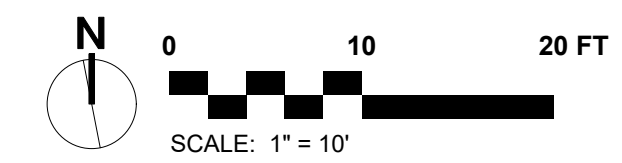
LANDSCAPE PLAN
BADGER LANE
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER_LANE_vwx
 PROJECT MANAGER: CG
 DRAWN BY: LH
 ISSUE DATE: 4/29/2024
 PLOT DATE: 4/29/24 10:16:46 AM

LIGHTING + UTILITY PLAN

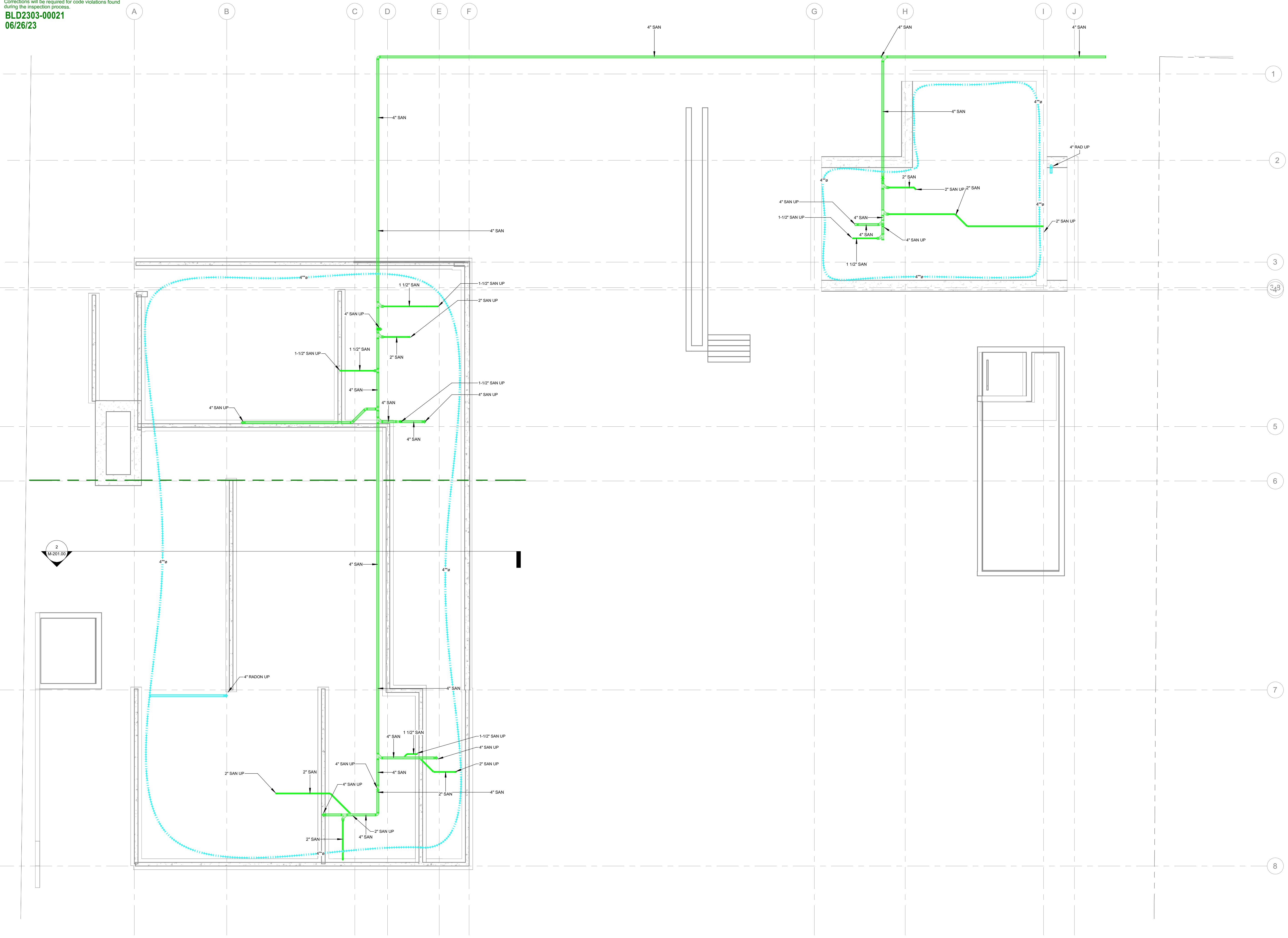
SHEET NO.

L6.0





Approved
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BLD2303-00021
06/26/23



CES Engineering Services MT, LLC
 1001 W Oak, Building B,
 Suite 107
 Bozeman MT 59715
 406.272.0352
 www.ceseng.com

2022661

ISSUANCES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS

NO.	DATE	DESCRIPTION

121 BADGER LANE
KETCHUM IDAHO

PLUMBING - SUBSLAB

DATE: 12/15/2022

PROJECT NO: 2022661

DRAWN:

CHECKED:

ISSUED FOR: PERMIT

REVISIONS:

SEAL:

SHEET NO.

P-100.00

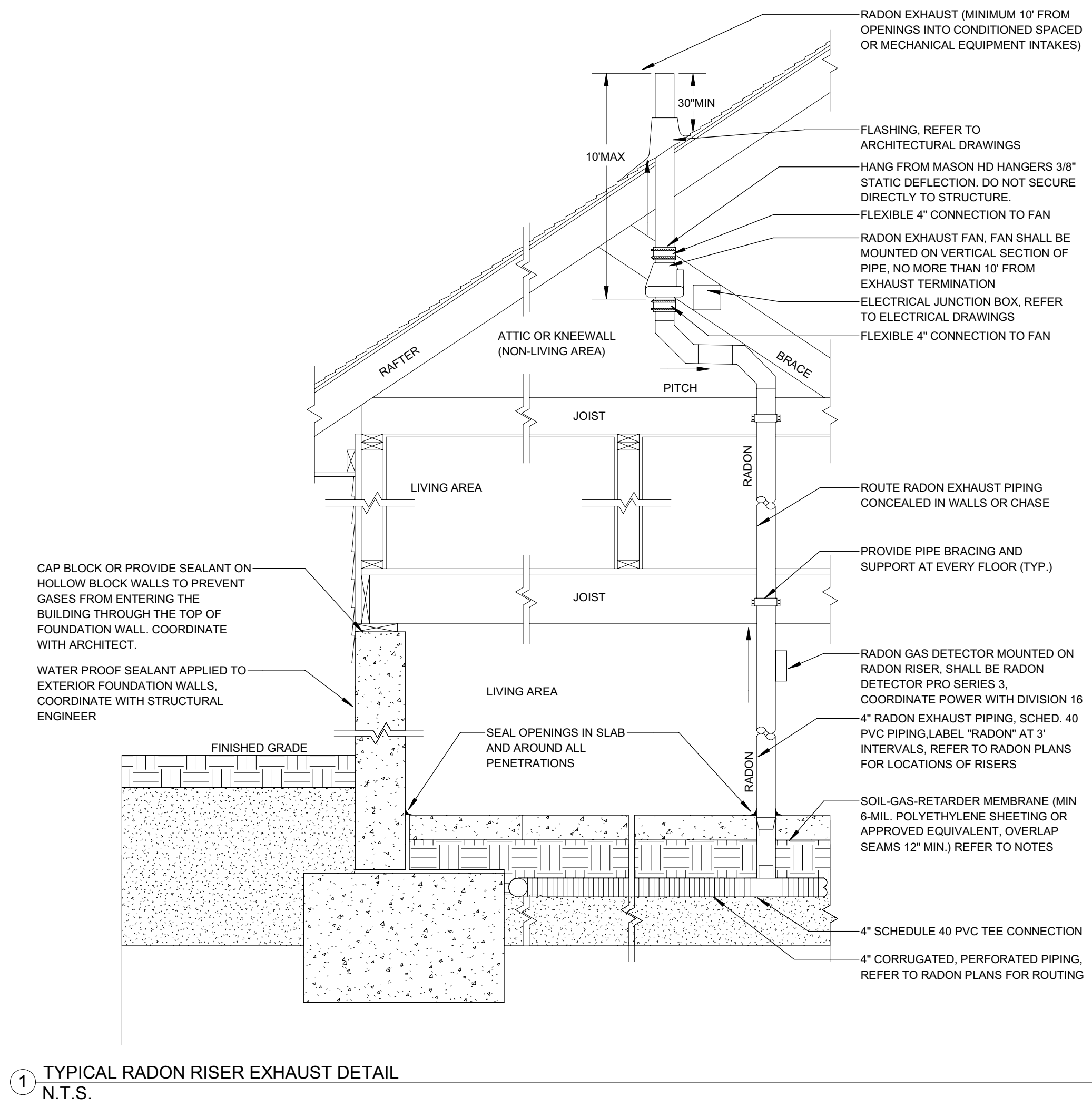
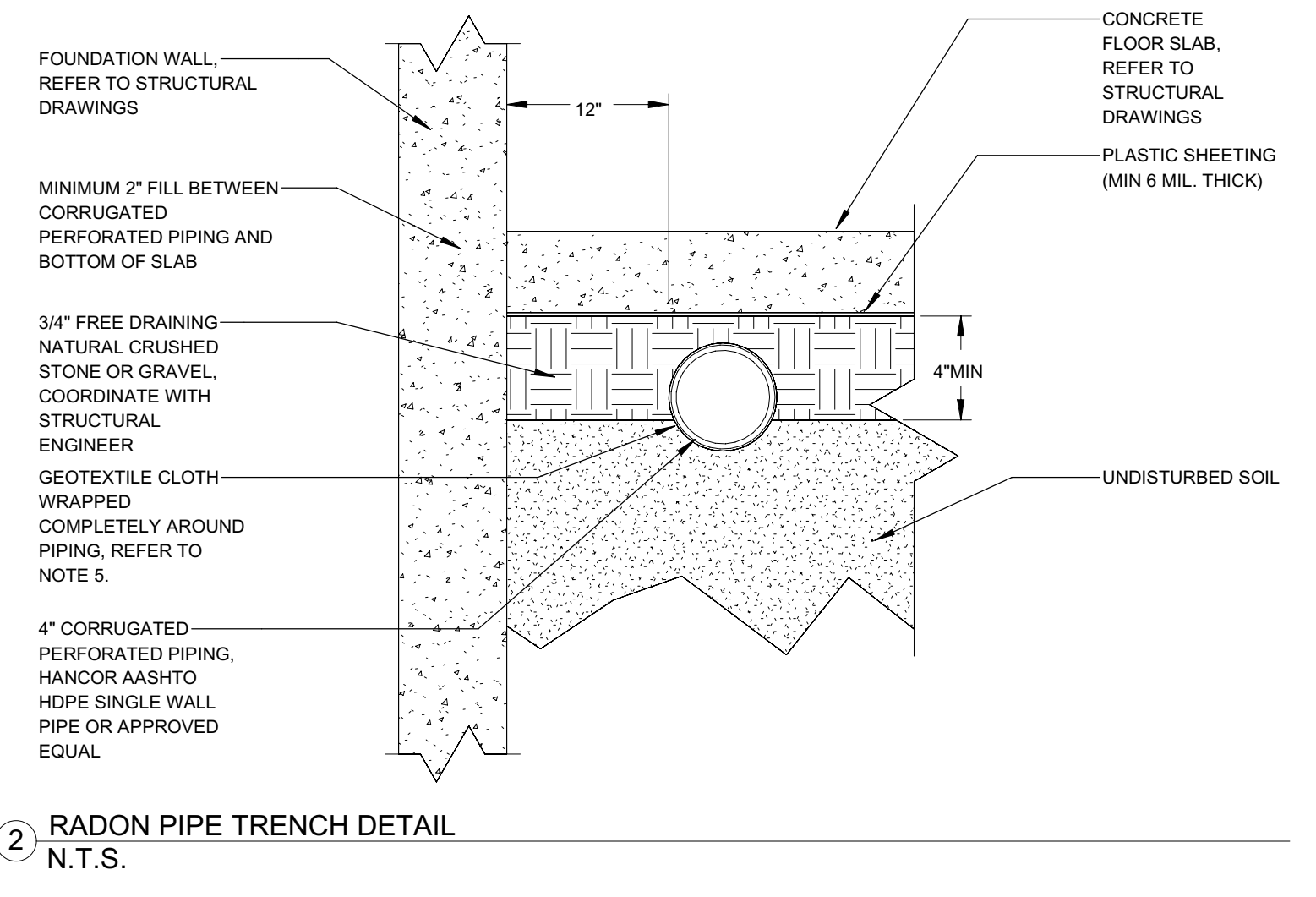
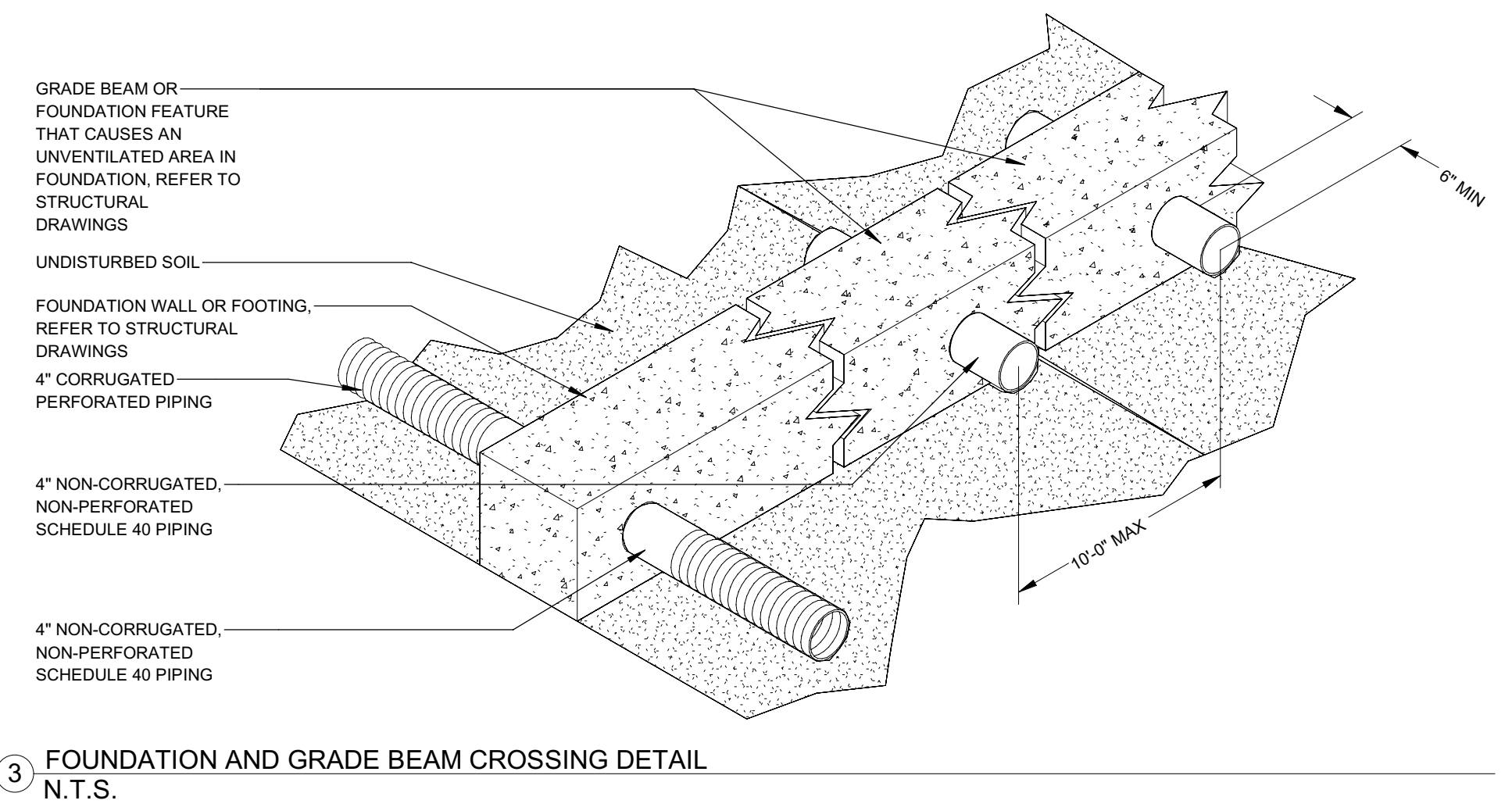
1 PLUMBING - SUBSLAB
 1/8" = 1'-0"

2022661

RADON FAN SCHEDULE													
SYMBOL	MANUFACTURER	MODEL	TYPE	LOCATION	SERVING	MAX AIRFLOW	MAX ESP	FAN SPEED	PHASE	VOLTAGE	AMPS	WEIGHT	REMARKS
RF-1	FANTECH	RN4EC-4	INLINE	SEE PLANS	RADON RISER	555 CFM	4.4" WC	4084 RPM	1	120 V	2.1 A	7.8 LBS	1,2
RF-2	FANTECH	RN4EC-4	INLINE	SEE PLANS	RADON RISER	555 CFM	4.4" WC	4084 RPM	1	120 V	2.1 A	7.8 LBS	1,2

REMARKS:
 1. INSTALL FAN IN VERTICAL RUN OF PIPE.
 2. INSTALL FAN NO MORE THAN 10 FT FROM RADON EXHAUST PIPE TERMINATION TO BUILDING EXTERIOR.

- ### RADON NOTES
- UNDER SLAB RADON PIPING SHALL BE INSTALLED WITH A PITCH UPTOWARDS THE RISER OF 1/16" PER LINEAR FOOT.
 - THROUGH SLAB RADON RISER SHALL BE 4" SCHEDULE 40 PVC.
 - ALL OPENINGS, GAPS, AND JOINTS IN FLOOR SLAB AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS, DRAINS OR ANY OTHER SLAB PENETRATION IN THE FLOOR OR WALL ASSEMBLIES SHALL BE AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS, OR EXPANDING FOAM AND SMALL GAPS WITH ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-07. COORDINATE SEALANT SPECIFICATIONS WITH STRUCTURAL ENGINEER.
 - ALL UNDER SLAB CORRUGATED PERFORATED PIPING SHALL BE WRAPPED IN A GEOTEXTILE CLOTH TO REDUCE CLOGGING. CLOTH SHALL BE PROPEX GEOTEX OR APPROVED EQUAL.
 - 2" FILL SHALL BE PROVIDED BETWEEN THE TOP OF THE CORRUGATED PERFORATED PIPE AND THE BOTTOM OF THE FLOOR SLAB.
 - ALL SUB-SLAB PIPING, FOUNDATION AND FOOTING PENETRATIONS, AND RADON RISER LOCATIONS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER.
 - ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, 3/4" IN DIAMETER.
 - RADON EXHAUST PIPING SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
 - ALL POSITIVELY PRESSURED PORTIONS OF THE RADON EXHAUST PIPING AND FAN SHALL BE LOCATED OUTSIDE THE HABITABLE SPACE OF THE BUILDING.
 - AN ALARM SIGNAL SHALL BE SENT TO THE SECURITY SYSTEM IF THERE IS A LOSS OF PRESSURE OF AIR FLOW IN THE RADON EXHAUST PIPE.
 - PROVIDE RADON GAS DETECTORS IN BASEMENT, AND ALL FLOORS WITH LIVABLE SPACE. COORDINATE FINAL LOCATION WITH ARCHITECT.
 - 45° BENDS SHALL BE USED TO CHANGE IN RADON EXHAUST PIPING DIRECTION.
 - SEAL ALL BUILDING CHASES FROM FLOOR TO FLOOR TO REDUCE THE RADON FLOWING INTO THE BUILDING DUE TO "STACK EFFECT" STANDARD AIR TIGHTNESS METHODS ARE ACCEPTABLE.



121 BADGER LANE
 KETCHUM IDAHO

RADON DETAILS

DATE:	12/15/2022
PROJECT NO:	2022661
DRAWN:	Author
CHECKED:	Checker
ISSUED FOR:	PERMIT

SEAL:

SHEET NO.

P-303.00

STRUCTURAL OBSERVATION

PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL OBSERVATION FORM BELOW.

- DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.
- CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFIS RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.
- CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
- STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.
- STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.
- STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
- THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT - THE STRUCTURAL OBSERVER - TO PERFORM THE STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNER RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR
- THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.
- THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.
- A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION TABLE

LA DBS Los Angeles Regional Uniform Code Program
DEPARTMENT OF BUILDING AND SAFETY
Committee I-3: Structural Observation
LARUCP LICENSED ARCHITECT REGISTERED PROFESSIONAL ENGINEER
California Code Program

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: _____ PERMIT APPL. NO.: _____
Description of Work: _____
Owner: _____ Architect: _____ Engineer: _____

STRUCTURAL OBSERVATION (Only checked items are required)				
Firm or Individual to be responsible for the Structural Observation: Name: Labib Funk & Associates. Phone: (213) 239-9700 Calif. Registration: S4549				
FOUNDATION	WALL	FRAME	DIAPHRAGM / SLAB / S.O.G.	
Footings, Stem Walls, Piers	Concrete <input checked="" type="checkbox"/>	Steel Moment Frame <input checked="" type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>
Mat Foundation	Masonry <input checked="" type="checkbox"/>	Steel Braced Frame <input checked="" type="checkbox"/>	Steel Deck	<input checked="" type="checkbox"/>
Caissons, Piles, Grade Beams	Wood <input checked="" type="checkbox"/>	Concrete Moment Frame <input checked="" type="checkbox"/>	Wood	<input checked="" type="checkbox"/>
Step / Relain'g Found. - Hillside Special Anchors	Hardy Frames Strong Walls <input checked="" type="checkbox"/>	Masonry Frame <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Others <input checked="" type="checkbox"/>	Others <input checked="" type="checkbox"/>	Others <input checked="" type="checkbox"/>	Others	<input checked="" type="checkbox"/>

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer

Signature _____ Date _____

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR ENGINEER OF RECORD)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation

Signature _____ License No. _____ Date _____

STATEMENT OF SPECIAL INSPECTION

- CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2019 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT.
- CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q-C-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF LOS ANGELES REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF LOS ANGELES.
- STRUCTURAL WOOD PERIODIC SPECIAL INSPECTION IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.
- CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
- WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

INSPECTION SCHEDULE			
TYPE OF WORK	CODE REFERENCE	REMARKS	
CONCRETE WORK	CBC TABLE 1705.3		<input checked="" type="checkbox"/>
SHOTCRETE WORK	CBC TABLE 1705.3		<input type="checkbox"/>
REINFORCING STEEL	CBC TBL 1705.2.2 1705.3		<input type="checkbox"/>
POST INSTALLED ANCHORS	CBC TABLE 1705.3	SEE ALSO ICC APPROVAL	<input type="checkbox"/>
STRUCTURAL STEEL	CBC 1705.2		<input type="checkbox"/>
STRUCTURAL STEEL WELDING	CBC 1705.2		<input type="checkbox"/>
HIGH STRENGTH BOLTING	CBC 1705.2		<input type="checkbox"/>
MASONRY WORK	CBC 1705.4		<input type="checkbox"/>
HIGH LOAD DIAPHRAGMS	CBC 1705.5.1		<input type="checkbox"/>
STRUCTURAL WOOD	CBC 1705.10.1 & 1705.11.2	SEE NOTE ABOVE	<input type="checkbox"/>
COLD FORMED STEEL	CBC 1705.10.2 & 1705.11.3		<input type="checkbox"/>
DRIVEN DEEP FOUND. ELEMENT	CBC TABLE 1705.7		<input type="checkbox"/>
CAST IN PLACE DEEP FOUND.	CBC TABLE 1705.8		<input type="checkbox"/>
SOIL CONDITION	CBC TABLE 1705.6	SEE SOILS REPORT FOR COMPLIANCE	<input type="checkbox"/>

FOUNDATIONS

- CONTRACTOR SHALL CONTACT ENGINEER IF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS. THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL FOOTINGS SHALL BE FOUNDED A MIN OF 24" BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM OF 12" INTO NATIVE SOIL WHICHEVER GOVERNS UNLESS NOTED OTHERWISE.
- 1500 PSF ALLOWABLE SOIL BEARING PRESSURE WAS USED IN THE DESIGN.
- EXCAVATION SHALL BE PROPERLY BACKFILLED. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION OF THE MAXIMUM DENSITY AS DETERMINED BY THE LATEST VERSION ON ASTM D1557. FILL TYPES WITH 15% FINER THAN 0.0075MM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY.
- REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
- REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
- NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

CODE

- BUILDING SHALL COMPLY WITH THE XXXX XXXXX BUILDING CODE.
- VERTICAL LIVE LOADS:
A. ROOF XX PSF
B. FLOORS XX PSF
C. EGRESS 100 PSF
- LATERAL LOADS:
A. WIND:
ASCE 7-16, § 30.4, H ≤ 60 FT
BASIC WIND SPEED: 110 MPH
WIND IMPORTANCE FACTOR, Iw: 1.0
EXPOSURE TYPE: B
C&C WALL LOAD: P = ### x (GCp + 0.18) (PSF) (POSITIVE)
P = ### x (GCp - 0.18) (PSF) (NEGATIVE/SUCTION)
WHERE GCp IS TO BE DETERMINED BASED ON FIG. 30.3-1 OF ASCE 7-16 AND EFFECTIVE WIND LOAD OF MEMBER BEING DESIGNED
WIND LOAD "P" ABOVE IS AT STRENGTH LEVEL PER ASCE 7-16
MIN MAGNITUDE OF "P" SHALL BE 16 PSF (POSITIVE OR NEGATIVE)
MAGNITUDE OF "P" DOES NOT NEED TO BE TAKEN GREATER THAN ### PSF FOR POSITIVE PRESSURE AND ### PSF FOR NEGATIVE PRESSURE.
B. SEISMIC:
EXPECTED INTERSTORY DRIFT FOR EACH STORY IS AS OUTLINED BELOW. ALL NON-STRUCTURAL ELEMENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO FINISHES, GLAZING, MEP, ETC. SHALL TAKE INTO ACCOUNT THIS PARAMETER.
- INELASTIC INTERSTORY DRIFT RATIO = 0.02
- ELASTIC INTERSTORY DRIFT RATIO = CONTACT SEOR
SITE CLASS: #
SEISMIC DESIGN CATEGORY: #
RISK CATEGORY: #
SEISMIC IMPORTANCE FACTOR, Ie: #
SS = ###
S1 = ###
FA = #
FV = #
SDS = ###
SD1 = #####
R = # (####)
p = ##
CS = ####
EQUIVALENT STATIC FORCE METHOD USED FOR DESIGN.
V = CS x W

ABBREVIATIONS

ACRONYMS OF ABBREVIATION MAY INTERCHANGEABLY USED WITH OR WITHOUT SEPARATION DOTS (E.G. BOTH AB OR A.B. MEAN "ANCHOR BOLTS")	LG LIGHT GAUGE
	LS LAP SPICE
	LVL LAMINATED VENEER LUMBER
	LW LIGHT WEIGHT
	MAX MAXIMUM
	MB MACHINE BOLTS
	M&M MEANS AND METHODS
	MIN MINIMUM
	N NEW
	(N) NEW
	NLB NON LOAD BEARING
	NSI NON STRUCTURAL INFRASTRUCTURE
	OC ON CENTER
	OBZ ORDINARY BOUNDARY ZONE
	PA POST ABOVE
	PB POST BELOW
	PT PRESERVATIVE TREATED
	P.L. PLATE/PROPERTY LINE
	PLYWD PLYWOOD
	PSL PARALLAM
	RBS REDUCED BEAM SECTION
	REINF REINFORCEMENT
	REQ'D REQUIRED
	RJ ROOF JOISTS
	RR ROOF RAFTERS
	SAD SEE ARCHITECTURAL DRAWINGS
	SBZ SPECIAL BOUNDARY ZONE
	SCL STRUCTURAL COMPOSITE LUMBER (SAME AS ENGINEERED LUMBER)
	SEOR STRUCTURAL ENGINEER OF RECORD (SAME AS E.O.R.)
	SOG SLAB ON GRADE
	SCHED SCHEDULE
	SHT'G SHEATHING
	SIM SIMILAR
	SMD STEEL METAL DECK
	SMS SHEET METAL SCREWS
	SN SIDE NAILER
	SS SELECT STRUCTURAL STANDARD
	STD STANDARD
	STG STAGGERED
	T&B TOP AND BOTTOM
	T&G TONGUE AND GROOVE
	TN TOP NAILER
	T&SR TEMPERATURE & SHRINKAGE REINFORCEMENT
	TYP TYPICAL
	UNO UNLESS NOTED OTHERWISE
	USP UNDER SEPARATE PERMIT
	VIF VERIFY IN FIELD
	WD WOOD
	WNS WELDED NELSON STUDS
	WTS WELDED THREADED STUDS
	WSP WOOD STRUCTURAL PANEL
	@ FOLLOWED BY NUMBER IS THE SPACING ON CENTER
	IN NO OTHER UNITS ARE SPECIFIED INCHES
	ARE IMPLIED

GENERAL

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE CALIFORNIA BUILDING CODE / LOS ANGELES BUILDING CODE.
- REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
- THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
- DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
- CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
- THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
- A COPY OF ANY REQUIRED LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS, ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
- SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.
- GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR
- ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT, ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFIS), PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO J ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

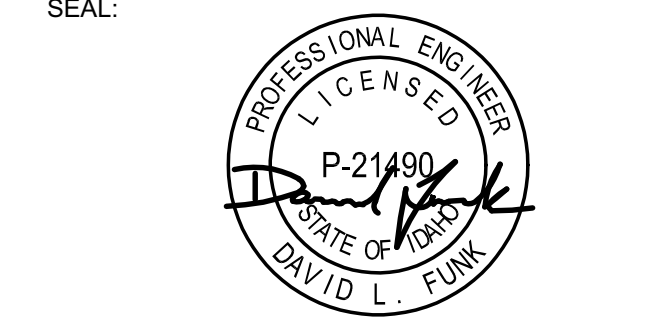
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
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STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700
LFA Job #22791



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NO	DATE	PC SUBMITTAL	ISSUE
	02/24/23		

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
GENERAL NOTES

DRAWING NUMBER:
S-001

These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections shall be made by the contractor. Calling the attention of the contractor to any errors.

MECHANICAL AND ADHESIVE ANCHORS

- ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE:
 - "SET-XP" BY SIMPSON STRONG TIE (COLA RR#25744, ESR#2508)
 - "HIT-HY 200" BY HILTI, INC. (COLA RR#25964, ESR#3187)
 - "HIT-RE 500 V3" BY HILTI, INC. (COLA RR#26028, ESR#3814)
 - "PURE110+" BY DEWALT (COLA RR#26035, ESR#3298)
- ADHESIVE ANCHORS AND DOWELS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
 - "SET-XP" BY SIMPSON STRONG TIE (COLA RR#25965, IAPMO ER#265)
 - "AC100+GOLD" BY DEWALT (COLA RR#26049, ESR#3200)
- ADHESIVE ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM):
 - "EPOXY-TIE ET-HP" BY SIMPSON STRONG TIE, IN CITY OF LOS ANGELES ONLY (COLA RR#25120)
 - "EPOXY-TIE SET" BY SIMPSON STRONG TIE, NOT IN CITY OF LOS ANGELES (ESR#11772)
 - "AC100+GOLD" BY DEWALT (ESR#4105)
- MECHANICAL ANCHORS INSTALLED INTO CONCRETE:
 - "STRONG BOLT2" BY SIMPSON STRONG-TIE (COLA RR#25891, ESR#3037)
 - "KWIK BOLT 3" BY HILTI, INC. NOT IN CITY OF LOS ANGELES (ESR#2302)
 - "KWIK BOLT T2" BY HILTI, INC. (COLA RR#25701, ESR#1917)
 - "POWER-STUD+SD2" BY DEWALT (COLA RR#26035, ESR#2502)
- MECHANICAL ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
 - "STRONG BOLT 2" BY SIMPSON STRONG-TIE (COLA RR#25936, IAPMO ER#240)
 - "POWER-STUD+SD1" BY DEWALT (COLA RR#25864, ESR#2966)
- ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.
- ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.
- ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT AND COLA REPORT AND MANUFACTURERS RECOMMENDATIONS.
- UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT, COLA REPORTS & MANUFACTURERS RECOMMENDATIONS.
- CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES. SIZE & WELD
- PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.
- IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
- ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY. TEST 20% OF ALL ANCHORS.
- TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
- APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.
- ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.
- ALLOW FOR CURING TIME PER MANUFACTURER RECOMMENDATIONS PRIOR TO POURING FRESH CONCRETE AGAINST DRILL AND EPOXY ELEMENTS.
- FOR EXTERIOR AND FOR EXPOSED APPLICATIONS PROVIDE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS.

STRUCTURAL SCOPE - BID

- THE FRAMING AND OTHER STRUCTURAL ELEMENTS SPECIFIED IN THESE PLANS REPRESENT STRUCTURAL FRAMING OF THE MAIN STRUCTURE.
- AN APPROPRIATE ALLOWANCE SHALL BE PLANNED FOR AND PROVIDED TO ALLOW FOR ADDITIONAL MISCELLANEOUS FRAMING/BLOCKING, NOT PART OF THE MAIN STRUCTURE, AS REQUIRED FOR SUPPORT OF NON STRUCTURAL ELEMENTS SUCH AS, BUT NOT LIMITED TO, SUSPENDED CEILING, SOFFITS, COVES, ARCHITECTURAL FURRING AND BLOCKING, MECHANICAL DUCT WORK AND EQUIPMENT, ELECTRICAL FIXTURES & ROUTING, PLUMBING CHASES, SPRINKLERS, AND OTHER RELATED NONSTRUCTURAL ELEMENTS. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.
- FRAMING LAYOUT AND OTHER STRUCTURAL ELEMENTS TO BE COORDINATED WITH AND ALIGNED TO / PROVIDE FOR APPROPRIATE ALIGNMENT WITH NON STRUCTURAL ELEMENTS PER PREVIOUS PARAGRAPH. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.
- THESE DRAWINGS ARE NOT MEANT AS A BID SET UNLESS SPECIFICALLY INDICATED IN THE SUBMITTAL ISSUANCE NAME AS "BID SET". PLEASE CONFIRM WITH SEOR PRIOR TO USING THESE DRAWINGS AS A BID SET.
- STRUCTURAL ITEMS THAT ARE TO BE CONTRACTOR DESIGNED AND BUILT ARE PER THE DEFERRED SUBMITTAL LIST ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS.
- THE FOLLOWING ITEMS ARE EXAMPLES OF ITEMS THAT ARE NOT INCLUDED IN THE DRAWINGS AND SHALL BE ESTIMATED AND PROVIDED BY THE CONTRACTOR BASED ON OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS:
 - MEP ANCHORAGE
 - FIRE SPRINKLERS
 - ELEVATORS MISC. STEEL
 - FAÇADE ATTACHMENT
 - LANDSCAPE ELEMENTS
 - MONUMENTS AND ARTWORK
 - SIGNAGE
 - POOL SHELL AND EQUIPMENT ANCHORAGE
 - CABLE SYSTEMS
 - MISC. METAL SHOWN IN CONSULTANTS' DRAWINGS OR REQUIRED FOR ATTACHMENTS OF THEIR COMPONENTS.
 - GUARD RAIL INFILLS
 - GLAZING AND ATTACHMENT
 - STOREFRONT OR CURTAIN WALL
 - ALL ALUMINUM
 - INTERIOR AND DECORATIVE ELEMENT ATTACHMENTS
 - PFE BACKING OR ATTACHMENTS.
 - AWNINGS

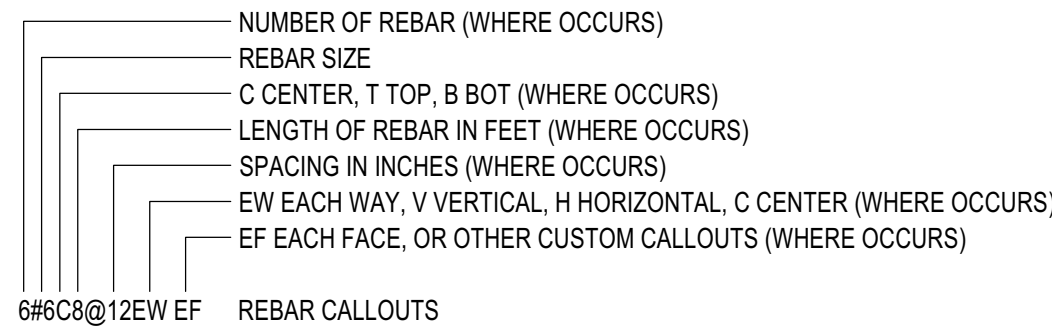
SHOTCRETE

- SHOTCRETE MAY BE USED IN LIEU OF POURED-IN-PLACE CONCRETE IN LOCATIONS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - SHOTCRETE CONSTRUCTION COMPLIES WITH ALL REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (2020 LOS ANGELES BUILDING CODE FOR PROJECTS WITHIN LOS ANGELES JURISDICTION)
 - NON-CONTACT LAP SPLICES ARE PROVIDED
 - REINFORCEMENT SIZE AND SPACING AS SHOWN ON THE DRAWINGS COMPLIES WITH ACI/CB REQUIREMENTS FOR SHOTCRETE
 - REBAR SIZE IS LIMITED TO:
 - #5 IN CITY OF LA. GC MAY APPLY FOR CODE MODIFICATION TO OBTAIN PERMIT TO USE LARGER DIAMETERS
 - #8 IN ALL OTHER CASES
 - REPRESENTATIVE MOCK UP PANELS ARE SHOT, DISASSEMBLED AND APPROVED FOR STRUCTURAL QUALITY PRIOR TO CONCRETE PLACEMENT ON THE BUILDING
 - REPRESENTATIVE PANELS ARE SHOT AND APPROVED FOR ARCHITECTURAL FINISH QUALITY COMPARABLE TO POURED-IN-PLACE CONCRETE PRIOR TO CONCRETE PLACEMENT
 - MEETS ALL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS.
- MIX DESIGN AND PLACEMENT OF SHOTCRETE TO BE OF SAME OR HIGHER QUALITY AND STRENGTH AS CONVENTIONALLY FORMED AND PLACED REINFORCED CONCRETE. ALL MATERIALS SHALL MEET REQUIREMENTS OF ASTM 1436.
- ALL THE REQUIREMENTS OF CALIFORNIA BUILDING CODE SECTION 1913 & 1924 FOR WET MIX SHOTCRETE (SEE BELOW) AND ACI 506R-05 SHALL BE FOLLOWED FOR SHOTCRETE WORK, INCLUDING BUT NOT LIMITED TO PLACEMENT OF REINFORCING STEEL, TEST PANEL REQUIREMENTS AND CORES.
- REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE IN A MANNER THAT PREVENTS MOVEMENT DURING THE WET MIX SHOTCRETE APPLICATION.
- THE HEIGHT OF A LAYER SHALL BE LIMITED TO NOT MORE THAN THREE FEET AND A SUCCEEDING LAYER SHALL NOT BE PLACED IN LESS THAN THREE HOURS. NO SLOUGHING OR SAGGING SHALL BE PERMITTED.
- SLUMP SHALL BE 2" (+ OR - 1/2") AND SHALL BE MEASURED AT THE POINT OF DISCHARGE FROM THE MIXER (EXCEPT THE BUILDING INSPECTOR MAY REQUIRE SLUMP TESTS AT THE DISCHARGE POINT WHERE WATER MAY HAVE BEEN ADDED).
- A CAPABLE NOZZLEMAN'S HELPER WITH AN AIR BLOW PIPE SHALL BE PROVIDED TO ASSIST THE NOZZLEMAN IN KEEPING ALL REBOUND BUILD-UP OUT OF THE WORK. ADDITIONAL WORKERS MAY BE REQUIRED TO TAKE THE REBOUND FROM THE WORK IF THE REBOUND CANNOT BE REMOVED BY THE AIR BLOW PIPE.
- THE CONTRACTOR SHALL AGREE TO PROVIDE A DESIGNATED LIAISON BETWEEN HIS CREW, THE TESTING AGENCY AND THE BUILDING INSPECTOR. ONE DEPUTY SHALL BE ASSIGNED TO EACH NOZZLE.
- SPECIAL PLACEMENT METHODS SHALL BE USED BEHIND STEEL EMBEDDED PLATES, KEYWAYS, ETC. FOR PROPER CONSOLIDATION AND ELIMINATION OF ANY VOIDS OR AIR POCKETS. NO KEYWAYS OR EMBEDMENTS SHALL BE PLACED IN THE FRONT FACE THAT WILL INTERFERE WITH THE STREAM FROM THE NOZZLE.
- A COPY OF THE LOS ANGELES INFORMATION BULLETIN/PUBLIC BUILDING CODE AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE. DOCUMENT NO. PIB/C 2014-051.
- STRENGTH TEST PANELS SHALL BE MADE IN ACCORDANCE WITH LABC SECTION 1924.10, ITEM 2. PREPARE AND TEST SPECIMENS IN COMPLIANCE WITH ASTM C 39 AND ASTM C 42. LOCATION OF SAMPLES WILL BE DESIGNATED BY THE ARCHITECT. SIZE SHALL BE 4 IN. IN DIAMETER. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS AND PROCEDURES.
- A 4"x4" MOCK-UP PANEL SHALL BE SHOT, CURED, CORED, AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT. THE MOCK-UP PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOB CONDITIONS AS CLOSELY AS POSSIBLE. THE PANEL THICKNESS AND REINFORCING SHALL REPRODUCE THE THICKEST AND MOST CONGESTED AREA IN THE STRUCTURAL DESIGN. IT SHALL BE SHOT AT THE SAME ANGLE, USING THE SAME NOZZLEMAN AND WITH THE SAME CONCRETE MIX DESIGN THAT WILL BE USED ON THE PROJECT.
- SHOTCRETE REQUIRES CONTINUOUS INSPECTION BY A REGISTERED DEPUTY INSPECTOR. CONTINUOUS INSPECTIONS SHALL BE PROVIDED FOR THE PLACEMENT OF ALL REINFORCING, THE PLACEMENT OF SHOTCRETE, AND THE ASSEMBLY, SHOOTING, TESTING, AND DISASSEMBLY OF TEST PANELS.
- THE SHOTCRETE SUBCONTRACTOR SHALL PRESENT, UPON THE REQUEST OF A DEPARTMENT OF BUILDING AND SAFETY INSPECTOR, A "STATEMENT OF QUALIFICATIONS" SIGNED BY AN OFFICER OF THE SUBCONTRACTOR CORPORATION, BOTH THE SPECIFICATION AND STATEMENT SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING:
 - THE DURATION AND TYPE OF STRUCTURAL SHOTCRETE EXPERIENCE (NOT INCLUDING SWIMMING POOLS) OF THE NOZZLEMAN, THE SUB CONTRACTING COMPANY, THE SUPERINTENDENT, AND HELPER.
 - THE SUBCONTRACTOR'S LISTED EXPERIENCE SHALL REFERENCE SPECIFIC PROJECTS APPROVED IN THE CITY OF LOS ANGELES.

DEFERRED SUBMITTAL

- THE FOLLOWING ITEMS SHALL BE CONSIDERED AS DEFERRED SUBMITTAL. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS FROM THE SPECIALTY SUBCONTRACTOR PREPARED UNDER THE DIRECT SUPERVISION OF A CALIFORNIA LICENSED ENGINEER. THESE SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT, ENGINEER, AND BUILDING DEPARTMENT OF AUTHORITY OF JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. THESE ITEMS SHALL INCLUDE:
 - STEEL STAIRS
 - GRATING NOT SPEC'D ON PLAN
 - POOLS AND SPAS
 - EXTERIOR BUILDING MAINTENANCE SYSTEMS
 - CURTAINWALL OR STOREFRONT SYSTEMS
 - LIGHT GAGE METALS
 - ROOF EQUIPMENT ANCHORAGE
 - GLAZING INCLUDING GLASS GUARDRAILS
 - CABLE RAIL SYSTEMS
 - TRUSSES
 - ELEVATORS
 - AWNINGS
 - MICROPILES
 - TIEDOWNS
 - TENDONS IN POST TENSIONED DESIGN. PROVIDE SHOP DRAWINGS OF TENDON LAYOUT AND CALCULATIONS

REINFORCEMENT



- ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND BELOW:
 - SPIRALS SHALL BE COLD DRAWN BARS CONFORMING TO ASTM A-82
 - FOR SLABS AND FOUNDATIONS A HIGHER GRADE THAN GRADE 60 MAY BE PROVIDED AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO THE CLIENT, PROVIDED THAT REBAR SIZE AND SPACING SHALL NOT BE ALTERED. IF ALTERATION TO REBAR SIZE AND SPACING IS SOUGHT, THESE MUST BE APPROVED IN WRITING BY SEOR. ENGINEERING AND PERMITTING FEES SHALL BE PAID BY CONTRACTOR WITHOUT ADDITIONAL COST TO THE CLIENT.
 - MOMENT FRAME LONGITUDINAL REBAR, COLUMN LONGITUDINAL REBAR, SHEAR WALL VERTICAL REBAR, AND COUPLING BEAM LONGITUDINAL REBAR SHALL BE ASTM A-706, GRADE 60. ASTM A-615, GRADE 60 REINFORCEMENT SHALL BE PERMITTED IN THESE STRUCTURAL ELEMENTS PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
 - THE MINIMUM ELONGATION IN 8 INCHES SHALL BE AS FOLLOWS:
 - NO.3 THROUGH NO.6 = 14 PERCENT
 - NO.7 THROUGH NO.11 = 12 PERCENT
 - NO.14 THROUGH NO.18 = 10 PERCENT
 - SMOOTH DOWELS IN SLAB ON GRADE: ASTM A36, 36 KSI
- WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL NOT BE DONE UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, THE FOLLOWING SHALL APPLY:
 - WELDED REBAR SHALL COMPLY WITH ASTM A-706 [Fy=60 KSI]
 - WELDING SHALL CONFORM TO AWS D1.4
 - WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE CITY OF LA
 - USE E90XX ELECTRODES
- WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A-185 [Fy=65 KSI]. MINIMUM LAP AT SPLICES OF 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:

A. CONCRETE PILES	2 1/2"
B. CONCRETE POURED AGAINST EARTH (OTHER THAN PILES)	3"
C. CONCRETE NOT FORMED IN CONTACT WITH EARTH	3"
D. FORMED CONCRETE IN CONTACT WITH EARTH	2"
E. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER)	2"
F. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER)	1-1/2"
G. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER)	1"
H. OTHER CONCRETE NOT EXPOSED TO WEATHER	1-1/2"
- #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE CLASS 'B' SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS. LAPPING 48 BAR DIAMETERS, 2'-0" MINIMUM. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2' OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
- BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. ALL SLAB AND BEAM REINFORCEMENT SHALL BE CHAIRED UP.
- IN WALL REINFORCING, CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE, VERTICAL BARS SHALL BE PLACED CLOSEST TO THE WALL SURFACE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, THE LAYER WITH THE MOST STEEL SHALL BE PLACED CLOSEST TO THE NEAR SURFACE, UNLESS NOTED OTHERWISE ON PLAN.
- ALL BARS INTERRUPTED BY STRUCTURAL STEEL SHALL EXTEND TO WITHIN 1" OF STRUCTURAL STEEL FLANGE OR WEB AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
- DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
- ALL PRINCIPAL REBAR SHALL TERMINATE WITH A STANDARD HOOK MINIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE. REBAR BENDS SHALL BE MADE COLD. REBAR SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
- ALL LAP SPLICES ARE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.
- MECHANICAL COUPLER SHALL BE BAR-LOCK COUPLER SYSTEM (ICC ESR-2495, LARR #25342) FOR GRADE 60 CONFORMING TO ASTM A615 OR ASTM A706 OR LENTON MECHANICAL COUPLERS (ICC ESR-0129 LARR #24507) FOR GRADE 60, 75 CONFORMING TO ASTM A615 OR APPROVED EQUAL.
- ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.
- ALL SLABS ON GRADE LESS THAN 6" IN THICKNESS SHALL BE REINFORCED WITH #4 REBARS AT 16 INCHES ON CENTERS EACH WAY, UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3" ARCHITECTURAL CONCRETE FILLS ABOVE THE STRUCTURAL SLAB.
- ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS LESS THAN 4" THICK SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC AND HAVE HOOKED DOWELS (#3 AT 12" ON CENTERS) INTO THE STRUCTURAL SLAB. UNLESS NOTED OTHERWISE. FOR PADS GREATER THAN 4 INCHES THICK, USE REINFORCING AS SHOWN IN THE TYPICAL DETAILS.
- ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.
- ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.18 EACH WAY CONTINUOUS.
- REINFORCING STEEL SHOP DRAWINGS SHALL INCLUDE SLAB OPENINGS, DEPRESSIONS, SLOPES, CURBS, DRAINS, AND SLAB EDGE LOCATIONS FROM ALL MEP TRADES. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AND INDICATE ALL SLAB OPENINGS ON PLAN AND SUBMIT TO THE STRUCTURAL ENGINEER PRIOR TO SUBMITTAL OF REINFORCING SHOP DRAWINGS.
- CONTRACTOR SHALL FURNISH MISCELLANEOUS REBAR IN ADDITION TO THE REBAR SPECIFIED ON THE STRUCTURAL DRAWINGS, WHICH SHALL BE INSTALLED AT EOR'S DISCRETION DURING CONSTRUCTION. THE AMOUNT OF ADDITIONAL REBAR SHALL BE 5 TONS OR 2% OF THE REBAR WEIGHT SPECIFIED PER STRUCTURAL DRAWINGS, WHICHEVER IS GREATER.

CONCRETE

- CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS. SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"
- CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

CONCRETE MIX SPECIFICATIONS						
LOCATION	WEIGHT	Fc @ 28 DAYS (PSI)	W/C	SLUMP (IN)	LARGEST Dagg (IN)	ALLOWABLE FLYASH
ALL LOCATIONS UNO	NORMAL	4,000	0.50	4	1	15%
####	####	####	####	#	#	#

(*) ELEVATED SLAB SHALL ALSO DEVELOP 5,500 PSI AT 60 DAYS
- NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
- ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.
- CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.
- CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR
- CONCRETE MATERIALS AND MIXTURES
 - MIXES SHALL BE PREPARED WITH TYPE I/IV PORTLAND CEMENT CONFORMING TO ASTM C150.
 - FLY ASH CONFORMING WITH ASTM C618 MAY REPLACE PORTLAND CEMENT CONTENT BY WEIGHT, UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS. REPLACEMENT MAY BE UP TO 15% FOR ELEVATED SLAB OR 25% FOR OTHER CASES. WHERE CONCRETE IS VISUALLY EXPOSED VERIFY WITH THE PROJECT ARCHITECT THE USE OF FLY ASH.
 - NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 3/8" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.
 - WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
 - ADMIXTURES, IF USED, SHALL COMPLY WITH ASTM STANDARDS NOTED ON LATEST EDITION OF ACI 318.
 - ADDITIVES SPECIFIED BY OTHER CONSULTANT, SUCH AS, BUT NOT LIMITED TO, WATER PROOFING ADDITIVES, PIGMENTS, ETC. SHALL NOT IMPAIR THE EXPECTED STRUCTURAL PERFORMANCE OF THE CONCRETE. SPECIFICATIONS SHALL BE SUBMITTED TO SEOR FOR REVIEW AND APPROVAL
- THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.
- DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- WHERE ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, PIPES, AND DUCTWORK, ARE TO BE PLACED WITHIN OR THRU CONCRETE MEMBERS, DIRECT CONTACT OF SUCH MEMBERS WITH CONCRETE SHALL BE PREVENTED AS REQUIRED BY DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS, AND AS NEEDED TO COMPLY WITH PLUMBING CODE AND/OR TO AVOID DAMAGE OF SUCH ELEMENTS. TYPICAL MEANS TO AVOID DIRECT CONTACT WITH CONCRETE SUCH AS SLEEVES, LAYERS OF COMPRESSIBLE MATERIALS, AIR GAPS, ETC. SHALL BE SPECIFIED BY, OR OBTAINED BY GC FROM, DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS. REBAR DISPLACED BY SUCH ELEMENTS SHALL BE ARRANGED AS CLOSE AS PRACTICALLY POSSIBLE AROUND THE EMBEDDED ELEMENTS AND SHALL NOT BE INTERRUPTED.
- NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "QUIKRETE" (LARR #25451) OR "RAPID SET" (LARR #24654).
- WHEN WATER OVER 3" IN DEPTH IS PRESENT IN THE DRILLED PILE HOLES:
 - A CONCRETE MIX WITH A STRENGTH OF 1,000 PSI GREATER THAN THE SPECIFICATIONS LISTED ABOVE WITH A MINIMUM OF 5,000 PSI AND MAX W/C = 0.42 WILL BE USED.
 - AN ADMIXTURE THAT REDUCES THE PROBLEM OF SEGREGATION OF PASTE/AGGREGATES AND DILUTION OF PASTE SHALL BE INCLUDED.
- TO MINIMIZE CONCRETE SHRINKAGE CRACKING IN CONCRETE SLABS, THE MAXIMUM SIZE OF CONCRETE POURS FOR SLABS ON GRADE, FORMED SLABS, AND SLABS ON METAL DECK, IS 200 FEET IN ANY DIRECTION. THE RATIO OF THE PLAN LENGTH (LONGER DIRECTION) TO WIDTH (SHORTER DIRECTION) DIMENSIONS SHALL NOT EXCEED 2 TO 1.
- FORM WORK SHALL BE REMOVED IN A MANNER THAT MAINTAINS THE STRENGTH AND STABILITY OF THE STRUCTURE AT ALL TIMES.
- FORM WORK OF ELEVATED NON P.T. SLABS SHALL NOT BE REMOVED BEFORE ALL CONDITIONS BELOW ARE MET:
 - THE SPECIFIED COMPRESSIVE STRENGTH IS REACHED
 - FORM WORK IS LEFT IN PLACE AT LEAST 28 DAYS AFTER CONCRETE POUR, EXCEPT THAT FORM WORK CAN BE REMOVED 14-DAYS AFTER CONCRETE POUR IF FOLLOWED BY IMMEDIATE RE-SHORING OF THE SLAB ON THE SAME DAY. RE-SHORING SHALL BE MAINTAINED IN PLACE A MIN OF 28 DAYS AFTER CONCRETE POUR.
 - NO STRIPPING OF FORMS IS ALLOWED BEFORE CONCRETE HAS CURED SUFFICIENTLY TO PREVENT SPALLING, CHIPPING OR OTHER DAMAGE DUE TO FORM REMOVAL.
- FOAM USED IN OVER-FRAMING & BUILT UP SLAB APPLICATIONS SHALL CONFORM TO ASTM D6817 AND SHALL HAVE THE FOLLOWING PROPERTIES AT A MINIMUM:
 - TYPICAL FLOOR AREAS: 7PSI COMPRESSIVE RESISTANCE AT 1% DEFORMATION.
 - LOADING DOCKS, SIDEWALKS, AND OTHER HEAVILY LOADED AREAS: 15PSI COMPRESSIVE RESISTANCE AT 1% DEFORMATION.
 - INSULATING FOAM AT NON-OCCUPIABLE ROOFS: 15PSI COMPRESSIVE RESISTANCE AT 10% DEFORMATION.
- CONCRETE PLACEMENT METHOD. GENERAL CONTRACTOR SHALL SELECT CONCRETE PLACEMENT METHOD, INCLUDING BUT NOT LIMITED TO, POURED IN PLACE, SHOTCRETE, ETC. ADEQUATE TO COMPLY WITH ALL CONCRETE SPECIFICATIONS PER CONSTRUCTION DOCUMENTS, SUCH AS, BUT NOT LIMITED TO, CONCRETE MIXES PARAMETERS, ARCHITECTURAL FINISH, EXPOSED CONCRETE, ETC.
- ALL BASEMENT WALLS INSTALLED DIRECTLY AGAINST SHORING OR OTHER BLIND SIDE INSTALLATIONS SHALL HAVE APPROPRIATE WATERPROOFING AND DRAINAGE SYSTEMS INSTALLED THAT ARE COMPATIBLE WITH SHOTCRETE PLACEMENT METHOD AND POURED IN PLACE METHOD REGARDLESS OF CONCRETE PLACEMENT METHOD. WATERPROOFING AND DRAINAGE SYSTEMS SHALL BE AS SPECIFIED BY THE ARCHITECT AND/OR WATERPROOFING CONSULTANT AND SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

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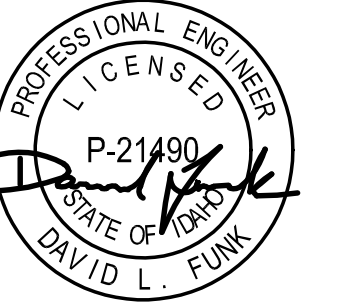
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SEAL:



NO	02/24/23	PC SUBMITTAL
NO		ISSUE

PROJECT:

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PROJECT NUMBER
#2201



DRAWING TITLE:
GENERAL NOTES

DRAWING NUMBER:

S-002

GENERAL LUMBER
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IDENTIFICATION:
 ALL LUMBER ON SITE SHALL BE IDENTIFIED BY THE GRADE MARK OF A GRADING OR INSPECTION BUREAU OR AGENCY RECOGNIZED AS COMPETENT, TO ALLOW FOR VERIFICATION OF COMPLIANCE WITH SPECIFICATIONS AND DRAWINGS BY STRUCTURAL OBSERVERS AND INSPECTORS. INSTALLATION SHALL NOT NOT CONCAL STAMPS AT TIME OF OBSERVATION/INSPECTION. STRUCTURAL LUMBER GRADE STAMP SHALL COMPLY WITH WITH "STANDARD GRADING RULE NUMBER 17" OF THE WEST COAST LUMBER INSPECTION BUREAU. WOOD STRUCTURAL PANELS SHALL BEAR APA STAMP. STRUCTURAL COMPOSITE LUMBER SHALL BEAR IDENTIFICATION PER MANUFACTURER.

2. MOISTURE CONTENT.
 ALL STRUCTURAL MEMBERS SHALL NOT EXCEED THE MAXIMUM MOISTURE CONTENT (MMC) REQUIREMENTS AS LISTED BELOW PRIOR TO INSTALLATION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO WEATHER BARRIER, DRYWALL AND FACADE.

A. 16% FOR SAWN LUMBER JOISTS AND PLATES.
 B. 19% FOR ALL OTHER SAWN LUMBER FRAMING MEMBERS

CONTRACTOR TO CONDUCT MOISTURE TESTING, IN THE PRESENCE OF A DEPUTY INSPECTOR, USING MOISTURE METER HAVING A ONE INCH NEEDLE INTO LUMBER AT NINE LOCATIONS (THREE JOISTS, THREE TOP PLATES & THREE SILL PLATES) AT EACH FLOOR. LOCATIONS TO BE REVIEWED AND APPROVED BY S.E.O.R. MOISTURE TO BE MEASURED WITHIN SEVEN DAYS PRIOR TO INSTALLATION OF DRY WALL OR DEN'S BOARD TO DEMONSTRATE MOISTURE CONTENT IS AT OR BELOW REQUIRED PERCENTAGE.

ANY LUMBER, IF BROUGHT TO THE SITE WITH MOISTURE CONTENT GREATER THE FINAL REQUIRED MMC, IS REQUIRED TO BE DRIED ON SITE BEFORE OR DURING FRAMING AND REMAIN DRY, AND IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE REQUIRED FINAL MMC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL AND NON-STRUCTURAL DAMAGE FROM SHRINKAGE FROM LUMBER RECEIVING FINISHES WITHOUT PASSING THE SPECIFIED MOISTURE TEST. IT IS CONTRACTOR'S RESPONSIBILITY TO INCLUDE THIS MOISTURE TESTING AS PART OF THE CONSTRUCTION SCHEDULE TO ALLOW VARIOUS WEATHER CONDITIONS.

3. INTEGRITY.
 DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.

4. ALL STRUCTURAL SAWN LUMBER, UNLESS NOTED BELOW OR ON THE PLANS, SHALL BE VISUALLY GRADED DOUGLAS FIR LARCH NO. 1.
 A. ALL 2x "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO. 2
 B. ALL 4x "DIMENSION LUMBER" UP TO 4x8 SHALL BE DFL NO. 2
 C. ALL 4x10 OR DEEPER "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO.1
 D. ALL 6x6 "POST AND TIMBER" MEMBERS SHALL BE DFL NO. 1
 E. ALL 6x8 "POST AND TIMBERS" MEMBERS SHALL BE DFL NO. 1
 F. ALL 6x10 OR DEEPER "BEAM AND STRINGERS" SHALL BE DFL NO. 1

5. WOOD STRUCTURAL PANELS SHALL COMPLY WITH U.S. PRODUCT STANDARDS FOR ITS TYPE IN PS 1-09 OR PS 2-10 AND BE CLASSIFIED AS EXPOSURE 1, AS A MINIMUM ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED SHEATHING UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. PANEL CONSTRUCTION FOR ALL WOOD STRUCTURAL PANELS SHALL BE 4 PLY PLYWOOD, EXCEPT THAT OSB IS PERMITTED FOR WALL SHEATHING AT NON FIRE TREATED PANELS. MINIMUM GRADE VENEER FOR PLYWOOD SHALL BE "CD". ALL WOOD STRUCTURAL PANELS SHALL BE BLOCKED AT UNSUPPORTED EDGES. WALL PANELS SHALL BE 15/32 INCH, SPAN RATING 32/16 U.N.O.

6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT LIMITED TO FOUNDATION SILLS, SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF FIRE TREATED ASSEMBLIES SHALL BE FIRE TREATED.

7. CONNECTION TO STEEL ELEMENTS - NAILERS.
 U.N.O. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C:
 A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2X WOOD NAILERS, COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR FLUSH INSTALLATION OF FINISH MATERIAL.
 B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X WOOD NAILERS OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.

8. FASTENERS.
 FASTENERS INCLUDE BUT ARE NOT LIMITED TO NAILS, WOOD SCREWS, LAG SCREWS, BOLTS, WELDED THREADED STUDS, THREADED RODS, ANCHOR BOLTS, ANCHOR RODS, NUTS, AND WASHERS.

9. NAILS:
 A. ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)
 B. NAILING TO BE IN ACCORDANCE WITH CBC 2019 NAILING SCHEDULE UNLESS NOTED OTHERWISE.
 C. THE MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
 D. BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL DIAMETER.
 E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP PREVENT WOOD FROM SPLITTING.

10. WOOD SCREWS:
 A. WOOD SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
 B. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
 C. LEAD HOLES SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW.
 D. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.
 E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.

11. LAG SCREWS
 A. LAG SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
 B. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
 C. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.

12. ALL BOLTS AND ANCHOR BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER (NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - APPENDIX TABLE L6), OR METAL PLATE OR METAL STRAP OF EQUAL OR GREATER DIMENSIONS AND THICKNESS SHALL BE PROVIDED BETWEEN THE WOOD AND THE NUT.

13. PRE MANUFACTURED CONNECTORS:
 A. ALL PRE MANUFACTURED FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.
 B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.
 C. FRAMING CLIPS TO COMPLY WITH (APMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).
 D. CORROSION PROTECTION COATING SHALL BE:
 • G90 FOR INTERIOR AND DRY APPLICATIONS
 • Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.

14. CORROSION PROTECTION OF FASTENERS AND CONNECTORS
 A. FASTENERS AND CONNECTORS EXPOSED TO EXTERIOR ENVIRONMENT SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
 B. FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL, EXCEPT THAT PLAIN CARBON STEEL FASTENERS IN SBXDOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

15. NARROW STEEL SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HF): LARR#25759 SIMPSON STRONG WALLS (SSW): LARR#25625

16. GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF FLOOR IN OCCUPIED SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED PER APA FORM NO. Q300P.

17. FIRE RATED ASSEMBLIES.
 WOOD AND COMPONENTS IN EXTERIOR WALLS LABELED AS FIRE RATED BY THE ARCHITECT SHALL BEAR A FIRE-RETARDANT-TREATED STAMP INDICATION BY MEANS SATISFACTORY TO LOCAL AUTHORITIES. THE FOLLOWING FIRE RETARDANTS SHALL BE USED:
 A. FOR PLYWOOD & LUMBER: PYRO-GUARD FIRE RETARDANT (ICC ESR-1791, UL ER7002-01, LARR 25150), EQUIVALENT SUBSTITUTE MAY BE USED ONLY IF PRODUCT IS APPROVED BY THE S.E.O.R.

STRUCTURAL STEEL WELDING

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE 2019 CALIFORNIA BUILDING CODE.

2. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE LATERAL FORCE RESISTING SYSTEM SHALL CONFORM TO THE DETAILING, MATERIALS, WORKMANSHIP, TESTING AND INSPECTION REQUIREMENTS PER AWS D1.8.

3. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES

4. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. PROVIDE MANUFACTURER'S CERTIFICATION.

5. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

6. CONTRACTOR SHALL PROVIDE FIELD WELDING AS REQUIRED FOR CONSTRUCTION. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

7. ALL SHOP WELDS SHALL BE PERFORMED BY A LOS ANGELES CITY LICENSED FABRICATOR.

8. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF LOS ANGELES.

9. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

11. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

12. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

13. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE- QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

14. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED, THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.

15. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.

16. ALL BOTTOM FLANGE BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

ADDITIONAL STRUCTURAL STEEL WELDING NOTES AT MOMENT FRAME CONNECTIONS

1. THE FOLLOWING PROVISIONS APPLY TO ALL WELDING AT BEAM-COLUMN MOMENT FRAME CONNECTIONS:
 A. MINIMUM INITIAL PREHEAT TO BE 226 DEGREES F MEASURED +/- 3 INCHES FROM THE WELD JOINT. FOR JUMBO SECTIONS, MINIMUM PREHEAT TO BE 350 DEGREES F. MAXIMUM INTERPASS TEMPERATURE 600 DEGREES F SHALL BE MONITORED ON COLUMN FLANGE. MAINTAIN PREHEAT TEMPERATURE WHEN WELDING IS INTERRUPTED.
 B. EACH FLANGE OF A MOMENT FRAME BEAM TO COLUMN CONNECTION SHALL BE WELDED IN ONE CONTINUOUS PROCESS WITHOUT COOLING BELOW THE PRE-HEAT TEMPERATURE.
 C. USE STRINGER PASSES ONLY, NO WEAVING. LAY PASSES IN HORIZONTAL LAYERS. EACH PASS SHALL BE THOROUGHLY DESLAGGED AND CLEANED BY WIRE BRUSHING.
 D. PEEN EACH PASS, EXCEPT FIRST AND LAST, IMMEDIATELY AFTER DESLAGGING AND CLEAN USING A POWER SLAGGING GUN WITH A BLUNT TOOL. KEEP GUN AT RIGHT ANGLES TO WELD AND MAKE 4-5 PASSES THE LENGTH OF THE WELD WITH NO NICKS, CUTS OR DEEP INDENTATIONS BEING EVIDENT.
 E. BOTH BEAM FLANGES SHOULD BE WELDED PRIOR TO ANY SUPPLEMENTAL WELDING TO THE SHEAR TAB. WELD RUN OFF TABS SHALL BE REMOVED AND GROUND FLUSH TO THE BEAM FLANGE WITH MINIMAL DISTURBANCE.
 F. RUN OFF TABS USED AT BEAM FLANGE CONNECTION SHALL BE REMOVED AND THE ENDS OF THE WELDS SHALL BE MADE SMOOTH & FLUSH WITH THE EDGE OF ABUTTING PARTS PER 3.12.3 OF AWS D1.1-96. NO WELD DAMS ARE ALLOWED.
 G. AFTER FULL PENETRATION WELDING, THE BOTTOM BACKING BAR IS TO BE REMOVED, THE WELD ROOT T&B SHALL BE INSPECTED AND TESTED FOR IMPERFECTIONS, WHICH IF FOUND, ARE TO BE REMOVED BY BACKGOUGING TO SOUND MATERIAL & CLEANED BY GRINDING IF BACKGOUGED BY AIR ARC. THE BACKGOUGED AREA IS TO BE WELDED. A FILLET WELD SHALL BE APPLIED TO REINFORCE THE JOINT. THE SIZE OF THE REINFORCING FILLET WELD SHALL BE EQUAL TO 1/4 THE PLATE THICKNESS, BUT NOT LESS THAN 5/16", NOR MORE THAN 3/8" PER NOTE J OF FIGURE 2.4 OF AWS D1.1-96.

2. THE FOLLOWING PROVISIONS APPLY TO WELDING BEAM-COLUMN MOMENT FRAME BOTTOM FLANGE CONNECTIONS:
 A. THE ROOT PASS SHALL BEGIN IN THE CENTER OF THE JOINT, IN THE AREA OF THE WELD ACCESS HOLE, REACHING PAST THE BEAM WEB THROUGH THE COPE HOLE WHEN NEAR END OF WELDING. AFTER THE ARC IS INITIATED, TRAVEL SHALL PROGRESS TOWARD THE EDGE OF BEAM BOTH FLANGES, AND THE WELD SHALL BE TERMINATED ON THE WELD RUN OFF TAB.
 B. THE HALF LENGTH ROOT PASS SHALL BE THOROUGHLY CLEANED.
 C. THE START OF THE WELD IN THE WELD ACCESS HOLE AREA SHALL BE VISUALLY INSPECTED TO ENSURE FUSION, SOUNDNESS, FREE FROM SLAG INCLUSIONS AND EXCESSIVE POROSITY. THE RESULTING BEAD PROFILE SHALL BE SUITABLE FOR OBTAINING GOOD FUSION BY THE SUBSEQUENT PASS TO BE INITIATED ON THE OPPOSITE SIDE OF THE BEAM WEB. IF THE PROFILE IS NOT CONDUCTIVE TO GOOD FUSION, THE START OF THE FIRST ROOT PASS SHALL BE GROUND, GOUGED, CHIPPED, OR OTHERWISE PREPARED TO ENSURE ADEQUATE FUSION.
 D. THE SECOND HALF OF THE WELD JOINT SHALL HAVE THE ROOT PASS APPLIED BEFORE ANY OTHER WELD PASSES ARE PERFORMED. THE ARC SHALL BE INITIATED IN THE AREA OF THE START OF THE FIRST ROOT PASS, AND TRAVEL SHALL PROGRESS TO THE END OF THE JOINT, TERMINATING ON THE WELD TAB.
 E. EACH WELD LAYER SHALL BE COMPLETED ON BOTH SIDES OF THE JOINT BEFORE A NEW LAYER IS DEPOSITED.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

a. ALL WIDE FLANGE SHAPES	A992, GRADE 50
b. STEEL ANGLES	A36
c. ALL PLATES	A36
WHERE GRADE 50 IS SPECIFIED PROVIDE	A572
d. HSS (RECTANGULAR AND SQUARE)	A500, GRADE C
e. HSS (ROUND)	A500, GRADE B
f. PIPE	A53, GRADE B
g. CHANNELS (C AND MC SECTIONS)	A36
h. ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50

3. ALL STEEL SHALL BE PROVIDED BY A CITY OF LOS ANGELES LICENSED FABRICATOR.

4. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.

5. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS.

6. SPLICE MEMBERS ONLY WHERE INDICATED.

7. MECHANICAL FASTENING AND THREADED PARTS

A. BOLTS AND THREADED PARTS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

a. HIGH STRENGTH BOLTS	F3125, GR A325X
b. HEADED AND HOOKED ANCHOR RODS U.N.O.	F1554, GR36
c. ALL THREADED RODS U.N.O.	F1554, GR36
d. TIE RODS	F1554, GR36
e. ANCHORS AT NON-MOMENT FRAME COLUMN BASE P.L.	F1554, GR36
f. ANCHORS AT MOMENT FRAME COLUMN BASE P.L.	F1554, GR105
g. NUTS FOR BOLTS AND MACHINE BOLTS	A563
h. HARDENED WASHERS	F436
i. UNHARDENED WASHERS	F844
j. PLAIN WASHERS	ANSI B18.22.1
k. BEVELED WASHERS	ANSI B18.23.1

B. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" BY RCSC. HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X).

C. ALL JOINTS U.N.O. SHALL BE BE SNUG-TIGHTENED JOINTS. JOINTS AT ALL LFRS ELEMENTS SHALL BE PRE-TENSIONED W/ CLASS A FAYING SURFACE.

D. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO 3/4"Ø BOLTS.

E. ALL HOLES SHALL BE STANDARD DIAMETER.

F. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.
 G. WELDING OF FASTENERS OR THREADED PARTS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. IN SUCH INSTANCES, WELDABLE FASTENERS OR THREADED PARTS SHALL BE PROVIDED, AND SHALL CONFORM TO SUPPLEMENTARY REQUIREMENT S1 WHENEVER SUCH REQUIREMENT IS AVAILABLE FOR A GIVEN ASTM FASTENER SPECIFICATION. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION

8. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.

9. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.

10. HEADED ANCHOR STUDS AND THREADED STUDS SHALL BE NELSON GRANULAR FLUX-FILLED, AND SHALL BE MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO A-108, GRADES 1015 - 1020 WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI. (COLA RR 2729). STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

11. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON DZL GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL, AND SHALL BE MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

12. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

13. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEELWORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES, THROUGHOUT THE COMPLETE PROCESS. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.

15. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING.

BADGER RESIDENCE

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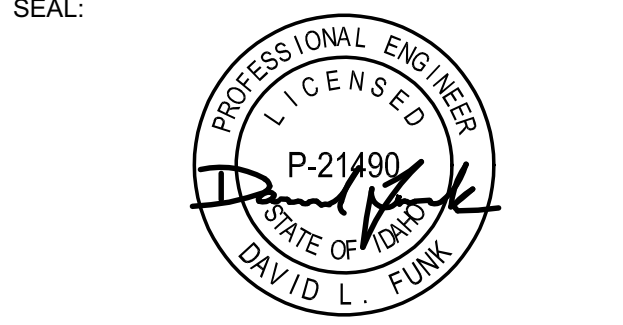
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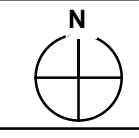
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02/24/23	PC SUBMITTAL
NO DATE	ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

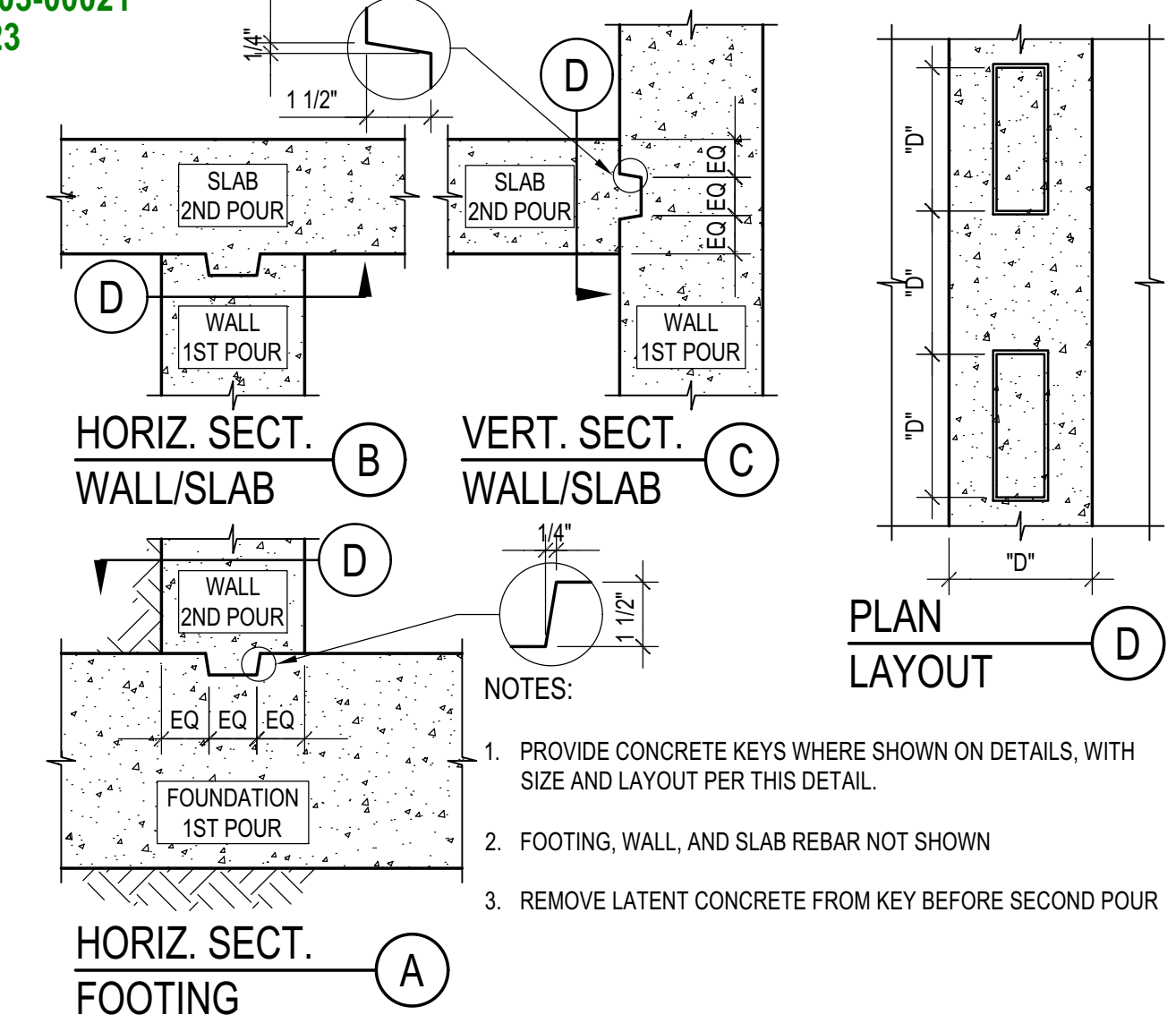


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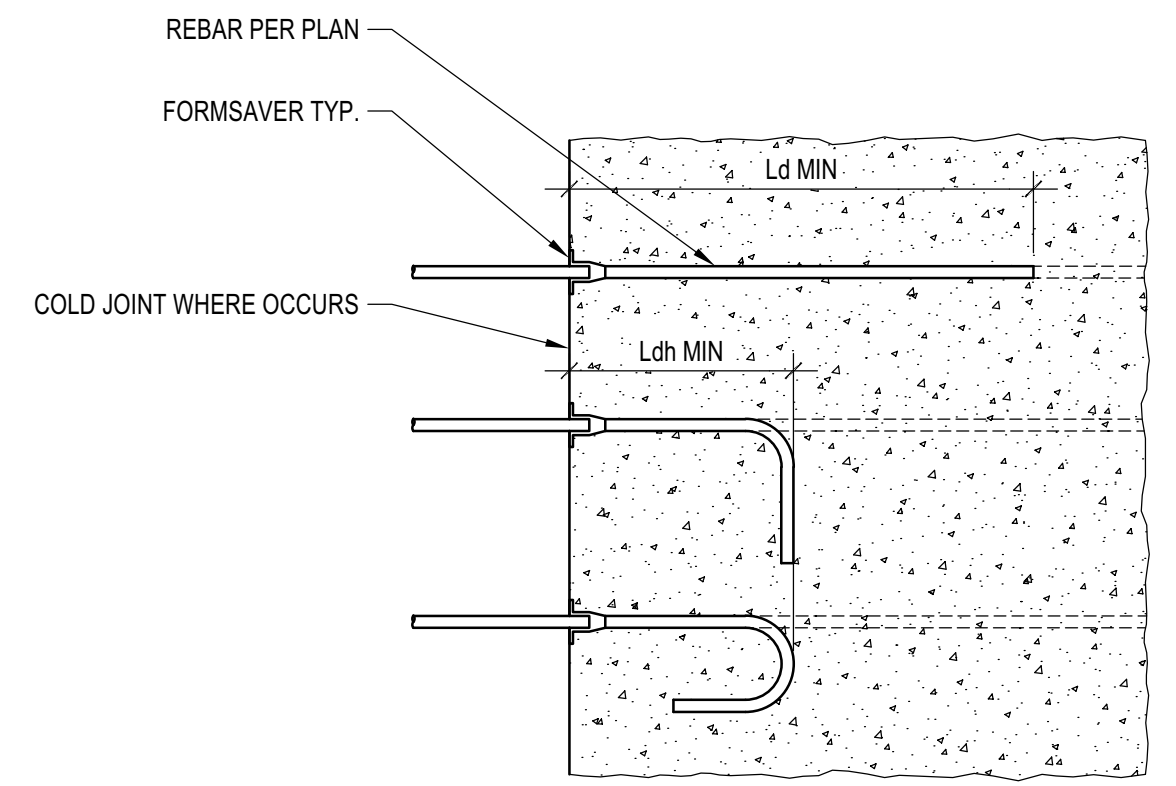
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S-003

These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

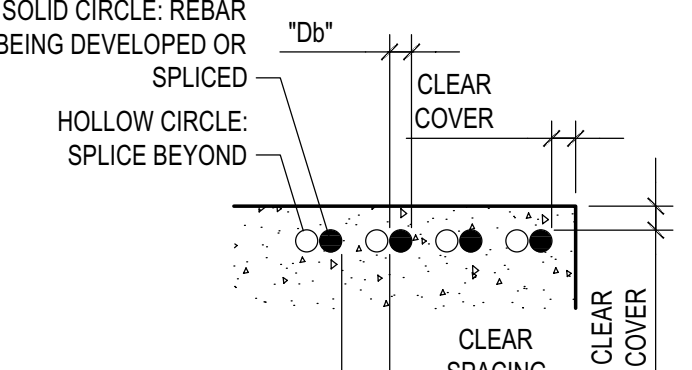


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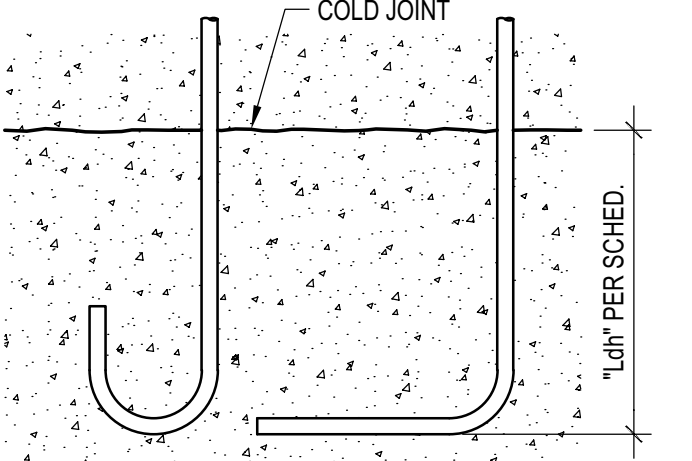


NOTES:
1. FORMSAVERS MAY BE PROVIDED AT COLD JOINT. IF NOT NOTED ON PLAN OR ELSEWHERE IN THE DRAWING SET, OBTAIN APPROVAL FROM SEOR.
2. SELECT FORMSAVERS THAT CAN DEVELOP REBAR STRENGTH.

FORMSAVER
SCALE: N.T.S.



CLEAR COVER & CLEAR SPACING (A)



DEVELOPMENT OF STANDARD HOOK "Ldh" (B)

"Db" (IN)	F _c NORMAL WEIGHT (PSI)	DEVELOPMENT OF LONGITUDINAL GR60 REBAR (IN) SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2										LAP SPLICE OF LONGITUDINAL GR60 REBAR (IN) SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2																																											
		TENSION DEVEL. LENGTH "Ld"		DEVEL. LENGTH "Ldh" STD HOOK		DEVEL. LENGTH "Ldh" HEADED BARS		COMPRESSION DEVEL. LENGTH "Ldc"		TENSION LAP SPLICE "Lst"				COMPRESSION LAP SPLICE "Lsc"																																									
		CLASS A	CLASS B (2)	REDUCED CLASS B (3)	CLASS A	CLASS B (2)	REDUCED CLASS B (3)	CLASS A	CLASS B (2)	REDUCED CLASS B (3)	CLASS A	CLASS B (2)	REDUCED CLASS B (3)	CLASS A	CLASS B (2)	REDUCED CLASS B (3)																																							
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0.500	#4	22	21	19	18	17	16	8	7	6	6	6	6	9	9	8	8	7	7	7	9	8	8	8	8	8	8	29	27	25	24	23	22	21	-	-	-	-	-	-	20	29	32	15	22	24									
0.625	#5	28	26	24	23	22	21	20	19	9	8	8	7	11	11	10	9	9	9	11	10	9	9	8	8	8	8	36	33	31	30	28	27	26	-	-	-	-	-	-	25	36	39	19	28	30									
0.750	#6	33	31	29	27	26	25	24	22	11	10	10	9	14	13	12	11	11	10	14	13	12	11	11	10	10	10	43	40	37	35	34	32	31	33	31	29	27	26	25	24	30	43	47	23	33	36								
0.875	#7	48	45	42	40	38	36	34	33	14	13	12	11	11	10	10	10	9	10	15	14	13	12	12	11	11	11	63	58	54	51	49	47	45	49	45	42	40	38	36	35	35	50	55	27	39	42								
1.000	#8	55	51	48	45	43	41	39	38	16	15	14	13	12	11	11	10	11	11	18	17	16	15	14	13	13	13	72	66	62	59	56	53	51	57	53	50	47	44	42	41	39	57	63	30	44	48								
1.128	#9	62	58	54	51	48	46	44	43	18	17	16	15	14	13	13	12	13	12	20	19	18	17	16	15	14	14	81	75	70	66	63	60	57	66	61	57	54	51	49	47	44	64	71	34	50	55								
1.270	#10	70	65	61	57	54	52	50	49	19	17	16	15	14	13	13	12	13	12	23	21	20	19	18	17	16	16	91	84	79	74	71	67	64	74	68	64	60	57	55	52	50	72	80	38	56	61								
1.410	#11	78	72	67	64	60	58	55	54	22	21	19	18	17	16	16	15	16	15	25	23	22	21	20	19	18	18	101	93	87	82	78	75	71	84	78	71	67	64	61	58	55	80	88	43	62	68								
1.693	#14	93	86	81	76	72	69	66	65	26	25	23	22	21	20	20	19	20	19	NOT ALLOWED	28	26	25	23	23	23	23	118	109	103	98	92	88	96	88	83	78	75	71	71	67	64	61	58	55	80	88	43	62	68					
2.257	#18	124	115	108	101	96	92	88	88	35	33	30	29	27	26	25	25	25	25	NOT ALLOWED	38	35	33	31	30	30	30	144	133	126	119	112	106	102	108	100	95	91	87	87	83	79	75	71	71	67	64	61	58	55	80	88	43	62	68

NOTES:
1. REBAR SHALL BE ALWAYS DEVELOPED ACROSS COLD JOINTS. SPLICES SHALL OCCUR ONLY WHERE SHOWN ON DETAILS. UNLESS OTHERWISE NOTED ELSEWHERE IN THE DRAWING SET, THE FOLLOWING SHALL APPLY:
A. MIN DEVELOPMENT LENGTH ACROSS A COLD JOINT OF STRAIGHT REBAR SHALL BE "Ld"
B. MIN DEVELOPMENT LENGTH ACROSS A COLD JOINT OF HOOKED REBAR SHALL BE "Ldh"
C. LAP SPLICE SHALL BE CLASS B TENSION LAP SPLICE "Lst"

2. ALL THE DEVELOPMENT LENGTHS AND LAP SPLICES SHALL BE MODIFIED AS FOLLOWS:
A. CASTING POSITION: IF MORE THAN 12 IN OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL TOP REBAR, SCHEDULED VALUES OF "Ld" AND "Lst" SHALL BE MULTIPLIED BY 1.3.
B. LIGHT WEIGHT CONCRETE: IF LIGHT WEIGHT CONCRETE IS USED, ALL THE DEVELOPMENT LENGTHS AND TENSION LAP SPLICE SCHEDULED VALUES SHALL BE MULTIPLIED BY 1.33. HEADED BARS ARE NOT ALLOWED IN LIGHT WEIGHT CONCRETE. COMPRESSION LAP SPLICE "Lsc" DO NOT NEED TO BE INCREASED
C. GRADE OF STEEL: EXCEPT "Lsc", SCHEDULED LENGTHS APPLY TO REBAR WITH GRADE 60 KSI. WHERE REBAR WITH HIGHER STRENGTH IS SPECIFIED OR APPROVED AS A SUBSTITUTION, THE SPLICES PER TABLE ABOVE SHALL BE INCREASED PROPORTIONALLY TO THE HIGHER STRENGTH. FOR EXAMPLE, FOR GRADE 80, THE LENGTHS SHALL BE MULTIPLIED BY 80/60 = 1.33. HEADED BARS WITH GRADE GREATER THAN 60 KSI SHALL NOT BE PERMITTED UNLESS OTHERWISE SHOWN ON RESEARCH REPORT OF SELECTED HEADED BAR.
D. EPOXY COATINGS: SCHEDULED LENGTHS APPLY TO UNCOATED OR ZINC COATED (GALVANIZED) REBAR. IF EPOXY COATING IS SPECIFIED, SCHEDULED VALUED SHALL BE MULTIPLIED BY 1.2 FOR "Ldh", "Lst" AND BY 1.5 FOR "Ld", "Lst", "Ldc" AND "Lsc" DO NOT NEED TO BE INCREASED.
E. CONFINEMENT: SCHEDULED VALUES OF "Ld" AND "Lst" SHALL BE MULTIPLIED BY 1.5 FOR:
• MEMBERS WITH TIES (SUCH AS WALLS, SLAB, FOOTINGS, ETC.) WITH LONGITUDINAL REBAR WITH "CLEAR COVER" LESS THAN "Db" OR WITH "CLEAR SPACING" LESS THAN "Db"
• MEMBERS WITHOUT TIES (SUCH AS WALLS, SLAB, FOOTINGS, ETC.) WITH LONGITUDINAL REBAR WITH "CLEAR SPACING" LESS THAN 2 x "Db"
SCHEDULED VALUES OF "Lsc" SHALL BE MULTIPLIED BY 1.33 WHEN OCCURRING AT WALLS

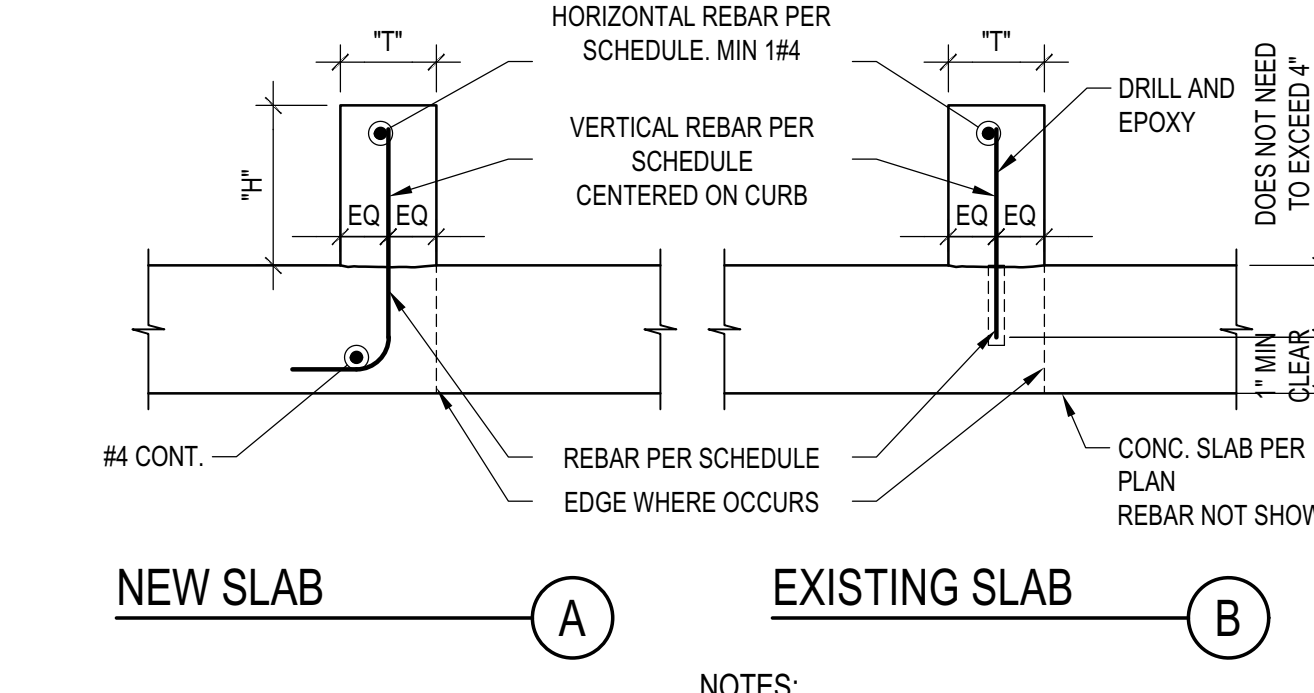
3. HEADED DEFORMED BARS SHALL BE PERMITTED IF ALL FOLLOWING CONDITIONS ARE MET (SEE INSET DETAIL):
• PROVIDE HRC555 HEADED DEFORMED BAR (RESEARCH REPORT ER 177) OR APPROVED EQUIVALENT
• SIDE COVER IS AT LEAST 2xDb
• REBAR SPACING IS AT LEAST 4xDb

4. WHERE REBAR OF DIFFERENT SIZE ARE LAP SPICED, FOLLOWING SHALL APPLY:
A. LAP SPLICE SHALL BE THE GREATER OF L_d OF LARGER BAR AND L_{st} OF SMALLER BAR (TENSION)
B. LAP SPLICE SHALL BE THE GREATER OF L_{dc} OF LARGER BAR AND L_{sc} OF SMALLER BAR (COMPRESSION)
C. TENSION SHALL BE ASSUMED UNLESS NOTED OTHERWISE ELSEWHERE IN THIS SET.

5. FOR LAP OF BUNDLED REBAR CONTACT E.O.R.

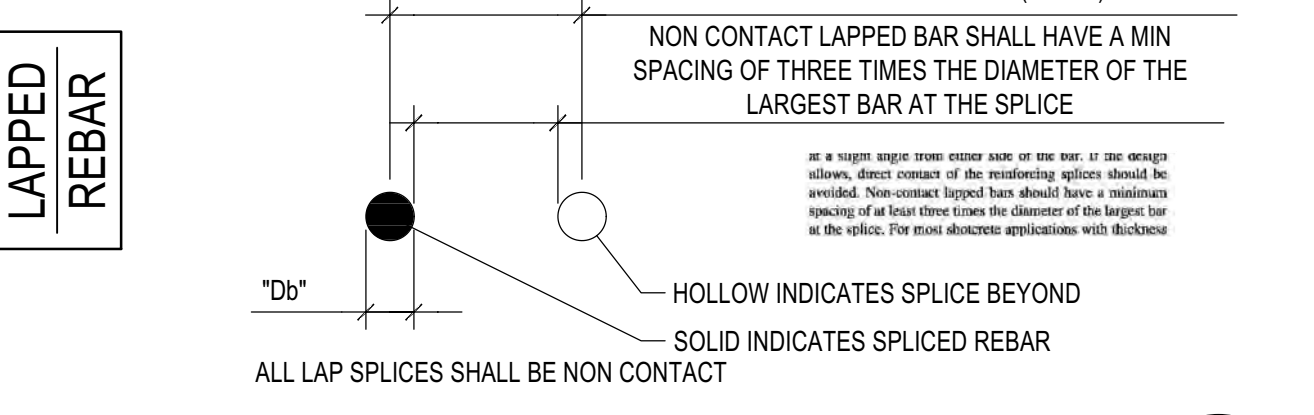
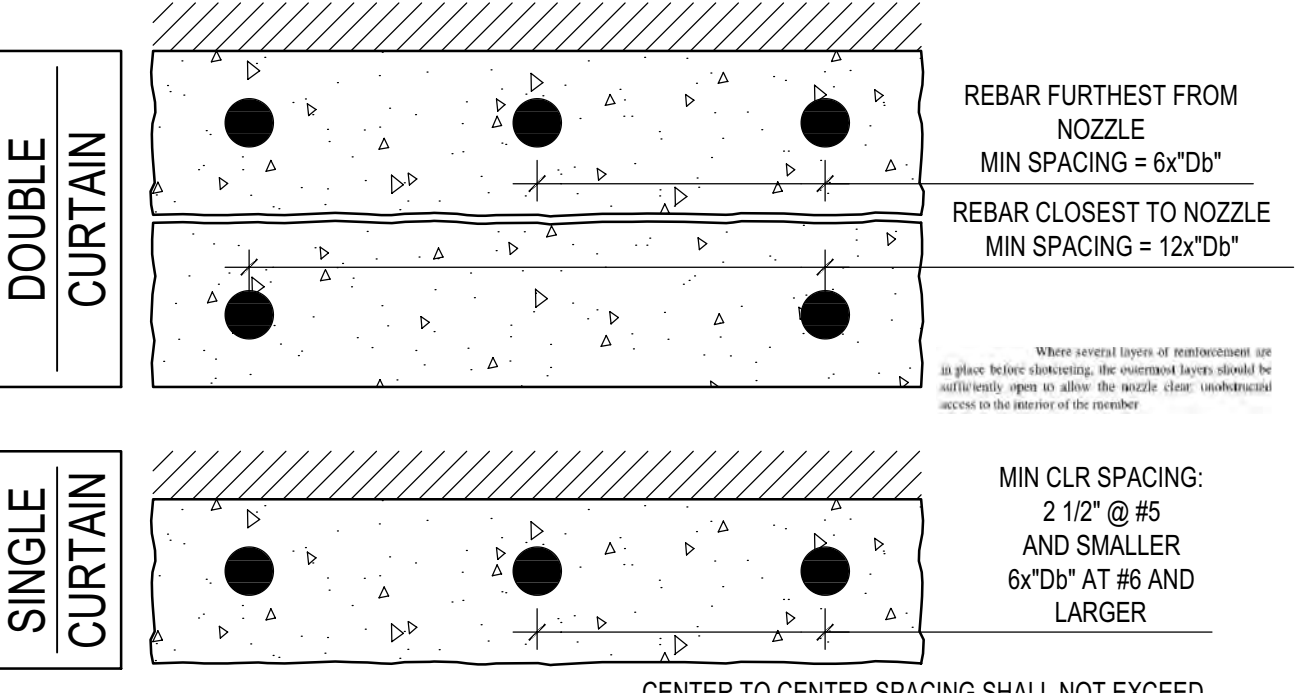
6. LAP SPLICE FOR #14 AND #18 ARE NOT ALLOWED. PROVIDE MECHANICAL OR WELDED SPLICES DEVELOPING 1.25F_y FOR THESE SPLICES. SUBMIT SELECTED SPLICE SYSTEM TO E.O.R. FOR APPROVAL.

7. REDUCED CLASS B LAP SPLICE SHALL APPLY AT COLUMNS AND SHEAR WALL BOUNDARY MEMBERS WHERE SPECIFICALLY IDENTIFIED ON DRAWINGS

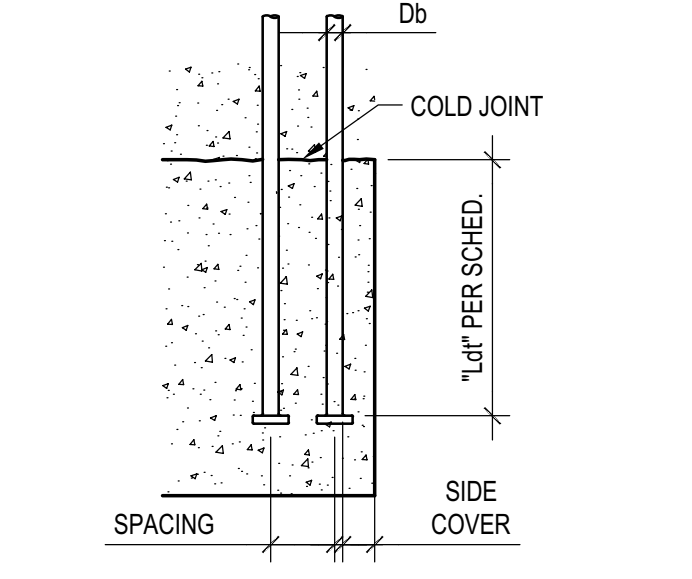


CURB SIZE AND REIN. SCHEDULE				
"H"	"T"	VERT.	HOR.	
H≤6"	4"×5S8"	#3 @ 18" O.C.	NA	
6"<H≤8"	6"×5S8"	#3 @ 18" O.C.	NA	
8"<H≤18"	6"×5S8"	#4 @ 18" O.C.	#4 @ 12" O.C.	

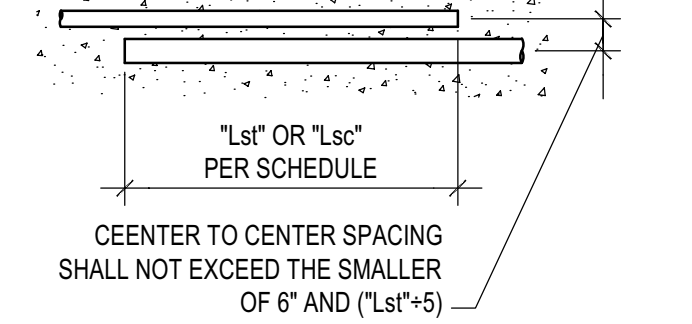
CONCRETE CURB DETAIL
SCALE: N.T.S.



MIN BAR SPACING IN SHOTCRETE
SCALE: N.T.S.

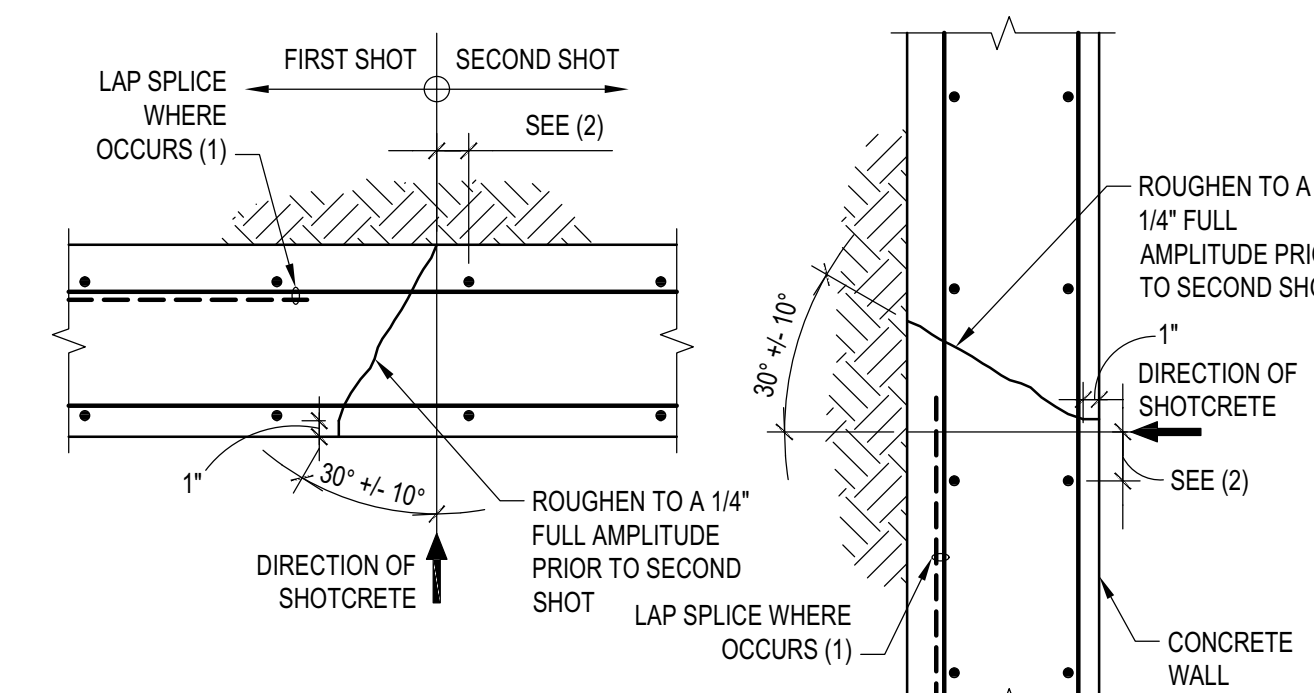


DEVELOPMENT OF HEADED BAR "Ldt" (C)



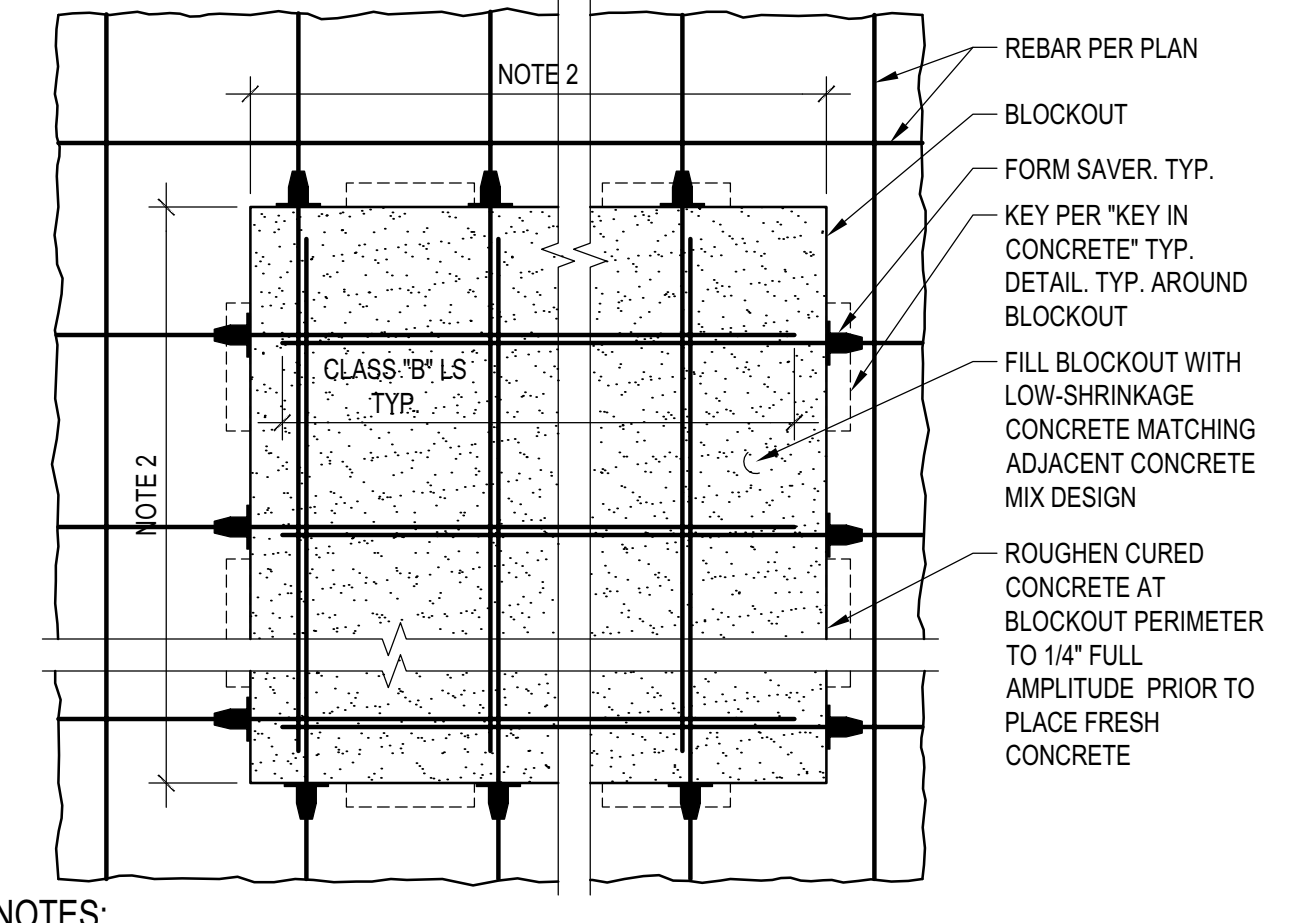
TENSION & COMPR. LAP SPLICE "Lst" & "Lsc" (D)

DEVELOPMENT AND SPLICE OF REBAR IN CONCRETE
SCALE: N.T.S.



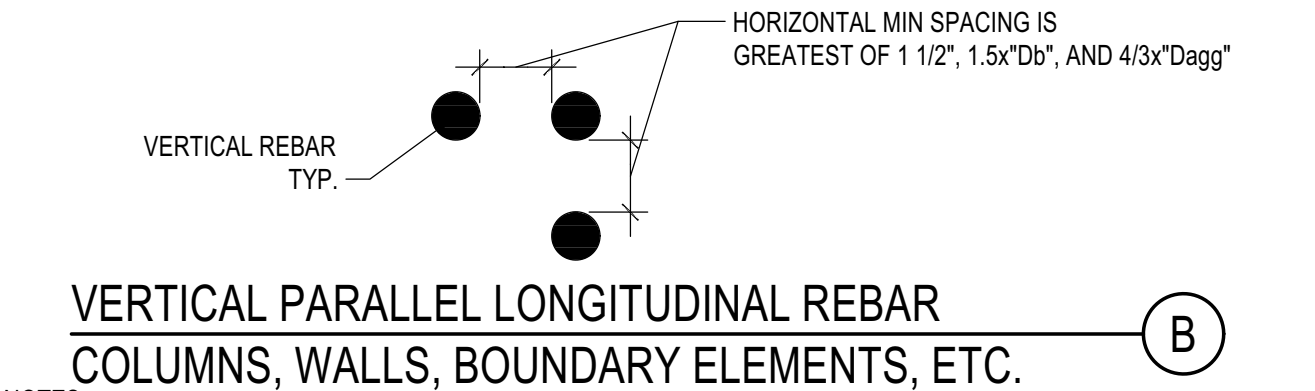
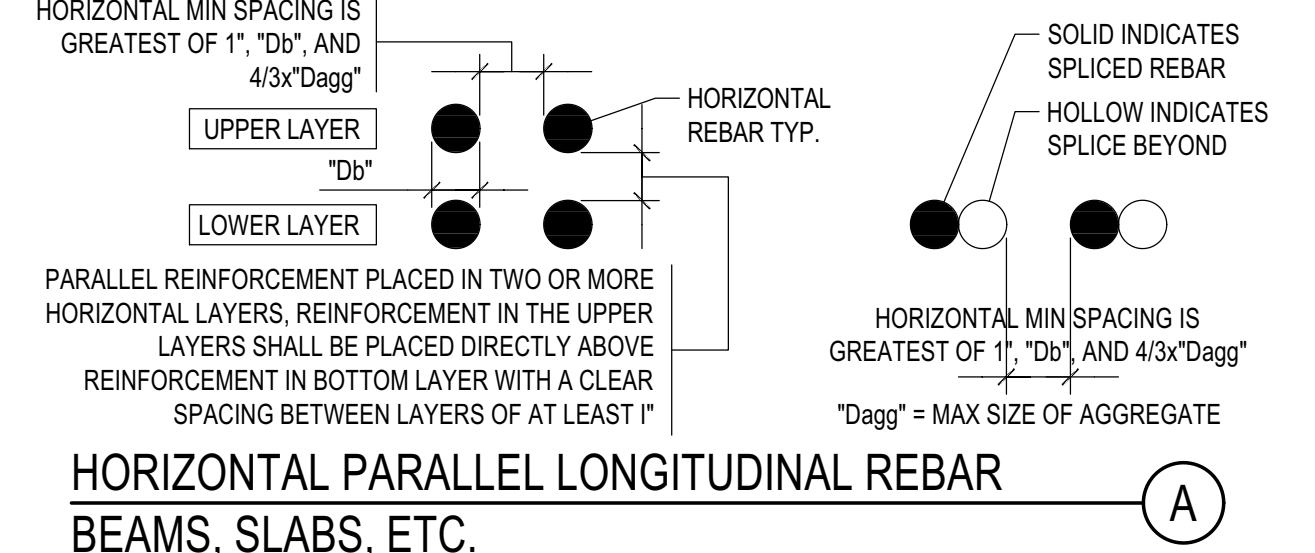
NOTES:
1. CONSTRUCTION JOINTS SHALL NOT BE PLACED ACROSS LAPPING REBAR
2. REBAR PARALLEL TO JOINT SHALL BE A MIN OF 2" AWAY FROM JOINT
3. INCLUDE VERTICAL CONSTRUCTION JOINT LOCATIONS AS PART OF SHOP DRAWINGS

SHOTCRETE WALL - CONSTRUCTION JOINT
SCALE: N.T.S.



NOTES:
1. PROVIDE BLOCKOUTS WHERE NOTED ON PLANS OR OBTAIN APPROVAL IN WRITING FROM SEOR.
2. UNLESS SPECIFIED ELSEWHERE IN THE DRAWING SET, SIZE OF BLOCKOUTS SHALL BE THE LEAST REQUIRED FOR CONSTRUCTION REQUIREMENTS AND DEVELOPMENT BAR LENGTH.
3. AT GC DISCRETION AND AS COST SAVING SOLUTION, FORMSAVERS MAY BE OMITTED IF REBAR ARE CONTINUOUS THRU BLOCKOUT

GENERIC BLOCKOUT
SCALE: N.T.S.



NOTES:
1. THIS DETAIL APPLIES TO CAST IN PLACE CONCRETE. FOR SHOTCRETE SEE MIN BAR SPACING IN SHOTCRETE.
2. "Dagg" INDICATES MAXIMUM NOMINAL SIZE OF COURSE AGGREGATE

MIN BAR SPACING IN CIP CONC.
SCALE: N.T.S.

TYPE OF STANDARD HOOK	STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR				STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS			
	BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION (text)	TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION (text)	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	6d		90°	#3 THRU #5	4d	GREATER OF 6d AND 3"	90°
	#9 THRU #11	8d	12d	90°	#6 THRU #8	6d	12d	90°
	#14 AND #18	10d		90°				
135° HOOK	NA				#3 THRU #5	4d	GREATER OF 6d AND 3"	135°
	#6 THRU #8	6d		135°				
180° HOOK	#3 THRU #8	6d		180°	#3 THRU #5	4d	GREATER OF 6d AND 3"	180°
	#9 THRU #11	8d	GREATER OF 4d AND 2 1/2"	180°	#6 THRU #8	6d	GREATER OF 4d AND 2 1/2"	180°
	#14 AND #18	10d		180°				

STANDARD HOOKS
SCALE: N.T.S.

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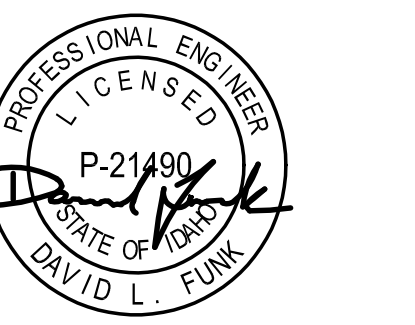
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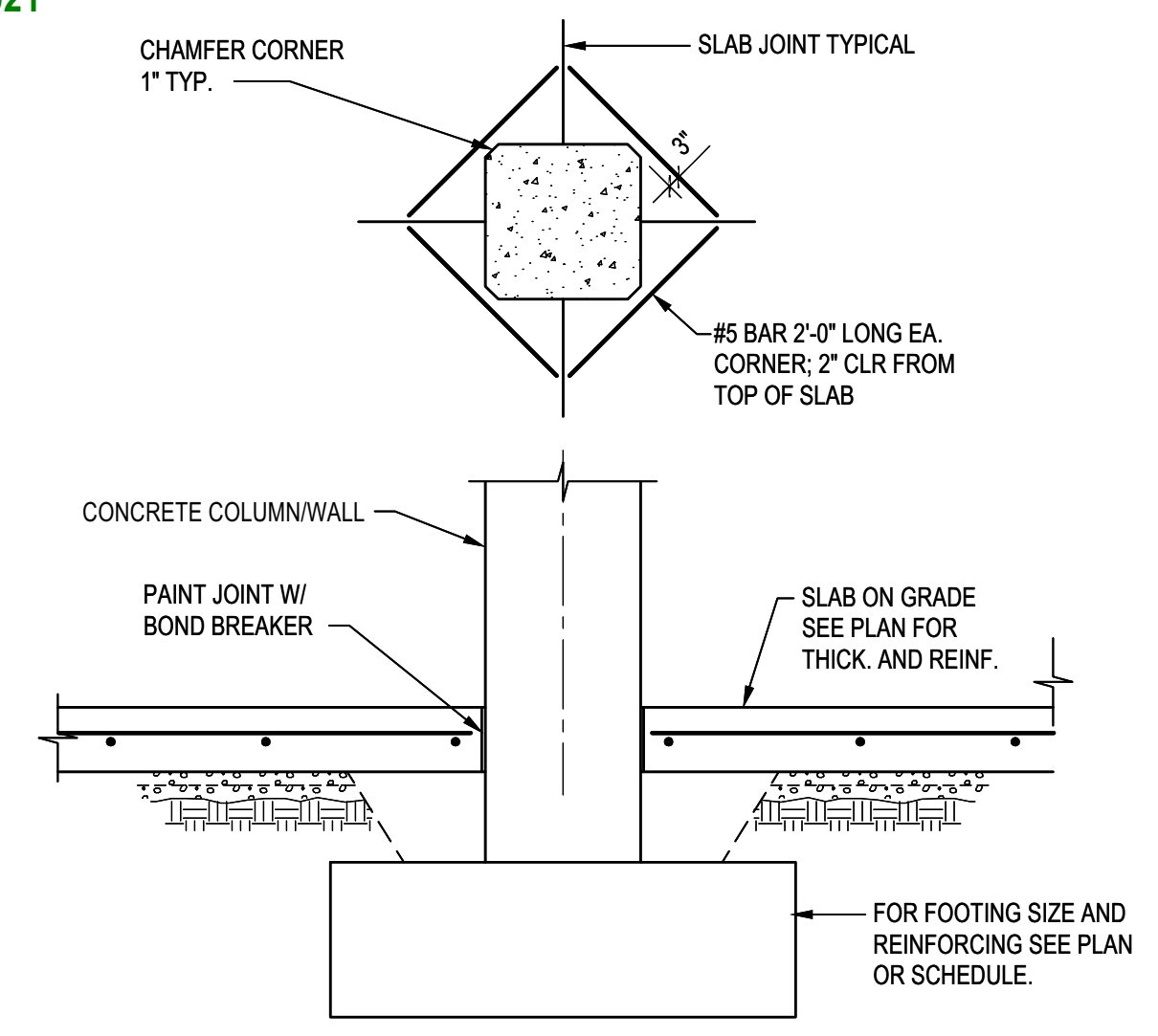
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PC SUBMITTAL ISSUE

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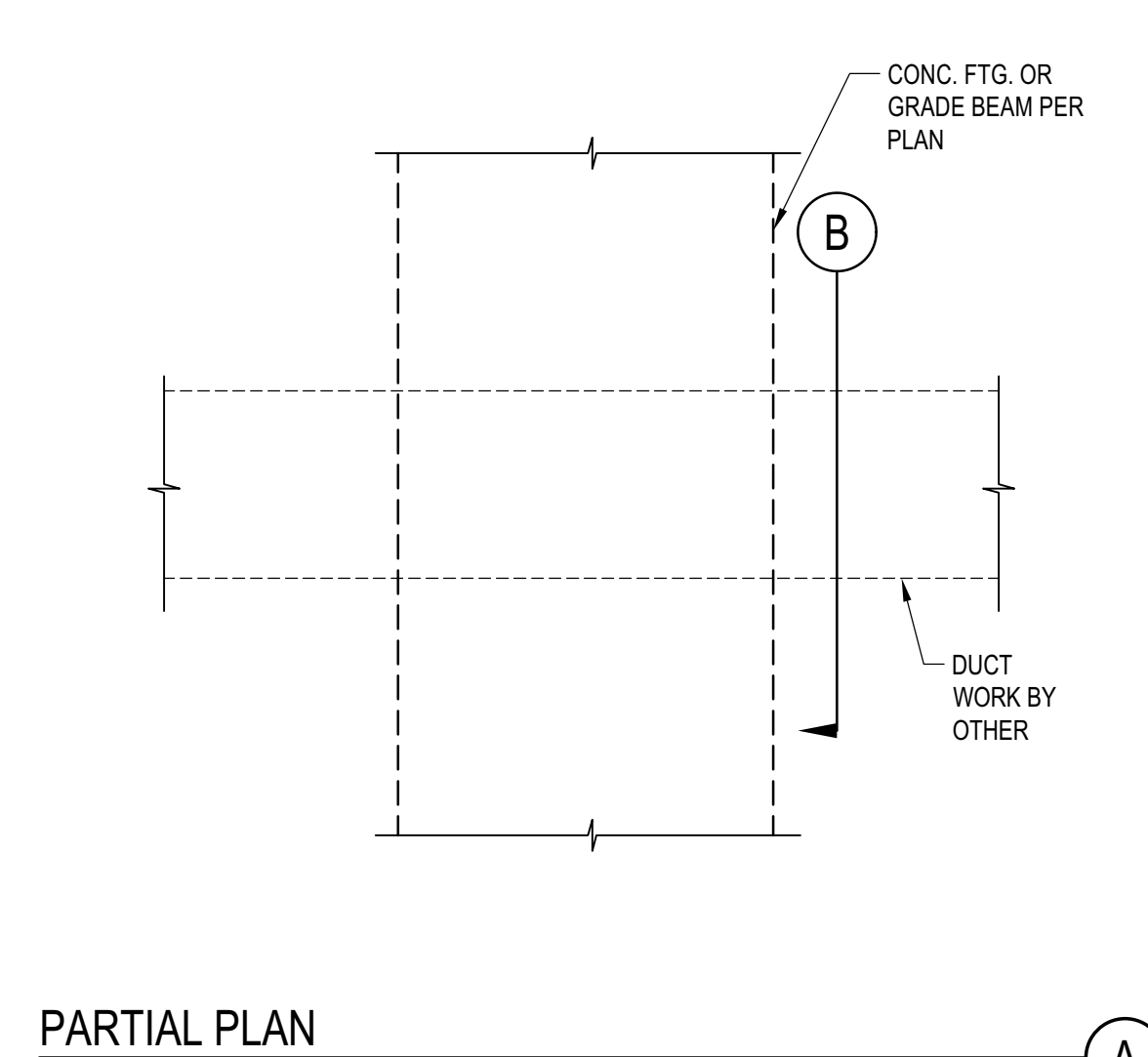
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#2201

DRAWING TITLE:
TYPICAL DETAILS - CONCRETE

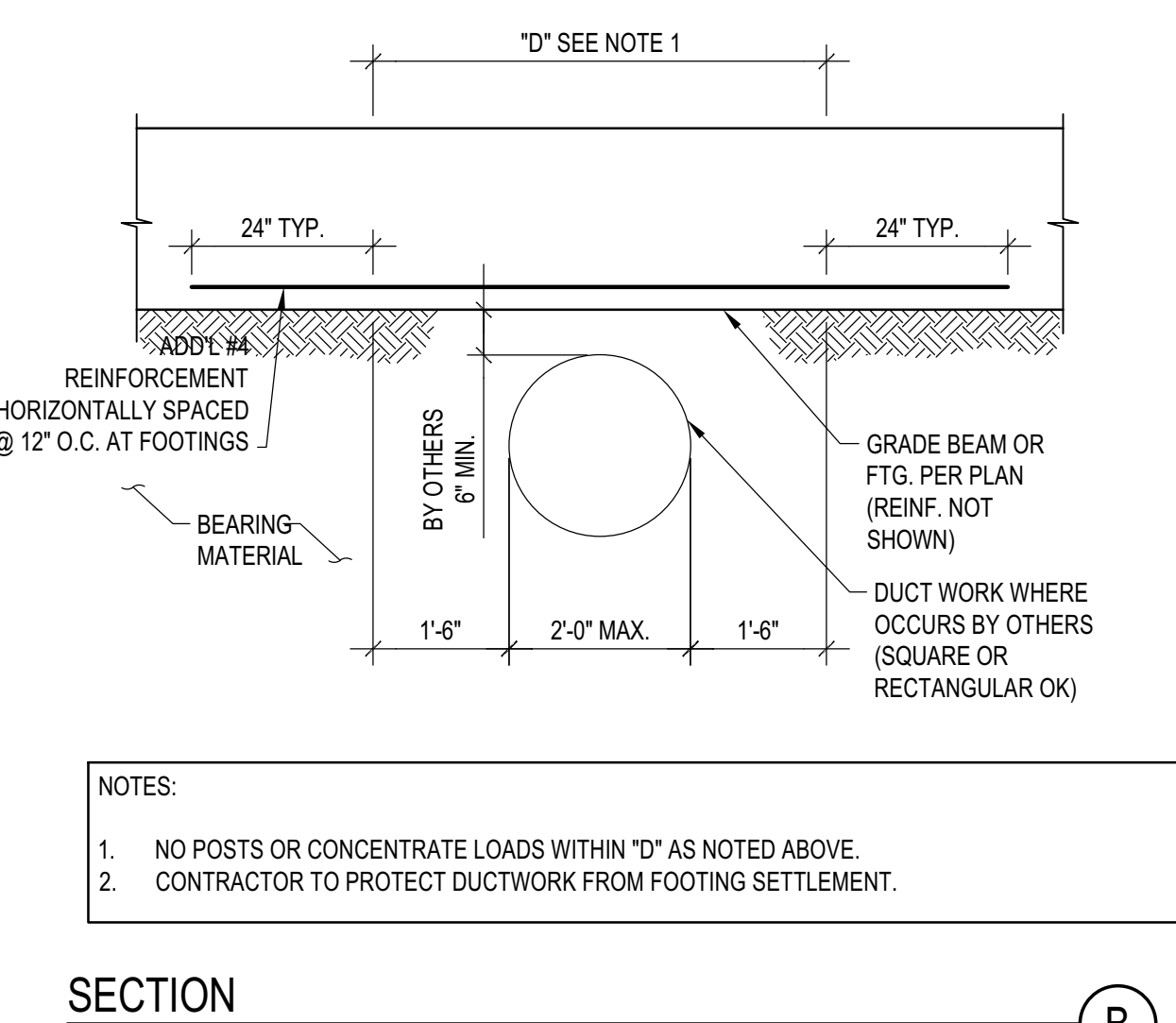
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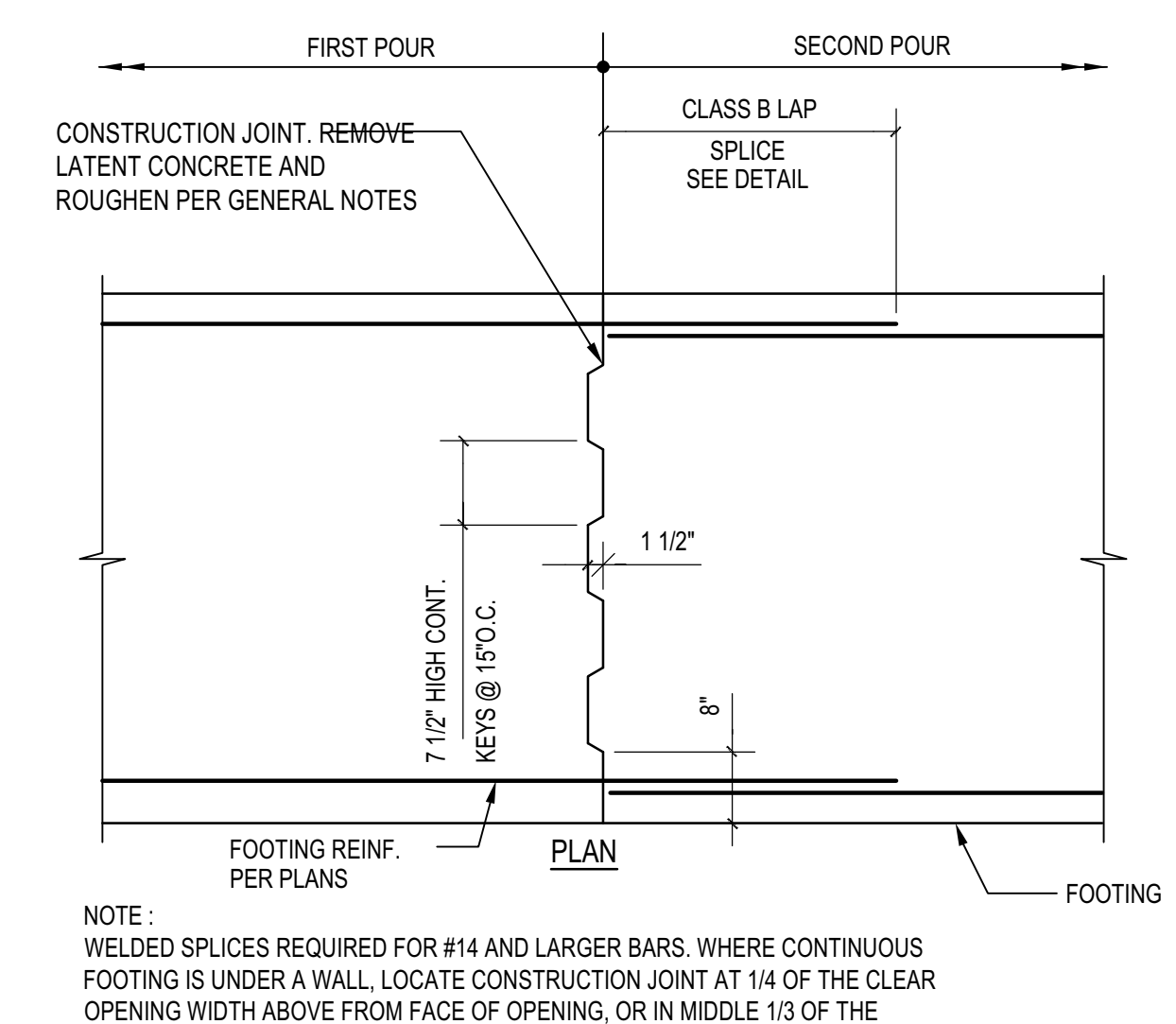
S.O.G. @ CONCRETE COLUMN
 SCALE: N.T.S.



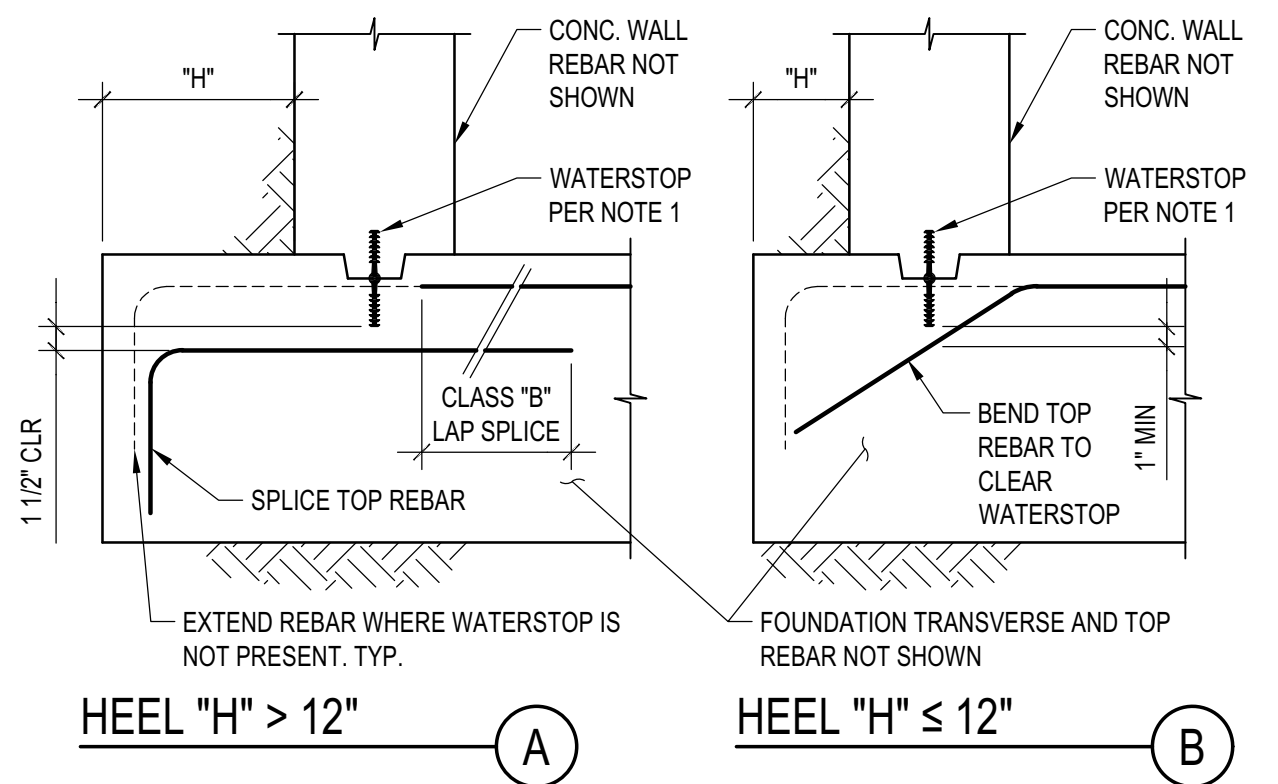
TYP. DUCT BELOW FOOTING OR GRADE BEAM
 SCALE: N.T.S.



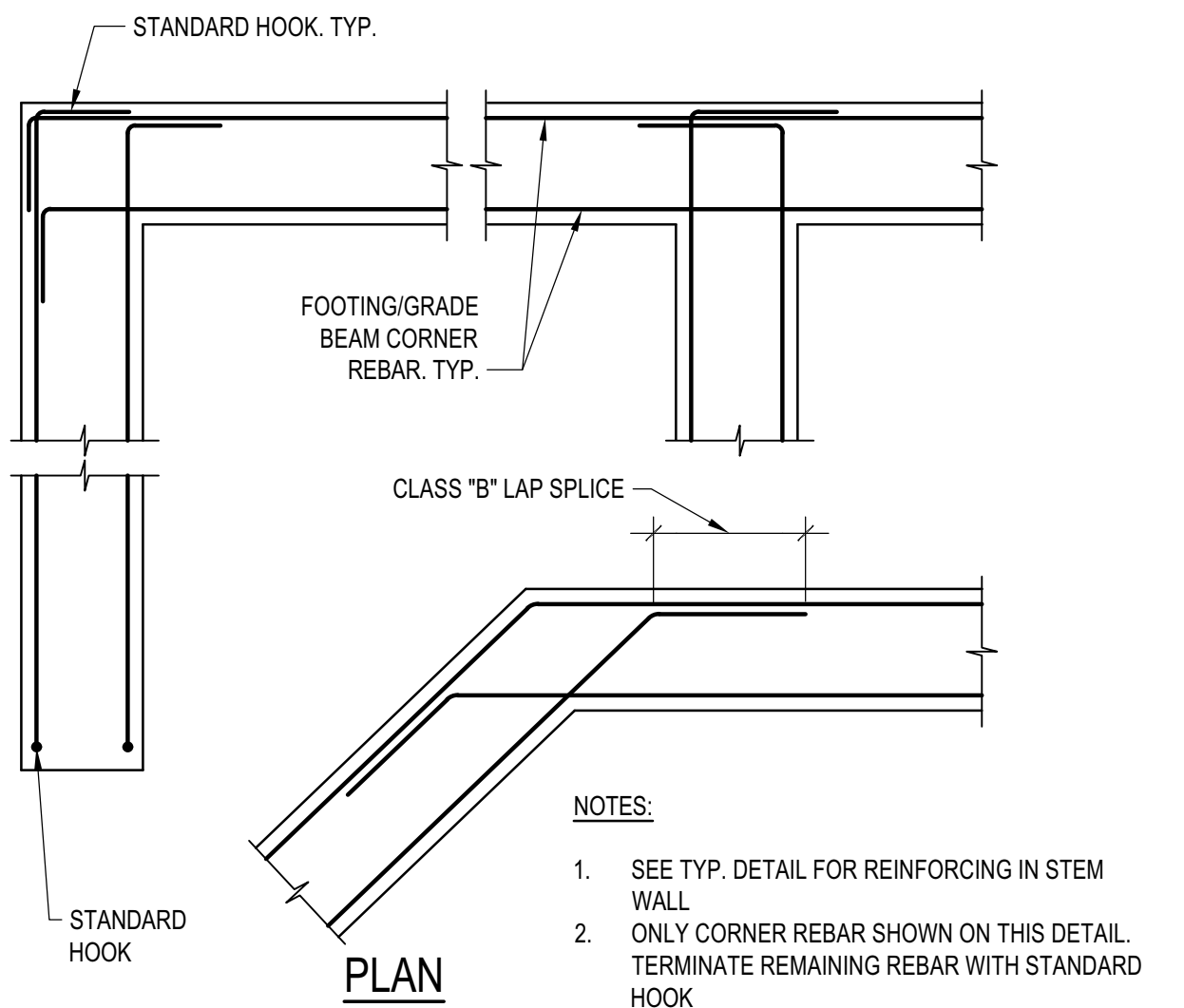
CONT. FTG. CONSTRUCTION JOINT
 SCALE: N.T.S.



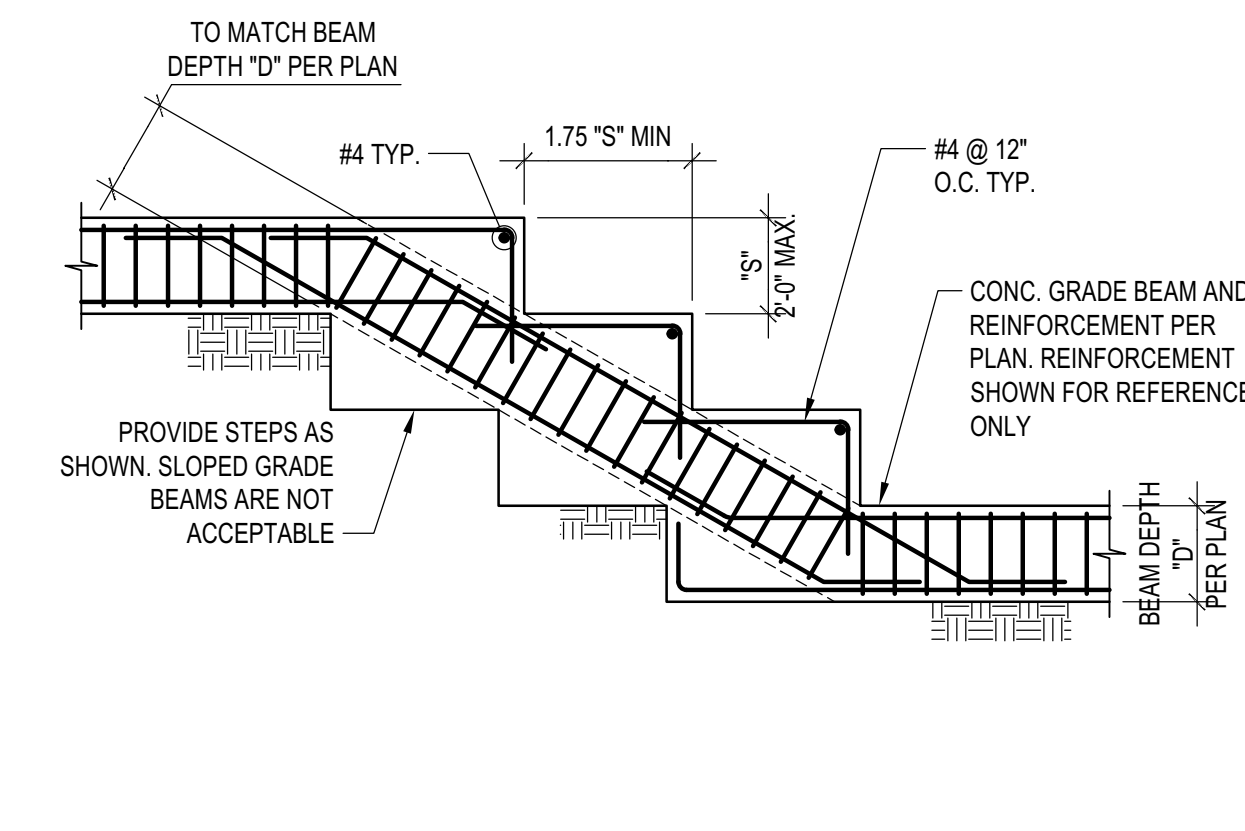
CONT. FTG. CONSTRUCTION JOINT
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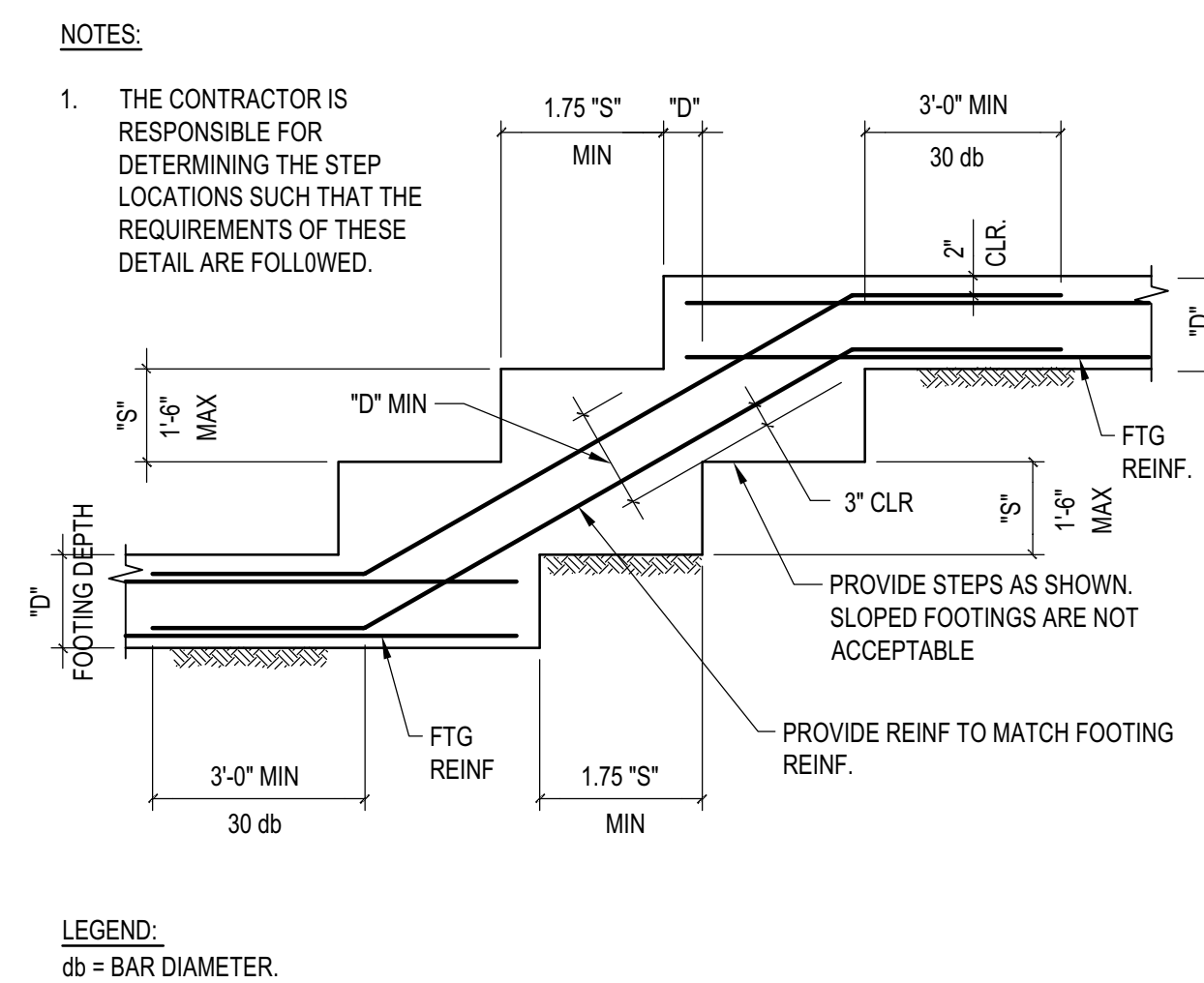
REBAR DETAIL AT WATERSTOP
 SCALE: N.T.S.



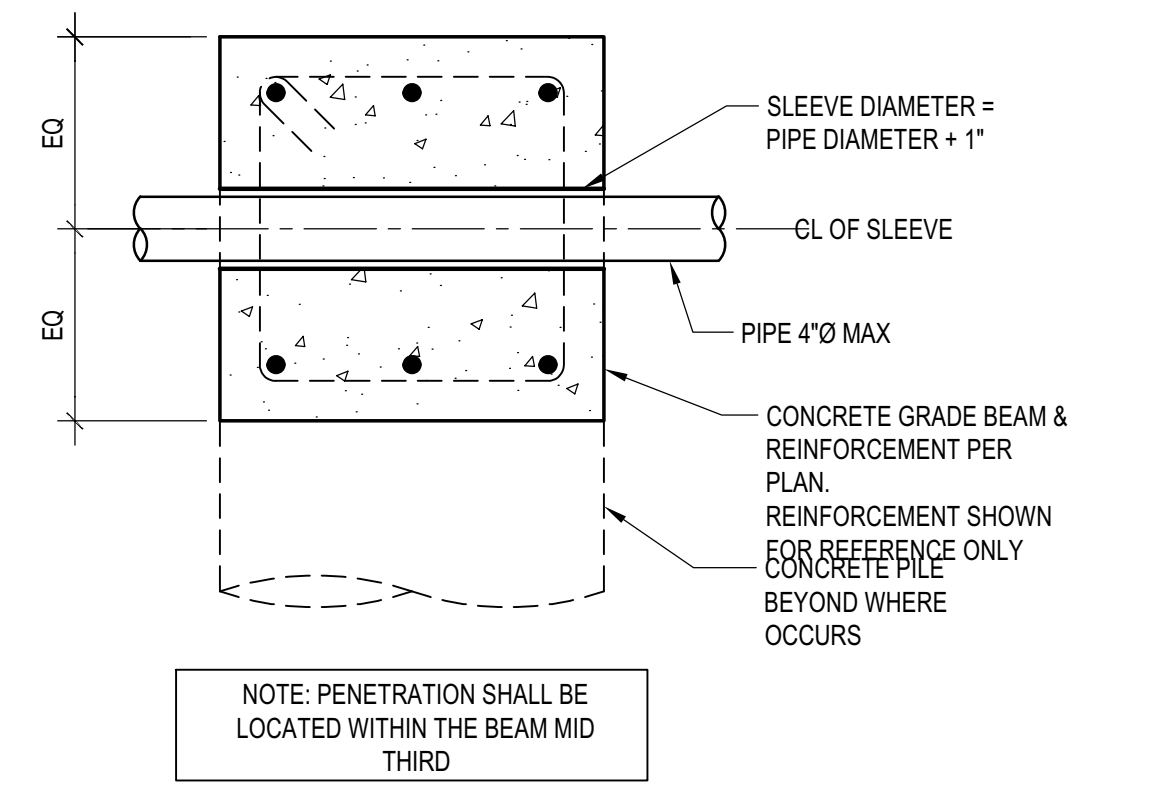
FOOTING AND GRADE BEAM REINFORCEMENT @ CORNERS
 SCALE: N.T.S.



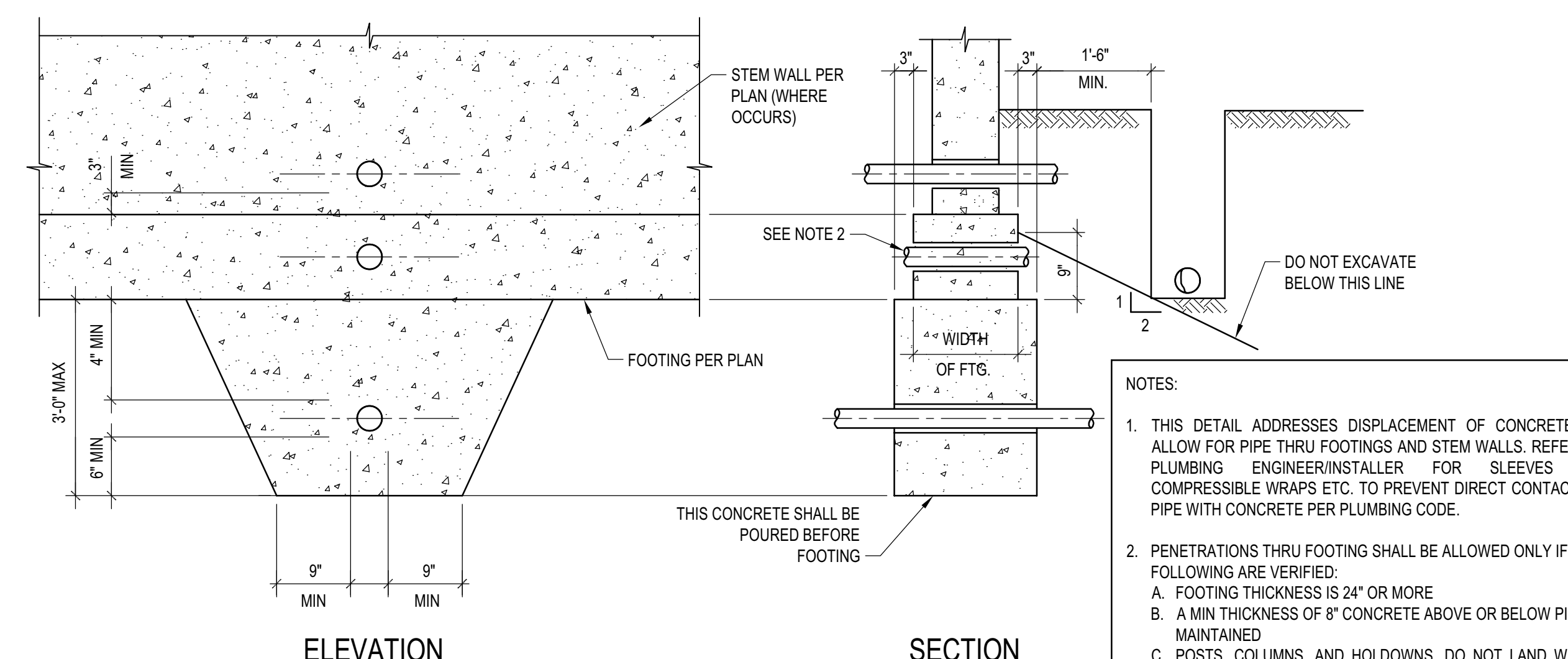
STEPPED GRADE BEAM DETAIL
 SCALE: N.T.S.



TYP. STEPPED FOOTING DETAIL
 SCALE: N.T.S.



TYP. PIPE THRU GRADE BEAM
 SCALE: N.T.S.



TYP. PIPE THRU FOUNDATION DETAIL
 SCALE: N.T.S.

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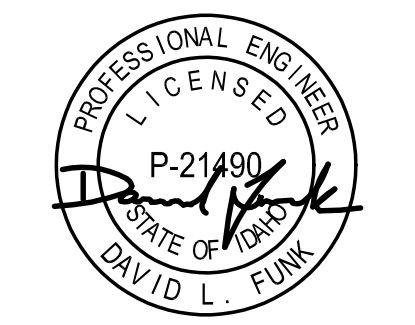
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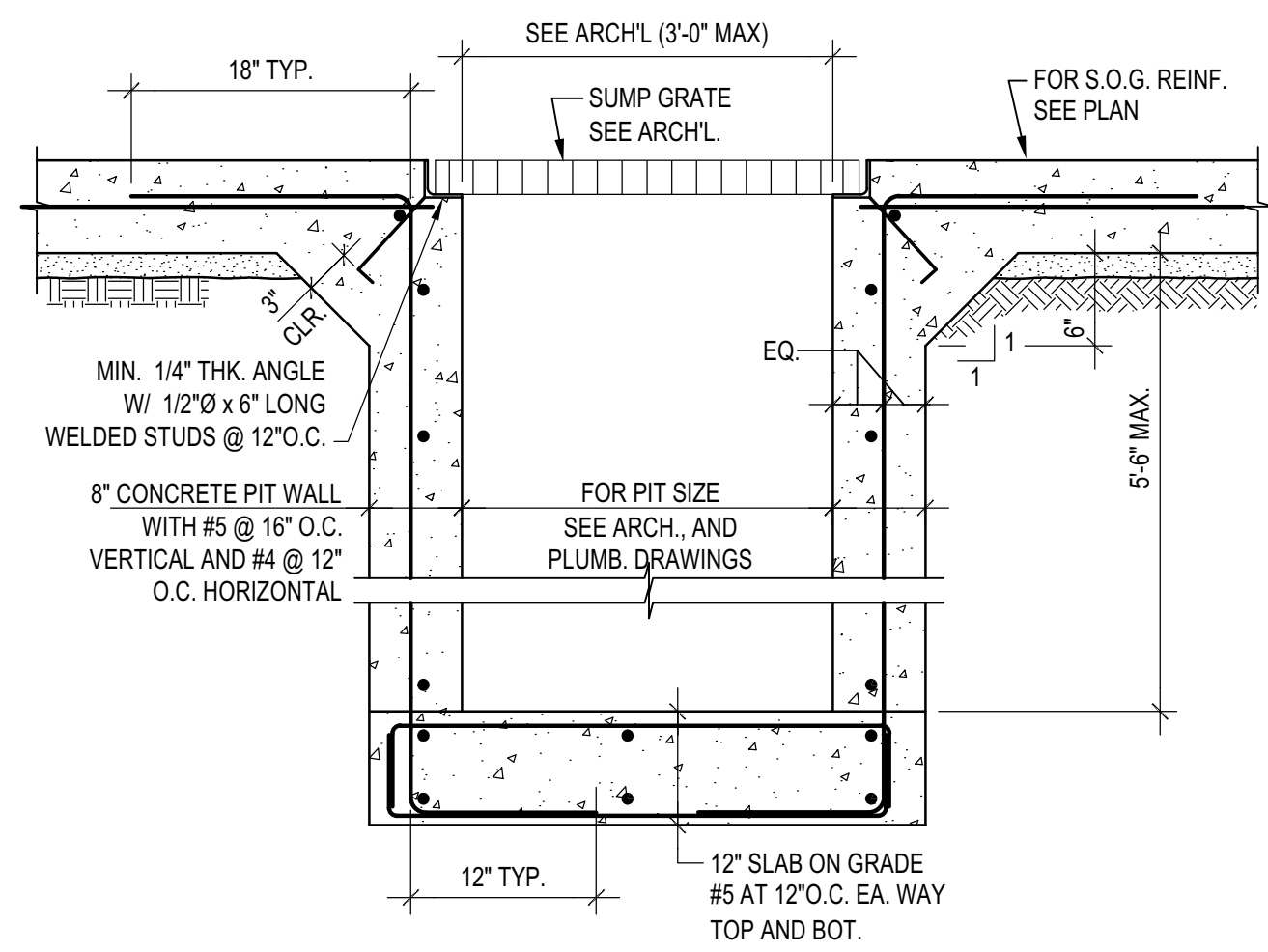
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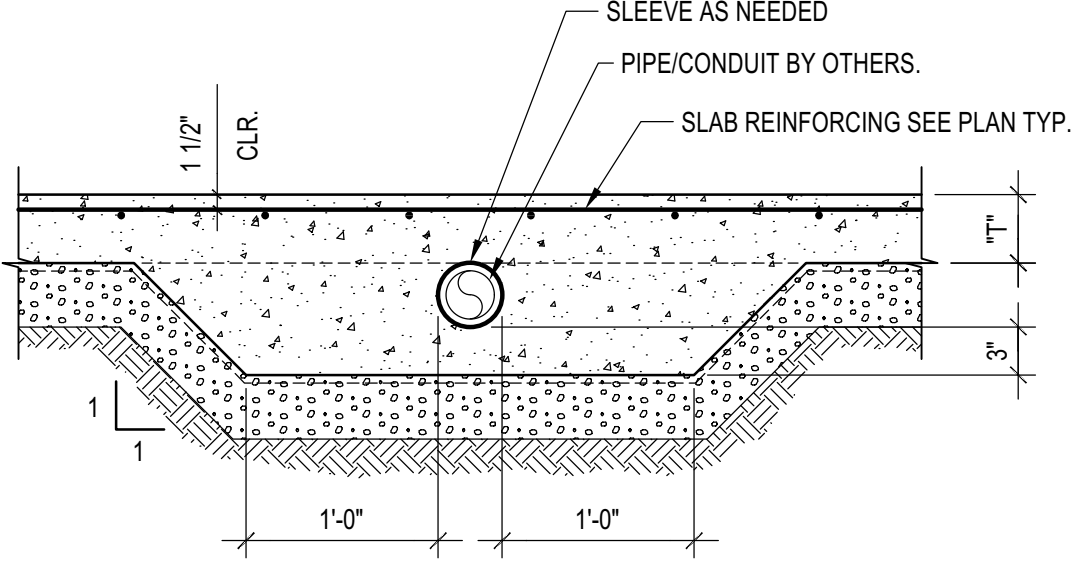
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DRAWING TITLE:
TYPICAL DETAILS - CONCRETE

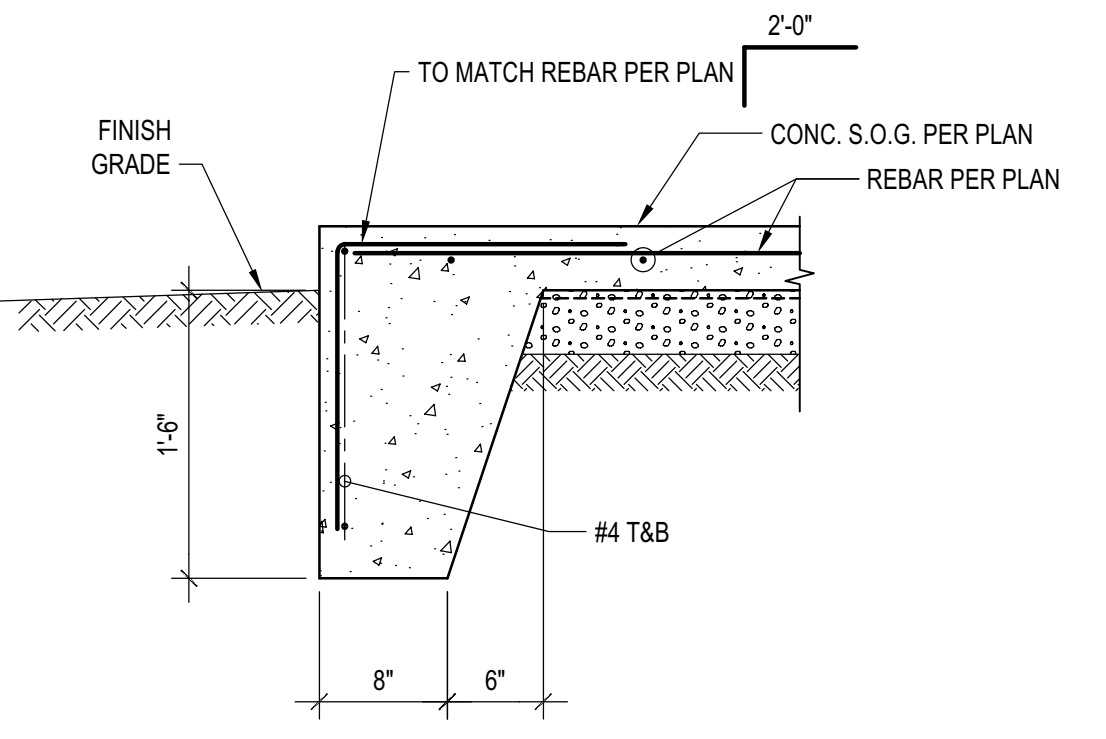
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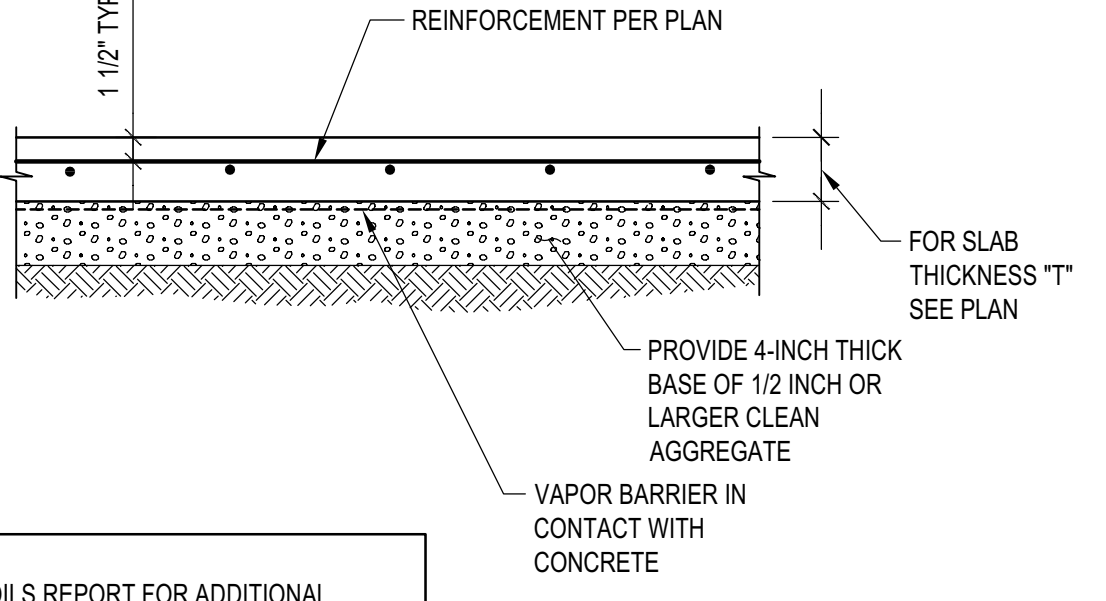
TYP. SUMP PUMP PIT
 SCALE: N.T.S.



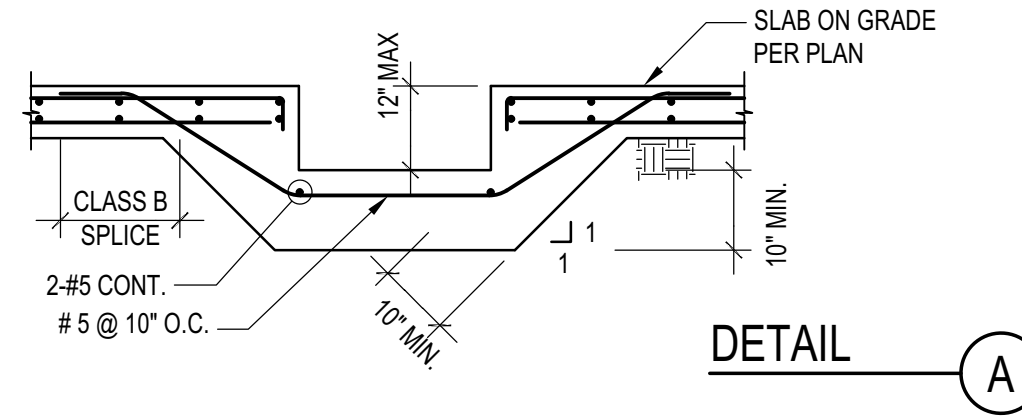
TYP. PIPE THRU SLAB ON GRADE
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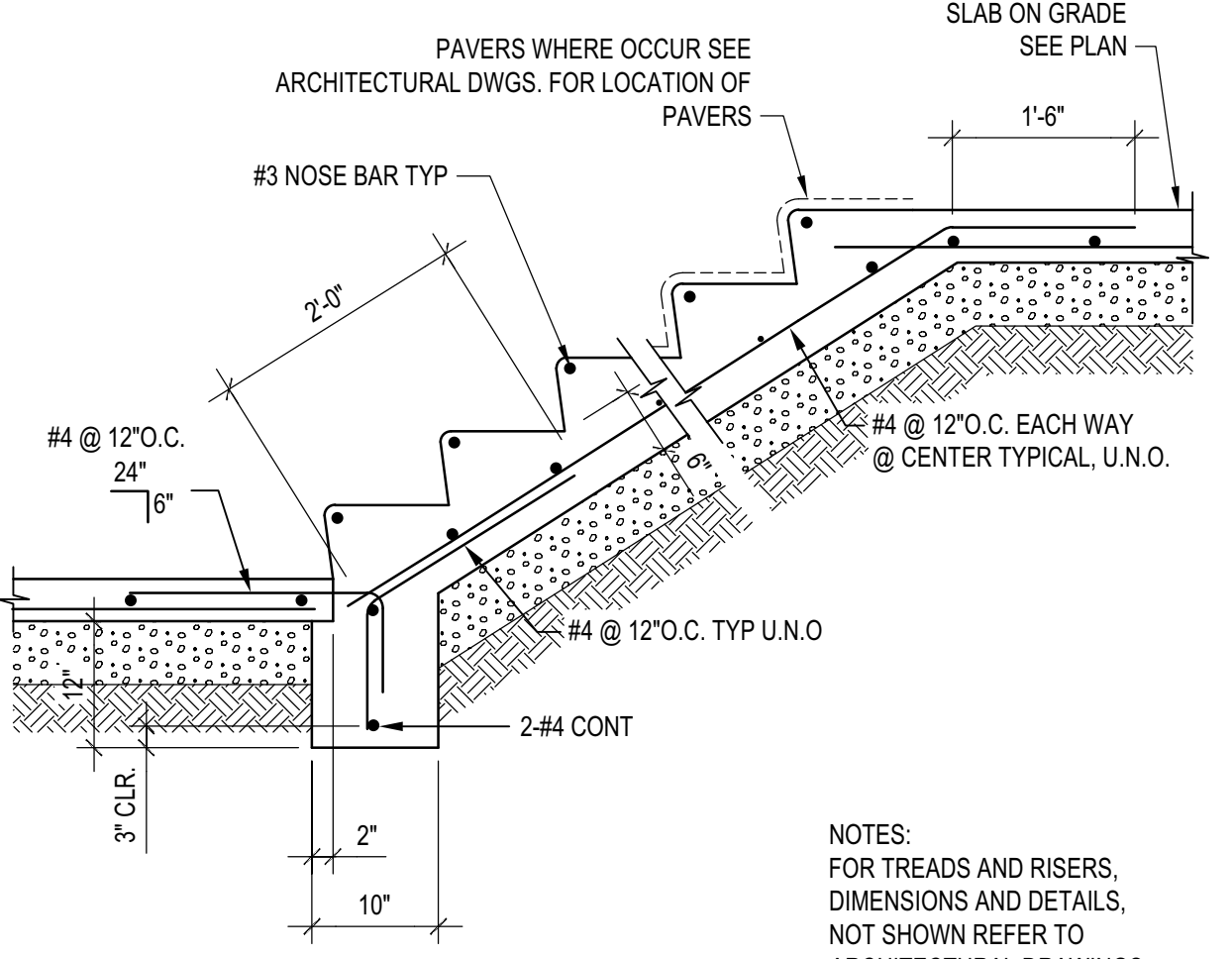
SLAB ON GRADE EDGE DETAIL
 SCALE: N.T.S.



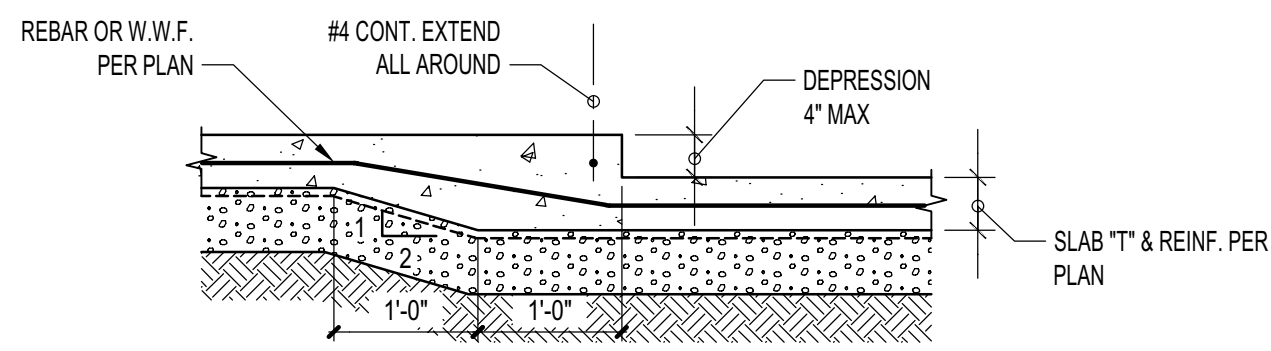
TYPICAL SLAB ON GRADE
 SCALE: N.T.S.



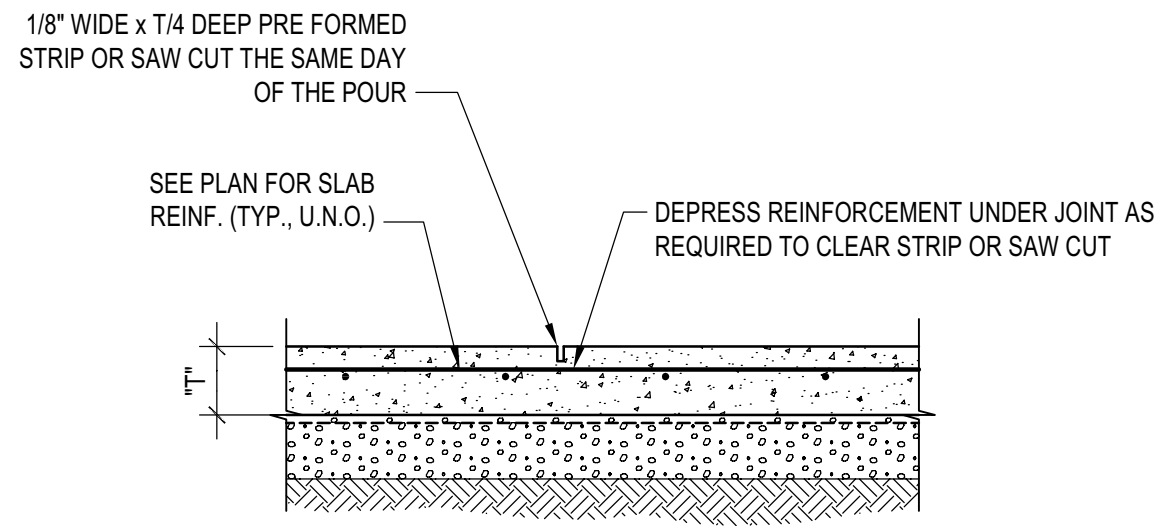
TRENCH DRAIN DETAIL
 SCALE: N.T.S.



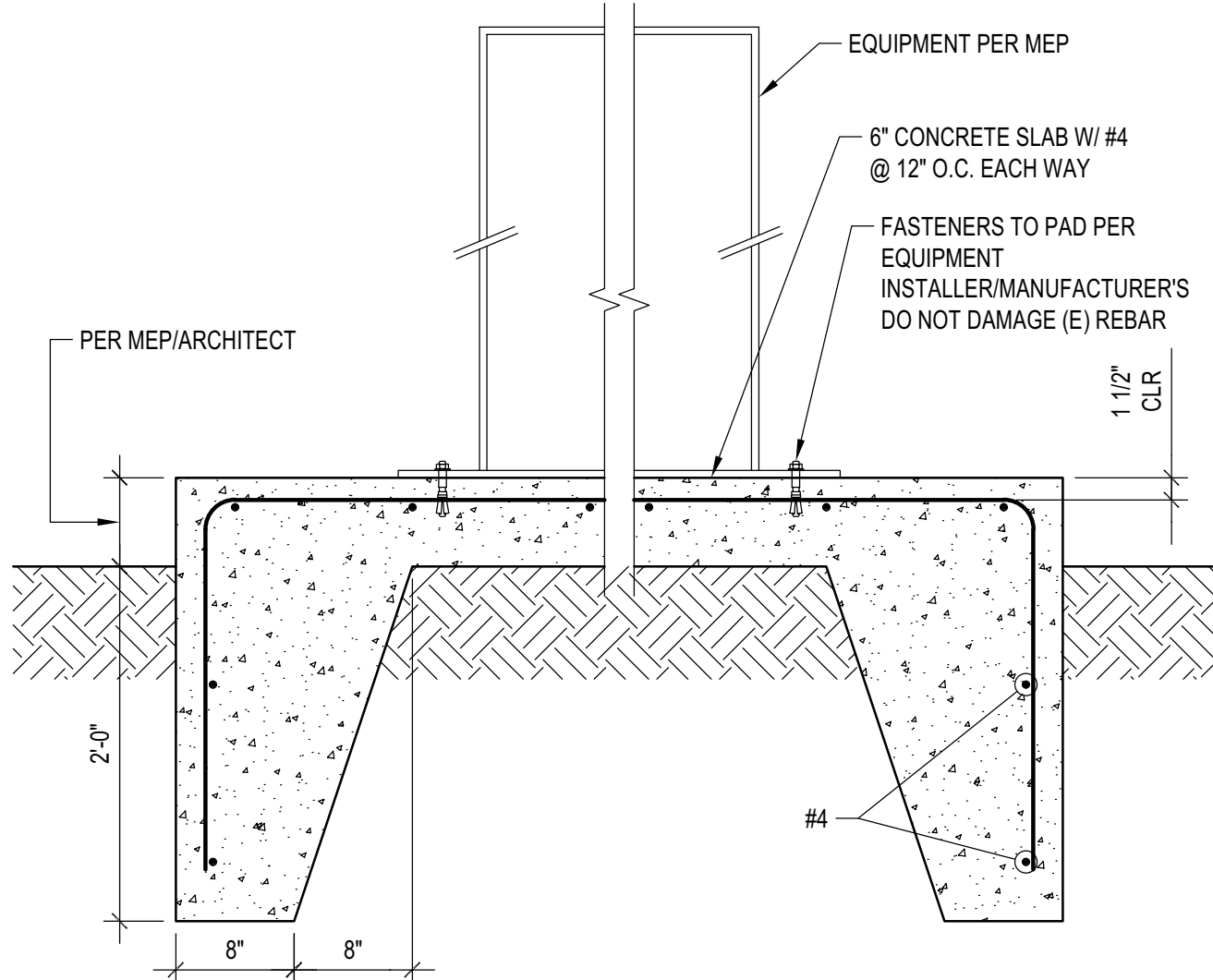
STAIR ON GRADE DETAIL
 SCALE: N.T.S.



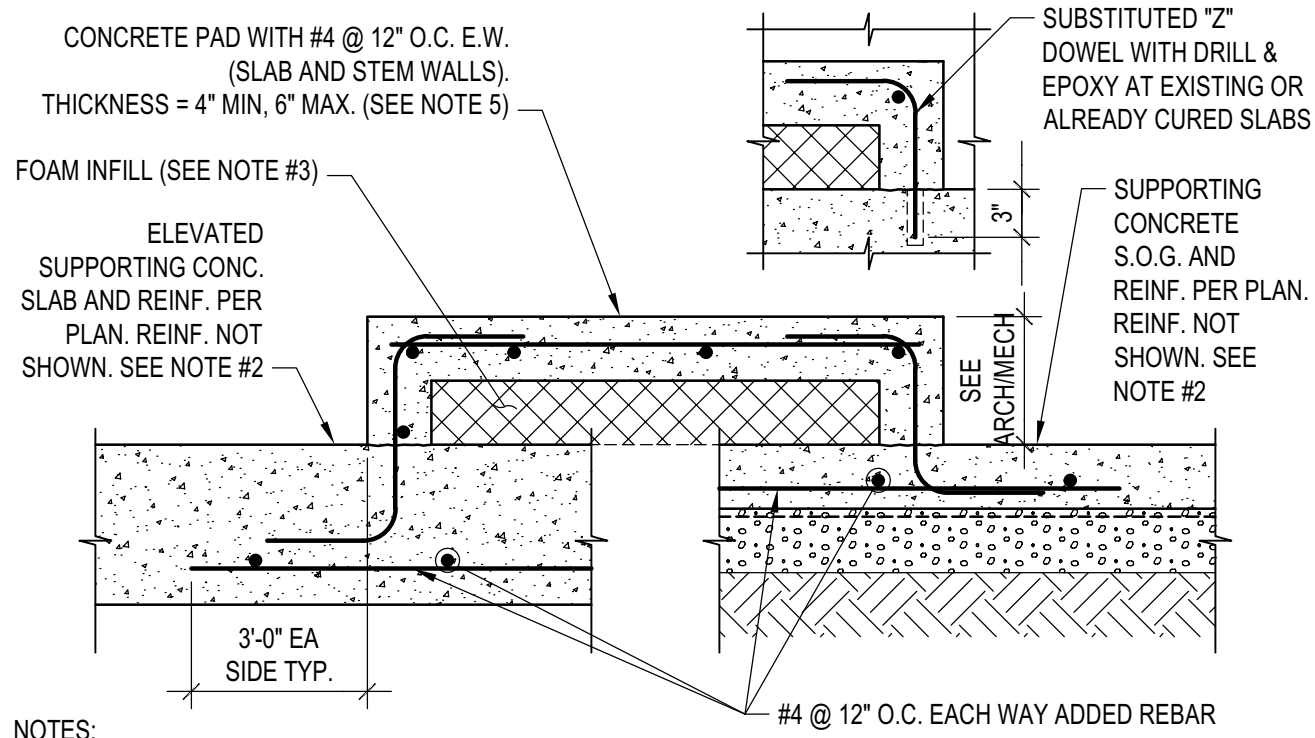
DEPRESSION <=4"



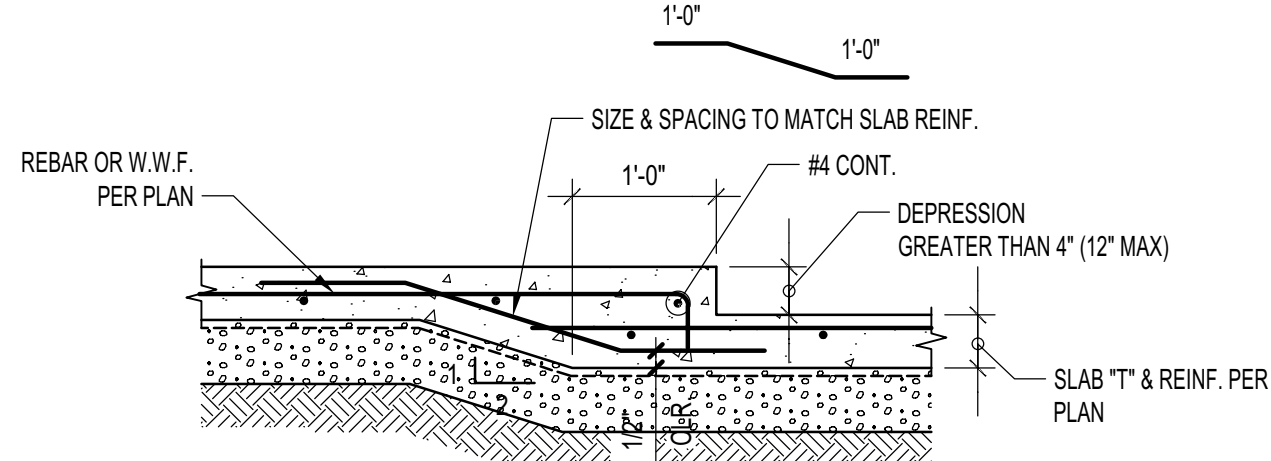
CONTROL JOINT (WHERE CONTINUOUS POUR IS USED)



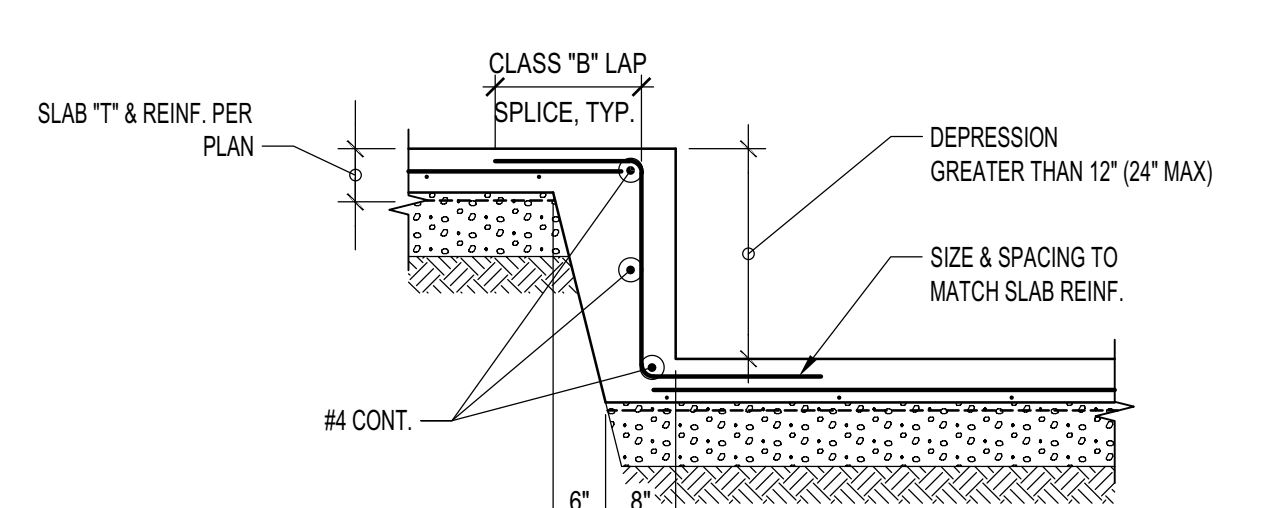
EQUIPMENT CONC. PAD ON GRADE
 SCALE: N.T.S.



MECH. PAD FOR LIGHT EQUIPMENT
 SCALE: N.T.S.

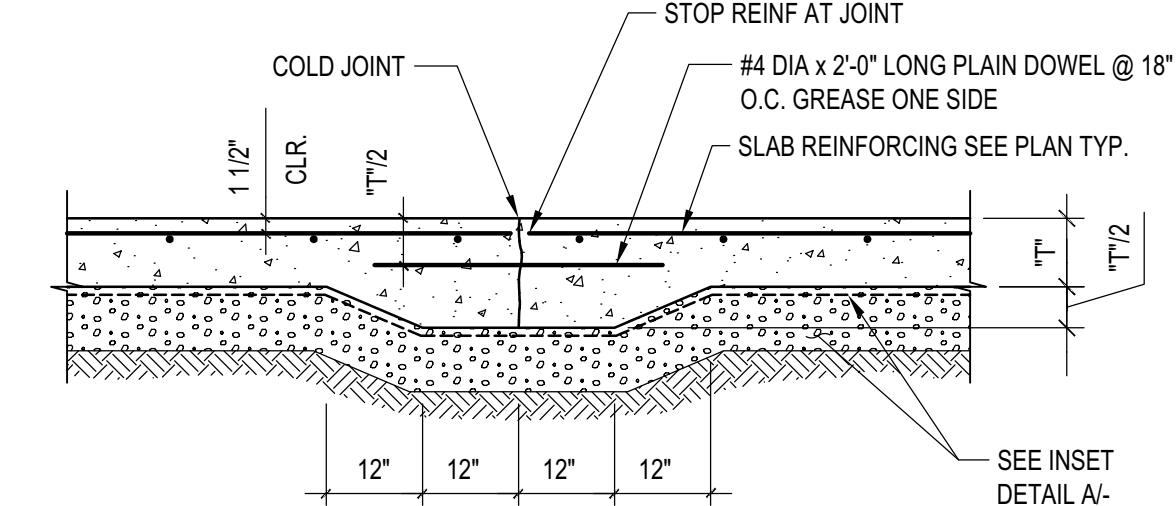


DEPRESSION >4" & <=12"



DEPRESSION >12" & <=24"

SLAB ON GRADE DEPRESSION
 SCALE: N.T.S.



TYPICAL CONSTRUCTION JOINT

- NOTES:**
- CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 20'-0" O.C. MAX. AND EVERY 400 SQUARE FEET.
 - IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
 - SEE PLAN FOR "T".

JOINTS AT SLAB ON GRADE
 SCALE: N.T.S.

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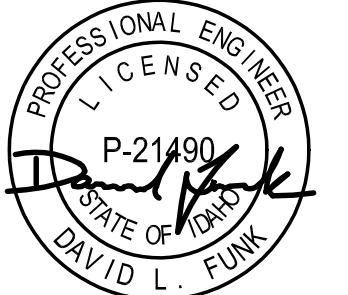
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 NO DATE ISSUE

PROJECT:
 BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
 #2201

DRAWING TITLE:
 TYPICAL DETAILS - CONCRETE

DRAWING NUMBER:
 S-013

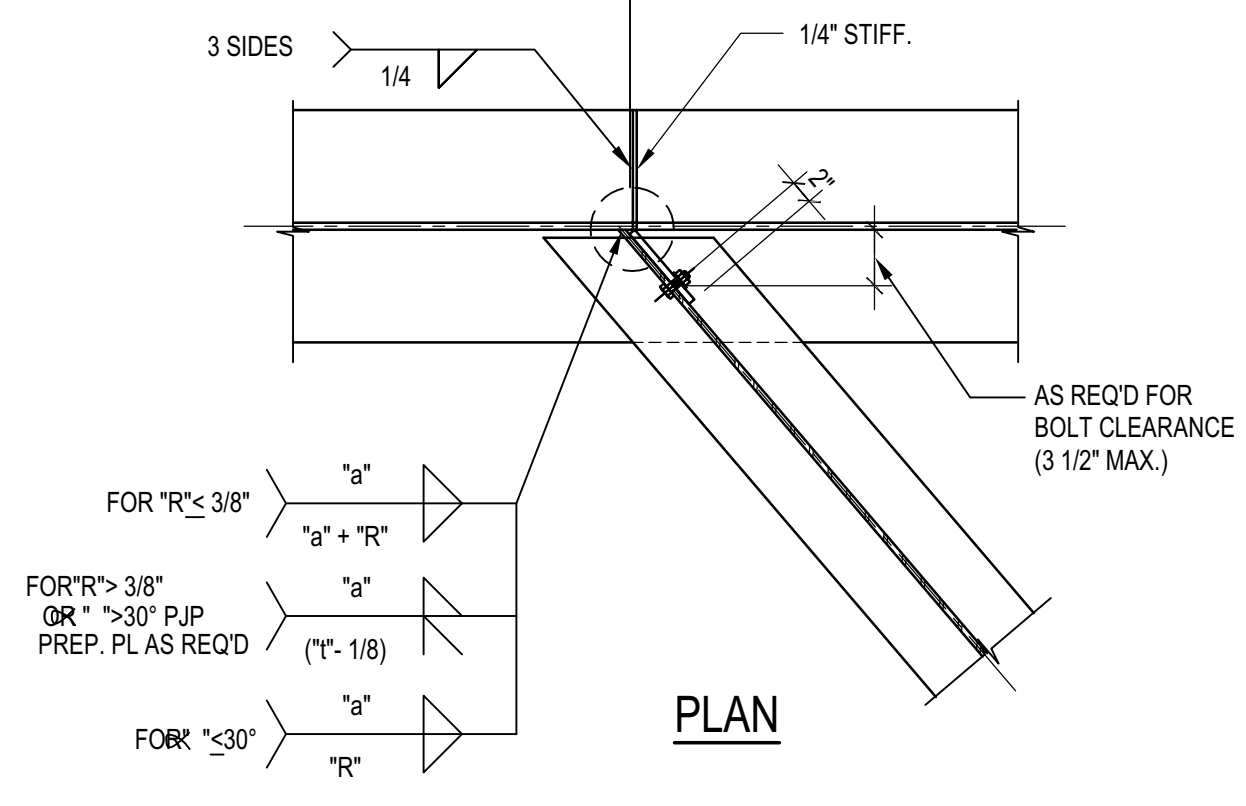




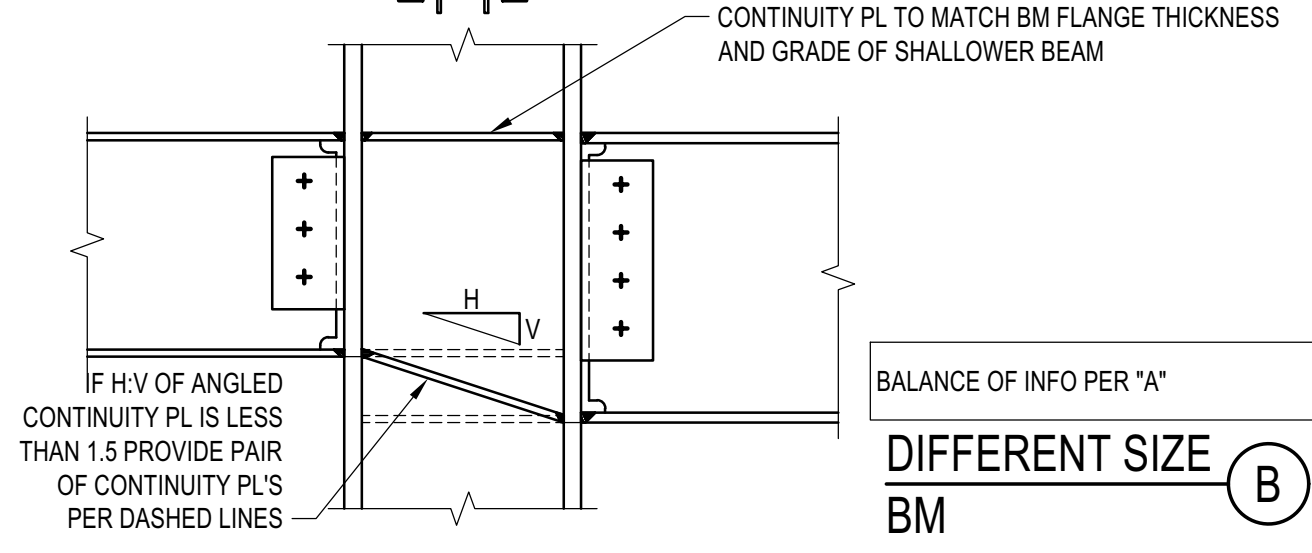
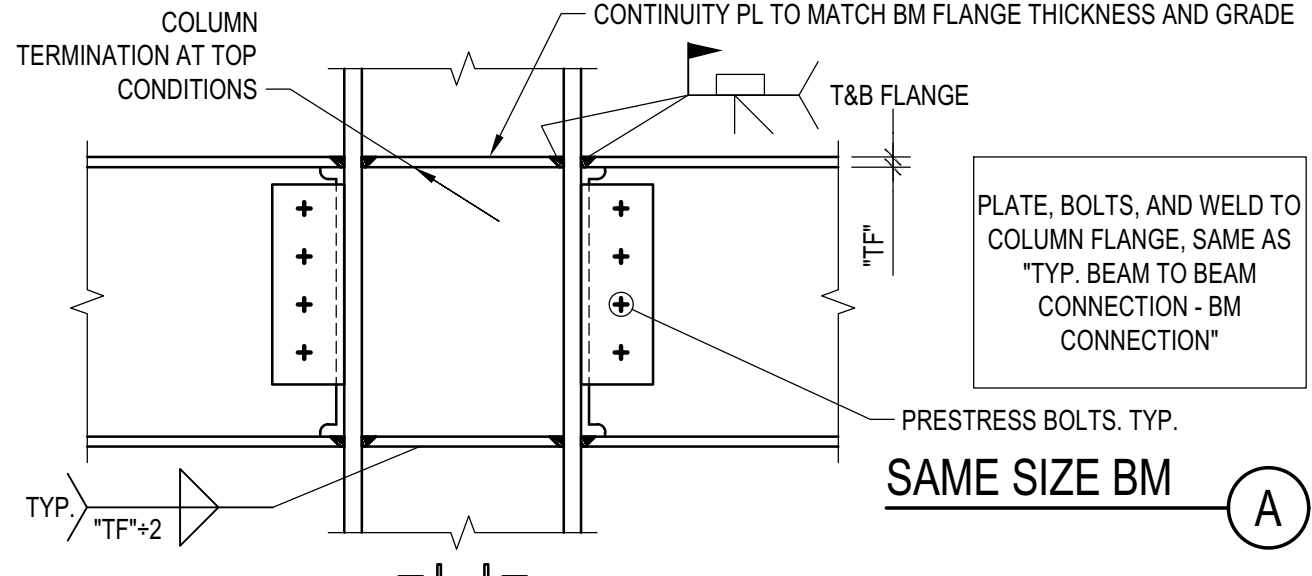
These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

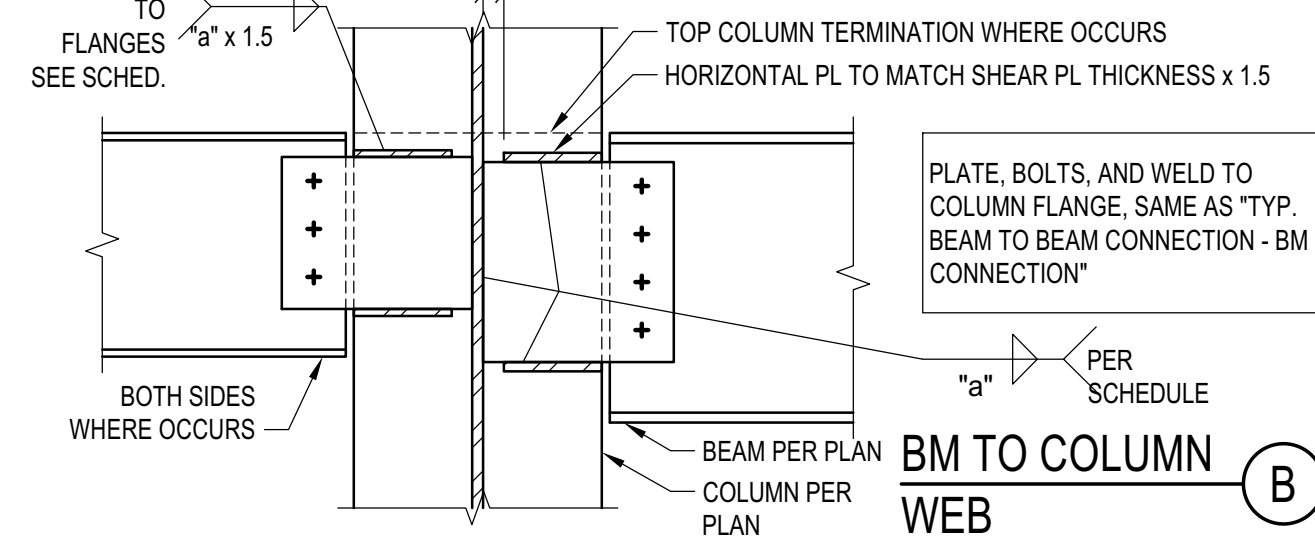
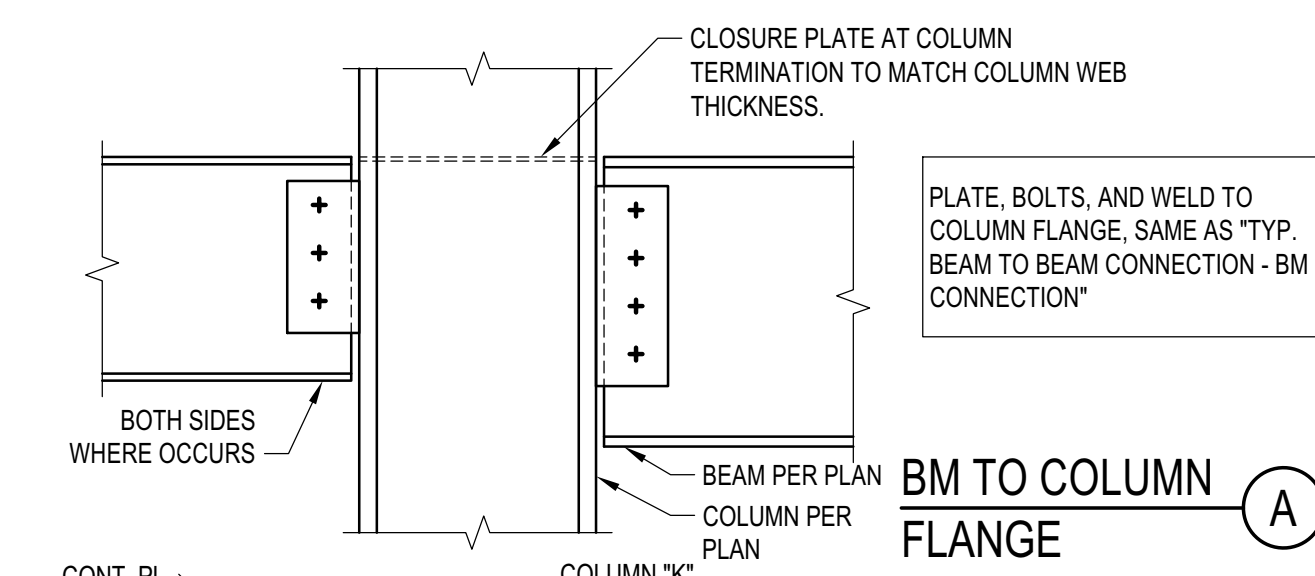
- NOTES:
- SEE TYP. BEAM TO BEAM CONNECTIONS FOR INFO. NOT SHOWN.
 - FOR "a" SEE BEAM CONN. SCHEDULE PER 1-



SKewed BEAM TO BEAM CONN.
SCALE: N.T.S.

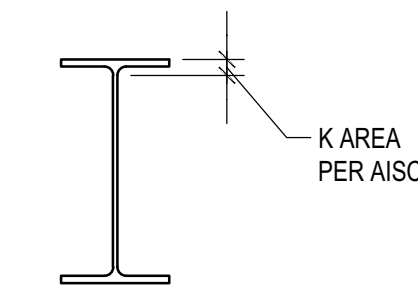


BM TO CLN FLANGE RIGID CONN.
SCALE: N.T.S.



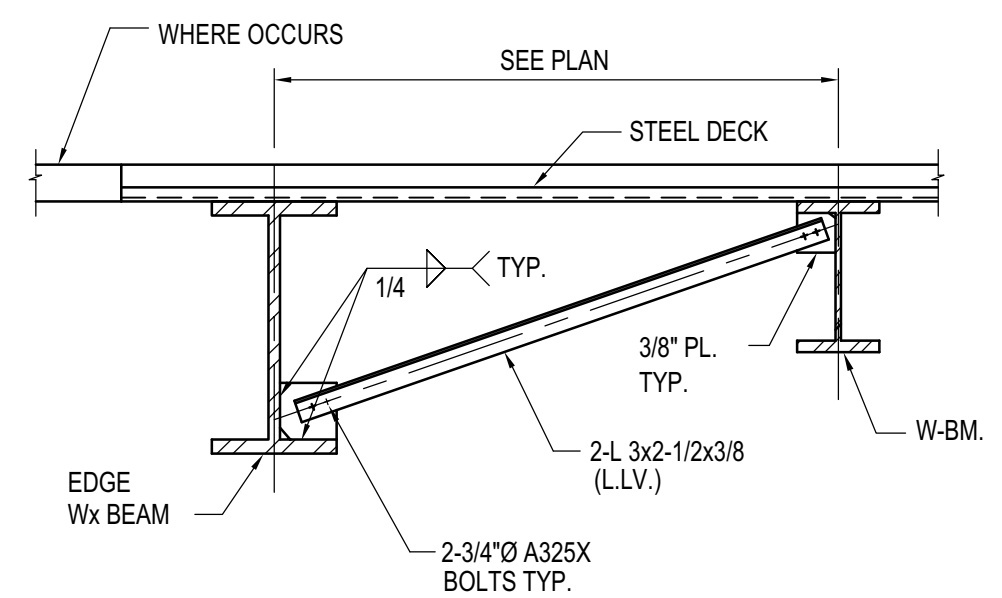
TYP. BEAM TO WF COLUMN
SCALE: N.T.S.

- NOTES:
- BEAM PREP AND WELDED JOINT TO COMPLY WITH PRE-QUALIFIED AWS AND AISC DETAILING REQUIREMENTS.
 - FIELD WELD CONNECTION PLATES WHERE (N) MEMBERS CONNECT TO (E) MEMBERS.
 - AT W6 BEAMS PROVIDE 1 7/8" SPACING BETWEEN BOLTS
 - ALL HOLES SHALL BE STANDARD HOLES
 - OBTAIN APPROVAL FROM PROJECT ARCHITECT FOR ADDED ERECTION PLATES AND BOLTS AT ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

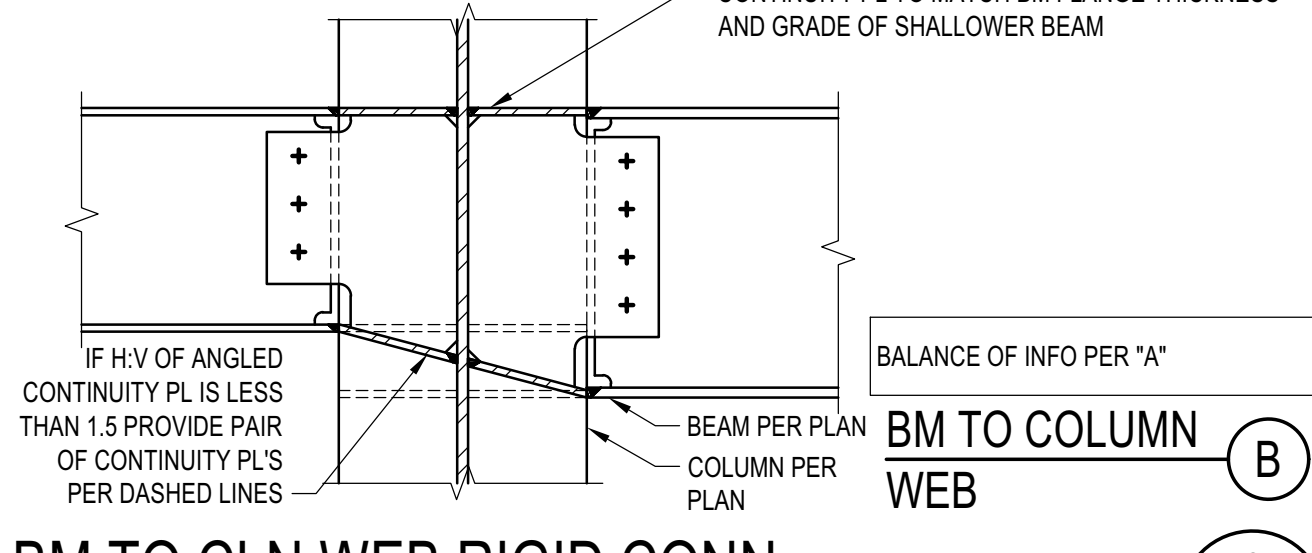
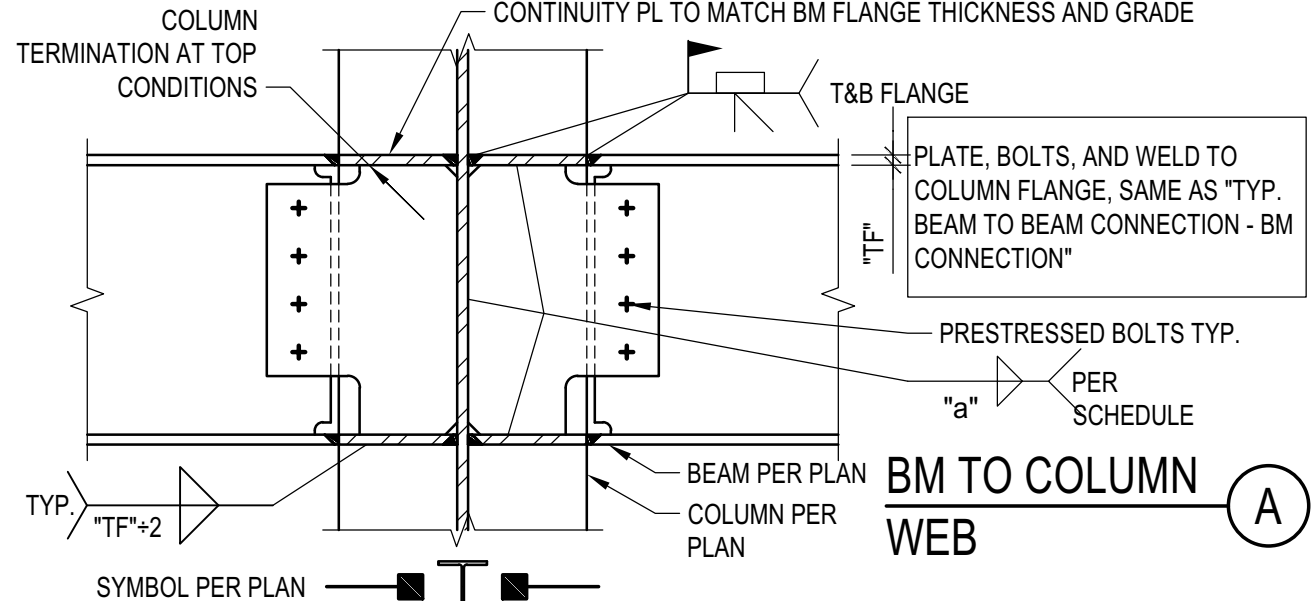


BEAM/ GIRDER	CONNECTION BOLT - A325X			
	NO. OF BOLTS	SIZE OF BOLTS	PLATE THICK.	WELD SIZE "a", "b"
W6	2 (1)	5/8"Ø	3/8"	5/16"
W8, W10	2	7/8"Ø	3/8"	5/16"
W12, W14	3	7/8"Ø	3/8"	3/8"
W16, W18	4	7/8"Ø	1/2"	3/8"
W21	5	7/8"Ø	1/2"	3/8"
W24	6	7/8"Ø	1/2"	3/8"
W27	7	7/8"Ø	1/2"	3/8"
W30	8	7/8"Ø	5/8"	3/8"
W33	9	7/8"Ø	5/8"	3/8"
W36	10	7/8"Ø	5/8"	3/8"

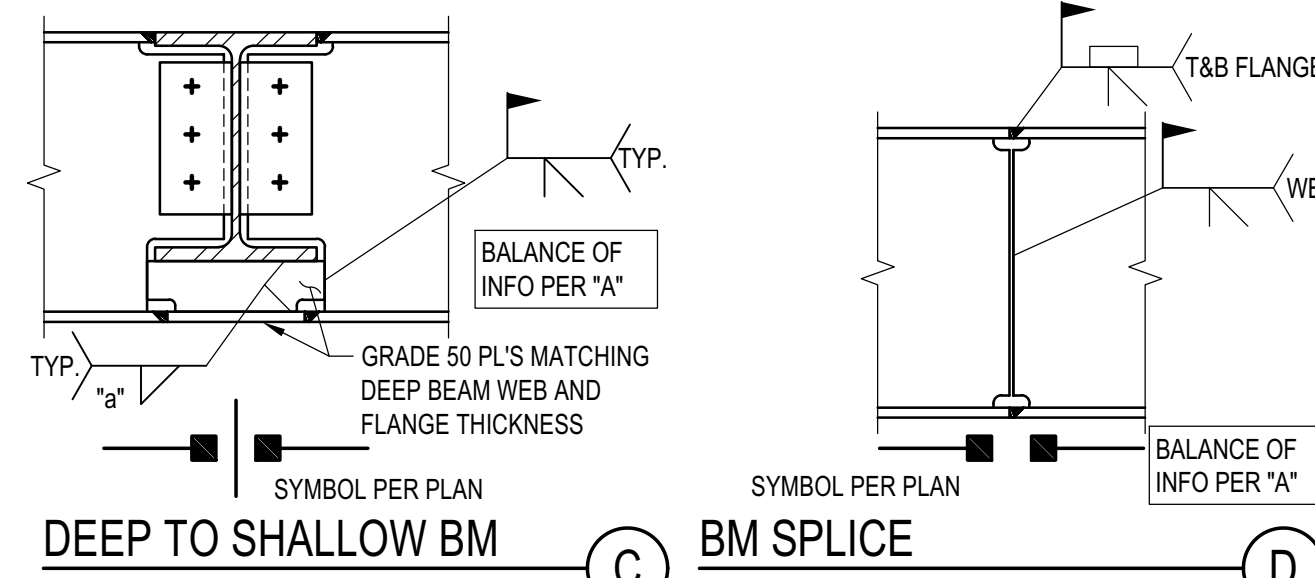
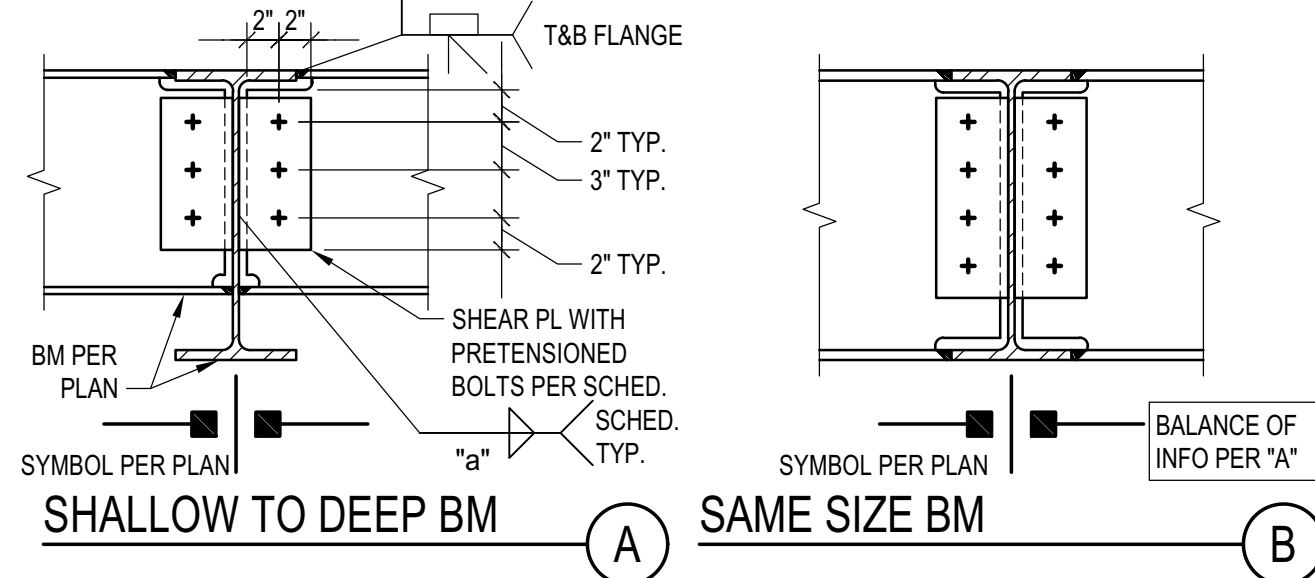
BEAM CONNECTION SCHEDULE
SCALE: N.T.S.



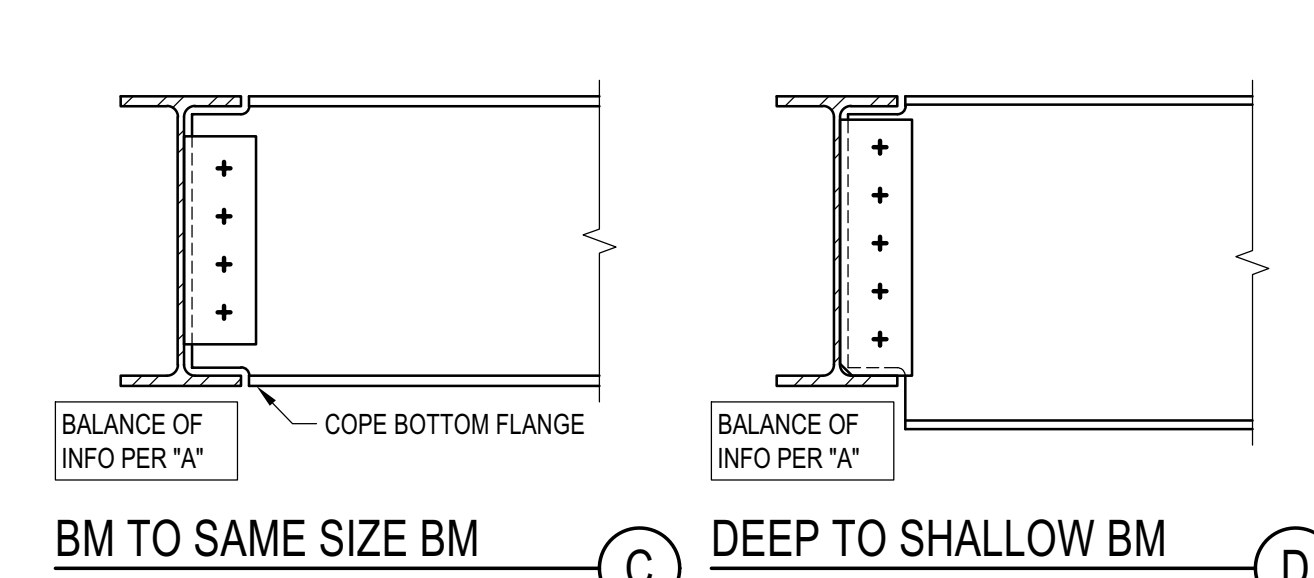
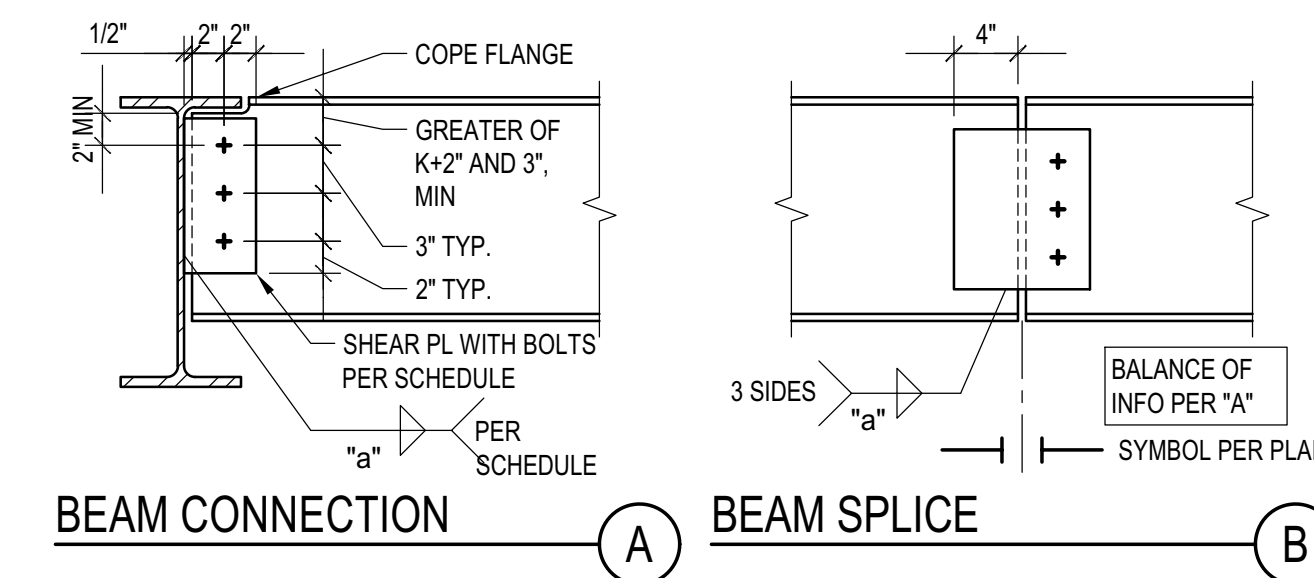
TYPICAL BEAM BOTTOM FLANGE BRACE DETAIL
SCALE: N.T.S.



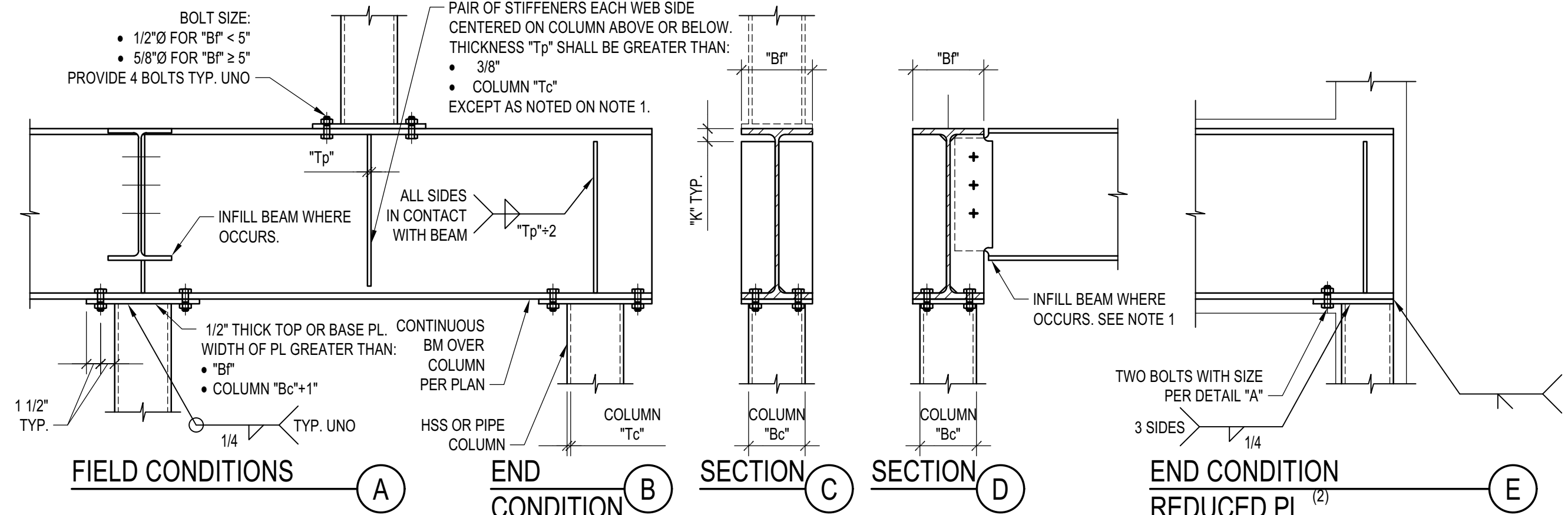
BM TO CLN WEB RIGID CONN.
SCALE: N.T.S.



BEAM TO BEAM RIGID CONNECTION
SCALE: N.T.S.

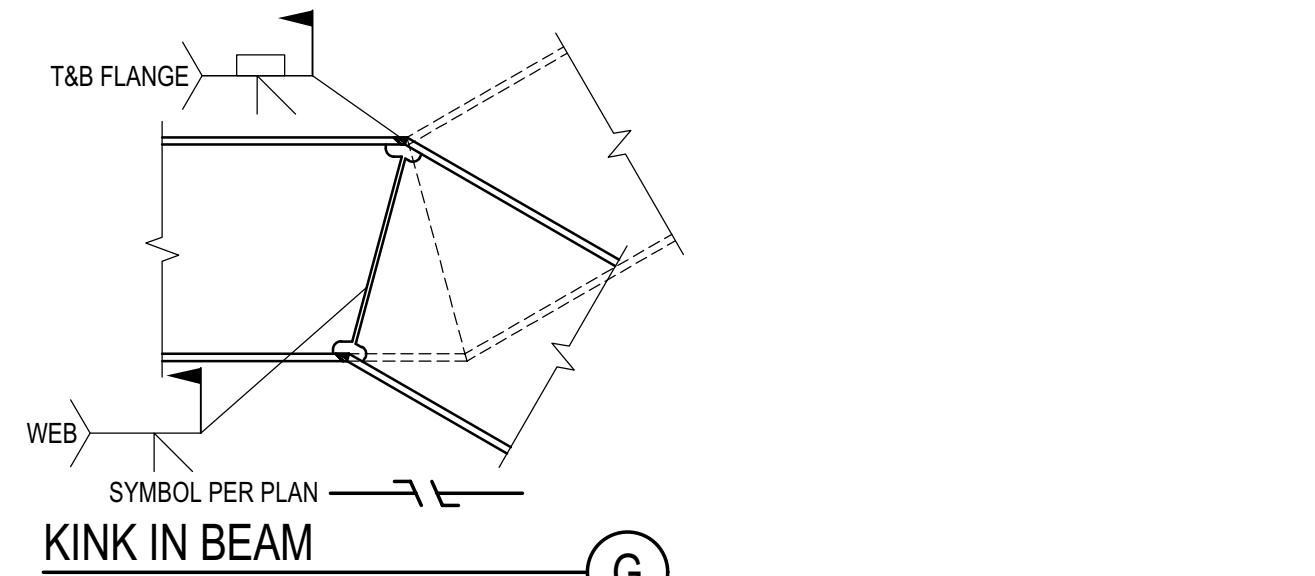
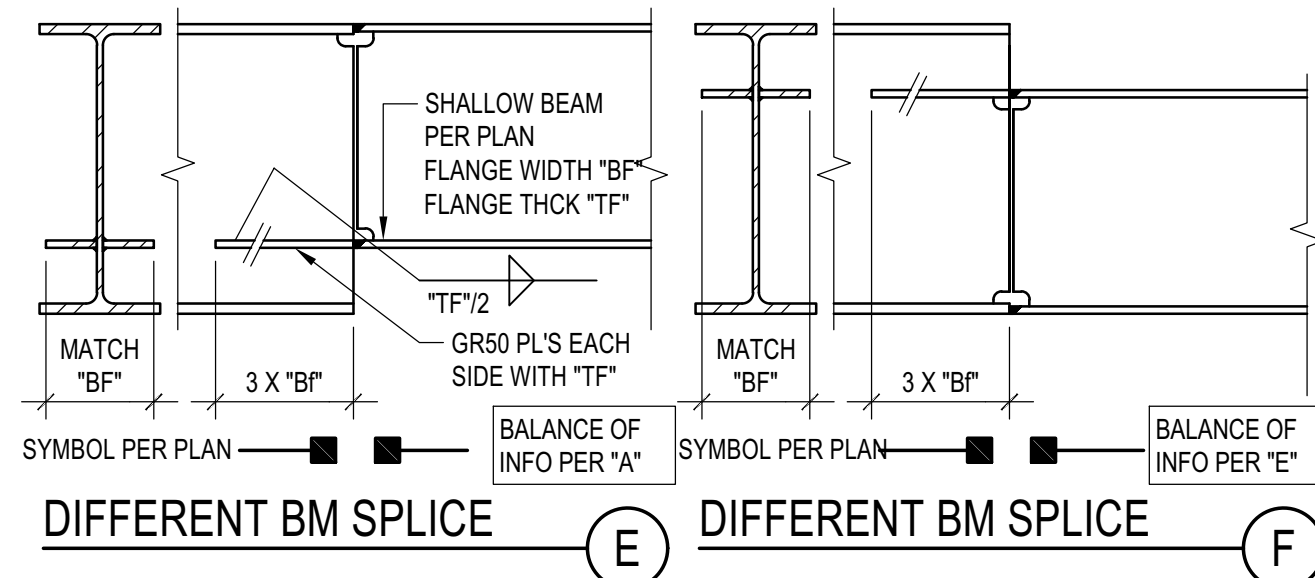


BEAM CONNECTION SCHEDULE
SCALE: N.T.S.

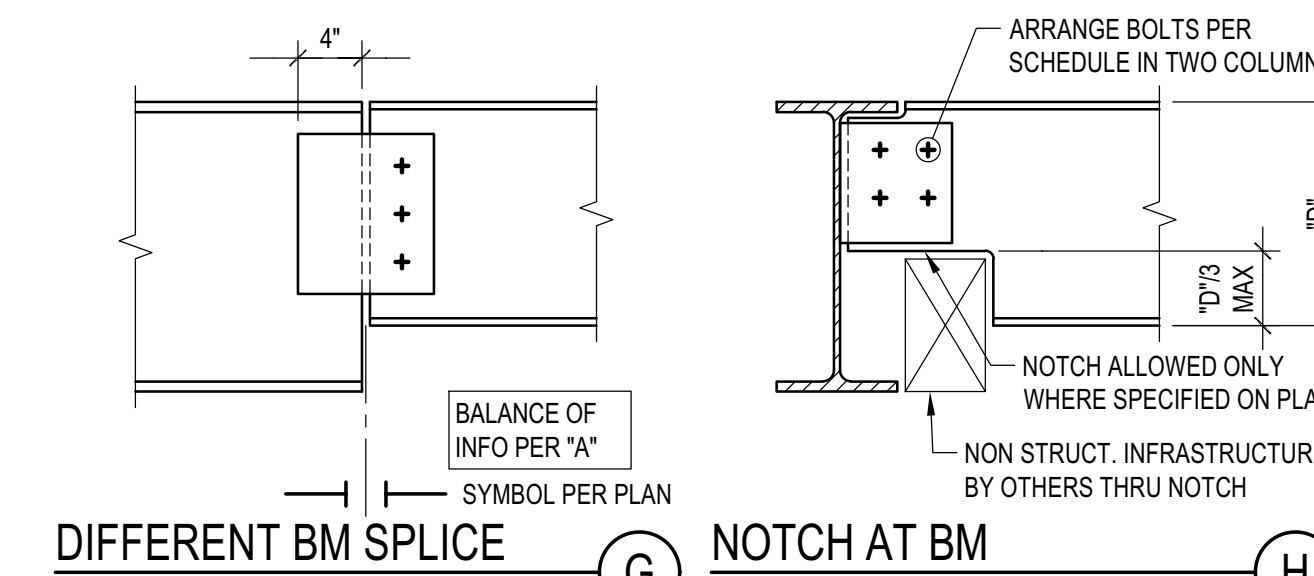
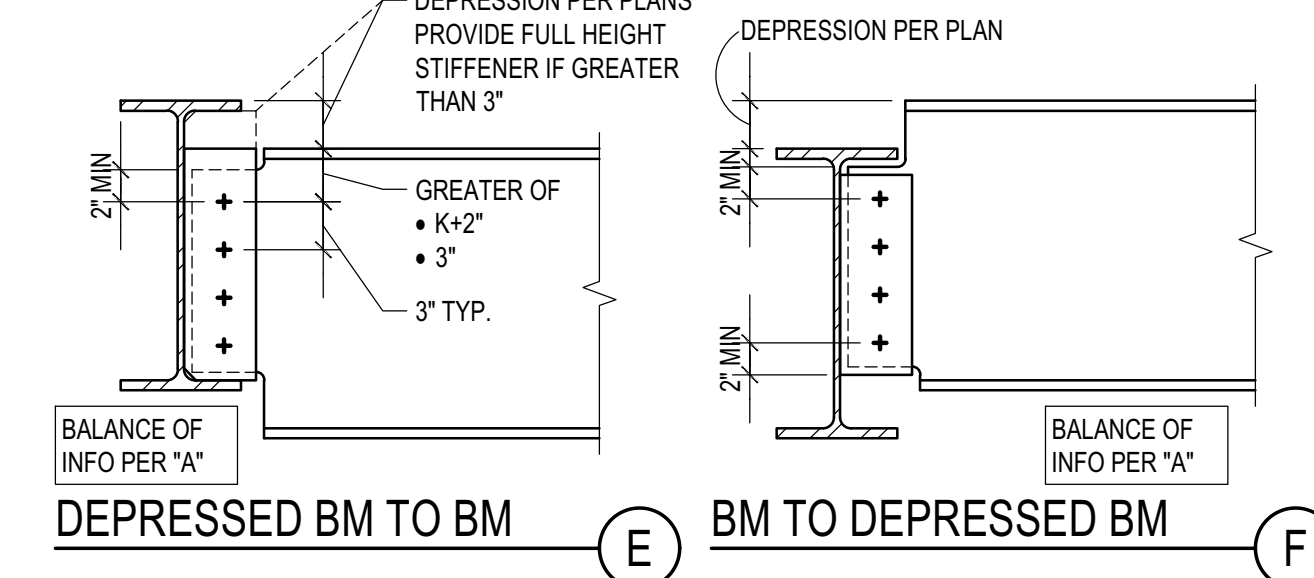


- NOTES:
- WHERE: INFILL BEAM OCCURS PROVIDE PAIR OF FULL DEPTH STIFFENERS AS SHOWN ON DETAIL "D". SEE BEAM TO BEAM CONNECTIONS. PROVIDE LARGER PL THICKNESS AND WELDS WHERE REQUIRED BY OTHER DETAILS.
 - PROVIDE REDUCED PLATE AS NEEDED TO PREVENT BASE OR TOP PLATE EXTENDS OUT OF SHEATHING WHERE END COLUMN OCCURS WITHIN A LIGHT FRAME WOOD OR COLD FRAMED WALL.

HSS AND PIPE COLUMN TO WF BEAM CONNECTIONS
SCALE: N.T.S.



BEAM TO BEAM RIGID CONNECTION
SCALE: N.T.S.



TYP. BEAM TO BEAM CONNECTION
SCALE: N.T.S.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO J ROCKETT DESIGN
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GEOTECHNICAL ENGINEER:
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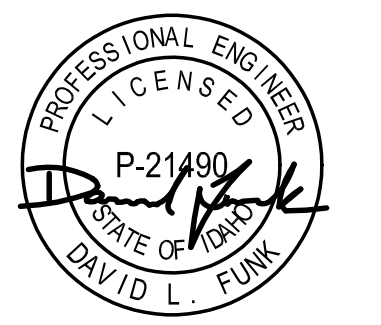
LANDSCAPE ARCHITECT:
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323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:
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319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700
LFA Job #22791



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DATE: 02/24/23
ISSUE: PC SUBMITTAL

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
TYPICAL DETAILS - STEEL

DRAWING NUMBER:
S-021



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

11/29/2022 10:13:11 AM

BADGER RESIDENCE

OWNER:
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GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

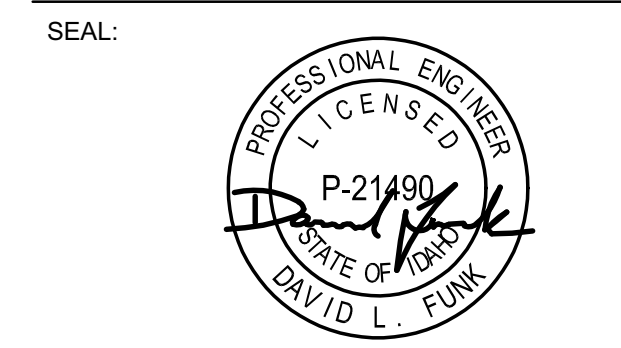
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KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:
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319 MAIN STREET
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LFA Job #22791



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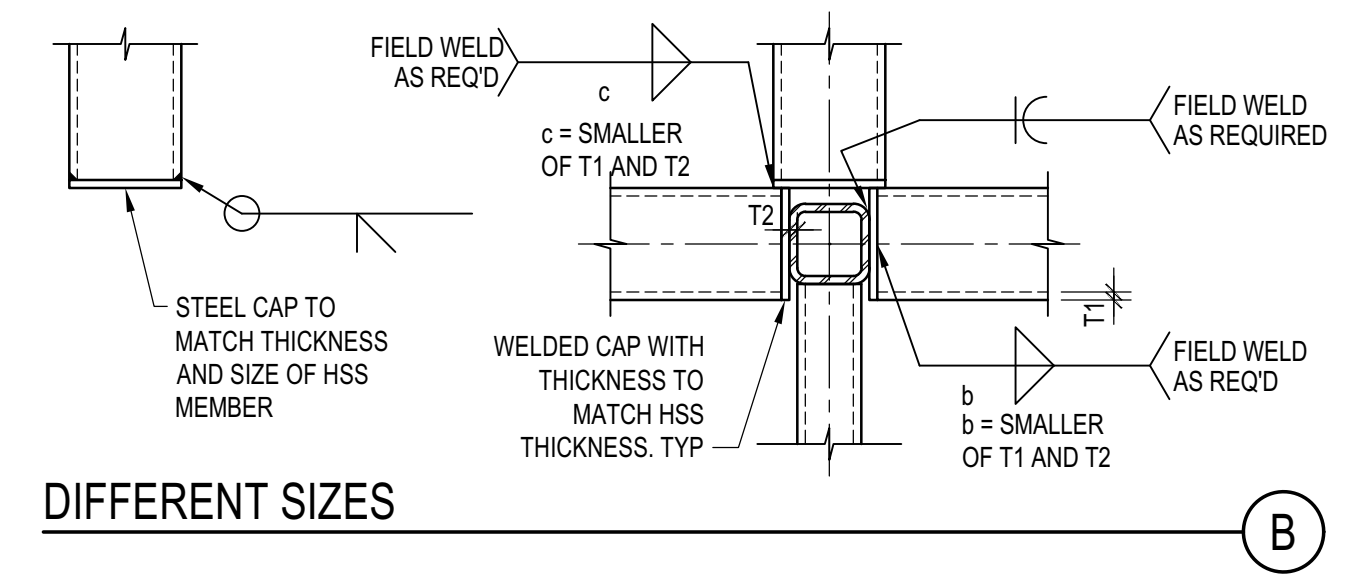
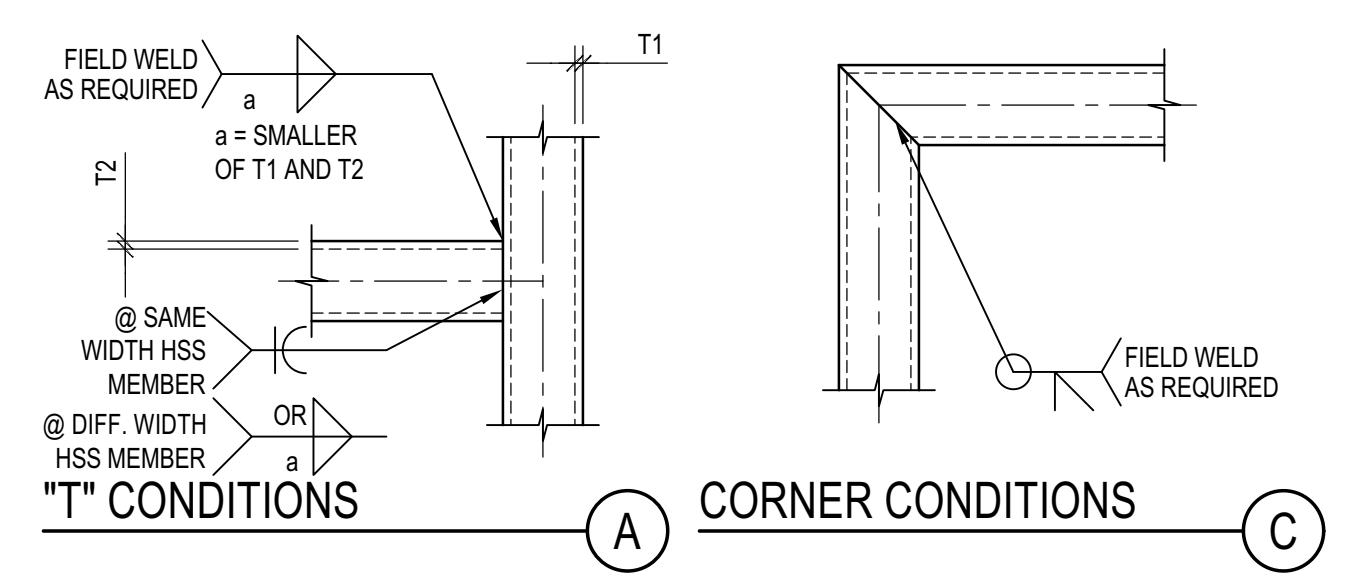
NO	DATE	PC SUBMITTAL	ISSUE
	02/24/23	PC SUBMITTAL	

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

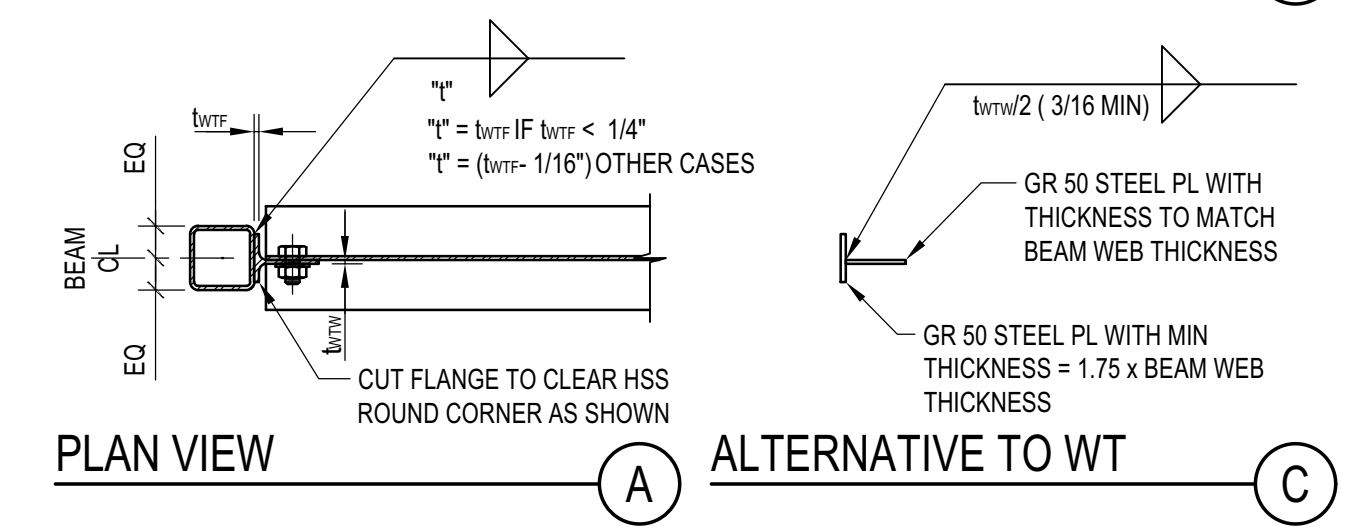
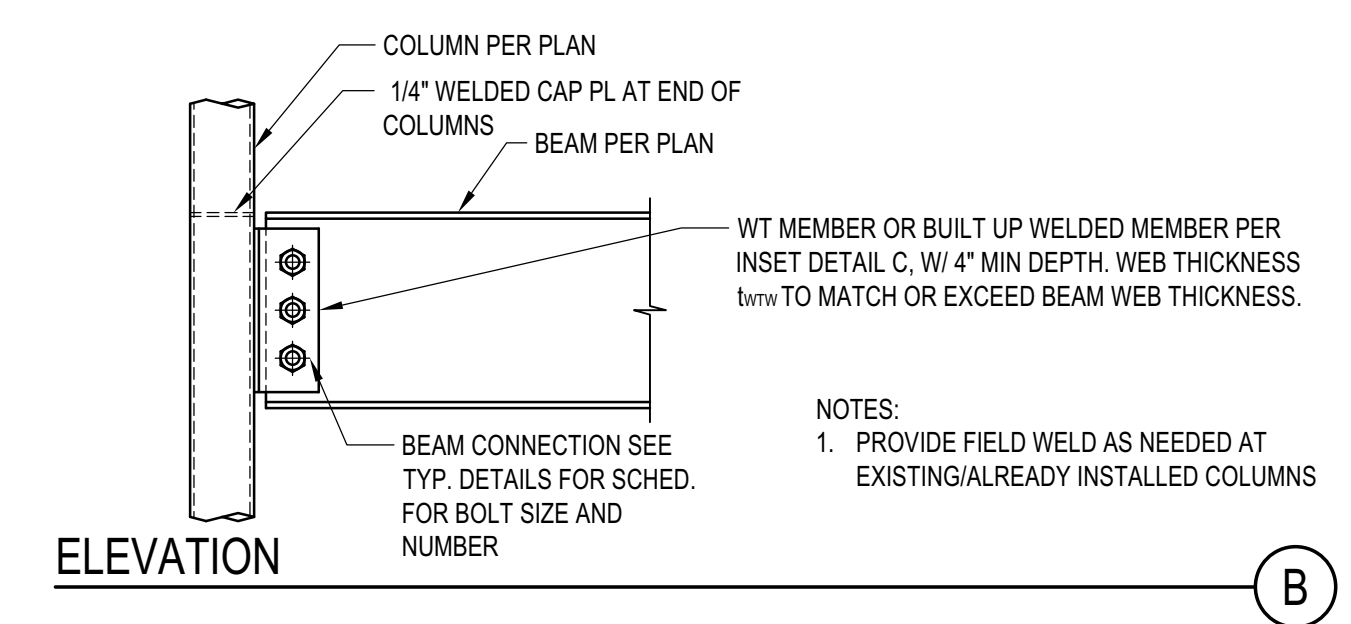
PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - STEEL

DRAWING NUMBER:
S-022



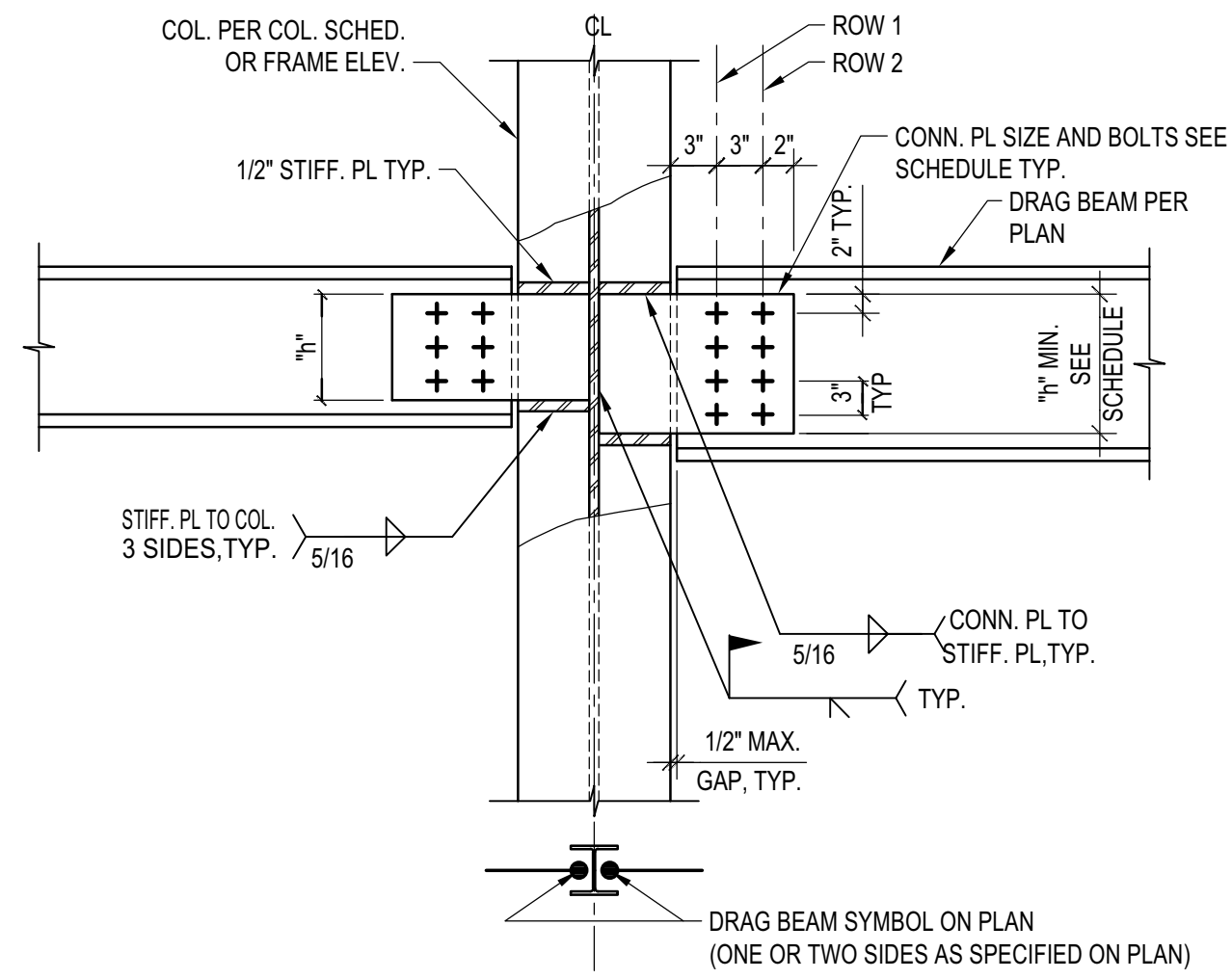
HSS MEMBERS CONNECTION
SCALE: N.T.S.



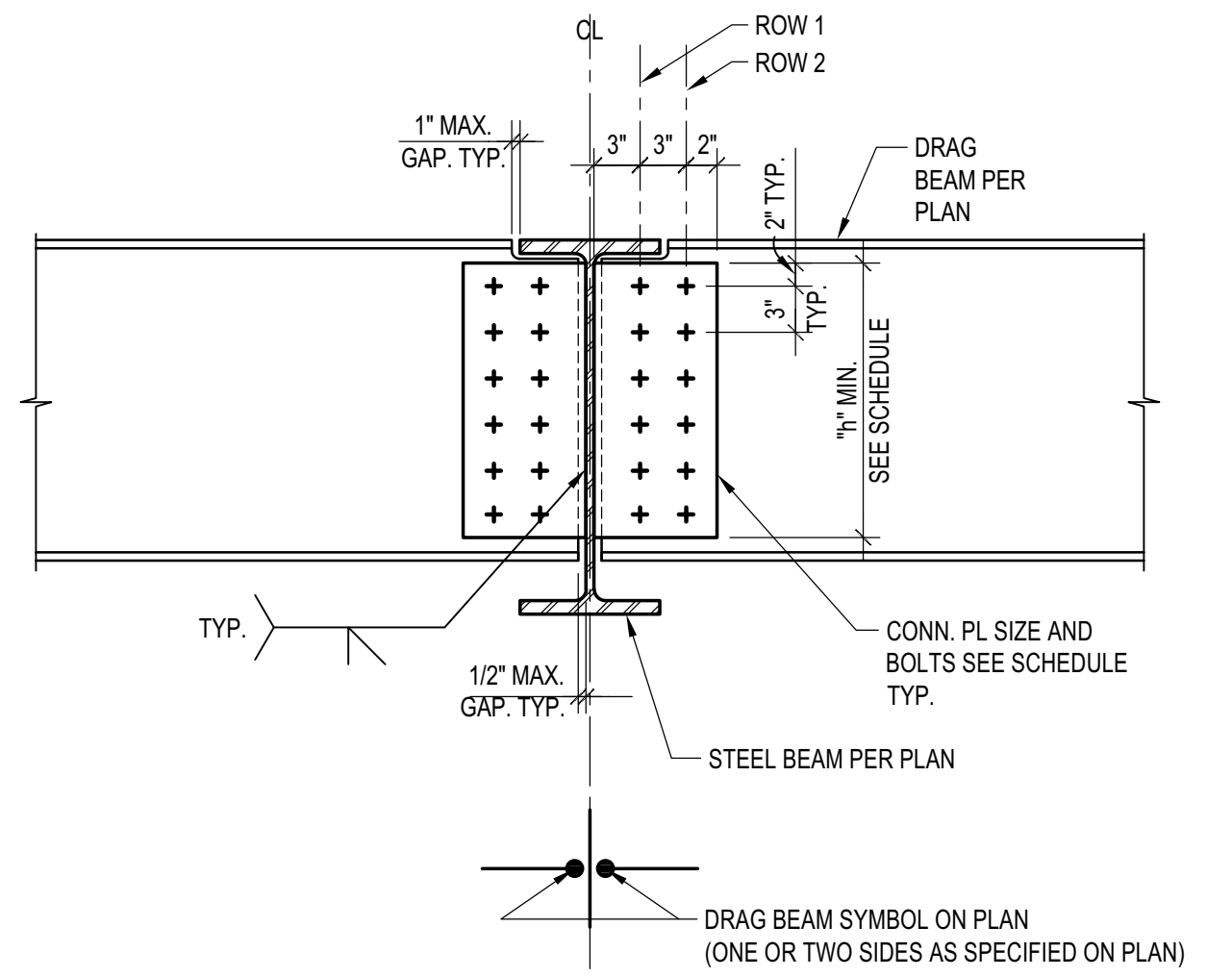
TYP. BEAM TO HSS-TS COLUMN
SCALE: N.T.S.

DRAG BEAM CONNECTION SCHEDULE				
BEAM SIZE	NUMBER OF 1"Ø A490-SC BOLTS		CONNECTION PLATE	
	ROW 1	ROW 2	PLATE THICKNESS "t"	PLATE HEIGHT "h"
W12x	2	2	5/8"	9"
W14x	3	2	5/8"	11"
W16	4	2	5/8"	13"
W18x	4	4	3/4"	13"
W21x	5	4	3/4"	16"
W24x55	6	4	3/4"	19"
W24x62	6	4	3/4"	19"
W24x68	6	4	1 1/4"	19"
W24x76	6	4	1 1/4"	19"
W24x84	6	6	1 1/2"	19"
W24x94	6	6	1 5/8"	19"
W27x	7	5	1 5/8"	22"

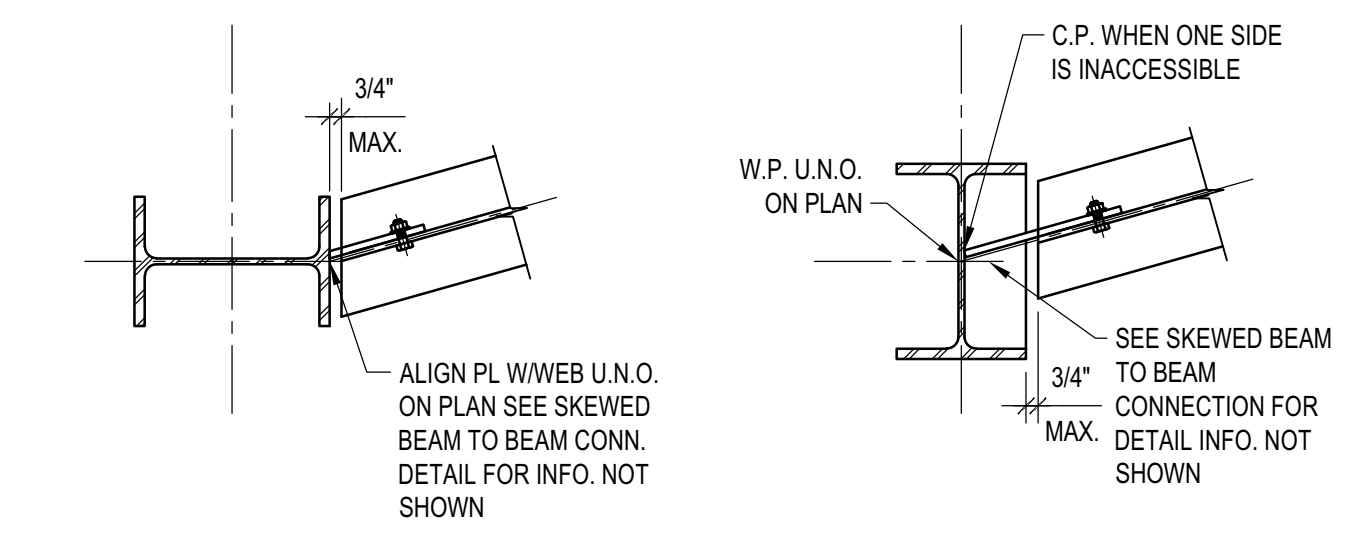
DRAG BEAM CONNECTION SCHEDULE



DRAG BEAM TO COL. WEB CONN.



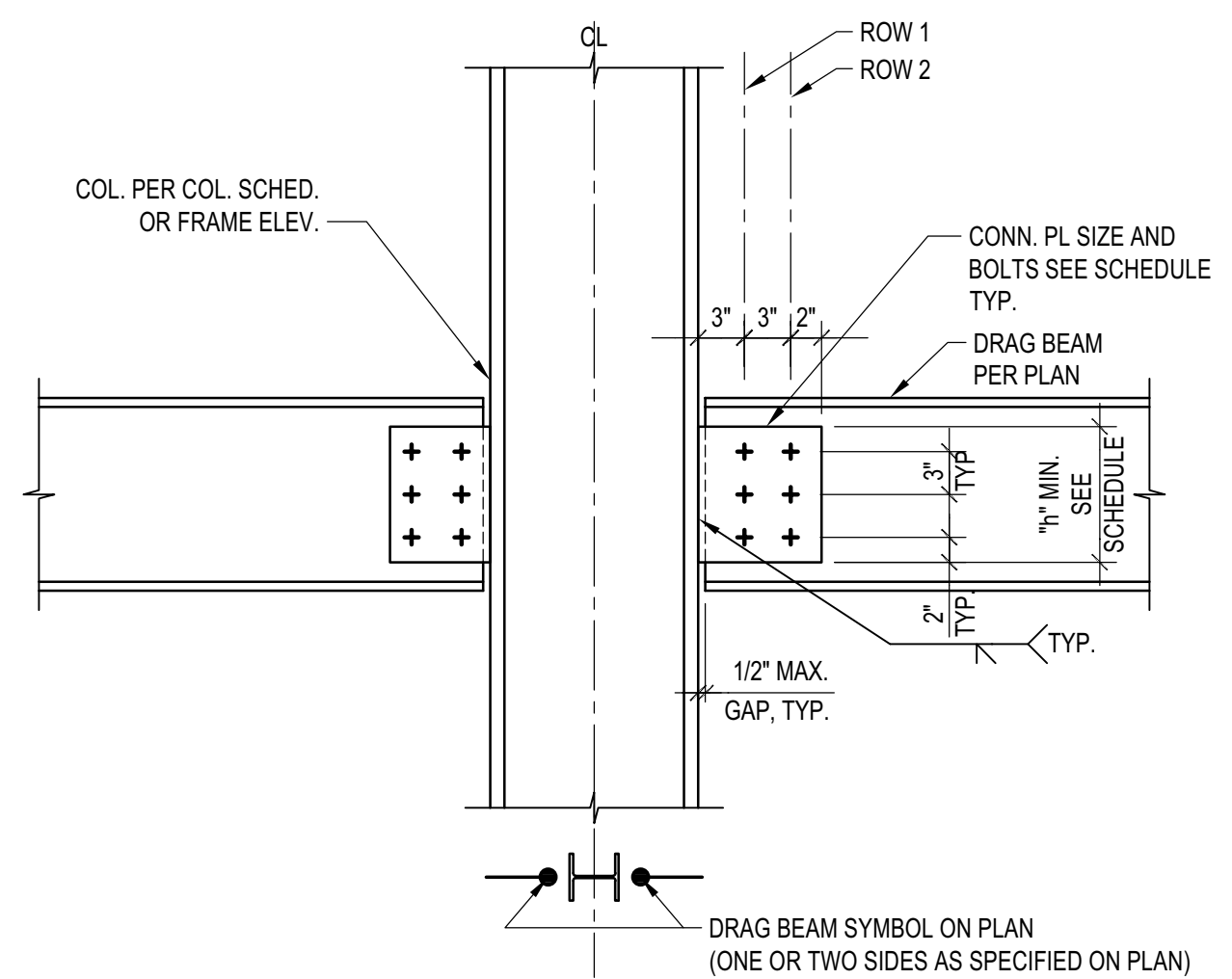
DRAG BEAM TO BEAM CONNECTION



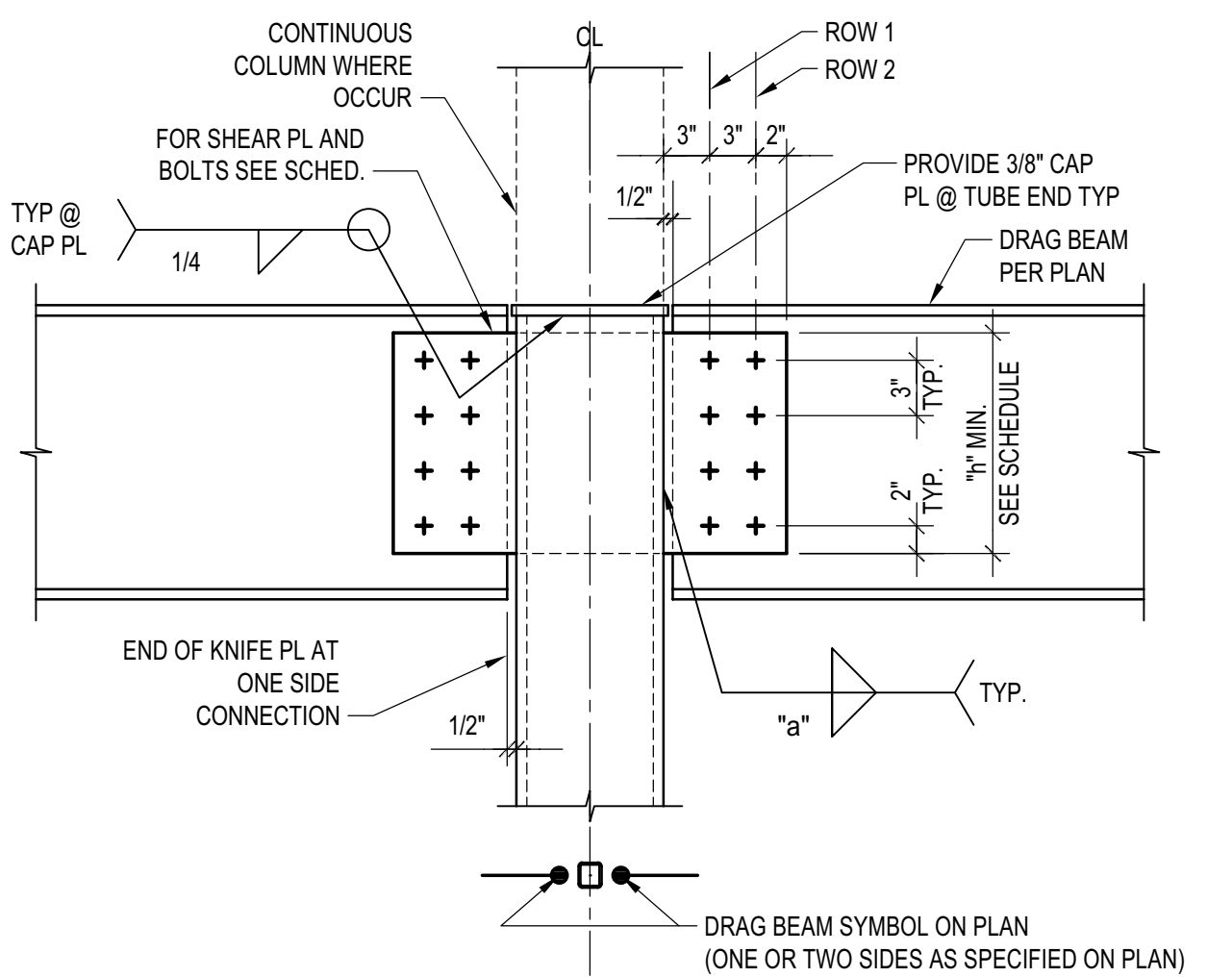
SKEWED BEAM TO COLUMN CONN.

- NOTES:
- ALL FILLET WELD SIZES SHOWN ARE MINIMUM WELD SIZE. WHERE WELD SIZE SHOWN ARE SMALLER THAN AWS MINIMUM WELD SIZE, AWS MINIMUM WELD SIZE SHALL BE USED.
 - ALL CONN PL. SHALL BE A572, GRADE 50
 - FIELD WELD CONNECTION PLATES WHERE (N) MEMBERS CONNECT TO (E) MEMBERS.
 - USE STD. HOLES @ STEEL BEAM & SHEAR PL, TYP.

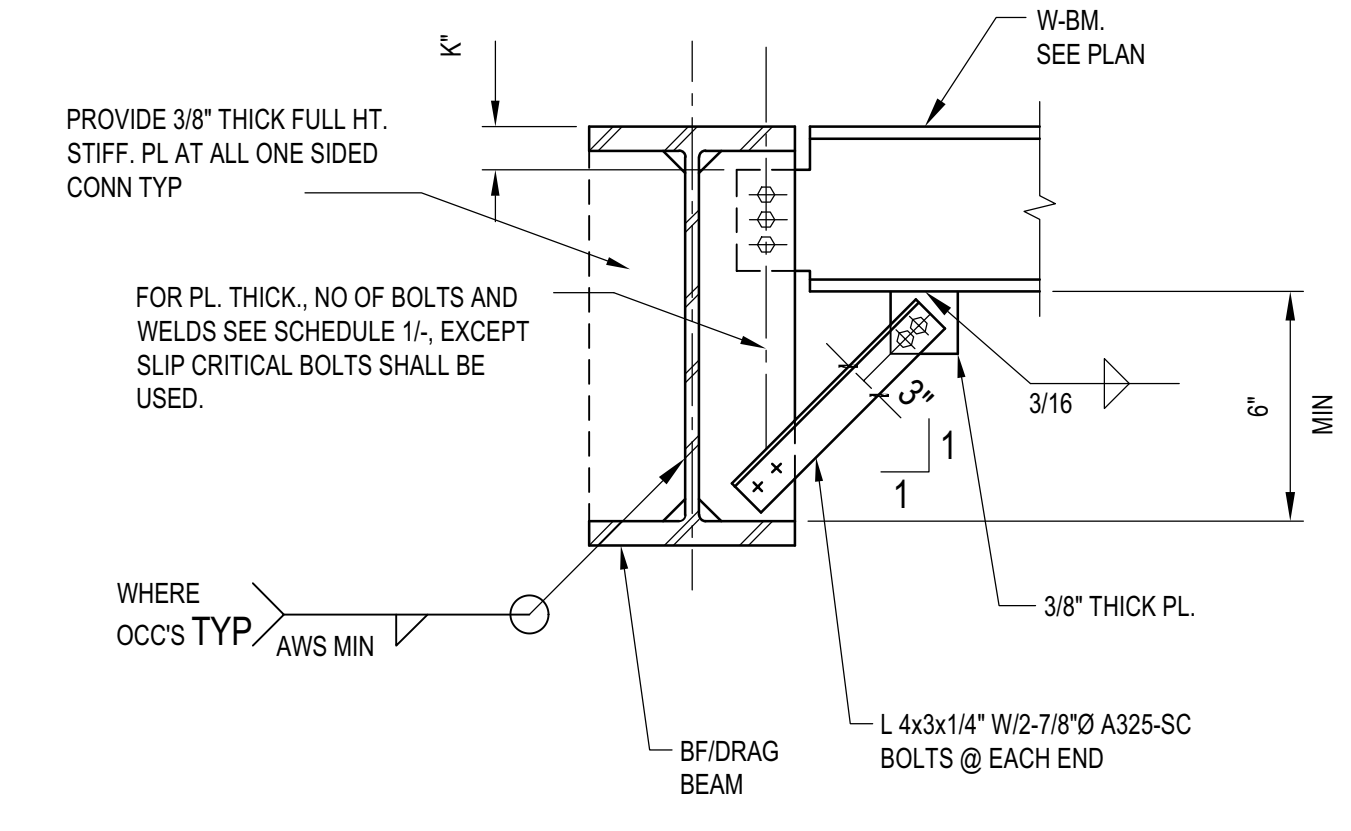
DRAG BEAM CONNECTION NOTES



DRAG BEAM TO COL. FLANGE CONN.



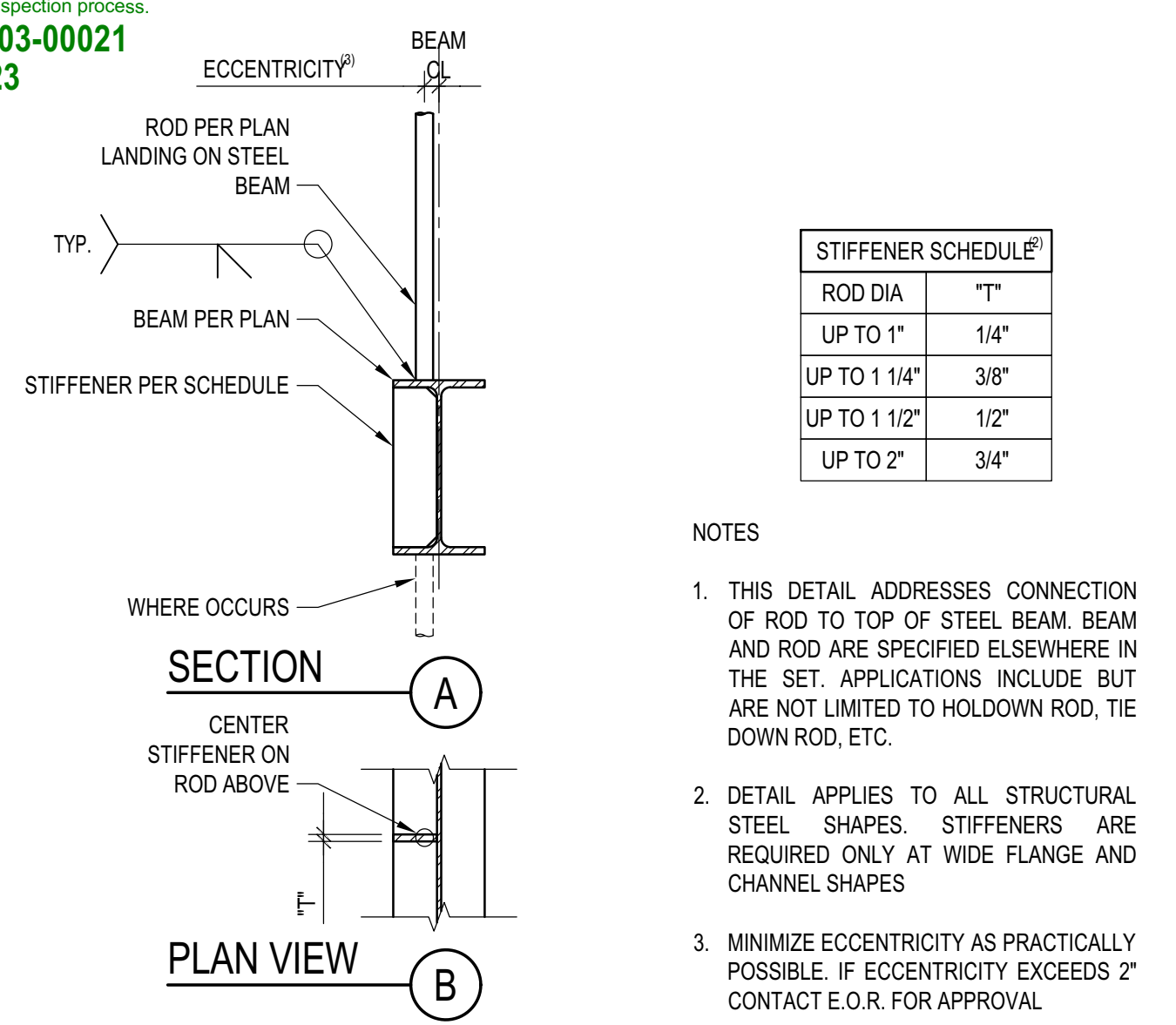
DRAG BEAM TO TS COLUMN



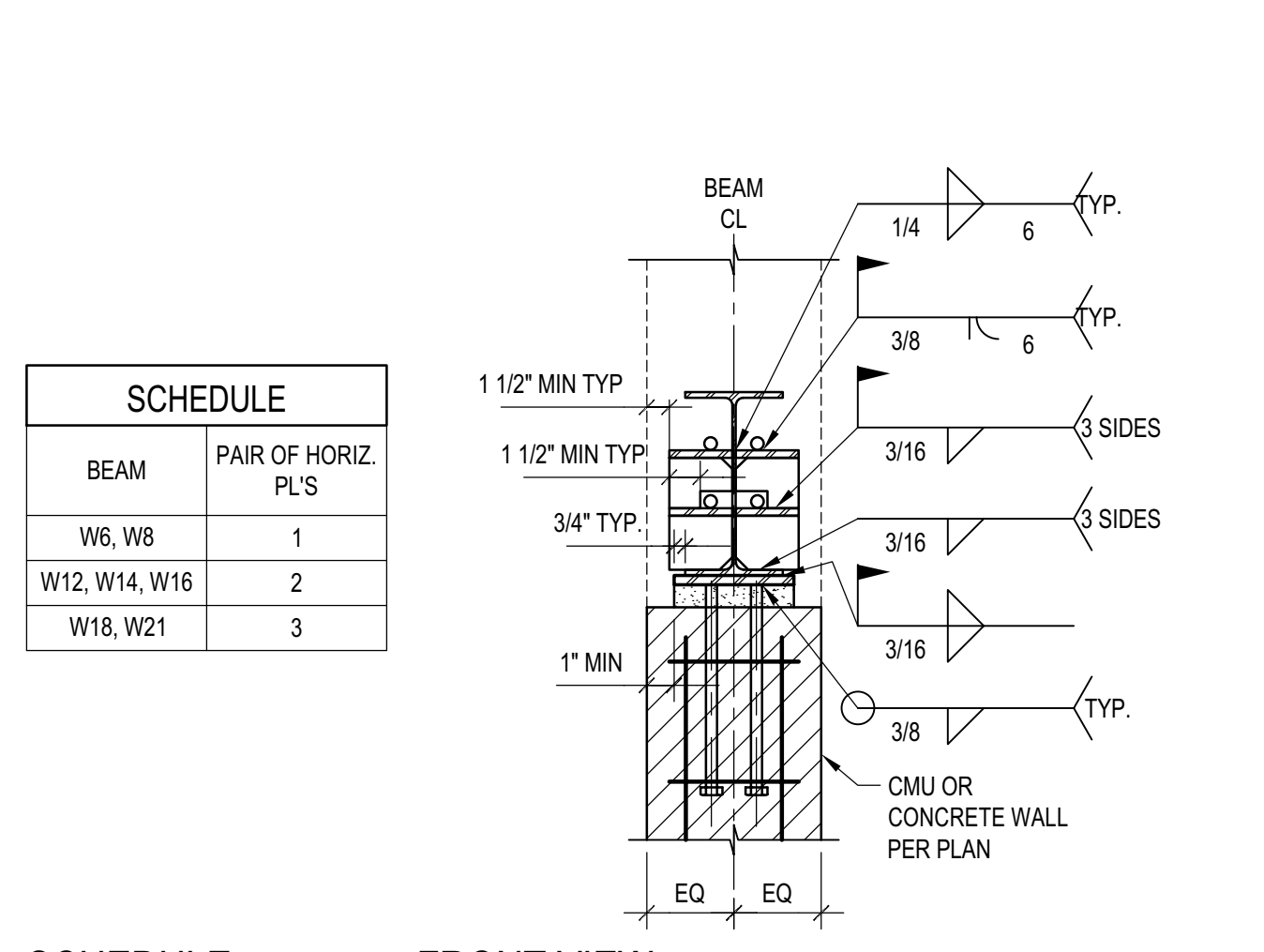
BEAM TO BRACED BEAM CONN.

TYPICAL DRAG BEAM CONNECTIONS
SCALE: N.T.S.

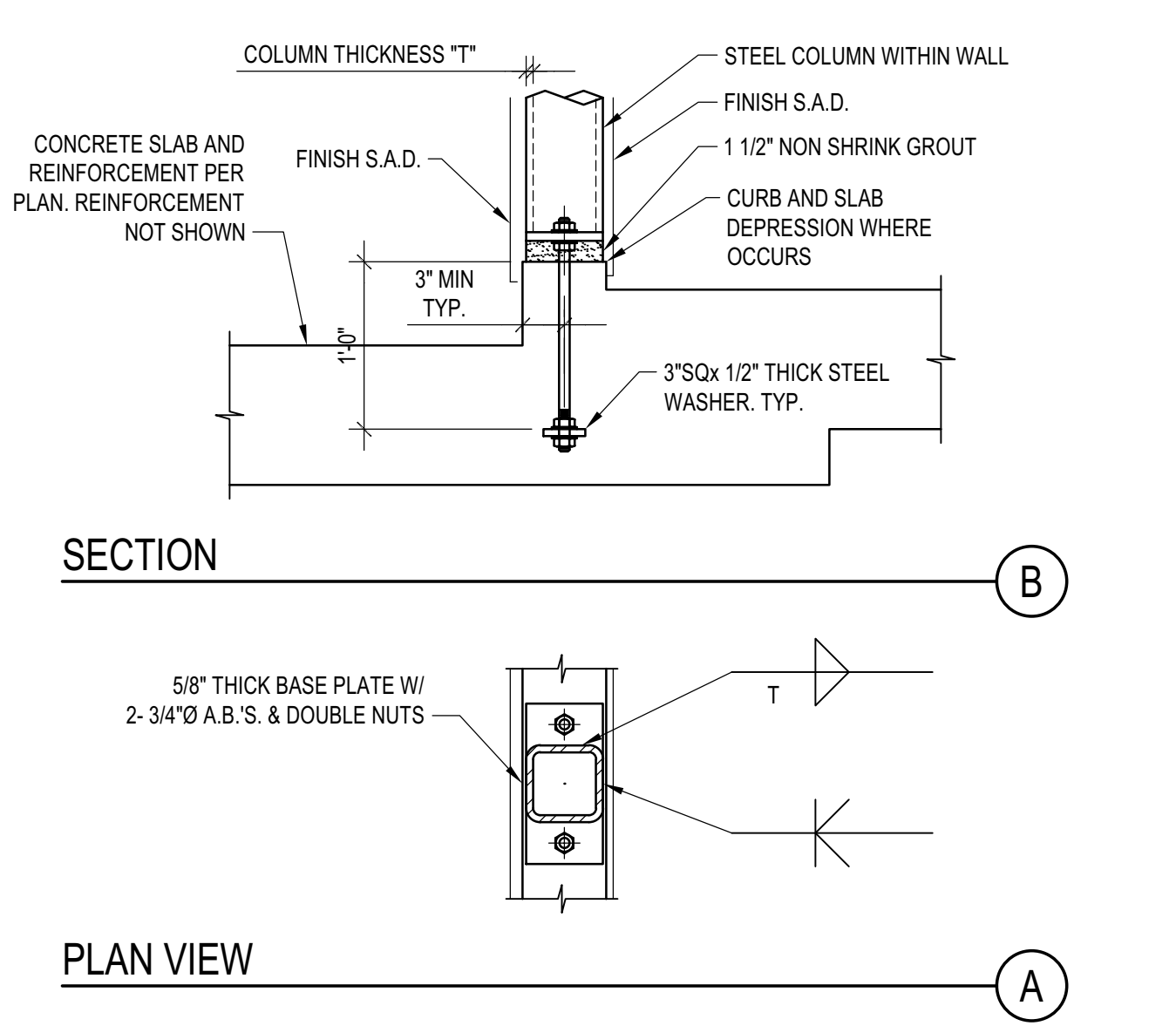
BEAM TO BRACED BEAM CONN.
SCALE: N.T.S.



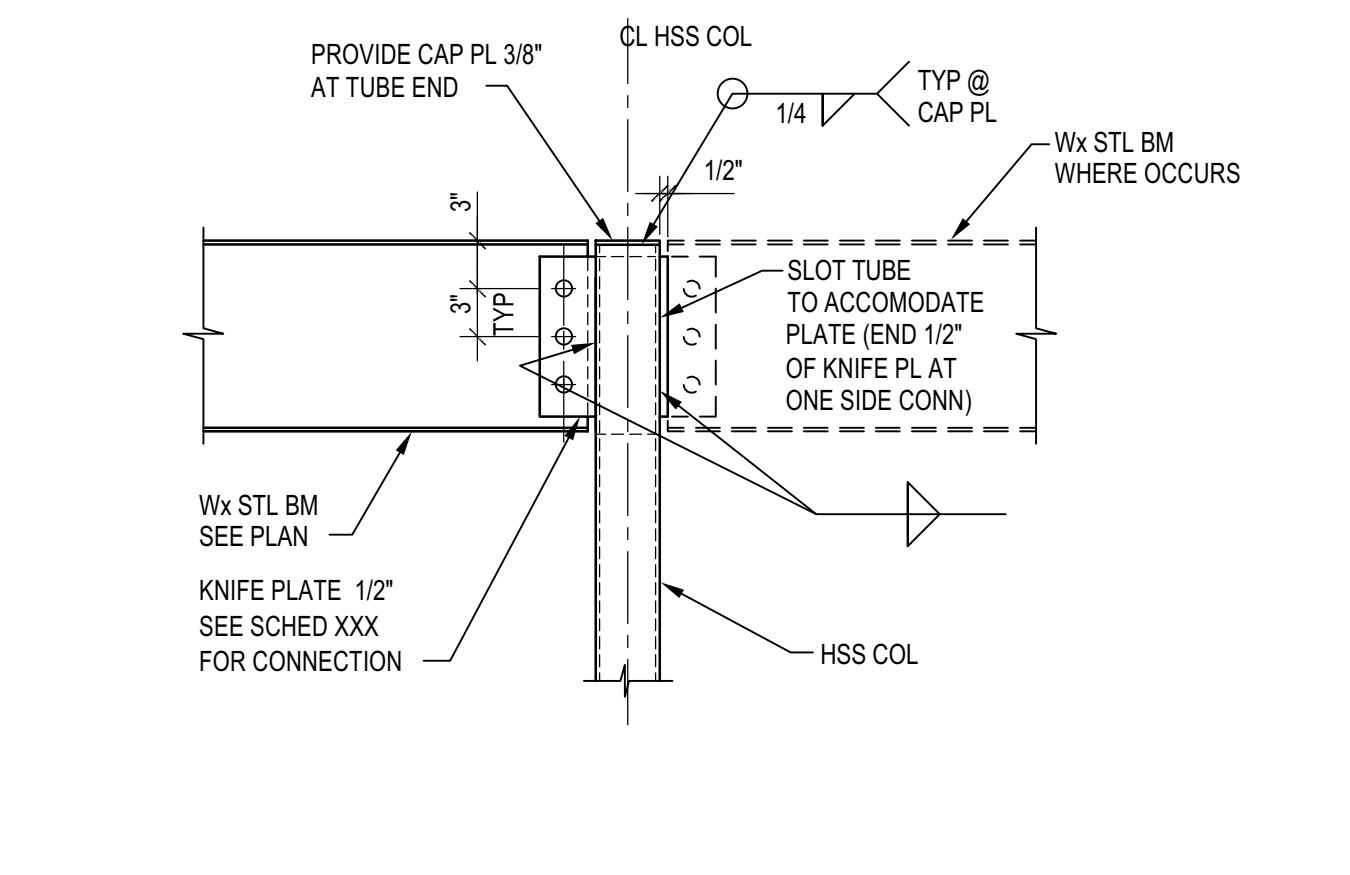
ROD CONNECTED TO STEEL BEAM
 SCALE: N.T.S.



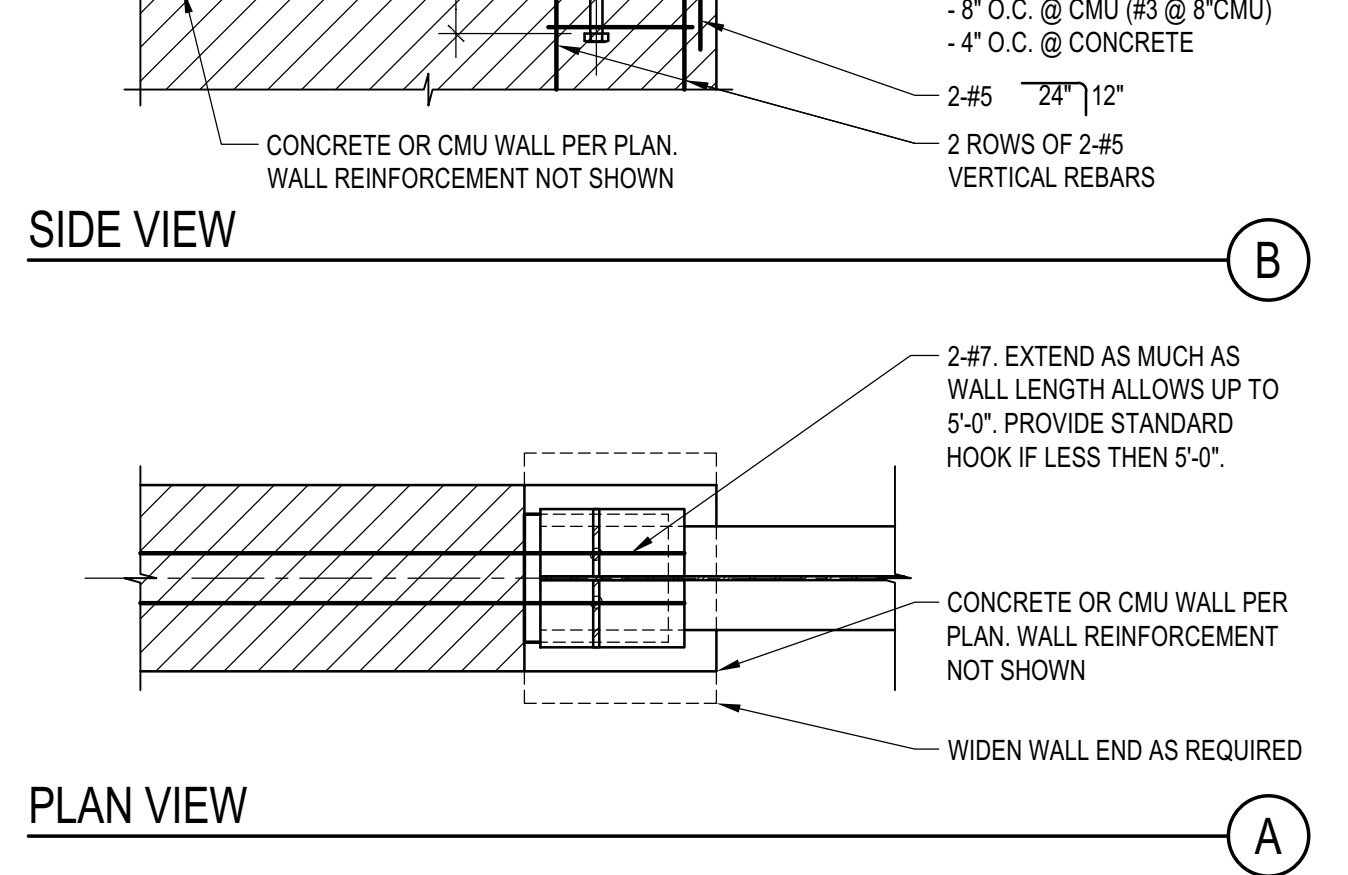
STEEL BEAM PARALLEL TO CONC. OR CMU WALL CONNECTION
 SCALE: N.T.S.



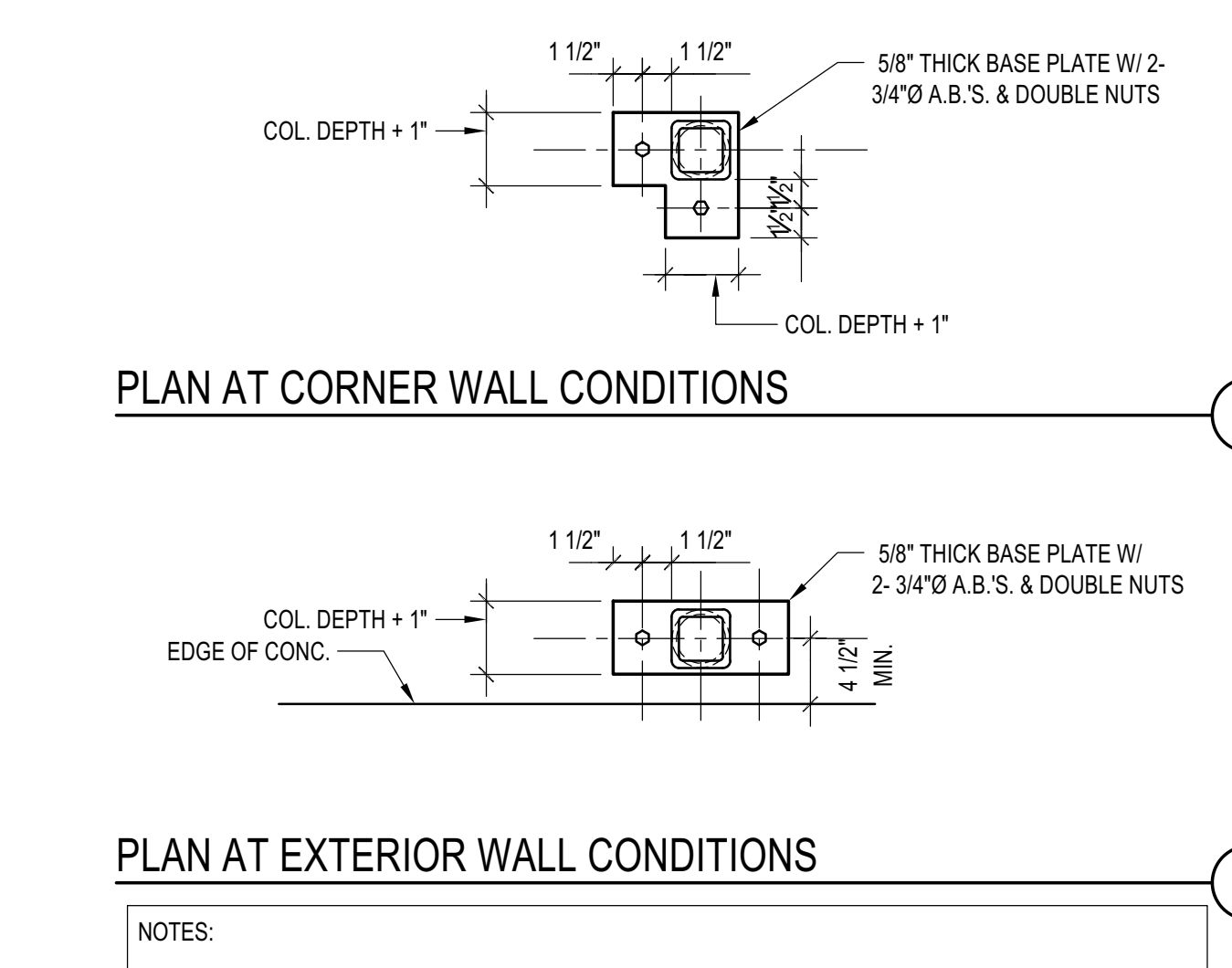
OPENING IN STEEL BEAM
 SCALE: N.T.S.



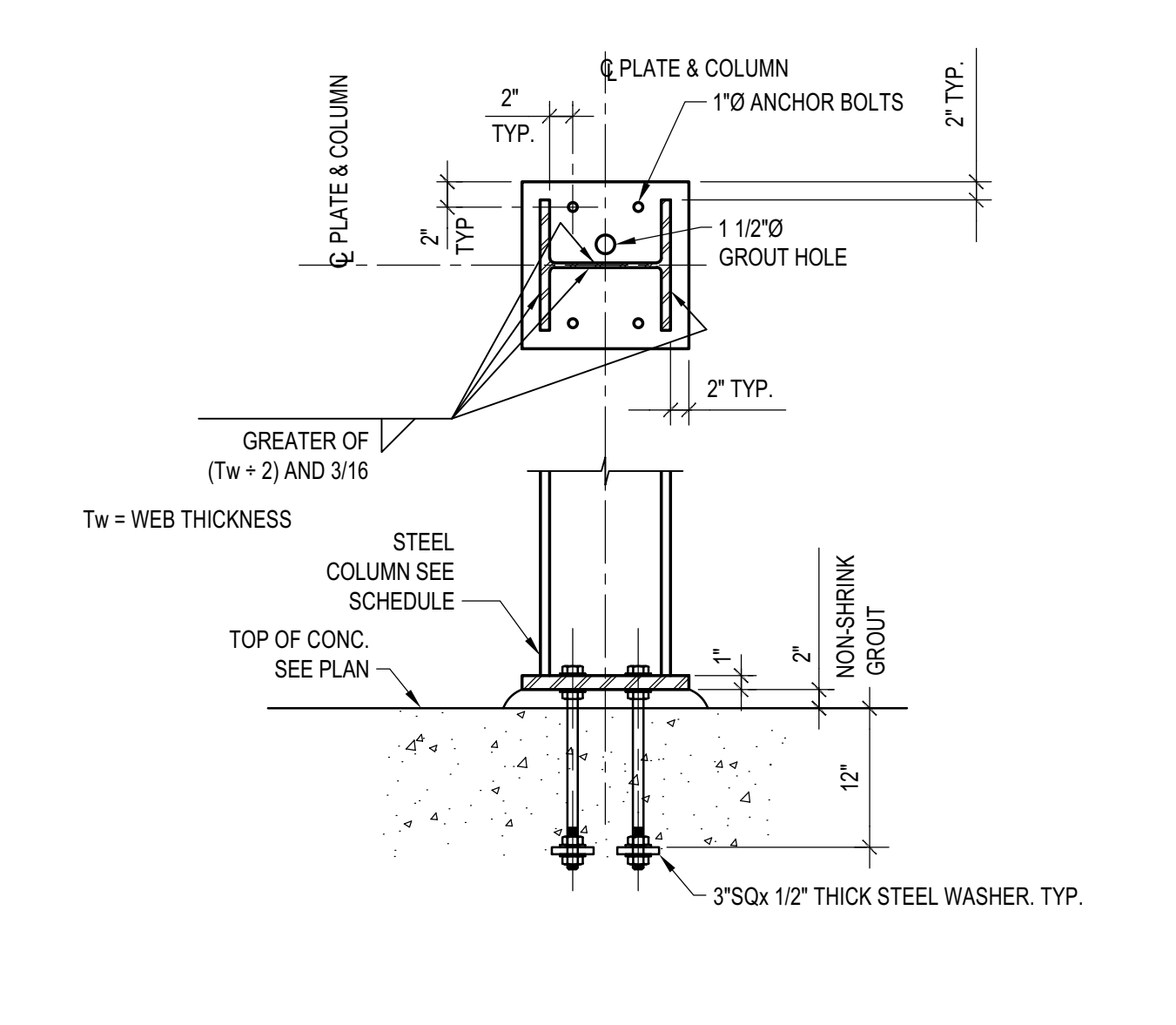
Wx BM TO HSS COLUMN CONNECTION DETAIL AT ROOF
 SCALE: N.T.S.



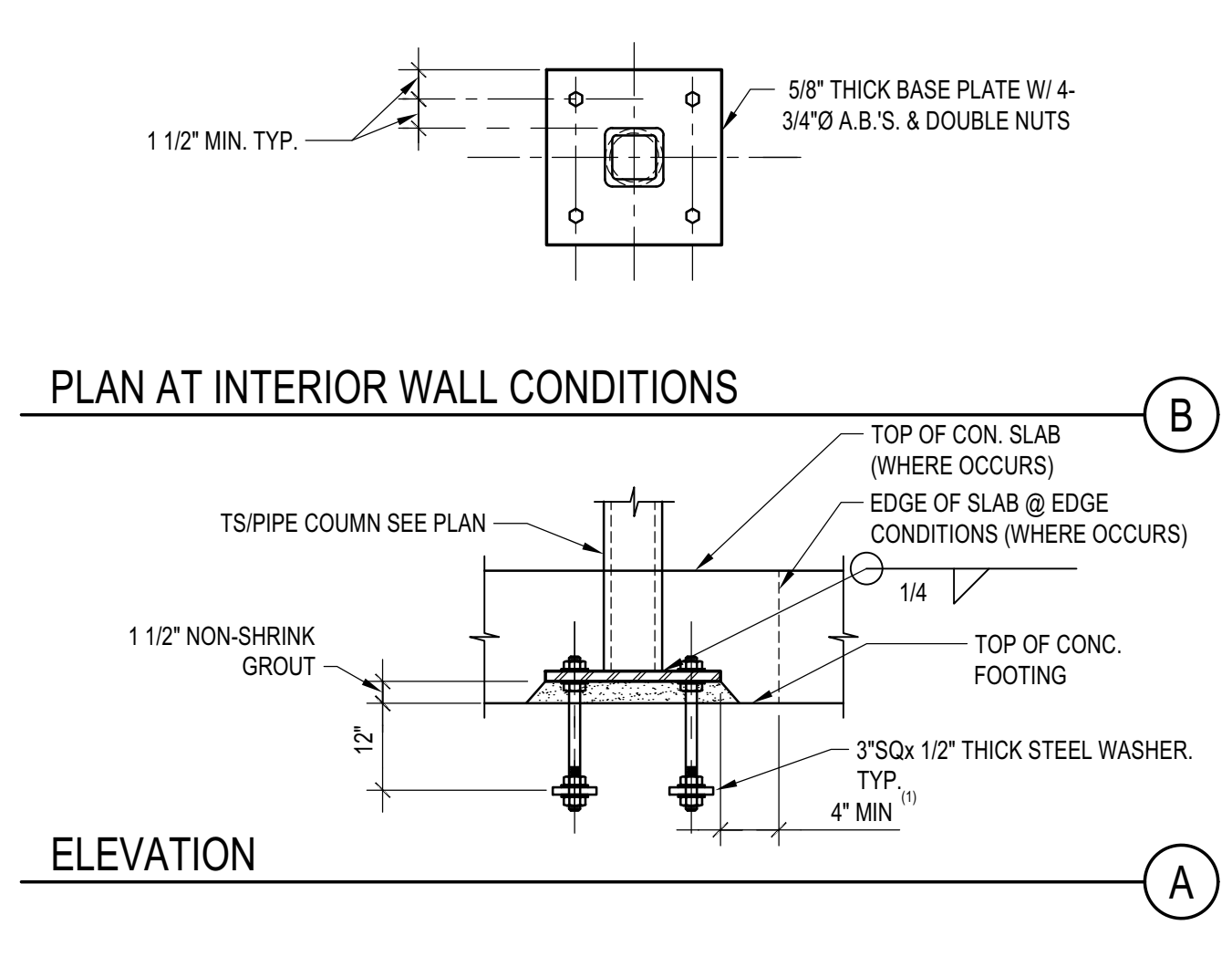
B. PL ON PODIUM SLAB CURB
 SCALE: N.T.S.



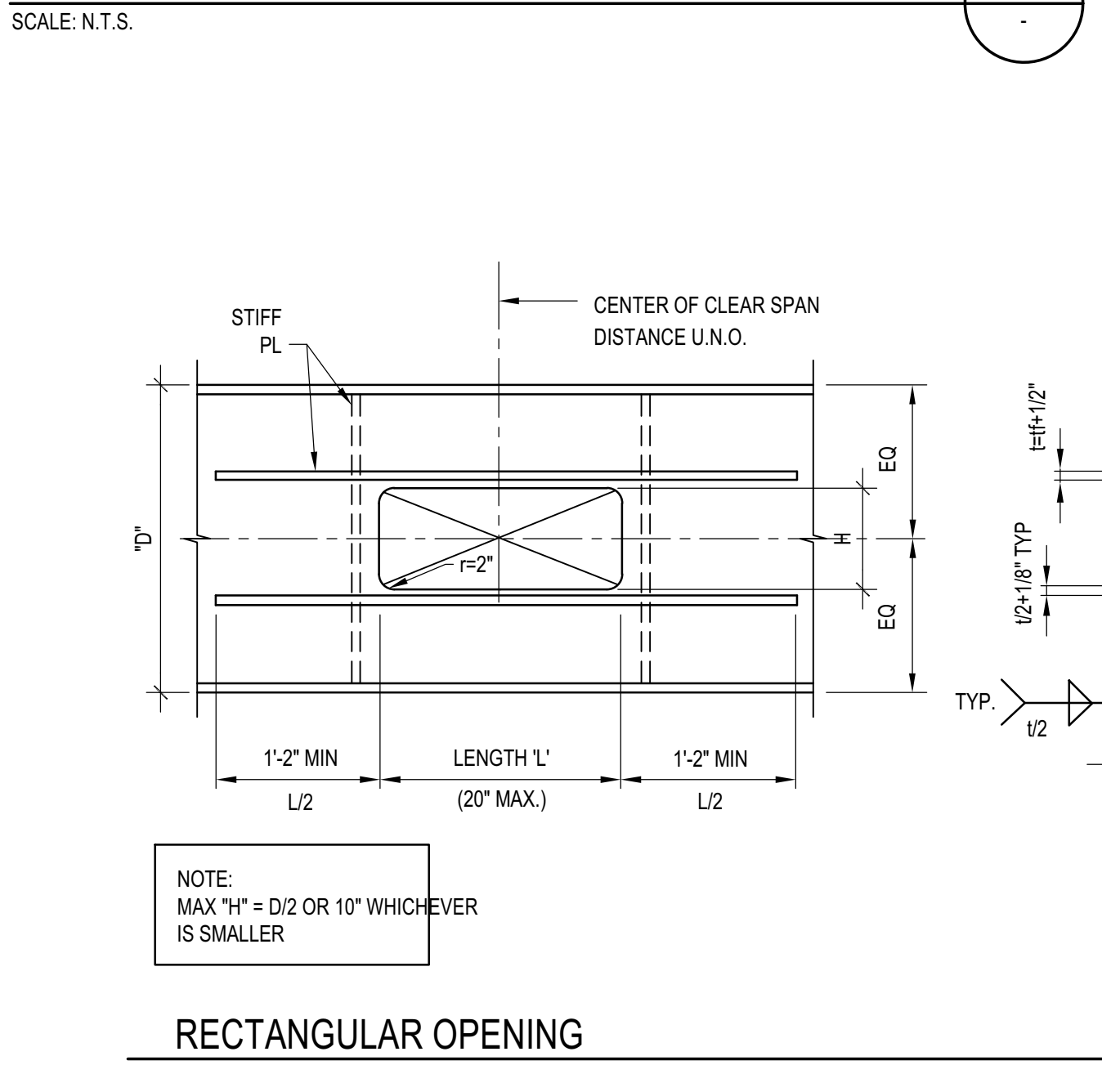
ISOLATED HSS-PIPE COL. BASE PL
 SCALE: N.T.S.



TYP. Wx BASE PLATE DETAIL
 SCALE: N.T.S.



Wx BEAM TO HSS COL. CONN. DETAIL
 SCALE: N.T.S.



RECTANGULAR OPENING
CIRCULAR OPENING
 SCALE: N.T.S.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

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GEOTECHNICAL ENGINEER:
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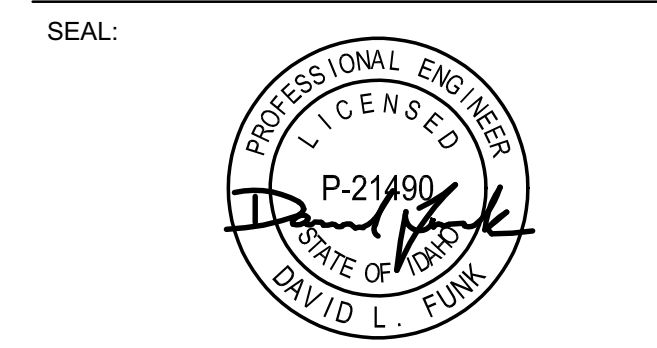
LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:
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 319 MAIN STREET
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 LFA Job #22791



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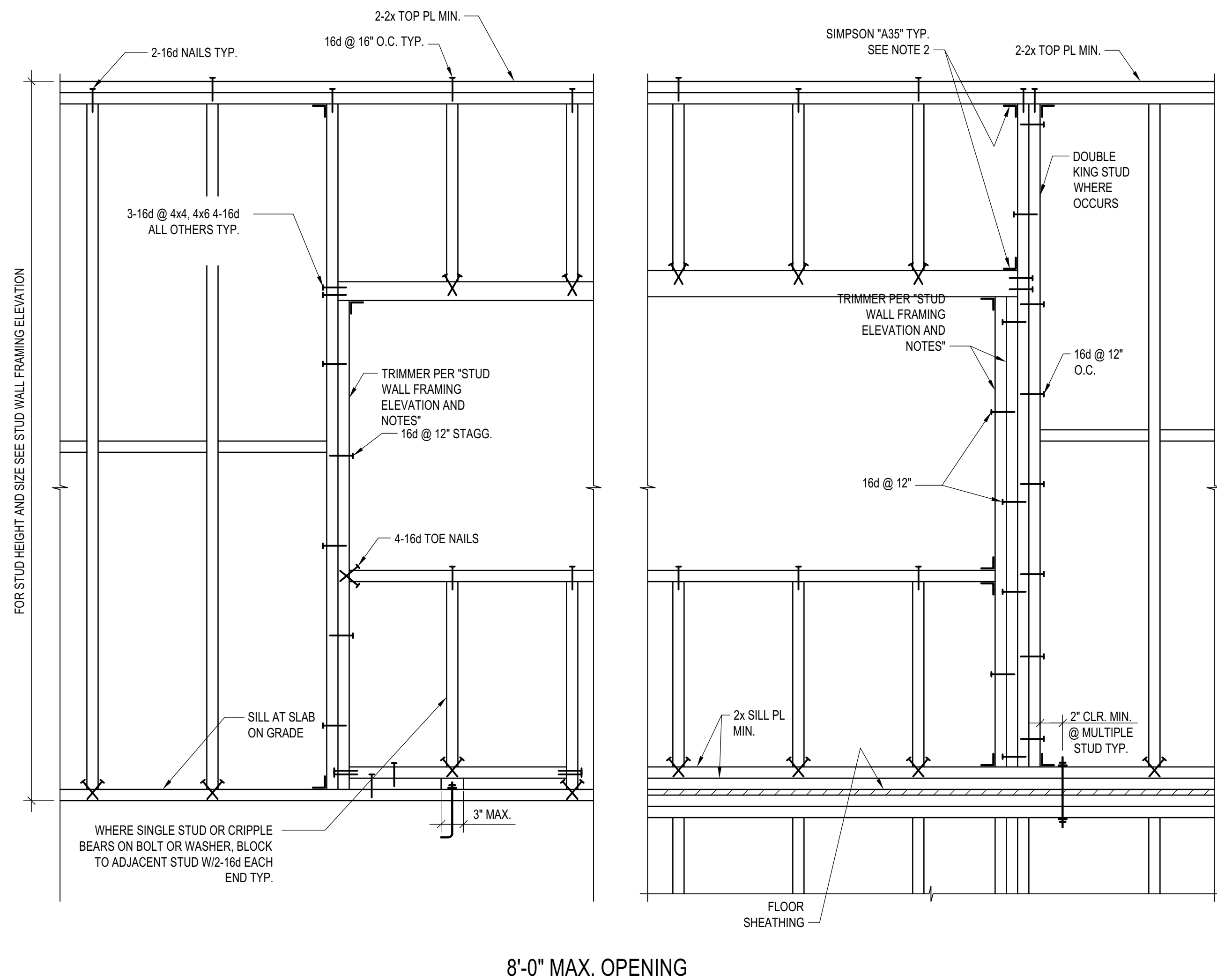
02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - STEEL

DRAWING NUMBER:
S-023

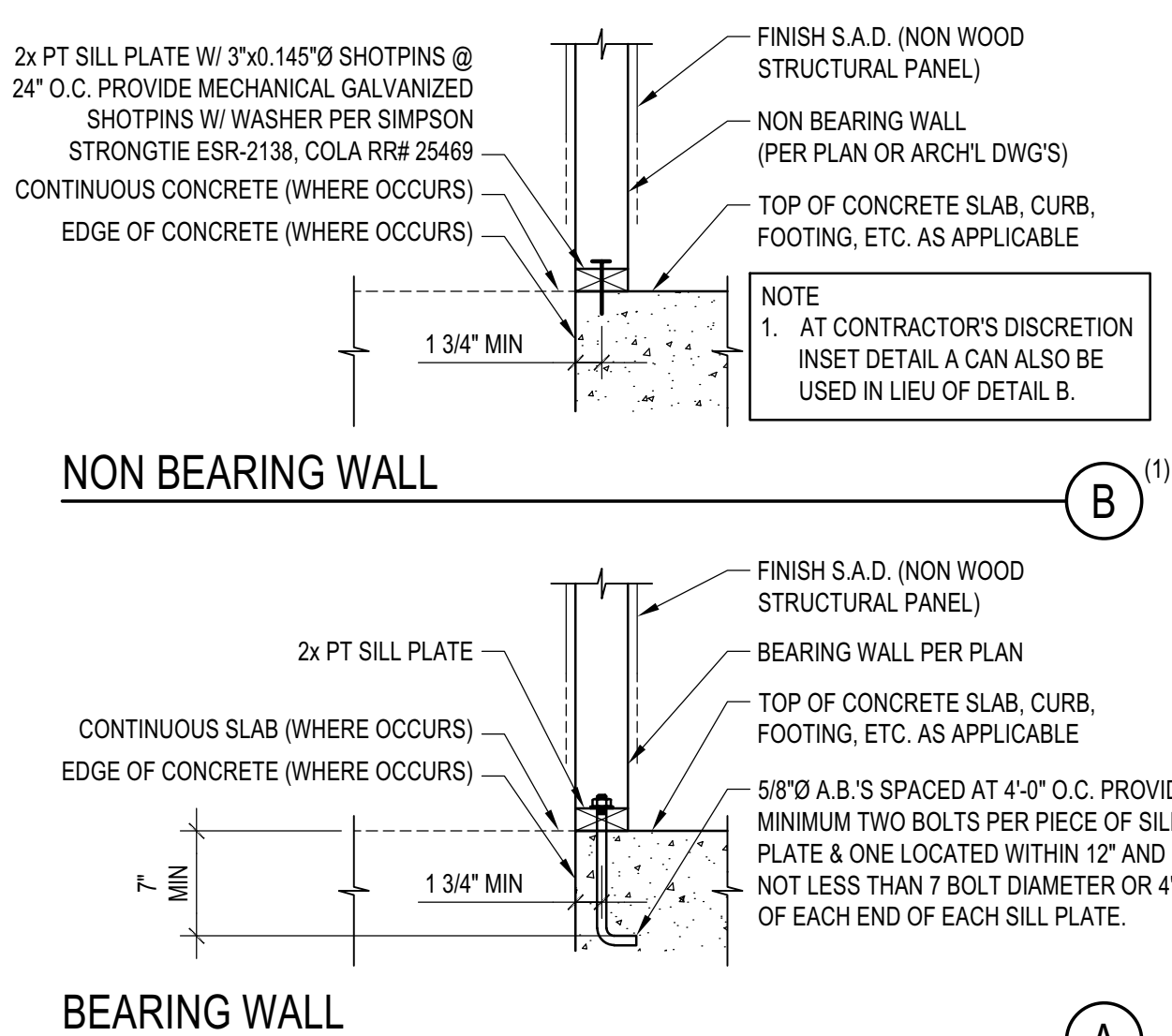
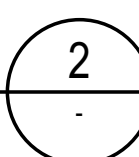


8'-0" MAX. OPENING

- NOTES:
- SEE 'STUD WALL FRAMING ELEVATION AND NOTES' FOR MINIMUM HEADER SIZES, AND MINIMUM NUMBER AND SIZE OF TRIMMERS AND KING STUDS.
 - A35 CLIPS CAN BE OMITTED AT INTERIOR WALLS

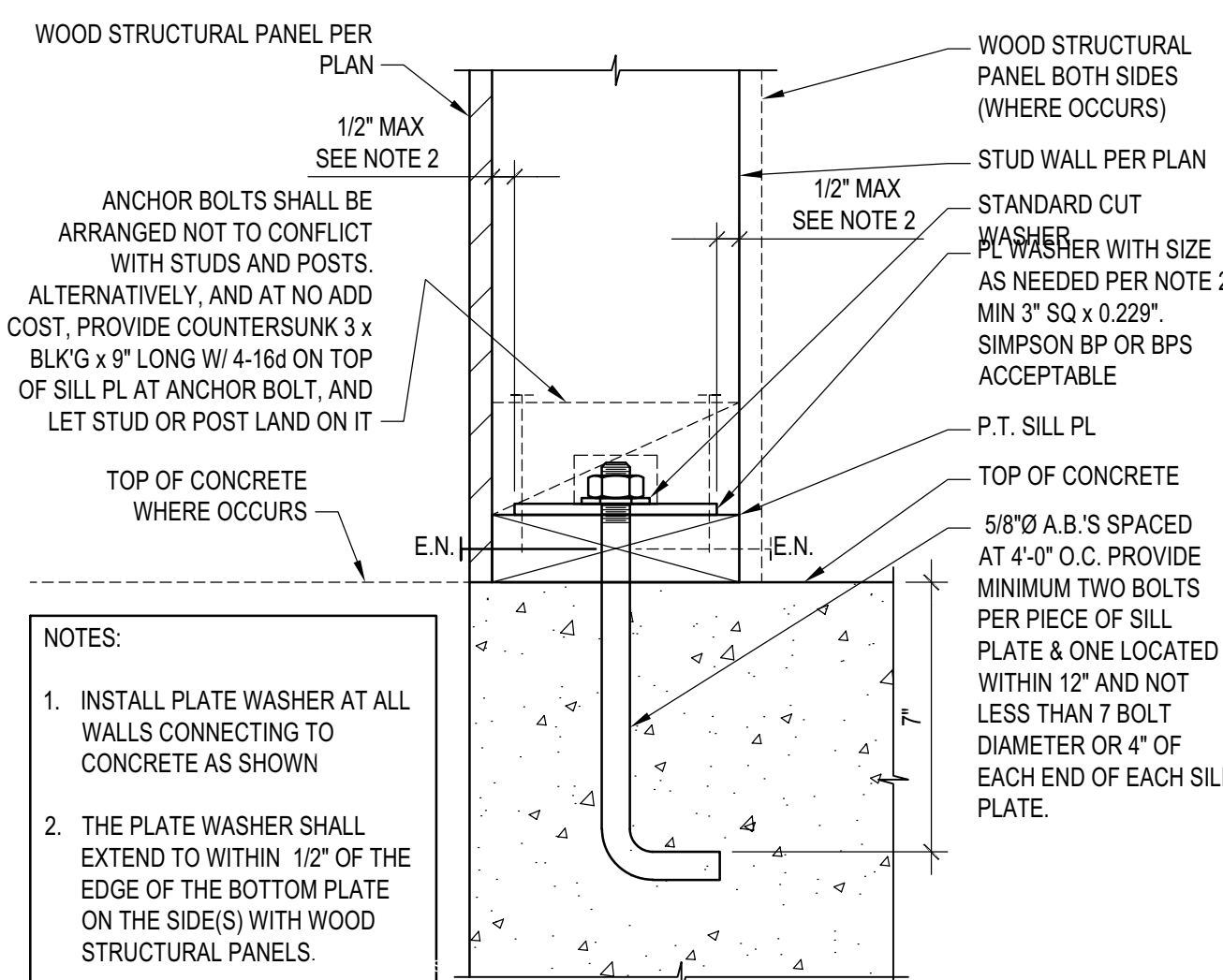
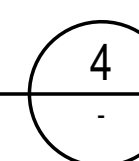
TYP. STUD WALL OPENING FRAMING

SCALE: N.T.S.



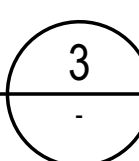
BASE DETAIL @ NON SHEAT'D WALL

SCALE: N.T.S.



BASE DETAIL @ SHEATHED WALL OTHER THAN SHEAR WALLS

SCALE: N.T.S.



TYP. TRIMMER & KING STUDS SCHEDULE AT BEARING HEADERS

OPENING WIDTH	U.N.O.	
	INTERIOR	EXTERIOR
<= 6'-0"	(1)-TRIMMER (1)-KING STUD	(1)-TRIMMER (1)-KING STUD
> 6'-0"		(2)-TRIMMER (2)-KING STUD

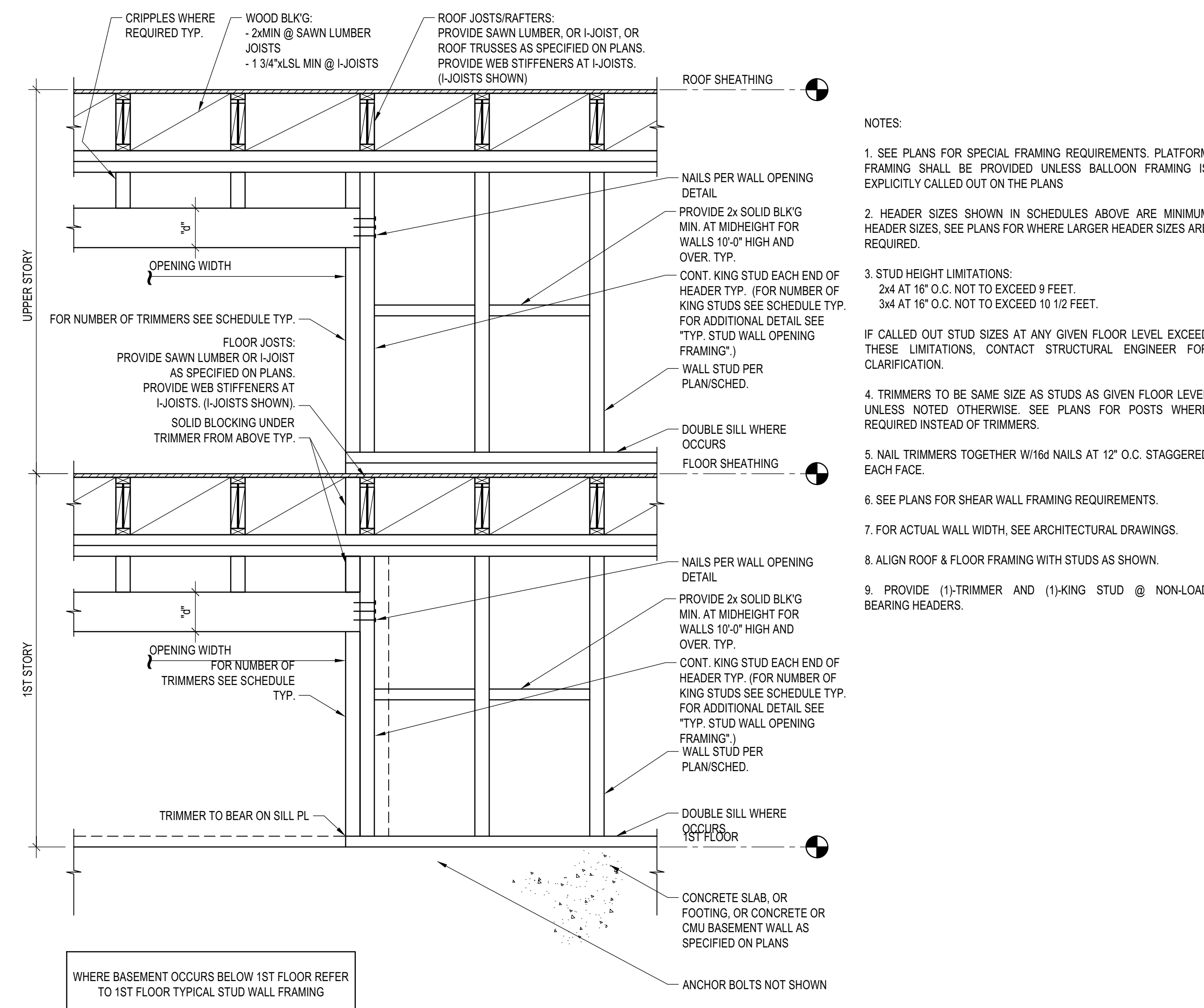
* FOR ALL INTERIOR HEADERS SUPPORTING ROOF + 3 LEVELS OR MORE, ADD ONE ADDITIONAL KING STUD TO THE SCHEDULE ABOVE.

TYP. MINIMUM NON-BEARING HEADER SCHEDULE U.N.O.

WIDTH OF OPENING	U.N.O.		
	EXTERIOR	INTERIOR (4x WALL)	INTERIOR (6x WALL)
4'-0"	6x6	4x4(2)-2x4	6x6
6'-0"	6x6	4x4(2)-2x4	6x6
8'-0"	6x6	4x6(2)-2x6	6x6

TYP. MINIMUM BEARING HEADER SCHEDULE

WIDTH OF OPENING	U.N.O.								
	EXTERIOR			INTERIOR - 4x WALL			INTERIOR - 6x WALL		
	ROOF	FLOOR	PUBLIC AREA	ROOF	FLOOR	PUBLIC AREA	ROOF	FLOOR	PUBLIC AREA
4'-0"	6x6	6x6	6x8	4x6(2)-2x6	4x8(2)-2x8	4x10(2)-2x12	6x6	6x8	6x10
6'-0"	6x6	6x8	6x10	4x8(2)-2x8	4x10(2)-2x12	4x12	6x8	6x10	6x12
8'-0"	6x8	6x10	6x12	-	-	-	-	-	-



WHERE BASEMENT OCCURS BELOW 1ST FLOOR REFER TO 1ST FLOOR TYPICAL STUD WALL FRAMING

- NOTES:
- SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS. PLATFORM FRAMING SHALL BE PROVIDED UNLESS BALLOON FRAMING IS EXPLICITLY CALLED OUT ON THE PLANS
 - HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES, SEE PLANS FOR WHERE LARGER HEADER SIZES ARE REQUIRED.
 - STUD HEIGHT LIMITATIONS:
 2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.
 3x4 AT 16" O.C. NOT TO EXCEED 10 1/2 FEET.
 - IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
 - TRIMMERS TO BE SAME SIZE AS STUDS AS GIVEN FLOOR LEVEL UNLESS NOTED OTHERWISE. SEE PLANS FOR POSTS WHERE REQUIRED INSTEAD OF TRIMMERS.
 - NAIL TRIMMERS TOGETHER W/16d NAILS AT 12" O.C. STAGGERED EACH FACE.
 - SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
 - FOR ACTUAL WALL WIDTH, SEE ARCHITECTURAL DRAWINGS.
 - ALIGN ROOF & FLOOR FRAMING WITH STUDS AS SHOWN.
 - PROVIDE (1)-TRIMMER AND (1)-KING STUD @ NON-LOAD BEARING HEADERS.

BADGER RESIDENCE

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 P.O. BOX 14001-174
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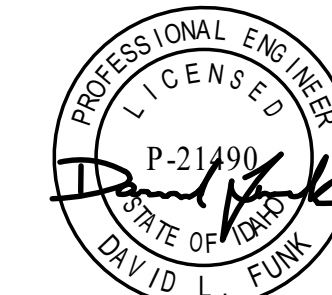
LFA
 319 MAIN STREET
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SCALE:



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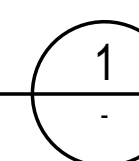
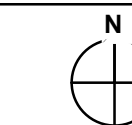
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
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PROJECT NUMBER
#2201

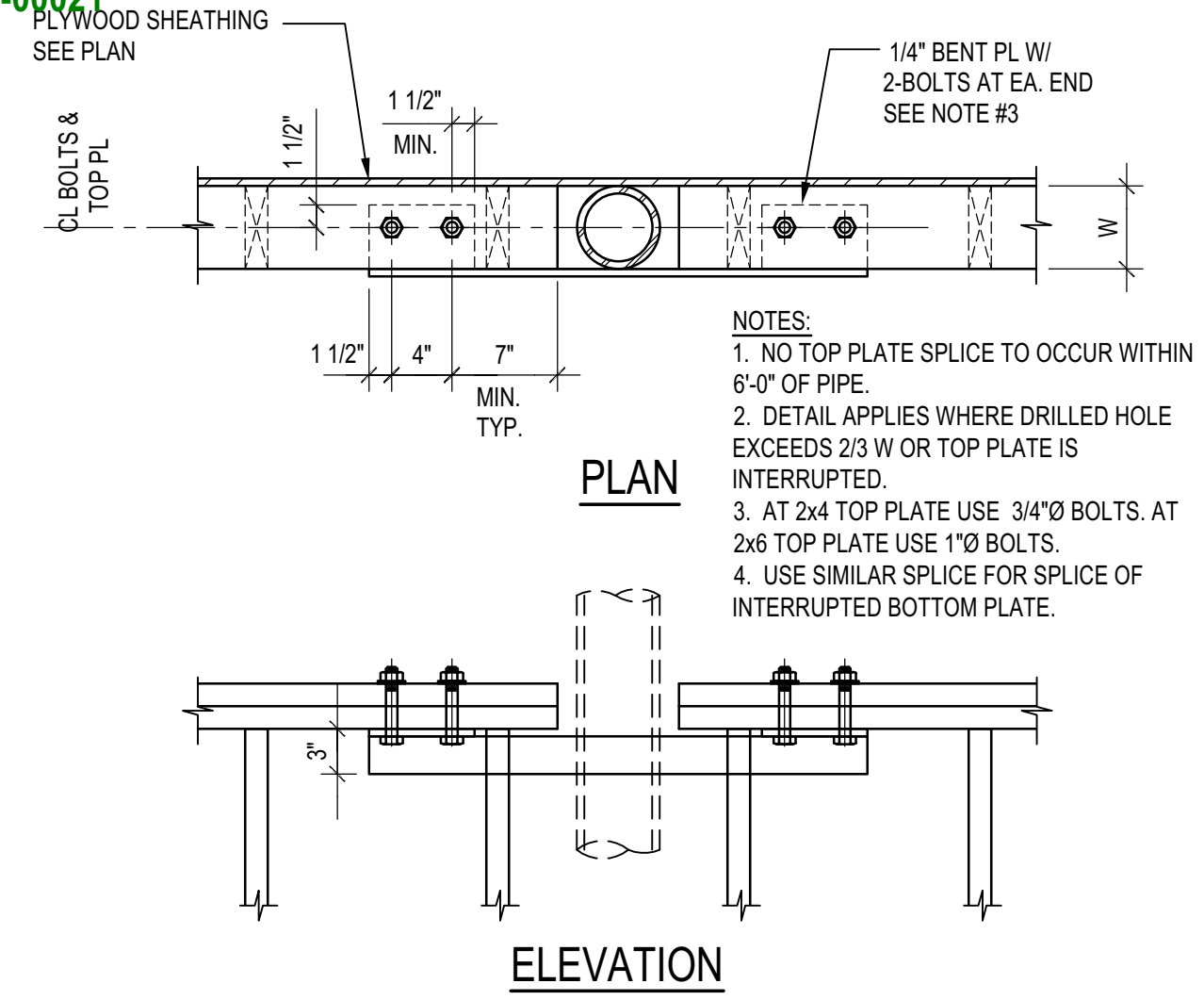
DRAWING TITLE:
TYPICAL DETAILS - STEEL

DRAWING NUMBER:

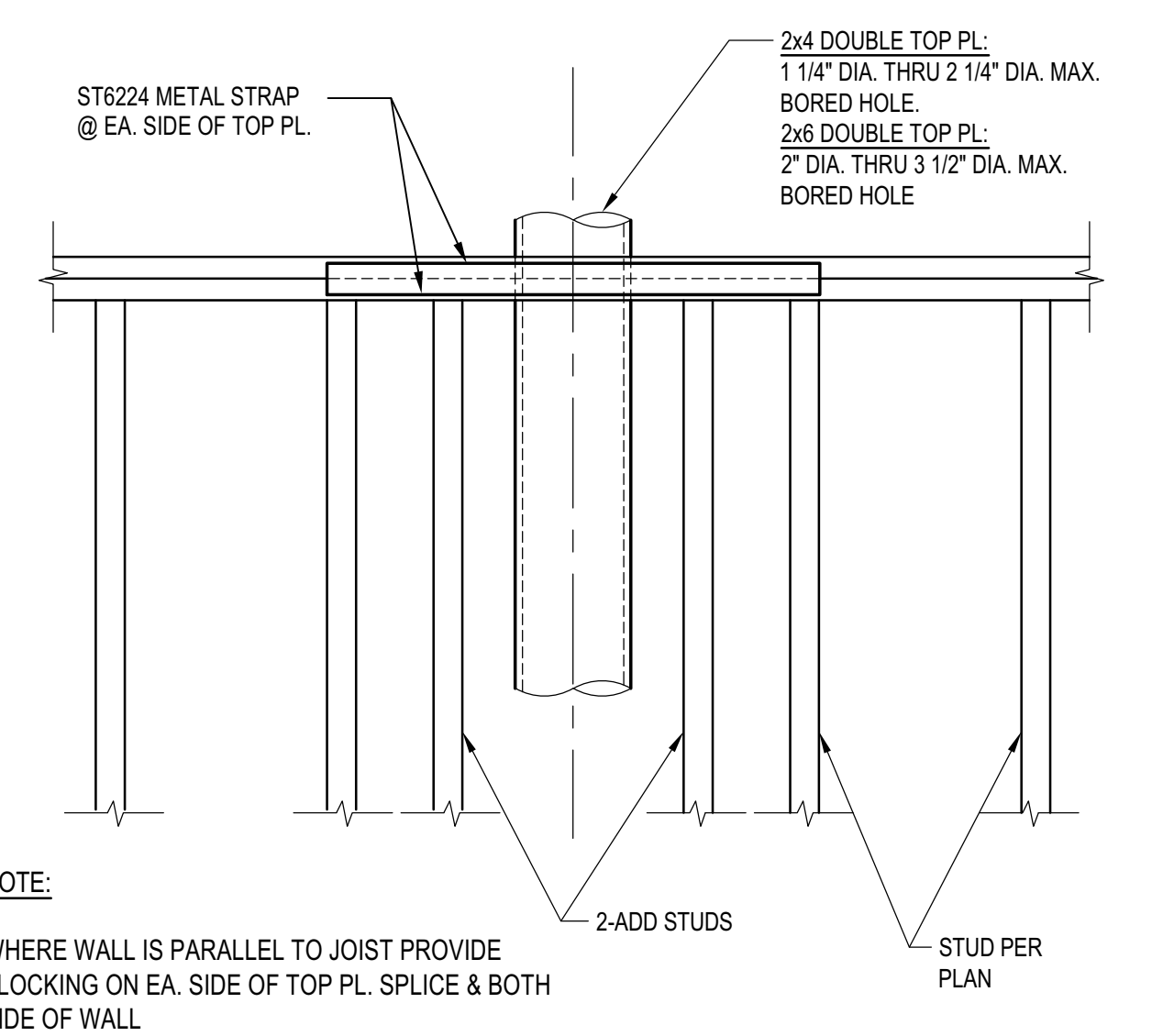
S-031



BLD2303-00021
 06/26/23



TYP. INTERRUPTED TOP/BOTT. PLATE SPLICE
 SCALE: N.T.S. 8

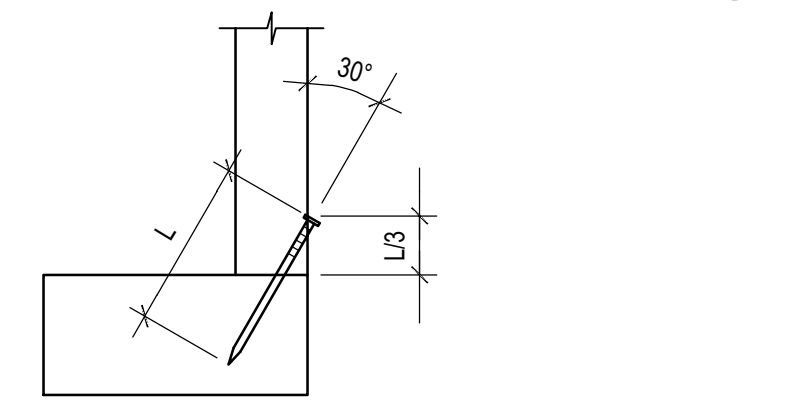


SHEAR WALL WITH PIPE DETAIL
 SCALE: N.T.S. 6

NAILING SCHEDULE (1)	
CONNECTION	NAILING
POST TO PIER PAD, TOE NAIL	3-16d or 4-8d
GIRDER TO POST, TOE NAIL	3-16d or 4-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
JOIST TO BLOCKING, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO JOISTS, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 16" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL, OR 4-8d TOE NAIL
DOUBLED STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	8-16d
DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 16" O.C.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER, FACE NAIL	3-16d
RAFTER TIES, 1" LUMBER, FACE NAIL	5-8d
RAFTER TO PLATE, TOE NAIL	3-8d
1"x4" MIN. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	16d @ 24" O.C.

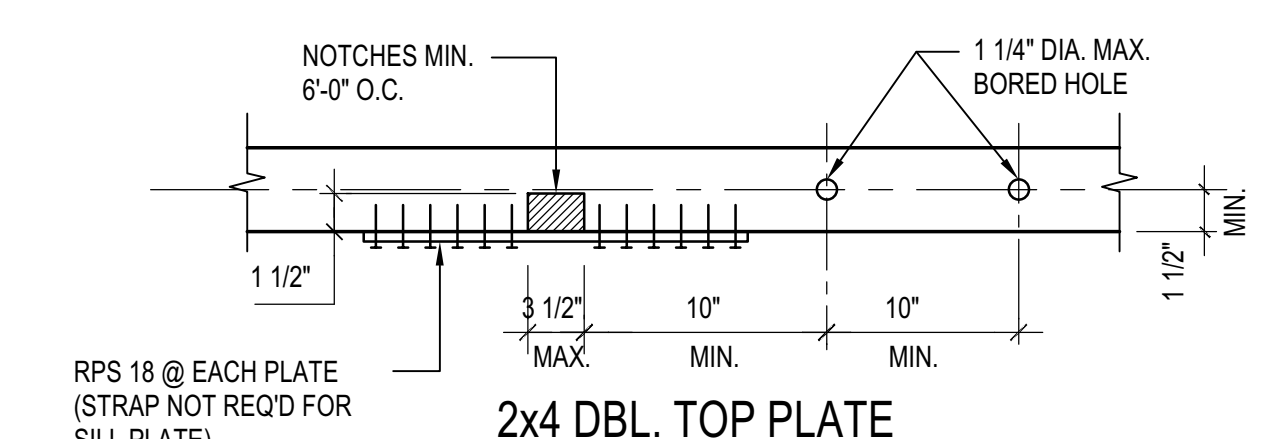
NOTES:
 1. ALTERNATIVELY, PROVIDE NAILING PER "FASTENING SCHEDULE" PER LATEST EDITION OF CALIFORNIA BUILDING CODE

SCHEDULE B

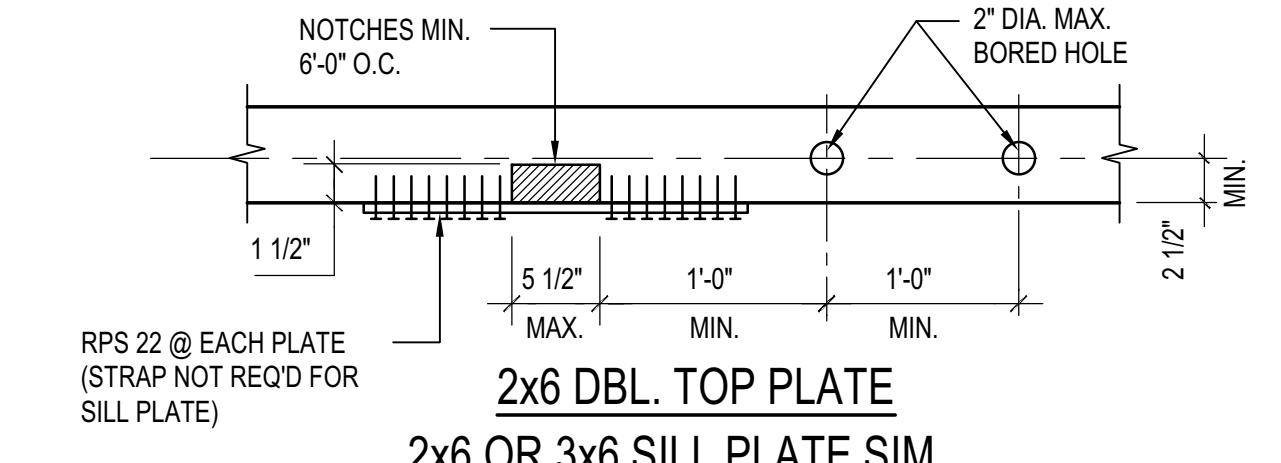


TOE NAIL INSTALLATION A

NAILING SCHEDULE
 SCALE: N.T.S. 4

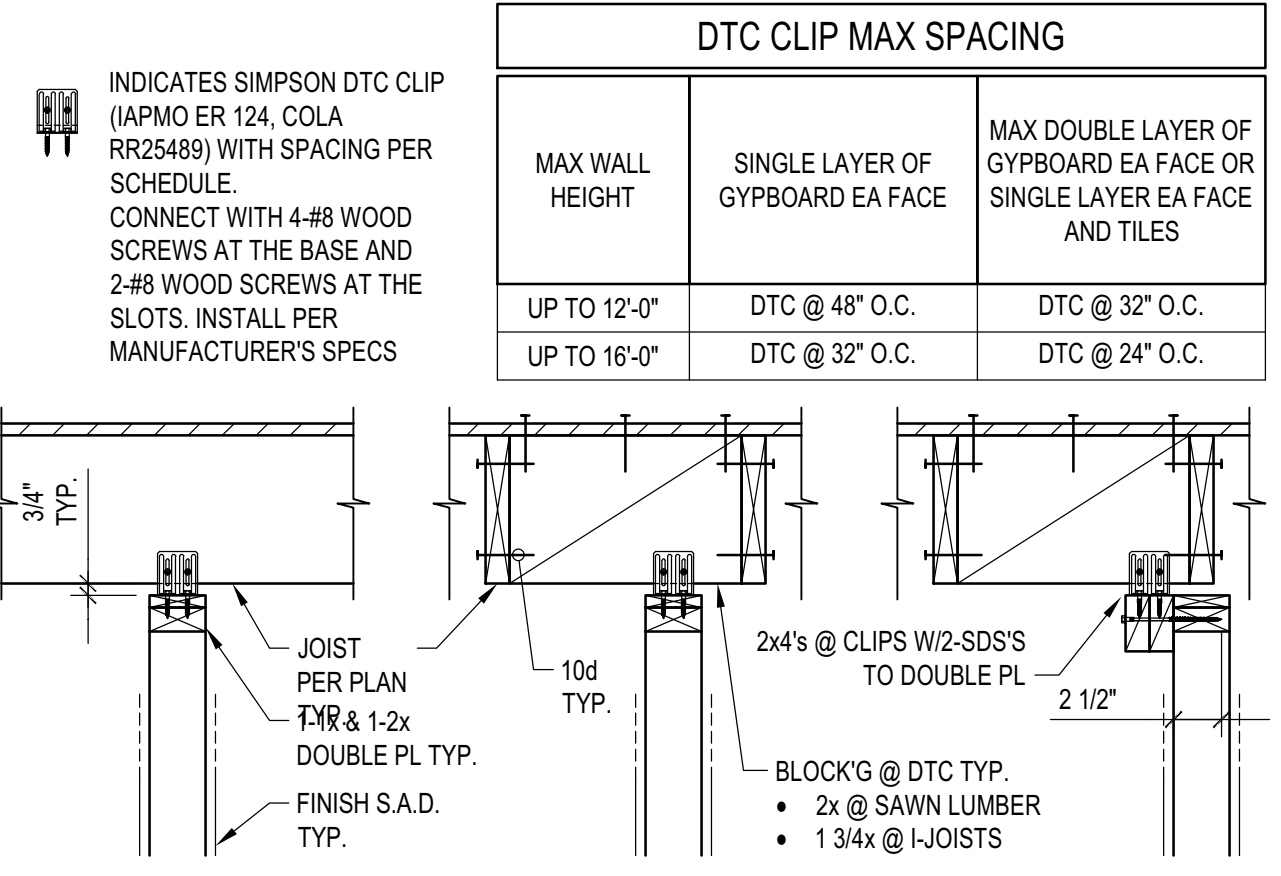


2x4 DBL. TOP PLATE 2x4 OR 3x4 SILL PLATE SIM



2x6 DBL. TOP PLATE 2x6 OR 3x6 SILL PLATE SIM

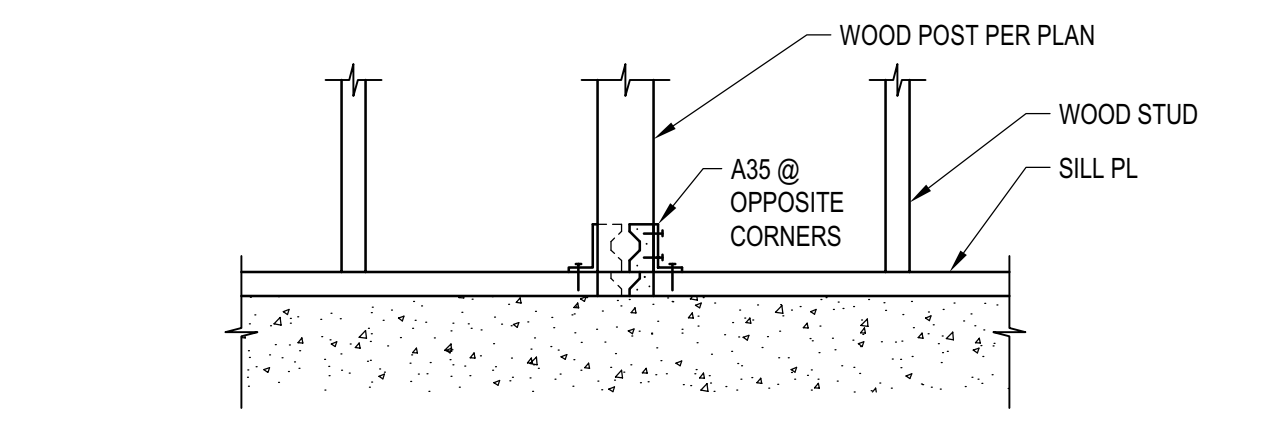
PLATE NOTCHING & BORING
 SCALE: N.T.S. 5



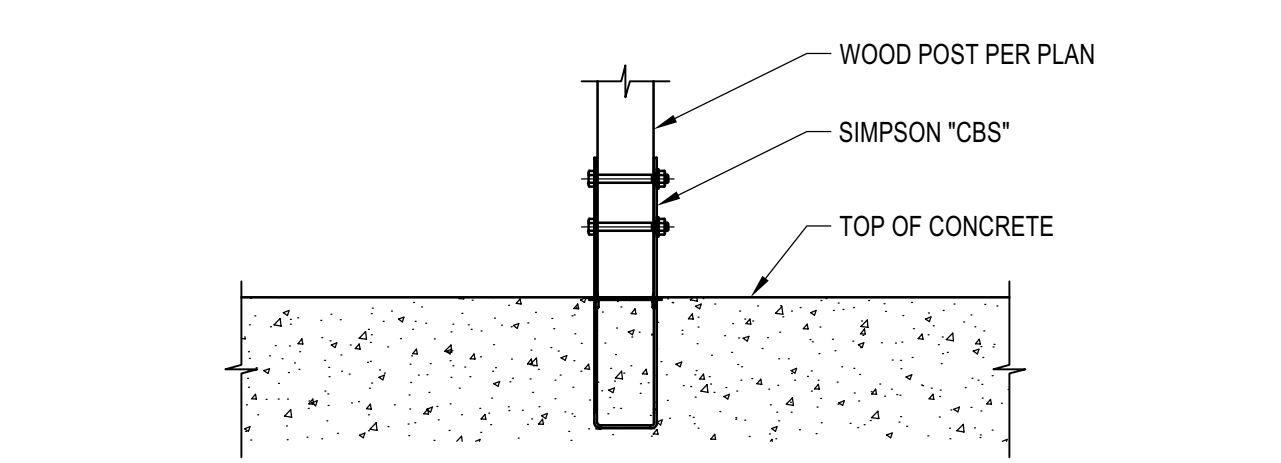
PERPENDICULAR TO JOIST A

PARALLEL TO JOIST B

TOP CONN. NON BEARING WALL
 SCALE: N.T.S. 1

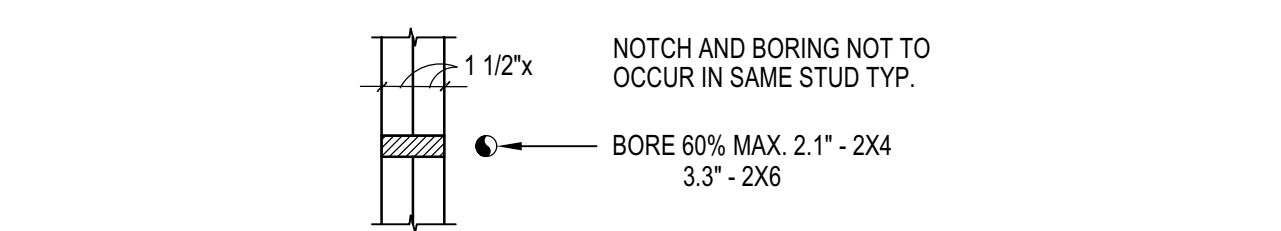


WITHIN A WALL B

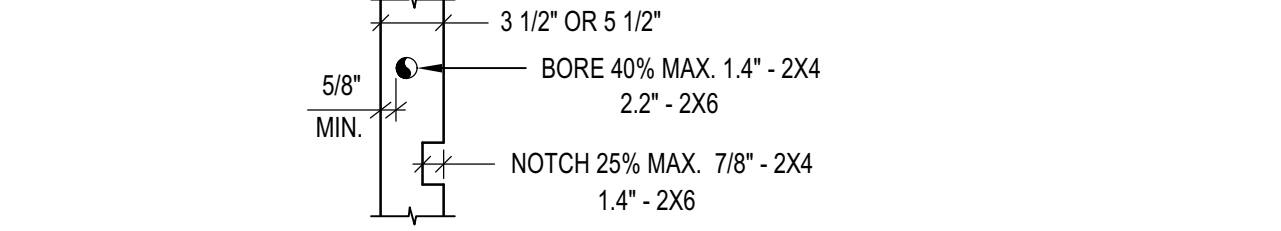


ISOLATED POST A

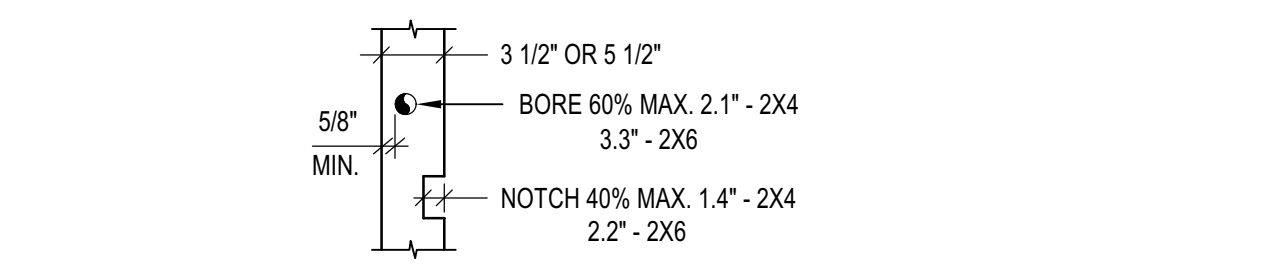
TYP. POST BASE
 SCALE: N.T.S. 2



DOUBLE STUDS-BEARING OR NOT

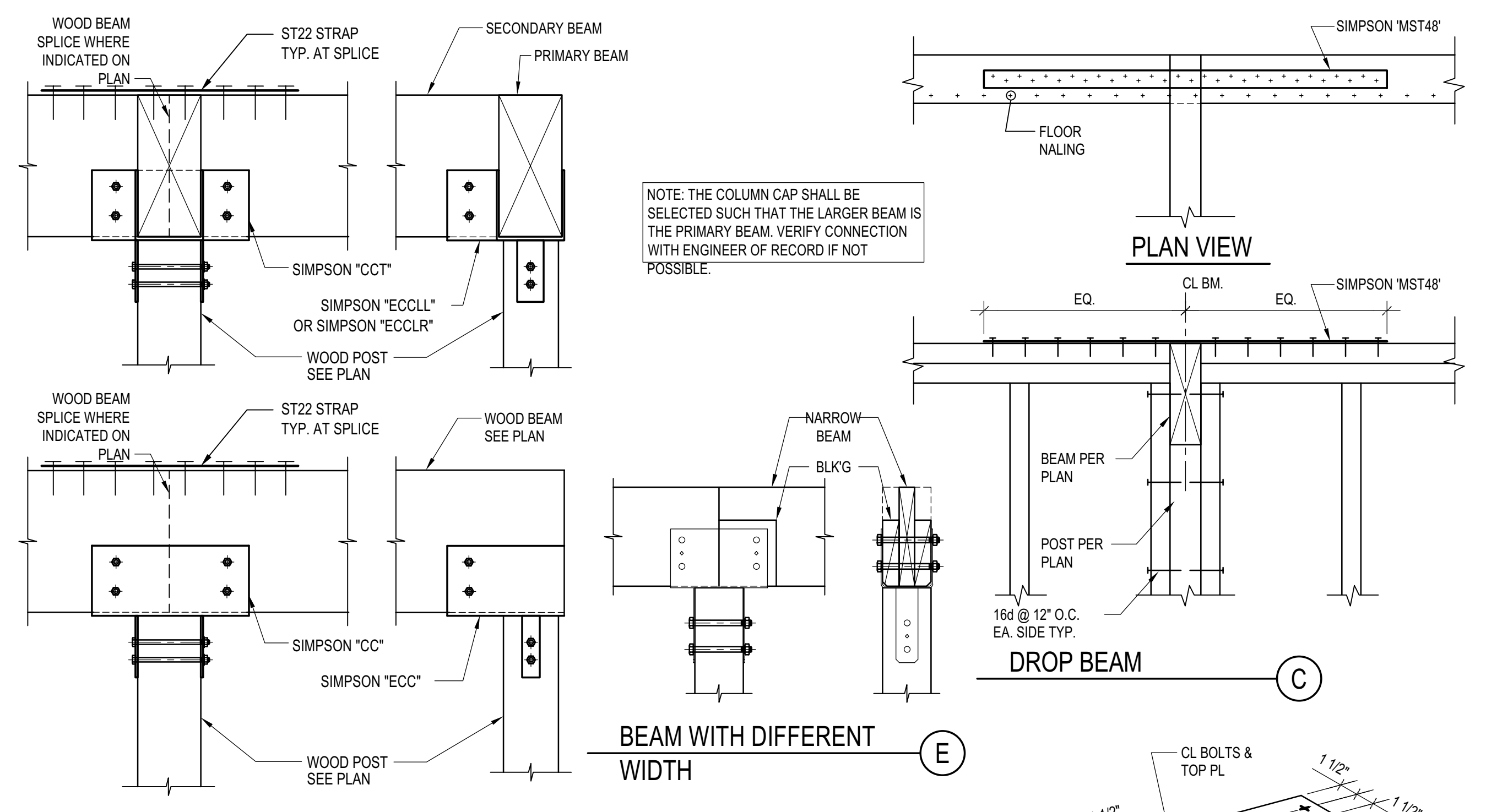


BEARING STUDS



NON-BEARING STUDS

TYP. STUD NOTCHING
 SCALE: N.T.S. 3



NOTE: THE COLUMN CAP SHALL BE SELECTED SUCH THAT THE LARGER BEAM IS THE PRIMARY BEAM. VERIFY CONNECTION WITH ENGINEER OF RECORD IF NOT POSSIBLE.

TYP. BEAM TO POST CONN. DETAIL
 SCALE: N.T.S. 7

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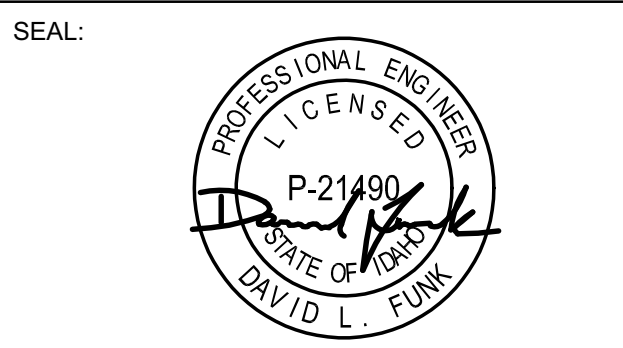
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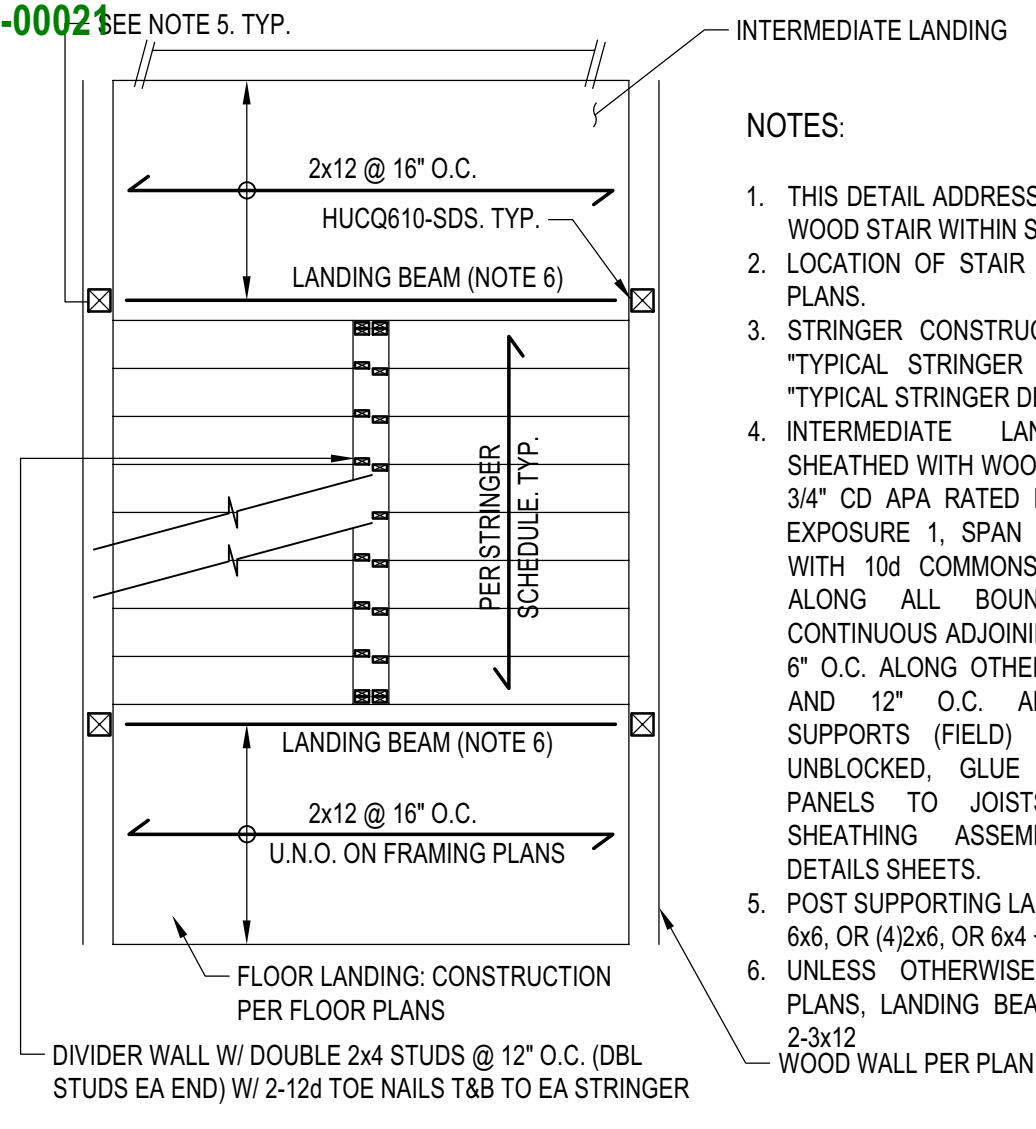
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

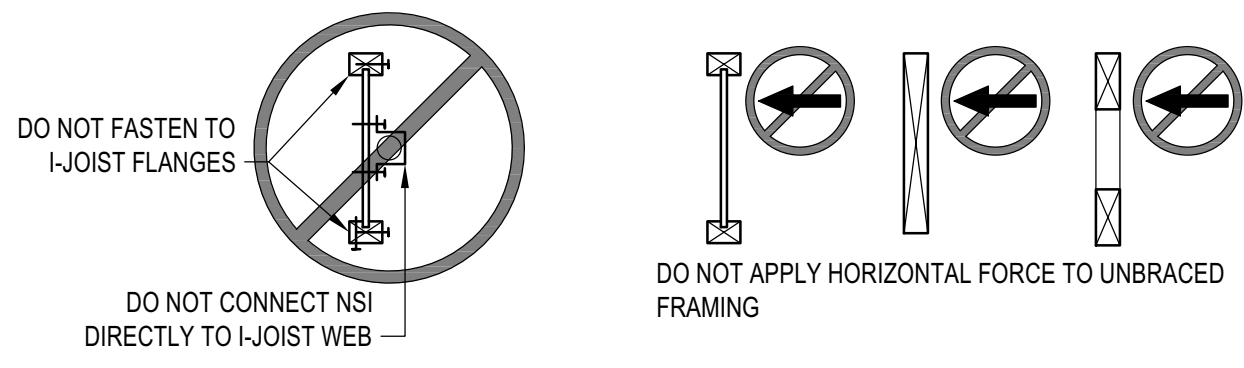
DRAWING TITLE:
TYPICAL DETAILS - WOOD

DRAWING NUMBER:
S-032

BLD2303-0002
 06/26/23



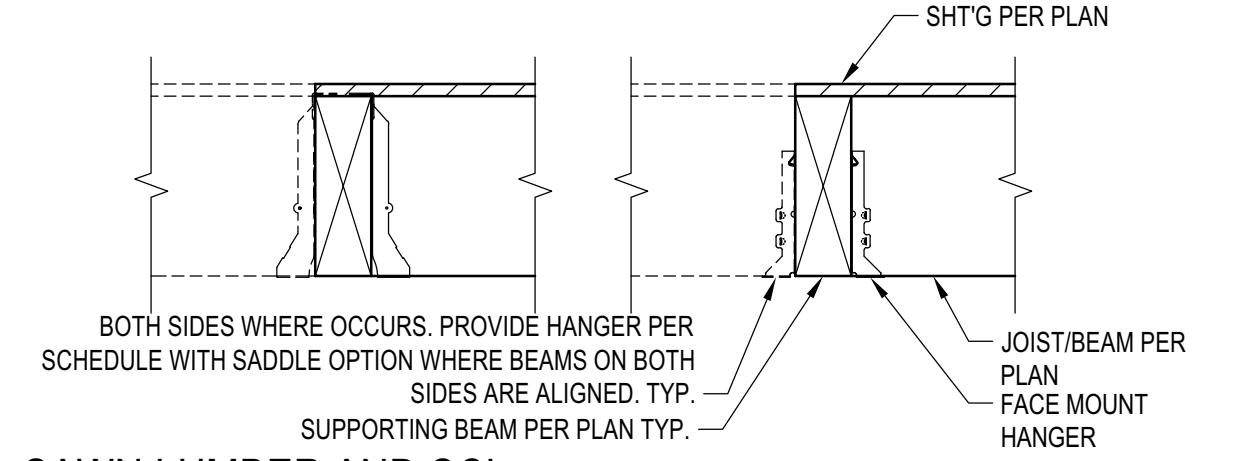
- NOTES:
1. THIS DETAIL ADDRESSES CONSTRUCTION OF WOOD STAIR WITHIN SHAFT UP TO 5 STORY.
 2. LOCATION OF STAIR IS SHOWN ON FLOOR PLANS.
 3. STRINGER CONSTRUCTION SHALL BE PER "TYPICAL STRINGER CONSTRUCTION" AND "TYPICAL STRINGER DETAIL".
 4. INTERMEDIATE LANDING SHALL BE SHEATHED WITH WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 4824, NAILED WITH 10d COMMONS SPACED AT 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND CONTINUOUS ADJOINING PANEL EDGES, AND 6" O.C. ALONG OTHER PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.). PANEL EDGES UNBLOCKED. GLUE WOOD STRUCTURAL PANELS TO JOISTS. SEE "TYPICAL SHEATHING ASSEMBLY" PER TYPICAL DETAILS SHEETS.
 5. POST SUPPORTING LANDING BEAM TO BE MIN 6x6, OR (4)2x6, OR 6x4 + 2x6
 6. UNLESS OTHERWISE NOTED ON FLOOR PLANS, LANDING BEAM SHALL BE 6x10 OR 2-3x12 WOOD WALL PER PLAN



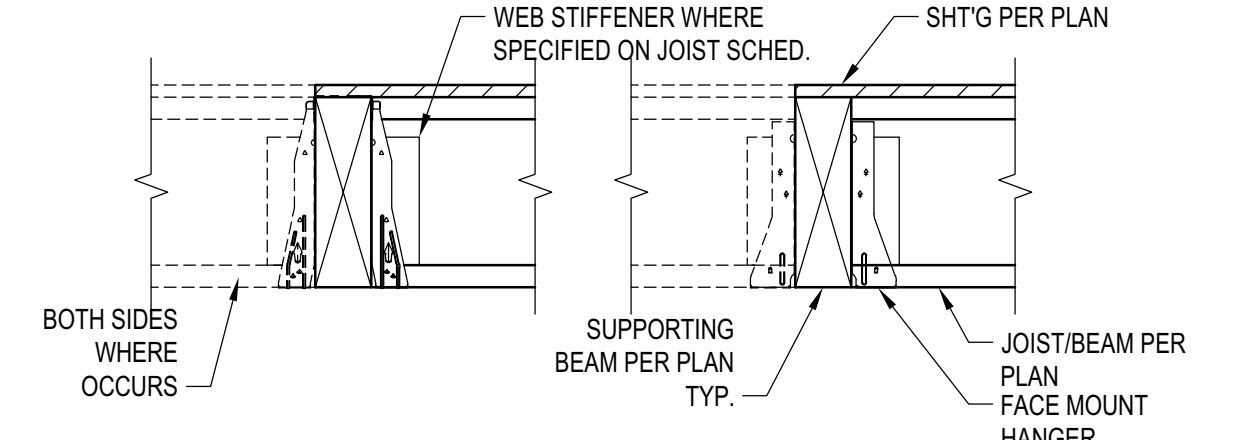
- NOTES:
1. THIS DETAIL ADDRESSES CONNECTION OF NON STRUCTURAL INFRASTRUCTURES "NSI" TO WOOD FRAMING. NSI INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLERS, LIGHTING, MEP, FF&E, ETC.
 2. CONNECTION OF NSI TO FRAMING SHALL BE DESIGNED AND SPECIFIED BY NSI SUPPLIER. CONNECTION SHALL INCLUDE FASTENERS TO FRAMING AND ADDITIONAL FRAMING MEMBERS, SUCH AS WEB STIFFENERS, WEB FILLERS, BRACING, AND BLOCKING
 3. CONNECTION OF NSI SHALL COMPLY WITH LIMITATIONS SET FORTH PER THIS DETAIL AND SHALL NOT IMPAIR OR DAMAGE FRAMING. IN ADDITION, IF NSI IS CONNECTED TO ENGINEERED OR PREFABRICATED ELEMENTS (SUCH AS I-JOISTS, OPEN WEB TRUSSES, ETC.), NSI SUPPLIER SHALL COORDINATE CONNECTION DETAILS DIRECTLY WITH FRAMING MANUFACTURER'S SPECIFICATIONS AND FABRICATOR, AS APPLICABLE
 5. SUBMIT DETAILS/SHOP DRAWINGS TO SEOR FOR REVIEW OF STRUCTURAL IMPACT ON BUILDING STRUCTURE

HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE			
TOP MOUNT HANGER (SEE NOTE 1)		FACE MOUNT HANGER (SEE NOTE 1)	
JOIST/BEAM SIZE	HANGER TYPE	JOIST/BEAM SIZE	HANGER TYPE
ALL SAWN LUMBER U.N.O.	SIMPSON HUTP ESR-2593 COLARR2593	ALL SAWN LUMBER U.N.O.	SIMPSON HU ESR-2549 COLARR2549
2x6 THRU 2x16	SIMPSON LB ESR-2593 COLARR2593	2x6 THRU 2x10	SIMPSON LUS ESR-2549 COLARR2549
2-2x6 THRU 2-2x14	SIMPSON HUSTP ESR-2593 COLARR2593	2-2x6 THRU 2-2x10	SIMPSON LUS ESR-2549 COLARR2549
4x6 THRU 4x14	SIMPSON HUSTP ESR-2593 COLARR2593	4x6 THRU 4x16	SIMPSON HUS ESR-2592 COLARR2592
ALL I-JOIST U.N.O.	SIMPSON MIT ESR-2615 LA SUPPLEM COLARR2615	ALL I-JOIST U.N.O.	SIMPSON MIU ESR-2592 COLARR2592
SINGLE I-JOIST TO WOOD BEAM 9 1/4 THRU 16 DEEP	SIMPSON ITS ESR-2615 COLARR2615	SINGLE I-JOIST TO WOOD BEAM 9 1/4 THRU 16 DEEP	SIMPSON IUS ESR-2592 COLARR2592
ALL PSL/LV/L/SL BEAMS U.N.O.	SIMPSON HGHTV ESR-2615 COLARR2615	ALL PSL/LV/L/SL BEAMS U.N.O.	SIMPSON HGU ESR-2592 COLARR2592
3 1/2" AND 5 1/4" PSL/LV/L/SL UP TO 11 7/8" DEEP			SIMPSON MGU ESR-2592 COLARR2592
ALL GLULAM BEAMS U.N.O.	SIMPSON EG ESR-2615 COLARR2615	ALL GLULAM BEAMS U.N.O.	SIMPSON HHGU ESR-2592 COLARR2592

- NOTES:
1. HANGERS SHALL BE USED TO SUPPORT BEAM OR JOISTS FROM A SUPPORTING BEAM.
 2. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION BASED ON MORE ECONOMICAL CHOICE.
 3. HANGERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, SUCH AS BUT NOT LIMITED TO MIN THICKNESS FOR FASTENER EMBEDMENT, MIN EDGE DISTANCE, MIN SIZE OF HEADERS, ETC.
 4. PROVIDE SKEWED, SLOPED HANGERS AS REQ'D
 5. PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED



SAWN LUMBER AND SCL



I-JOIST CONSTRUCTION

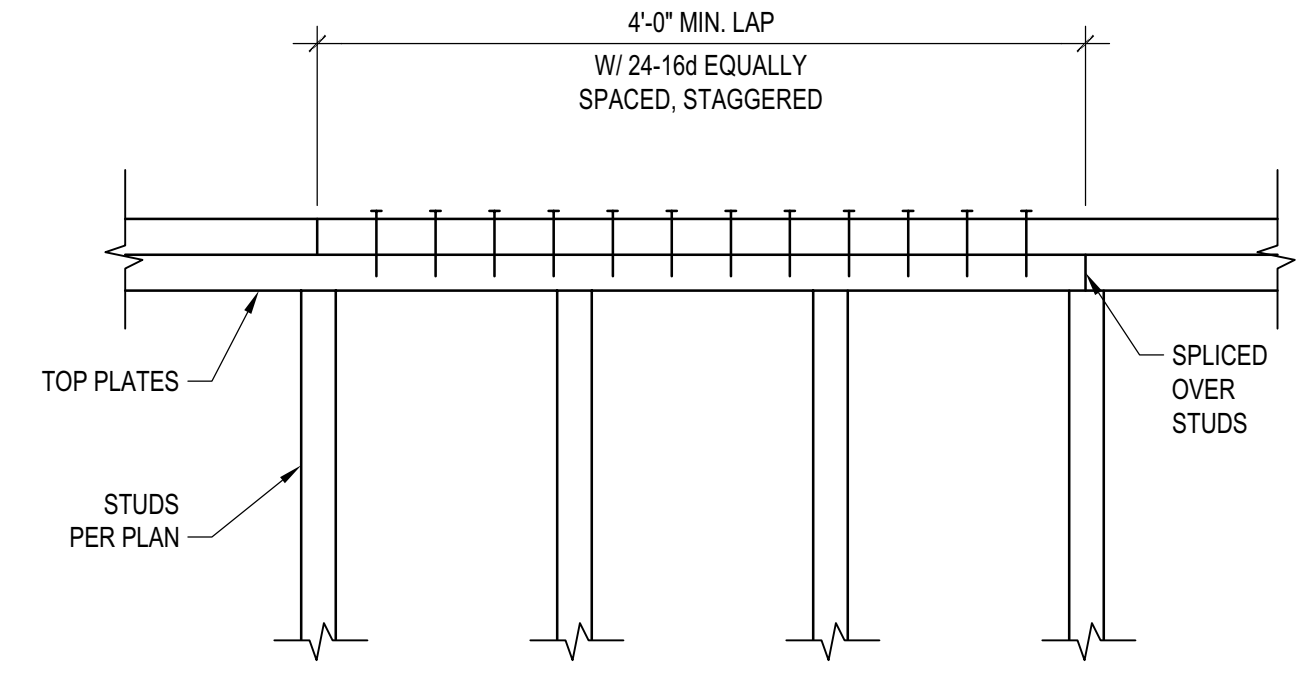
HANGER SCHEDULE AND NOTES

JOIST AND BEAM HANGER SCHEDULE

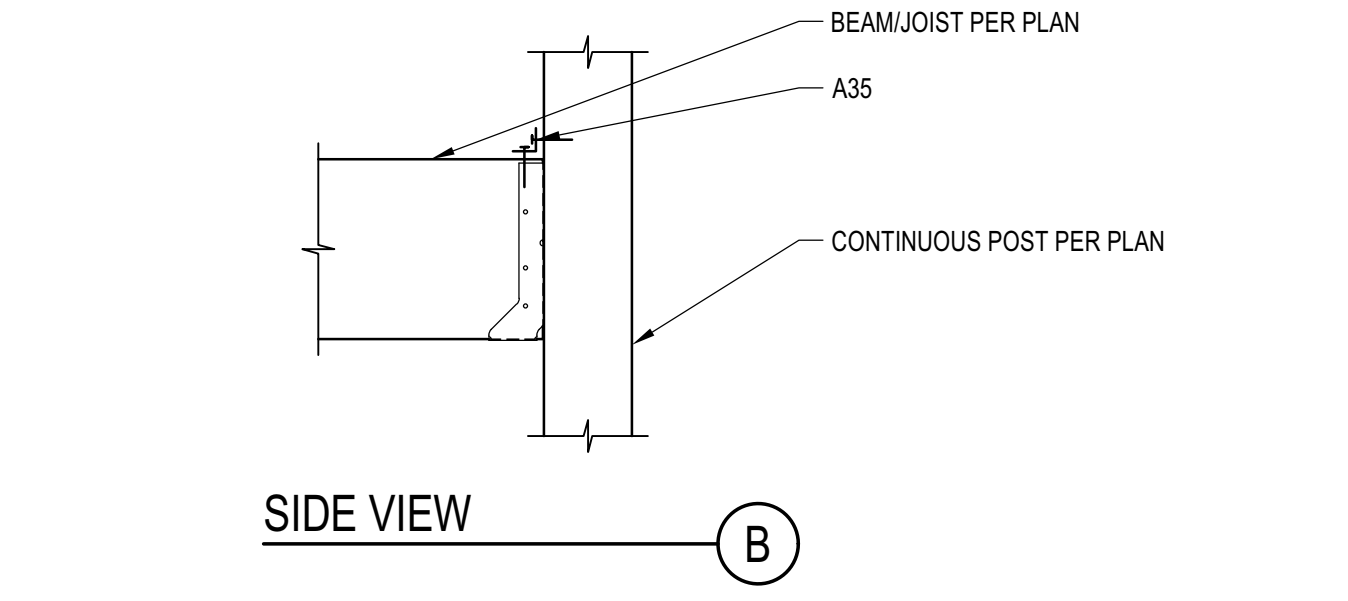
TWO FLIGHT WOOD STAIR
 SCALE: N.T.S.

NON-STRUCT. ELEMENTS TO FRM'G
 SCALE: N.T.S.

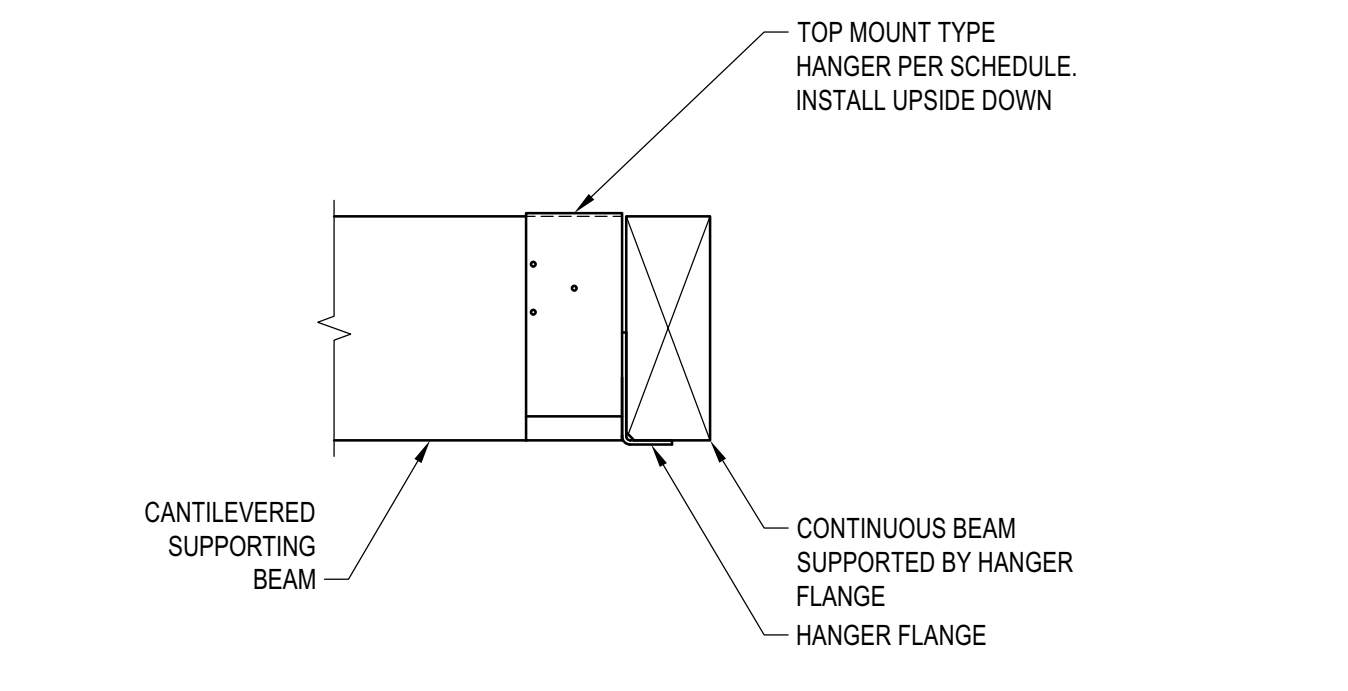
SCALE: N.T.S.



TYP. TOP PLATES SPLICE DETAIL
 SCALE: N.T.S.

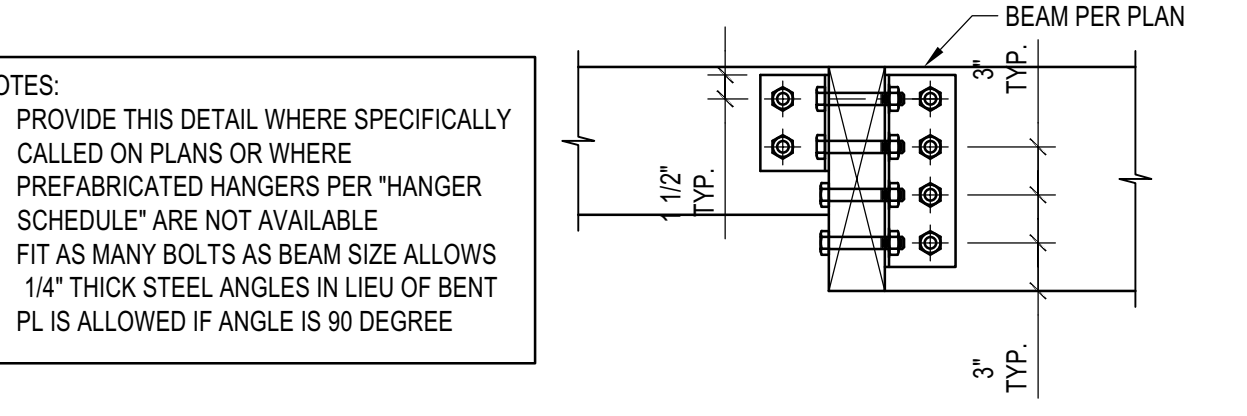


BM TO POST FACE MOUNT CONN.
 SCALE: N.T.S.

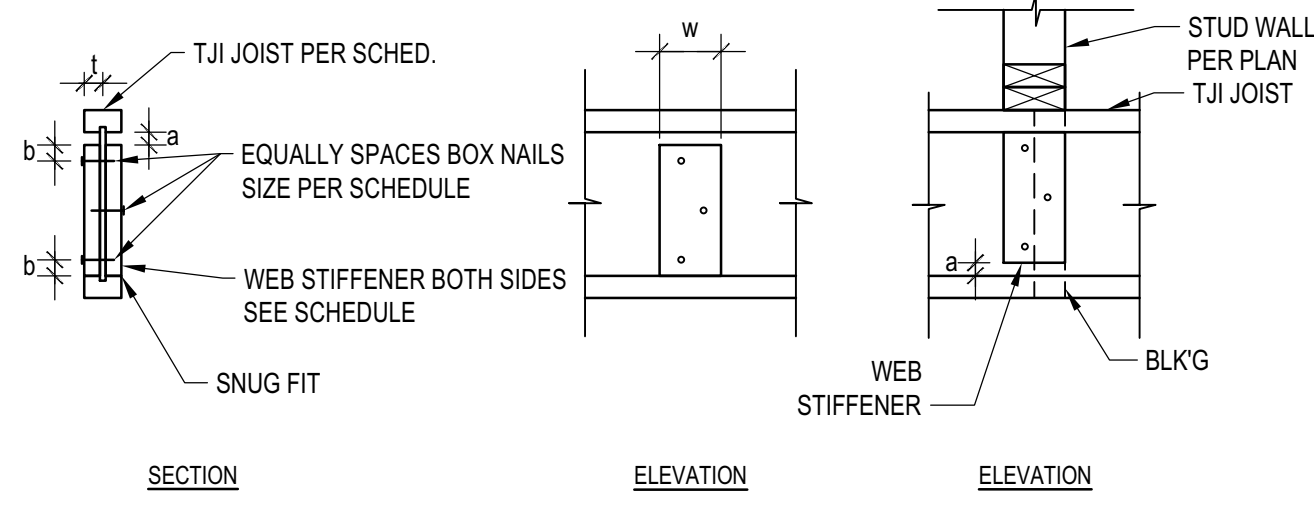


- NOTES:
1. PROVIDE INVERTED HANGER WHERE INDICATED ON FRAMING PLANS
 2. INSTALL HANGER UPSIDE DOWN. ALL OTHER REQUIREMENTS PER MANUFACTURER'S SPECIFICATIONS SHALL BE MET

INVERTED HANGER
 SCALE: N.T.S.

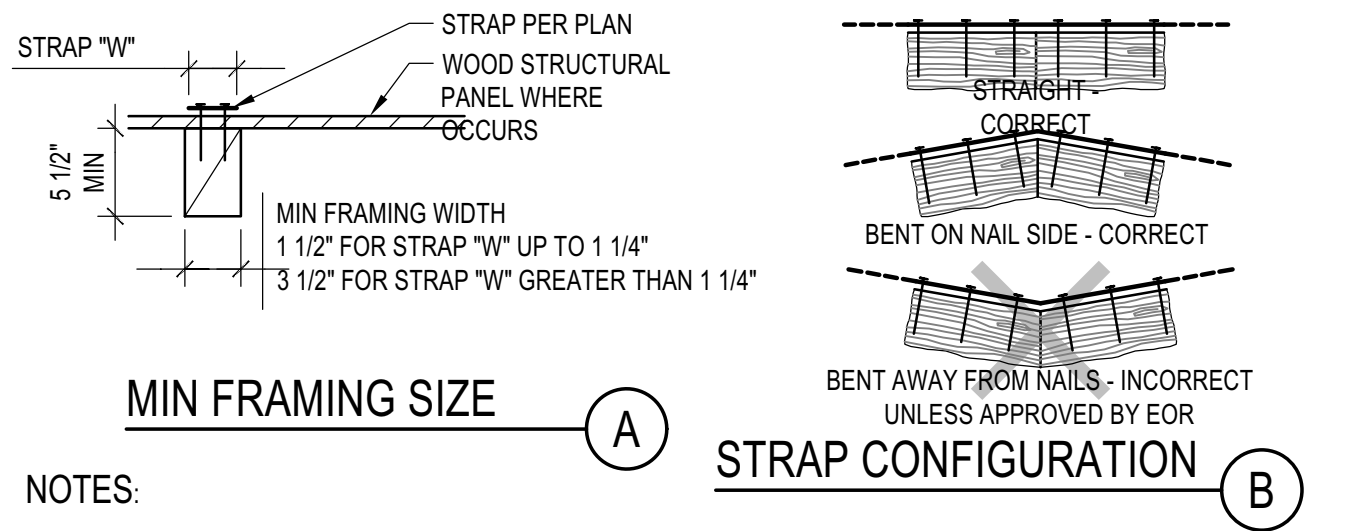


CUSTOM WD BEAM "T" CONNECTION
 SCALE: N.T.S.



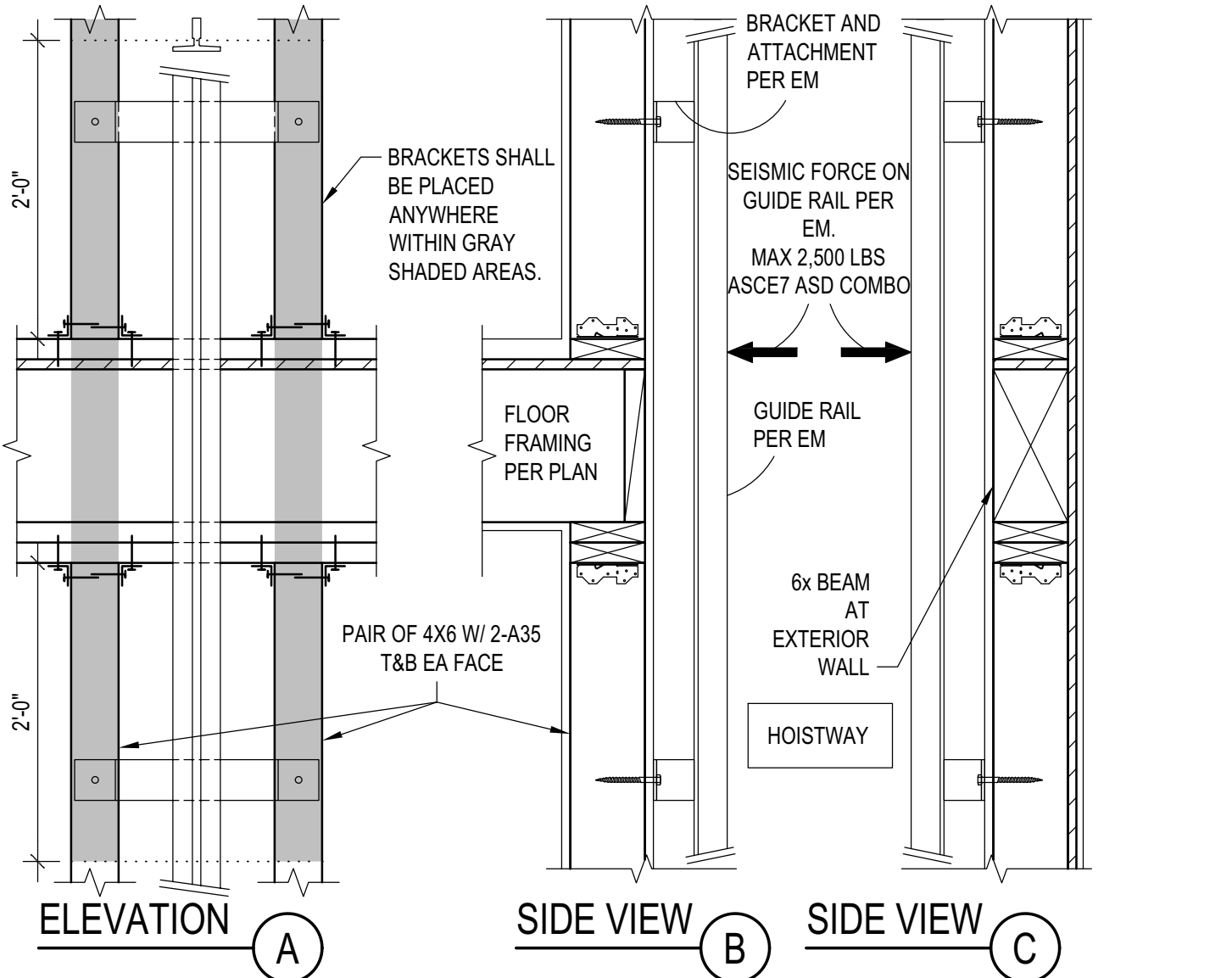
TJI JOIST SERIES	STIFFENER	"a"	"b"	NAILS	w	t
TJI 110	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	5/8" MIN
TJI 210	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	23/32" MIN
TJI 230/TJI 360	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	7/8" MIN
TJI 560	2x4 CONSTRUCTION GRADE OR BETTER	1/8" MIN 2 3/4" MAX	1 1/2" MAX	3-16d	3 1/2" MIN	1 1/2" MIN

I-JOIST STIFFENER
 SCALE: N.T.S.

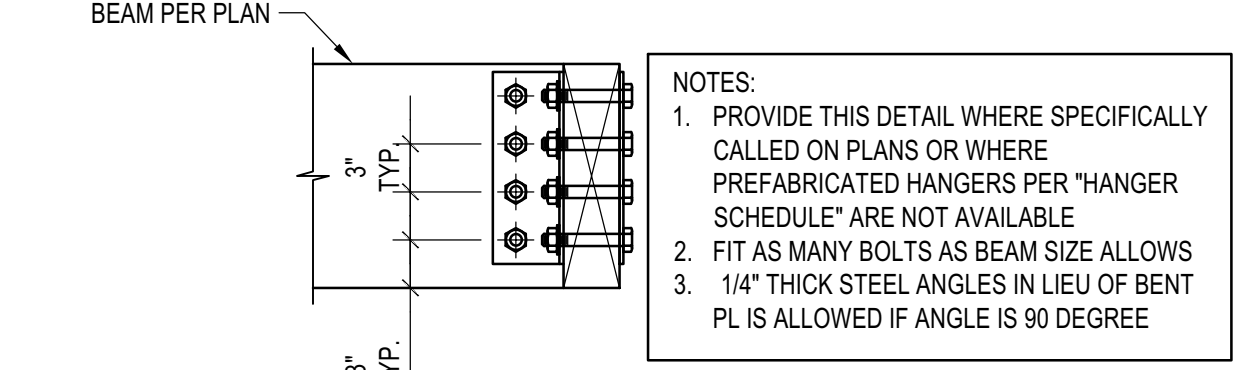


- NOTES:
1. THIS DETAIL ADDRESSES INSTALLATION OF STRAPS AND APPLIES TO BOTH SAWN AND STRUCTURAL COMPOSITE LUMBER
 2. STRAPS SIZE AND LENGTH ARE AS SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET.
 3. STRAPS ARE PER SIMPSON STRONGTIE (MANUFACTURER), ESR2105, COLARR#25713, COLARR#25910
 4. STRAPS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL ALL FASTENERS SPECIFIED BY MANUFACTURER. WHEN MULTIPLE OPTIONAL FASTENERS ARE SPECIFIED BY MANUFACTURER, PROVIDE LARGEST FASTENER, OR PROVIDE "END LENGTH" CONSISTENT WITH FASTENER UTILIZED
 5. COILED STRAPS SHALL DEVELOP AS A MINIMUM "END LENGTH" AS SPECIFIED BY MANUFACTURER. LONGER STRAPS SHALL BE SPECIFIED WHEN SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET.
 6. FASTENERS SHALL ALWAYS BE DRIVEN INTO SOLID LUMBER WITH MIN SIZES PER INSET DETAIL "A". PROVIDE ADDITIONAL FRAMING OR BLOCKING AS NEEDED IF NOT SPECIFIED ON PLANS. FASTENERS THRU WOOD STRUCTURAL PANELS ONLY SHALL NOT BE PERMITTED.

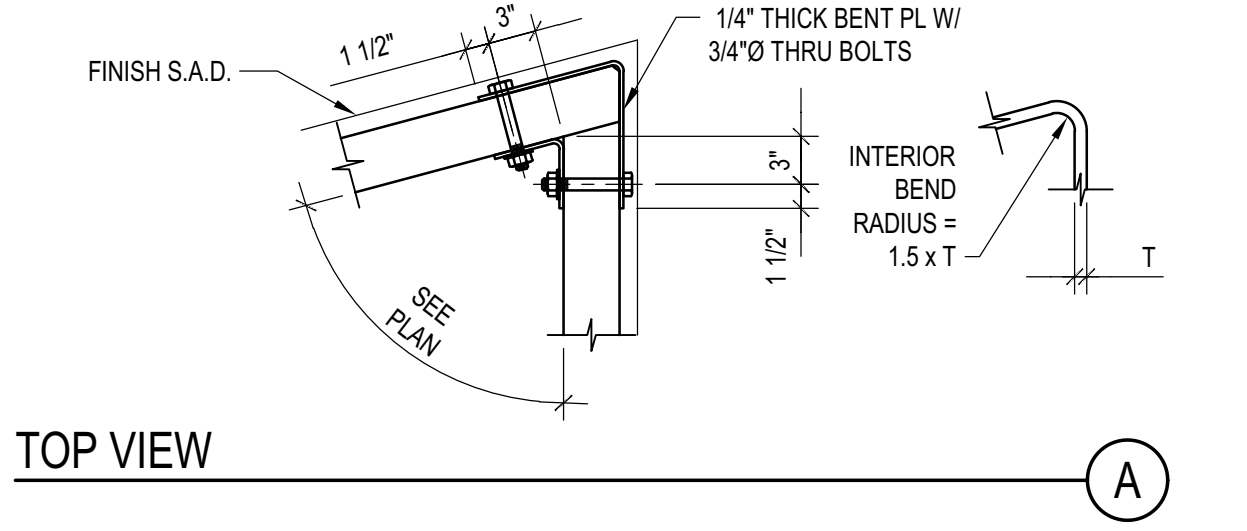
STRAP INSTALLATION
 SCALE: N.T.S.



ELEVATOR VERTICAL SUPPORT
 SCALE: N.T.S.



CUSTOM WD BEAM "L" CONNECTION
 SCALE: N.T.S.



CUSTOM WD BEAM "L" CONNECTION
 SCALE: N.T.S.

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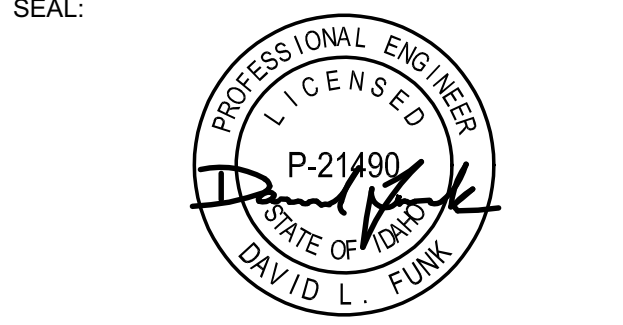
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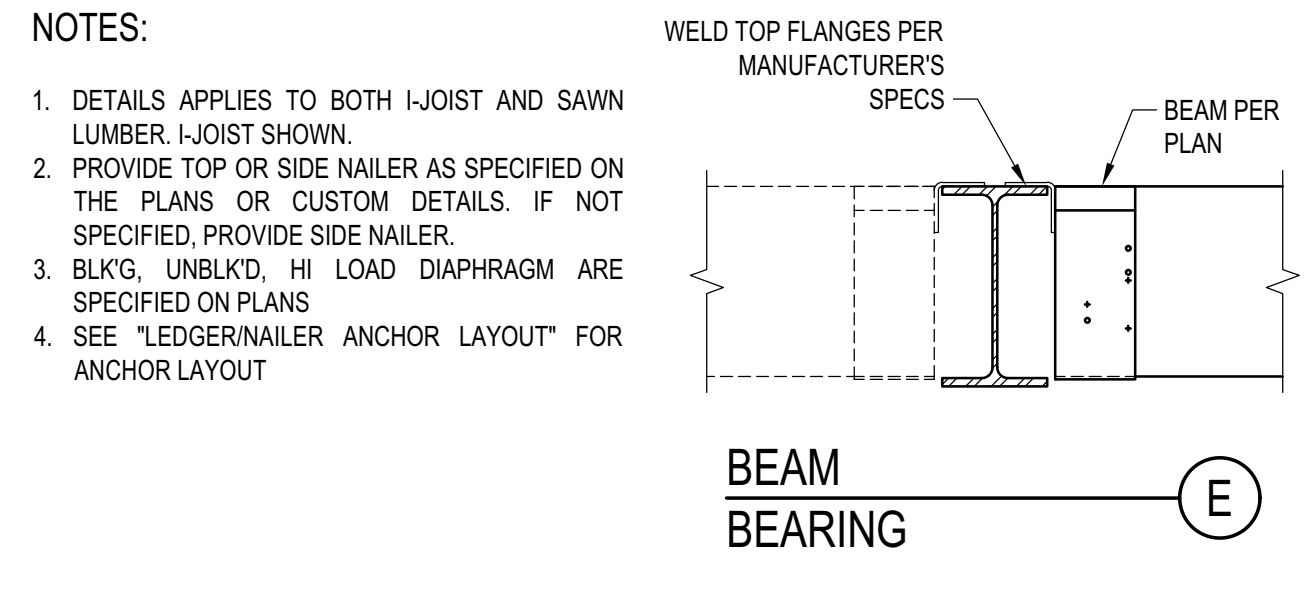
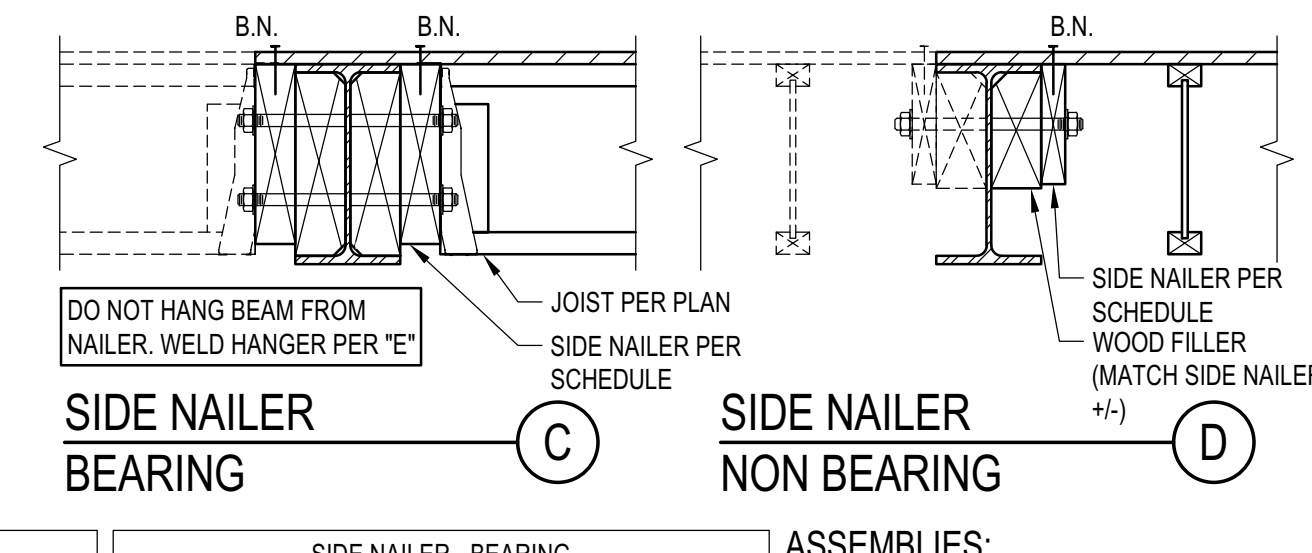
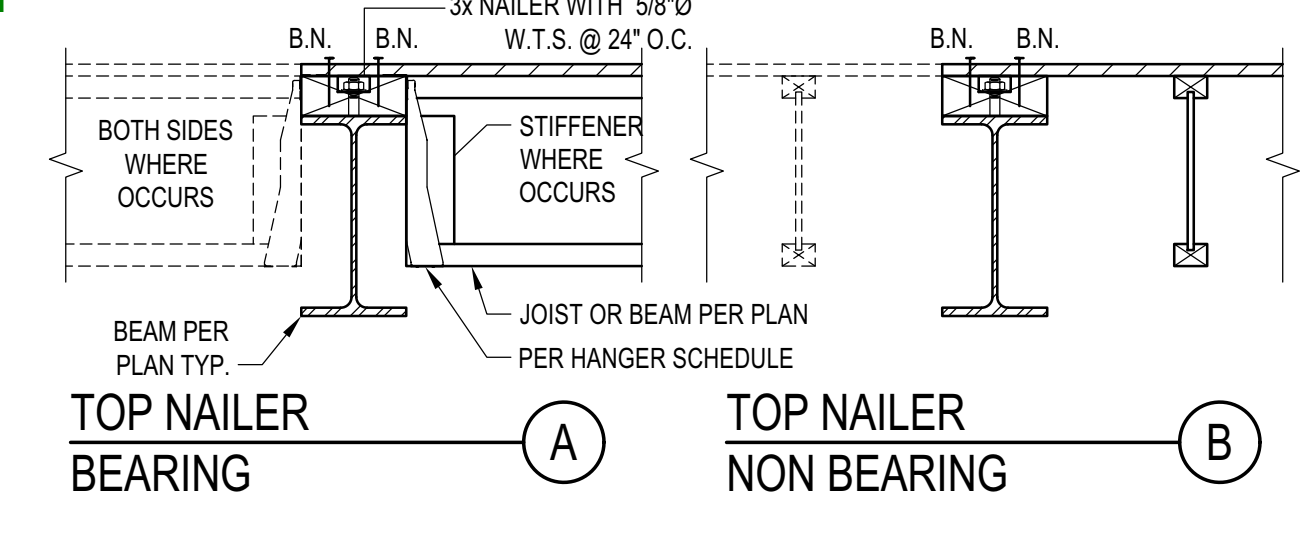
PROJECT NUMBER
 #2201
 DRAWING TITLE:
 TYPICAL DETAILS - WOOD

DRAWING NUMBER:
 S-033



These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23



STEEL BEAM IN WOOD FRAMING
SCALE: N.T.S.

ASSEMBLIES:

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
 - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
 - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
 - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

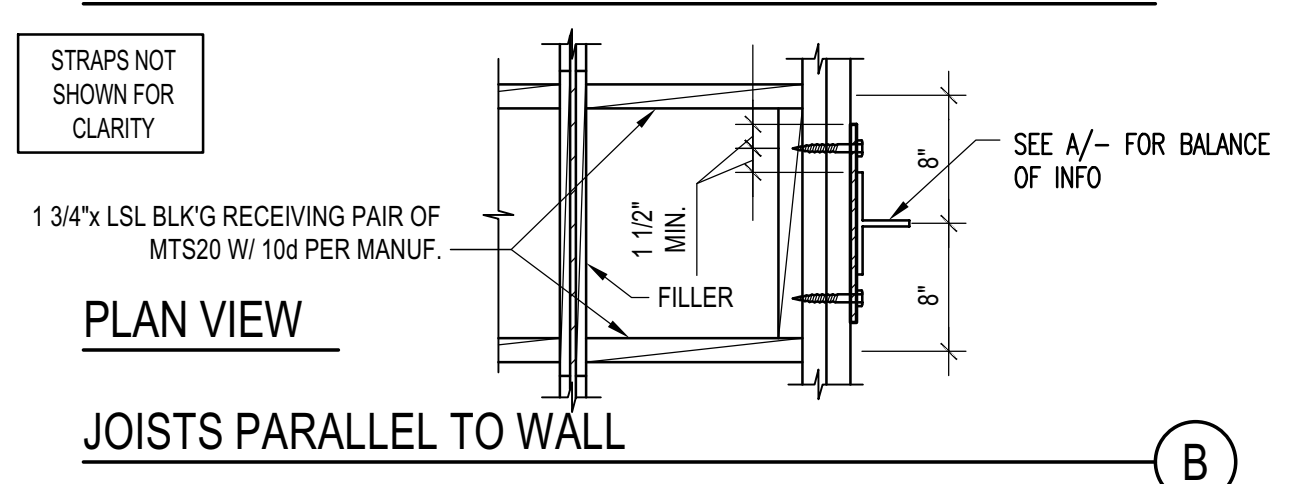
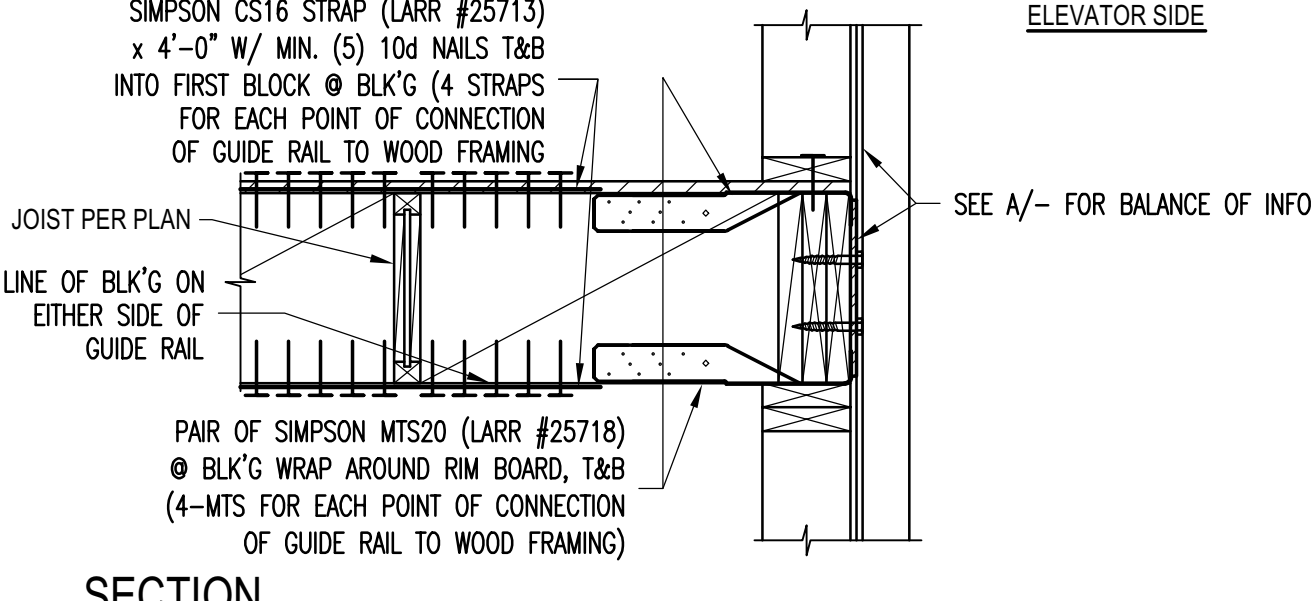
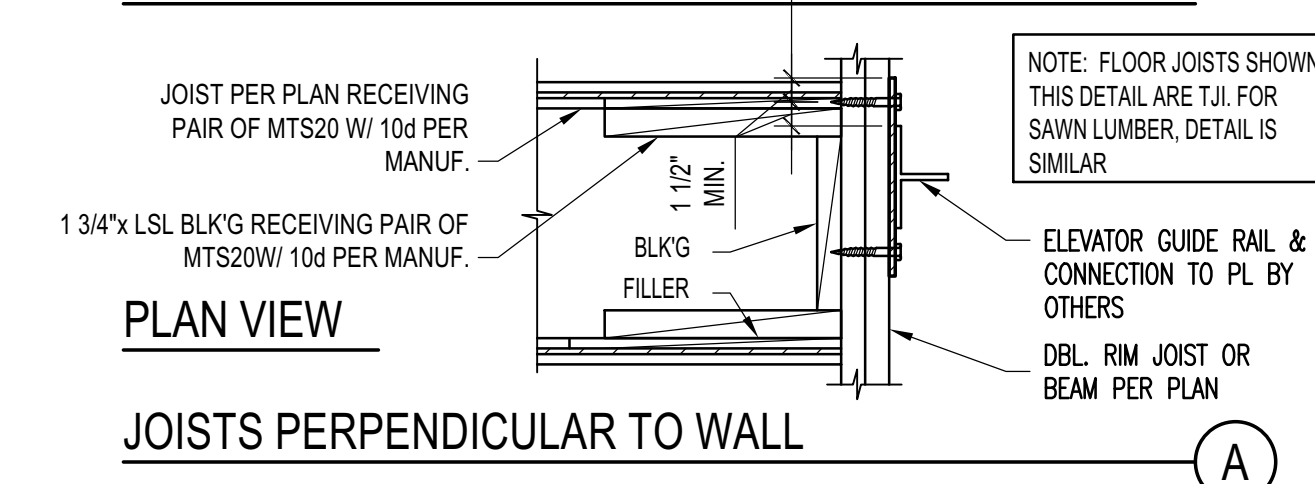
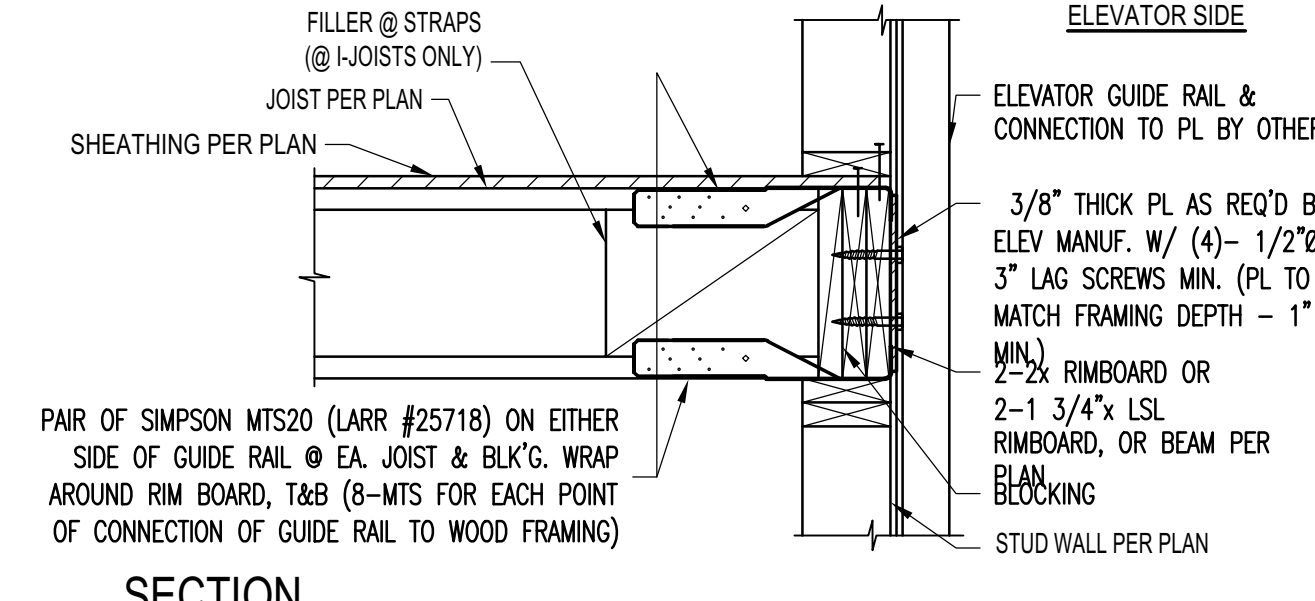
SCHEDULE LEGEND

3x	2	3/4	12
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ROWS OF FASTENERS

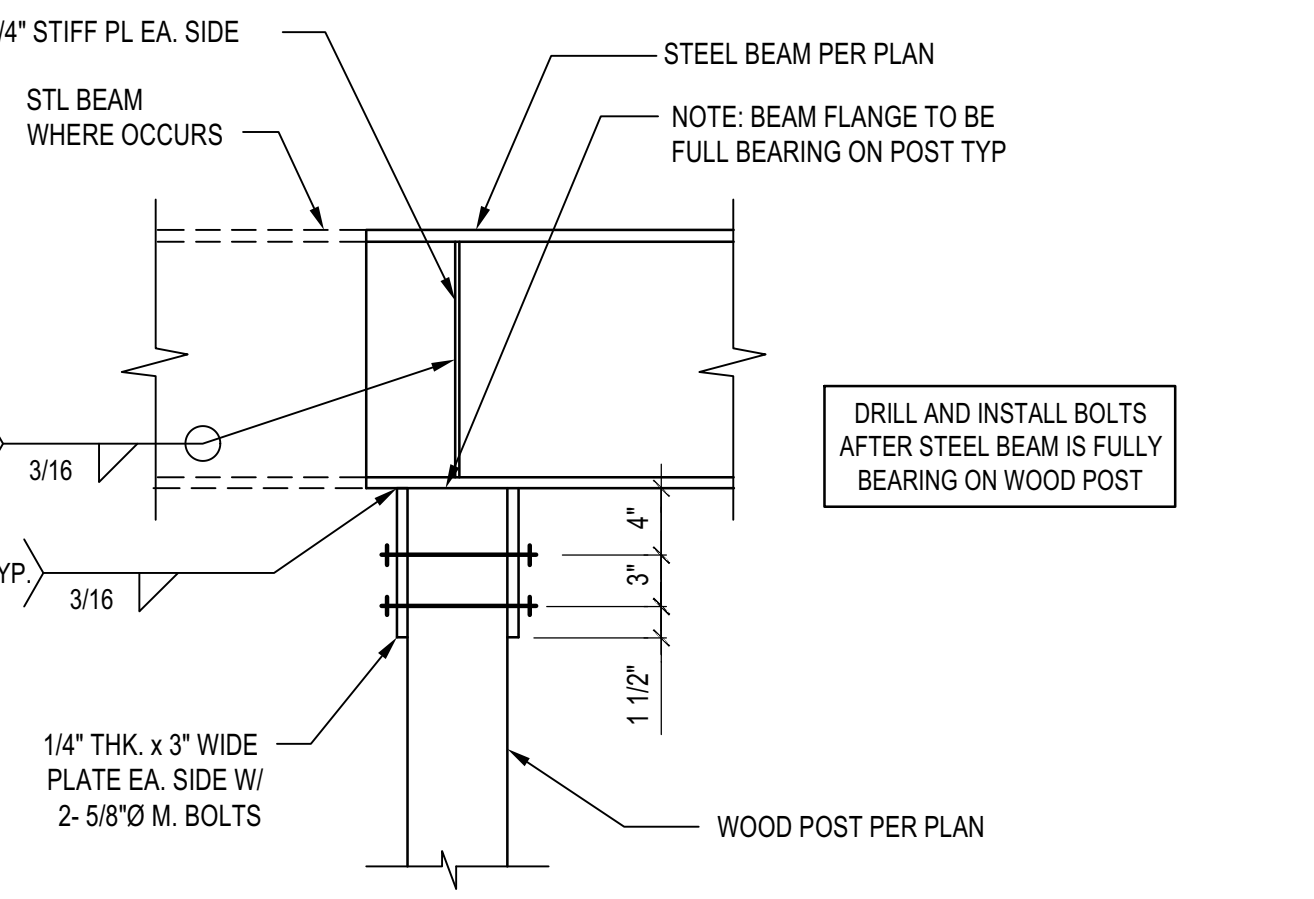
FASTENER DIAMETER

FASTENER SPACING

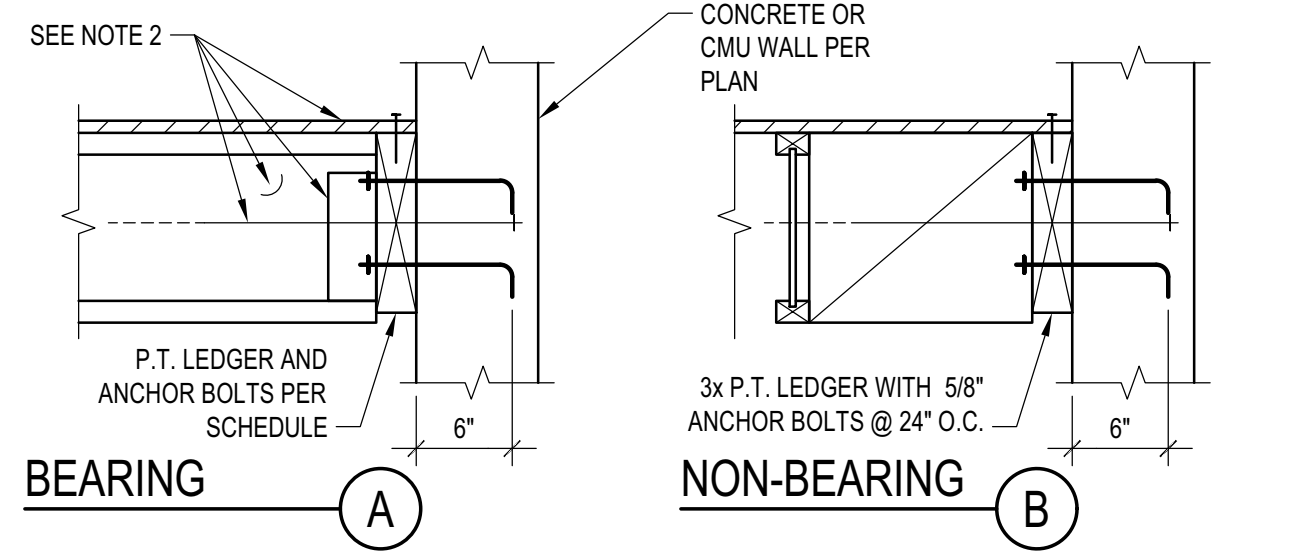


ELEVATOR GUIDE RAIL SUPPORT DETAIL
SCALE: N.T.S.

1



STL BEAM TO ISOLATED WOOD POST CONNECTION
SCALE: N.T.S.



BEARING LEDGER SCHEDULE

MAX JOIST SPAN	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 3 3/4 16
30'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 2 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8

ASSEMBLIES:

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
 - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
 - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
 - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND

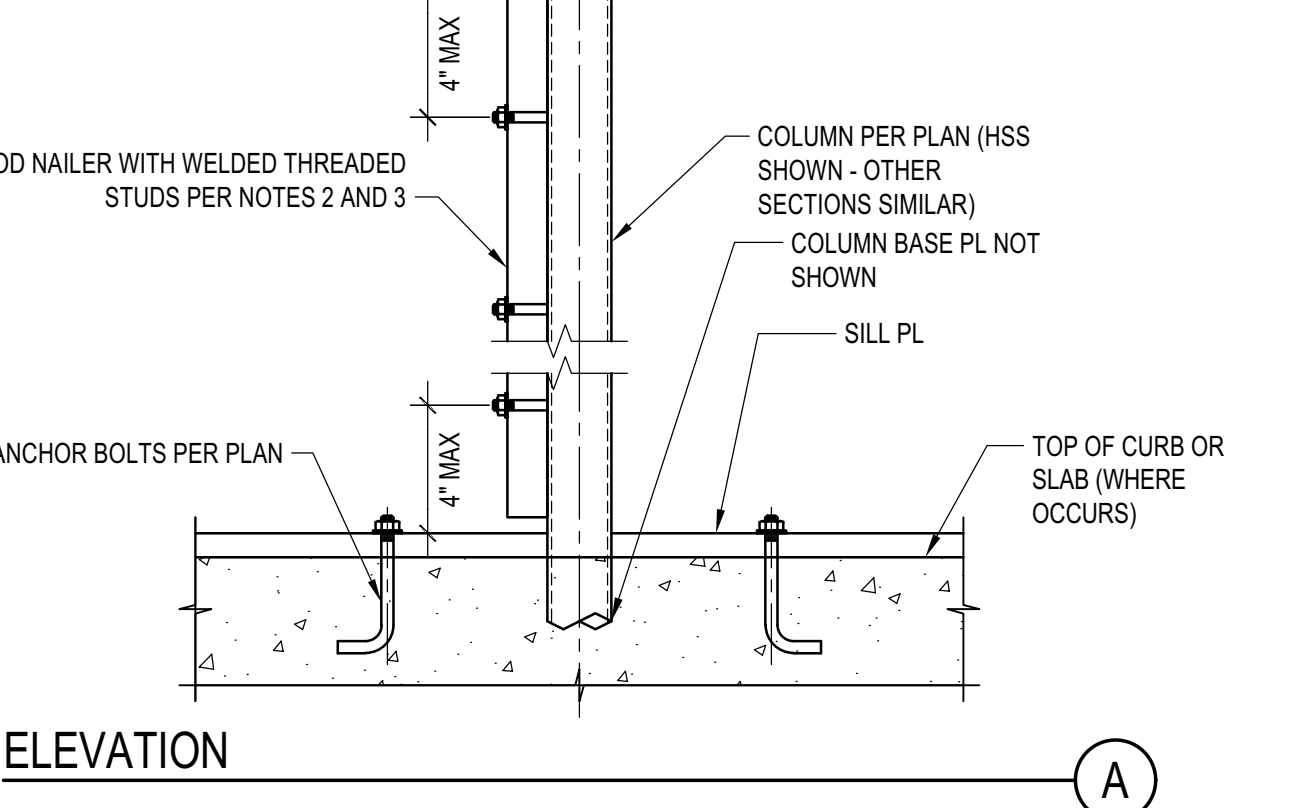
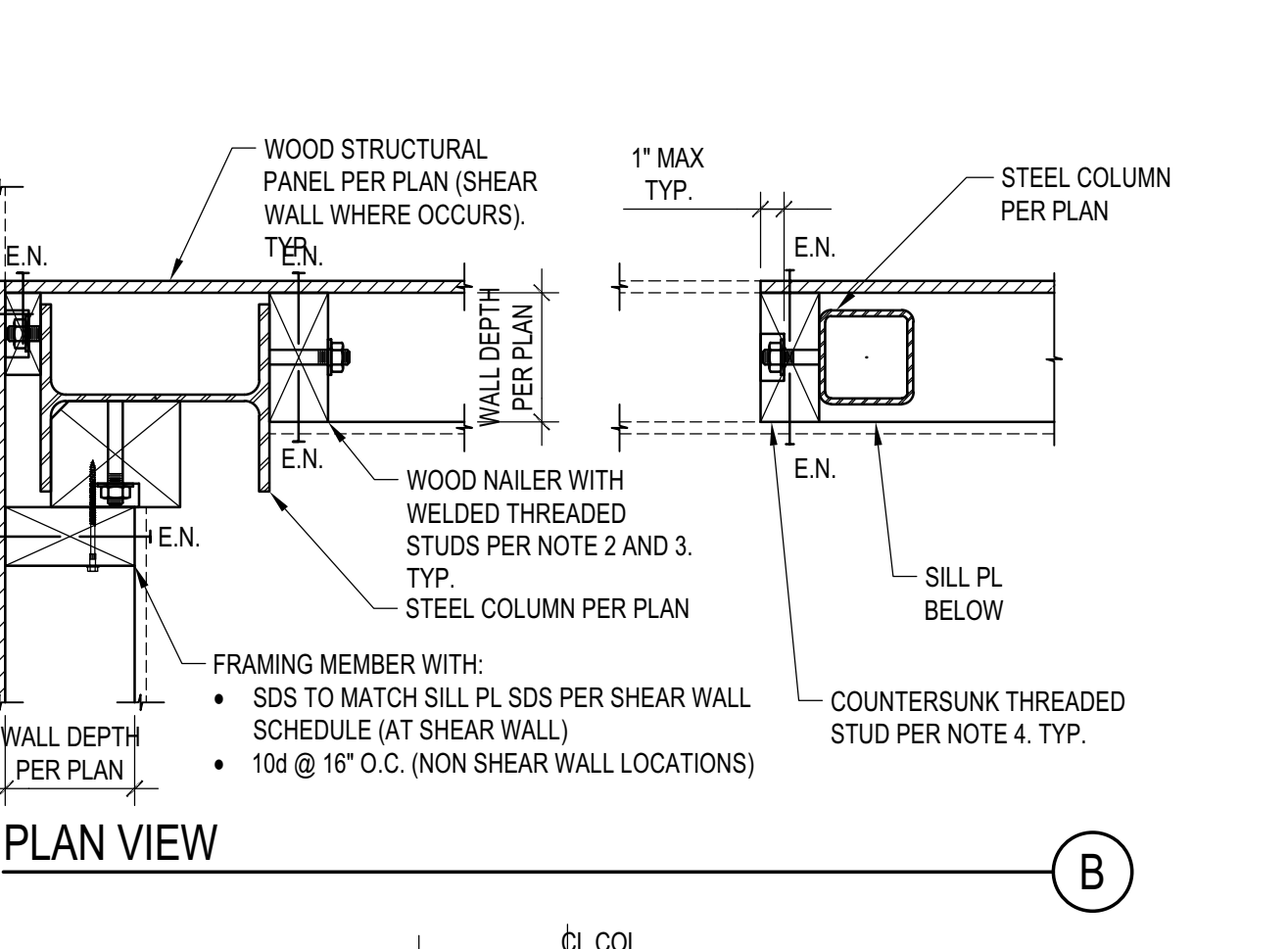
3x	2	3/4	12
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LEDGER

FASTENER DIAMETER

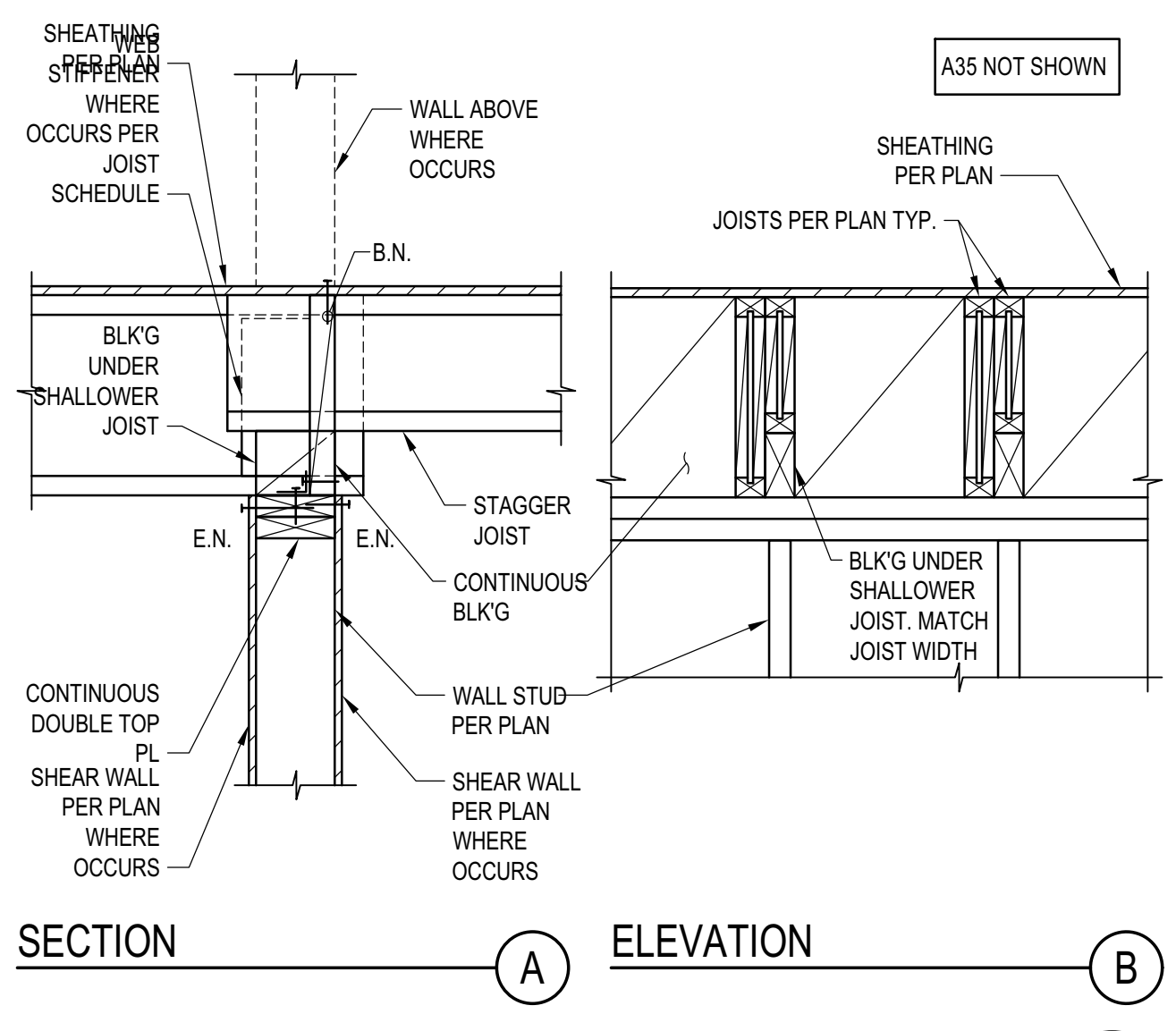
FASTENER SPACING

LEDGER TO CONCRETE/CMU WALL
SCALE: N.T.S.

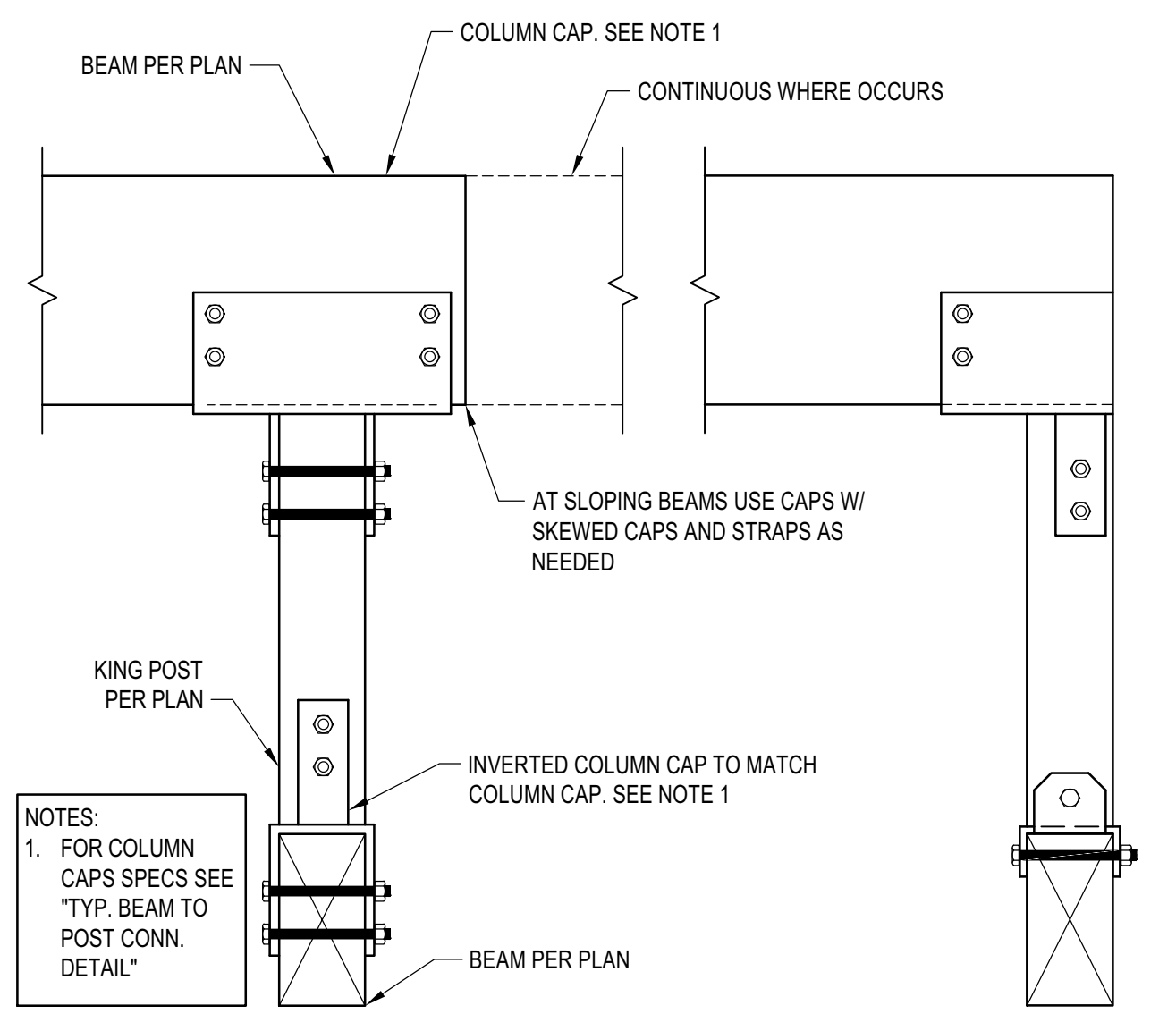


- NOTES:**
- STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
 - LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS PROVIDE WOOD NAILERS AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS.
 - WOOD NAILERS SIZE AND CONNECTION: WOOD NAILERS SHALL BE CONNECTED WITH 5/8"Ø WELDED THREADED ANCHORS TO THE STEEL SECTIONS. SPACING AND NOMINAL THICKNESS OF WOOD NAILERS SHALL BE:
 - PER SHEAR WALL SCHEDULE WHERE WOOD NAILERS ARE CONNECTED TO A SHEAR WALL STRUCTURAL PANEL
 - 2x MIN WOOD NAILER WITH THREADED ANCHORS @ 24" O.C. WHERE WOOD NAILERS DO NOT OCCUR WITHIN A SHEAR WALL
 - COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
 - AT NAILERS CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
 - AT NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

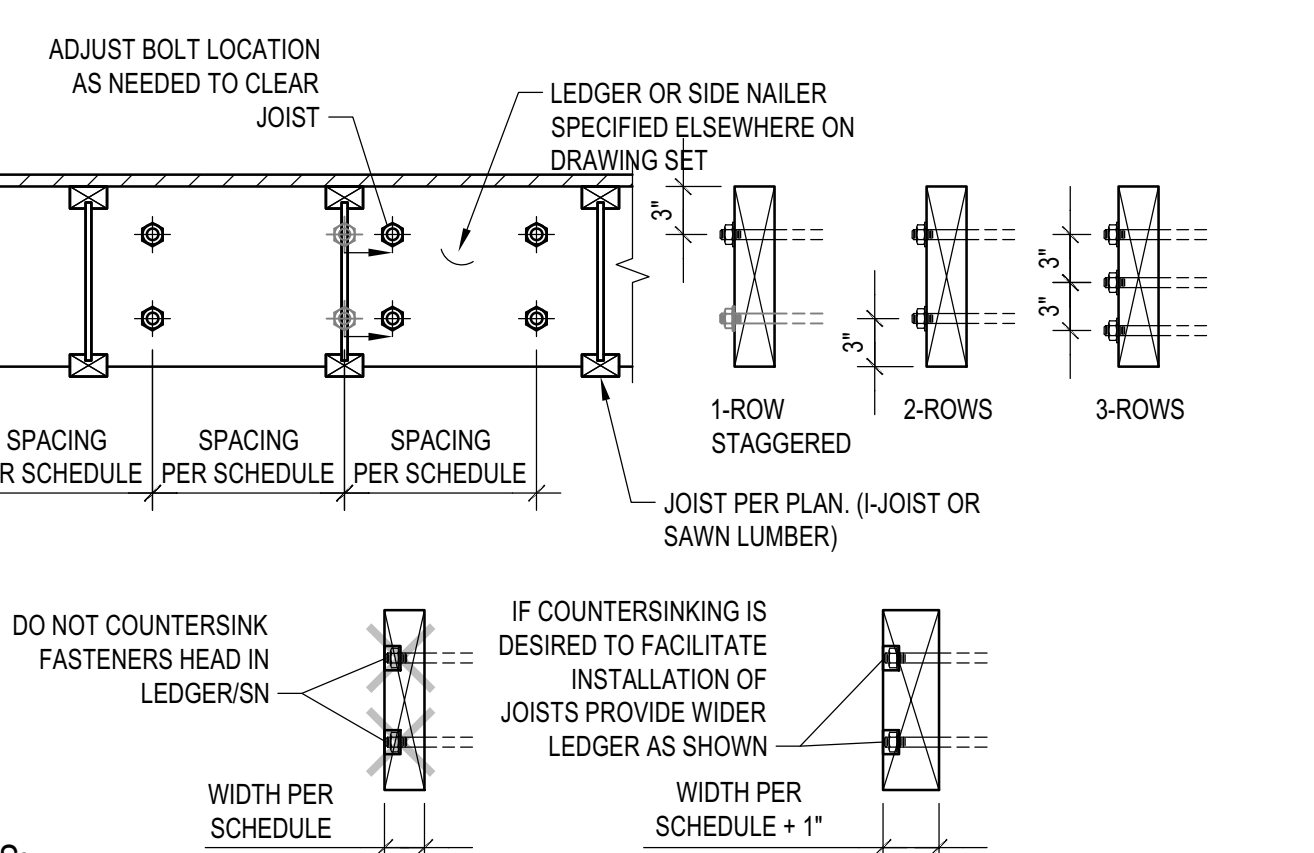
STEEL COLUMN IN STUD WALL
SCALE: N.T.S.



JOIST WITH DIFFERENT DEPTH
SCALE: N.T.S.

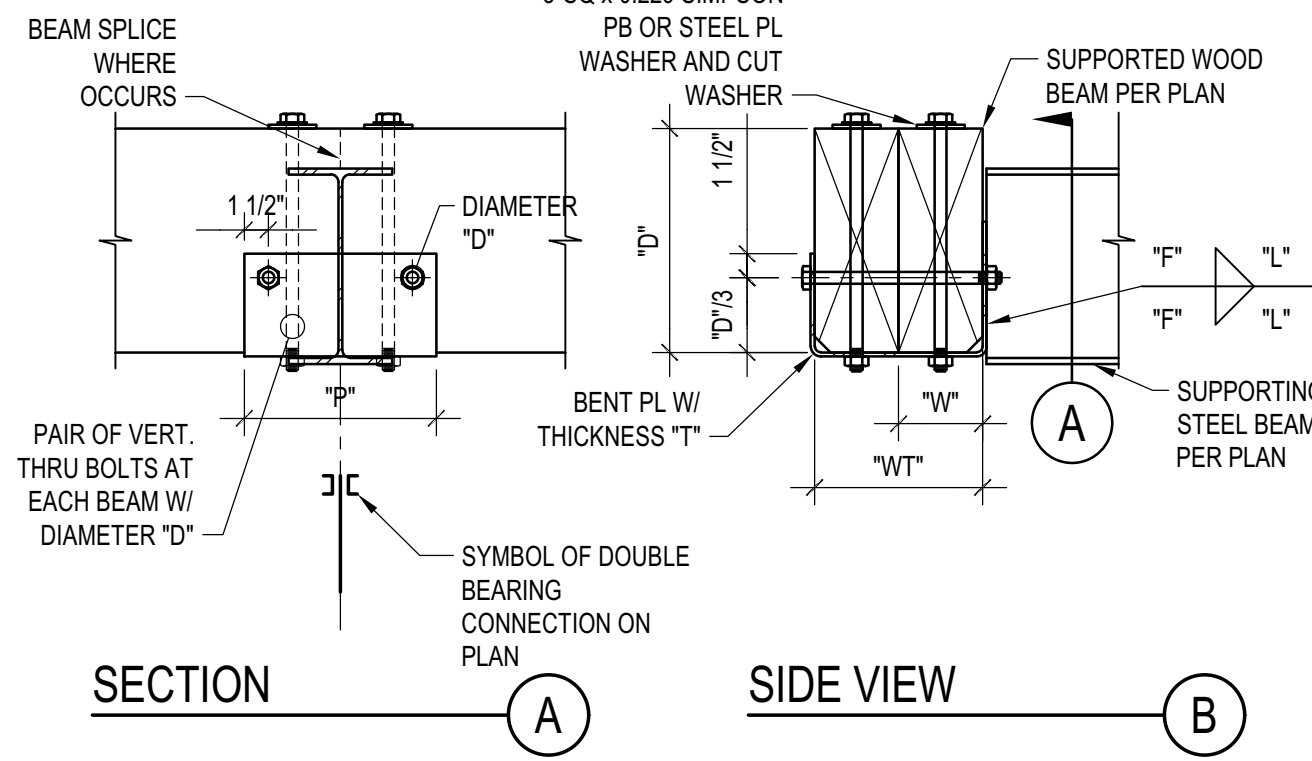


TYP. KING POST DETAIL
SCALE: N.T.S.



- NOTES:**
- THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
 - COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
 - LEDGER DEPTH SHALL BE GREATER THAN JOIST DEPTH AND DEPTH NEEDED TO INSTALL FASTENERS.

LEDGER/NAILER ANCHOR LAYOUT
SCALE: N.T.S.



NOTES:

- THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

SCHEDULE (INCHES)

WT	T	F	L	P	W	D
Wt5	1/4	3/16	5	12	W3	1/2 1/2
7<Wt5	3/8	1/4	7	14	3 1/2	1/2 5/8
WT>14	1/2	3/8	9	16	W>5	1/2 3/4

DOUBLE BEARING CONNECTION
SCALE: N.T.S.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
ROCKETT DESIGN
1031 W. MANCHESTER BLVD. UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

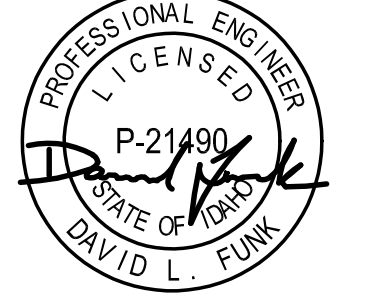
LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.8700
LFA Job #22791



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02/24/23 PC SUBMITTAL
NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

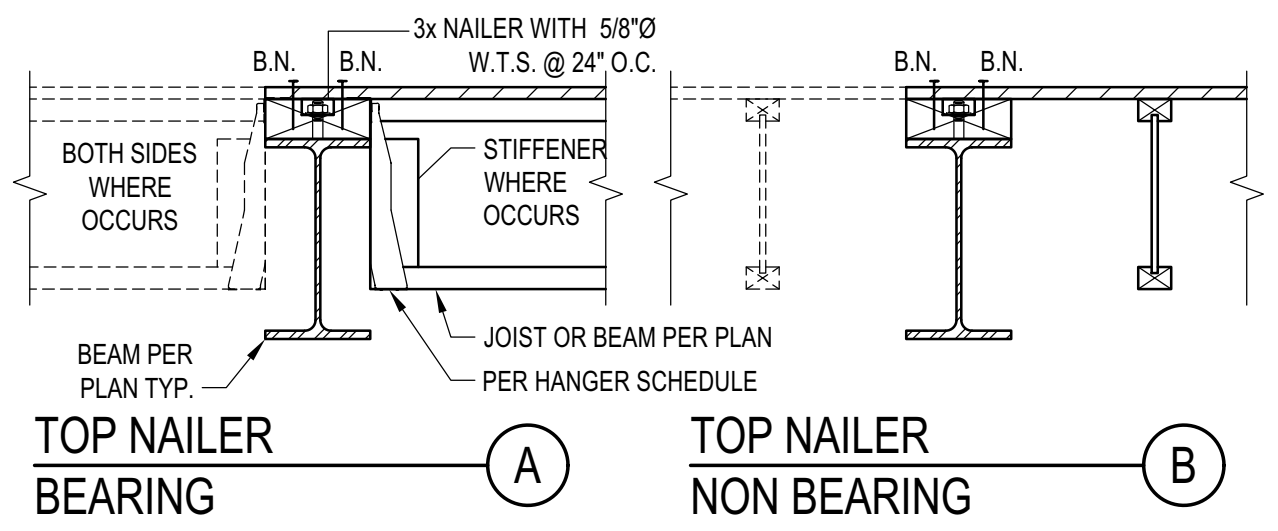
PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - WOOD

DRAWING NUMBER:
S-034

These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23



NOTES:

- 1. DETAILS APPLIES TO BOTH I-JOIST AND SAWN LUMBER. I-JOIST SHOWN.
2. PROVIDE TOP OR SIDE NAILER AS SPECIFIED ON THE PLANS OR CUSTOM DETAILS. IF NOT SPECIFIED, PROVIDE SIDE NAILER.
3. BLK'G, UNBLK'D, HI LOAD DIAPHRAGM ARE SPECIFIED ON PLANS
4. SEE 'LEDGER/NAILER ANCHOR LAYOUT' FOR ANCHOR LAYOUT

STEEL BEAM IN WOOD FRAMING

SCALE: N.T.S.

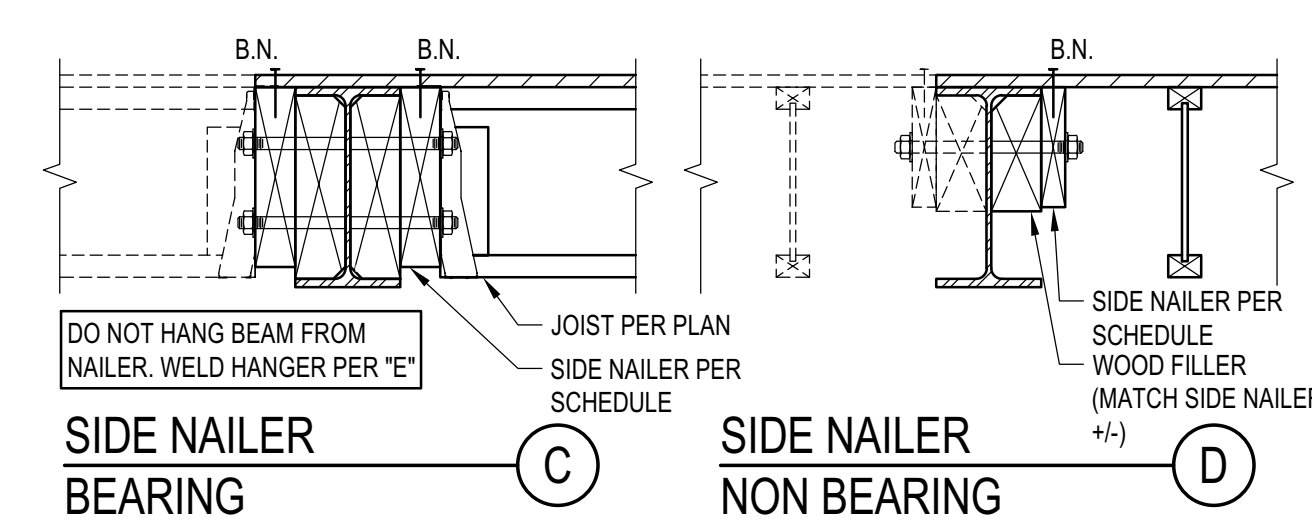
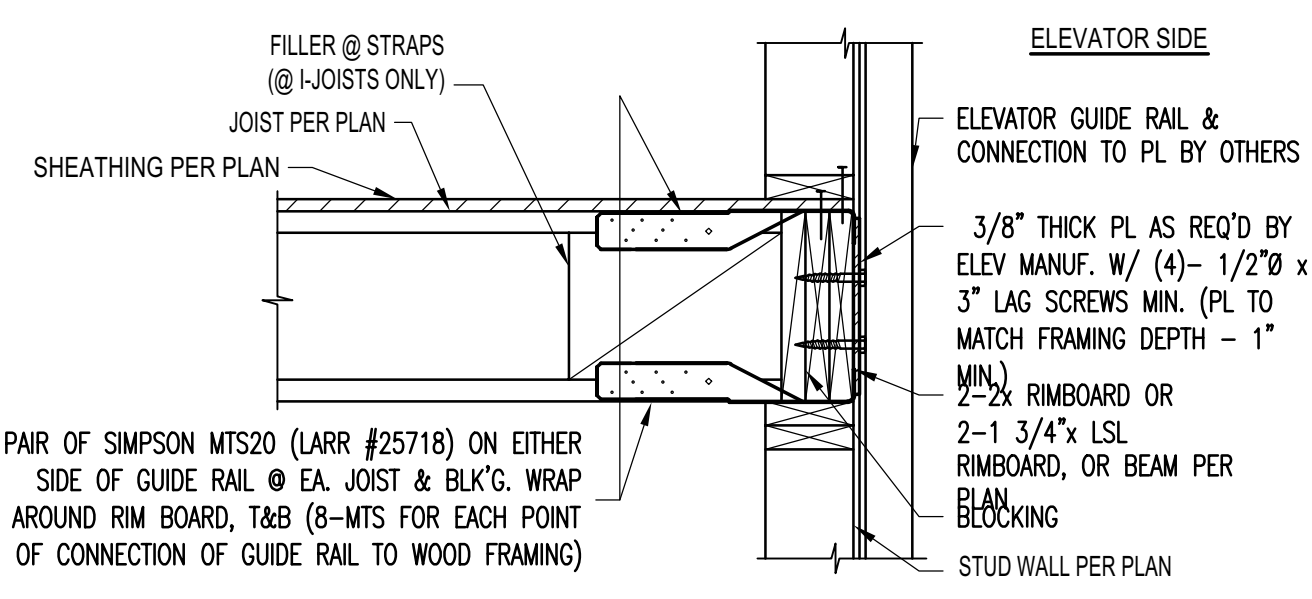


Table with columns: MAX JOIST SPAN, ASSEMBLY I, ASSEMBLY II, ASSEMBLY III. Rows for spans: 12'-0", 18'-0", 24'-0", 30'-0", 36'-0".

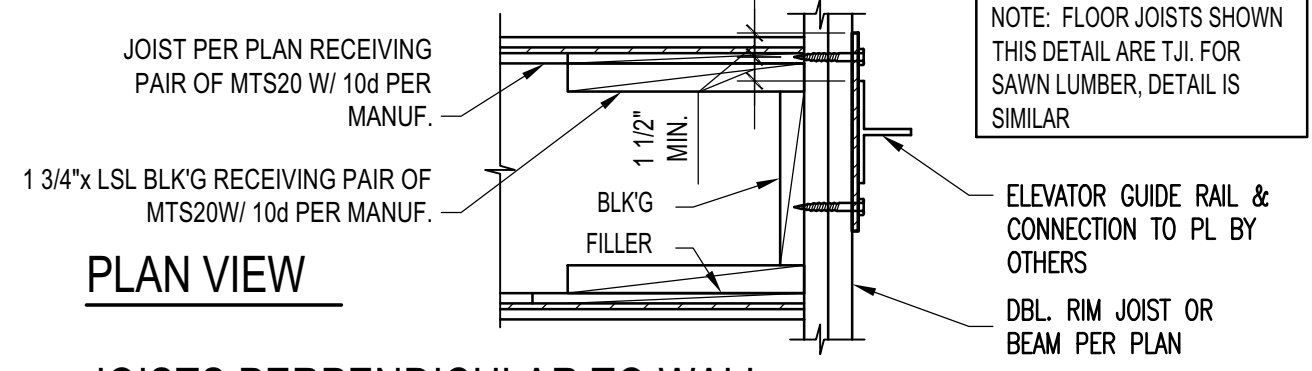
ASSEMBLIES:
I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
II. THIS ASSEMBLY INCLUDES:
- NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
- NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
III. ALL CASES NOT COVERED IN I. OR II.

Table: SIDE NAILER - NOT BEARING. Columns: DIAPHRAGM TYPE, SIDE NAILER. Rows: BLK'D/UNBLK'D, HIGH LOAD.

SCHEDULE LEGEND: 3x, 2, 3/4, 12. ROWS OF FASTENERS, FASTENER DIAMETER, FASTENER SPACING.



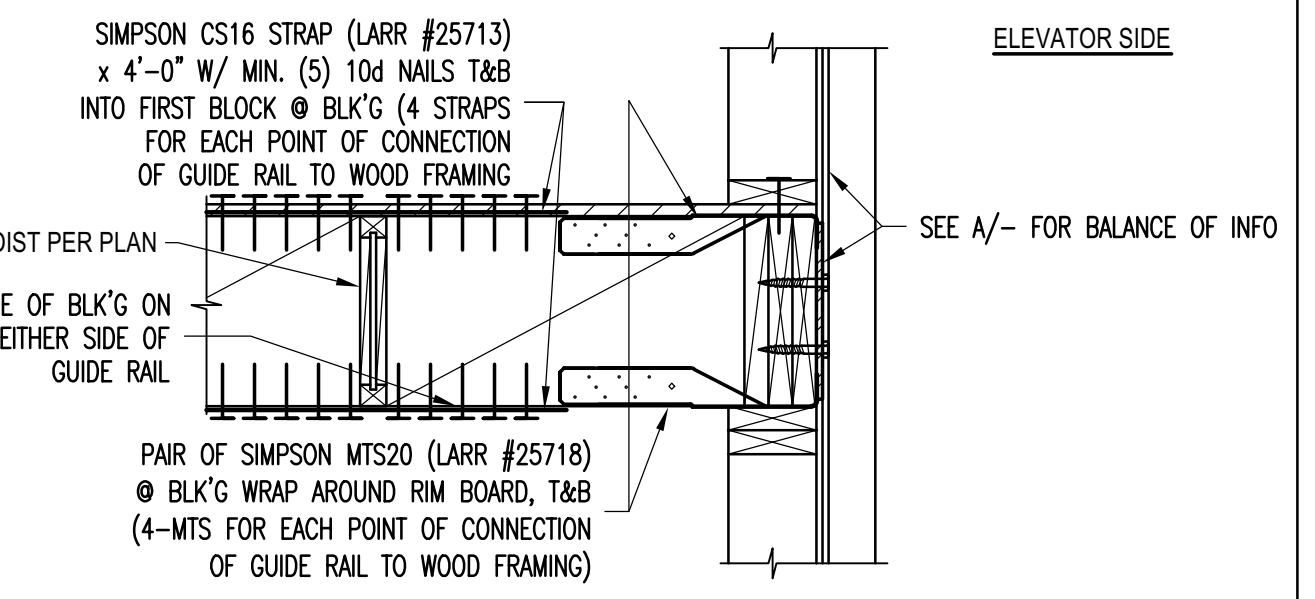
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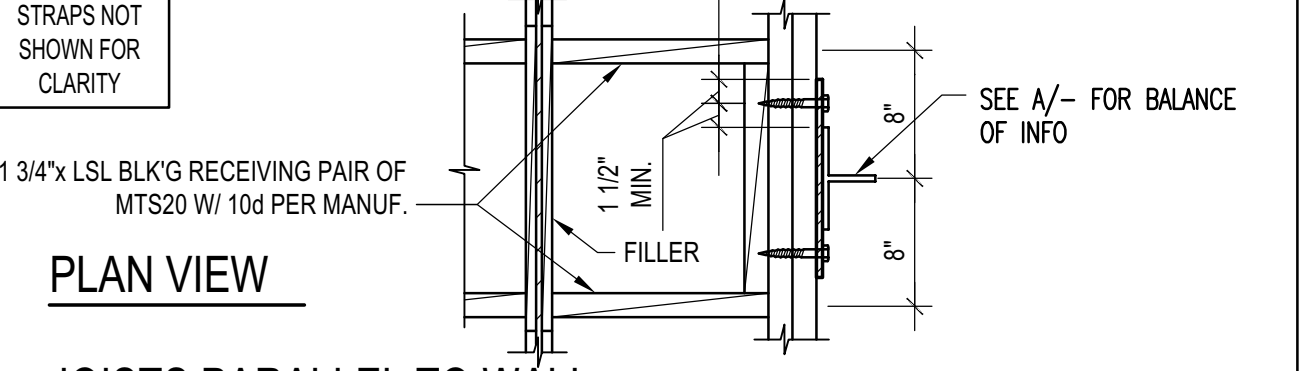
PLAN VIEW

ELEVATOR GUIDE RAIL SUPPORT DETAIL

SCALE: N.T.S.



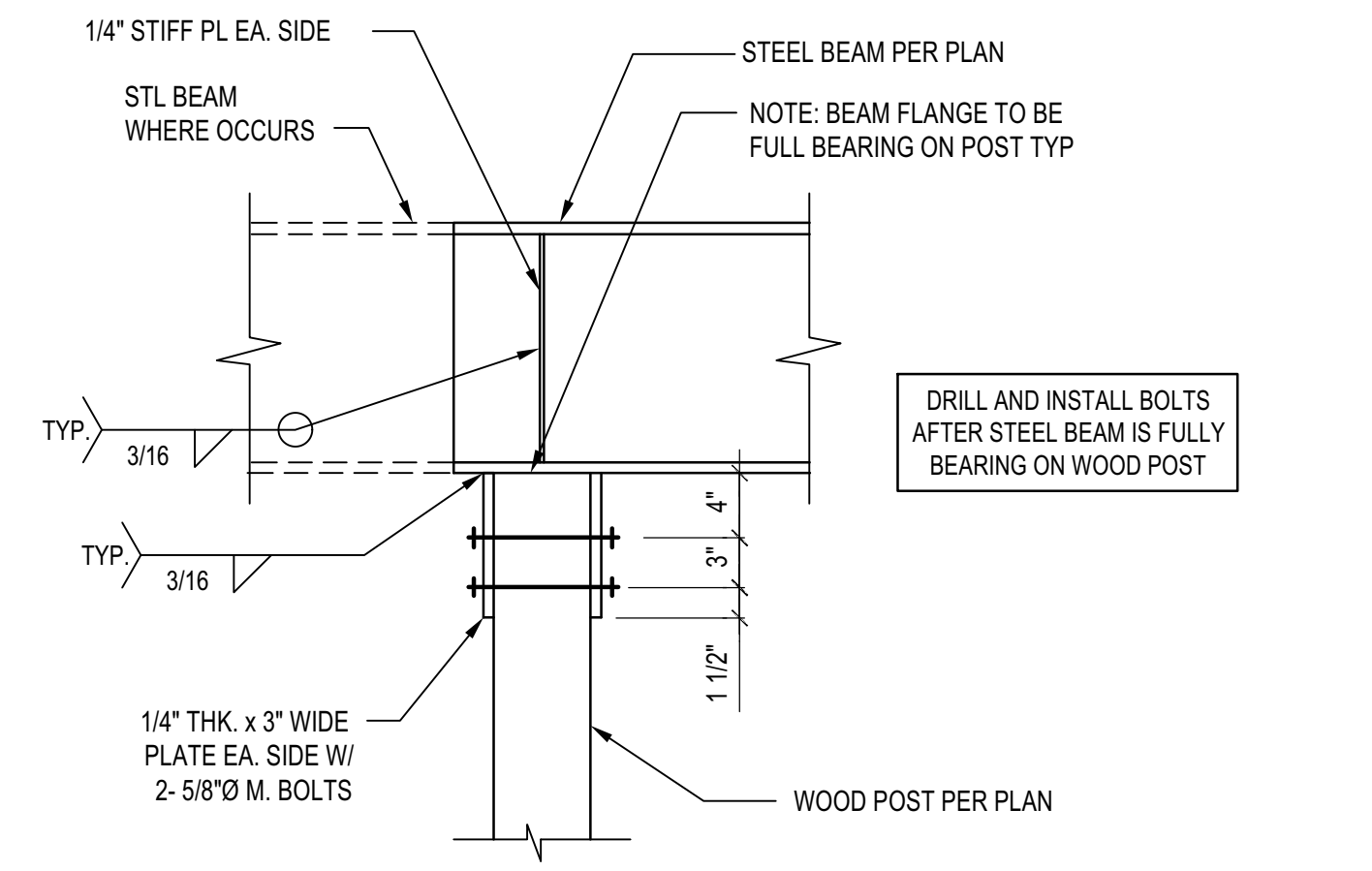
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PLAN VIEW

JOISTS PARALLEL TO WALL

SCALE: N.T.S.



STL BEAM TO ISOLATED WOOD POST CONNECTION

SCALE: N.T.S.

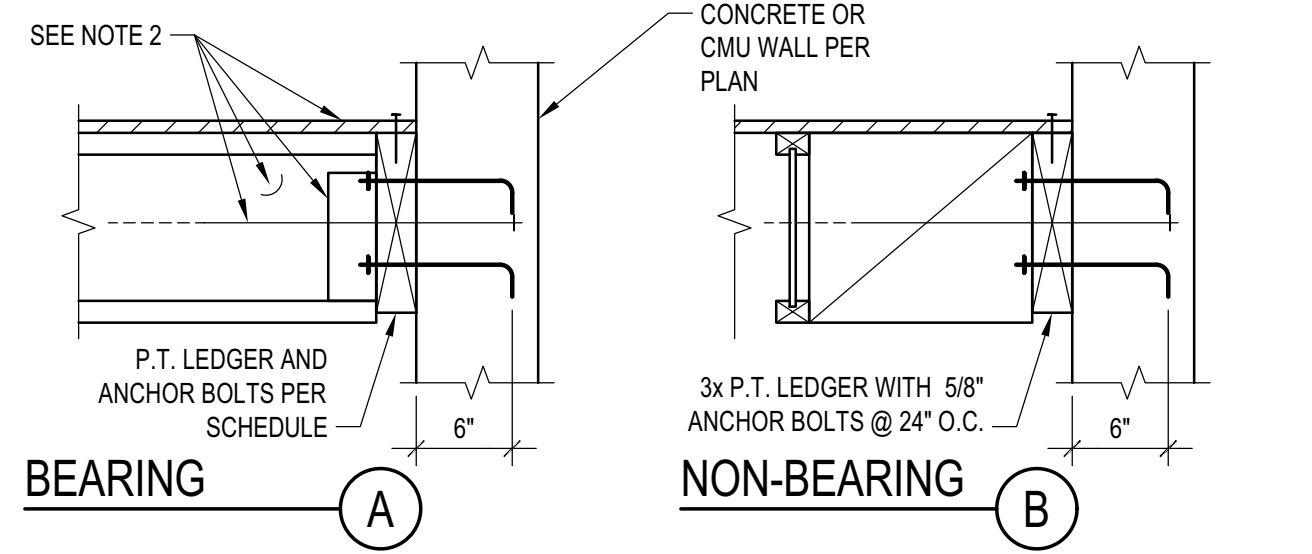


Table: BEARING LEDGER SCHEDULE. Columns: MAX JOIST SPAN, ASSEMBLY I, ASSEMBLY II, ASSEMBLY III. Rows for spans: 12'-0", 18'-0", 24'-0", 30'-0", 36'-0".

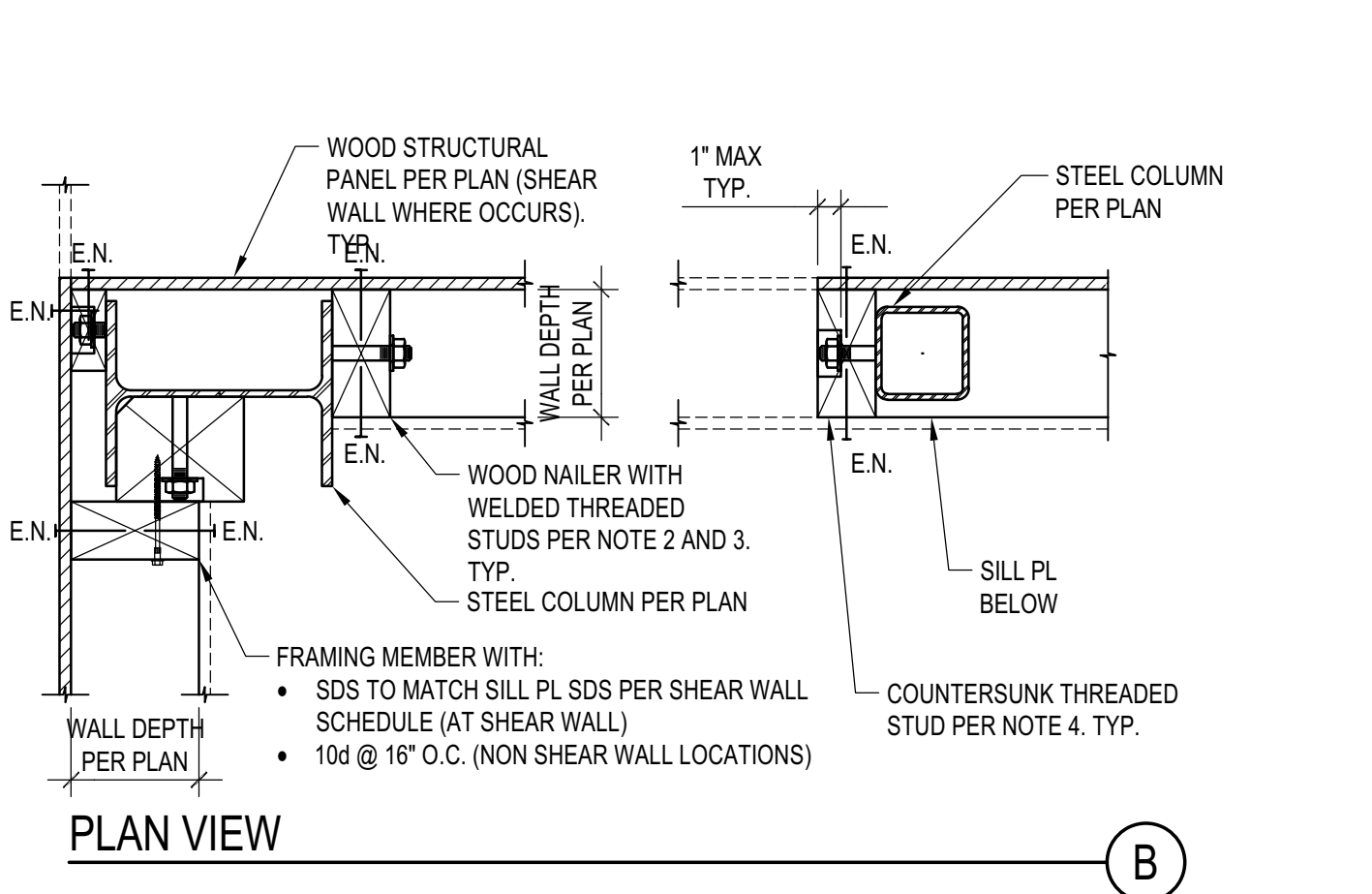
ASSEMBLIES:
I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
II. THIS ASSEMBLY INCLUDES:
- NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
- NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
III. ALL CASES NOT COVERED IN I. OR II.

NOTES:
1. THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
2. FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
3. SEE 'LEDGER/NAILER ANCHOR LAYOUT' FOR ANCHOR LAYOUT

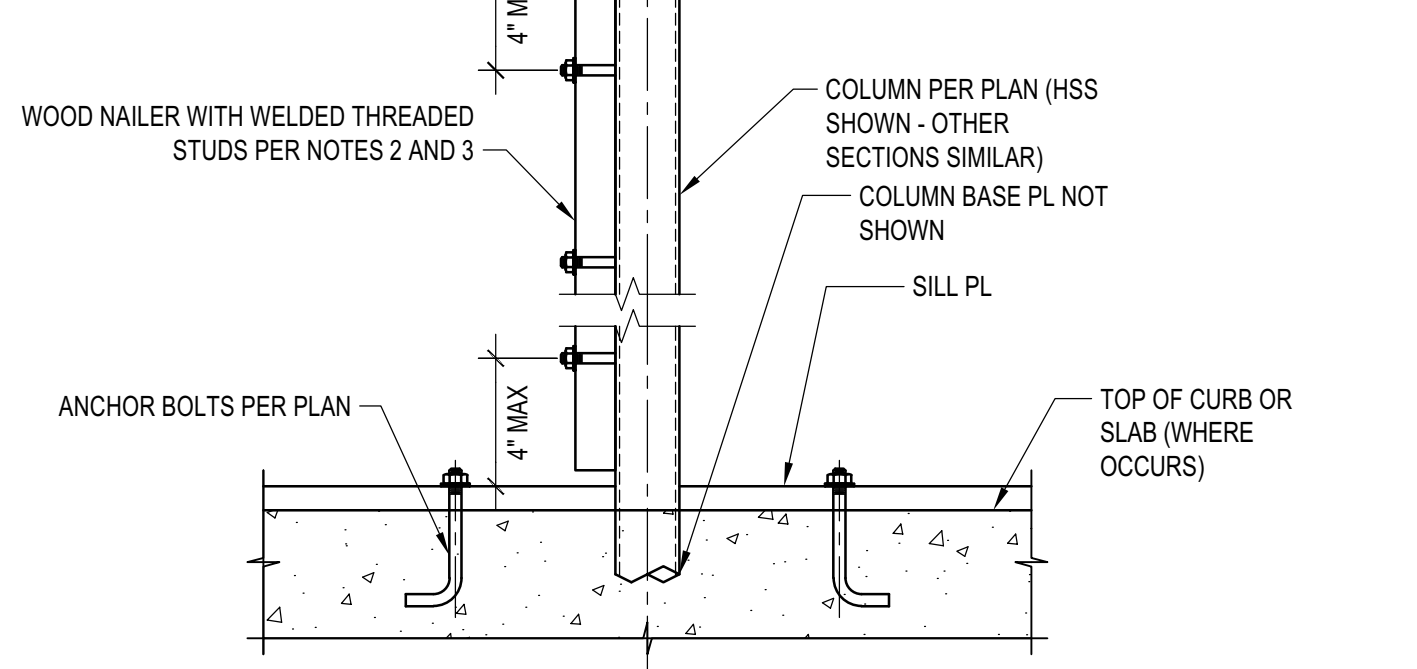
SCHEDULE LEGEND: 3x, 2, 3/4, 12. LEDGER, FASTENER DIAMETER, FASTENER SPACING.

LEDGER TO CONCRETE/CMU WALL

SCALE: N.T.S.



PLAN VIEW

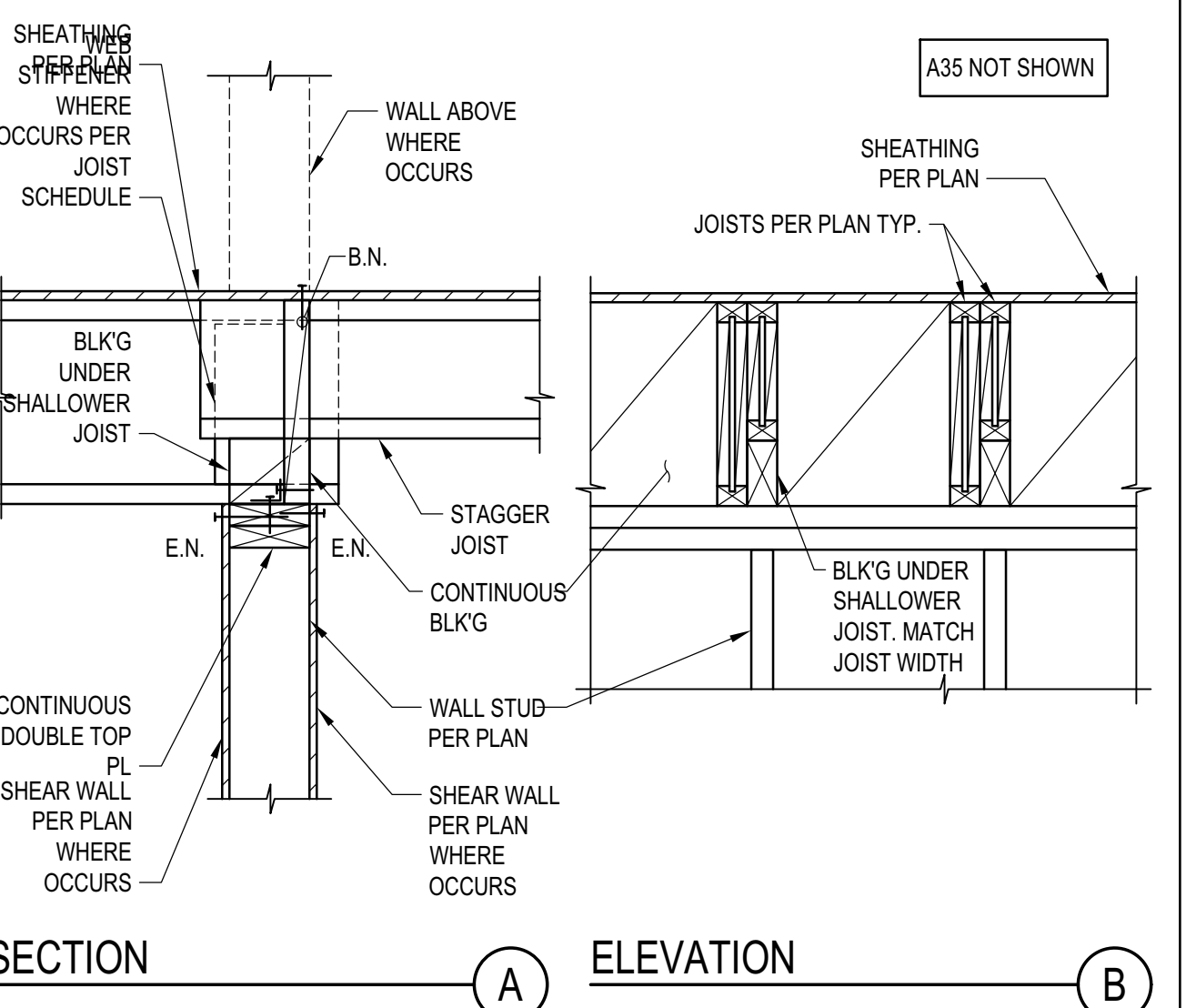


ELEVATION

NOTES:
1. STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
2. LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS PROVIDE WOOD NAILERS AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS.
3. WOOD NAILERS SIZE AND CONNECTION: WOOD NAILERS SHALL BE CONNECTED WITH 5/8" WELDED THREADED ANCHORS TO THE STEEL SECTIONS. SPACING AND NOMINAL THICKNESS OF WOOD NAILERS SHALL BE:
A. PER SHEAR WALL SCHEDULE WHERE WOOD NAILERS ARE CONNECTED TO A SHEAR WALL STRUCTURAL PANEL.
B. 2x MIN WOOD NAILER WITH THREADED ANCHORS @ 24" O.C. WHERE WOOD NAILERS DO NOT OCCUR WITHIN A SHEAR WALL
4. COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
A. AT NAILERS CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
B. AT NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

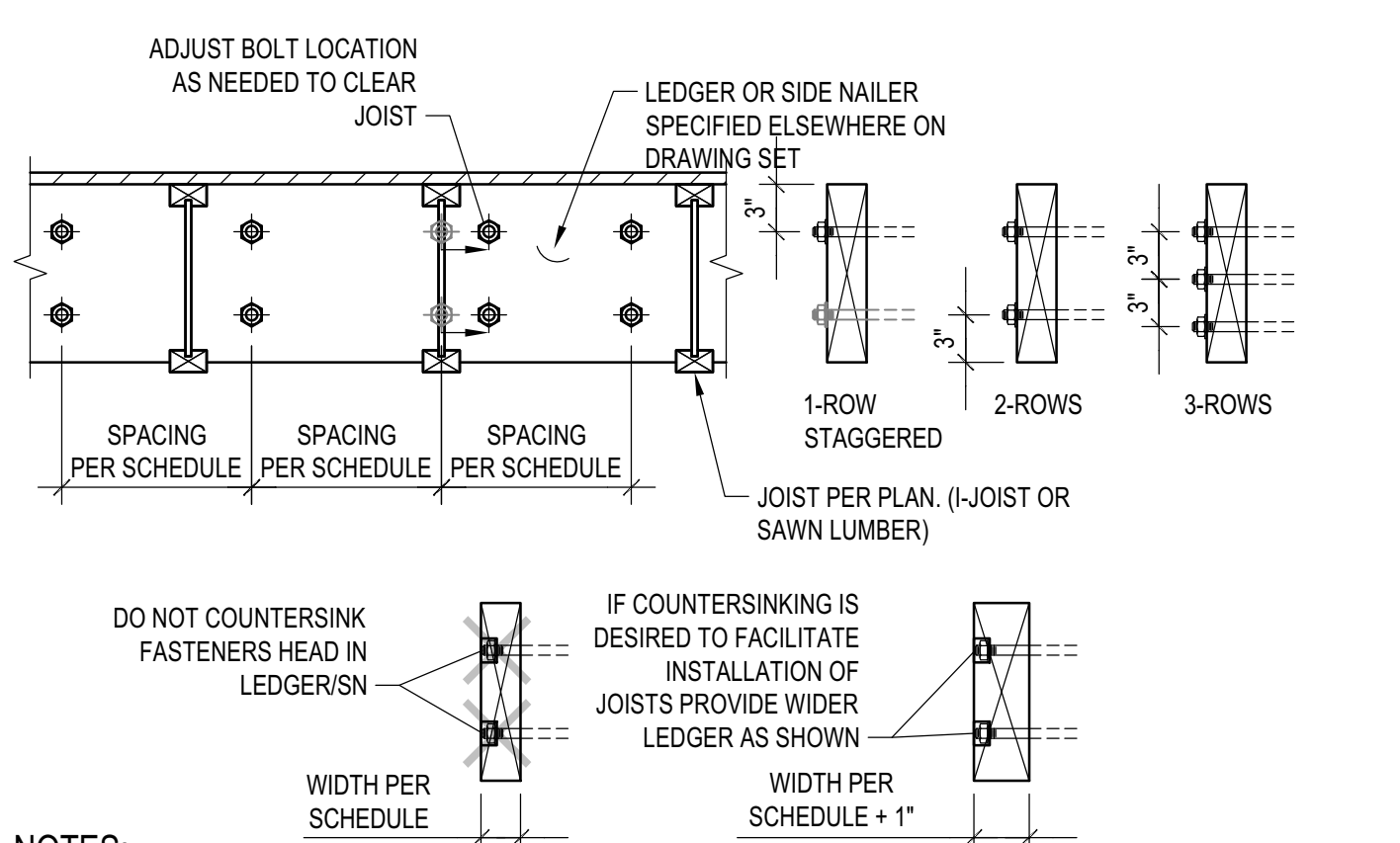
STEEL COLUMN IN STUD WALL

SCALE: N.T.S.



JOIST WITH DIFFERENT DEPTH

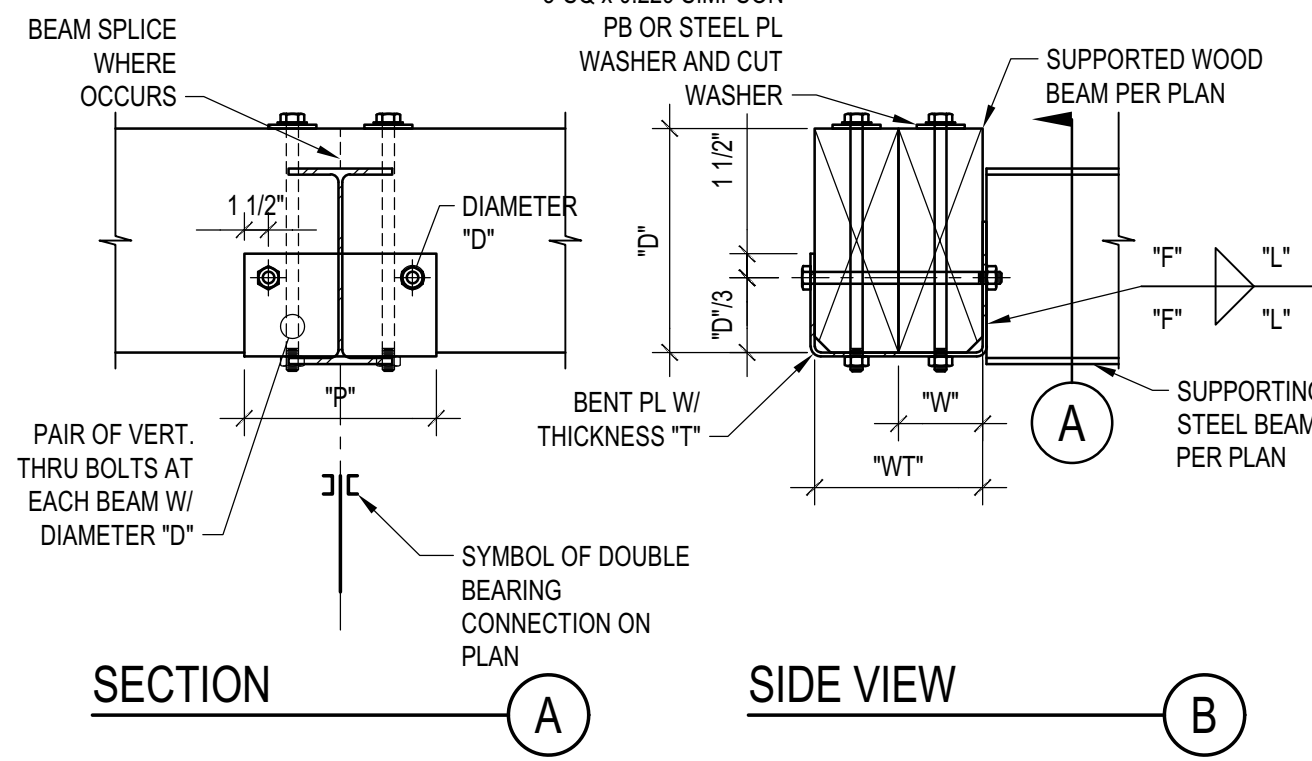
SCALE: N.T.S.



NOTES:
1. THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
2. COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
3. LEDGER DEPTH SHALL BE GREATER THAN JOIST DEPTH AND DEPTH NEEDED TO INSTALL FASTENERS.

LEDGER/NAILER ANCHOR LAYOUT

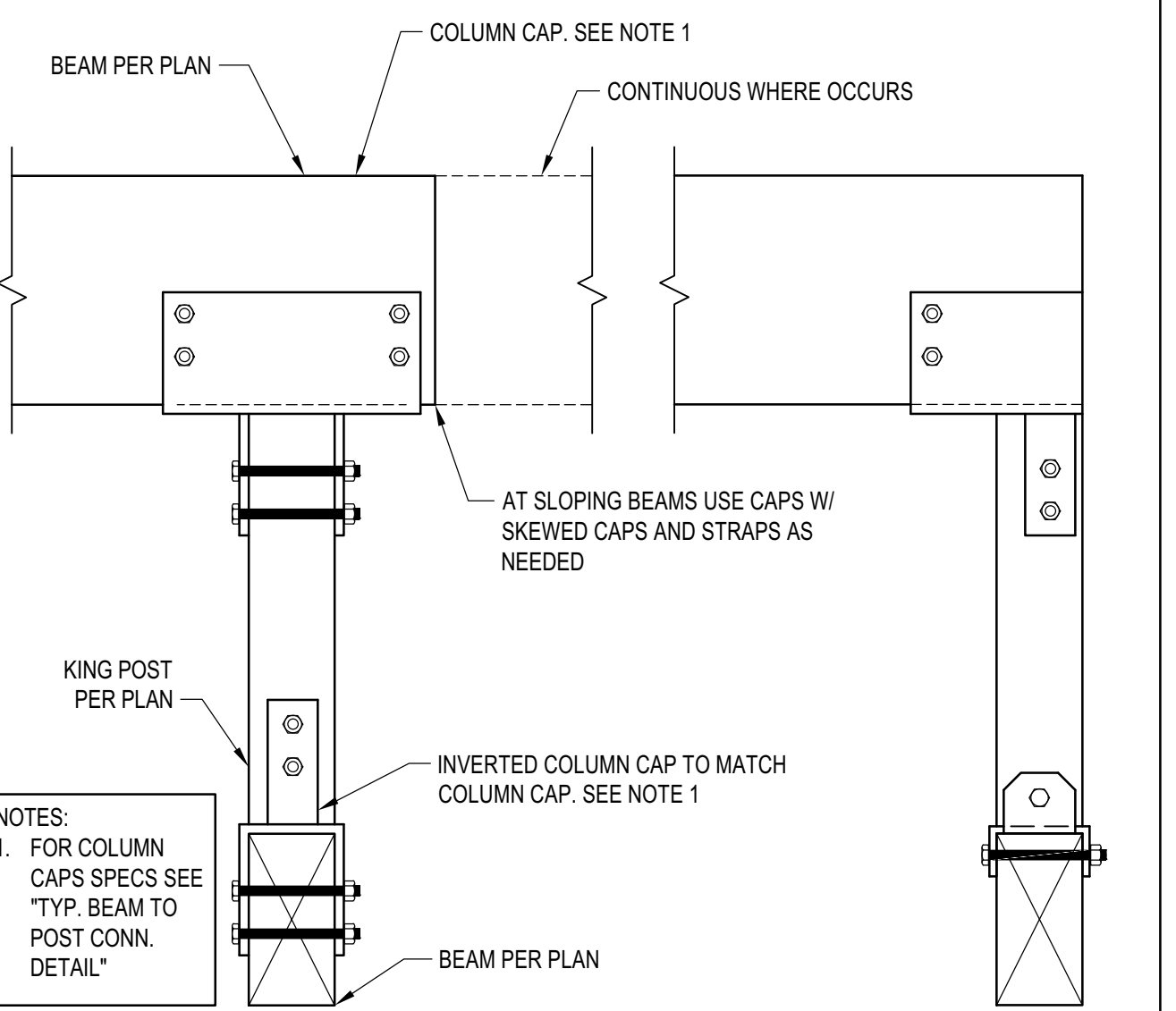
SCALE: N.T.S.



NOTES:
1. THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
2. THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.
SCHEDULE (INCHES)
WT T F L P W D
WT<7 1/4 3/16 5 12 W<3 1/2 1/2
7<WT<14 3/8 1/4 7 14 3 12<WT<12 5/8
WT>14 1/2 3/8 9 16 W>5 1/2 3/4

DOUBLE BEARING CONNECTION

SCALE: N.T.S.



TYP. KING POST DETAIL

SCALE: N.T.S.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

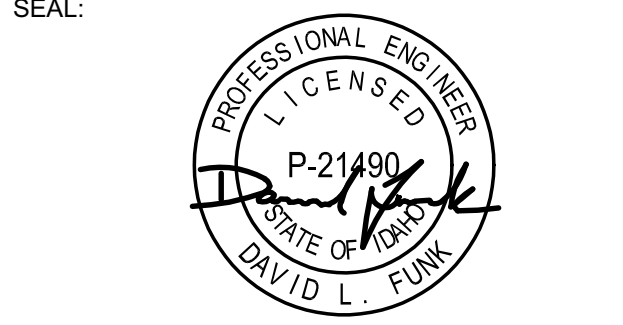
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.8700
LFA Job #22791



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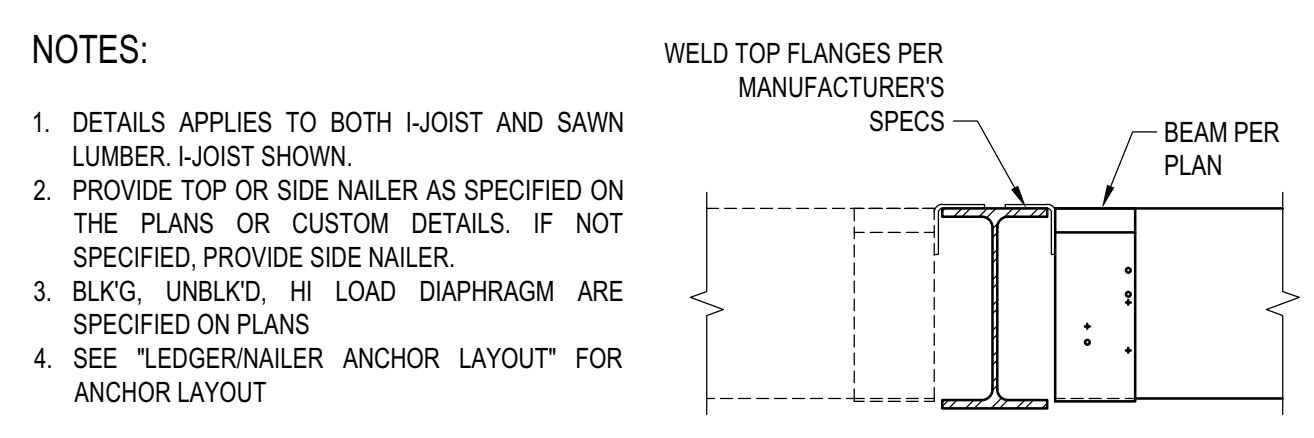
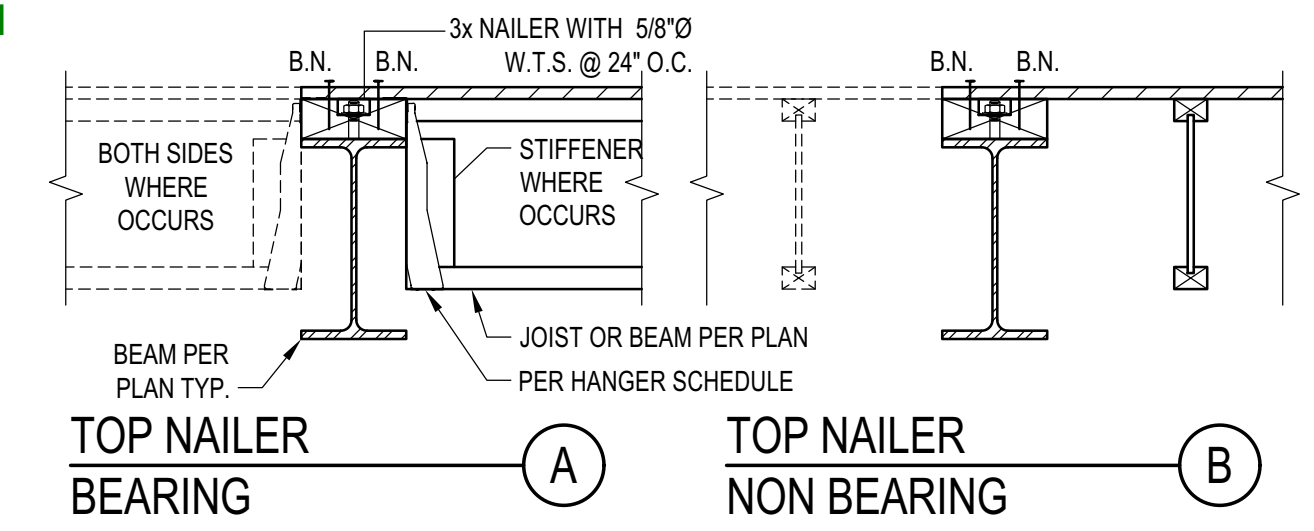


02/24/23 PC SUBMITTAL
NO DATE ISSUE

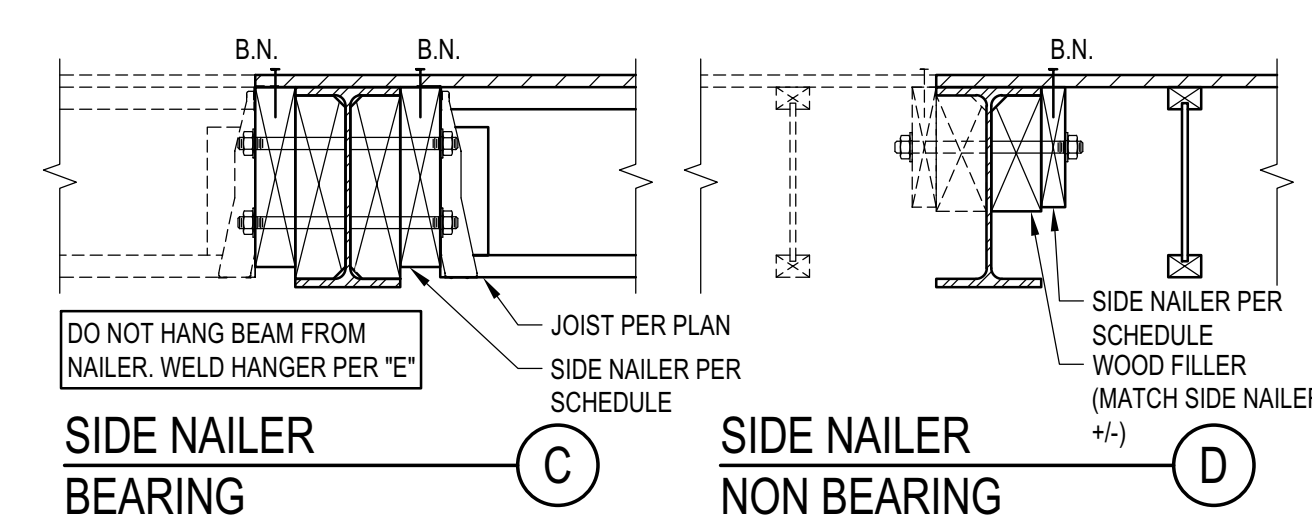
PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER: #2201
DRAWING TITLE: TYPICAL DETAILS - WOOD

DRAWING NUMBER: S-035



STEEL BEAM IN WOOD FRAMING
 SCALE: N.T.S.



ASSEMBLIES:

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
 - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
 - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
 - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND

3x	2	3/4	12
SIDE NAILER	FASTENER DIAMETER	FASTENER SPACING	

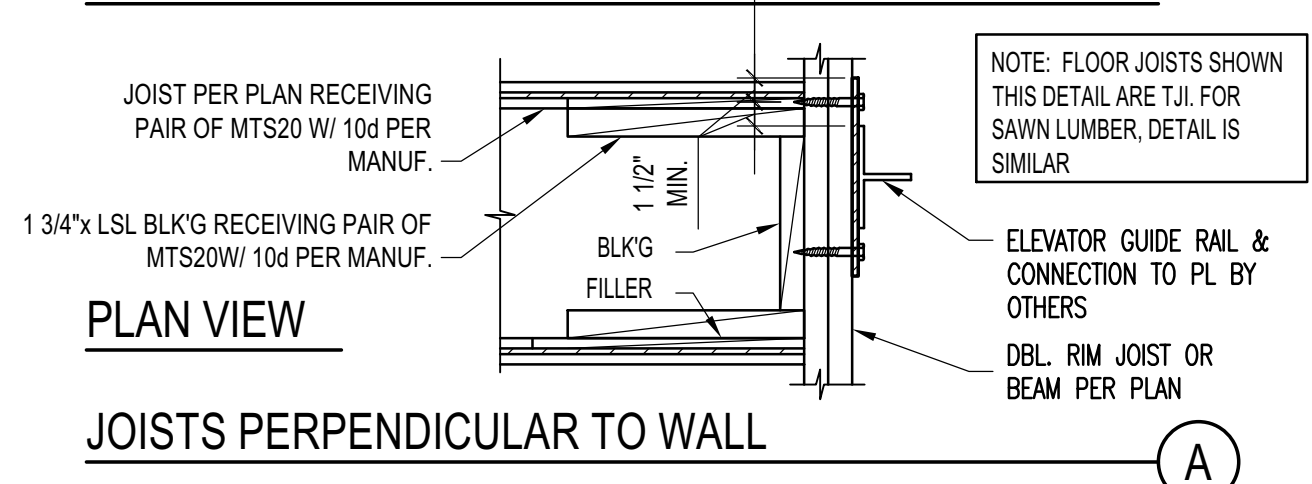
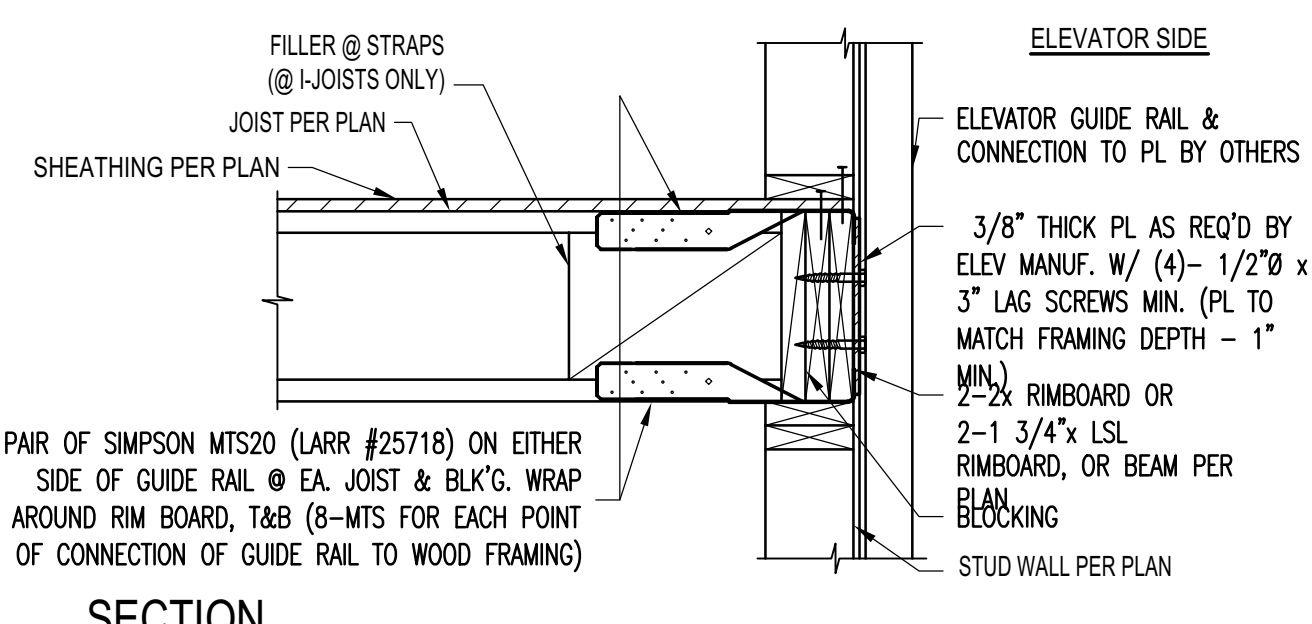
DIAPHRAGM TYPE

DIAPHRAGM TYPE	SIDE NAILER		
BLK'D/UNBLK'D ⁽¹⁾	2x	1	5/8
HIGH LOAD ⁽²⁾	3x	1	3/4

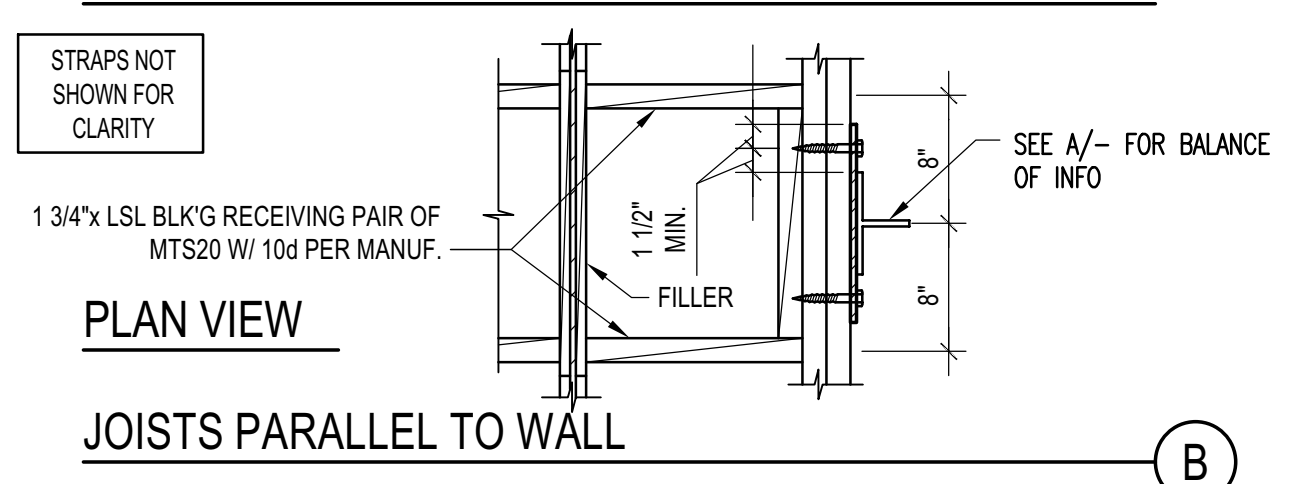
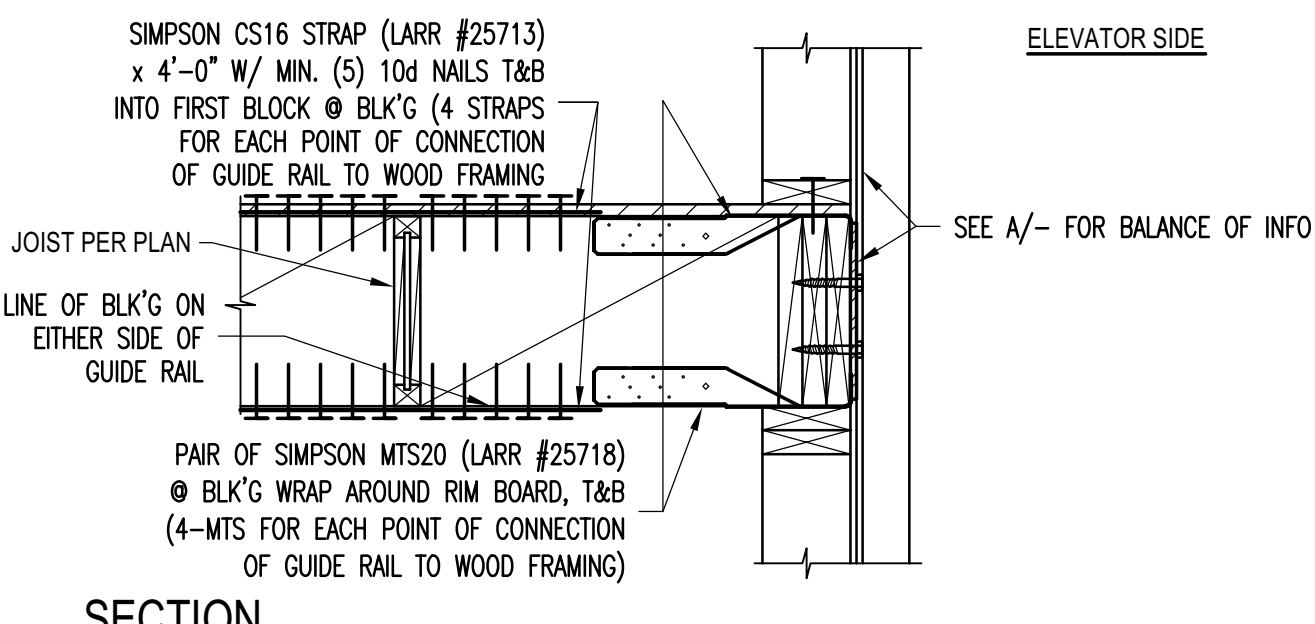
NOTES:

- DETAILS APPLIES TO BOTH I-JOIST AND SAWN LUMBER. I-JOIST SHOWN.
- PROVIDE TOP OR SIDE NAILER AS SPECIFIED ON THE PLANS OR CUSTOM DETAILS. IF NOT SPECIFIED, PROVIDE SIDE NAILER.
- BLK'G, UNBLK'D, HI LOAD DIAPHRAGM ARE SPECIFIED ON PLANS
- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

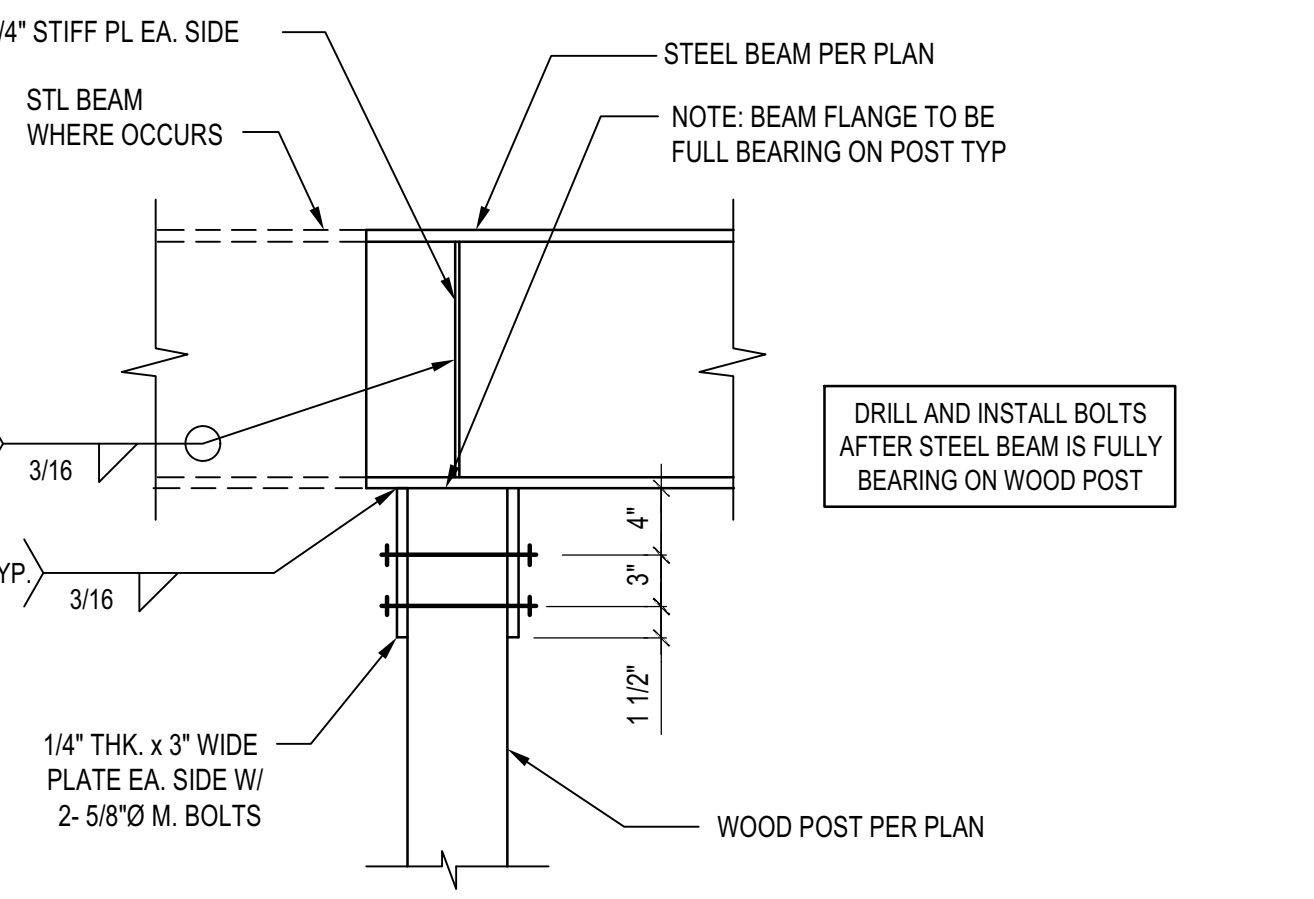
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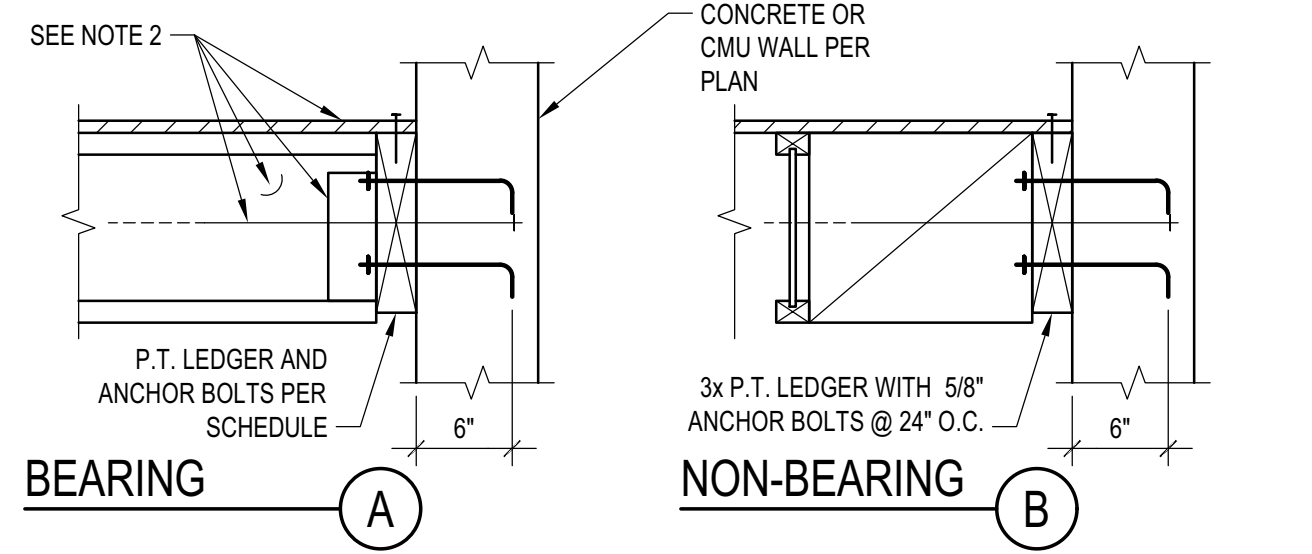
ELEVATOR GUIDE RAIL SUPPORT DETAIL
 SCALE: N.T.S.



2



STL BEAM TO ISOLATED WOOD POST CONNECTION
 SCALE: N.T.S.



ASSEMBLIES:

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
 - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
 - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
 - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND

3x	2	3/4	12
LEDGER	FASTENER DIAMETER	FASTENER SPACING	

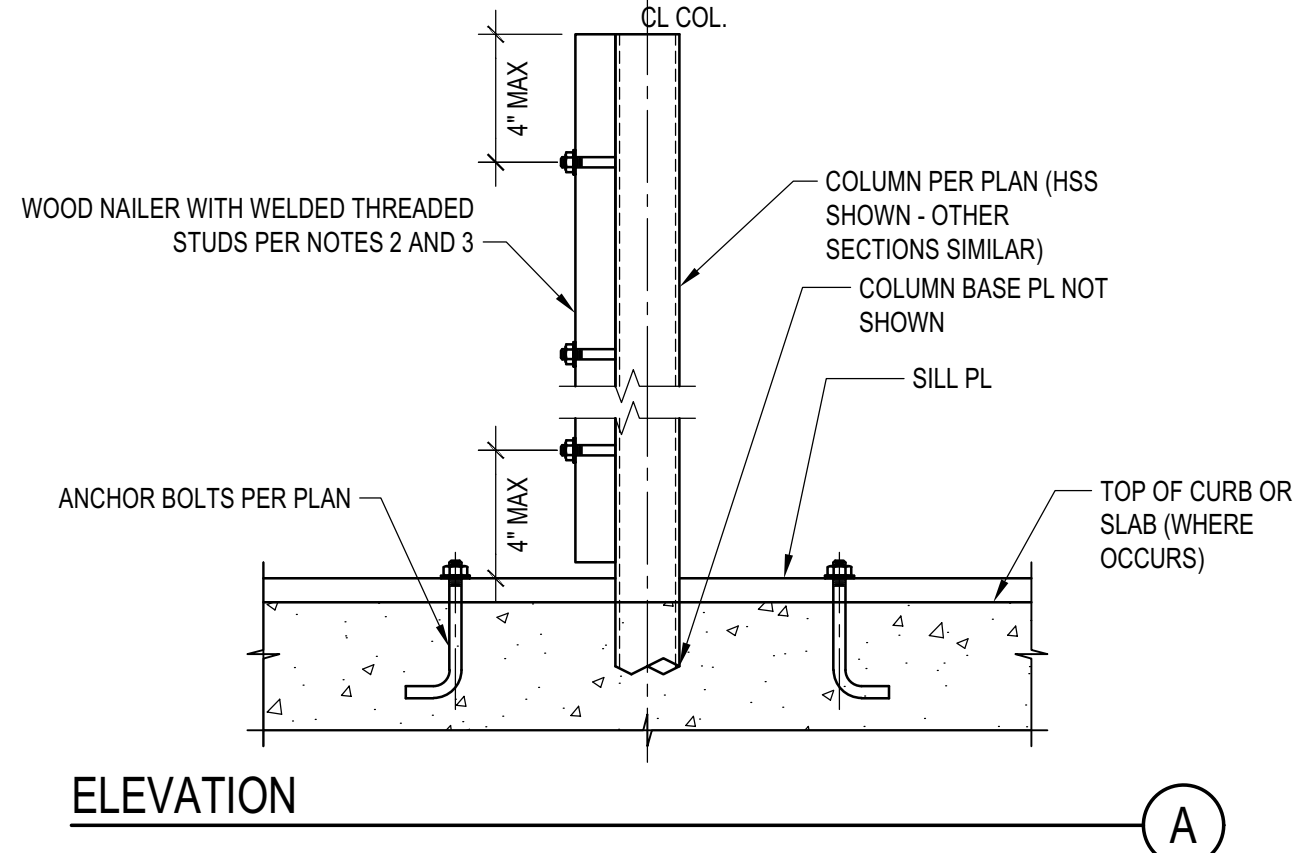
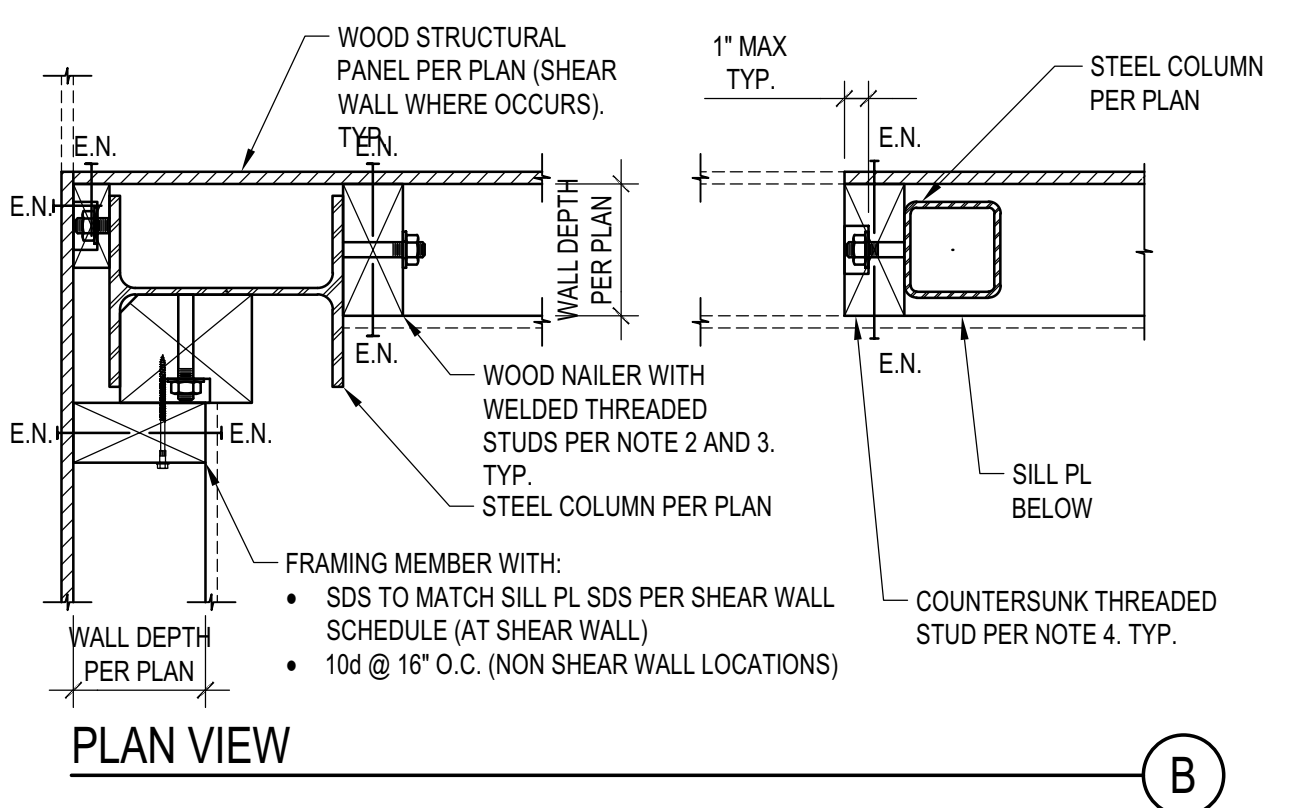
BEARING LEDGER SCHEDULE

MAX JOIST SPAN	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 3 3/4 8
30'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 2 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8

NOTES:

- THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
- FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

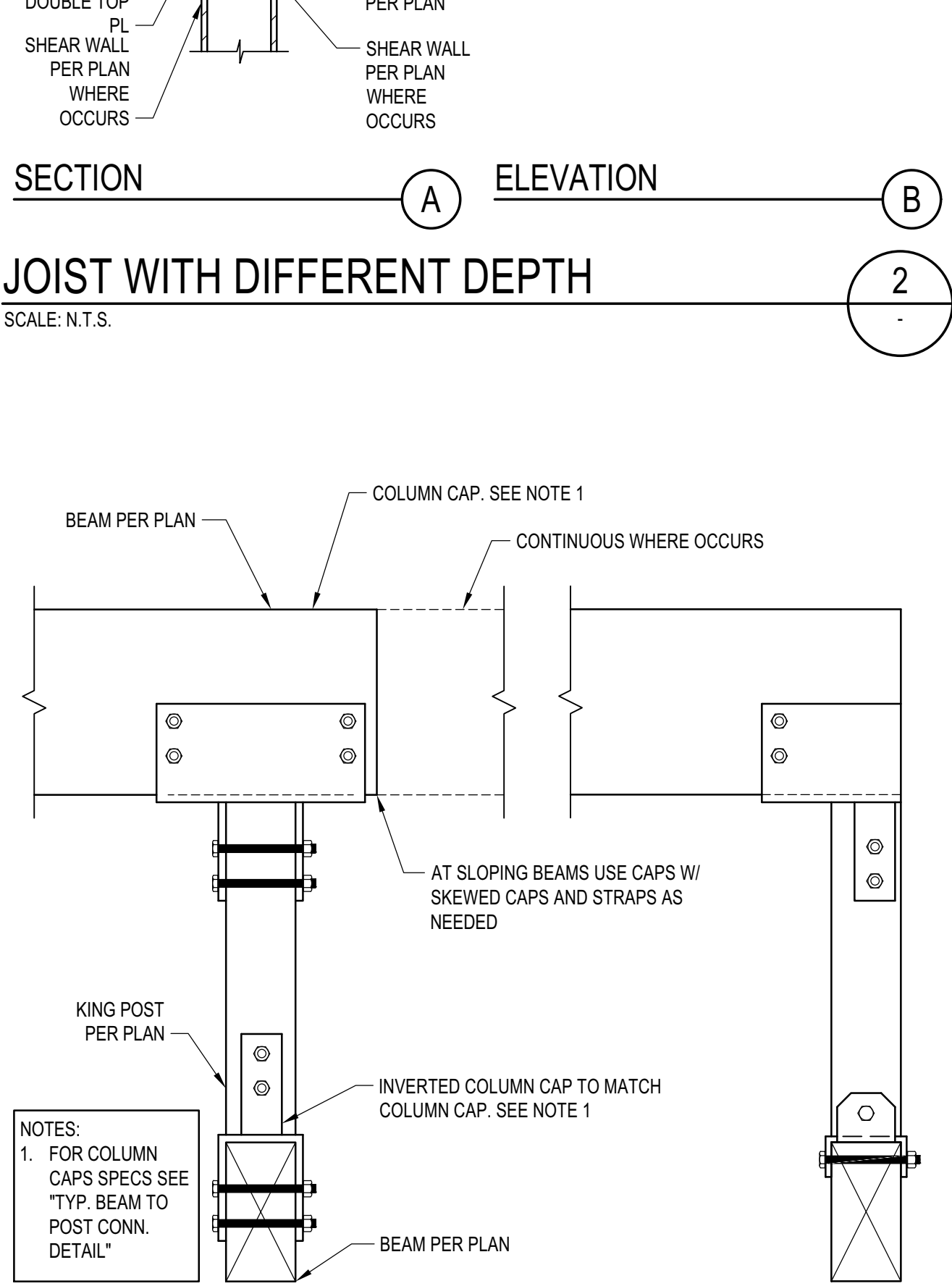
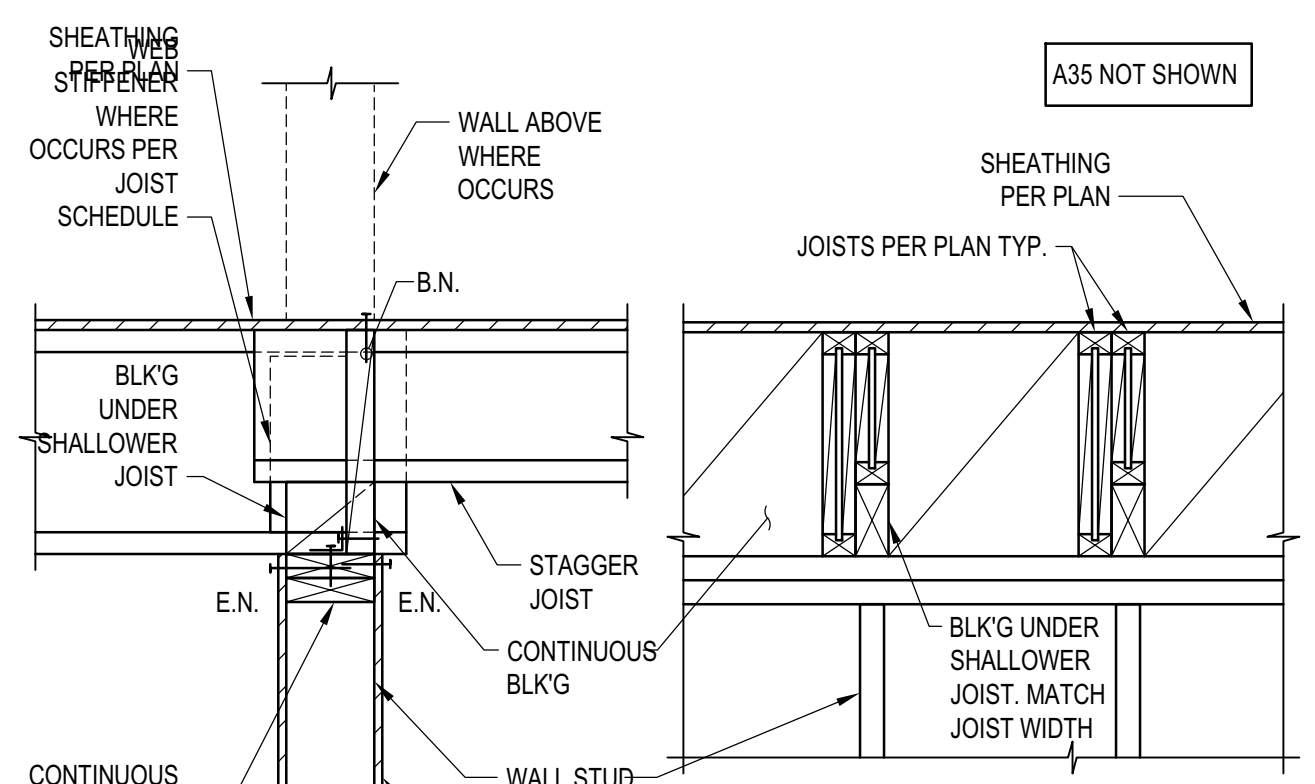
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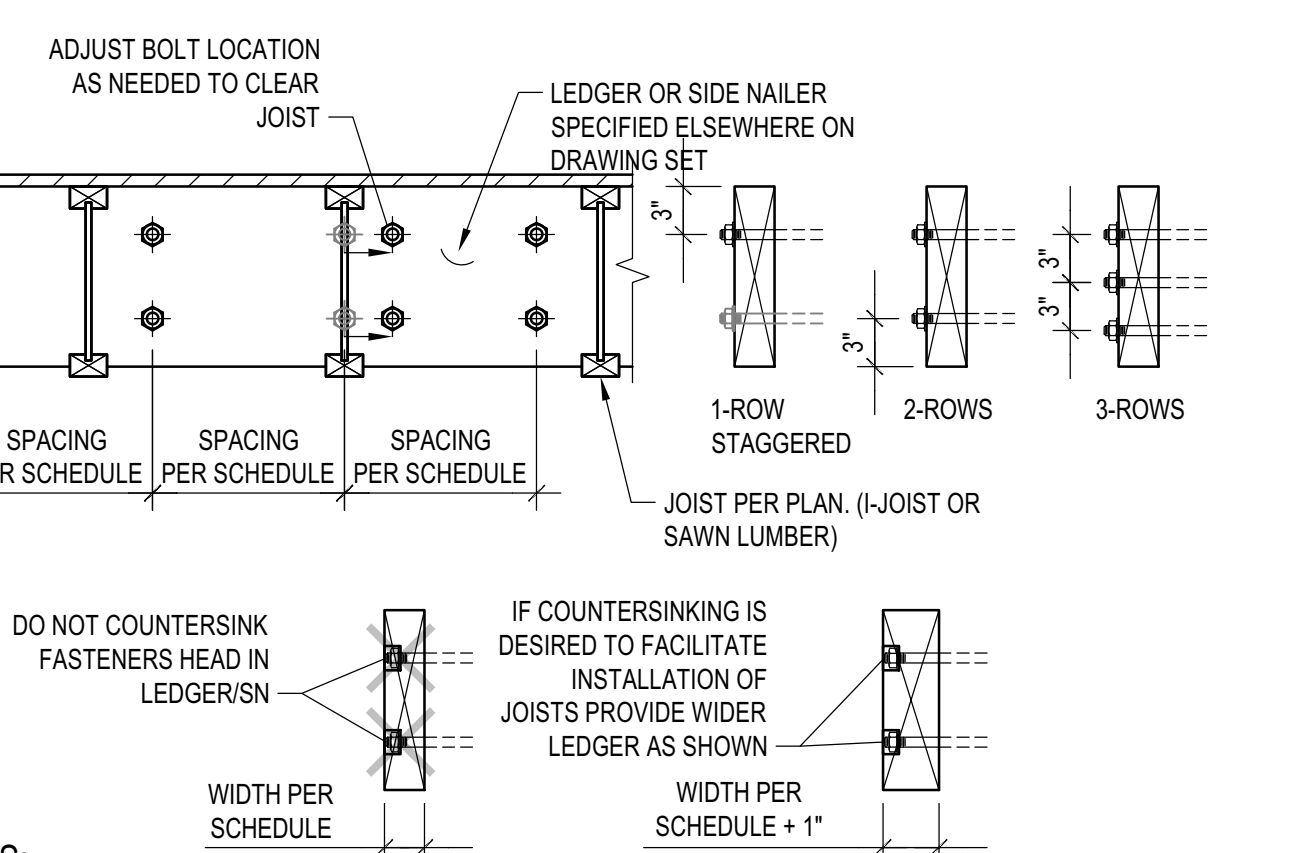
NOTES:

- STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
- LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS PROVIDE WOOD NAILERS AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS.
- WOOD NAILERS SIZE AND CONNECTION: WOOD NAILERS SHALL BE CONNECTED WITH 5/8" WELDED THREADED ANCHORS TO THE STEEL SECTIONS. SPACING AND NOMINAL THICKNESS OF WOOD NAILERS SHALL BE:
 - PER SHEAR WALL SCHEDULE WHERE WOOD NAILERS ARE CONNECTED TO A SHEAR WALL STRUCTURAL PANEL
 - 2x MIN WOOD NAILER WITH THREADED ANCHORS @ 24" O.C. WHERE WOOD NAILERS DO NOT OCCUR WITHIN A SHEAR WALL
- COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
 - AT NAILERS CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
 - AT NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

4



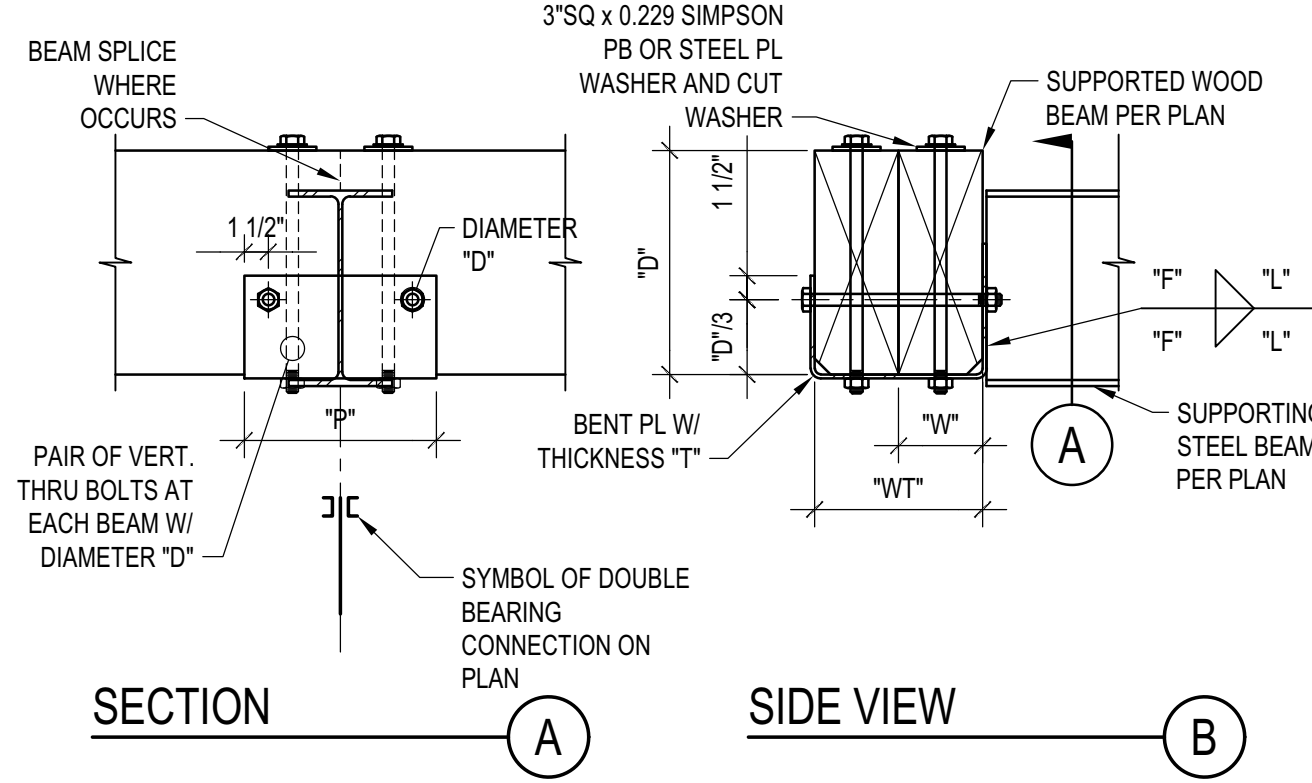
TYP. KING POST DETAIL
 SCALE: N.T.S.



NOTES:

- THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
- COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
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LEDGER/NAILER ANCHOR LAYOUT
 SCALE: N.T.S.



NOTES:

- THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

SCHEDULE (INCHES)

WT	T	F	L	P	W	D
WT5	1/4	3/16	5	12	W3	1/2
7<WT5	3/8	1/4	7	14	3 1/2	5/8
WT>14	1/2	3/8	9	16	W>5	1/2

7

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

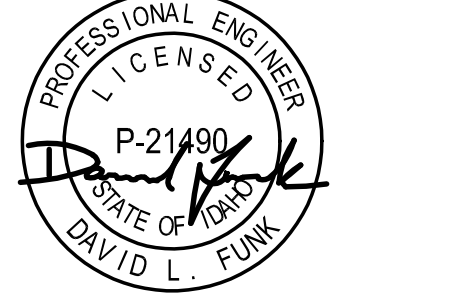
LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.8700
 LFA Job #22791



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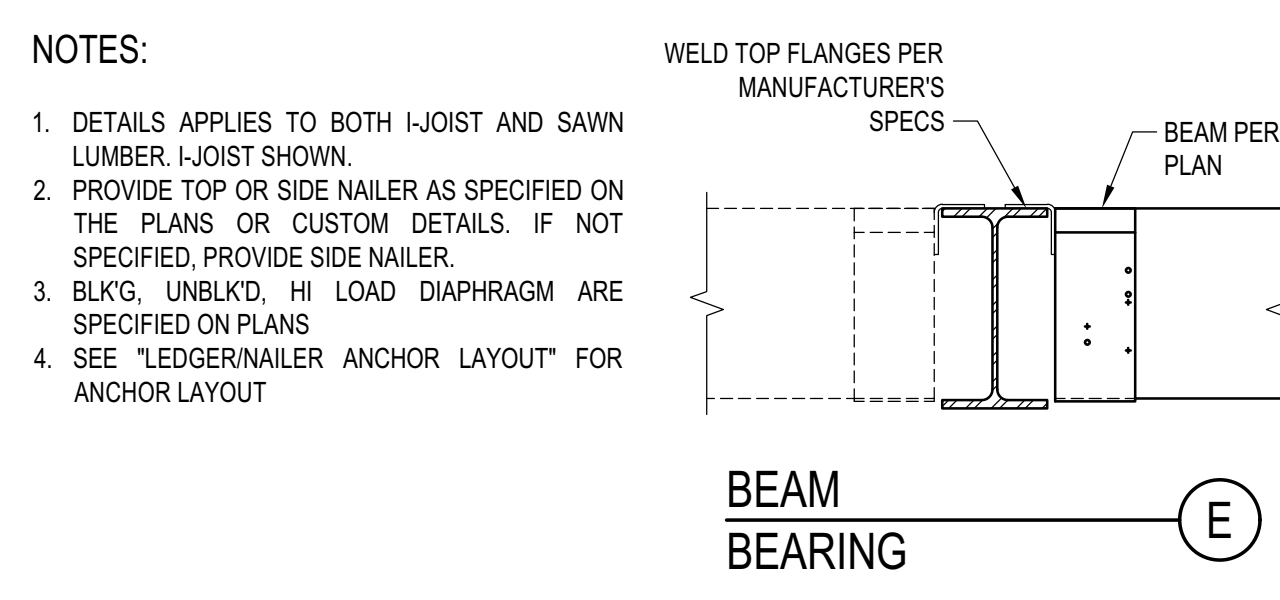
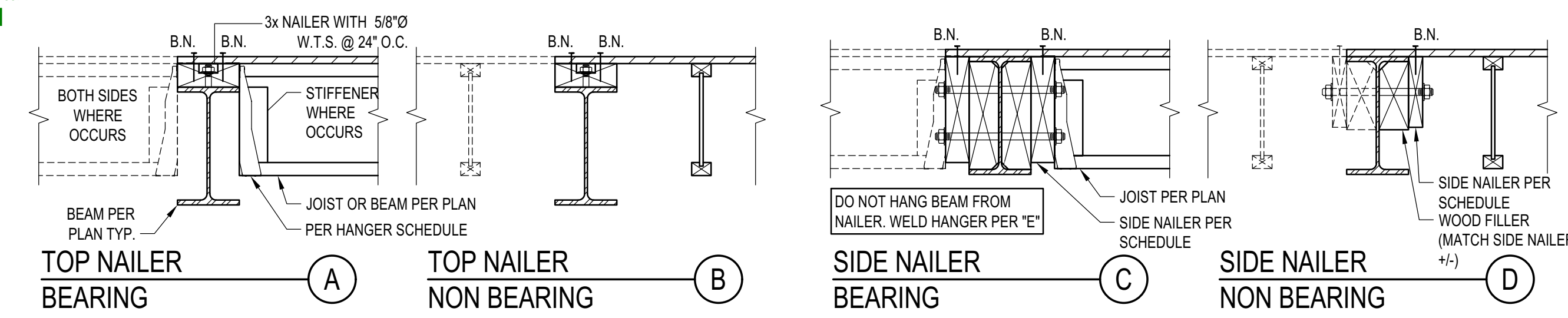
02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - WOOD

DRAWING NUMBER:
S-036



ASSEMBLIES:

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
 - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
 - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
 - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND

3x	2	3/4	12
----	---	-----	----

SIDE NAILER - BEARING

MAX JOIST SPAN	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 12	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 2 3/4 8
30'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8
36'-0"	3x 2 5/8 16	3x 2 3/4 8	3x 3 3/4 8

SIDE NAILER - NOT BEARING

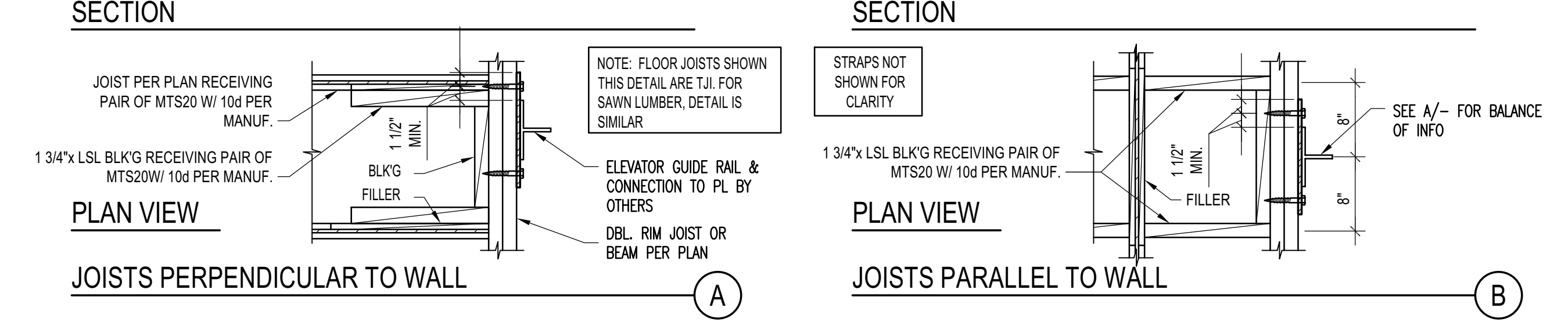
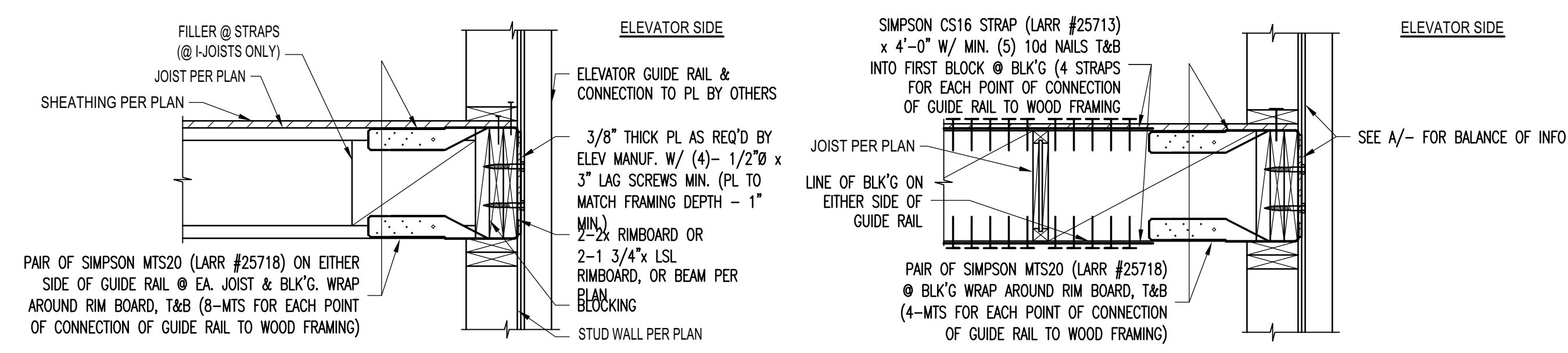
DIAPHRAGM TYPE	SIDE NAILER
BLK'D/UNBLK'D ⁽¹⁾	2x 1 5/8 24
HIGH LOAD ⁽²⁾	3x 1 3/4 12

NOTES:

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- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

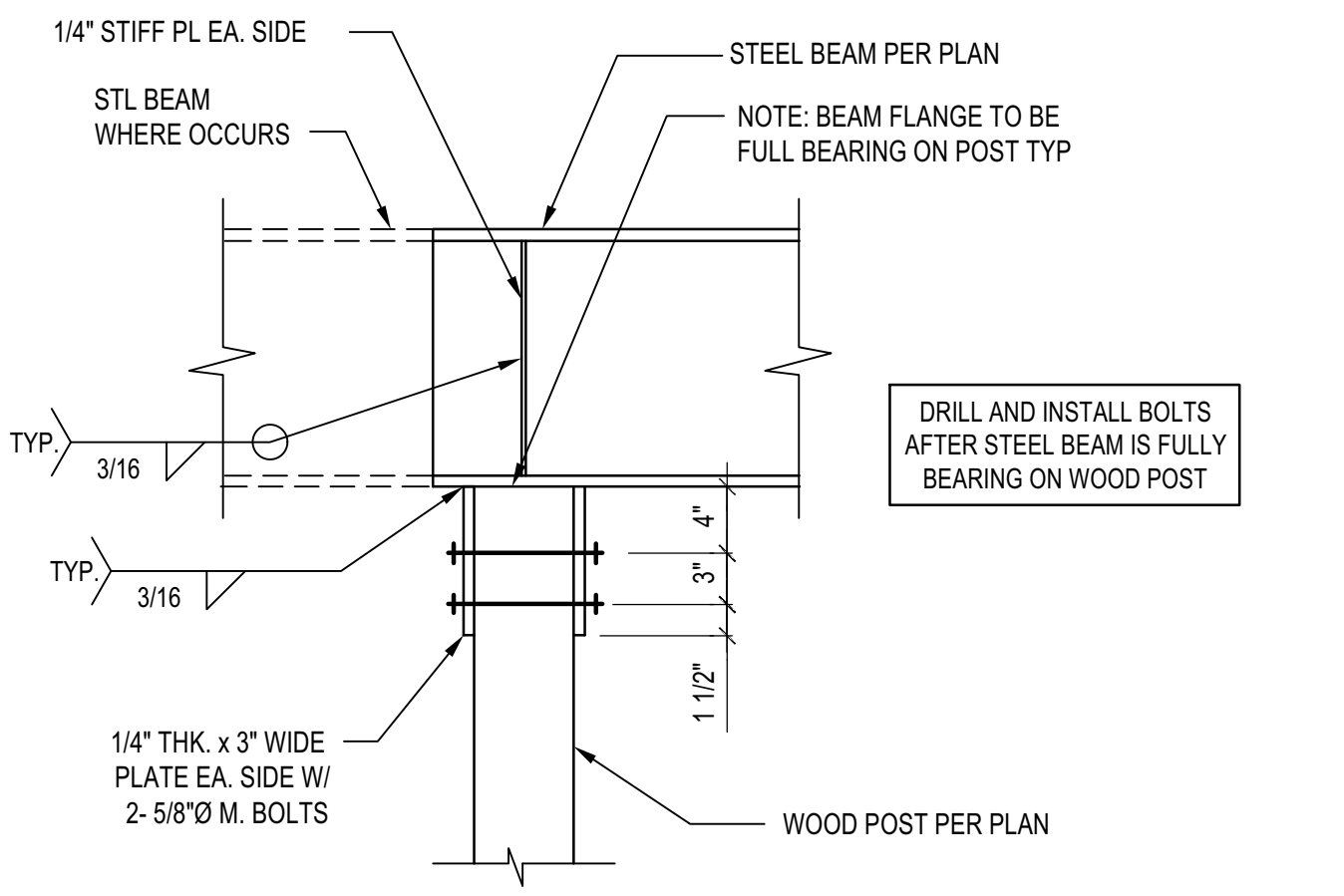
STEEL BEAM IN WOOD FRAMING
 SCALE: N.T.S.

5

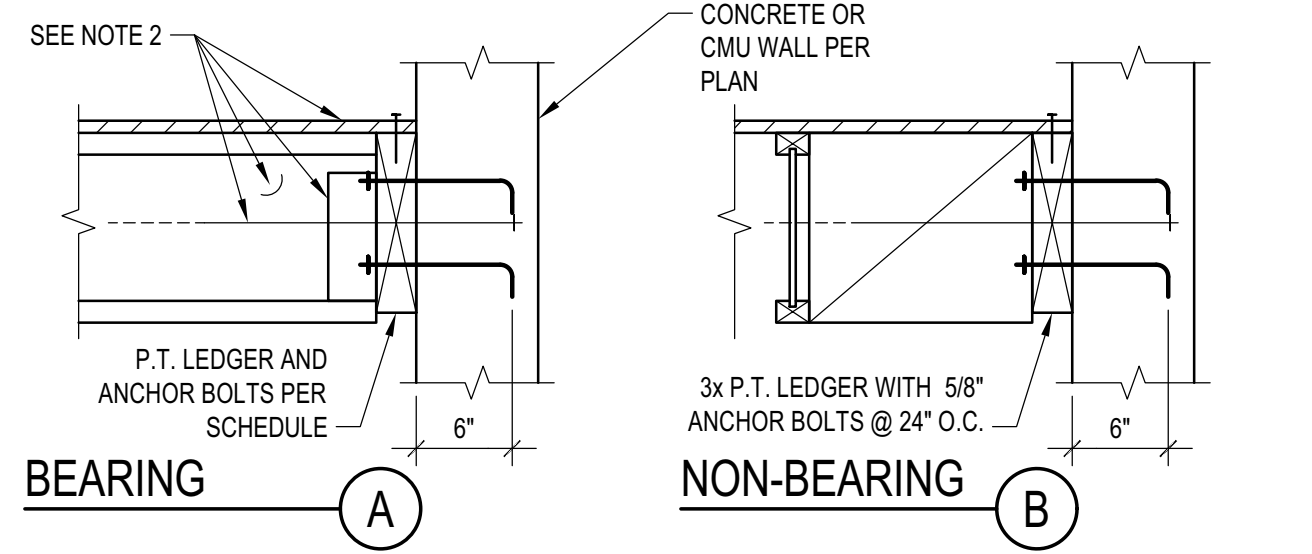


ELEVATOR GUIDE RAIL SUPPORT DETAIL
 SCALE: N.T.S.

1



STL BEAM TO ISOLATED WOOD POST CONNECTION
 SCALE: N.T.S.



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SCHEDULE LEGEND

3x	2	3/4	12
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BEARING LEDGER SCHEDULE

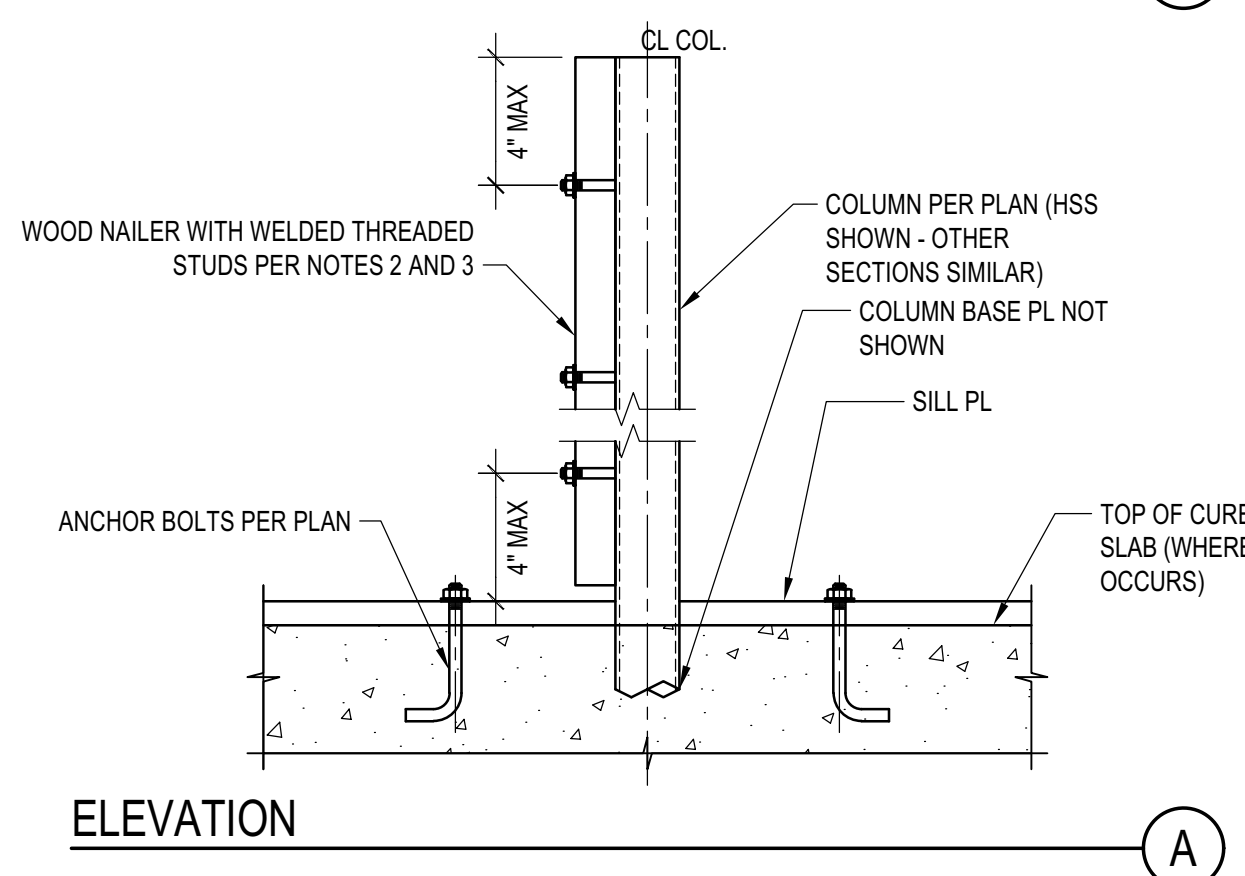
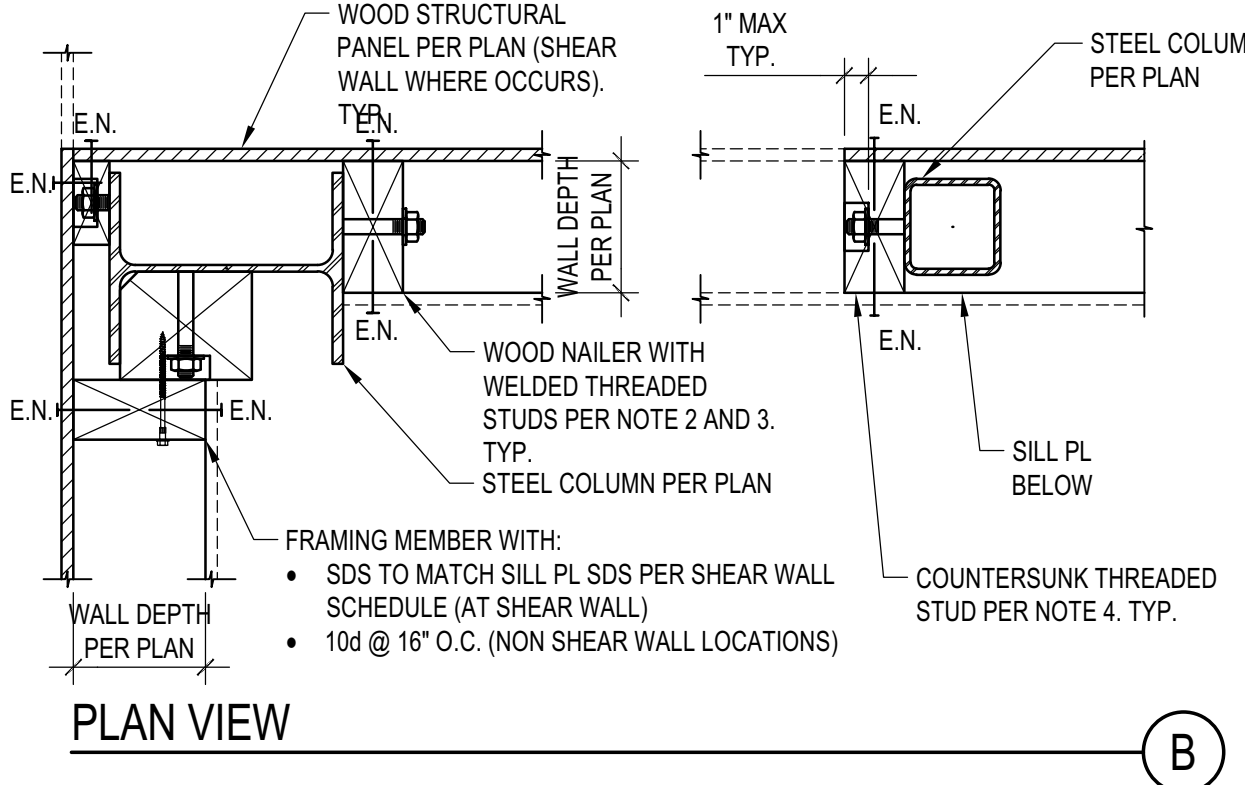
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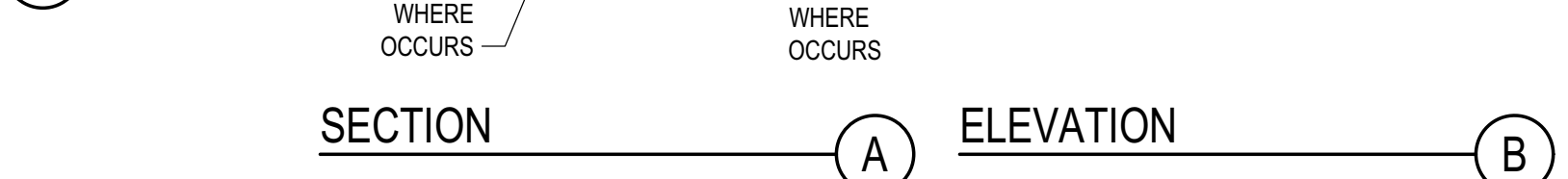
LEDGER TO CONCRETE/CMU WALL
 SCALE: N.T.S.

6



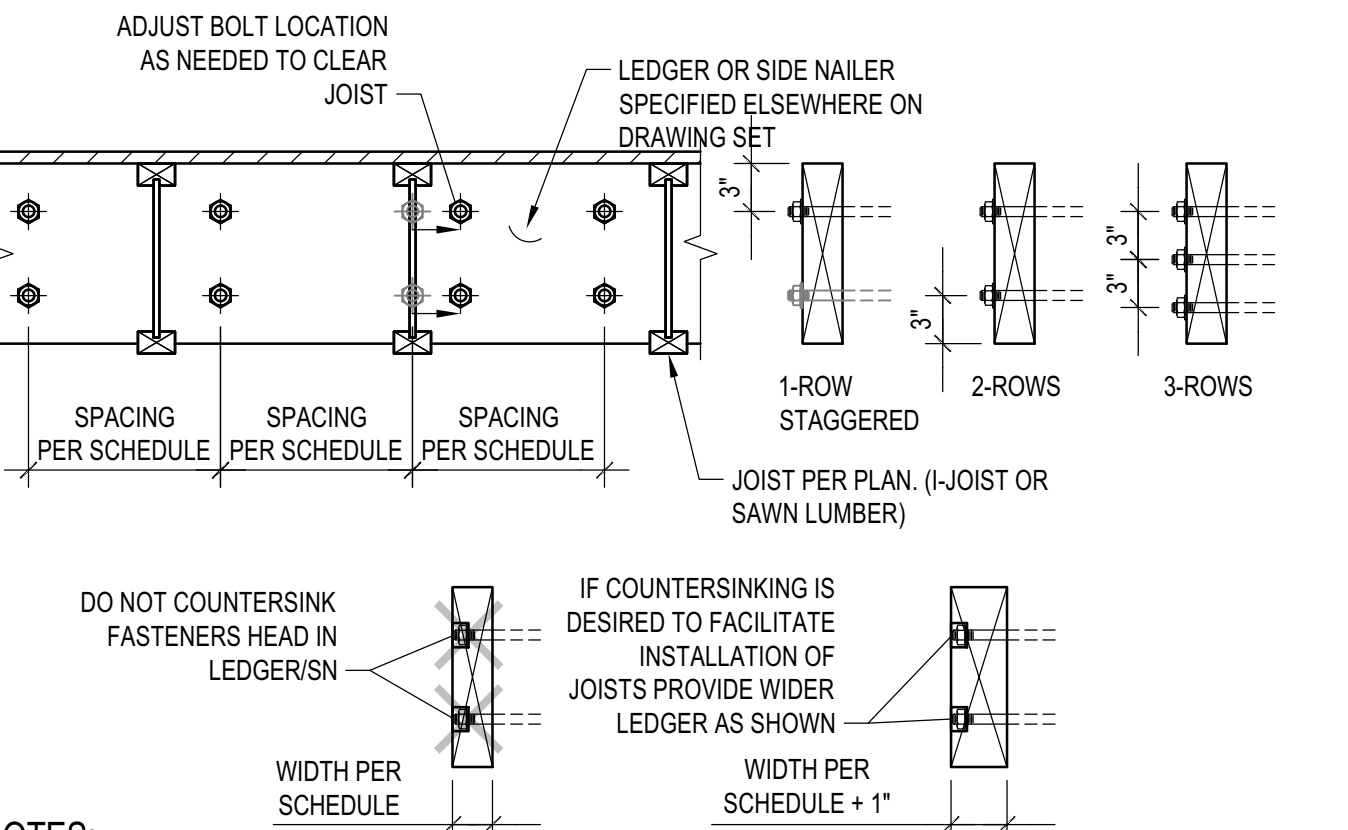
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STEEL COLUMN IN STUD WALL
 SCALE: N.T.S.



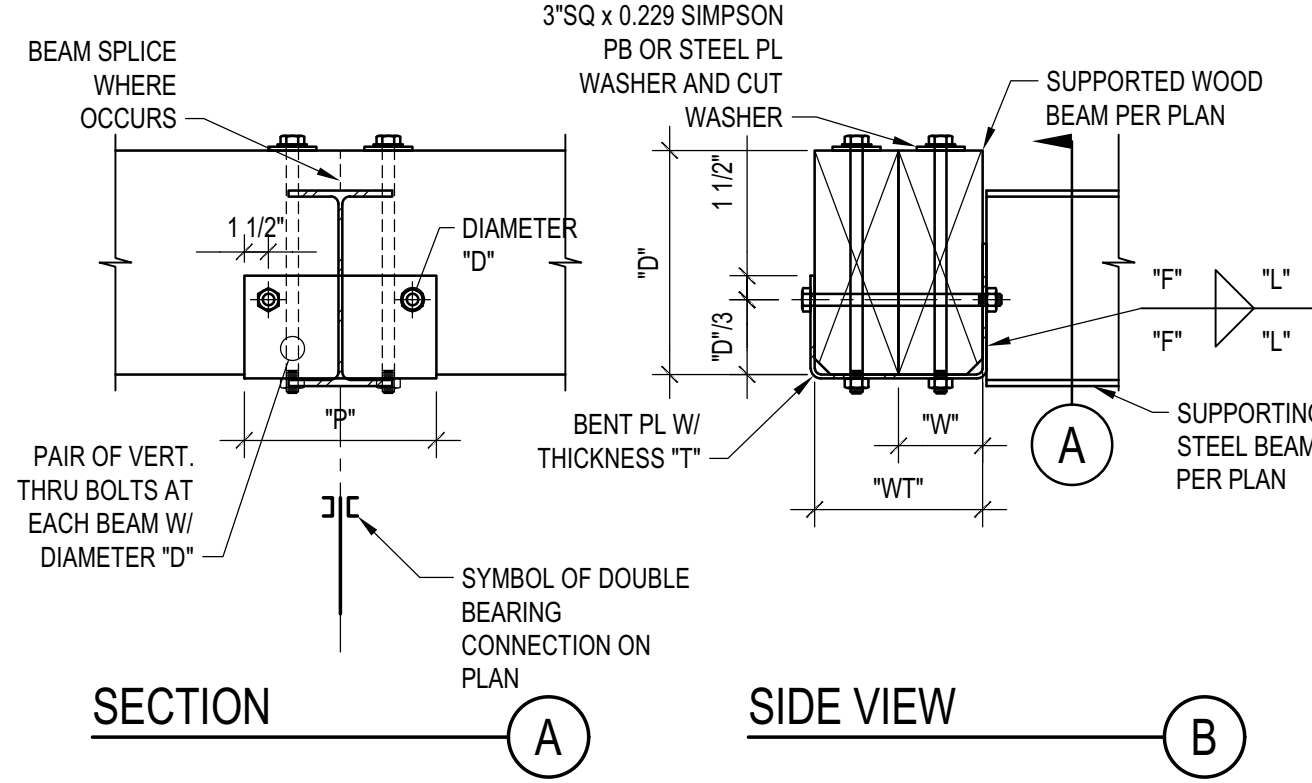
JOIST WITH DIFFERENT DEPTH
 SCALE: N.T.S.

2



- NOTES:**
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LEDGER/NAILER ANCHOR LAYOUT
 SCALE: N.T.S.



NOTES:

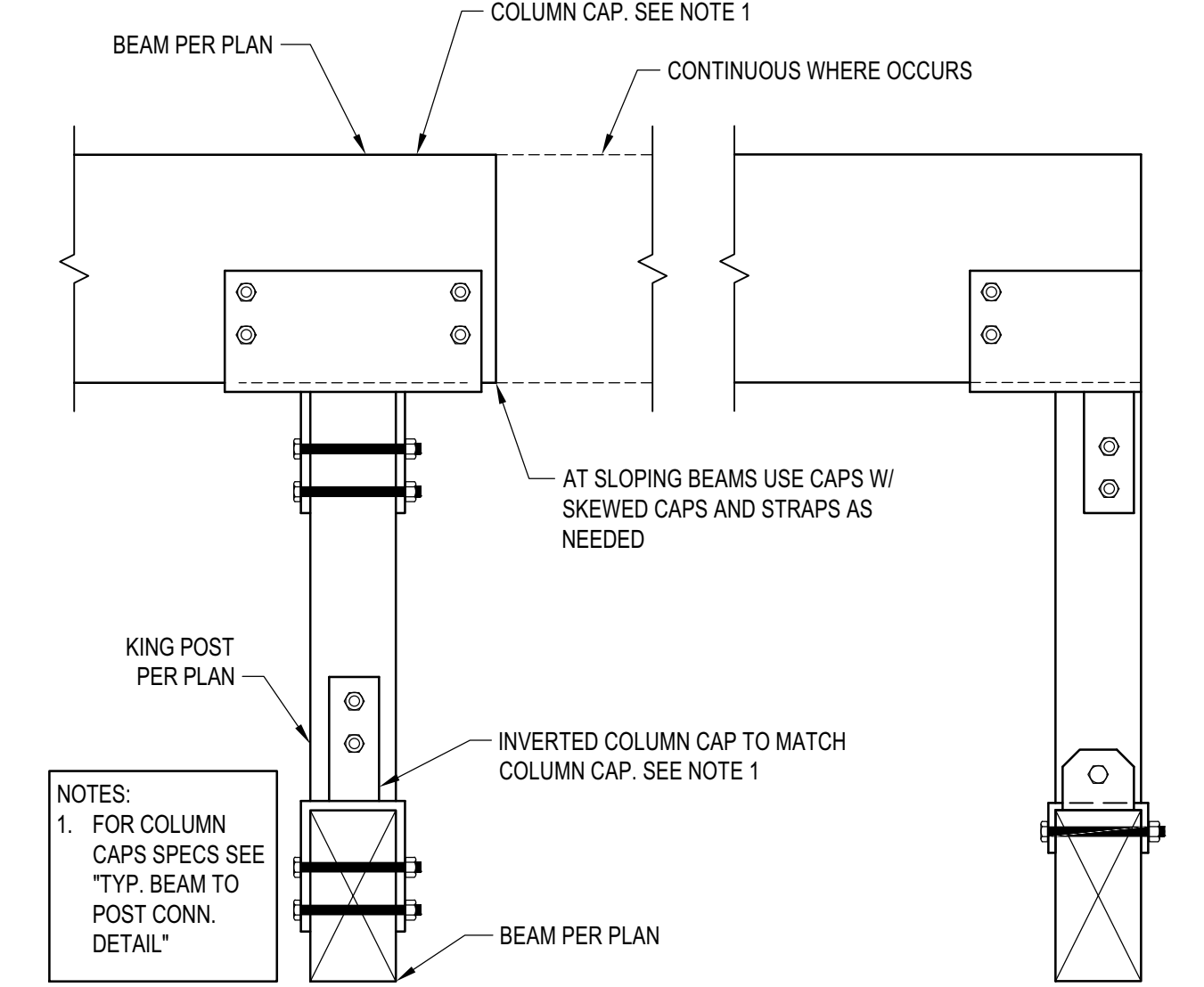
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- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

SCHEDULE (INCHES)

WT	T	F	L	P	W	D
WT5	1/4	3/16	5	12	W3	1/2 1/2
7<WT5	3/8	1/4	7	14	3 1/2x5/8	5/8
WT>14	1/2	3/8	9	16	W>5	1/2 3/4

DOUBLE BEARING CONNECTION
 SCALE: N.T.S.

7



TYP. KING POST DETAIL
 SCALE: N.T.S.

3

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90301
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

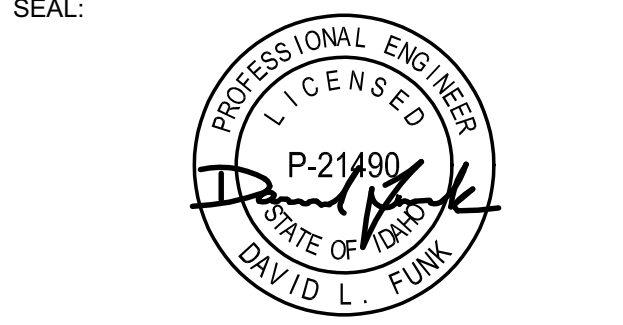
LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.8700
 LFA Job #22791



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02/24/23 PC SUBMITTAL
 NO DATE ISSUE

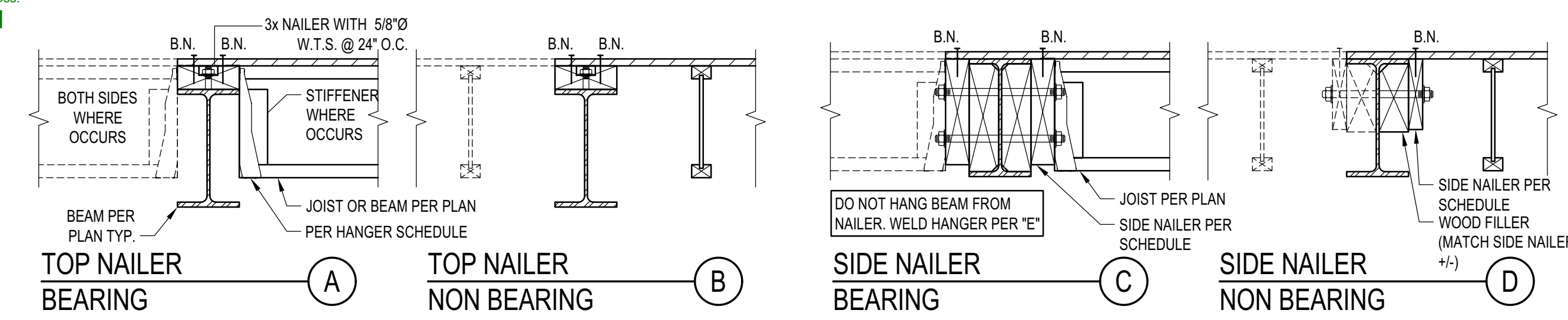
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - WOOD

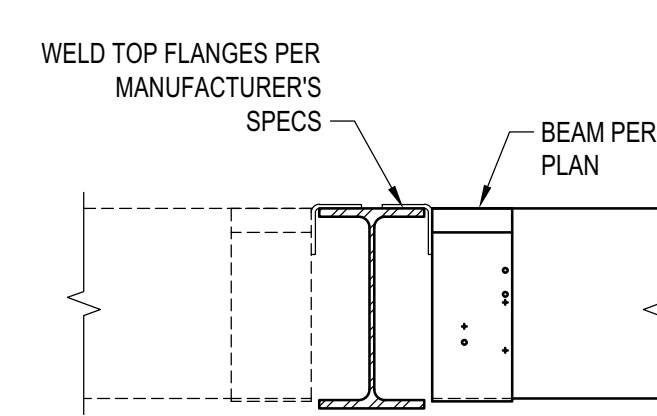
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S-037

BLD2303-00021
 06/26/23



NOTES:

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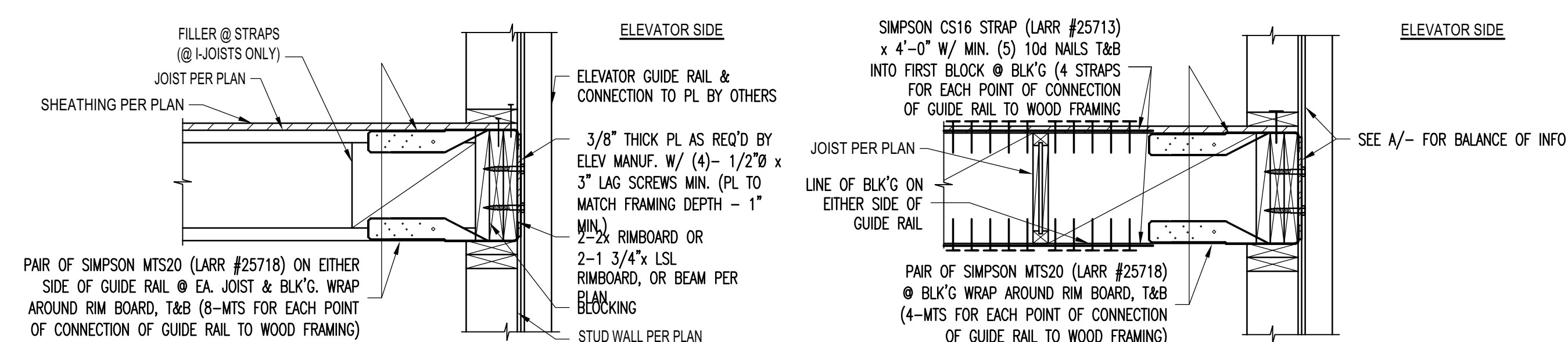
SCHEDULE LEGEND

3x	2	3/4	12
SIDE NAILER	FASTENER	DIAMETER	FASTENER SPACING

STEEL BEAM IN WOOD FRAMING

SCALE: N.T.S.

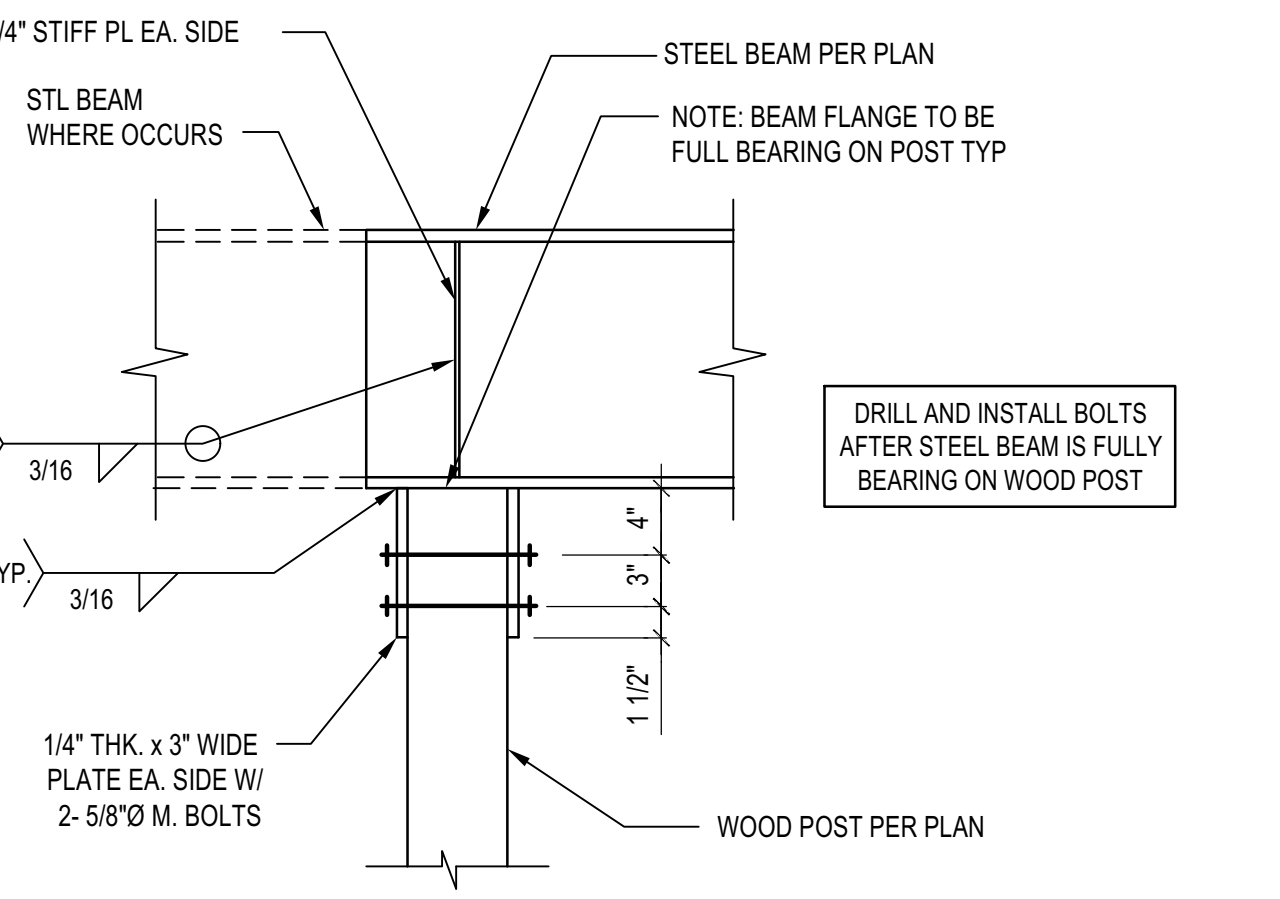
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ELEVATOR GUIDE RAIL SUPPORT DETAIL

SCALE: N.T.S.

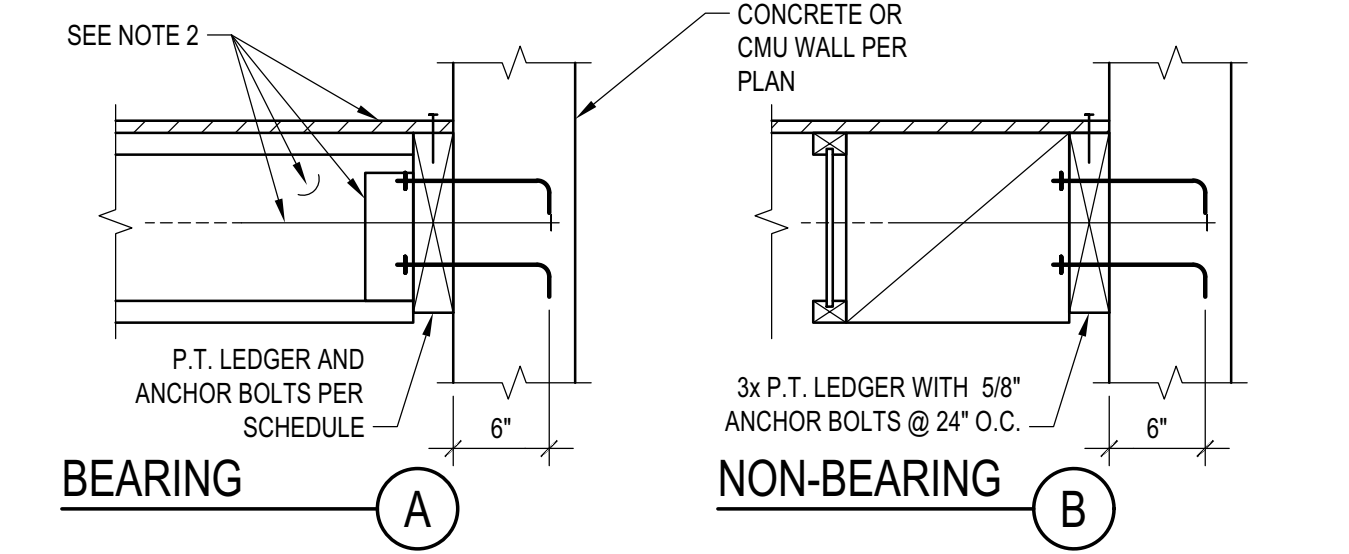
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STL BEAM TO ISOLATED WOOD POST CONNECTION

SCALE: N.T.S.

8



ASSEMBLIES:

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
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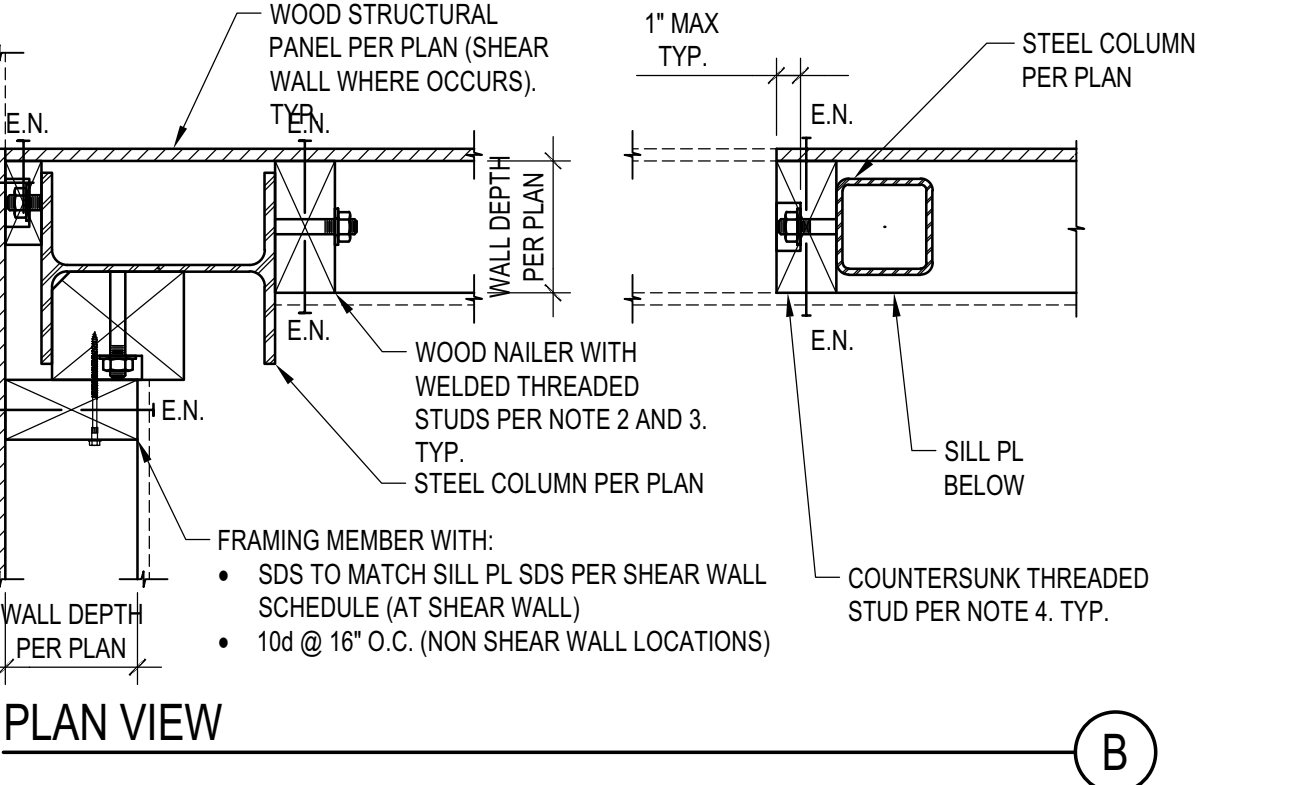
SCHEDULE LEGEND

3x	2	3/4	12
LEDGER	FASTENER	DIAMETER	FASTENER SPACING

LEDGER TO CONCRETE/CMU WALL

SCALE: N.T.S.

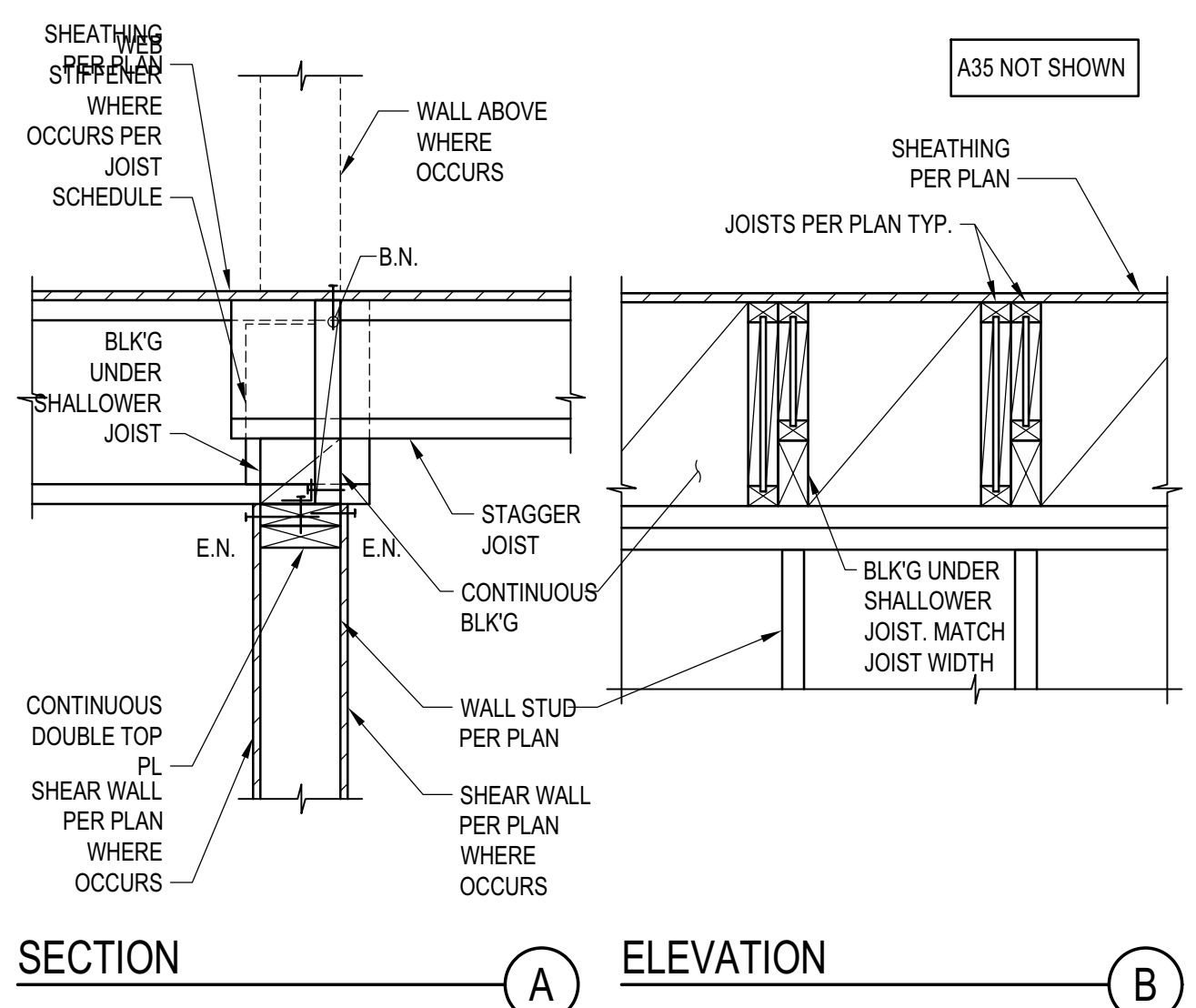
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STEEL COLUMN IN STUD WALL

SCALE: N.T.S.

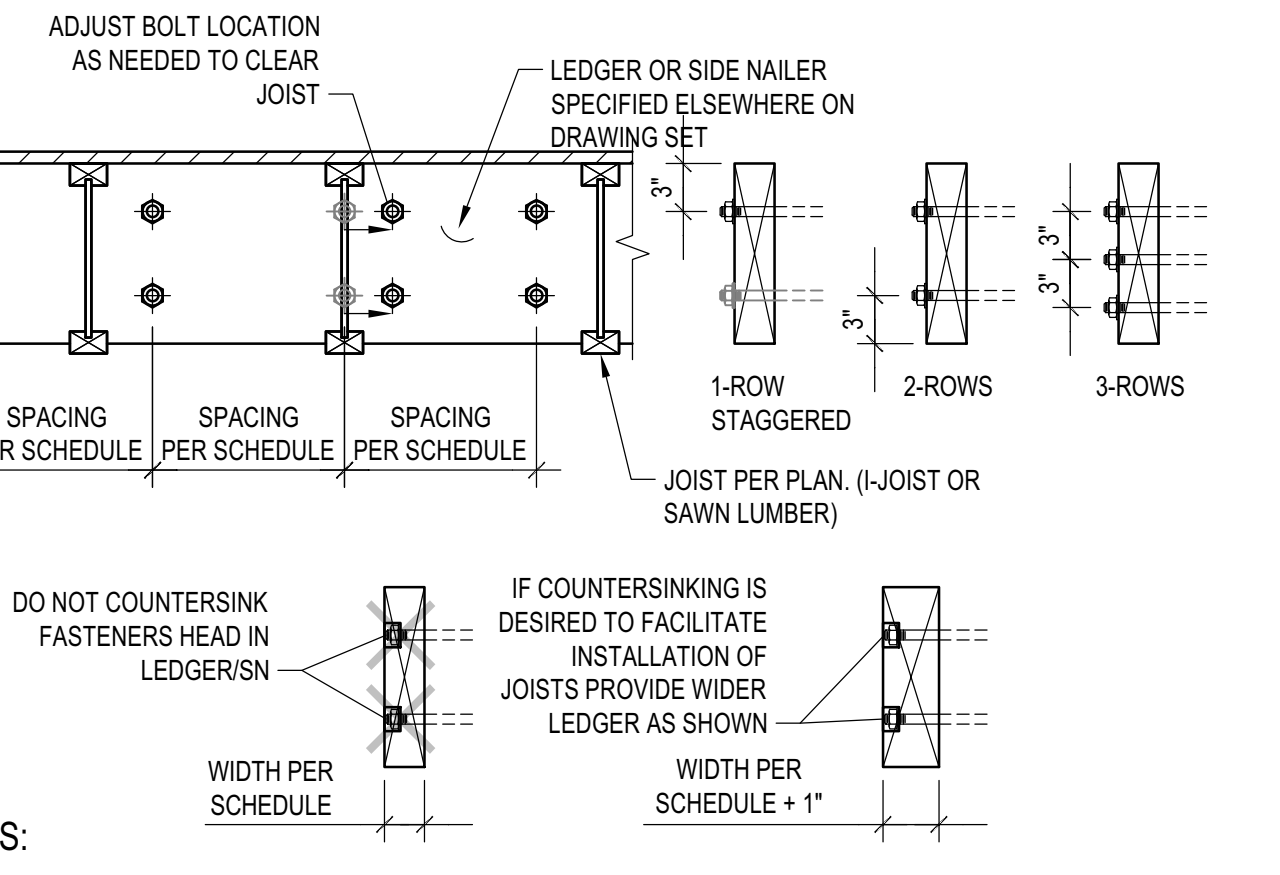
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JOIST WITH DIFFERENT DEPTH

SCALE: N.T.S.

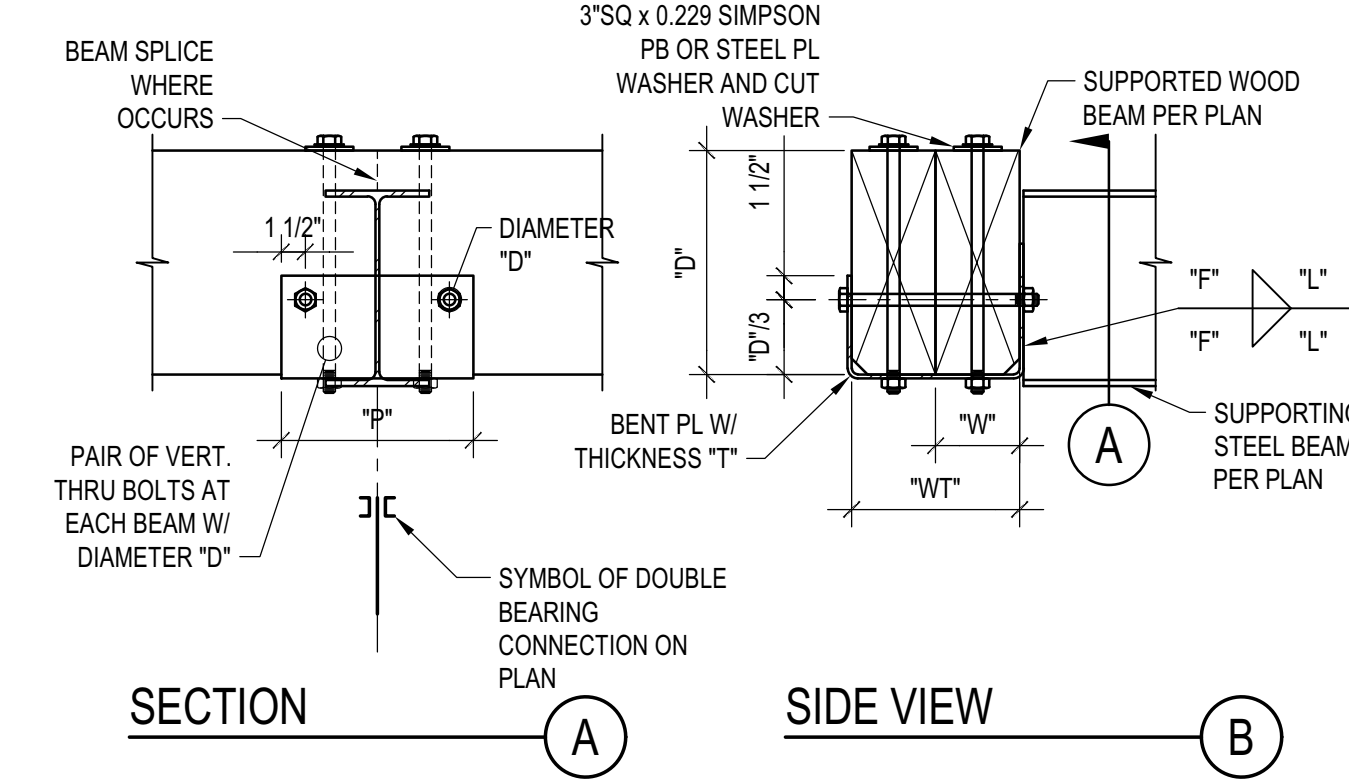
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LEDGER/NAILER ANCHOR LAYOUT

SCALE: N.T.S.

9



DOUBLE BEARING CONNECTION

SCALE: N.T.S.

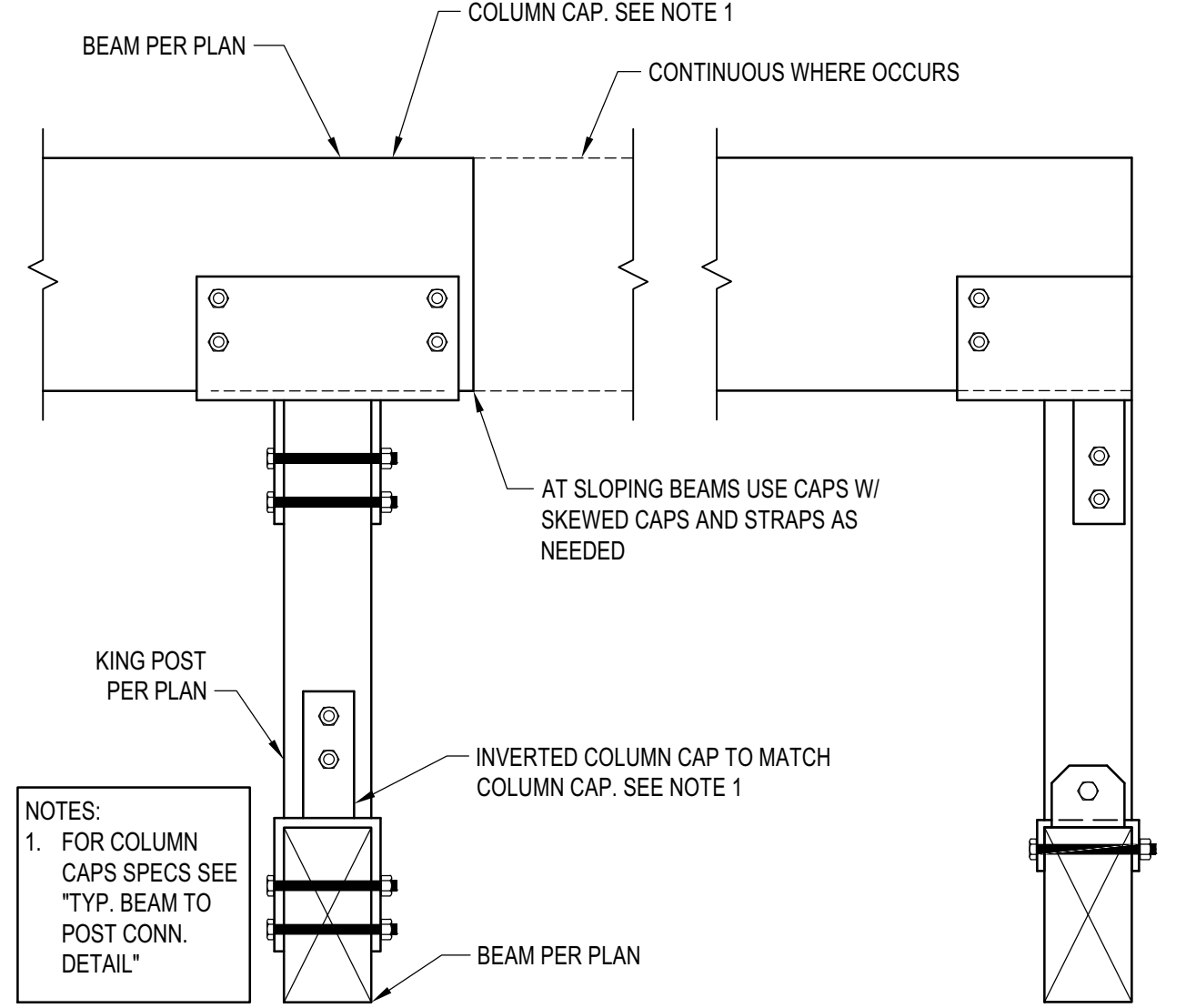
7

- NOTES:**
- STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
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STEEL COLUMN IN STUD WALL

SCALE: N.T.S.

4



TYP. KING POST DETAIL

SCALE: N.T.S.

3

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

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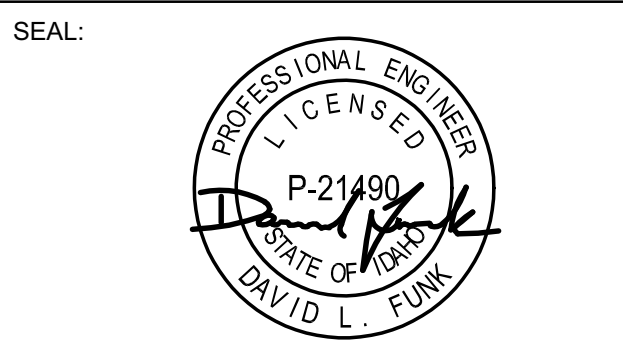
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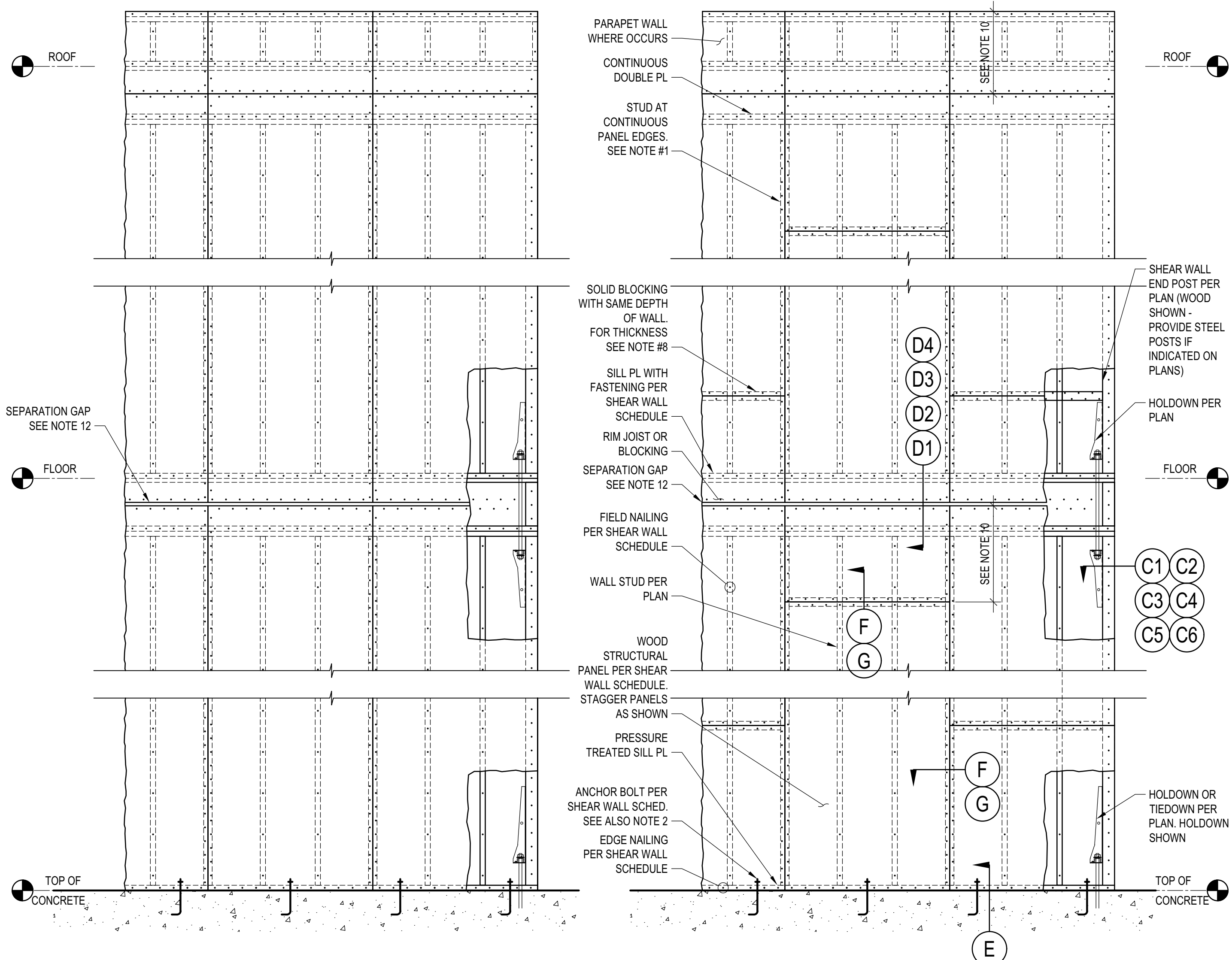
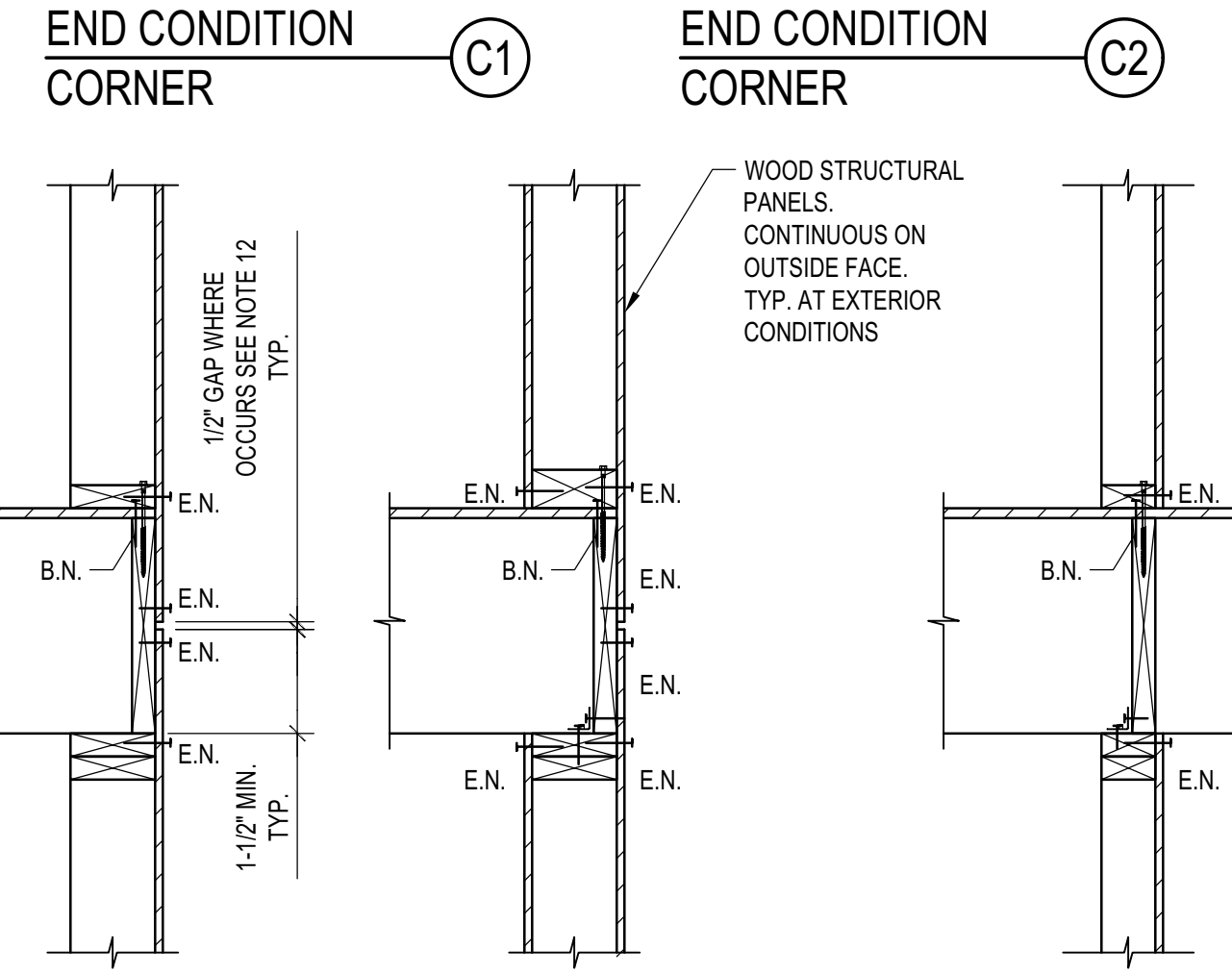
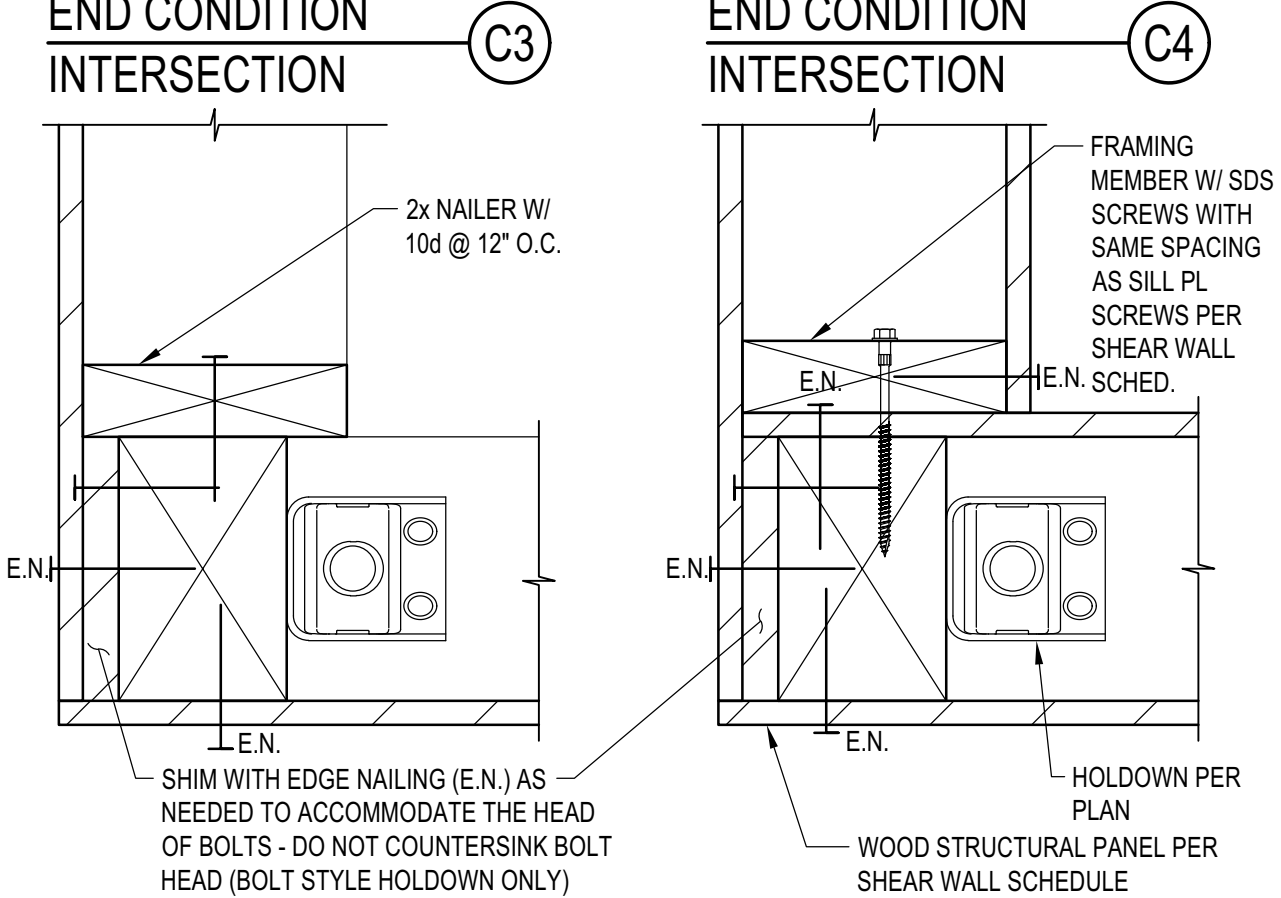
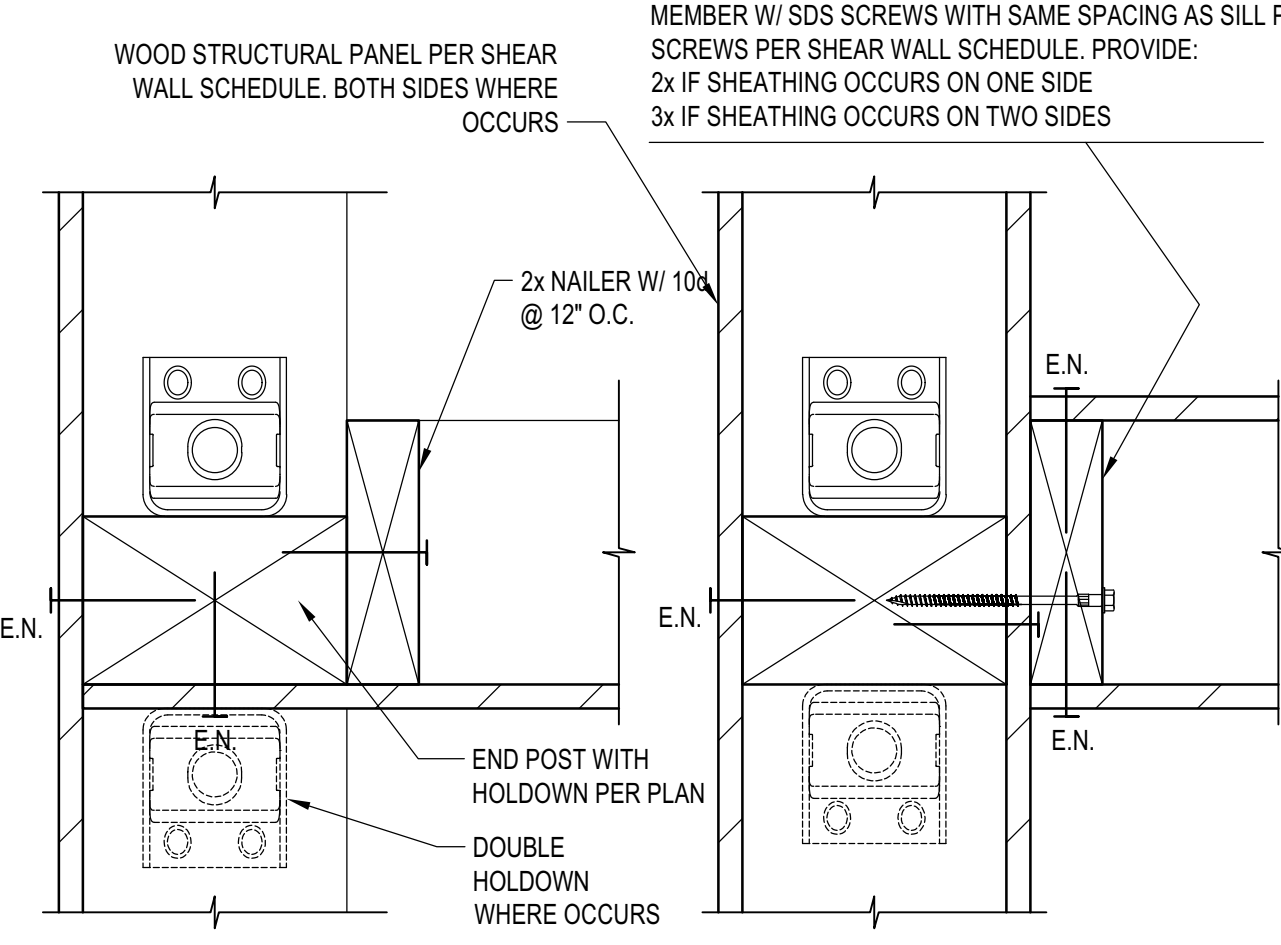
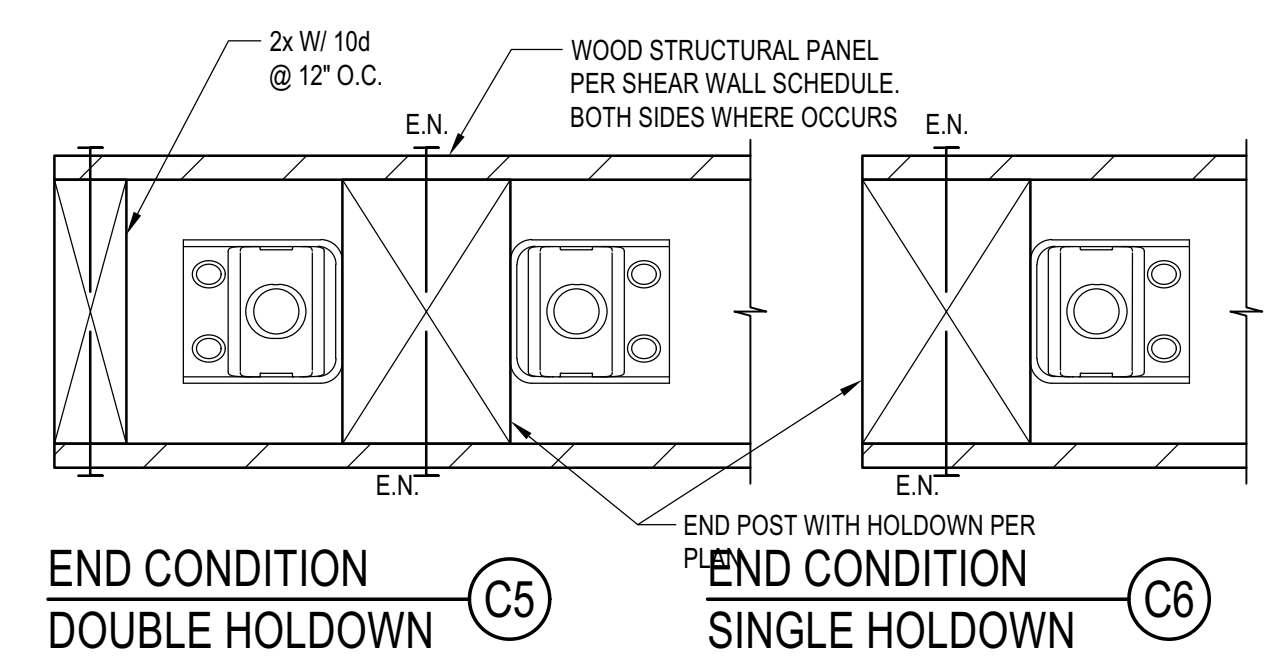
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 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
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PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - WOOD

DRAWING NUMBER:
S-038



- SHEAR WALL SCHEDULE NOTES:**
- INSTALL PANELS, FASTENERS, AND CLIPS, PER INSET DETAIL "B" SHEAR WALL SCHEDULE".
 - FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
 - FOR SILL PL ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS2560 FOR SILL PL CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING THICKNESS IS ≤ 3/4".
 - AT (E) FOUNDATION, SILL ANCHORS MAY BE UPF W/ 2- 1/2" TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5- 1/4" X 3" LONG SDS SCREWS TO SILL PL. SPACING SHALL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE. (LARR #25726, ICC ESR-2616 FOR UPF; LARR #25741, ICC ESR-2713 FOR TITEN HD).
 - FOR SPECIFICATIONS OF HOLD-DOWNS AT THE END OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
 - OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION A2 OR ELEVATION A3. CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
 - FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM, UNLESS THICKER MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL G, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS E.
 - MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2'-0"
 - NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM PANEL EDGES AT 2x MEMBERS (1/2 INCH AT 3x MEMBERS) & 3/8 INCH FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
 - PROVIDE 1/2" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.

ALTERNATIVE WOOD STRUCTURAL PANEL TILING (A3) TYPICAL SHEAR WALL ELEVATION (A2) NOTES (A1)

SHEAR WALL SCHEDULE (2019 CBC - 2015 AF&PA SDPWS - TABLE 4.3A)

MARK	WOOD STRUCTURAL PANELS (PLYWOOD OR OSB U.N.O. ON THE PLANS) ⁽¹⁾	NUMBER OF SIDES	NAILING		SHEAR CLIPS (A35 OR LTP4)		SILL PL ATTACHMENT U.N.O.		WELDED THREADED STUDS AT WOOD NAILERS. SEE INSET DETAIL "H"	ALLOWABLE SHEAR (PLF)	ALLOWABLE SHEAR AT FIRE TREATED WALLS (PÉF)
			EDGE (E.N.)	FIELD (F.N.)	ALL LOCATIONS U.N.O.	INSET DETAIL "D1" AND "D2" EXTERIOR CONDITIONS ONLY	FRAMED FLOOR ⁽³⁾	CONCRETE ⁽⁴⁾			
1	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 6" O.C.	8d @ 12" O.C.	1 @ 16" O.C.	NO CLIPS	SDS @ 16" O.C. OR 16d @ 8" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	260	234
2	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 4" O.C.	8d @ 12" O.C.	1 @ 16" O.C.	NO CLIPS	SDS @ 12" O.C. OR 16d @ 6" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	350	342
3	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 4" O.C.	10d @ 12" O.C.	1 @ 12" O.C.	NO CLIPS	SDS @ 8" O.C. OR 16d @ 4" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	510	459
4	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 3" O.C.	10d @ 12" O.C.	1 @ 8" O.C.	NO CLIPS	SDS @ 6" O.C. OR 16d @ 3" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	665	599
5	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 2" O.C.	10d @ 12" O.C.	1 @ 8" O.C.	NO CLIPS	SDS @ 4" O.C. OR 16d @ 2 1/2" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	870	783
6	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 3" O.C.	10d @ 12" O.C.	2 @ 8" O.C.	1 @ 8" O.C.	SDS @ 3" O.C.	5/8" @ 16" O.C.	5/8" @ 16" O.C.	1,330	1,197
7	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 2" O.C.	10d @ 12" O.C.	2 @ 8" O.C.	1 @ 8" O.C.	2 ROWS SDS @ 4" O.C.	5/8" @ 12" O.C.	5/8" @ 12" O.C.	1,740	1,586

TYPICAL SHEAR WALL SCHEDULE (B)

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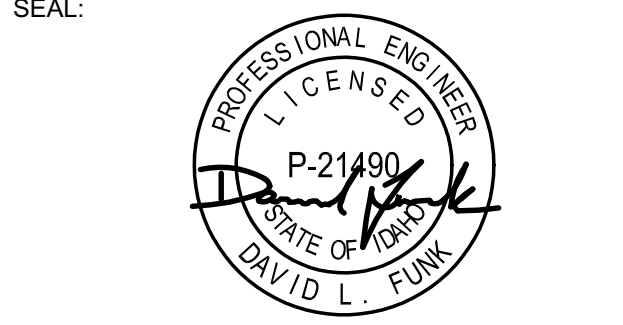
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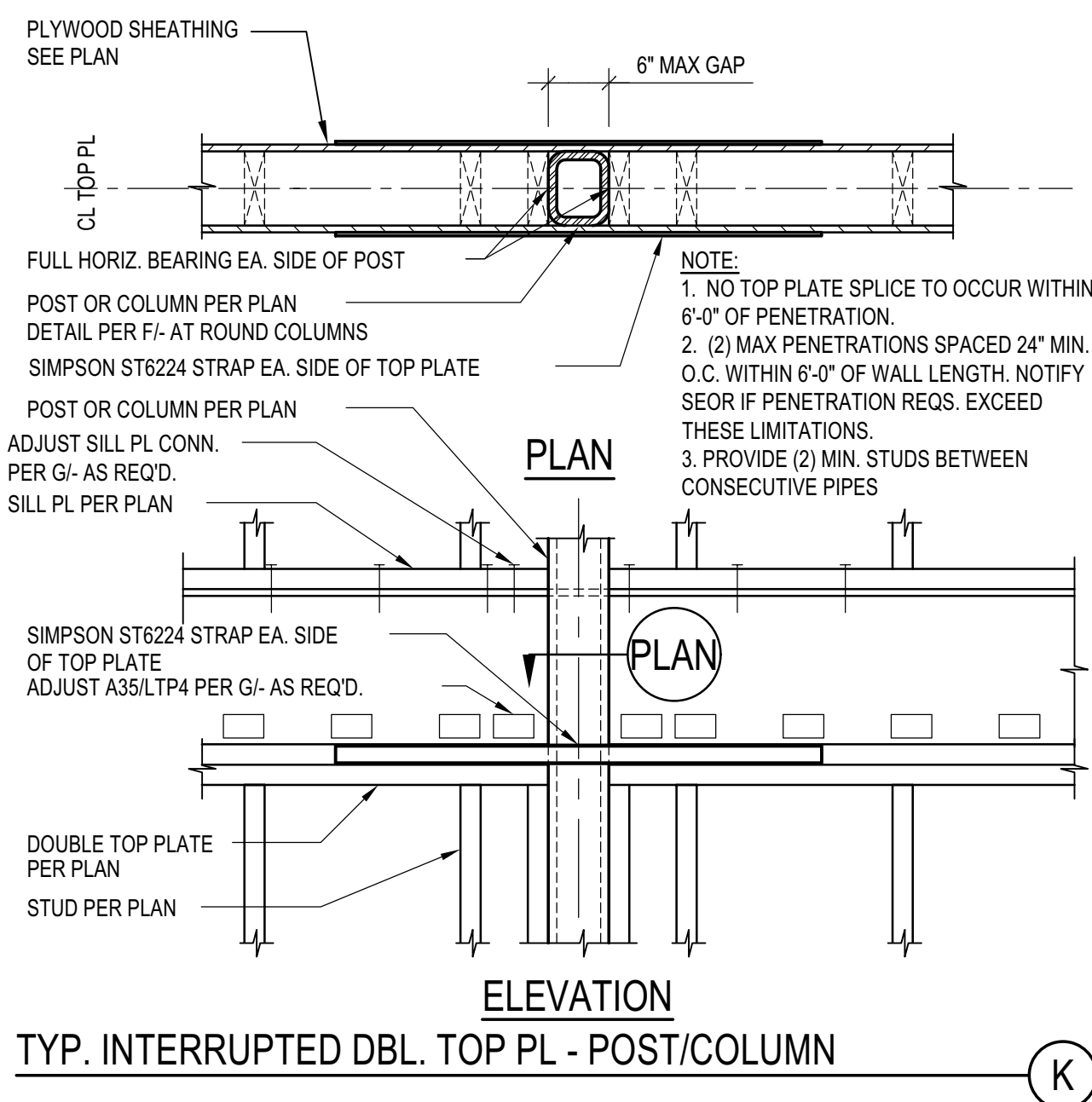
DRAWING TITLE:
TYPICAL DETAILS - WOOD SHEAR WALLS

DRAWING NUMBER:
S-041

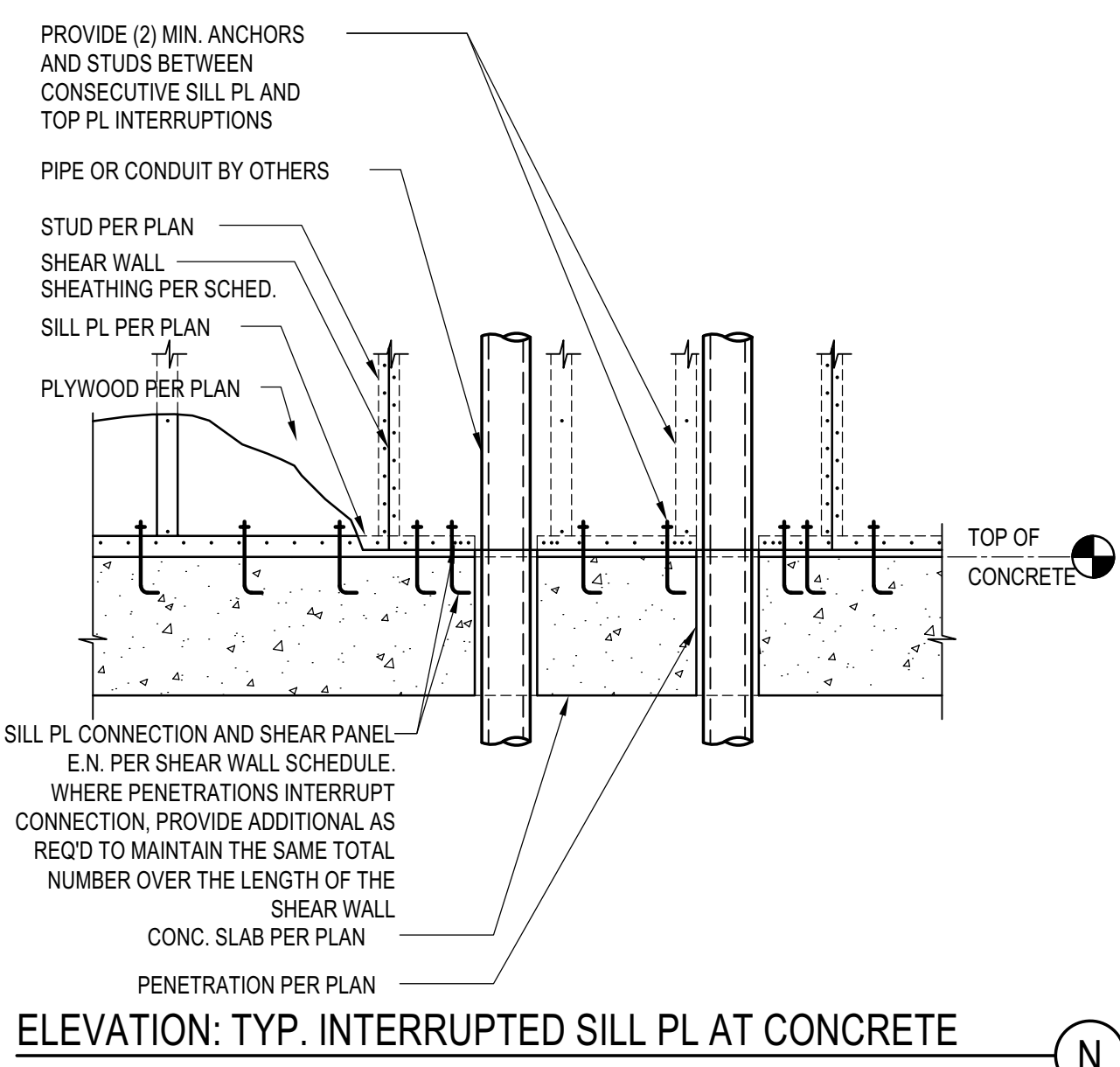


These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

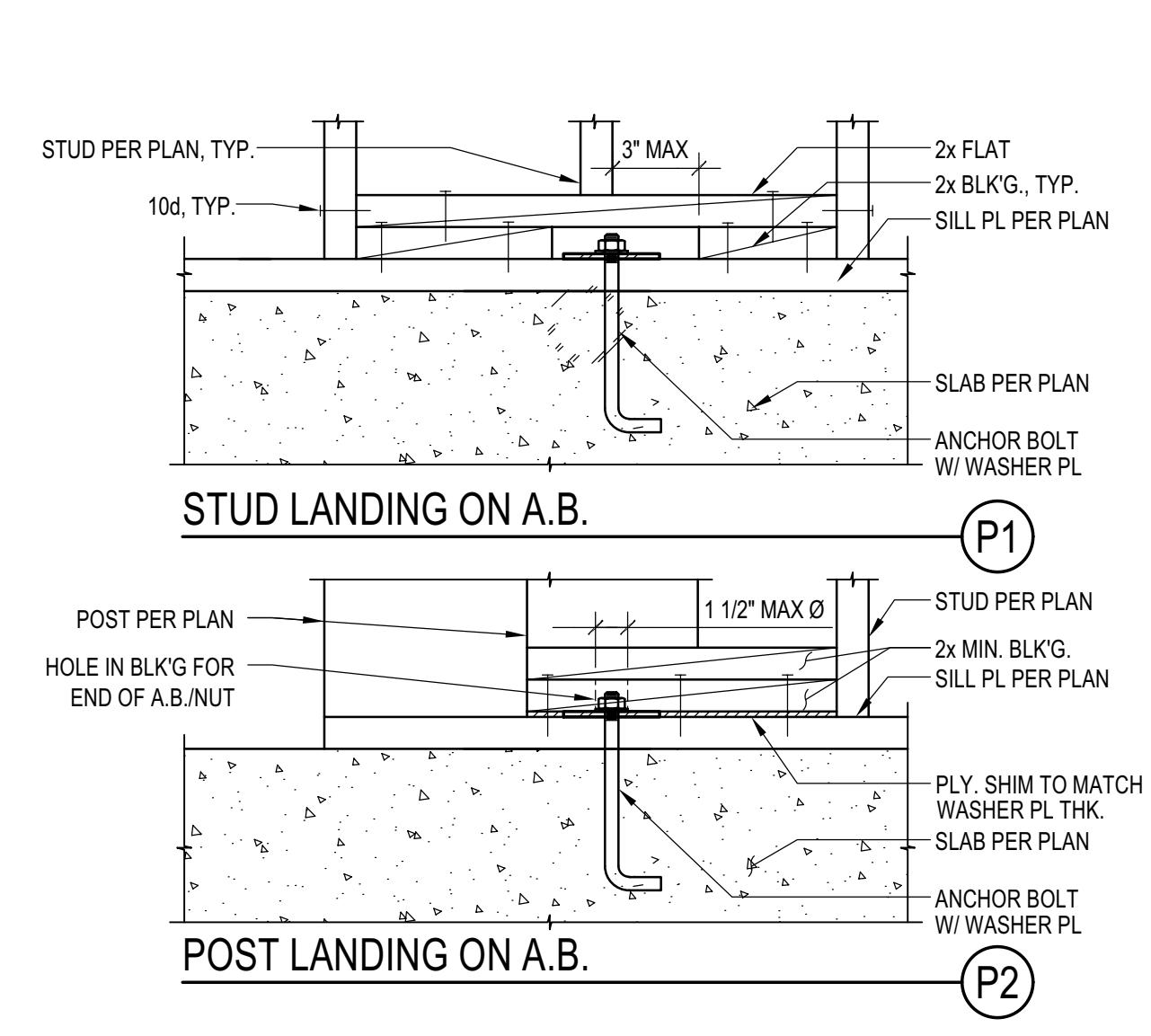
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TYP. INTERRUPTED DBL. TOP PL - POST/COLUMN (K)



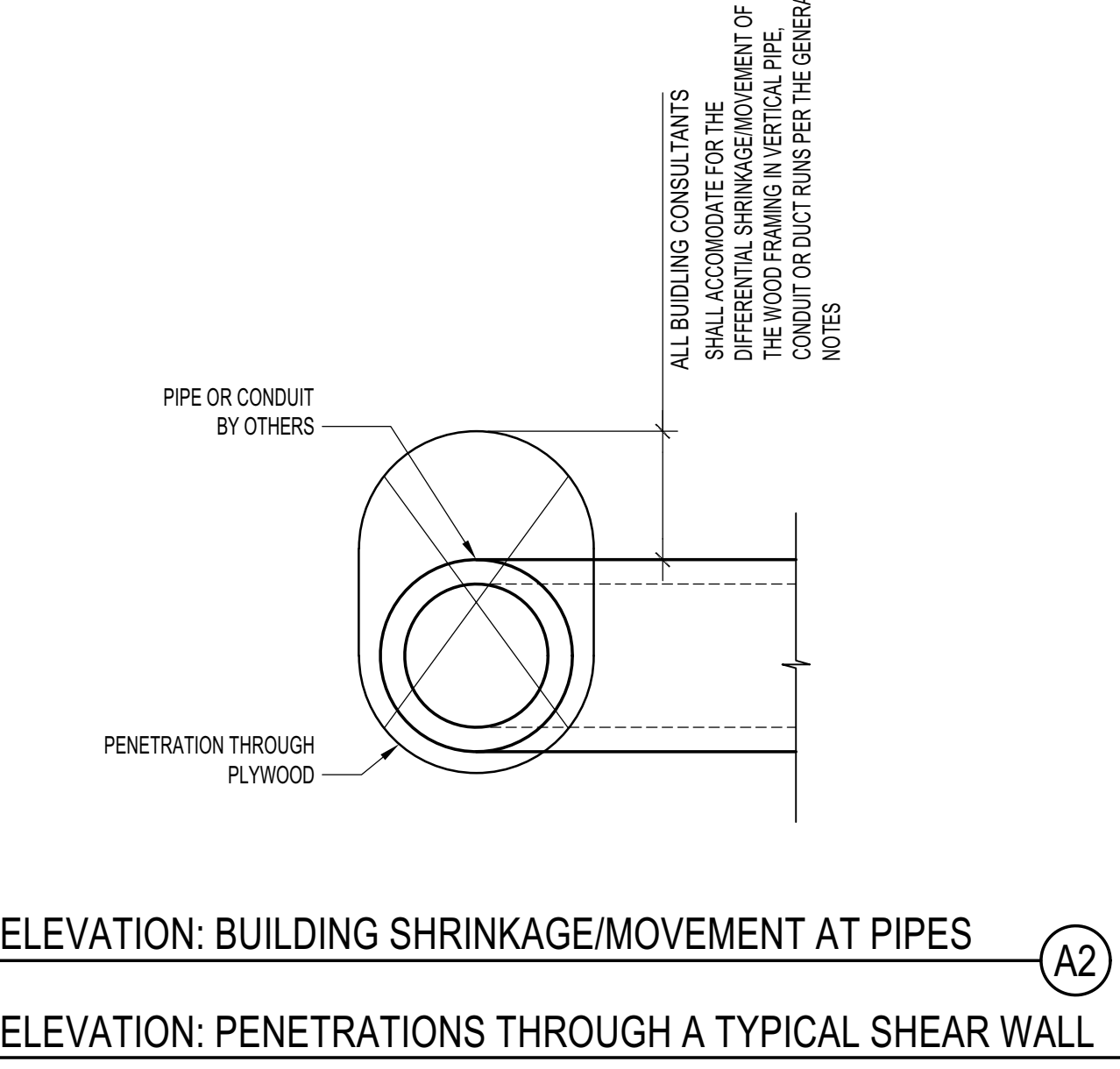
ELEVATION: TYP. INTERRUPTED SILL PL AT CONCRETE (N)



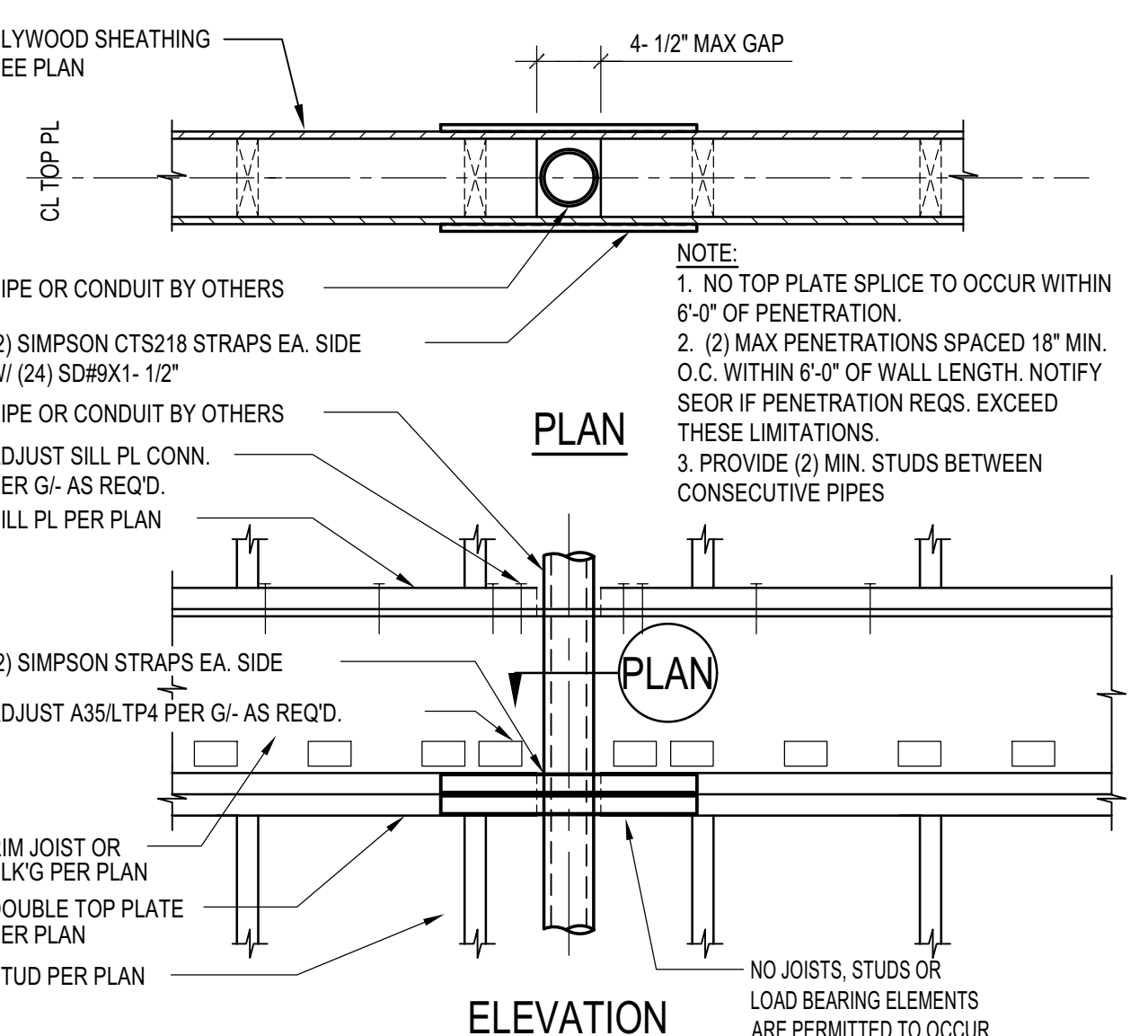
ELEVATION: POST OR STUD LANDING ON A.B. (P)

- PENETRATIONS THROUGH SHEAR WALL NOTES:**
- 4 1/2" Ø AND 4 1/2" SQ. MAX PENETRATION SIZE THROUGH SHEAR WALL PANELS ARE PERMITTED PROVIDED:
 - 3X Ø (OR 3X SQ. DIMENSION) MINIMUM CLEAR SPACING BETWEEN PENETRATIONS
 - NO OPENINGS TO OCCUR WITHIN TIE-DOWN POST AREA AT WALL ENDS UNLESS SPECIFICALLY CALLED OUT ON PLAN OR APPROVED BY THE SEOR
 - NO OVER CUTS IN WOOD MEMBERS AND SHEATHING ARE PERMITTED
 - FOR PENETRATIONS LARGER THAN THOSE SPECIFIED IN 1) ABOVE:
 - REROUTE PIPE OR DUCT, ETC. AROUND SHEAR WALLS
 - SEE PLANS FOR LOCATIONS OF APPROVED PENETRATIONS
 - OR NOTIFY THE SEOR AND AOR OF SPECIFIC PROPOSED PENETRATIONS FOR REVIEW
 - THE MAX ACCUMULATED LENGTH OF PENETRATIONS AT ANY GIVEN ELEVATION SHALL NOT EXCEED 10% OF THE WALL LENGTH 'L', TYP. U.N.O.
 - THIS DETAIL APPLIES TO ALL SHEARWALLS AND WALLS IN LINE WITH SHEARWALLS, TYP. U.N.O.
 - INSTALL ALL STRAPS AND HARDWARE PER MANUFACTURER SPECIFICATIONS.

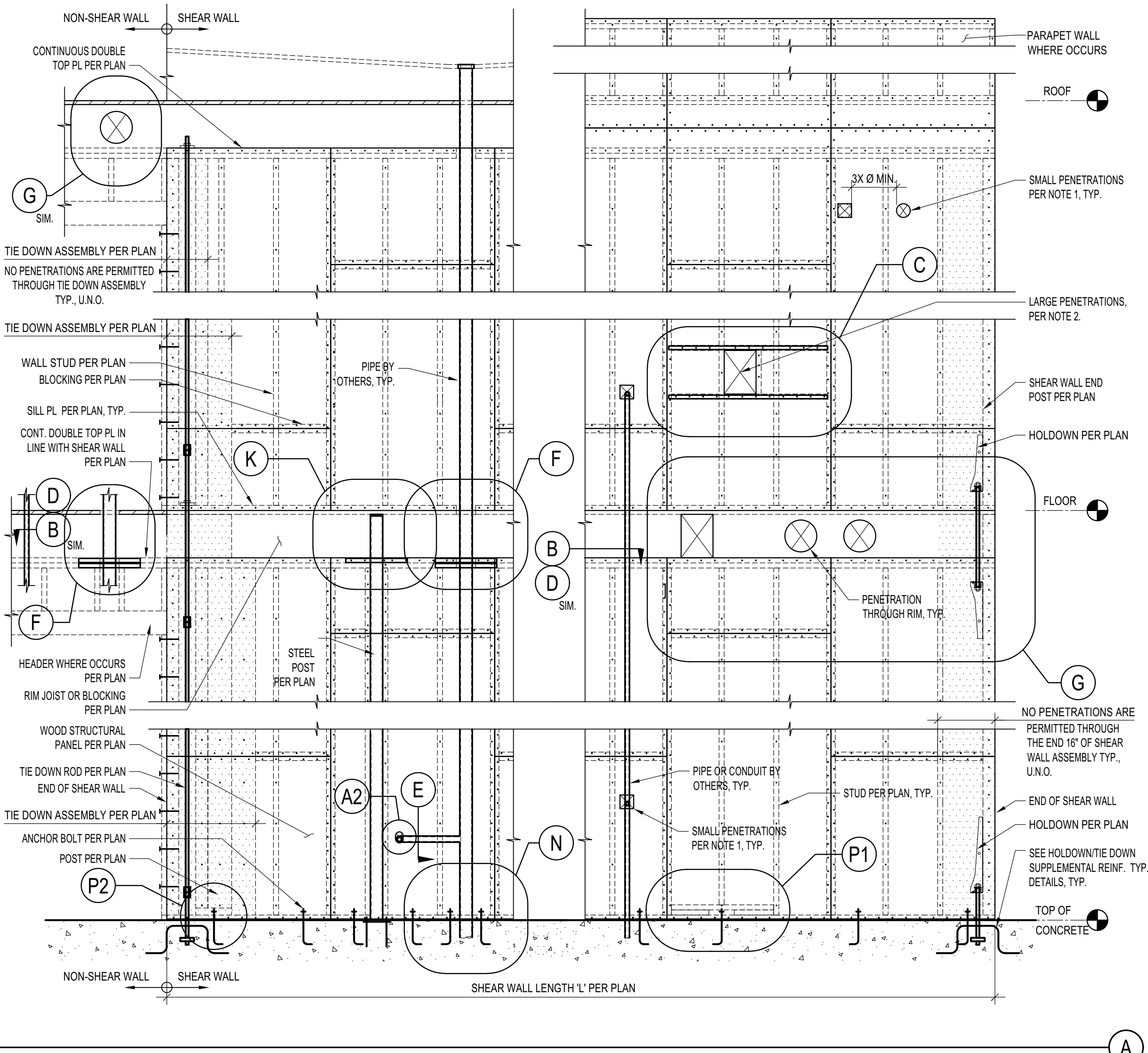
NOTES: PENETRATIONS THROUGH TYP. SHEAR WALLS (A1)



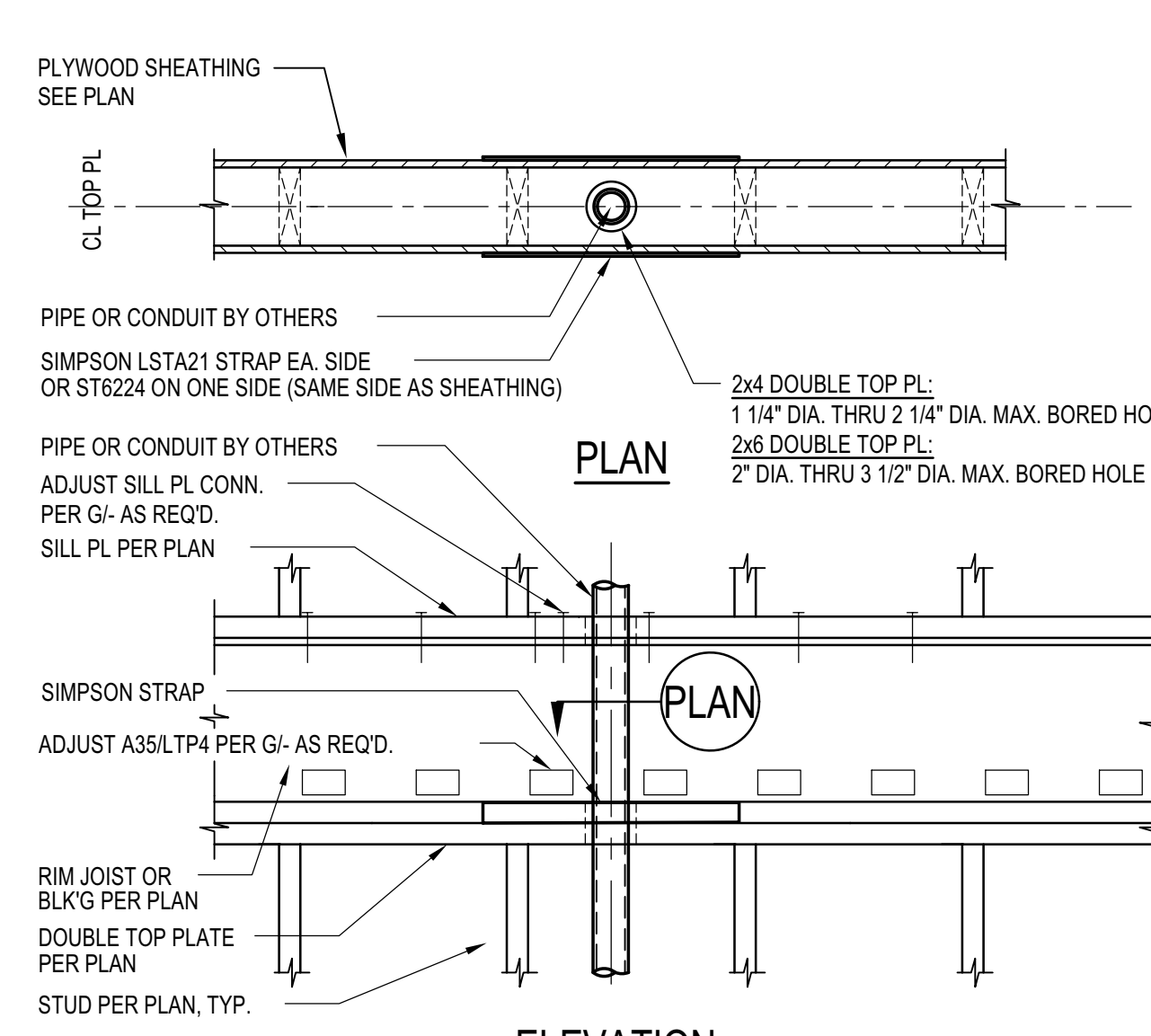
ELEVATION: PENETRATIONS THROUGH A TYPICAL SHEAR WALL (A)



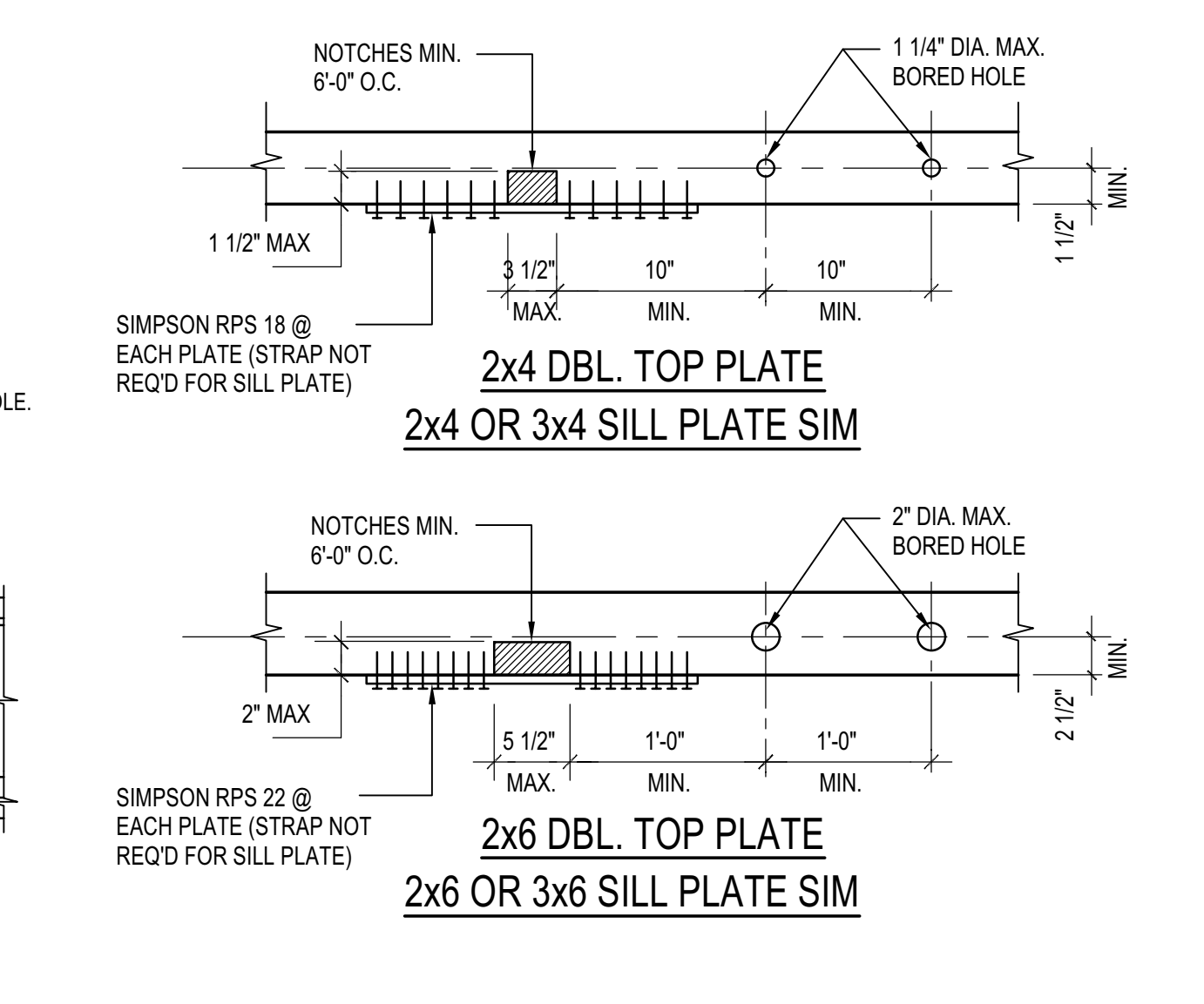
TYP. INTERRUPTED DBL. TOP PL & SILL PL BY PIPE (F)



TYP. SMALL PIPE OR CONDUIT THROUGH DBL. TOP PL (D)



PLAN: TYP. DOUBLE TOP PL NOTCHING & BORING (B)



PLAN: TYP. DOUBLE TOP PL NOTCHING & BORING (B)

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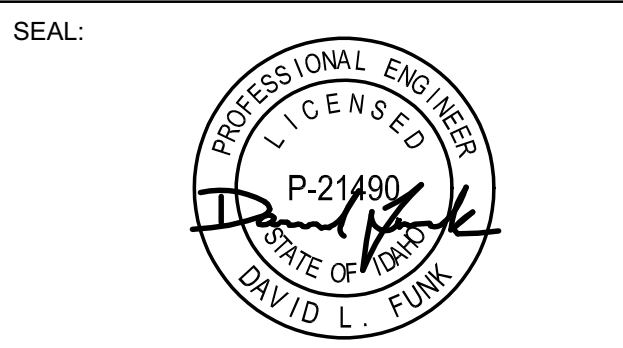
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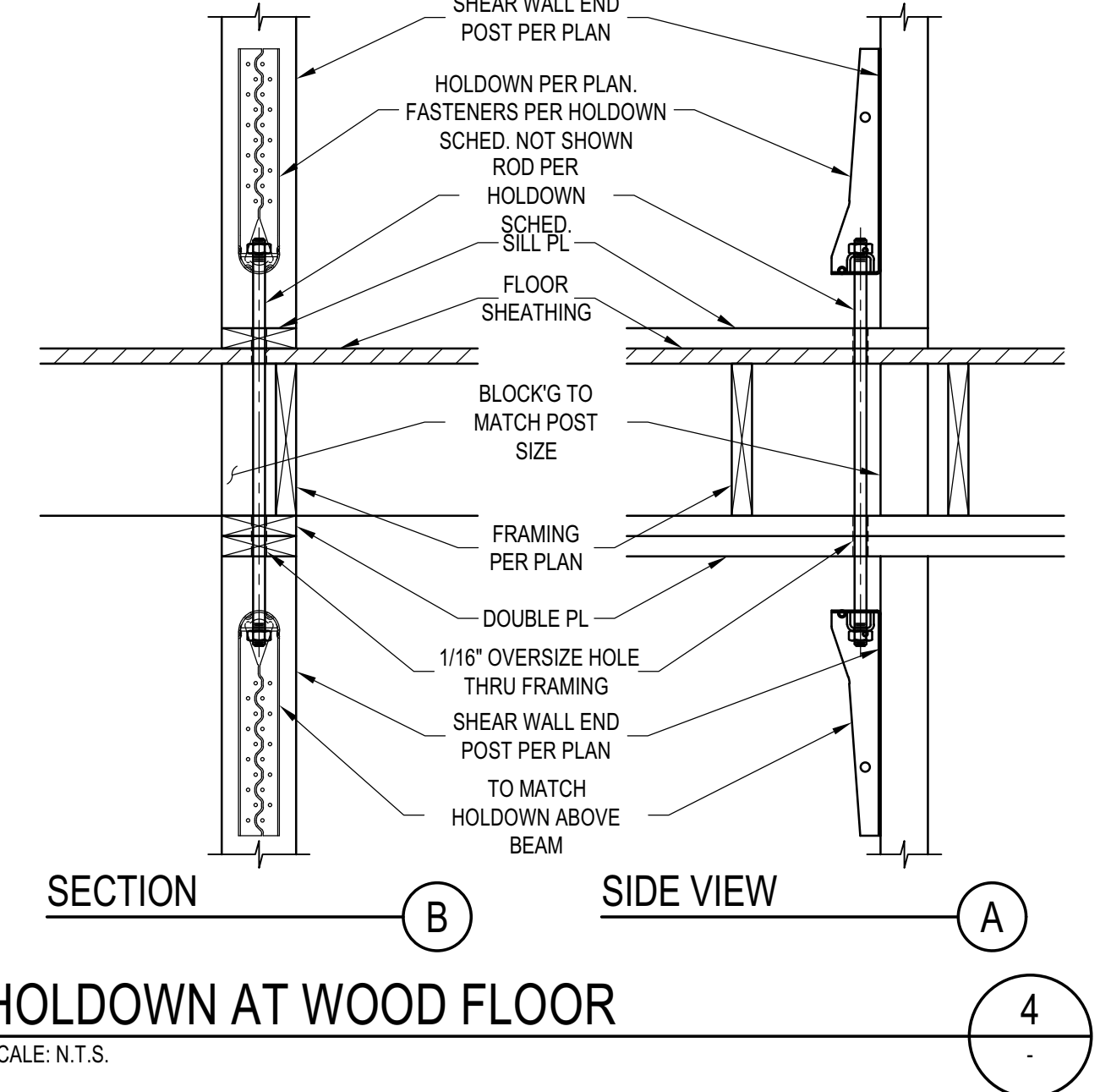
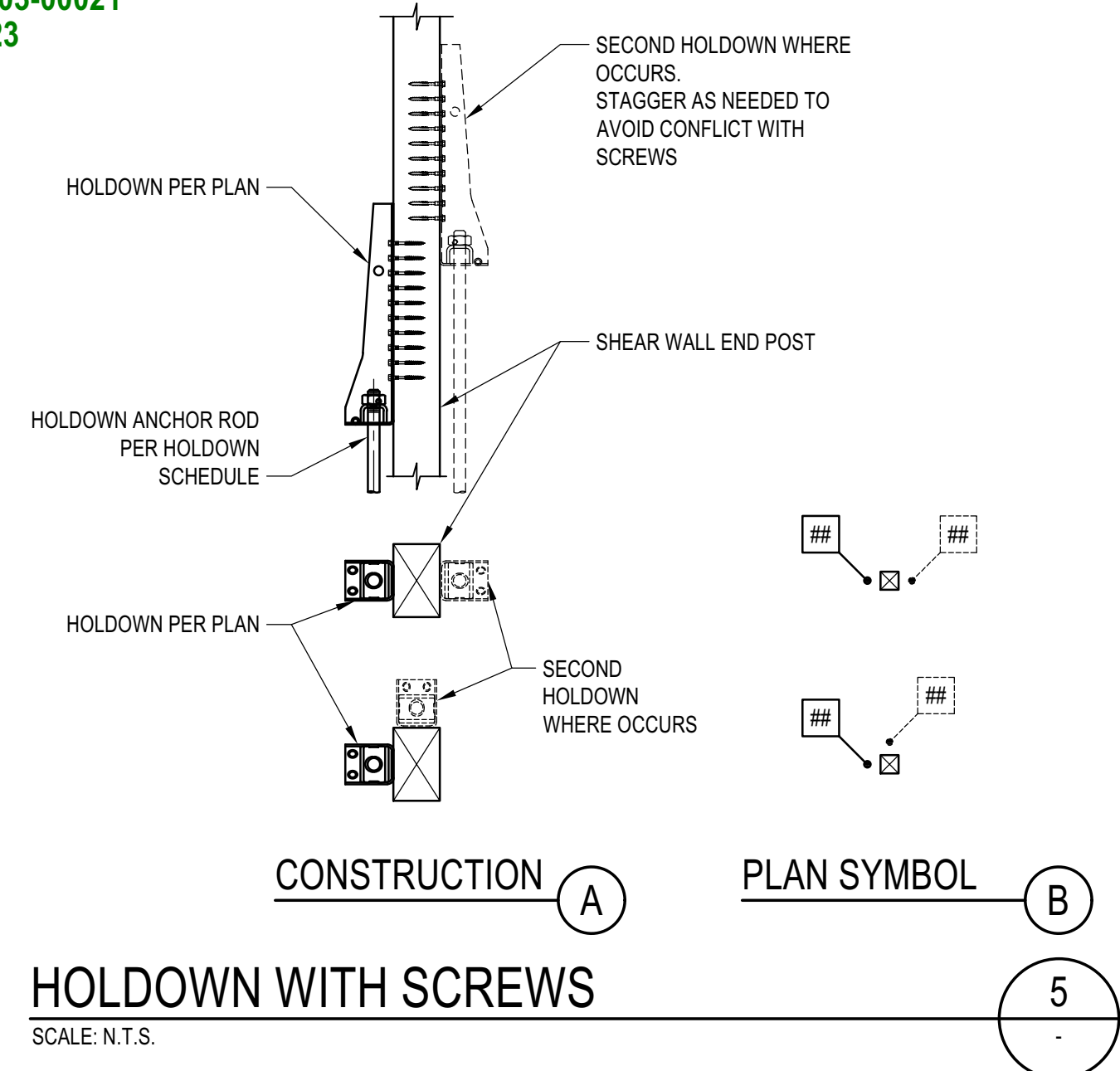
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PROJECT:
BADGER RESIDENCE
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PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - WOOD SHEAR WALLS

DRAWING NUMBER:
S-043



MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN	FASTENER	MIN POST SIZE	CAPACITY	CAPACITY WITH 25% REDUCTION PER CITY OF LA
		T (IN)	SIDE (IN)					
2	5/8"	3/8	1 1/2	HDU2	6-SDS25212	4x4	3,075 LBS	2,306 LBS
4	5/8"	3/8	1 1/2	HDU4	10-SDS25212	4x4	4,565 LBS	3,424 LBS
5	5/8"	3/8	1 1/2	HDU5	14-SDS25212	4x6	5,670 LBS	4,253 LBS
8	7/8"	3/8	2	HDU8	20-SDS25212	4x6 OR 6x6	7,870 LBS	5,903 LBS
11	1"	3/8	2	HDU11	30-SDS25212	4x6 OR 6x6	9,535 LBS	7,151 LBS
14	1"	3/8	2	HDU14	36-SDS25212	6x6	14,445 LBS	10,834 LBS
12	1 1/8"	3/8	2 1/2	HD12	4-1"Ø BOLTS	6x6	15,510 LBS	11,633 LBS
19	1 1/4"	3/8	3	HD19	5-1"Ø BOLTS	4x6 OR 6x6	19,360 LBS	14,520 LBS
2-14	2-1"	3/8	2	DOUBLE HDU14	2 x 36-SDS25212	6x6	28,780 LBS	21,585 LBS

HOLDOWN SCHEDULE
 SCALE: N.T.S.

- NOTES:
- HDU SCREW-STYLE HOLDOWNS ARE PER ICC ESR 2330. BOLT-STYLE HOLDOWNS PER IAPMO ESR 0143
 - POST SIZE SHOWN ON THE SCHEDULE ARE MINIMUM SIZES. IF LARGER SIZES ARE SPECIFIED ON THE PLANS THE SIZES SHOWN ON PLANS SHALL BE USED
 - ROD SHALL BE A36 ALL THREADED RODS
 - UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED IN HOLDOWN DETAILS, INSTALL HOLDOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING OF ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
 - NUT AT HOLDOWN THREADED ROD SHOULD BE FINGER-TIGHT PLUS 1/2 TURN WITH A HAND WRENCH. DO NOT OVER-TORQUE THE NUT. DO NOT USE IMPACT WRENCHES.
 - HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION/OBSERVATION
 - HOLDOWNS MUST BE INSPECTED/OBSERVED BEFORE COVERING WITH SHEATHING.

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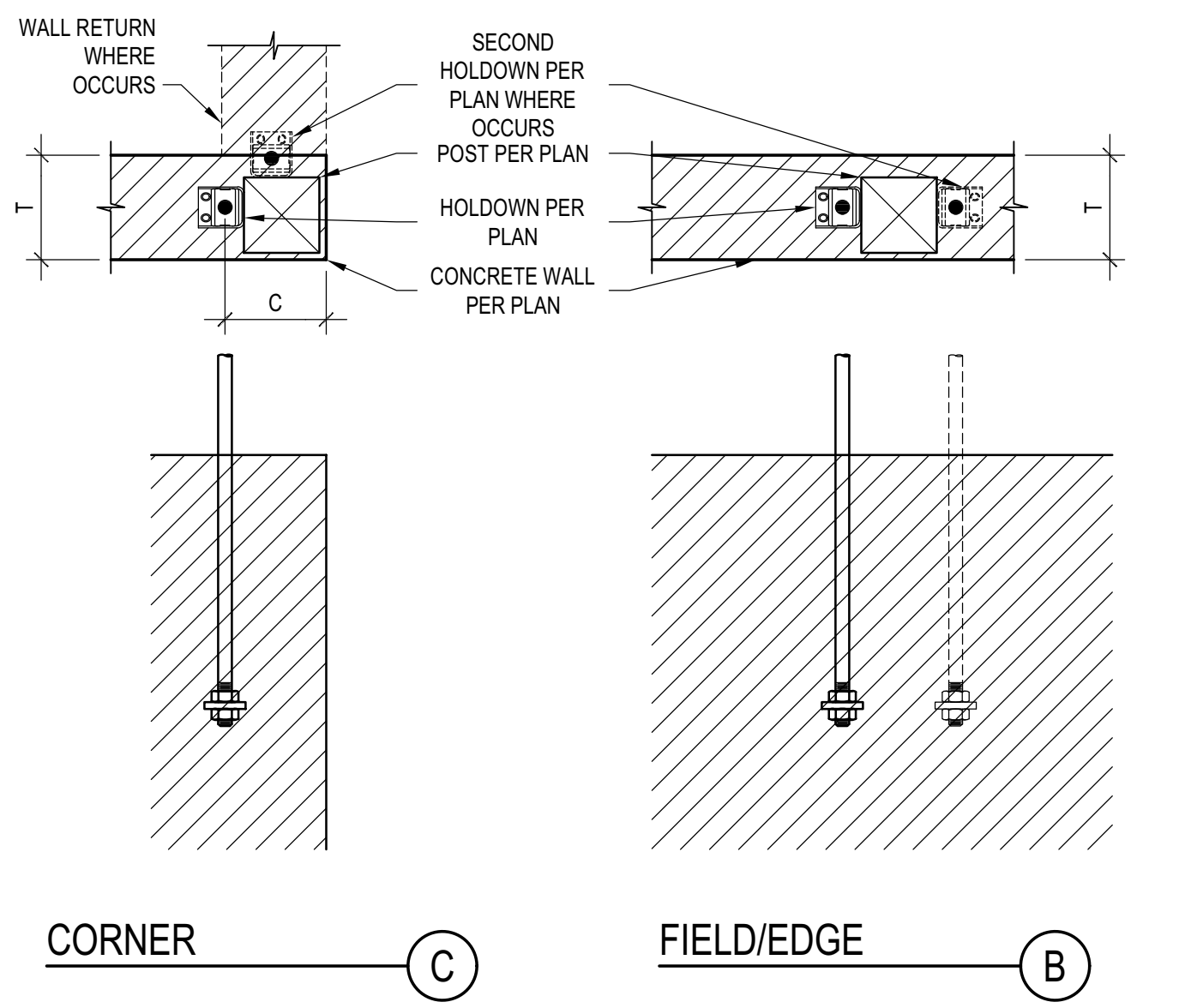
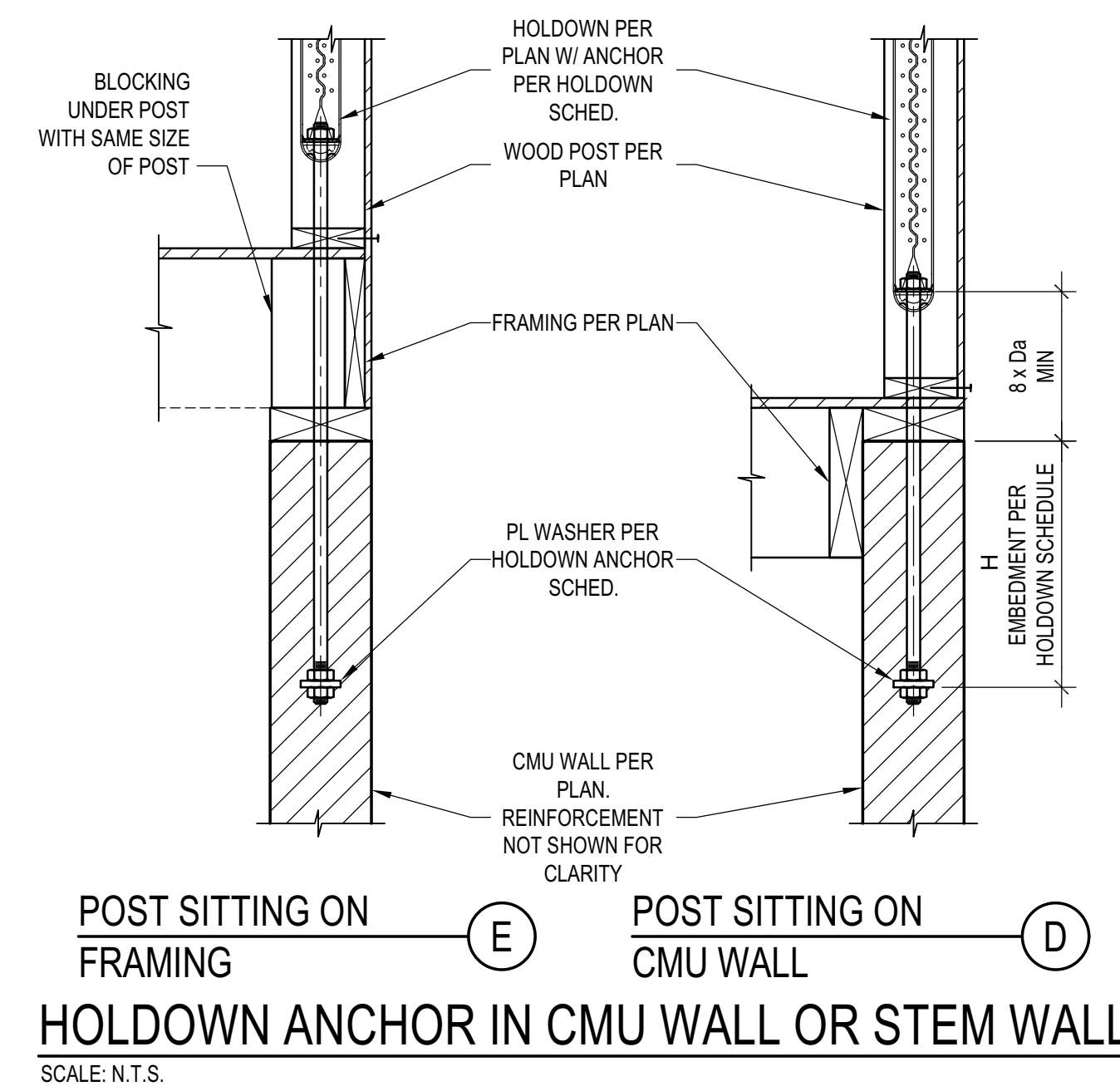
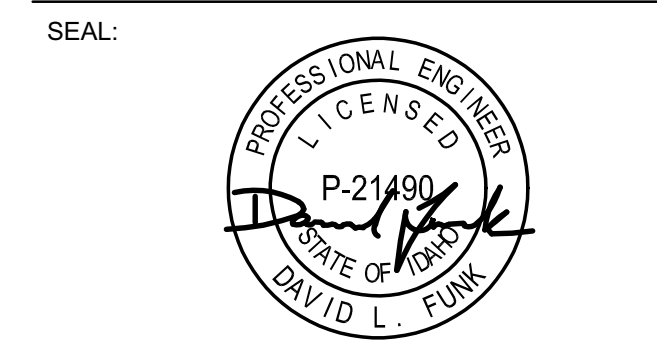
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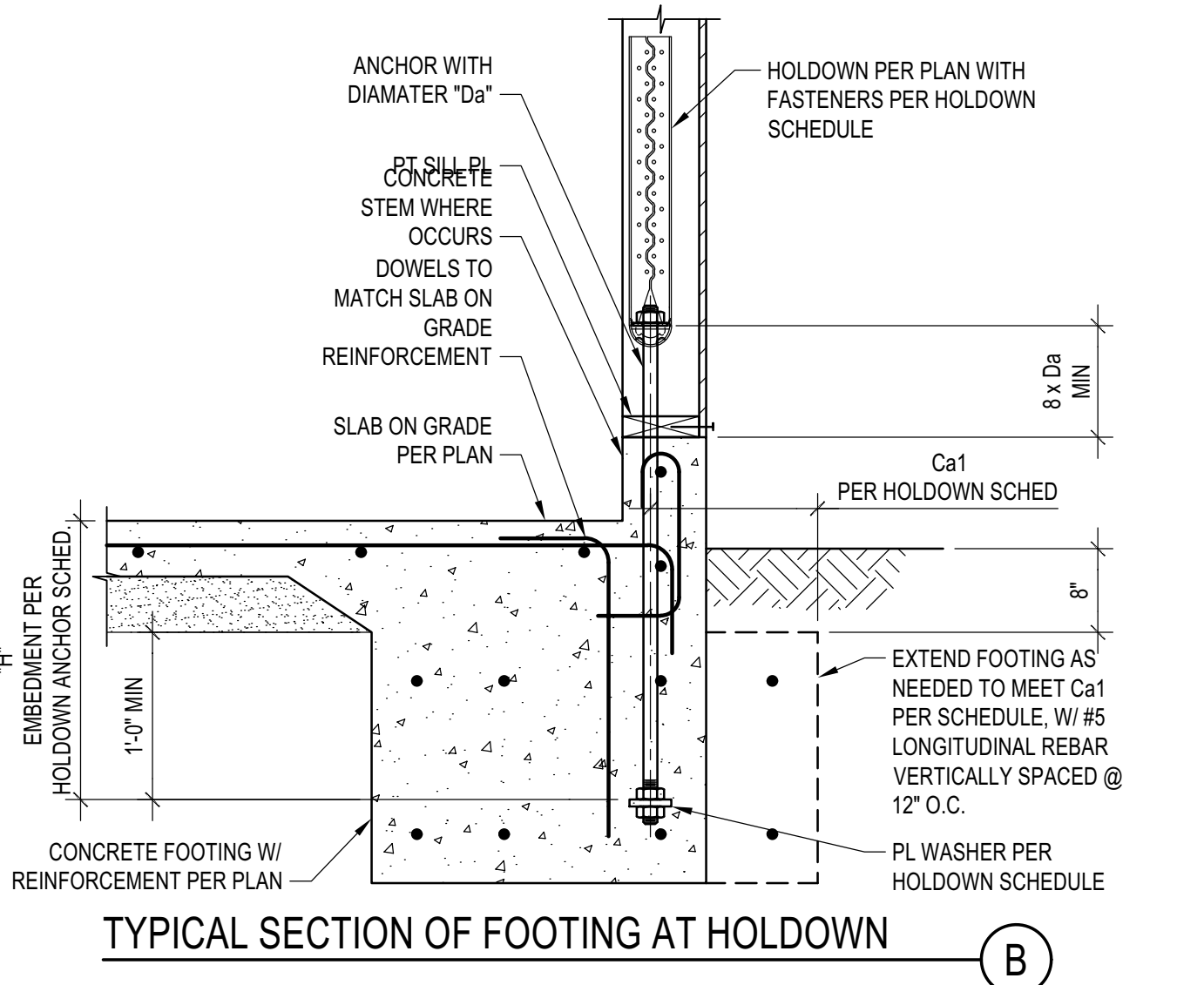
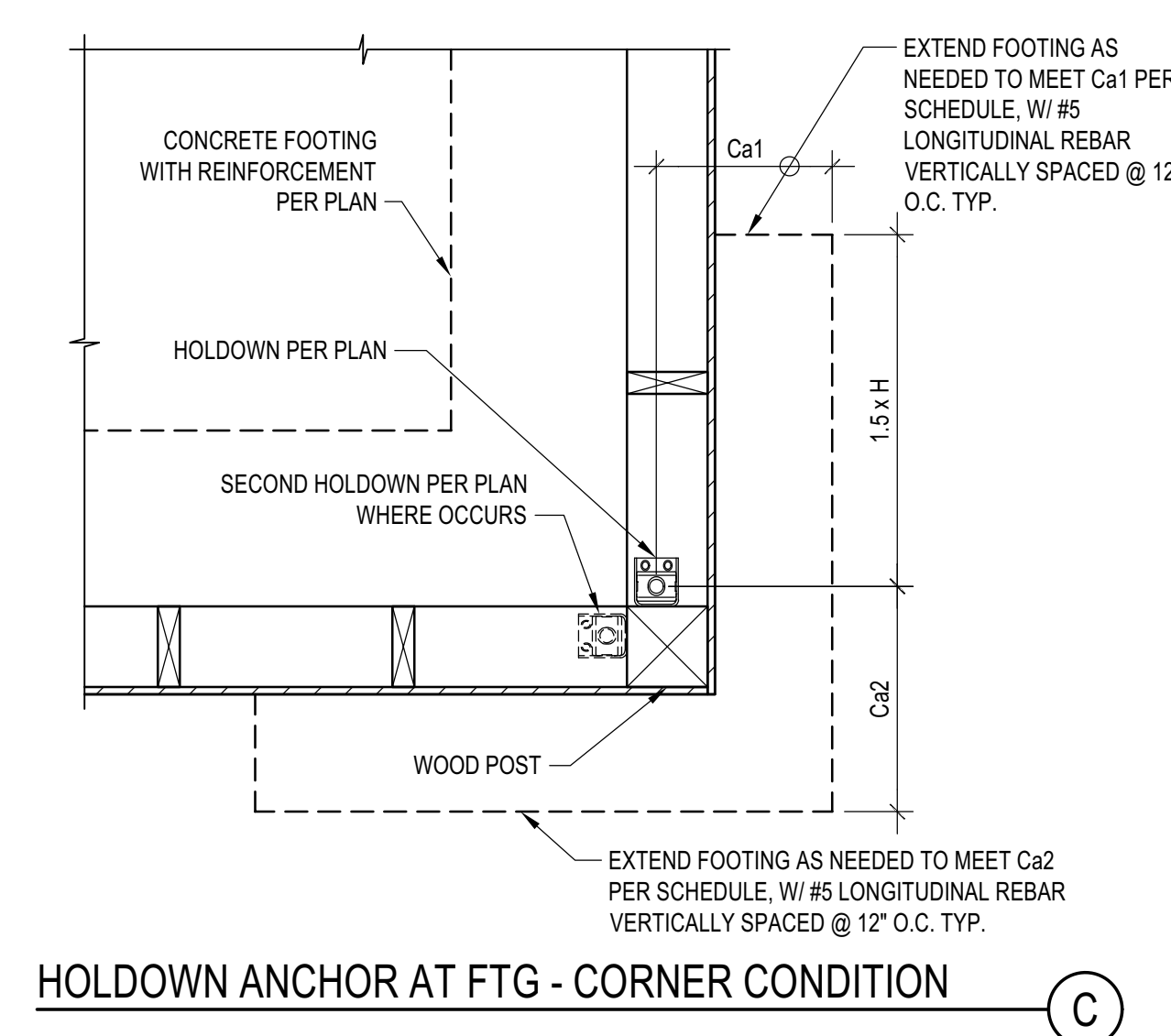
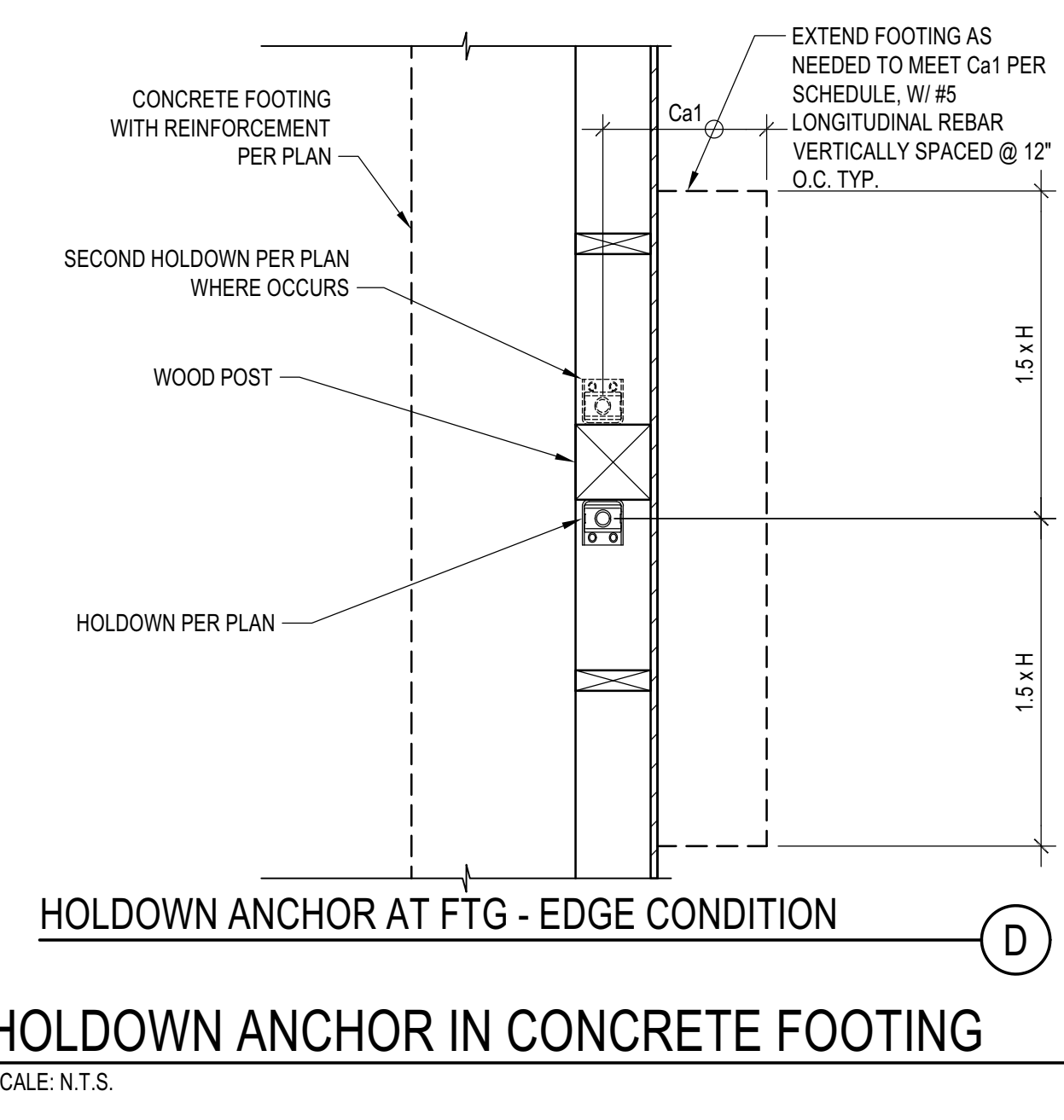
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MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN ANCHOR IN CMU WALL OR STEM				
		T (IN)	SIDE (IN)	8" CMU WALL		12" CMU WALL		
				INSTALL	H MIN	C MIN	H MIN	C MIN
2	5/8"	3/8	1 1/2	EDGE/FIELD	18"	NA	18"	NA
4	5/8"	3/8	1 1/2	CORNER	18"	7"	18"	7"
5	5/8"	3/8	1 1/2	EDGE/FIELD	18"	NA	18"	NA
8	7/8"	3/8	2	CORNER	18"	7"	18"	7"
11	1"	3/8	2	EDGE/FIELD	18"	NA	18"	NA
14	1"	3/8	2	CORNER	21"	7"	18"	7"
12	1 1/8"	3/8	2 1/2	EDGE/FIELD	21"	NA	18"	NA
19	1 1/4"	3/8	3	CORNER	33"	7"	21"	7"
2-14	2-1"	3/8	2	EDGE/FIELD	22"	NA	18"	NA
				CORNER	36"	7"	21"	7"
				EDGE/FIELD	27"	NA	24"	NA
				CORNER	48"	7"	30"	7"
				EDGE/FIELD	42"	NA	27"	NA
				CORNER	69"	12"	42"	12"

SCHEDULE
HOLDOWN ANCHOR IN CMU WALL OR STEM
 SCALE: N.T.S.



MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN ANCHOR IN CONCRETE FOOTING				
		T (IN)	SIDE (IN)	INSTALL	H MIN	Ca1 MIN	Ca2 MIN	ANCHOR REBAR "Sp"
2	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
4	5/8"	3/8	1 1/2	CORNER	12"	4"	4"	NR
5	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	4"	NR
8	7/8"	3/8	2	CORNER	12"	4"	4"	NR
11	1"	3/8	2	EDGE/FIELD	16"	4"	NA	NR
14	1"	3/8	2	CORNER	20"	4"	8"	NR
12	1 1/8"	3/8	2 1/2	EDGE/FIELD	18"	4"	NA	NR
19	1 1/4"	3/8	3	CORNER	24"	4"	7"	NR
2-14	2-1"	3/8	2	EDGE/FIELD	24"	4"	NA	NR
				CORNER	24"	15"	15"	NR
				EDGE/FIELD	24"	12"	NA	NR
				CORNER	24"	20"	20"	NR

SCHEDULE
HOLDOWN ANCHOR IN CONCRETE FOOTING
 SCALE: N.T.S.

02/24/23
 NO DATE
 PC SUBMITTAL
 ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - HOLDOWNS

DRAWING NUMBER:
S-051



These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021
06/26/23

11/29/2023 8:10:11

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

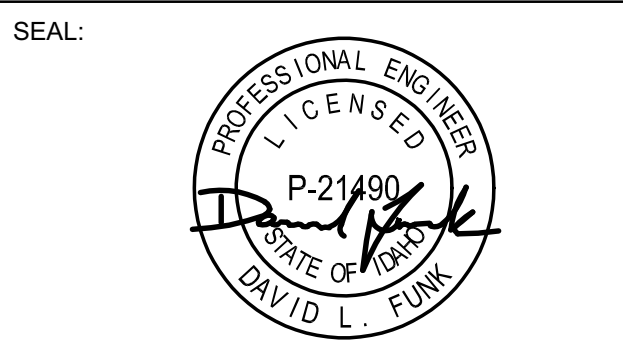
LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700
LFA Job #22791



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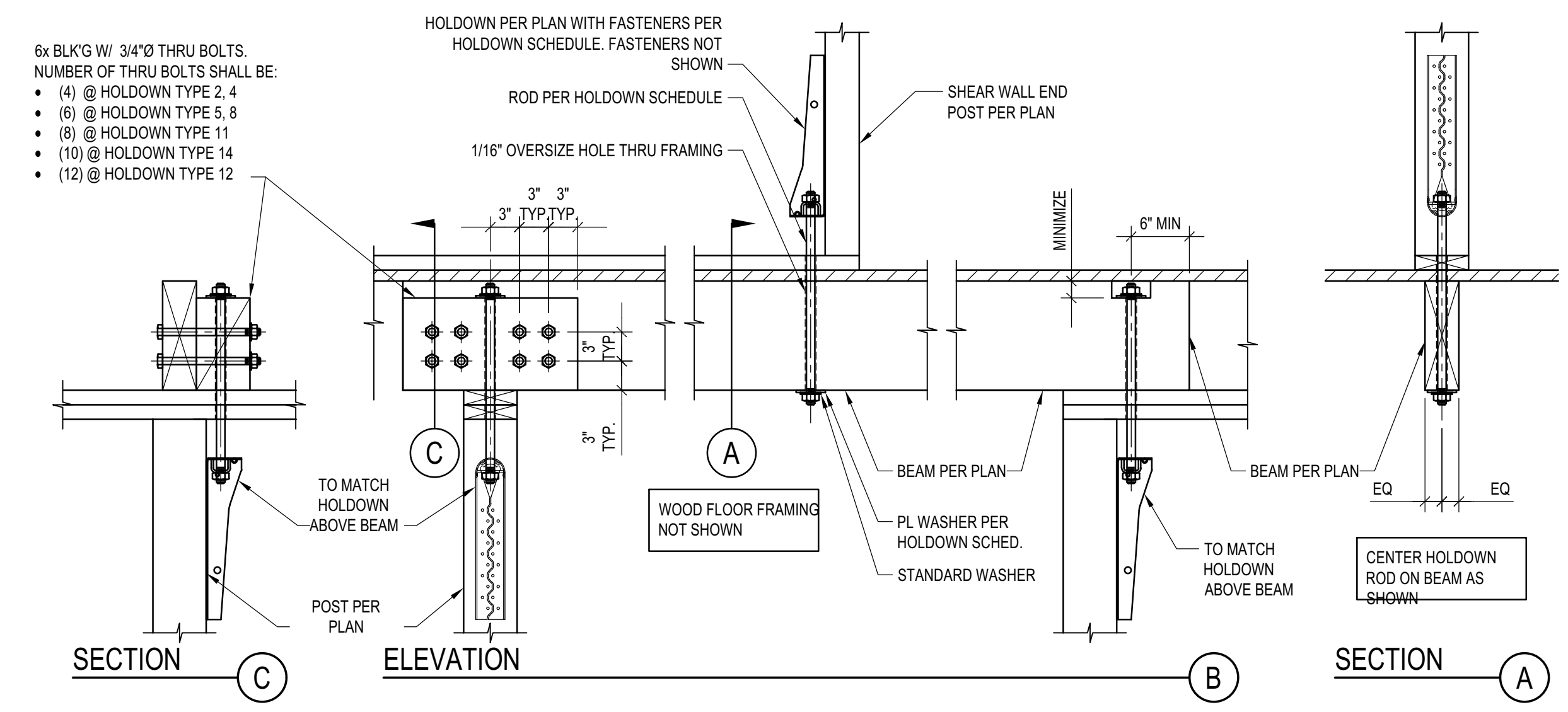
NO	DATE	PC SUBMITTAL	ISSUE
	02/24/23		

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

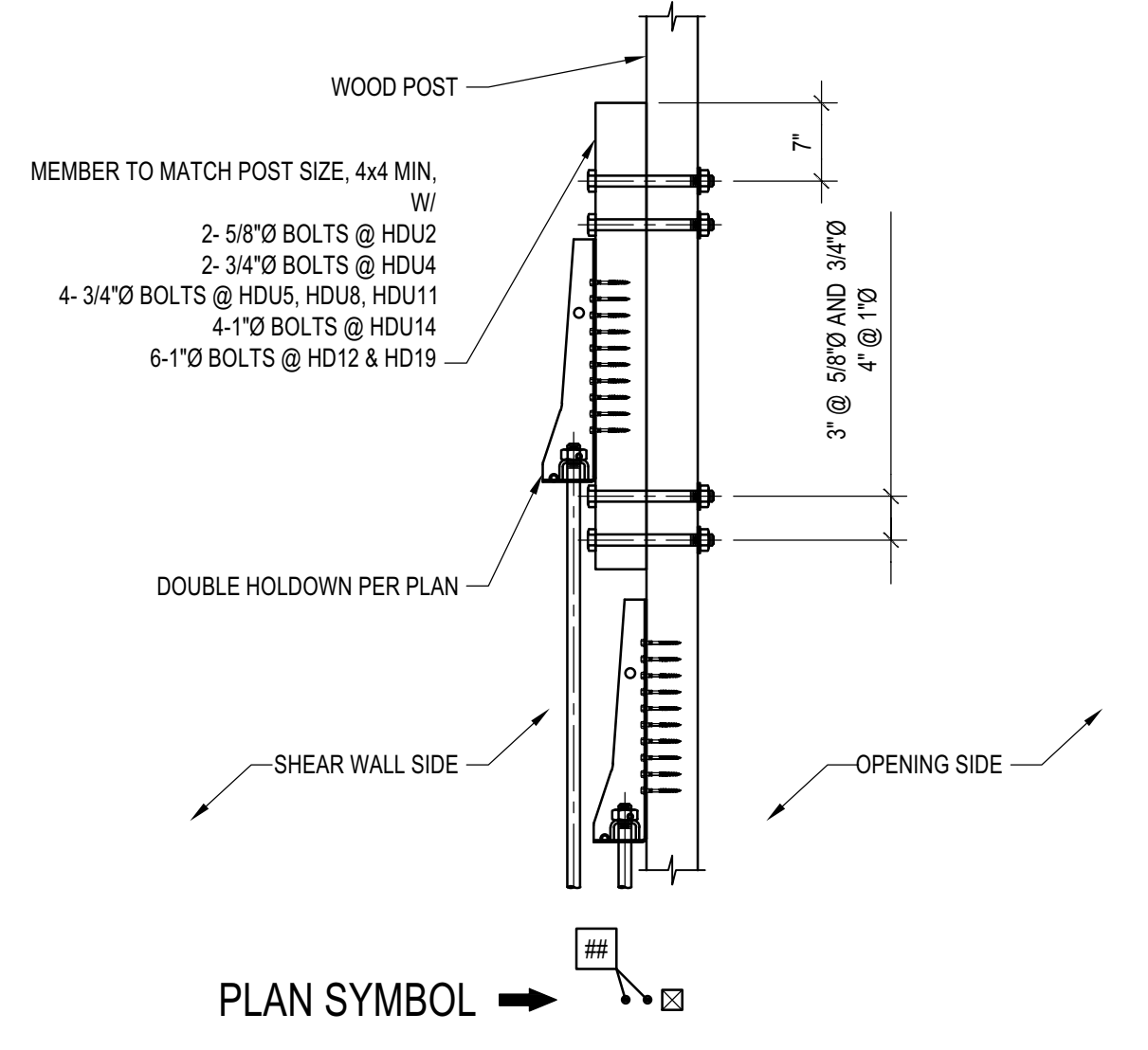
PROJECT NUMBER
#2201

DRAWING TITLE:
TYPICAL DETAILS - HOLDOWNS

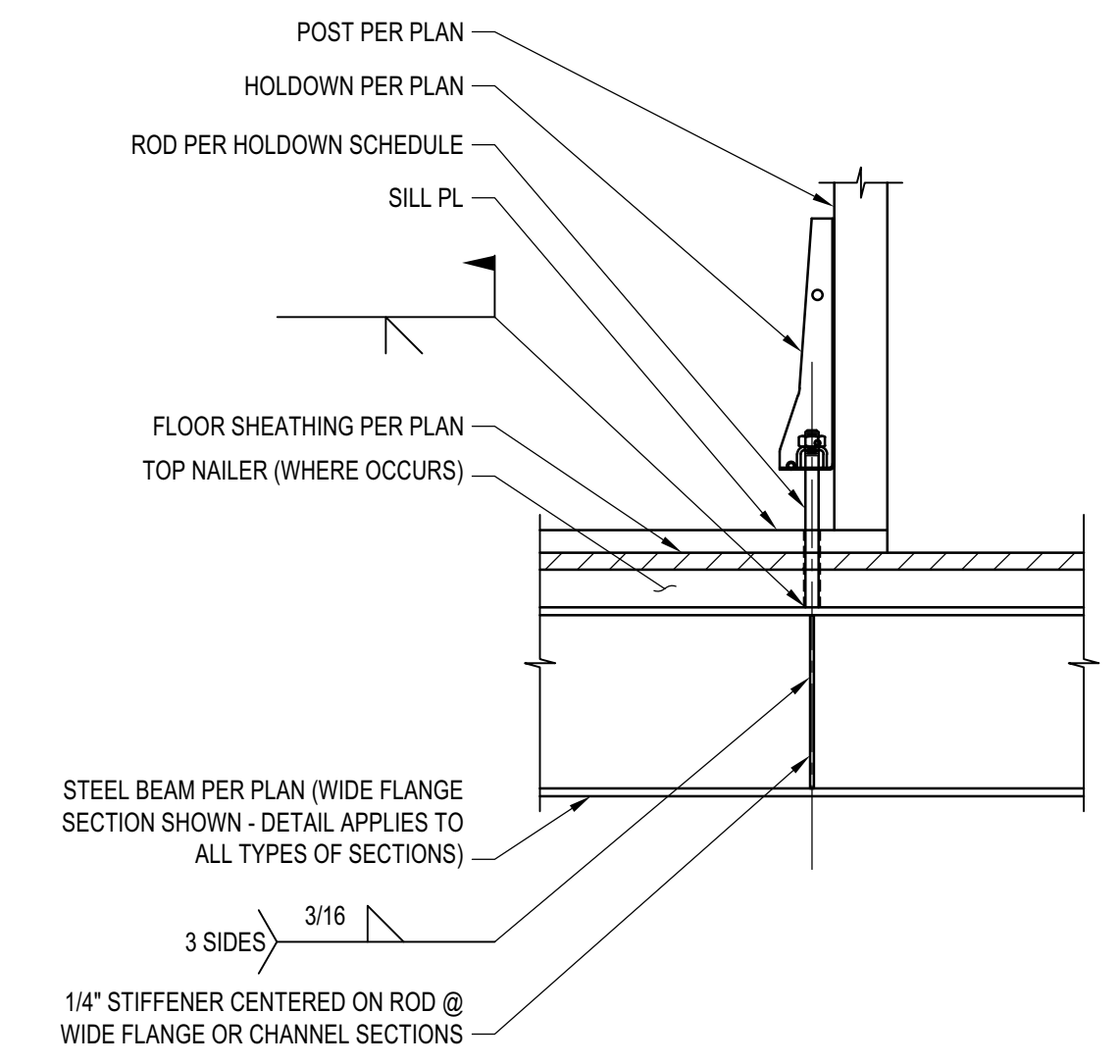
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S-052



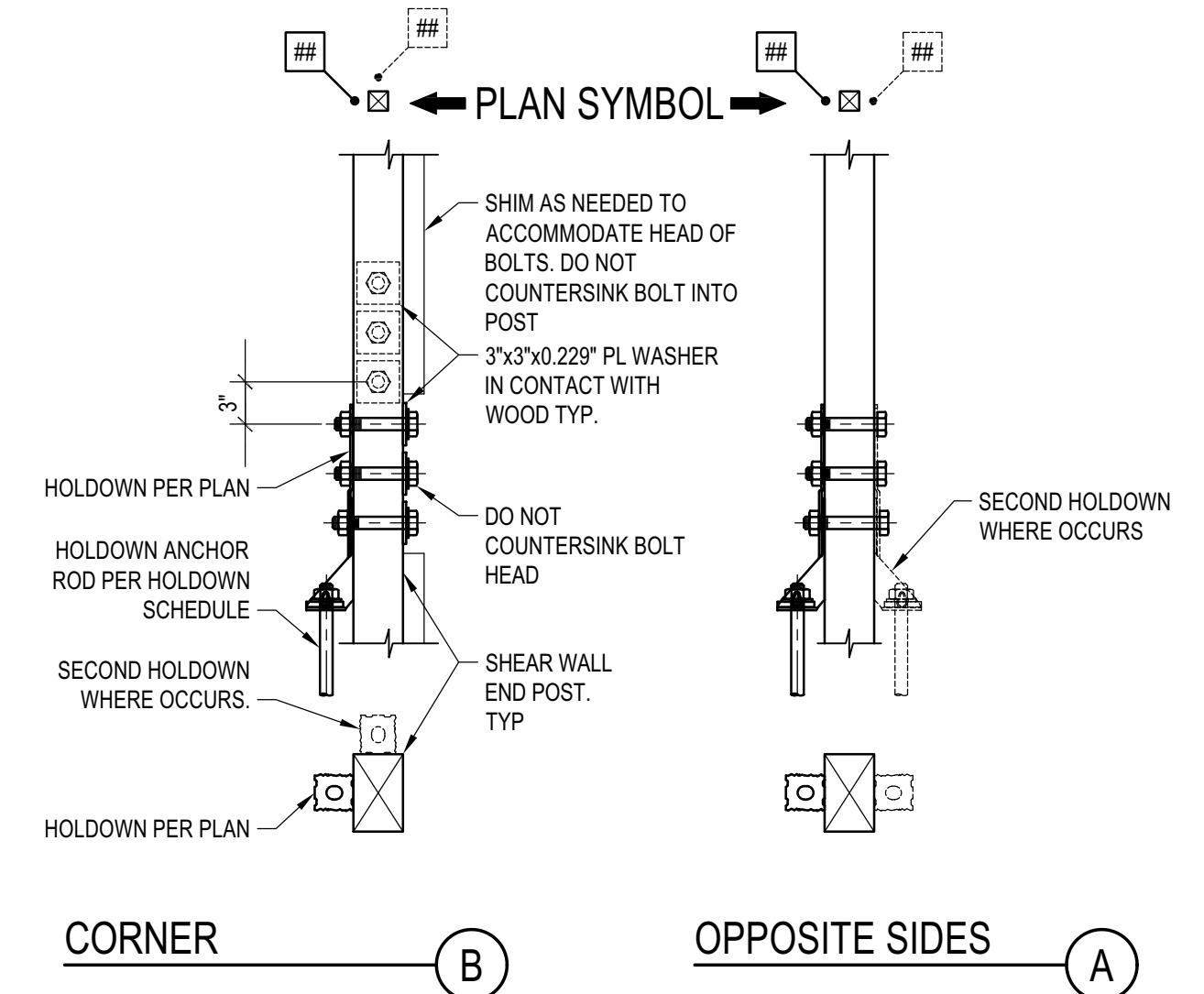
HOLDOWN LANDING ON WOOD BEAM
SCALE: N.T.S.



DOUBLE HOLDOWN AT WALL END
SCALE: N.T.S.



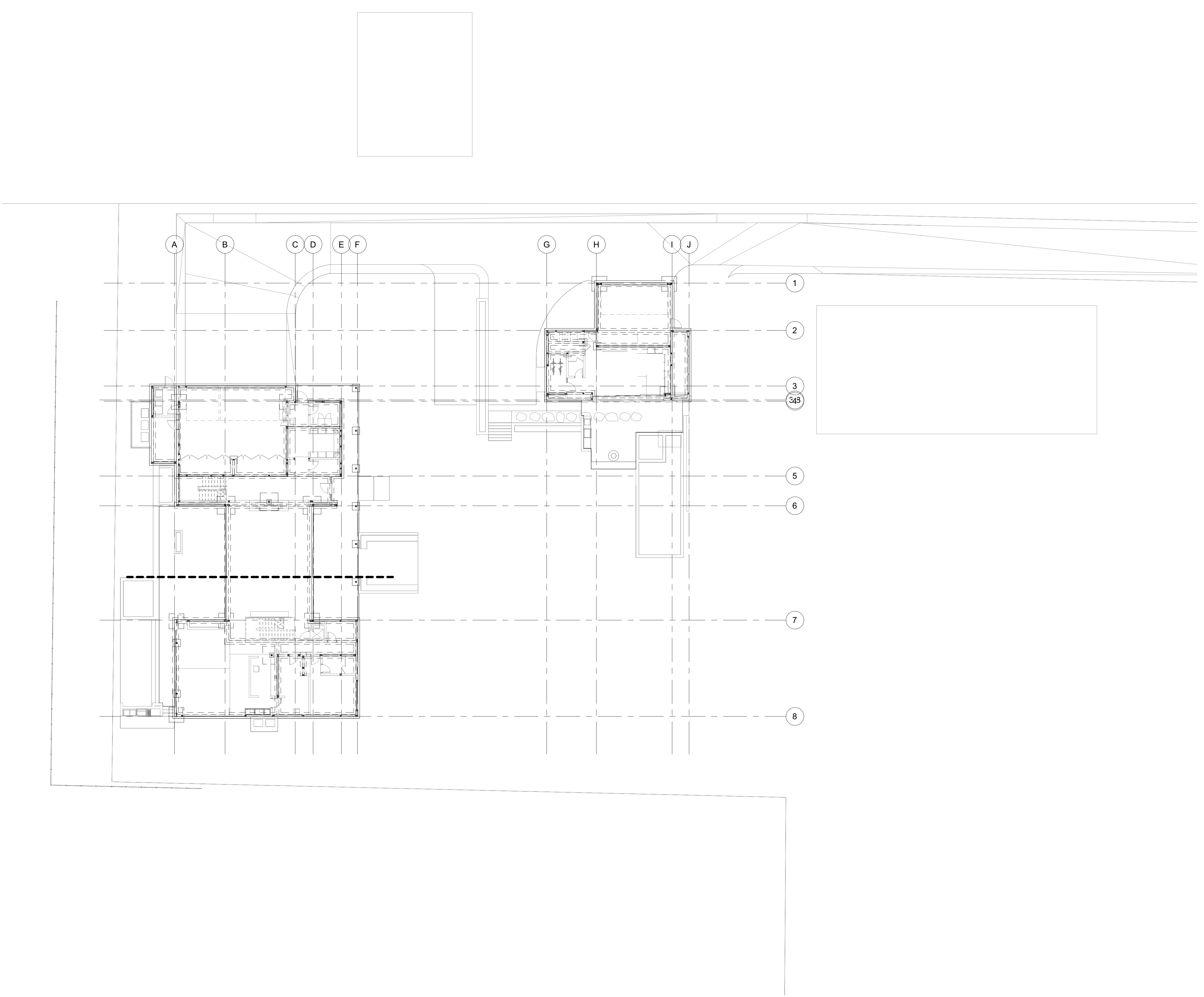
HOLDOWN ON STEEL BEAM
SCALE: N.T.S.



HOLDOWN WITH BOLTS
SCALE: N.T.S.



Approved
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 PLD2303-00021
 6/26/23



1 OVERALL SITE PLAN
 S-100 1/16" = 1'-0"

BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

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SURVEYOR & CIVIL ENGINEER:
 GALENA ENGINEERING, INC.
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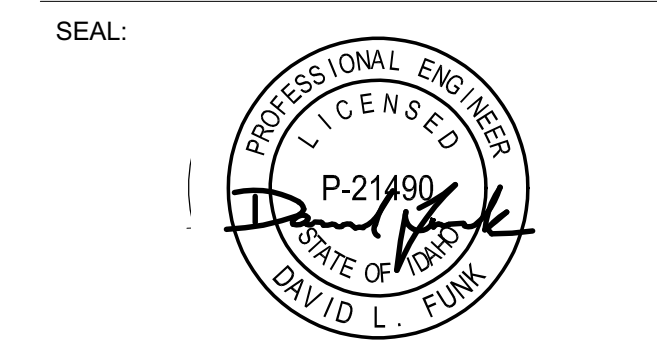
GEOTECHNICAL ENGINEER:
 BUTLER ASSOCIATES, INC.
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 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
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 TEL: 208.726.5907

STRUCTURAL ENGINEER:
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 EL SEGUNDO, CA 90245
 TEL: 213.239.9700
 LFA Job #22791



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NO	DATE	PC SUBMITTAL ISSUE
	02/24/23	PC SUBMITTAL

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

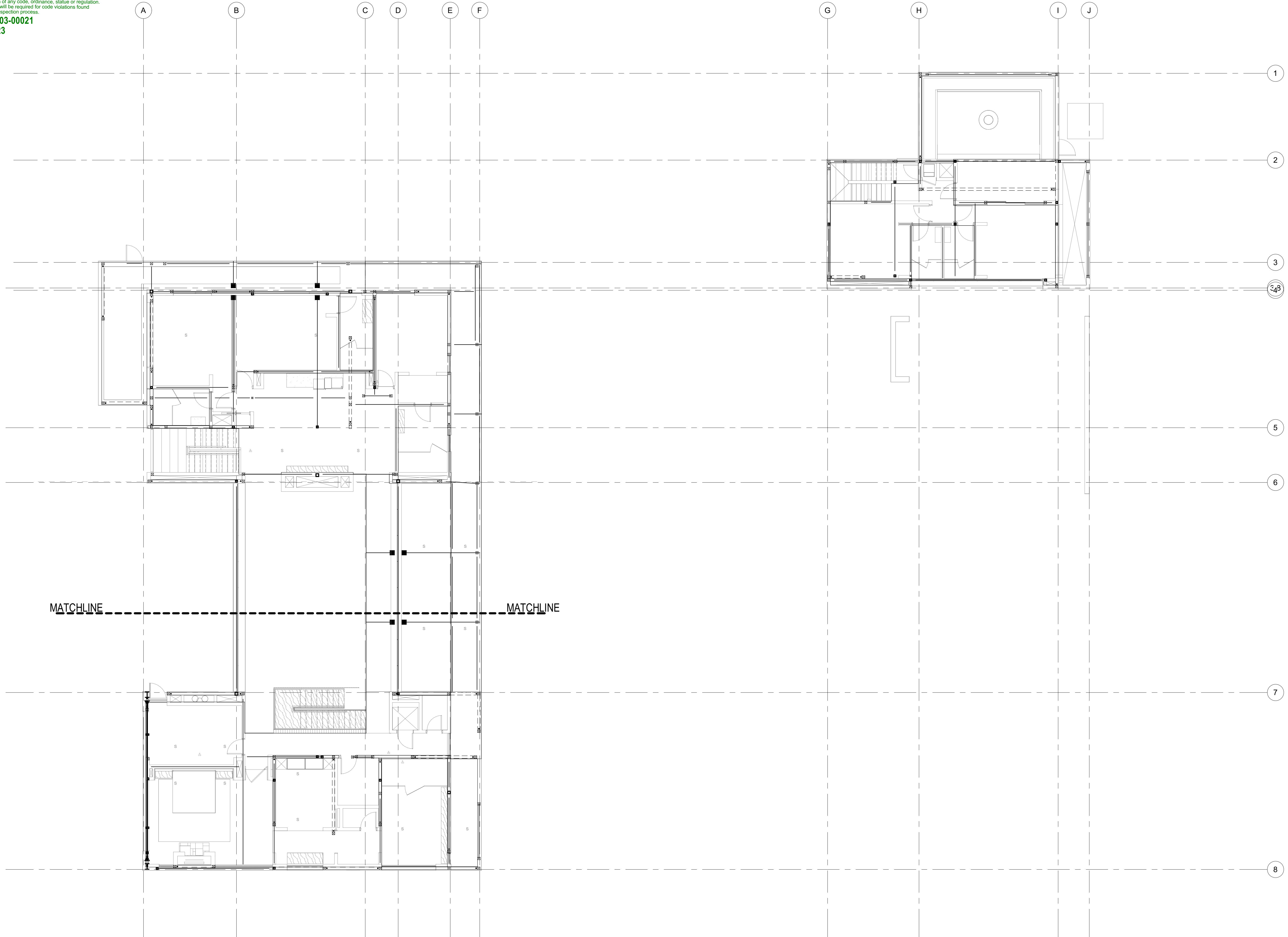
PROJECT NUMBER
#2201

DRAWING TITLE:
OVERALL SITE PLAN

DRAWING NUMBER:
S-100



Approved
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with all applicable codes and regulations. This is not approval of any code, ordinance, statute or regulation. No action will be required for code violations found during the inspection process.
 PLD2303-00021
 6/26/23



BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

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 LFA Job #22791



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SEAL:

NO	DATE	PC SUBMITTAL ISSUE
	02/24/23	PC SUBMITTAL

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER:
#2201

DRAWING TITLE:
OVERALL LEVEL 02 FRAMING PLAN

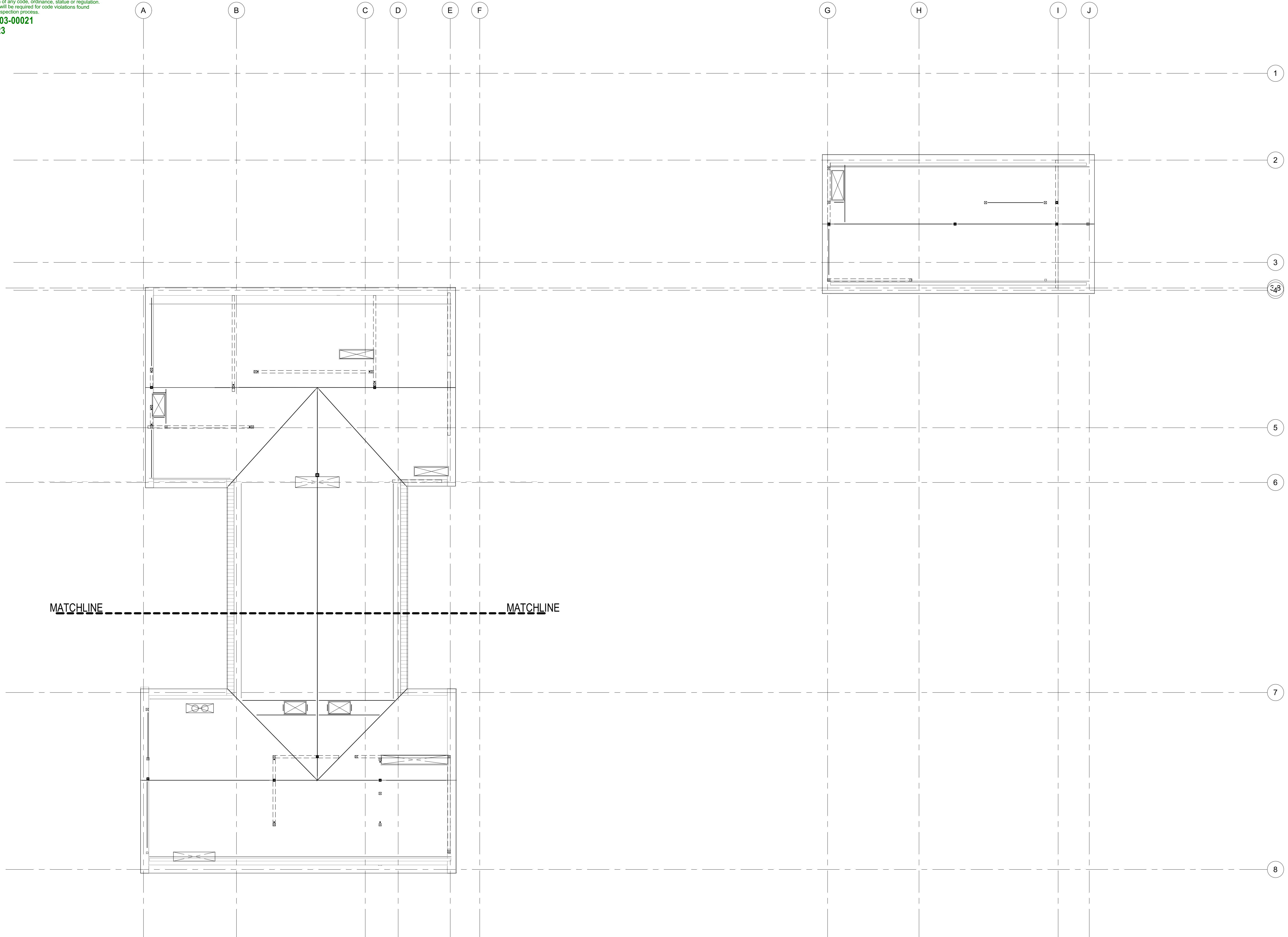
DRAWING NUMBER:
S-102

1 OVERALL LEVEL 02 FRAMING PLAN
 S-102 1/8" = 1'-0"



Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with all applicable codes, ordinances, statutes or regulations. No further action will be required for code violations found during the inspection process.

PLD2303-00021
 6/26/23
 2/24



BADGER RESIDENCE

OWNER:
 121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

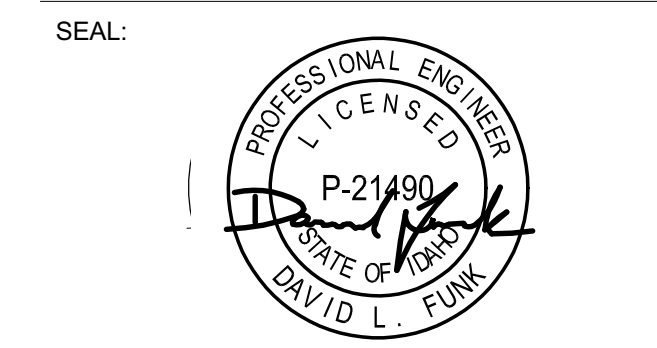
LANDSCAPE ARCHITECT:
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 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

STRUCTURAL ENGINEER:
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 LFA Job #22791



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NO	DATE	ISSUE
	02/24/23	PC SUBMITTAL

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

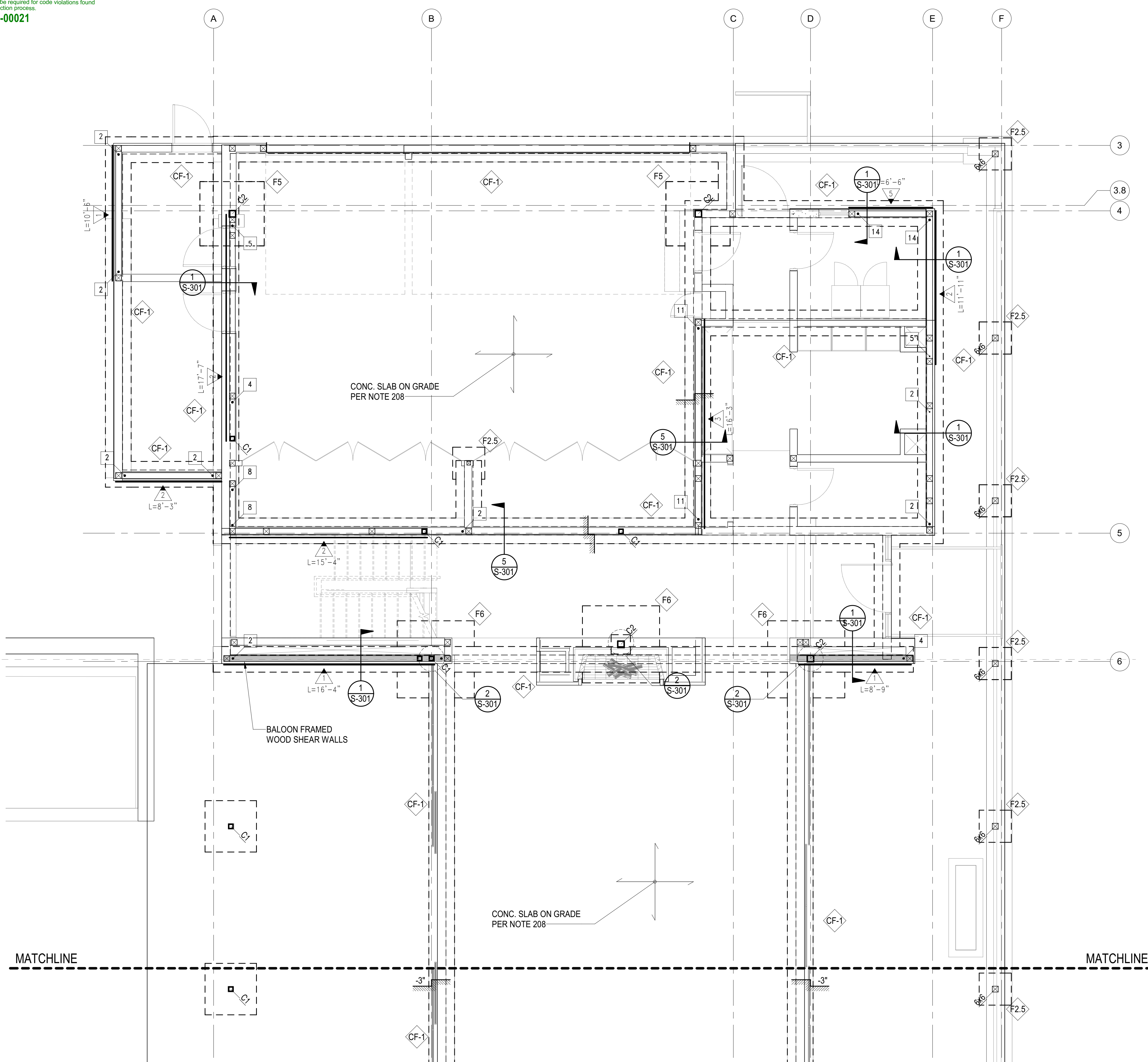
PROJECT NUMBER
#2201

DRAWING TITLE:
OVERALL ROOF FRAMING PLAN

DRAWING NUMBER:
S-103

1 OVERALL ROOF FRAMING PLAN
 S-103 1/8" = 1'-0"

Approved
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 LD2303-00021
 6/26/23
 4/20/23



PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - FOUNDATION:

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.
202. RECOMMENDED MATERIAL IS NATIVE SOIL BELOW THE FROST LINE.
203. IF FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.
204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 32" BELOW THE LOWEST GRADE. FOR TOP OF SLAB ELEVATION SEE ARCHT. DRAWINGS.
205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.
209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.
210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

SYMBOLS - FOUNDATION

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CONCRETE WALL BELOW
- INDICATES CONCRETE FOOTING
- INDICATES STEPPED FOOTING PER 18/S1.01
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES CONCRETE FOOTING PER SCHEDULE THIS SHEET
- INDICATES CONCRETE COLUMN PER SCHEDULE ###
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
CF1	2'-0" WIDE x 12" THICK W/ CONCRETE FOOTING W/ 2-#5 T&B
F2.5	2'-6" SQUARE x 18" THICK W/ 4-#5 T&B EACH WAY
F5	5'-0" SQUARE x 18" THICK W/ 6-#5 T&B EACH WAY
F6	6'-0" SQUARE x 18" THICK W/ 6-#6 T&B EACH WAY

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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 1031 W. MANCHESTER BLVD, UNIT 6
 INGLEWOOD, CA 90331
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
 317 NORTH RIVER STREET
 HAILEY, ID 83333
 TEL: 208.788.1705

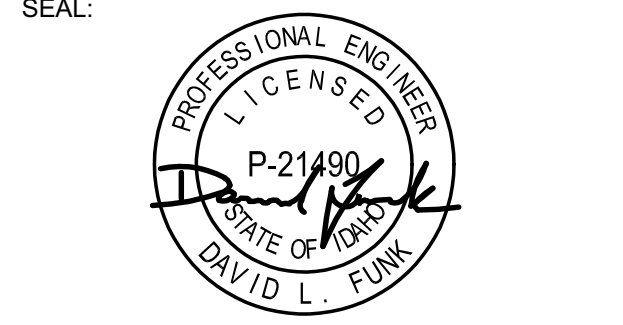
GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
 P.O. BOX 1034
 KETCHUM, ID 83340
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
 320 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 TEL: 213.239.9700
 LFA Job #22791



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02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
**FOUNDATION/LEVEL 01
 PLAN - MAIN HOUSE**

DRAWING NUMBER:
S-111A

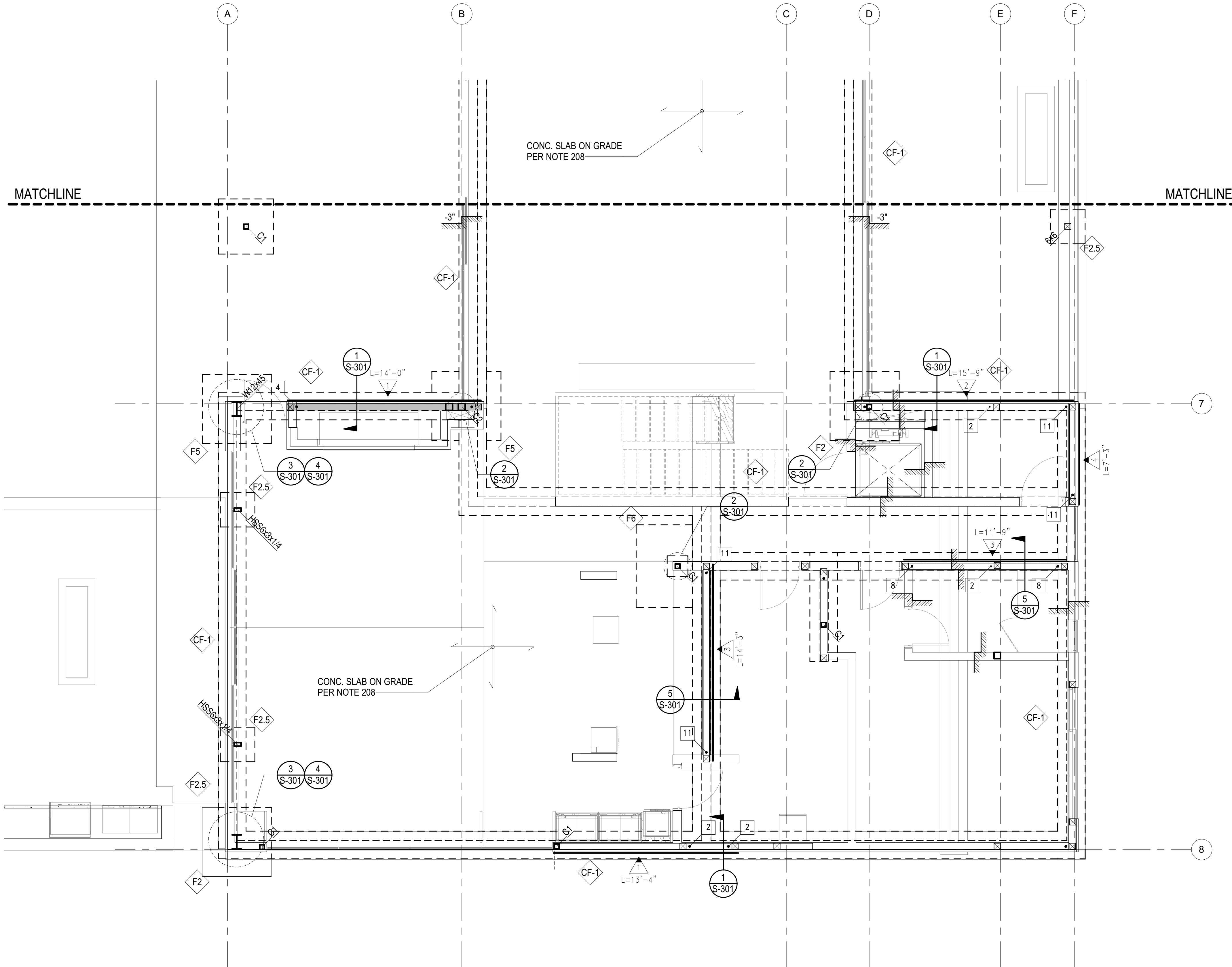
NOT FOR CONSTRUCTION
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1 FOUNDATION/LEVEL 01 PLAN - MAIN HOUSE
 S-111A 1/4" = 1'-0"

These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with all applicable codes and notes applied. This is not approval of any code, ordinance, statute or regulation. No action will be required for code violations found during the inspection process.

PLD2303-00021
6/26/23

4/20/23



PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - FOUNDATION:

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.
202. RECOMMENDED MATERIAL IS NATIVE SOIL BELOW THE FROST LINE.
203. IF FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.
204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 32" BELOW THE LOWEST GRADE. FOR TOP OF SLAB ELEVATION SEE ARCHL DRAWINGS.
205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.
209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.
210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

SYMBOLS - FOUNDATION

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CONCRETE WALL BELOW
- INDICATES CONCRETE FOOTING
- INDICATES STEPPED FOOTING PER 18/S1.01
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- INDICATES CONCRETE COLUMN PER SCHEDULE ###
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
CF-1	2'-0" WIDE x 12" THICK W/ CONCRETE FOOTING W/ 2-#5 T&B
F2.5	2'-6" SQUARE x 18" THICK W/ 4-#5 T&B EACH WAY
F5	5'-0" SQUARE x 18" THICK W/ 6-#5 T&B EACH WAY
F6	6'-0" SQUARE x 18" THICK W/ 6-#6 T&B EACH WAY

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

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INGLEWOOD, CA 90301
TEL: 213.784.0014

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TEL: 208.788.1705

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA
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KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:

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EL SEGUNDO, CA 90245
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LFA Job #22791



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SEAL:



02/24/23 PC SUBMITTAL
NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
**FOUNDATION/LEVEL 01
PLAN - MAIN HOUSE**

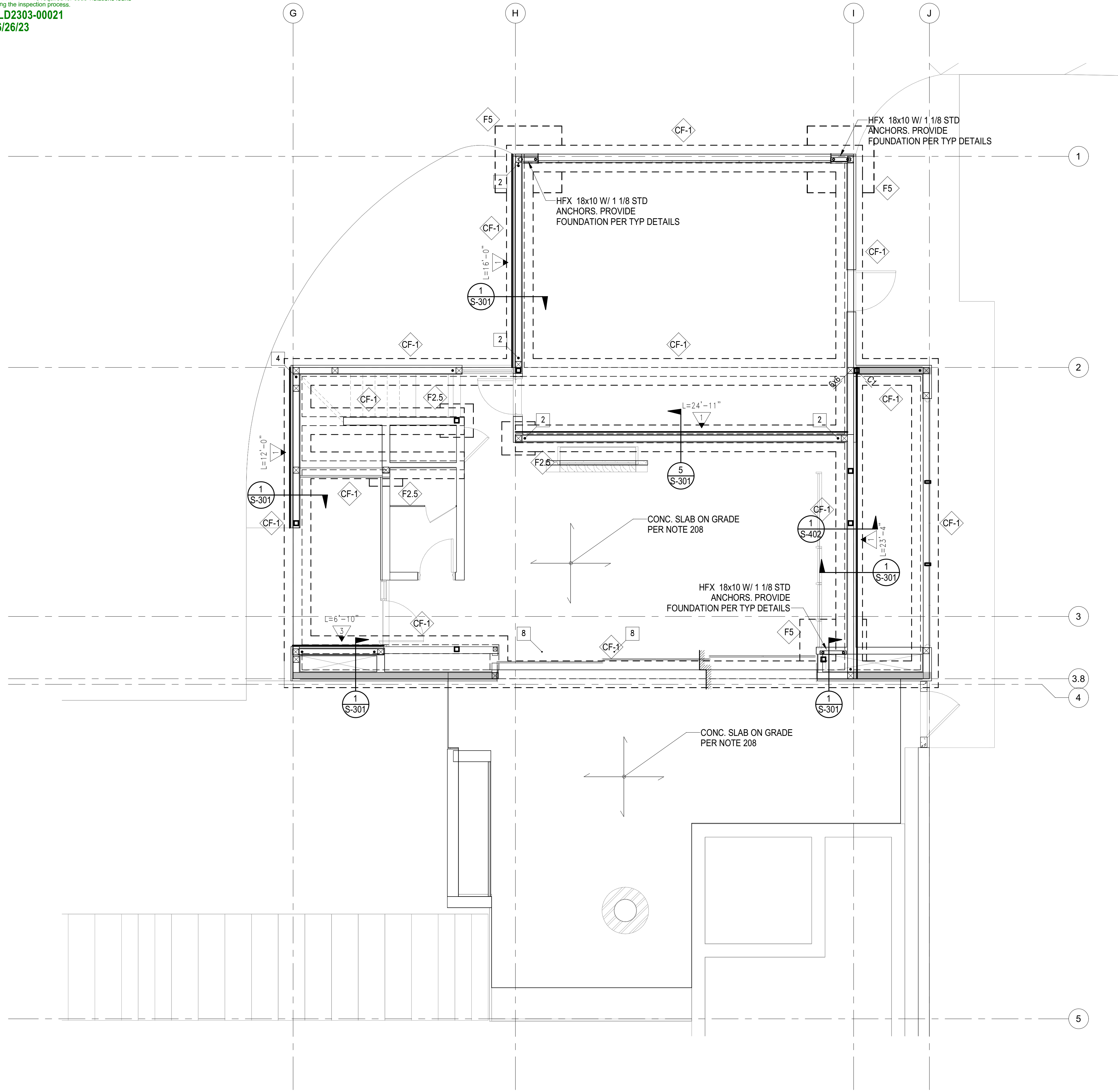
DRAWING NUMBER:

S-111B

NOT FOR CONSTRUCTION

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1 FOUNDATION/LEVEL 01 PLAN - MAIN HOUSE
S-111B 1/4" = 1'-0"



1 FOUNDATION/LEVEL 01 PLAN - ADU
 S-111C 1/4" = 1'-0"

PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
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208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.
209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.
210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

SYMBOLS - FOUNDATION

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CONCRETE WALL BELOW
- INDICATES CONCRETE FOOTING
- INDICATES STEPPED FOOTING PER 18/S1.01
- GB-# INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- F# INDICATES CONCRETE FOOTING PER SCHEDULE THIS SHEET
- C# INDICATES CONCRETE COLUMN PER SCHEDULE ###
- GB-# INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
CF1	2'-0" WIDE x 12" THICK W/ CONCRETE FOOTING W/ 2-#5 T&B
F2.5	2'-6" SQUARE x 18" THICK W/ 4-#5 T&B EACH WAY
F5	5'-0" SQUARE x 18" THICK W/ 6-#5 T&B EACH WAY
F6	6'-0" SQUARE x 18" THICK W/ 6-#6 T&B EACH WAY

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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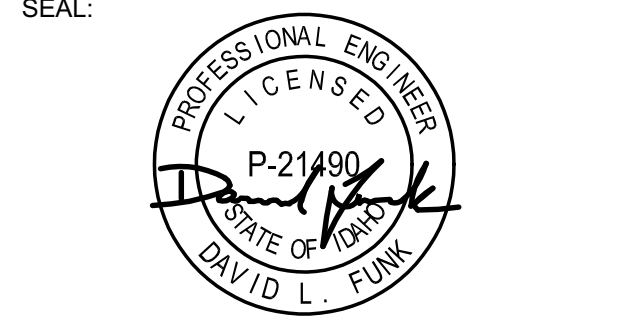
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STRUCTURAL ENGINEER:
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02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

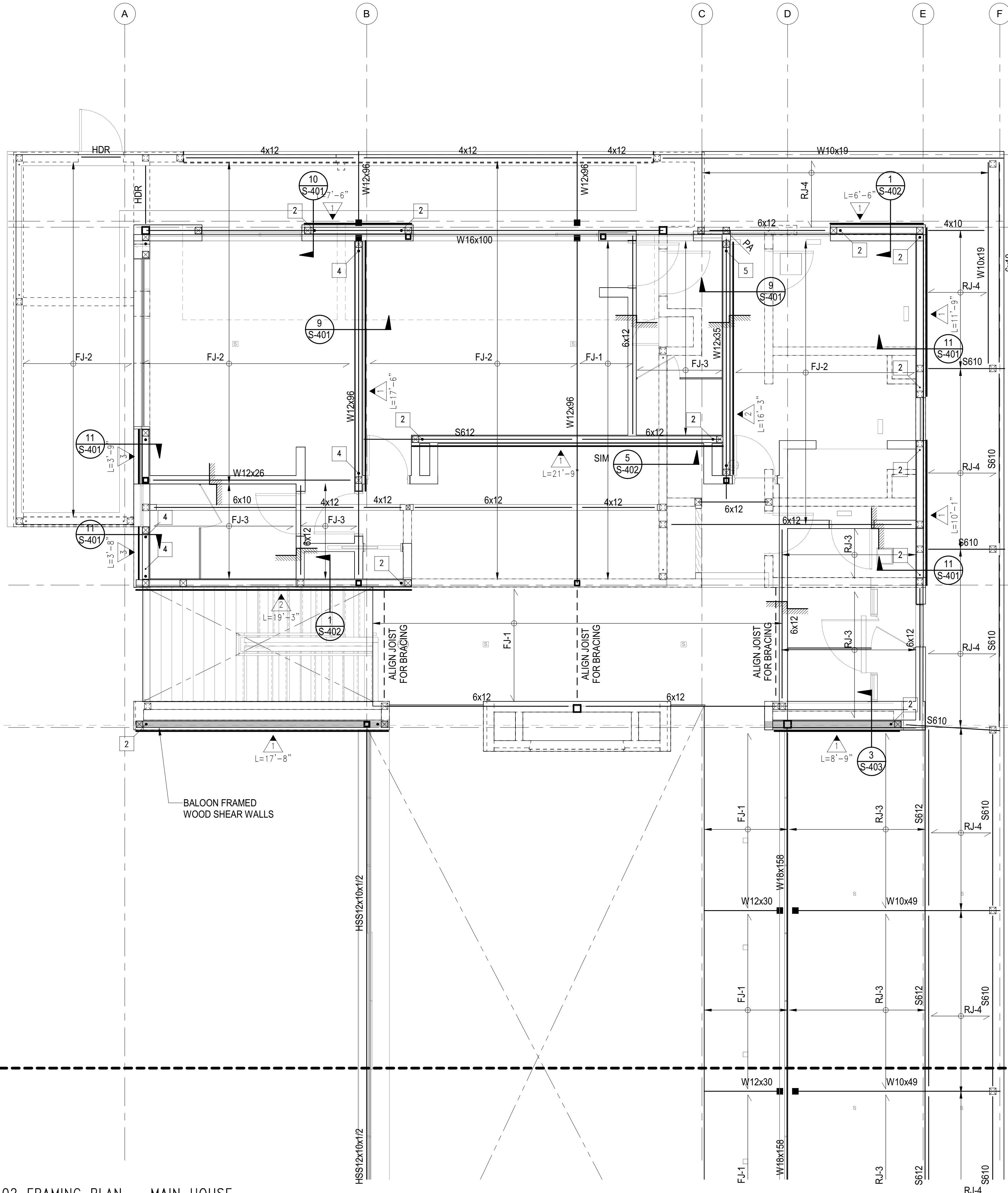
PROJECT NUMBER
#2201

DRAWING TITLE:
**FOUNDATION/LEVEL 01
 PLAN - ADU**

DRAWING NUMBER:
S-111C

NOT FOR CONSTRUCTION
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Approved
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with all applicable codes and regulations. This is not approval of any code, ordinance, statute or regulation. No action will be required for code violations found during the inspection process.
 PLD2303-00021
 6/26/23



- DRAG DRAG BEAM WITH BOUNDARY NAILING.
- DRAG STRAP & BLOCKING WITH BOUNDARY NAILING.
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- HDR INDICATES LOAD BEARING HEADER PER 'TYP. STUD WALL FRAMING ELEVATION'
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-

PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
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103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - WOOD FRAMING:

321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG 48 O.C. GLUE WOODS STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
302. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
303. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

PLAN NOTES - FRAMING:

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
304. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
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SYMBOLS - WOOD FRAMING

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
 - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
 - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
 - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
 - 4x DEPTH OF WALL
 - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT
 SIZE: #x#x SAWN LUMBER - S### SCL (SEE SCHED.)
- NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/ISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH
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 12 = 11 7/8" 14 = 14" 16 = 16" 18 = 18"
 20 = 20" 22 = 22" 24 = 24" -
 *11.25" & *9.25" WHEN USED WITH SAWN LUMBER
- FIRST DIGIT: NOMINAL MEMBER WIDTH
 2 = 1 1/4" 4 = 3 1/2" 6 = 5 1/4" 7 = 7"
- PREFIX "S" INDICATES SCL MEMBER

MATCHLINE

MATCHLINE

1 LEVEL 02 FRAMING PLAN - MAIN HOUSE
 S-112A 1/4" = 1'-0"

BADGER RESIDENCE

OWNER:
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SEAL:
 PROFESSIONAL ENGINEER
 LICENSED
 P-21480
 STATE OF IDAHO
 DAVID L. FUNK

02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
LEVEL 02 FRAMING PLAN - MAIN HOUSE

DRAWING NUMBER:
S-112A

OWNER:
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SEAL:

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POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW

INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH

INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38

INDICATES EXTENT OF WOOD JOIST

INDICATES DIRECTION OF WOOD JOIST

WOOD MEMBER CALLOUT
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)
 NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS

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 ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES
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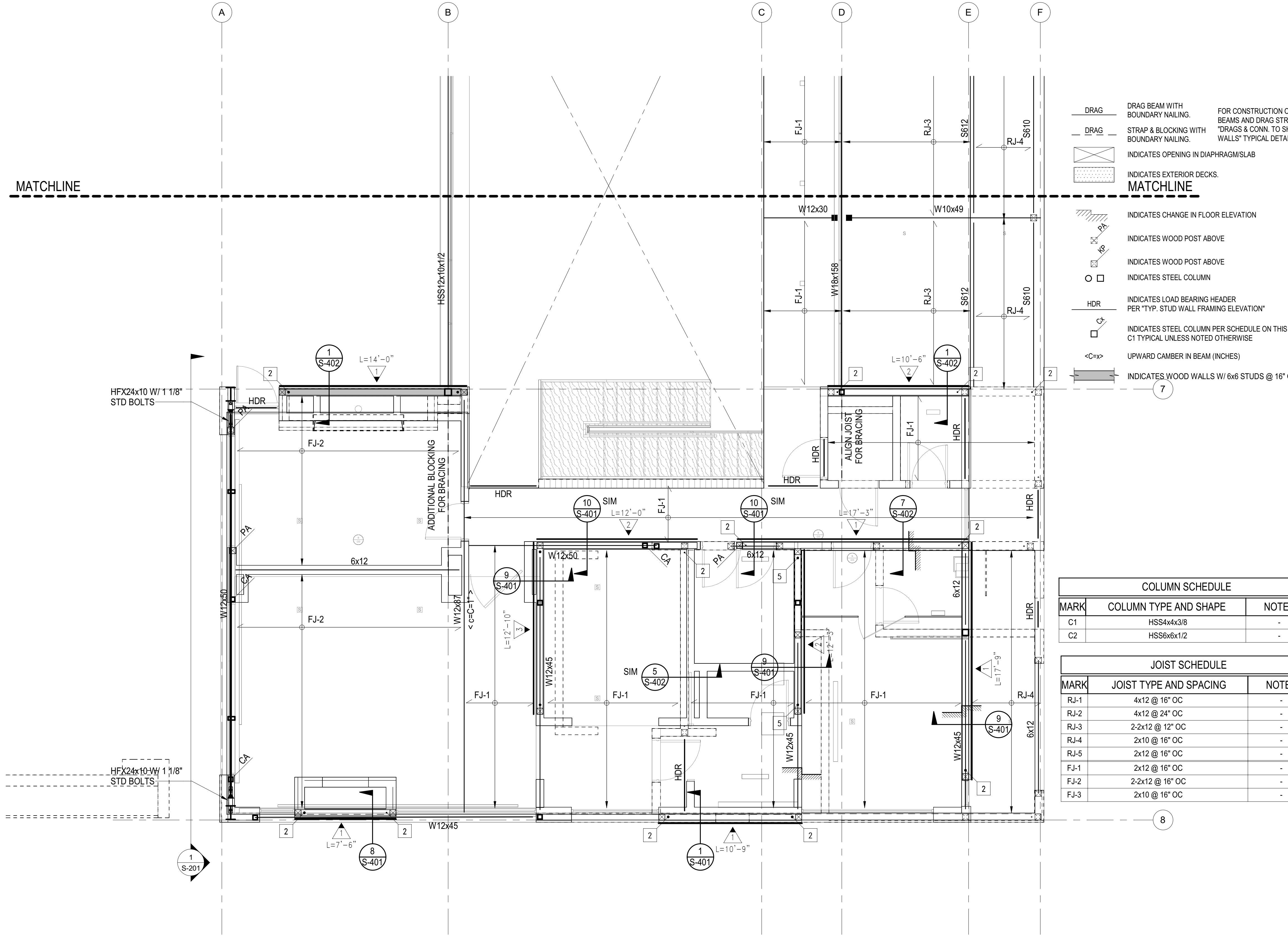
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*11.25" & *9.25" WHEN USED WITH SAWN LUMBER

FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
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PREFIX "S" INDICATES SCL MEMBER

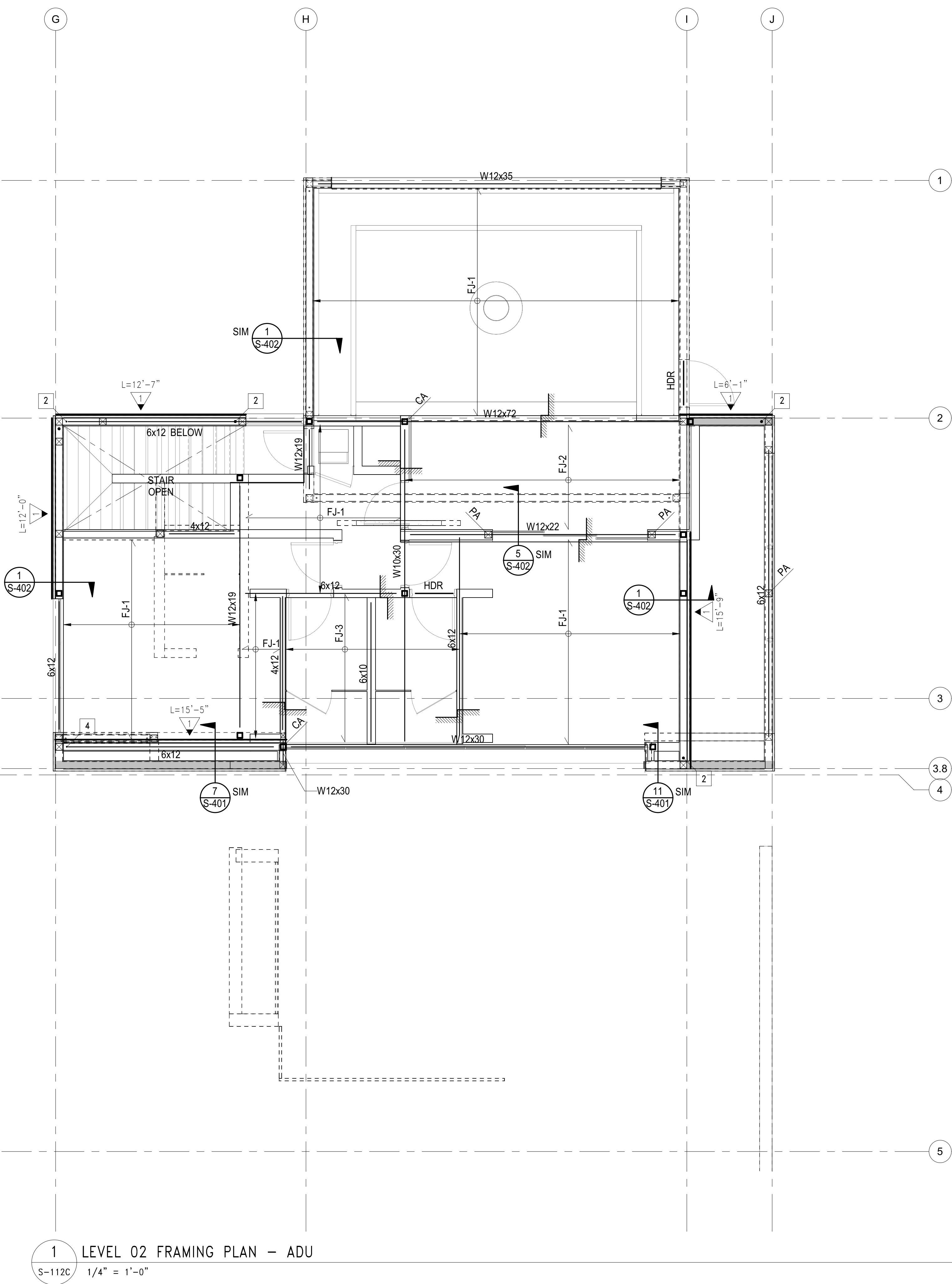


MATCHLINE

1 LEVEL 02 FRAMING PLAN - MAIN HOUSE
 S-112B 1/4" = 1'-0"

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-



1 LEVEL 02 FRAMING PLAN - ADU
 S-112C 1/4" = 1'-0"

- DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- STRAP & BLOCKING WITH BOUNDARY NAILING.
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
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COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
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RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
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- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

SYMBOLS - WOOD FRAMING

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
 - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
 - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
 - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
 - 4x DEPTH OF WALL
 - SIZE INDICATED IN "HOLD-DOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS, POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLD-DOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)
 NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 1/8"	14 = 14"	16 = 16"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

 *11.25" & *9.25" WHEN USED WITH SAWN LUMBER
 FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------

 PREFIX "S" INDICATES SCL MEMBER

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

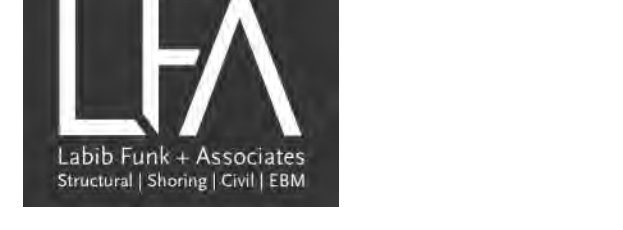
PROJECT ARCHITECT:
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SURVEYOR & CIVIL ENGINEER:
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 317 NORTH RIVER STREET
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GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
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 TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
 TEL: 208.726.5907

STRUCTURAL ENGINEER:
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 EL SEGUNDO, CA 90245
 TEL: 213.239.9700
 LFA Job #22791



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SEAL:

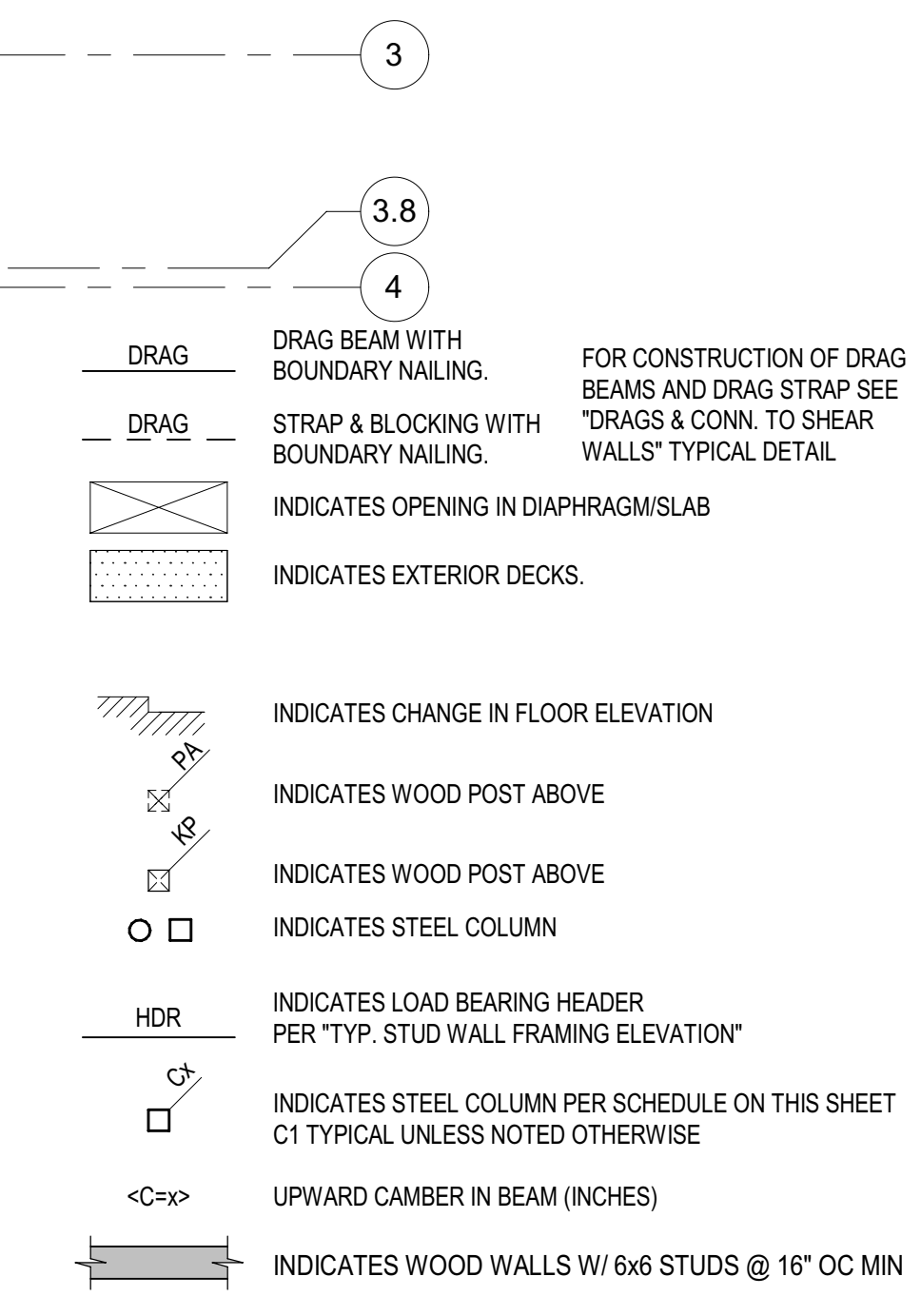
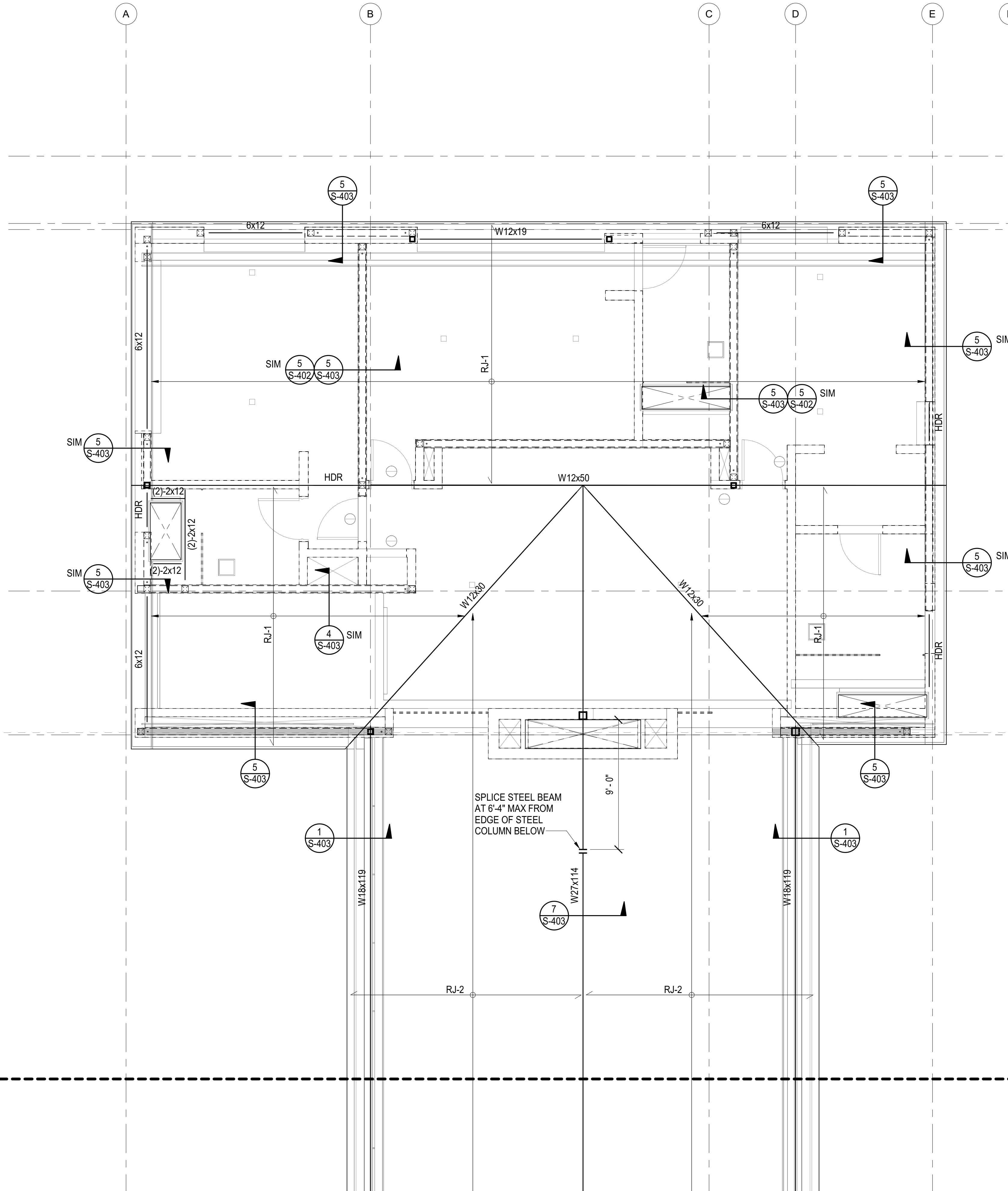
02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
LEVEL 02 FRAMING PLAN - ADU

DRAWING NUMBER:
S-112C



COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-

PLAN NOTES - SHEETS AND GENERAL:

- GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - WOOD FRAMING:

- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG 48 O.C. GLUE WOODS STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
- ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
- FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

PLAN NOTES - FRAMING:

- PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
- HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
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 - 4x DEPTH OF WALL
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 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)
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 *11.25" & *9.25" WHEN USED WITH SAWN LUMBER
 FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------

 PREFIX "S" INDICATES SCL MEMBER

1 ROOF FRAMING PLAN - MAIN HOUSE
 S-113A 1/4" = 1'-0"

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
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 KETCHUM, ID 83340

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GEOTECHNICAL ENGINEER:
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 LFA Job #22791



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SEAL:

02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ROOF FRAMING PLAN - MAIN HOUSE

DRAWING NUMBER:
S-113A

OWNER:
121 BADGER LANE LLC
 P.O. BOX 14001-174
 KETCHUM, ID 83340

PROJECT ARCHITECT:
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- 103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
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PLAN NOTES - WOOD FRAMING:

- 321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
- 302. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
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PLAN NOTES - FRAMING:

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INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.

INDICATES EXTENT OF WOOD JOIST

INDICATES DIRECTION OF WOOD JOIST

WOOD MEMBER CALLOUT
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)
 NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS

STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT:
 ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 1/8"	14 = 14"	16 = 16"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

*11.25" & *9.25" WHEN USED WITH SAWN LUMBER

FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------

PREFIX "S" INDICATES SCL MEMBER

DRAG DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL

STRAP & BLOCKING WITH BOUNDARY NAILING.

INDICATES OPENING IN DIAPHRAGM/SLAB

INDICATES EXTERIOR DECKS.

INDICATES CHANGE IN FLOOR ELEVATION

INDICATES WOOD POST ABOVE

INDICATES WOOD POST ABOVE

INDICATES STEEL COLUMN

INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"

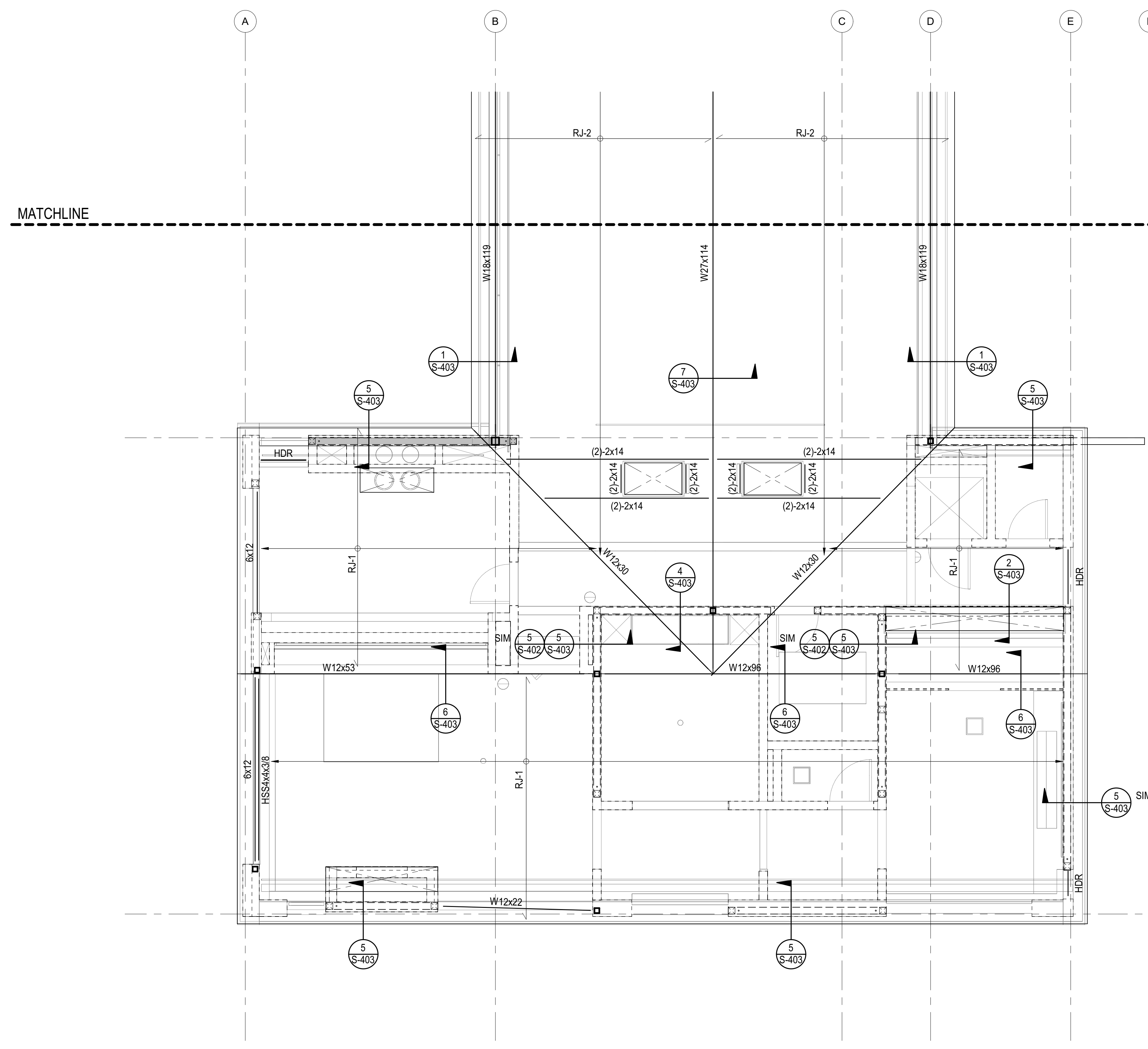
INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE

UPWARD CAMBER IN BEAM (INCHES)

INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-



1 ROOF FRAMING PLAN - MAIN HOUSE
 S-113B 1/4" = 1'-0"

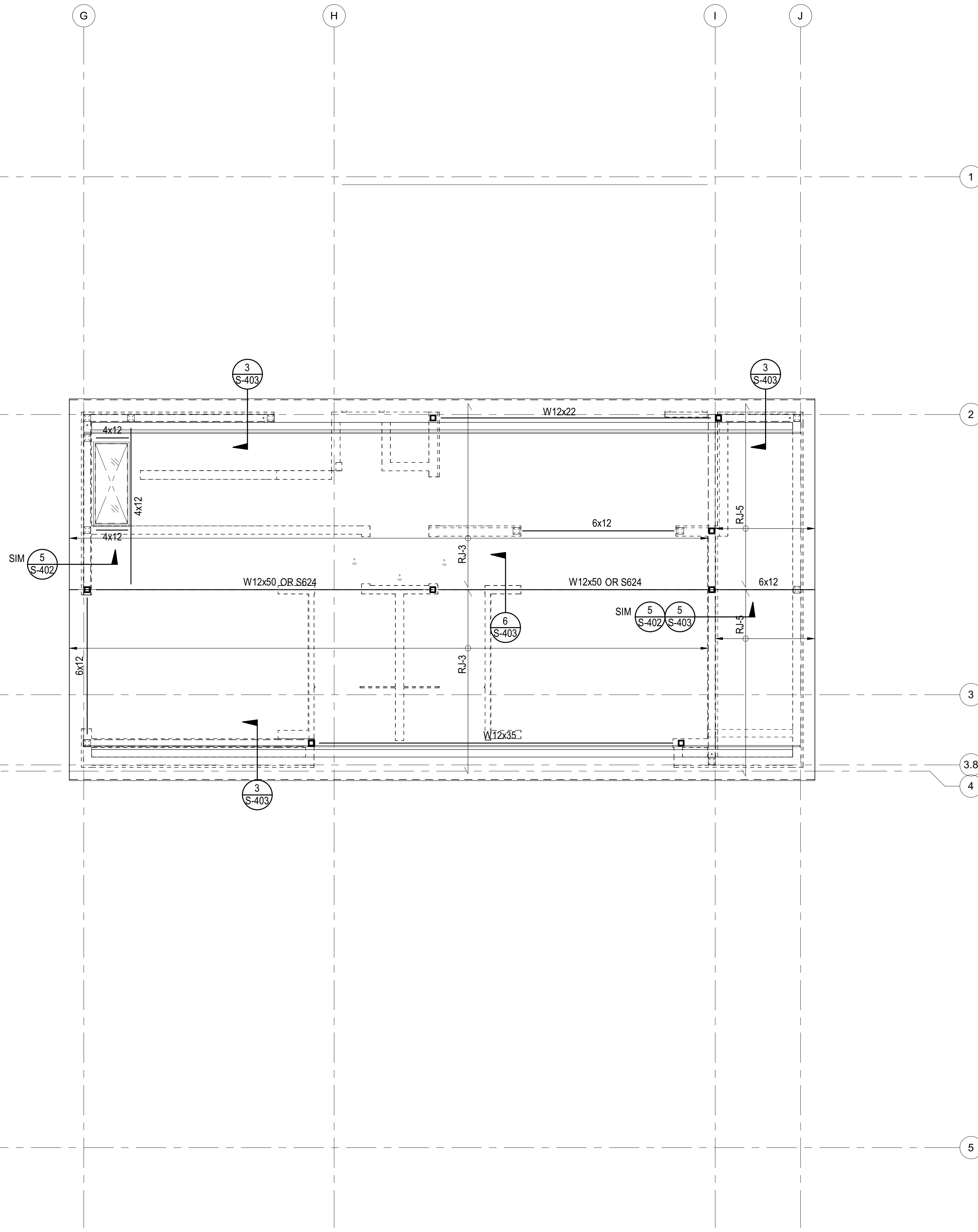
02/24/23 PC SUBMITTAL
 NO DATE ISSUE

PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ROOF FRAMING PLAN - MAIN HOUSE

DRAWING NUMBER:
S-113B



1 ROOF FRAMING PLAN - ADU
 S-113C 1/4" = 1'-0"

- DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- STRAP & BLOCKING WITH BOUNDARY NAILING. WALLS' TYPICAL DETAIL
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- HDR INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- <C> INDICATES UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
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RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
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303. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

PLAN NOTES - FRAMING:

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

SYMBOLS - WOOD FRAMING

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
 - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
 - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
 - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
 - 4x DEPTH OF WALL
 - SIZE INDICATED IN "HOLD-DOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLD-DOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT
 SIZE: #x# SAWN LUMBER - S### SCL (SEE SCHED.)
- NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12" = 11 1/8"	14 = 14"	16 = 16"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

 *11.25" & 19.25" WHEN USED WITH SAWN LUMBER
- FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------
- PREFIX "S" INDICATES SCL MEMBER

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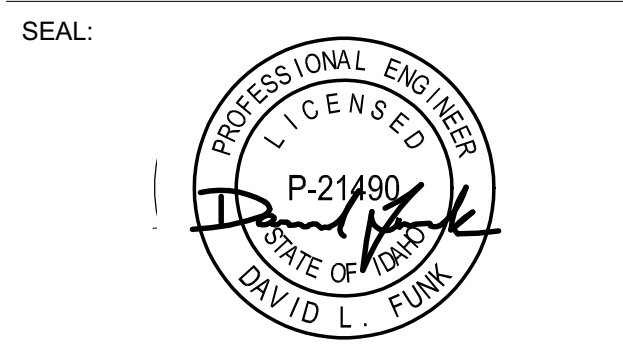
LANDSCAPE ARCHITECT:
BYLA
 323 LEWIS STREET, SUITE N
 KETCHUM, ID 83340
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STRUCTURAL ENGINEER:
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	02/24/23	

PROJECT:
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 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
ROOF FRAMING PLAN - ADU

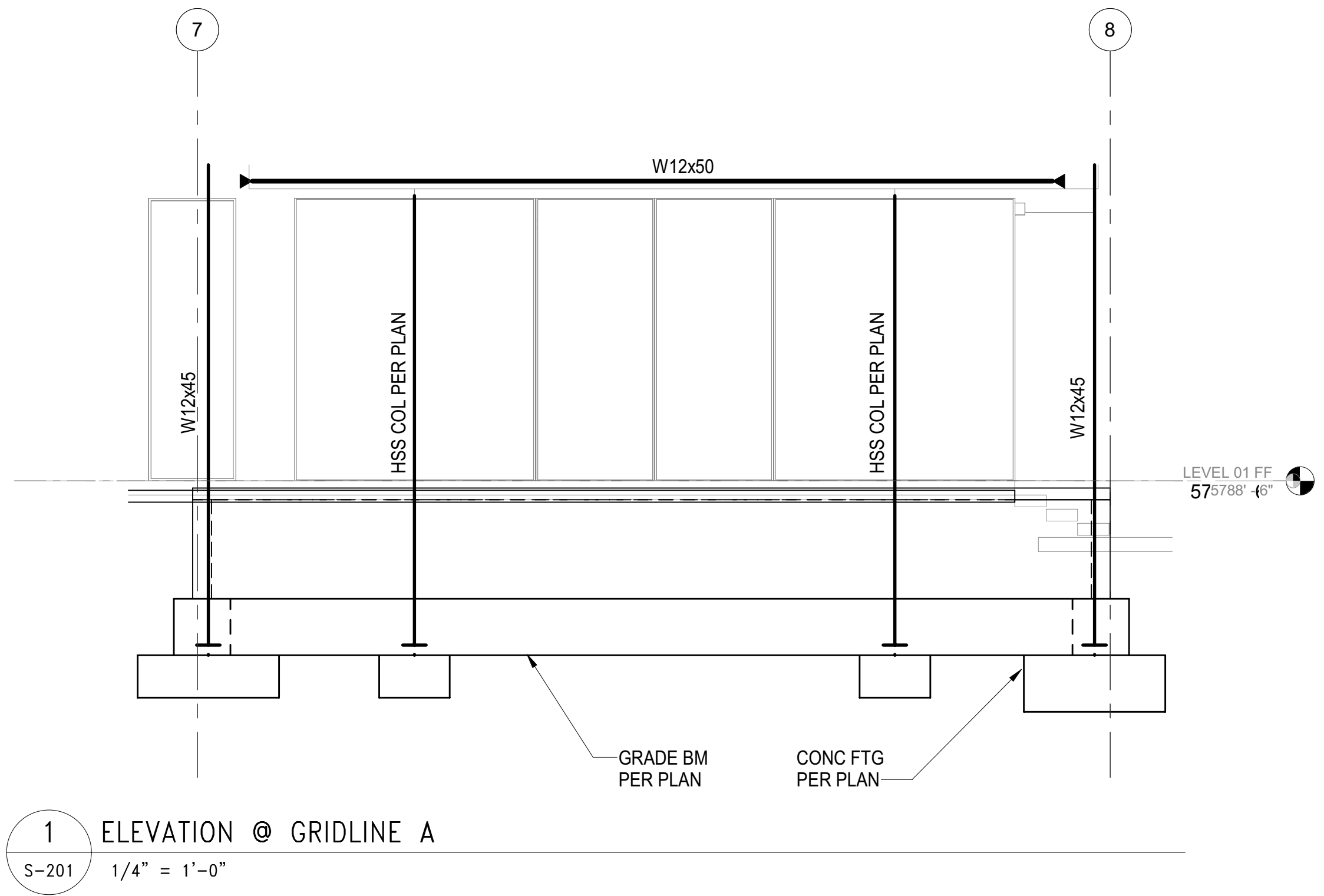
DRAWING NUMBER:
S-113C

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PLD2303-00021

06/26/23

2/24



1 ELEVATION @ GRIDLINE A
S-201 1/4" = 1'-0"

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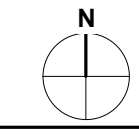
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	02/24/23		

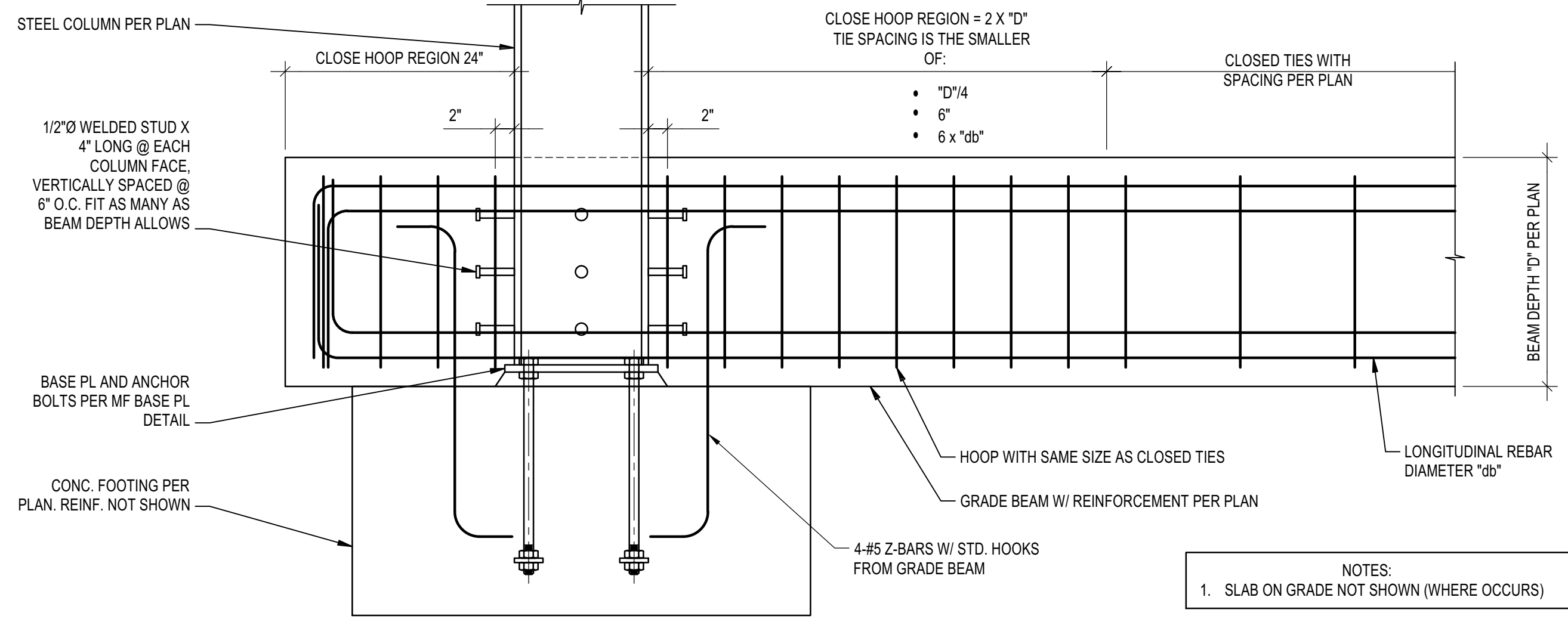
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121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

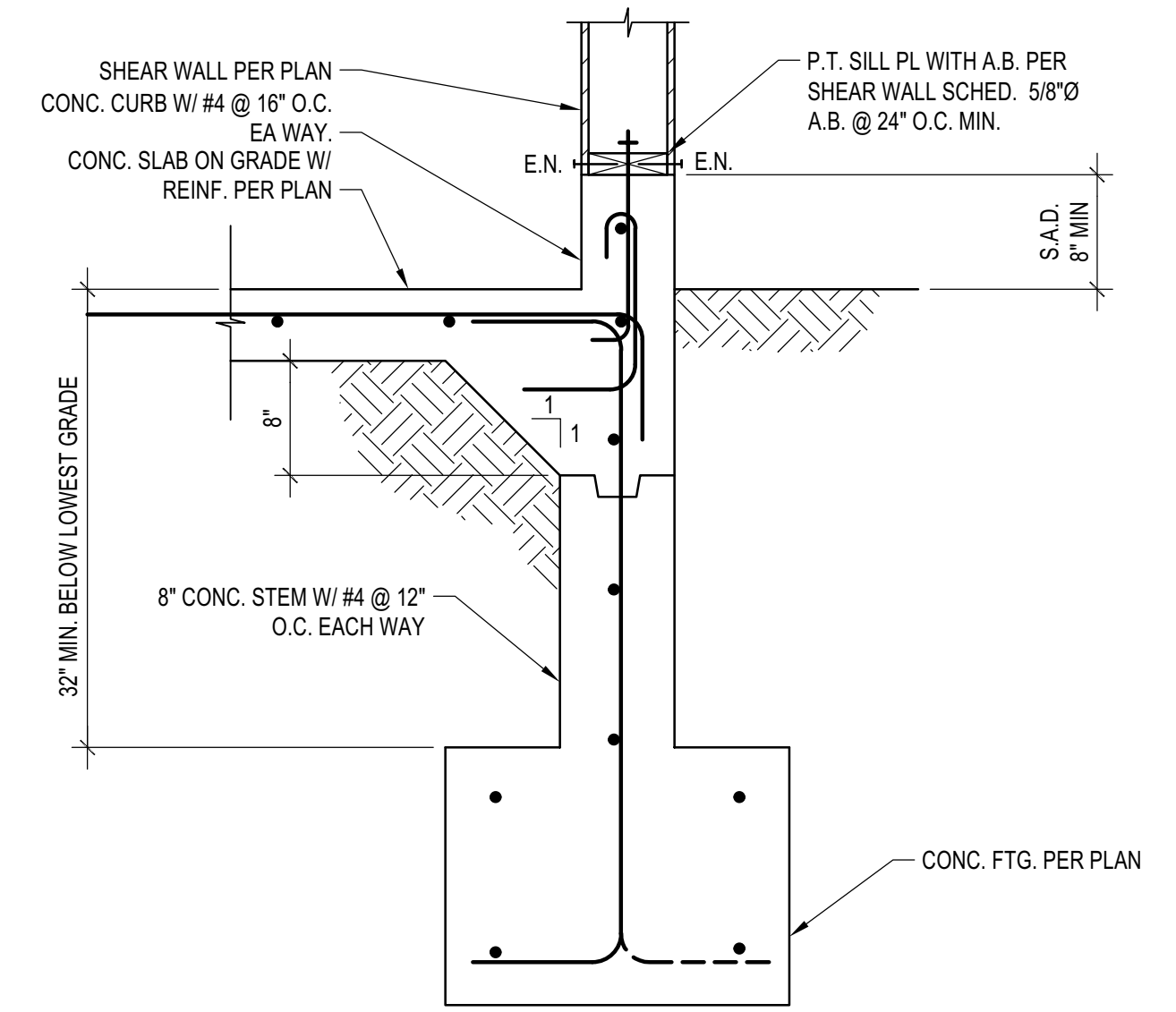


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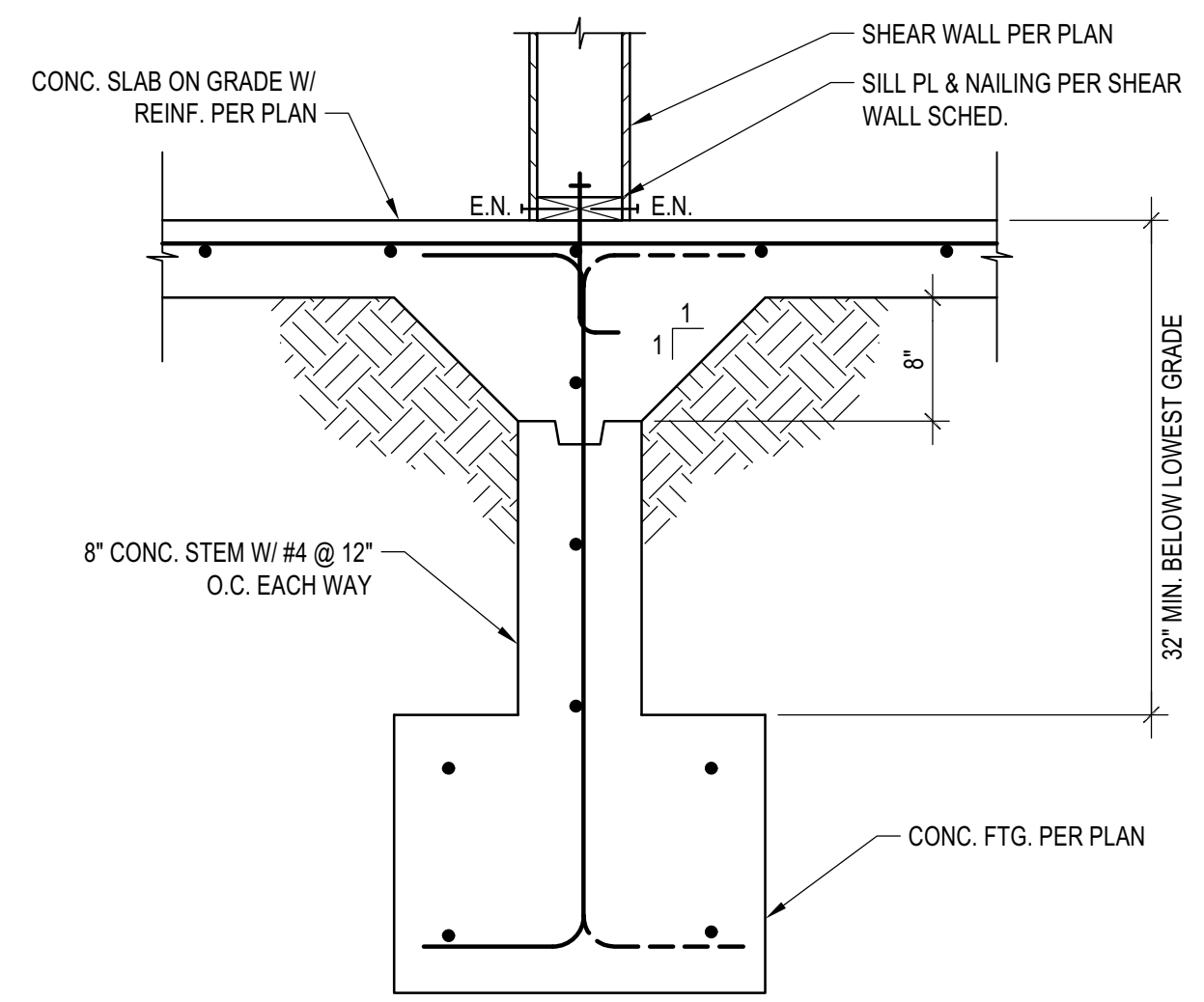
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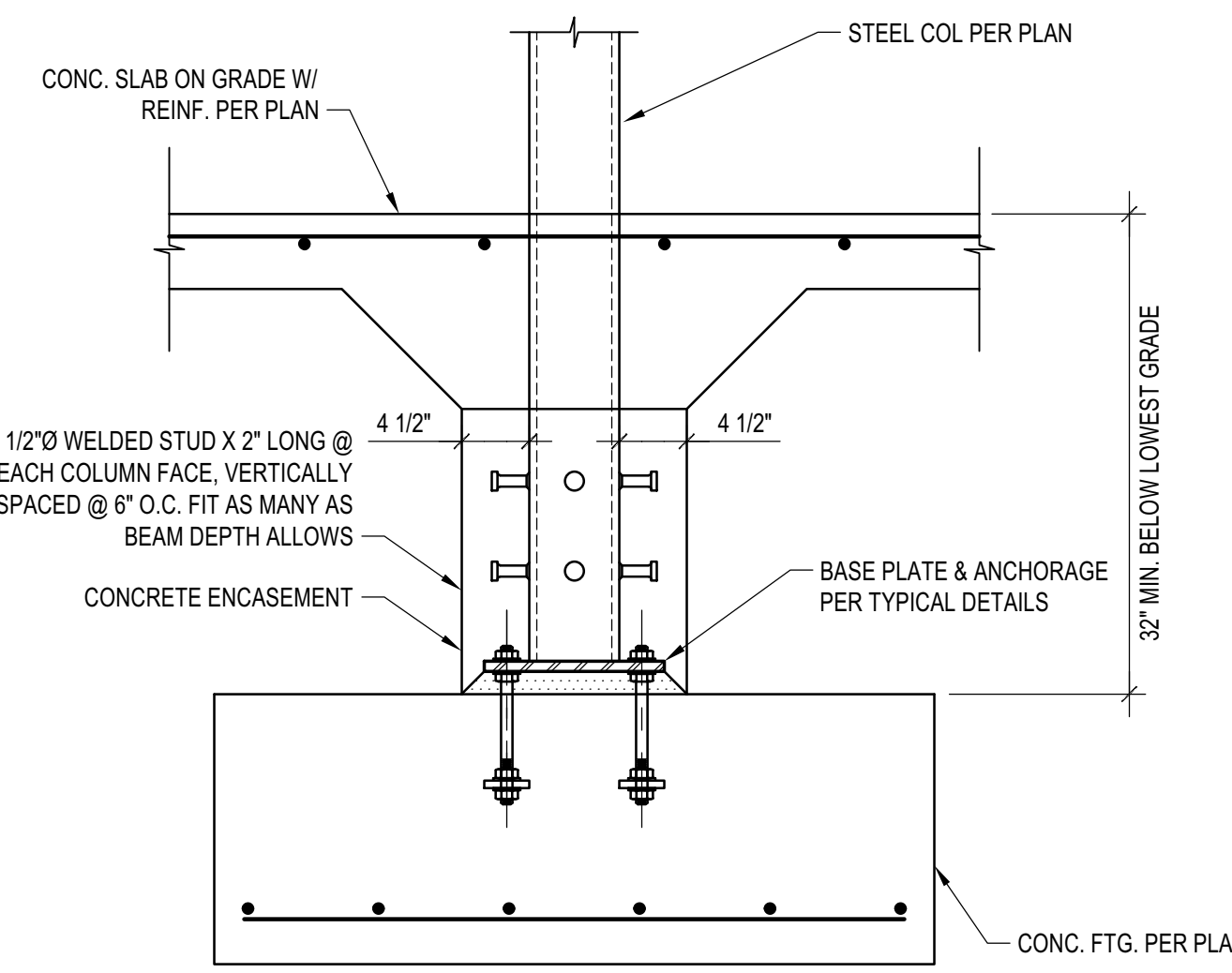
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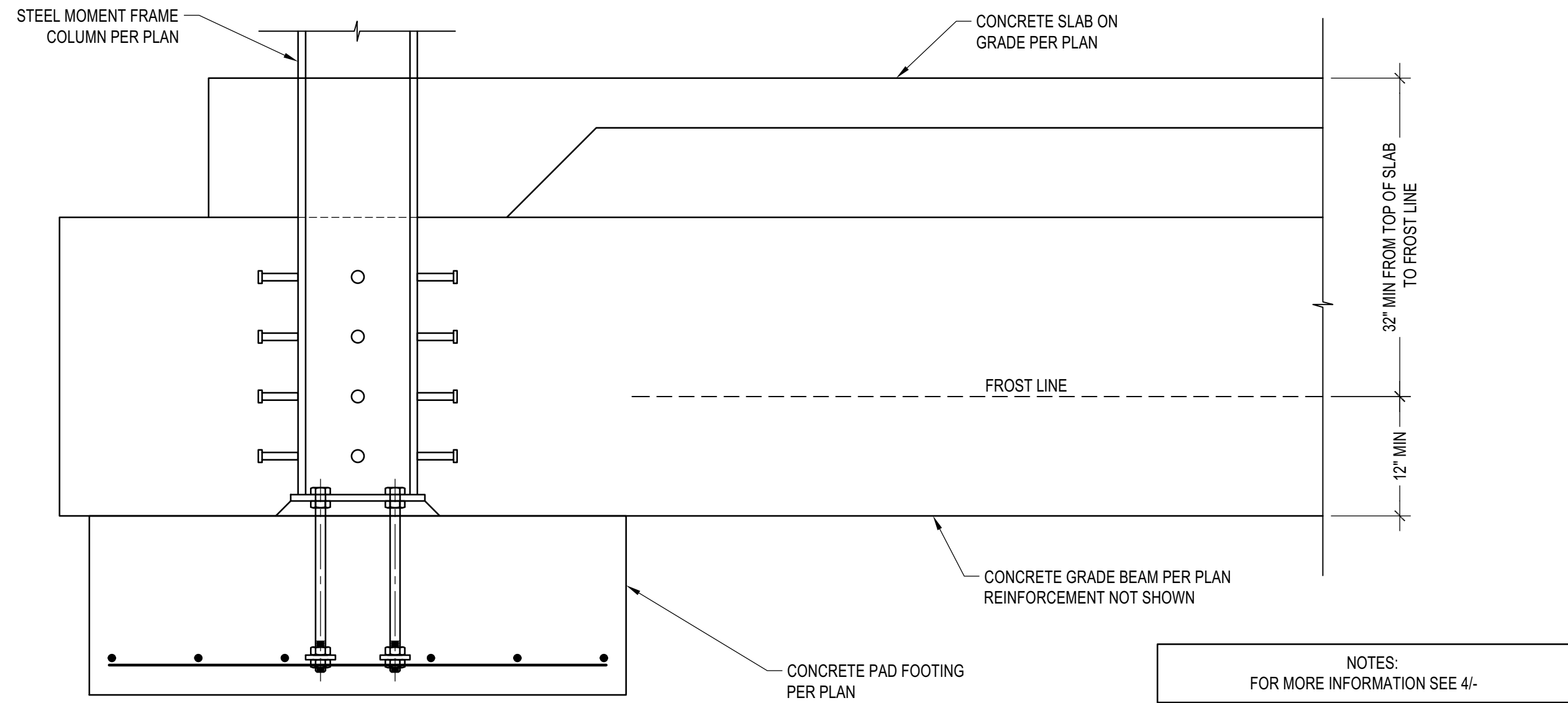
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INT. FTG. FOUNDED IN COMP. FILL
 SCALE: N.T.S.



ISOLATED STL COLUMN FTG
 SCALE: N.T.S.



MOMENT FRAME COLUMN TO GRADE BEAM CONNECTION
 SCALE: N.T.S.

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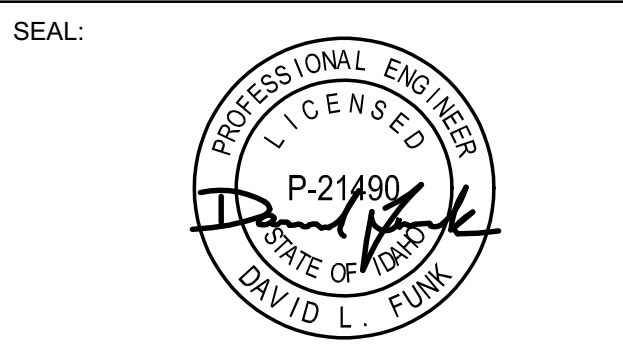
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02/24/23			

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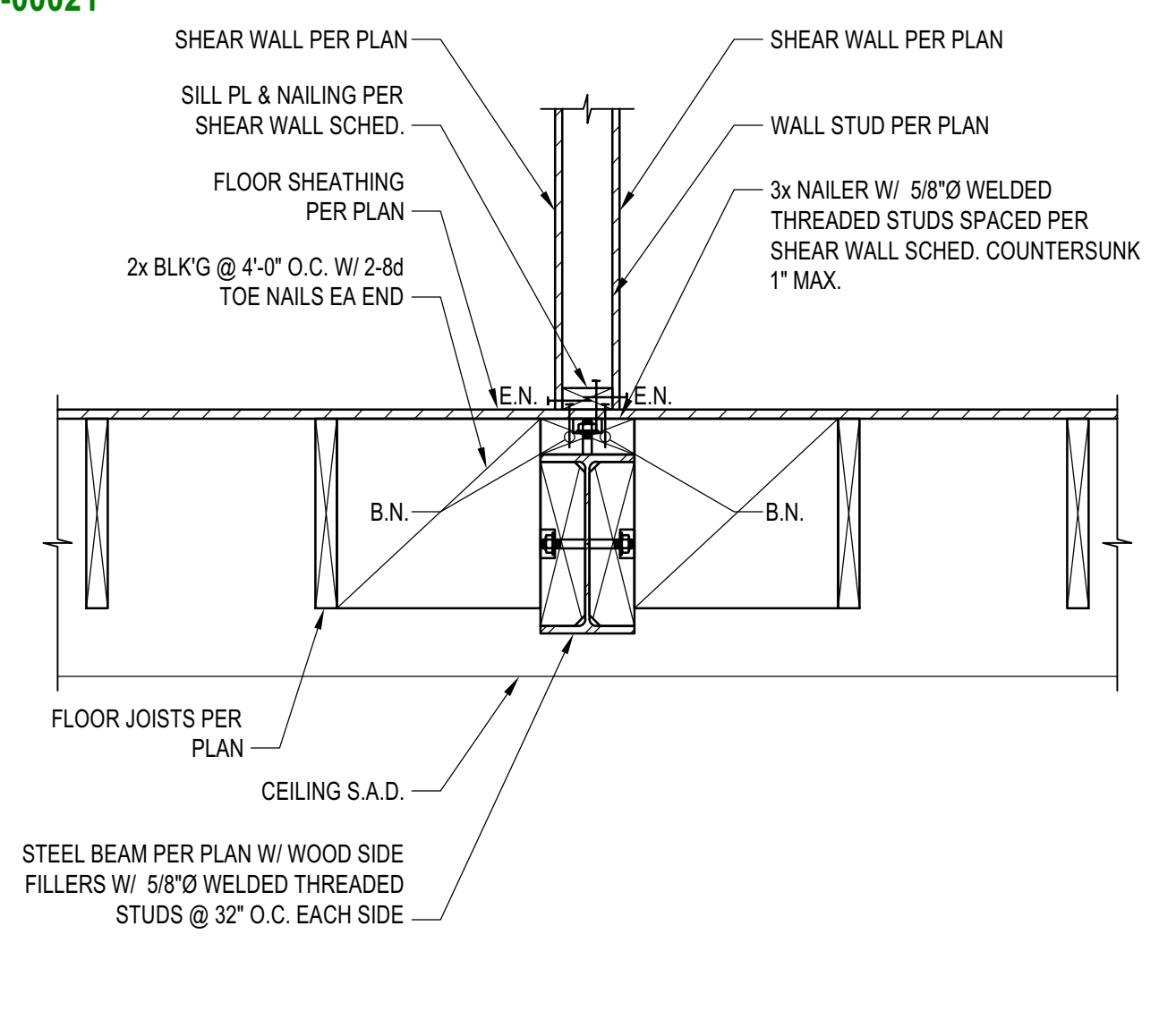
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CONCRETE SECTIONS AND DETAILS

DRAWING NUMBER:
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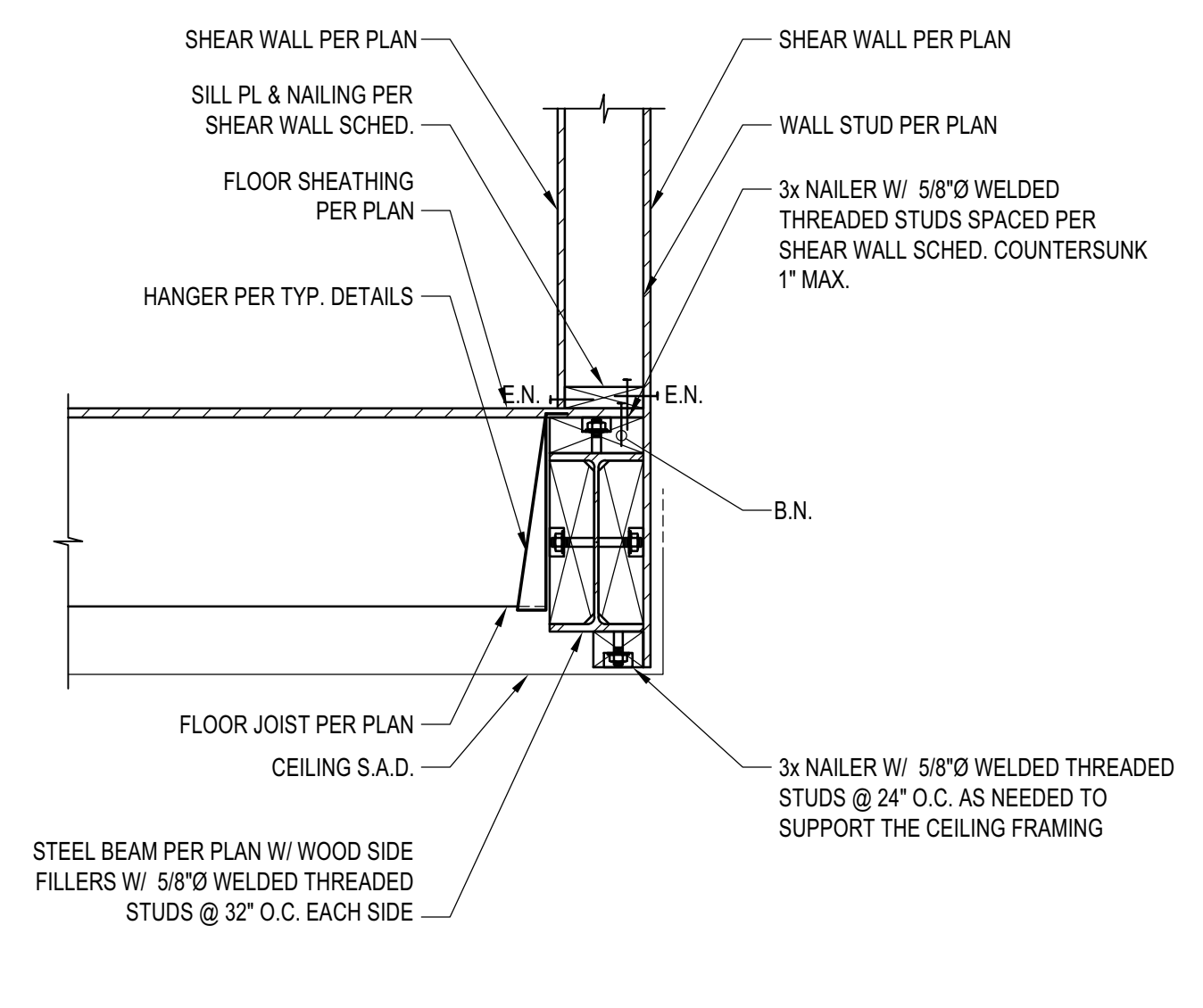


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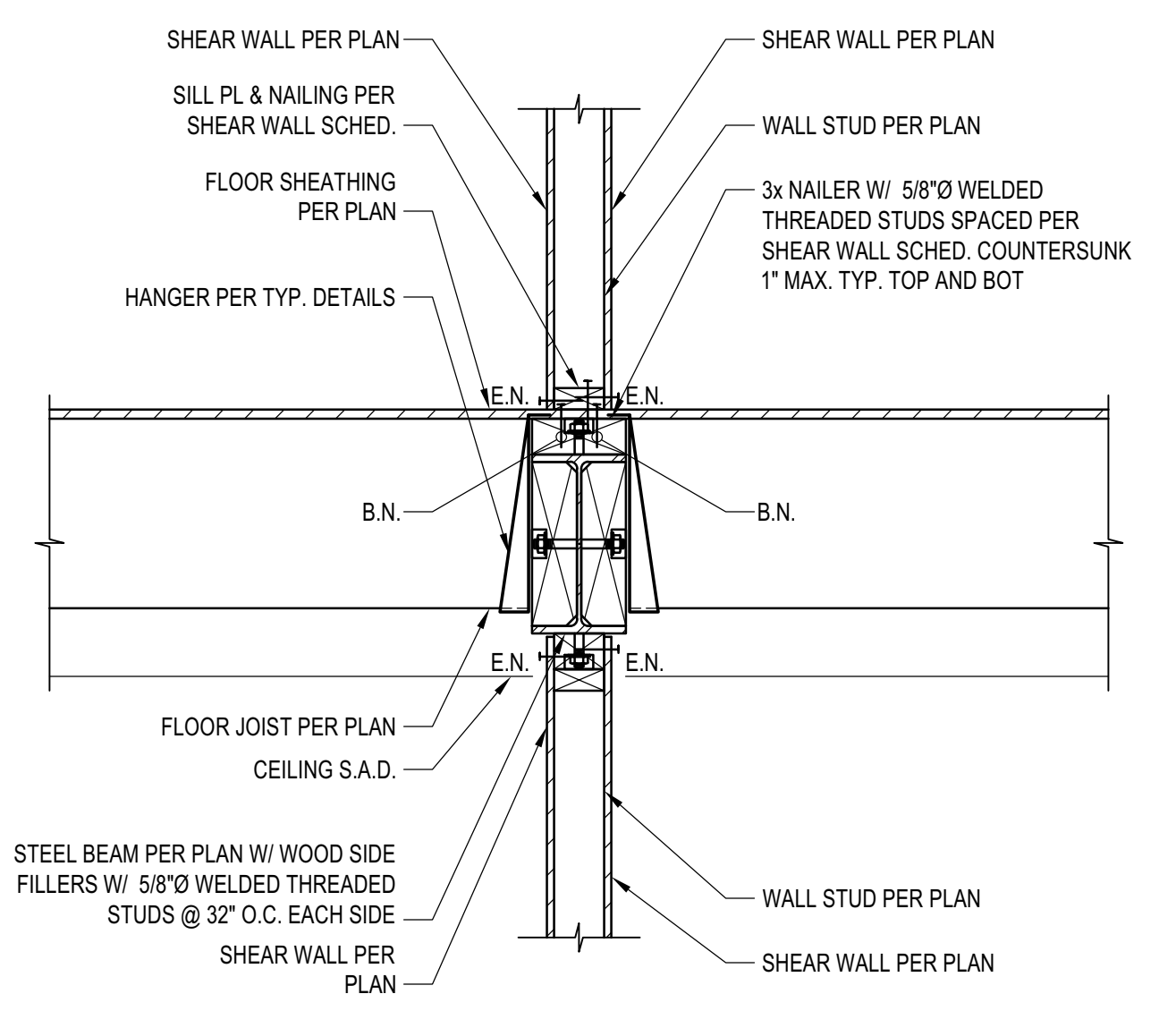
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06/26/23



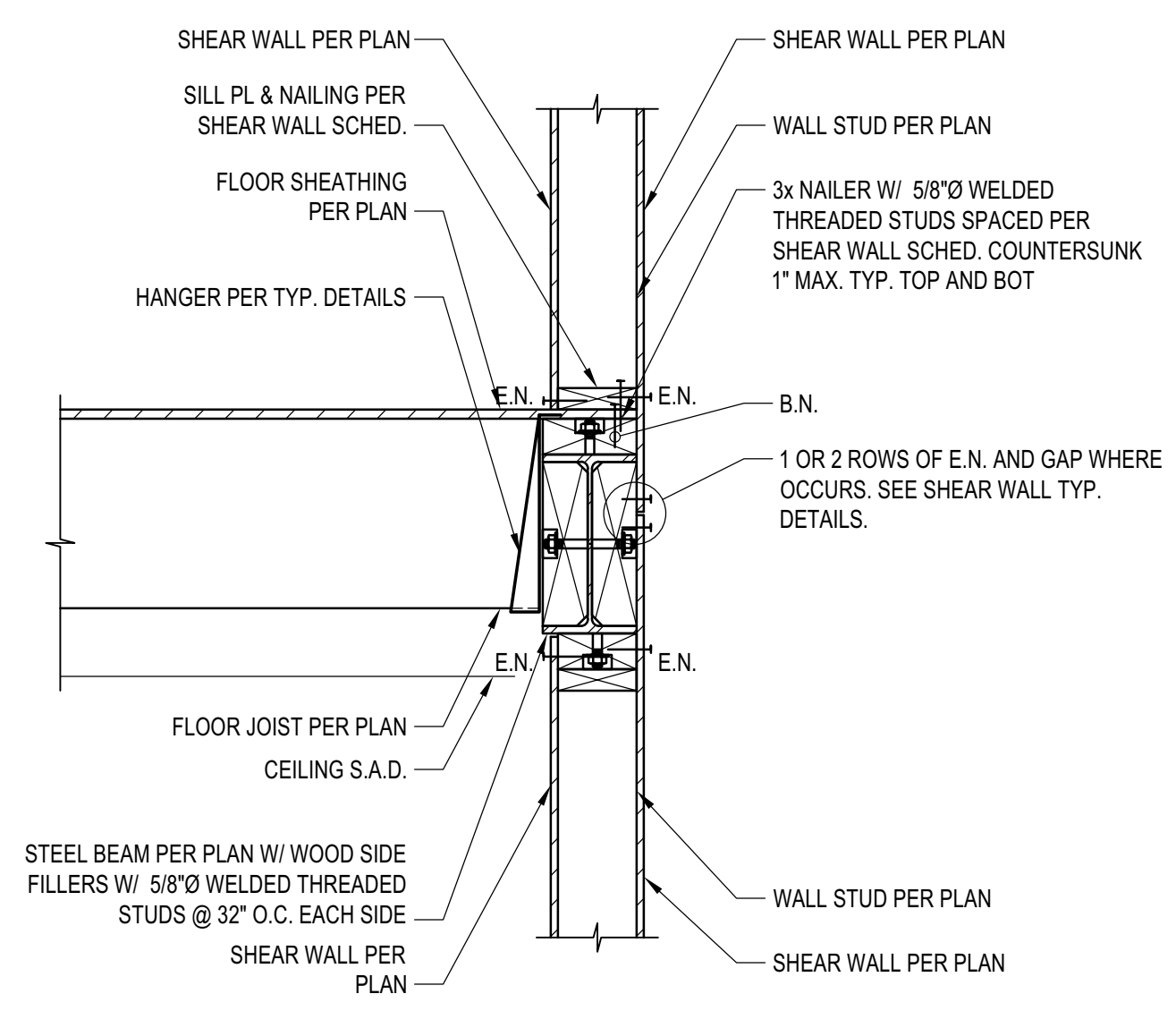
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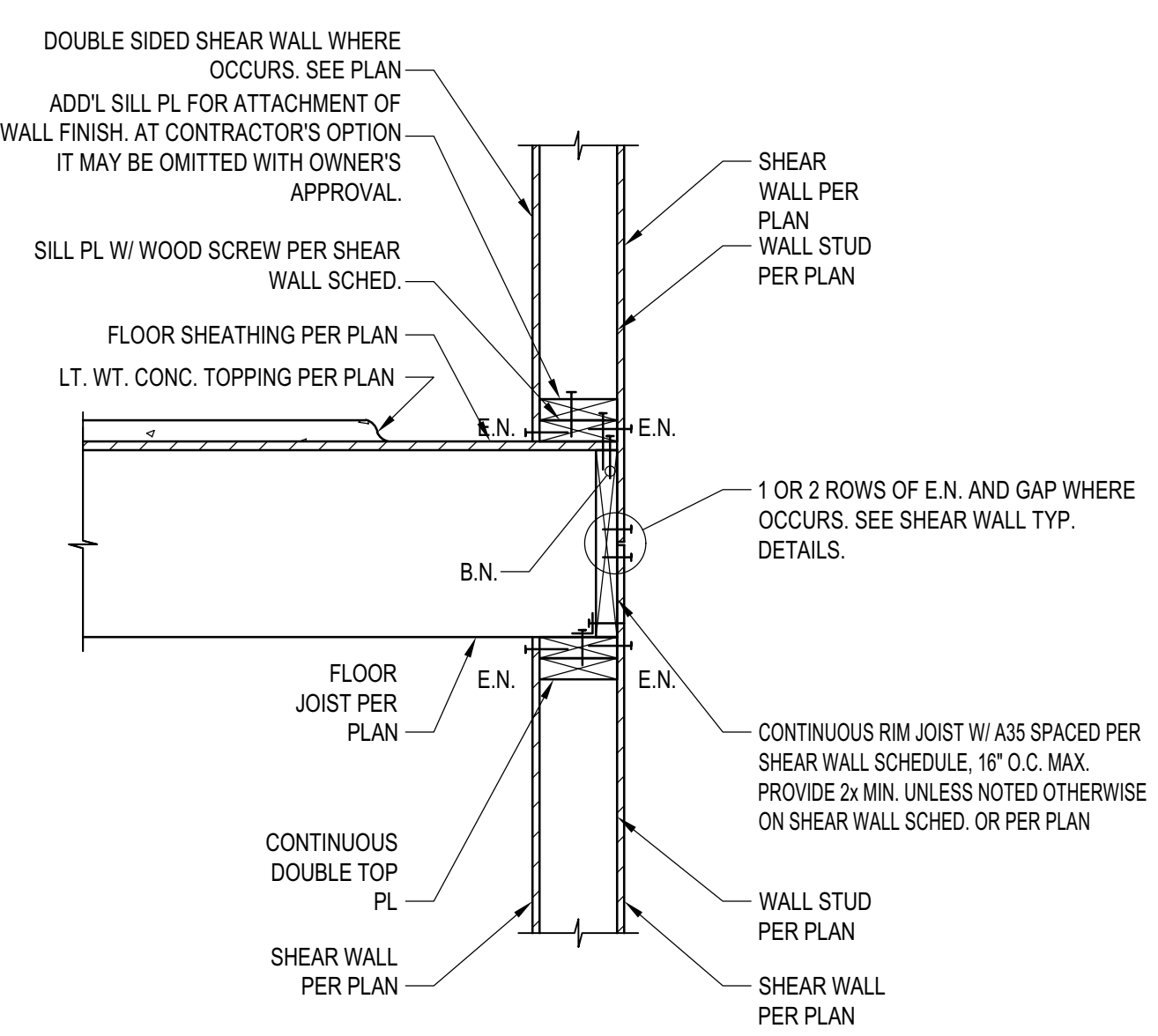
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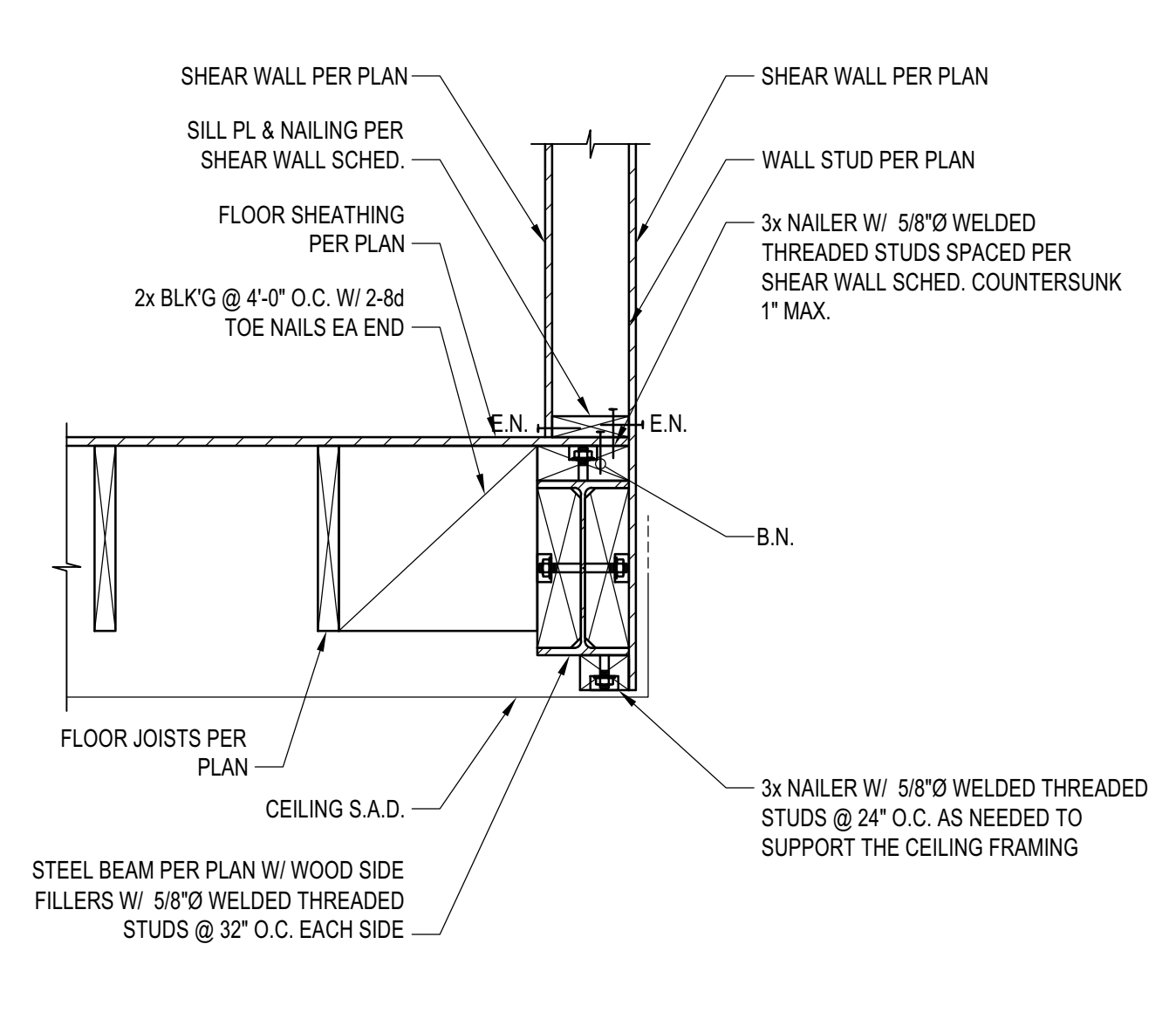
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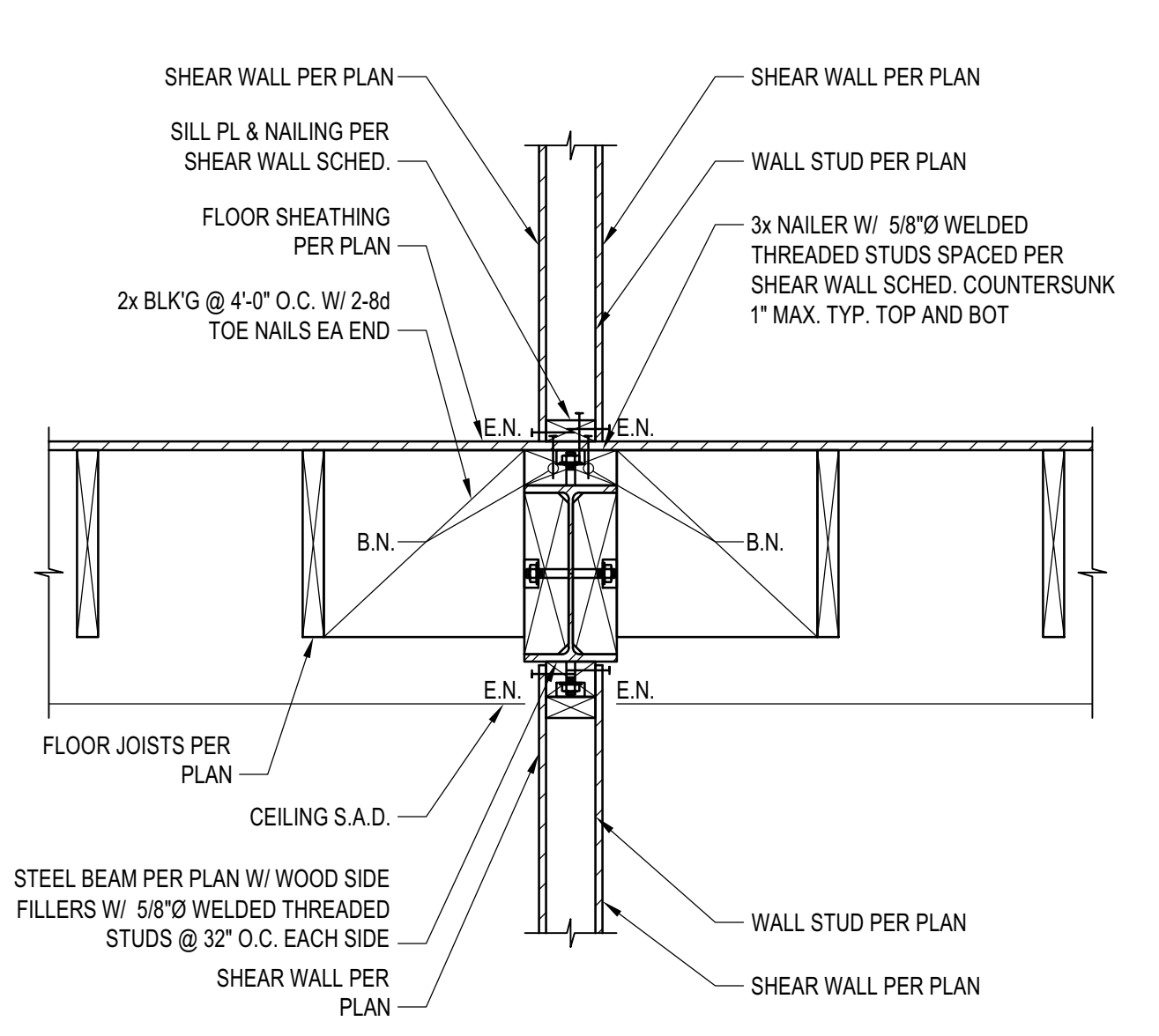
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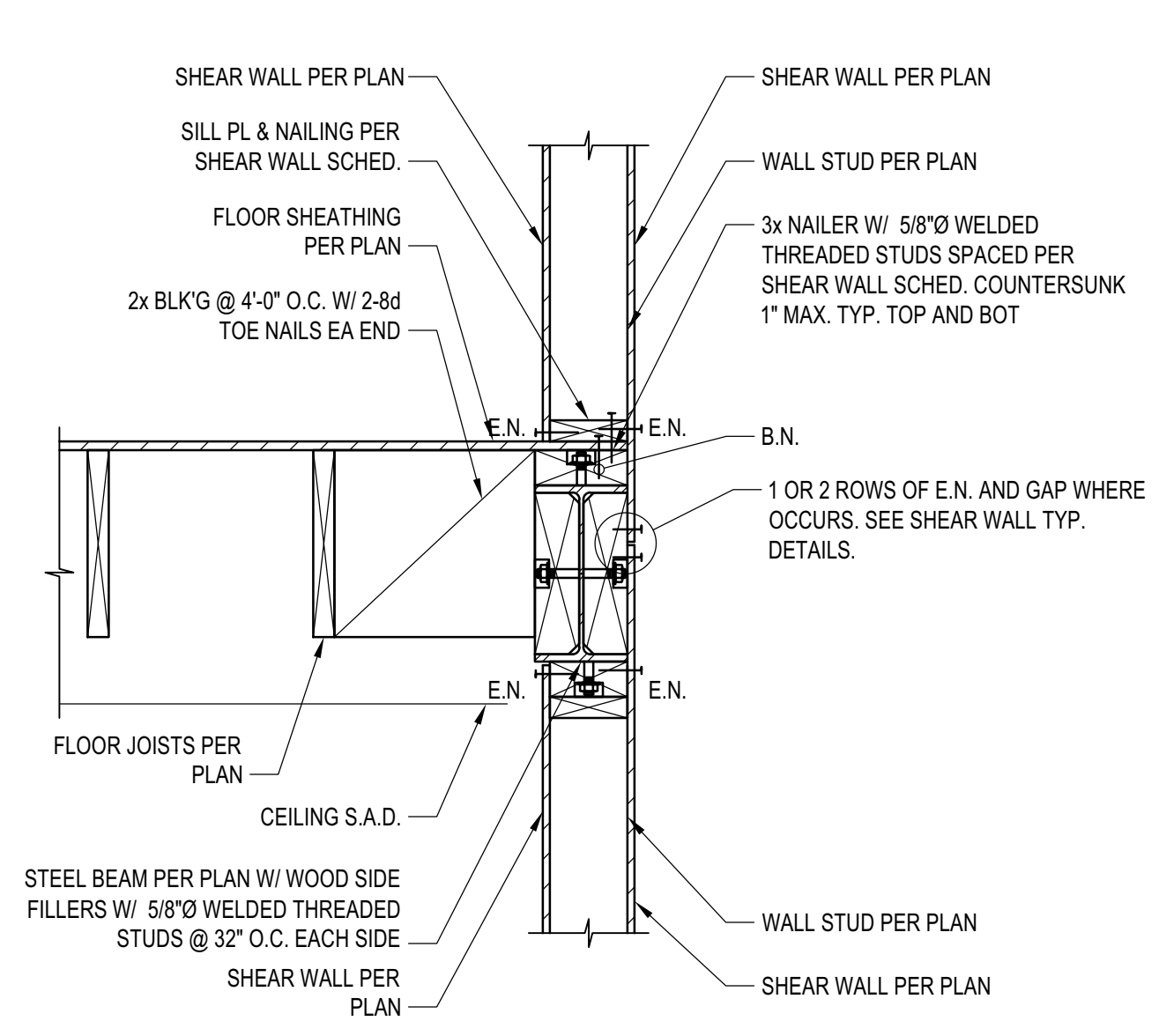
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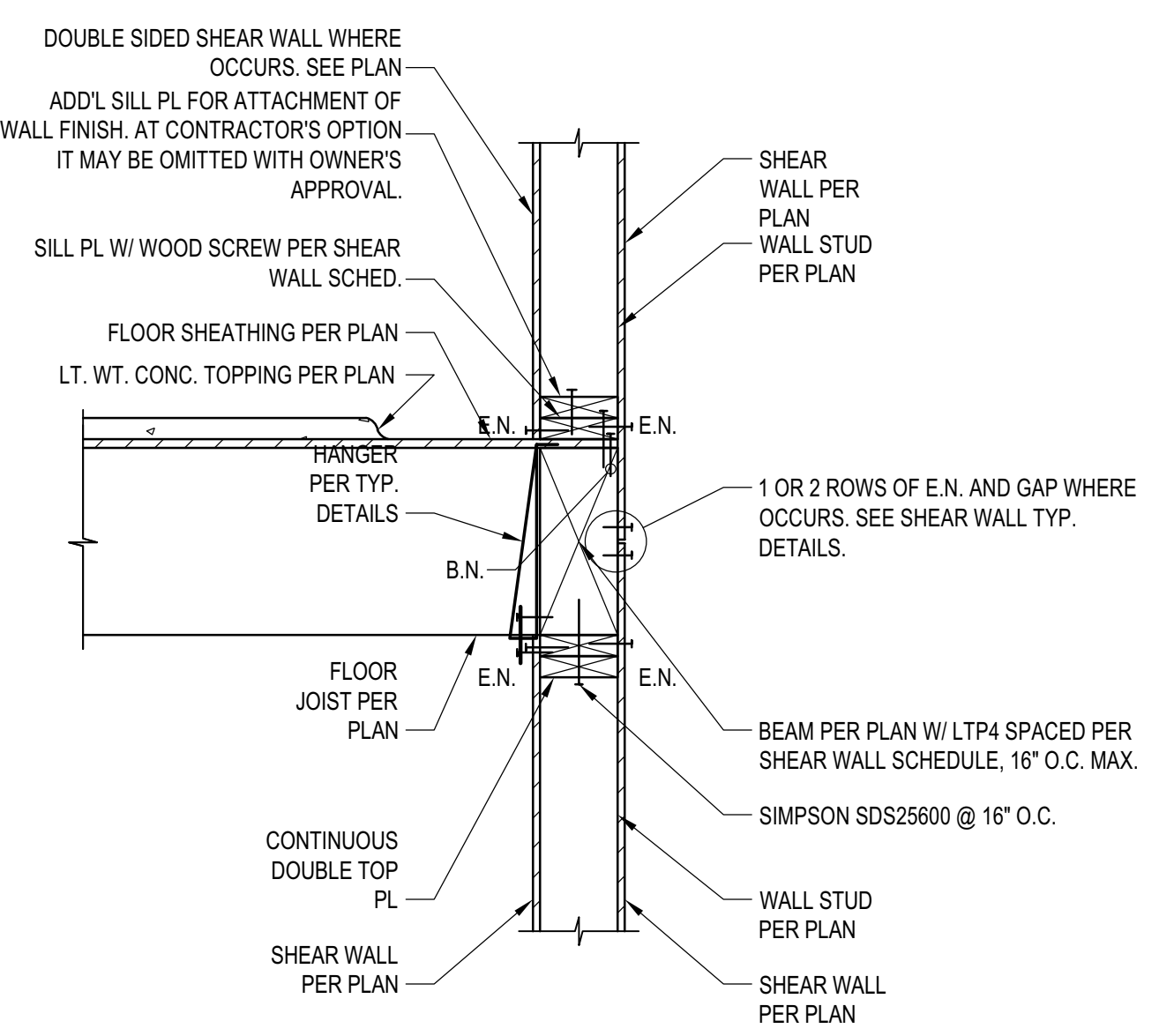
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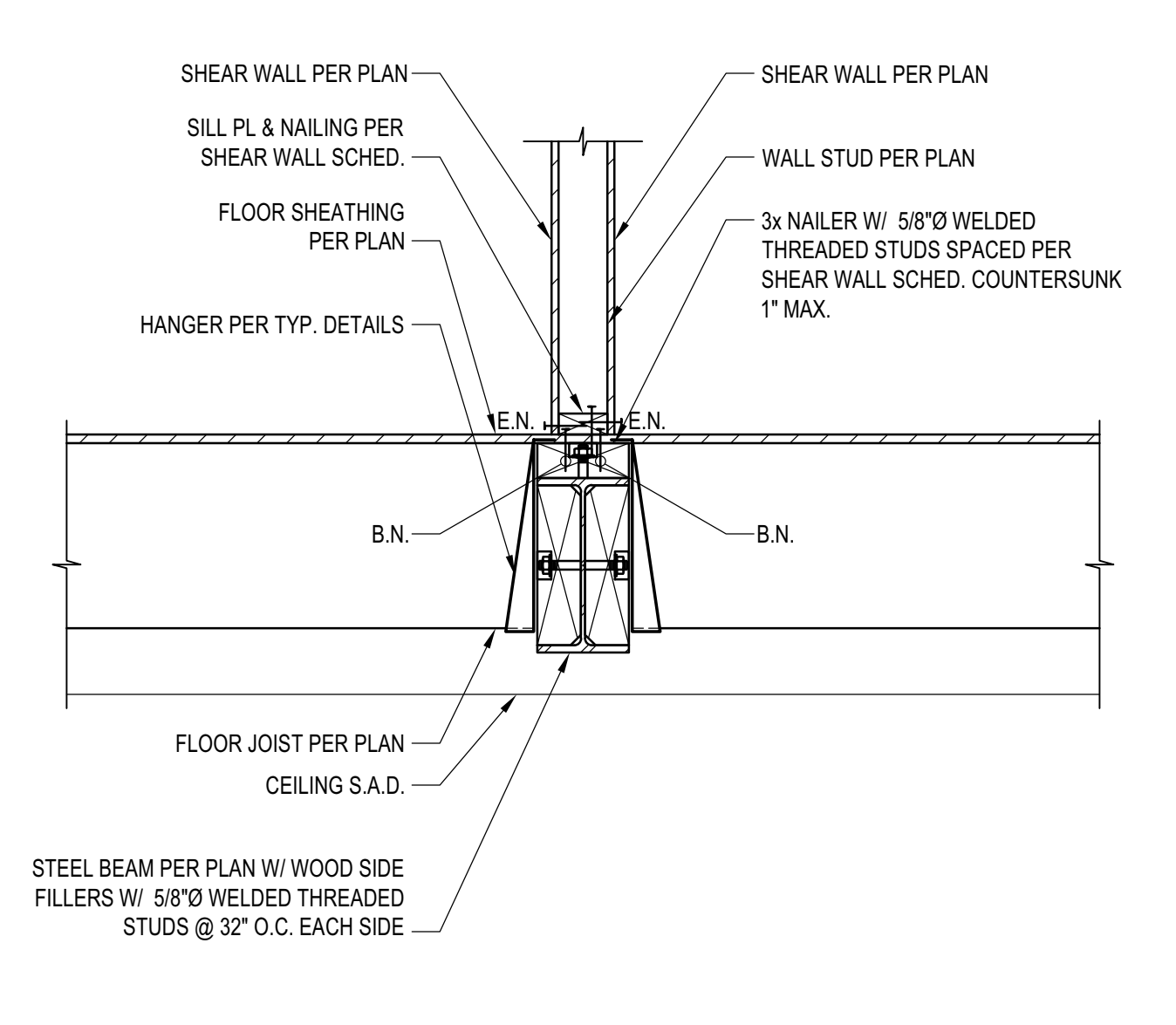
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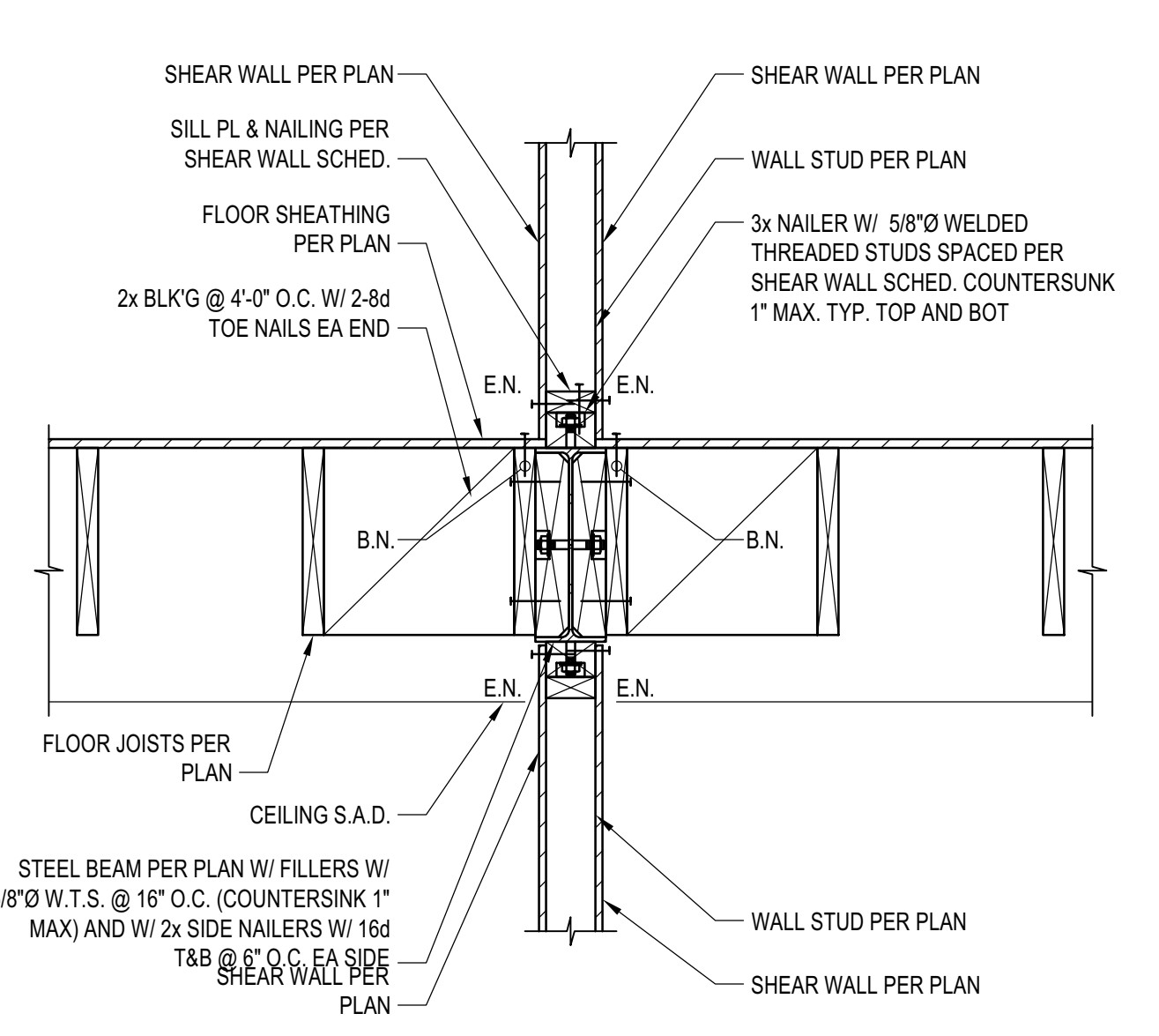
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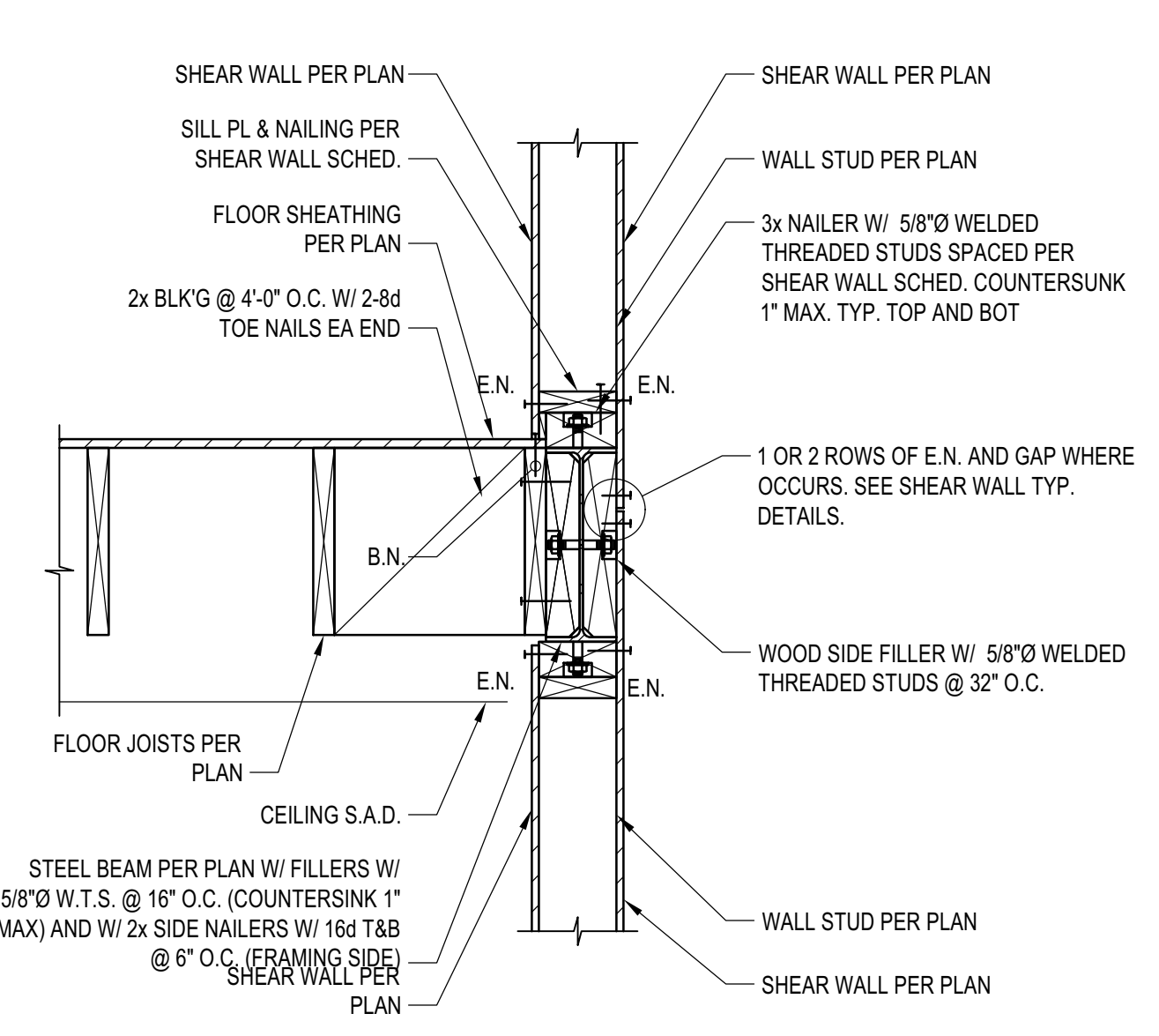
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DETAIL 9
SCALE: N.T.S.



DETAIL 6
SCALE: N.T.S.



DETAIL 3
SCALE: N.T.S.

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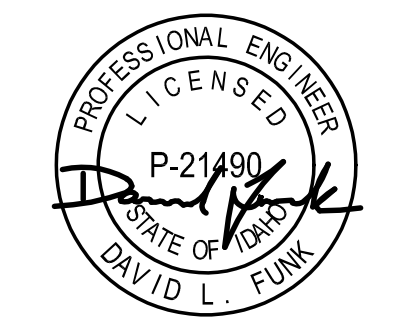
LANDSCAPE ARCHITECT:
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PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
WOOD SECTIONS AND DETAILS

DRAWING NUMBER:
S-401

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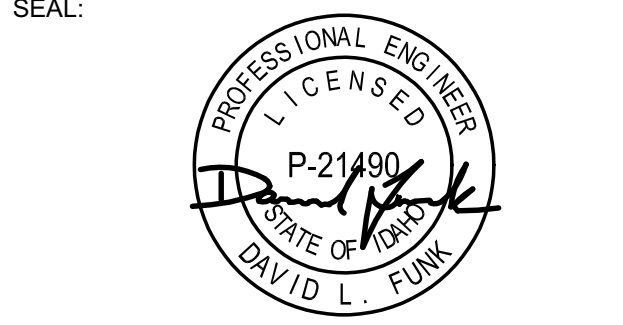
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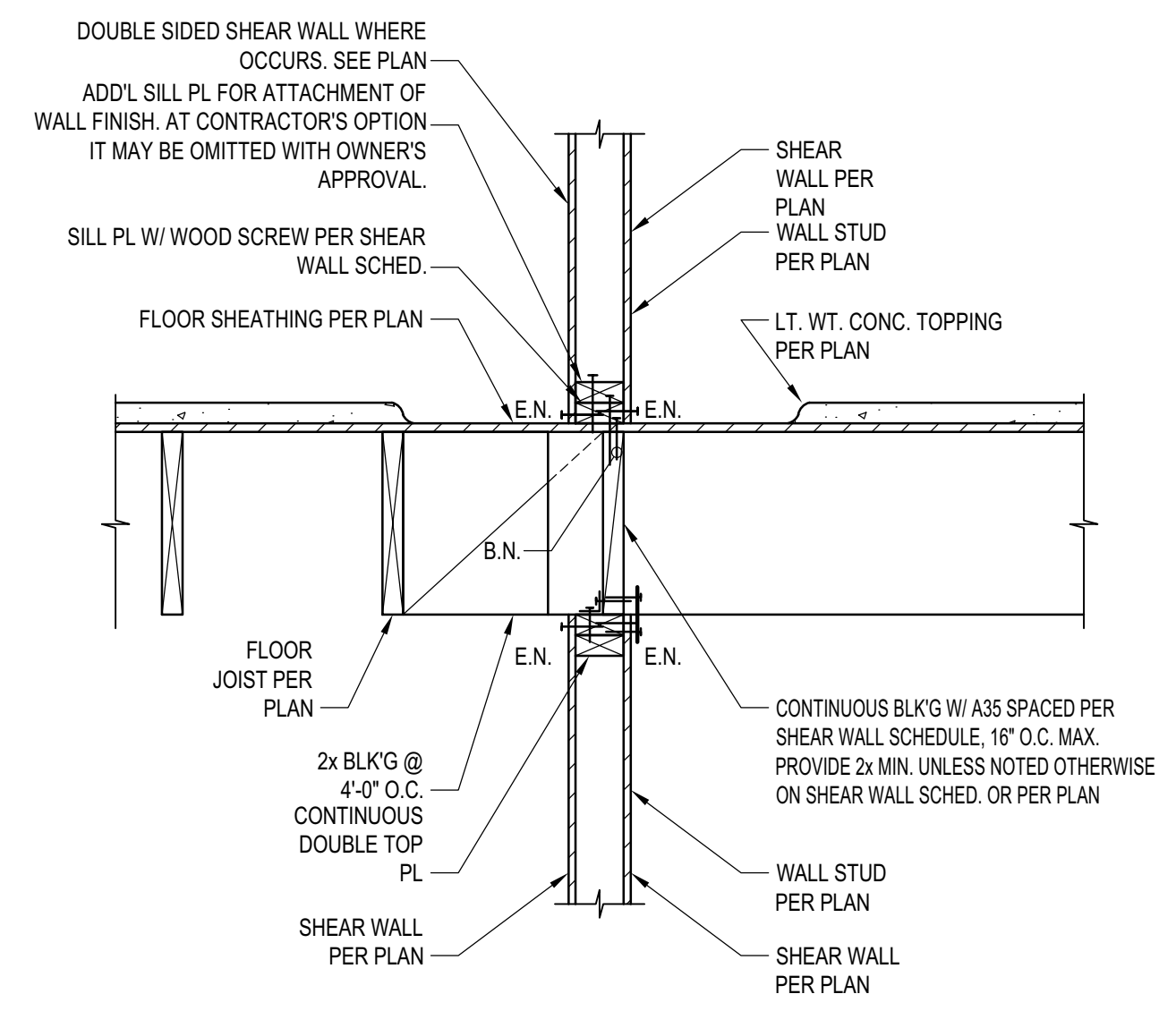
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02/24/23			

PROJECT:
BADGER RESIDENCE
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 KETCHUM, ID 83340

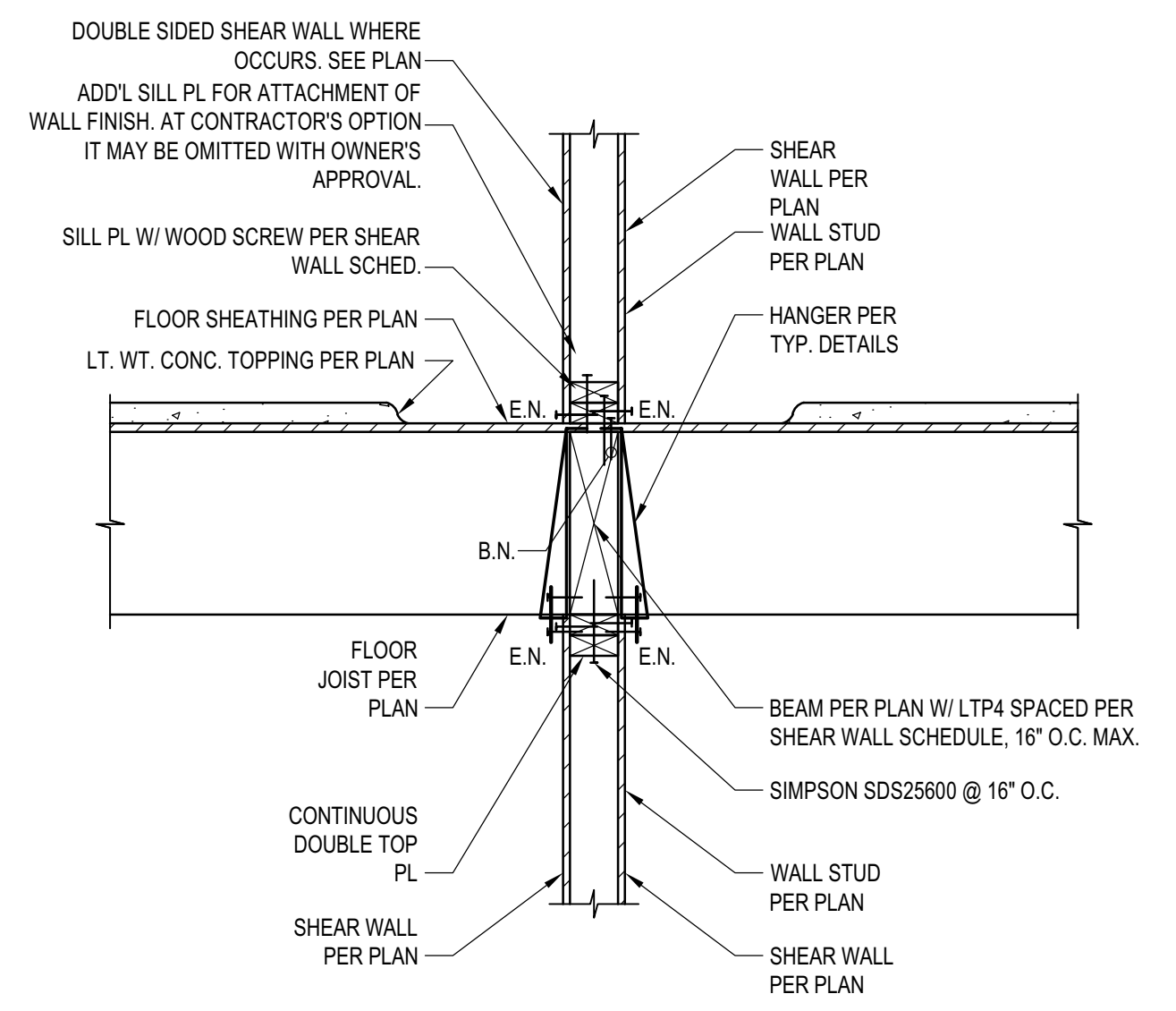
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WOOD SECTIONS AND DETAILS

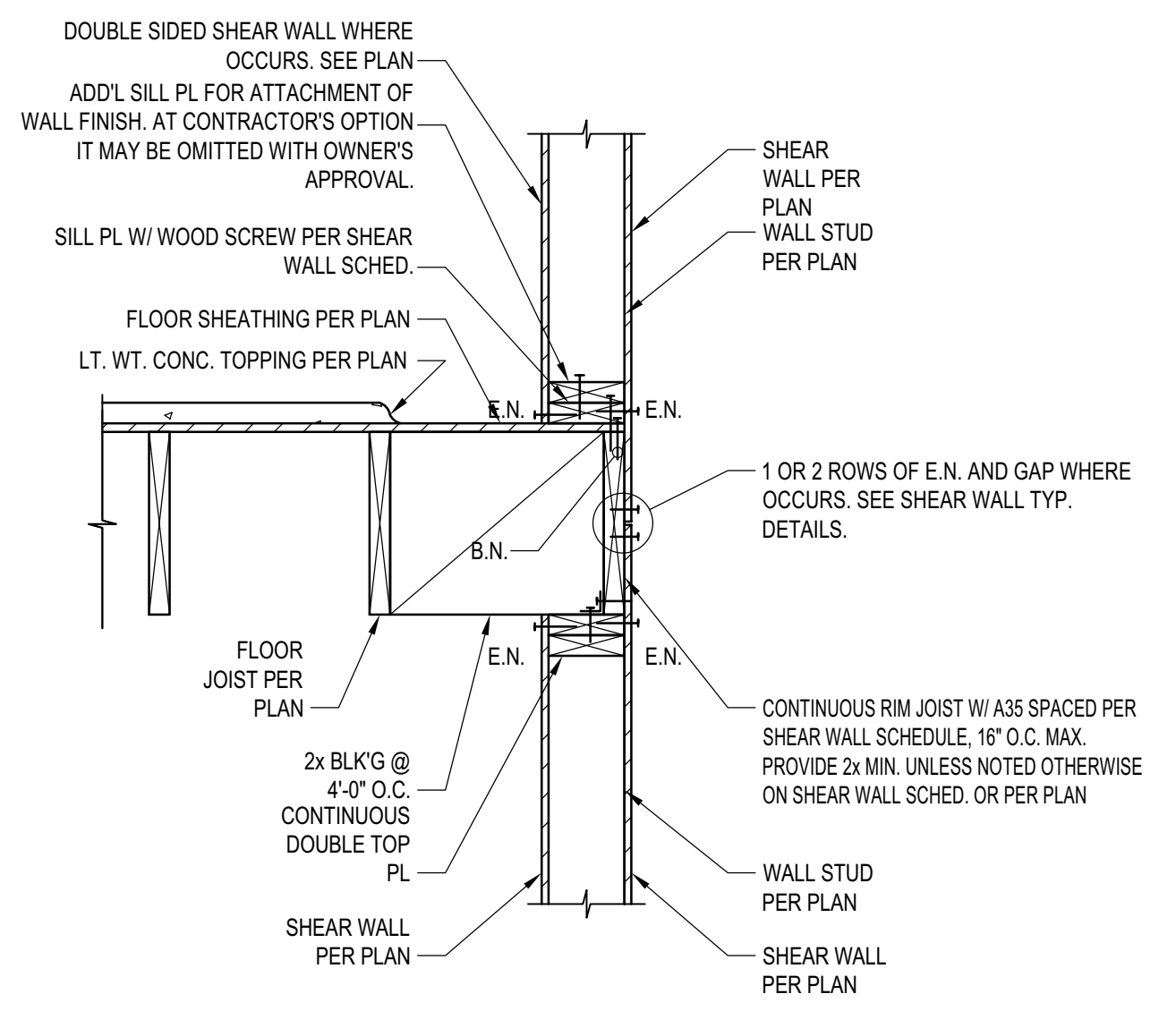
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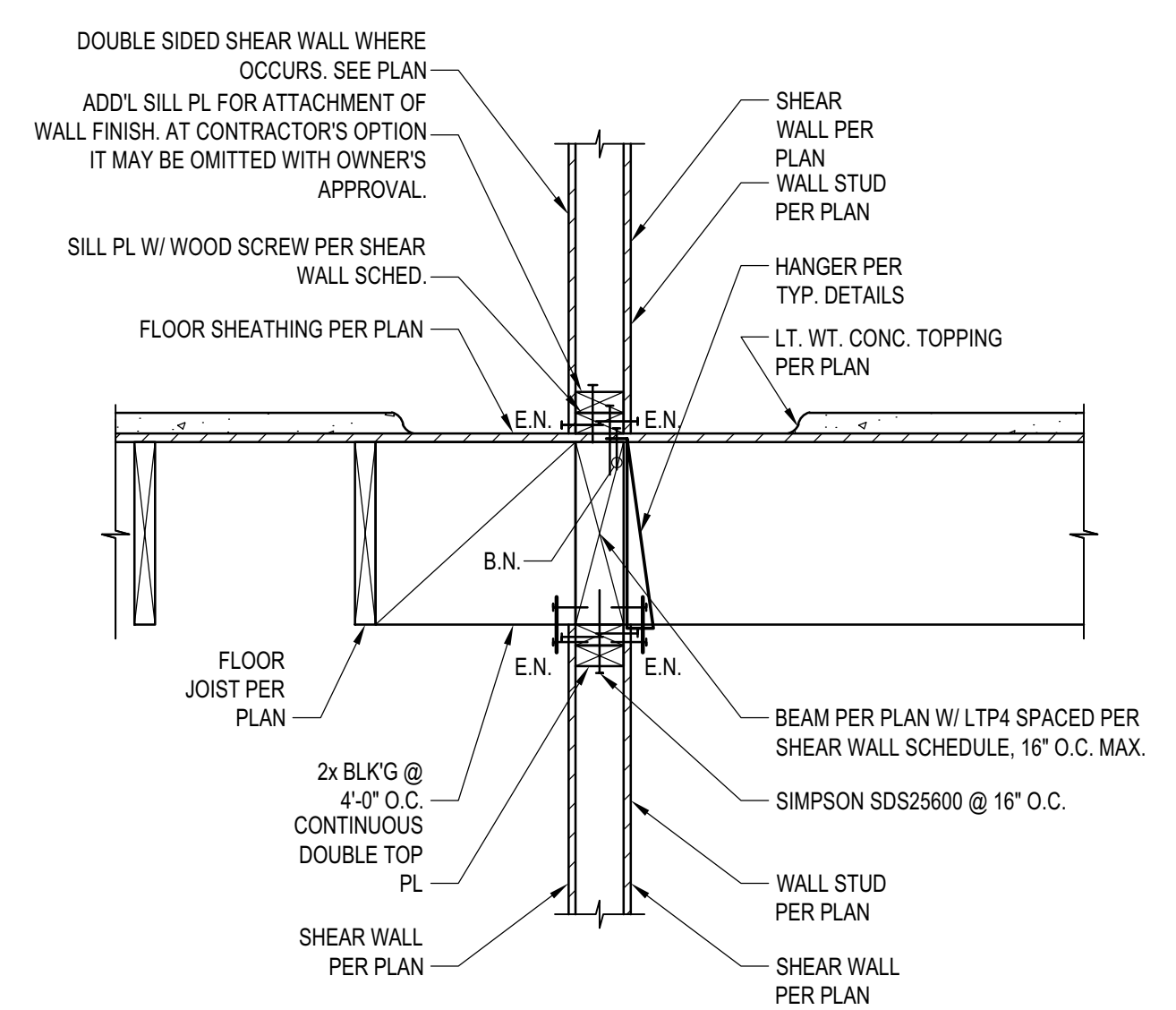
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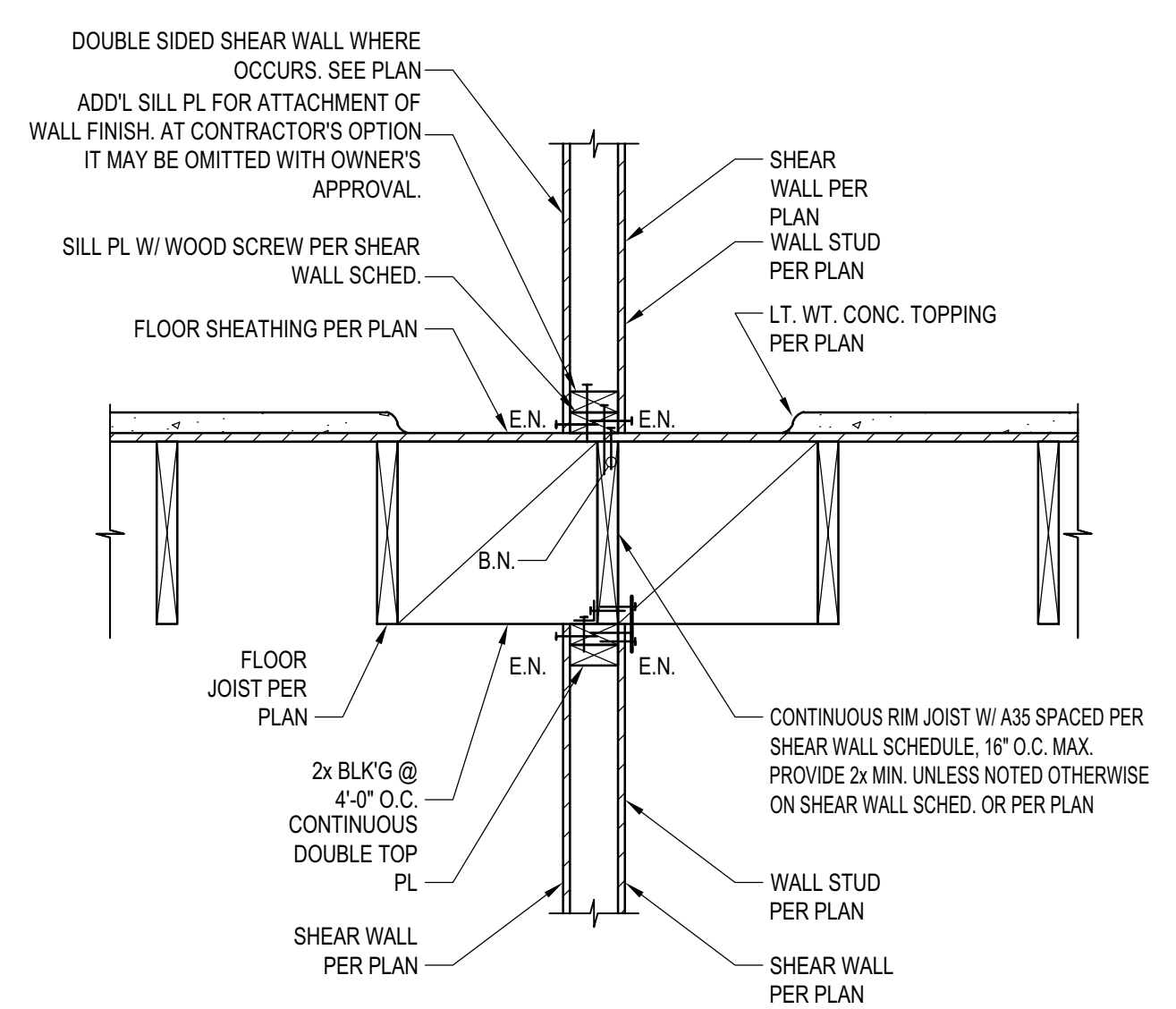
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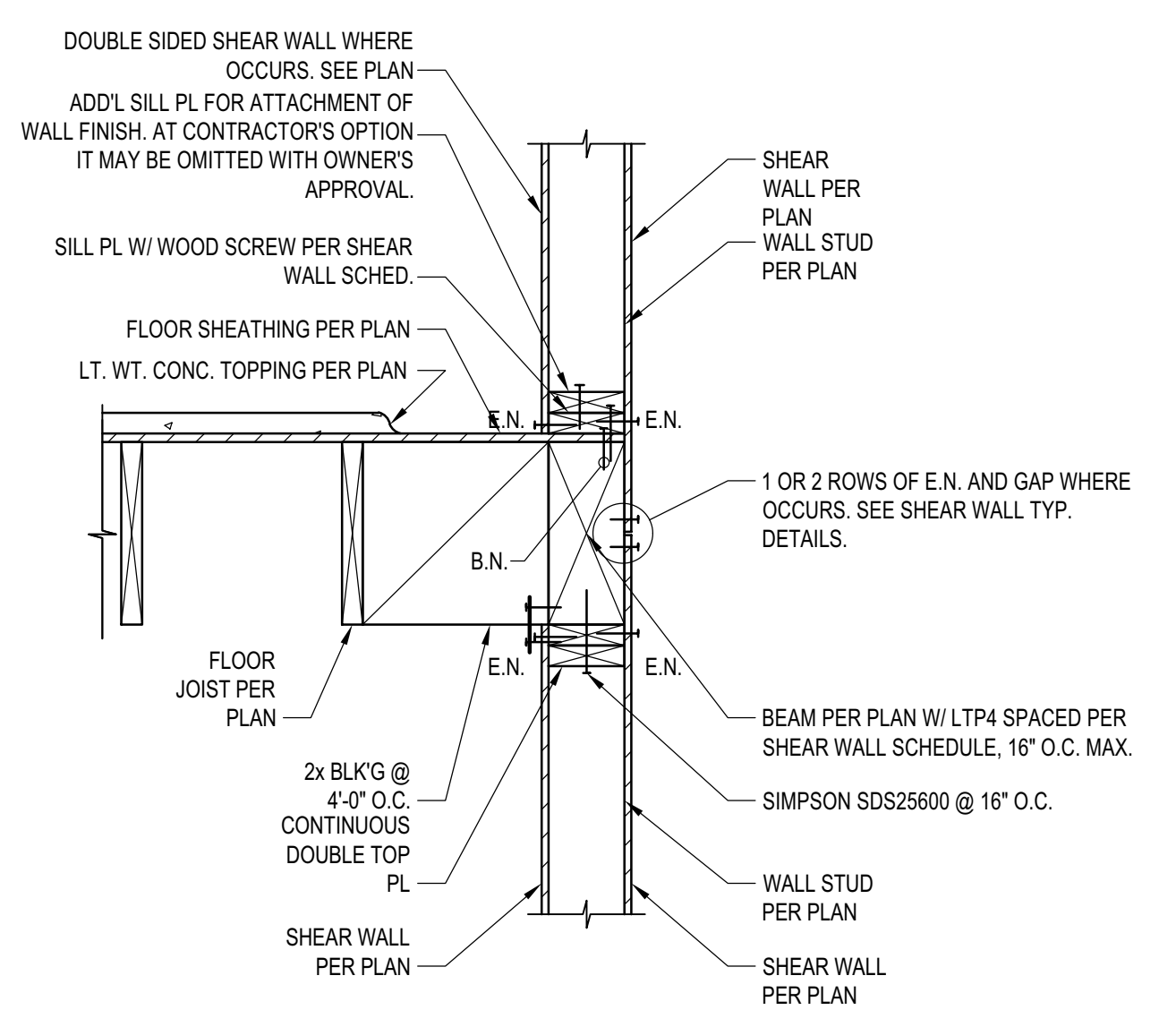
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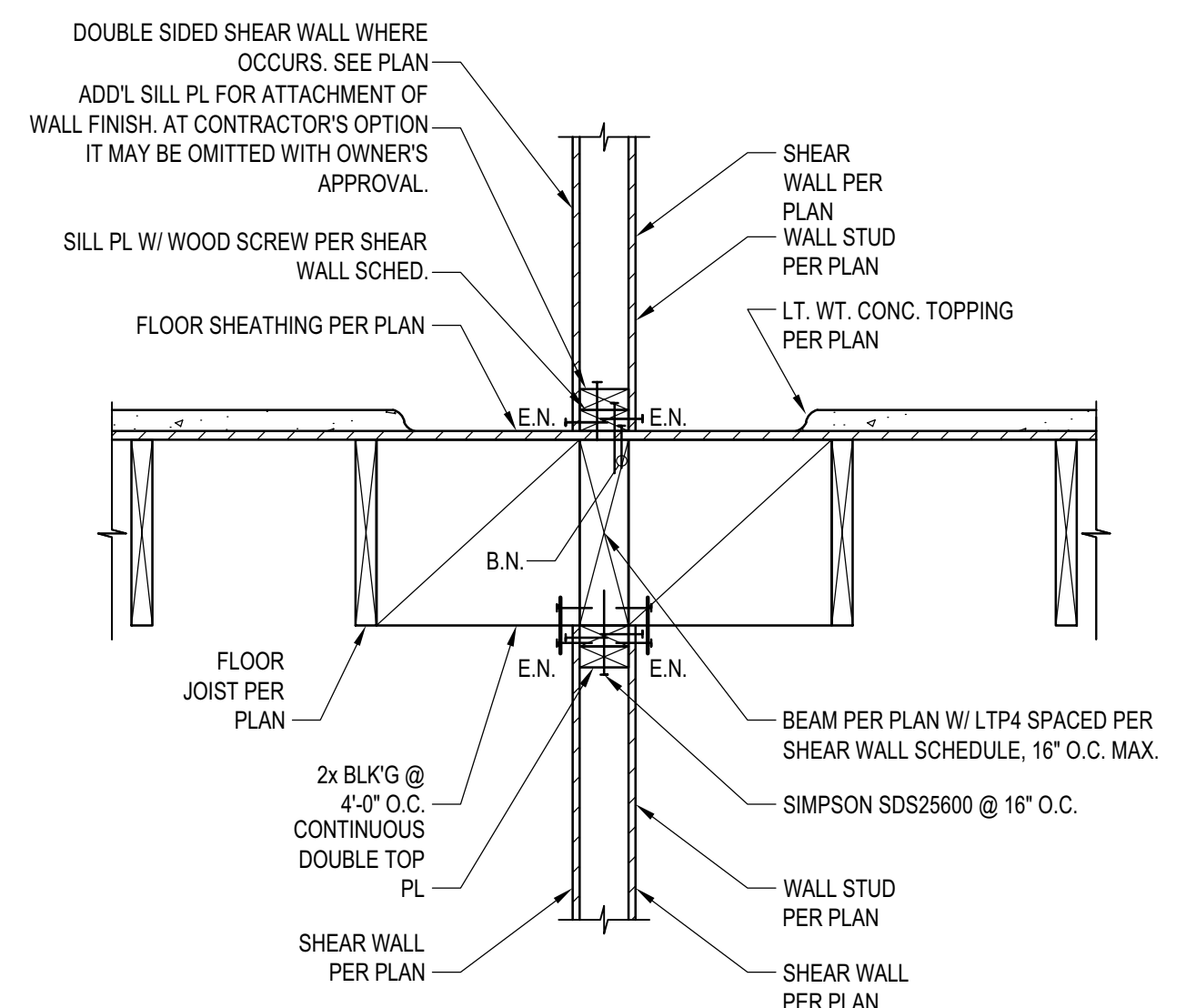
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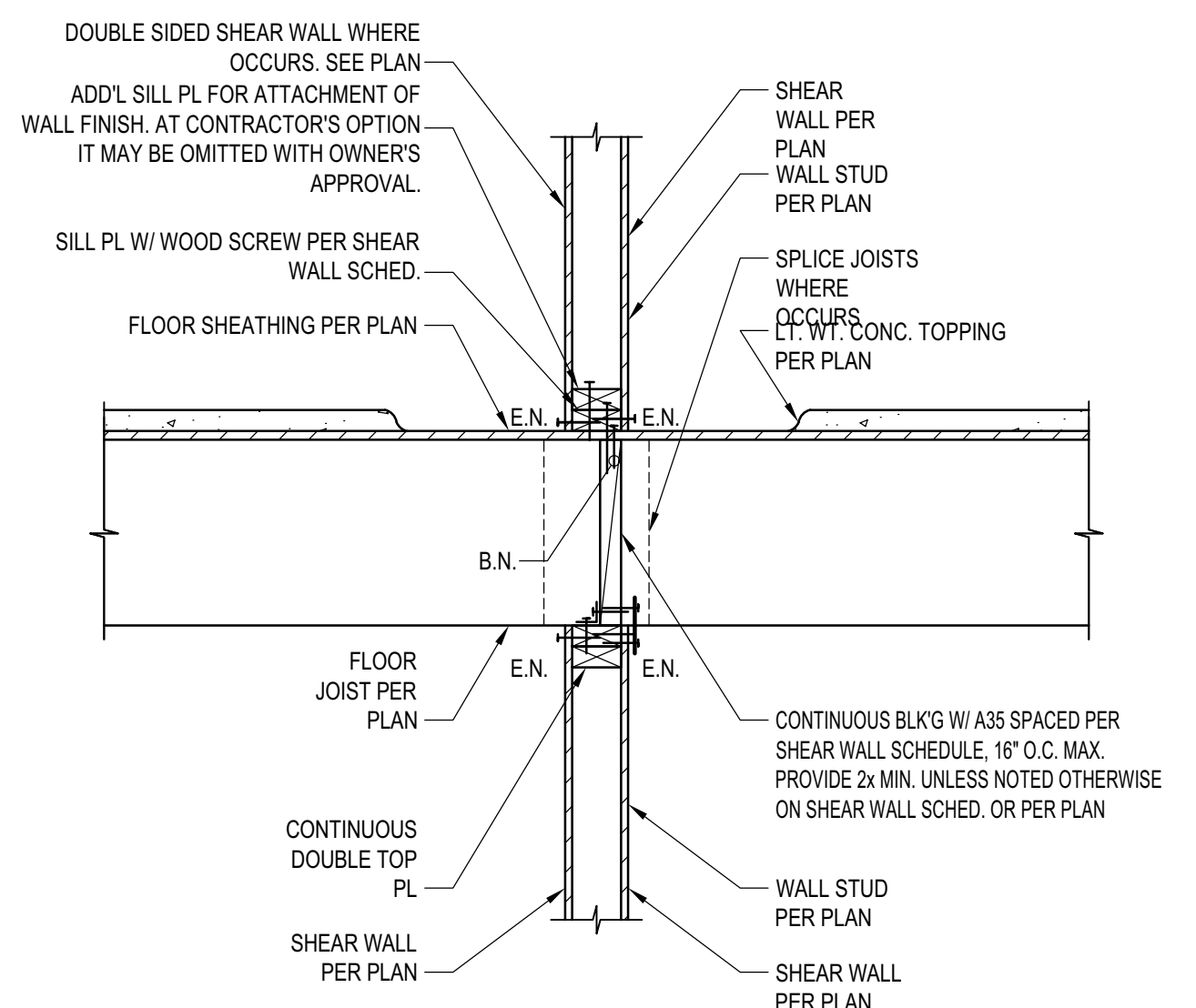
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DETAIL
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DETAIL
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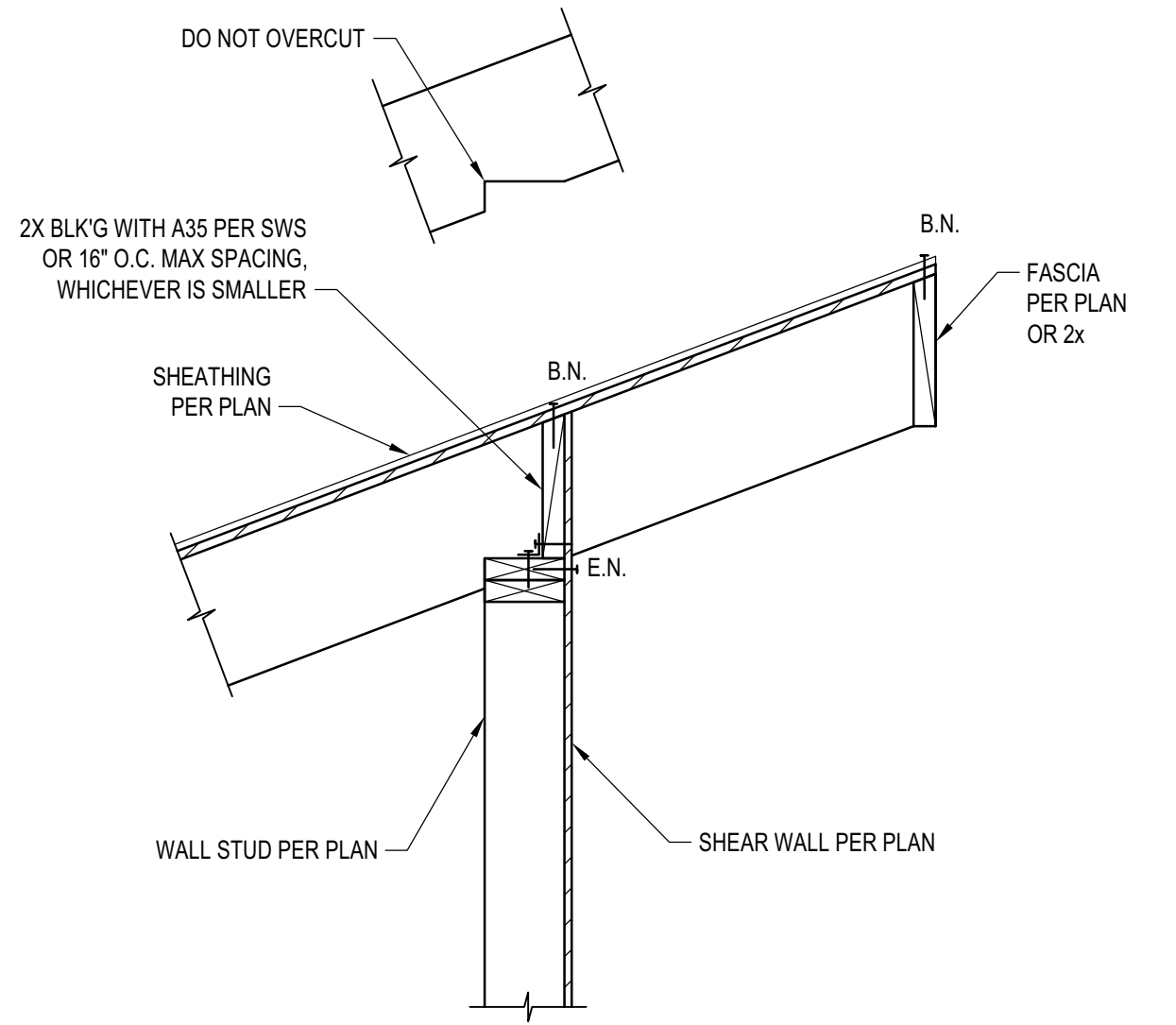
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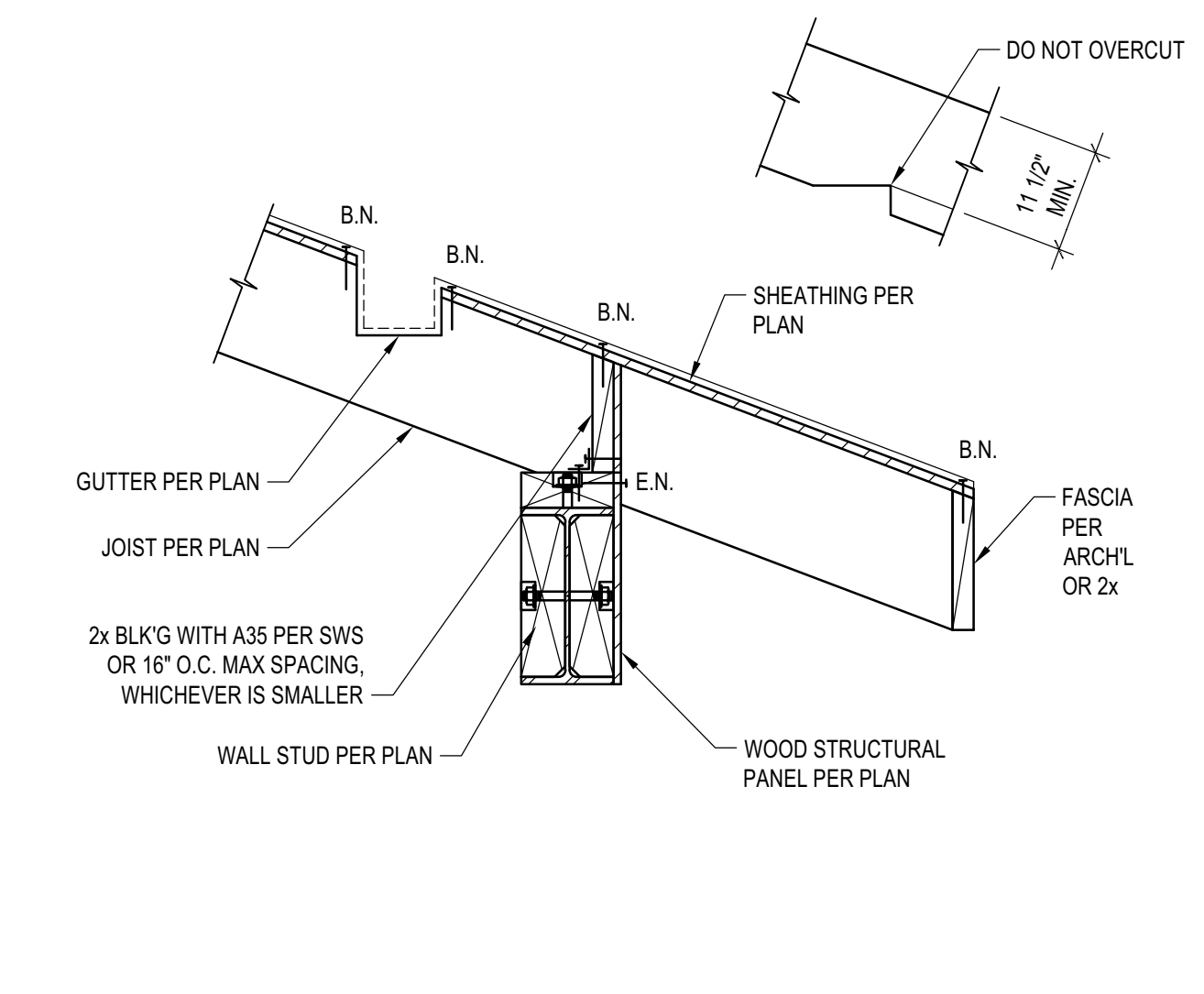
Approved
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 06/26/23

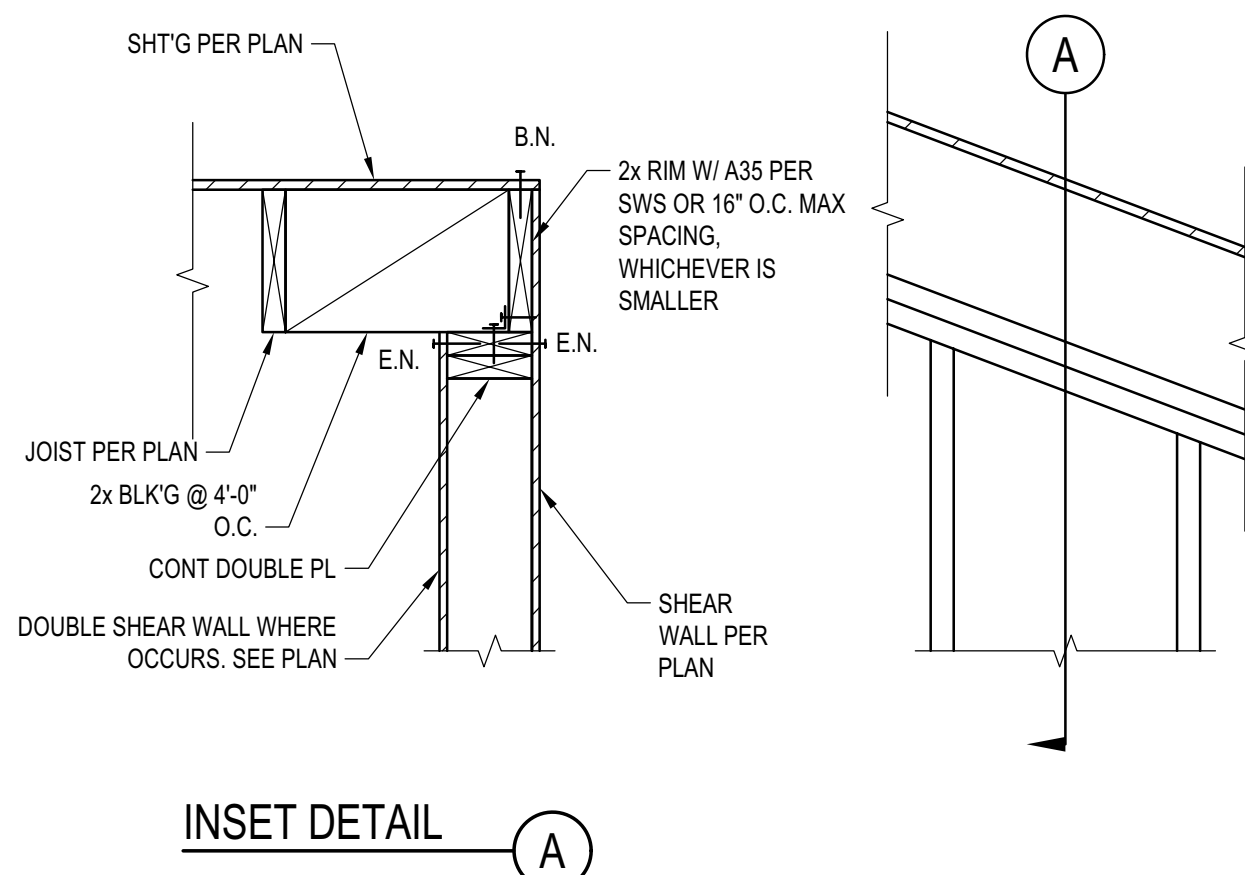
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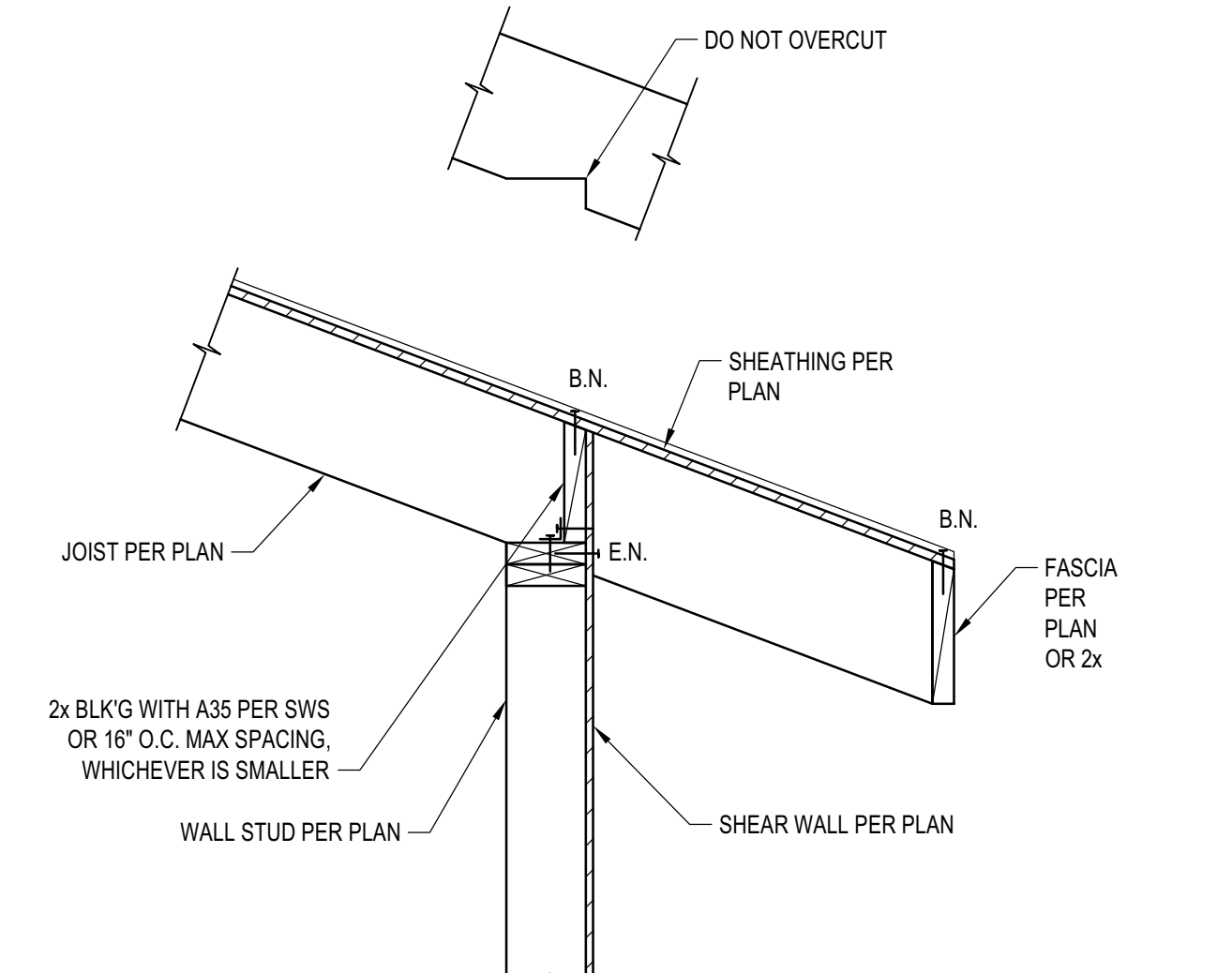
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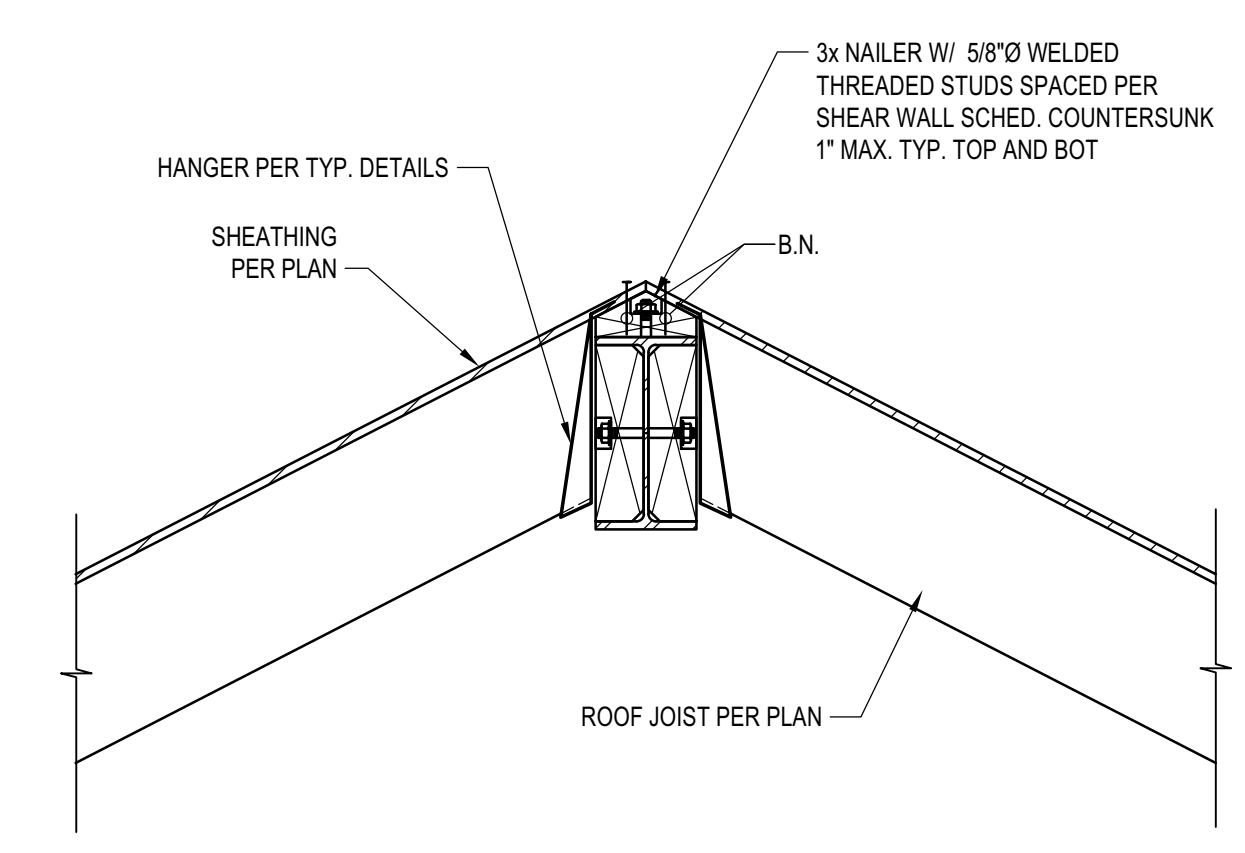
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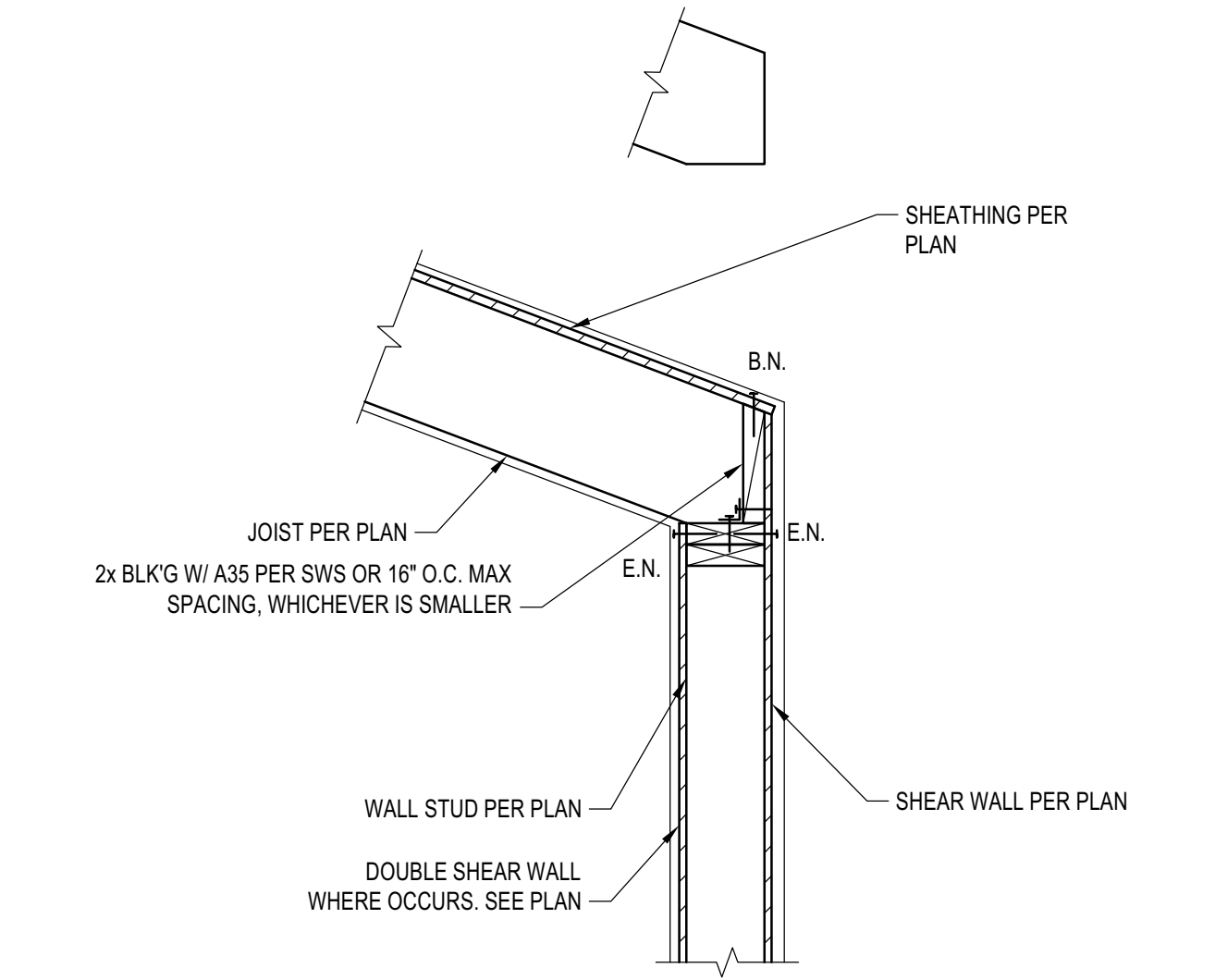
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DETAIL
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DETAIL
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DETAIL
 SCALE: N.T.S.

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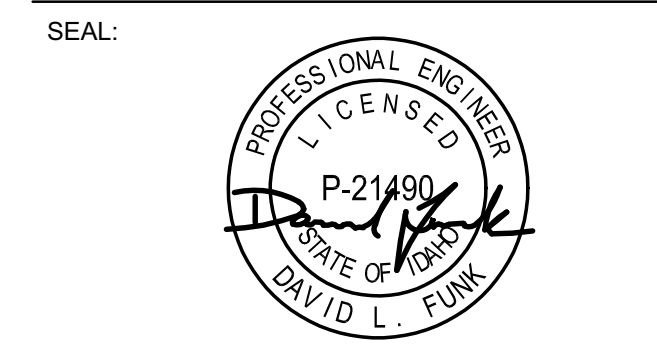
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 EL SEGUNDO, CA 90245
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 LFA Job #22791



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NO	DATE	PC SUBMITTAL	ISSUE
02/24/23		PC SUBMITTAL	

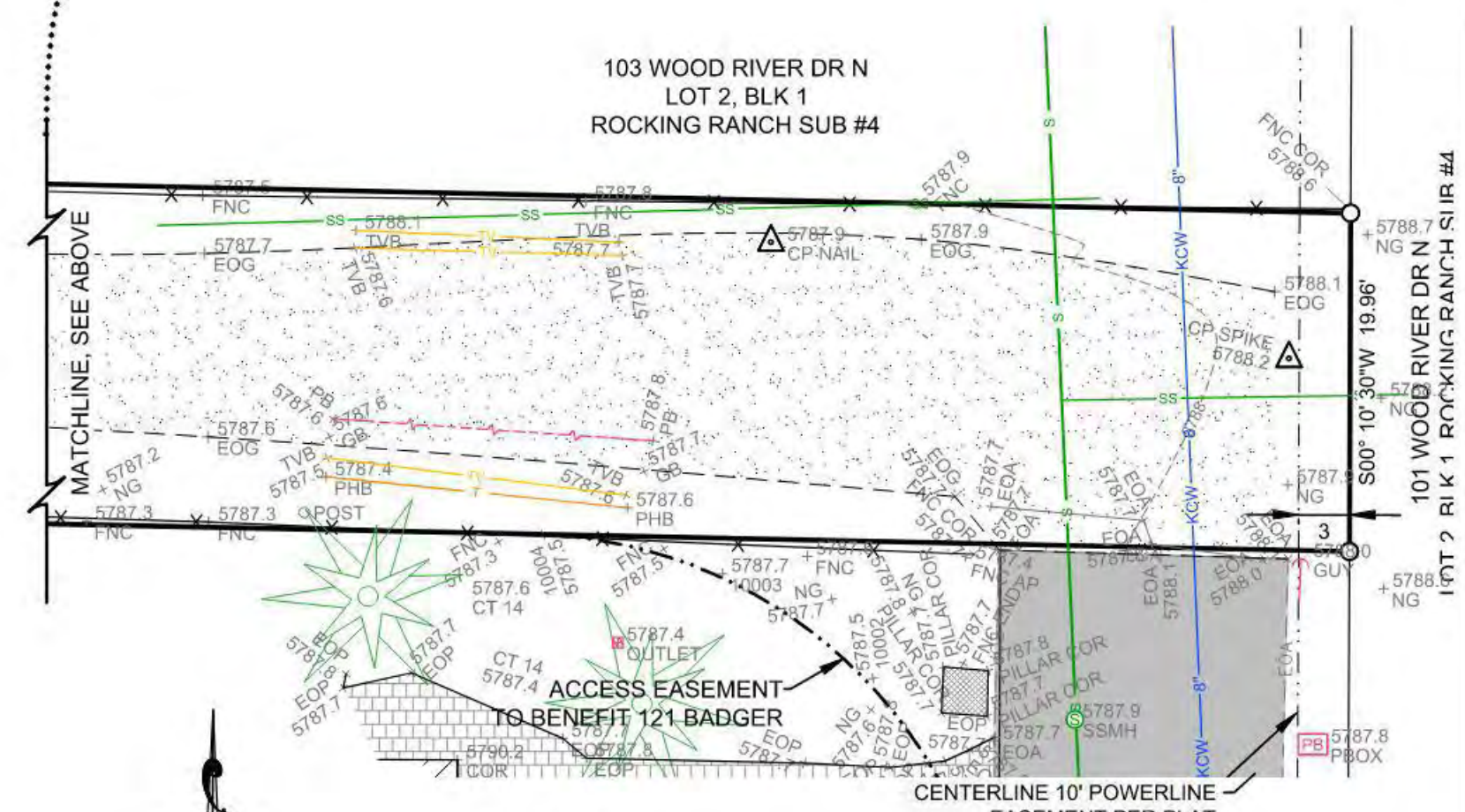
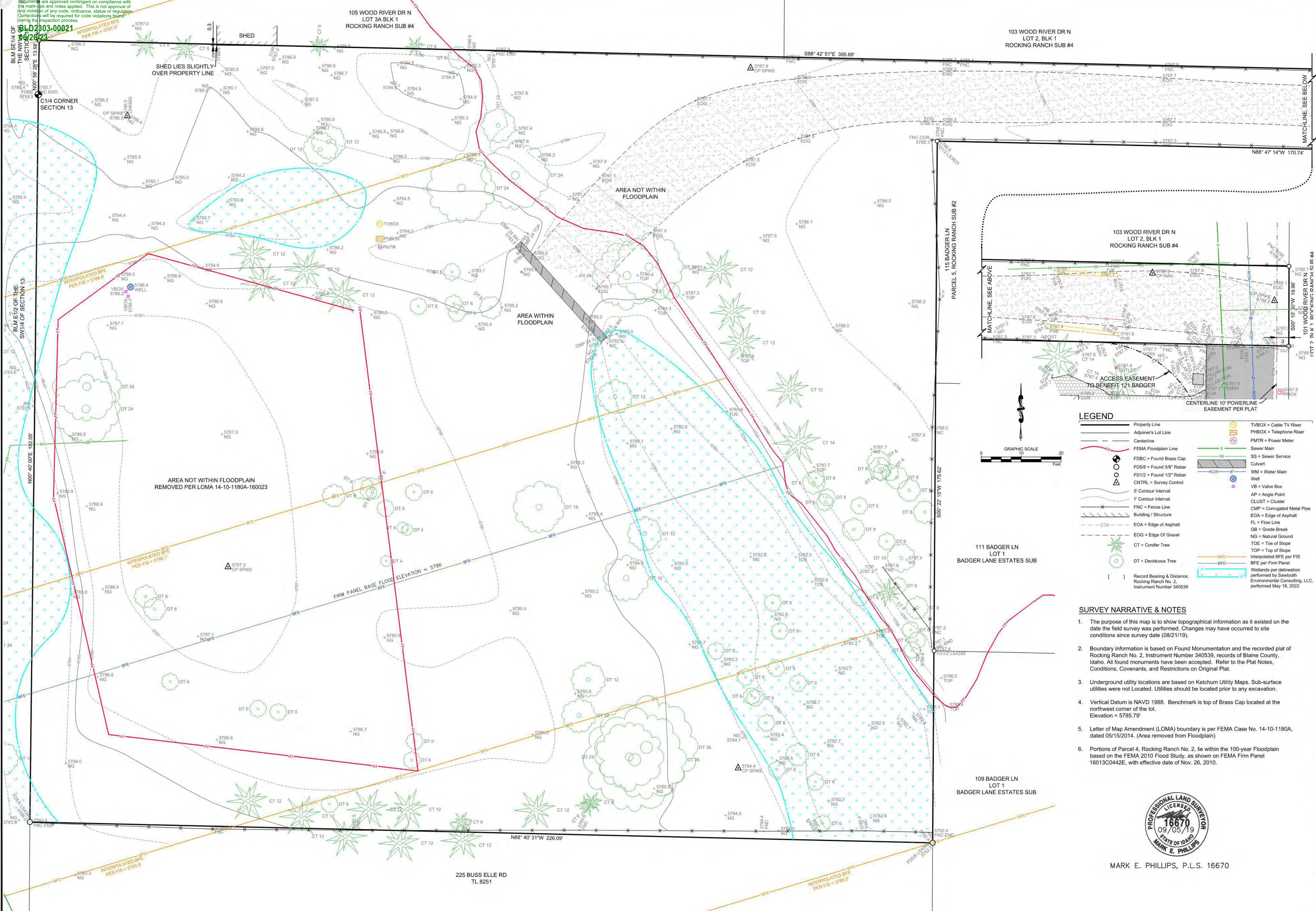
PROJECT:
BADGER RESIDENCE
 121 BADGER LANE
 KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
WOOD SECTIONS AND DETAILS

DRAWING NUMBER:
S-403

Approved
 These plans have been found to be in substantial compliance with the applicable codes and regulations. The plans are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



LEGEND

Property Line	TVBOX = Cable TV Riser
Adjoiner's Lot Line	PBOX = Telephone Riser
Centerline	PMTR = Power Meter
FEMA Floodplain Line	SS = Sewer Main
FBC = Found Brass Cap	SS = Sewer Service
FD5/8 = Found 5/8" Rebar	WM = Water Main
FD1/2 = Found 1/2" Rebar	WB = Water Well
CNTRL = Survey Control	VB = Valve Box
5' Contour Interval	AP = Angle Point
1' Contour Interval	CLUST = Cluster
FNC = Fence Line	CMP = Corrugated Metal Pipe
Building / Structure	EOA = Edge of Asphalt
EOA = Edge of Asphalt	FL = Flow Line
EOG = Edge of Gravel	GB = Grade Break
CT = Conifer Tree	NG = Natural Ground
DT = Deciduous Tree	TOE = Top of Slope
	TOP = Top of Slope
	Interpolated BFE per FIS
	BFE per Firm Panel
	Wetlands per delineation performed by Sawtooth Environmental Consulting, LLC, performed May 18, 2022

SURVEY NARRATIVE & NOTES

- The purpose of this map is to show topographic information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (08/21/19).
- Boundary information is based on Found Monumentation and the recorded plat of Rocking Ranch No. 2, Instrument Number 340539, records of Blaine County, Idaho. All found monuments have been accepted. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- Underground utility locations are based on Ketchum Utility Maps. Sub-surface utilities were not Located. Utilities should be located prior to any excavation.
- Vertical Datum is NAVD 1988. Benchmark is top of Brass Cap located at the northwest corner of the lot. Elevation = 5785.79'
- Letter of Map Amendment (LOMA) boundary is per FEMA Case No. 14-10-1180A, dated 05/15/2014. (Area removed from Floodplain)
- Portions of Parcel 4, Rocking Ranch No. 2, lie within the 100-year Floodplain based on the FEMA 2010 Flood Study, as shown on FEMA Firm Panel 16013C042E, with effective date of Nov. 26, 2010.



MARK E. PHILLIPS, P.L.S. 16670

A TOPOGRAPHIC MAP SHOWING
PARCEL 4, ROCKING RANCH SUB #2
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GEORGINA & CHARLES TRAIN

PROJECT INFORMATION
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DESIGNED BY	
DRAWN BY	
CHECKED BY	

REUSE OF DRAWINGS
 This drawing shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

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 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 788-1705
 (208) 788-4612 fax
 email galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

TOPO