



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P23-018
Date Received:	3/28/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	\$1400
Approved Date:	
Denied Date:	
By:	
ADRE: Yes	<input type="checkbox"/> No <input type="checkbox"/>

Design Review Application

APPLICANT INFORMATION				
Project Name: Warm springs Lot 33		Phone: 208.1875		
Owner: WSR Development LLC		Mailing Address: PO Box 284 sun Valley, Idaho 83353		
Email: robert@vpcompanies.com				
Architect/Representative: Think Architecture, John Shirley		Phone: 801.269.0055		
Email: jmshirley@thinkaec.com		Mailing Address: 7927 S. High Point Pkwy, Ste 300 Salt Lake City, UT 84094		
Architect License Number: #6247466-0301				
Engineer of Record: Benchmark Associates		Phone: 208-726-9512		
Email: rob@bma5b.com		Mailing Address: 100 Bell Dr, Ketchum, ID 83340		
Engineer License Number:				
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>				
PROJECT INFORMATION				
Legal Land Description: Warm springs Residences Block 4, Lot 33 - RPK05790040330				
Street Address: 170 Bald Mountain Road				
Lot Area (Square Feet): 8,429 sq. ft.				
Zoning District: GR-L				
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain				
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other				
Anticipated Use: Single Family Residence		Number of Residential Units: 1		
TOTAL FLOOR AREA				
	Proposed		Existing	
Basements	1,811	Sq. Ft.	0	Sq. Ft.
1 st Floor	1,514	Sq. Ft.		Sq. Ft.
2 nd Floor	663	Sq. Ft.		Sq. Ft.
3 rd Floor		Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	3,988	Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO				
Community Core:		Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE				
Percent of Building Coverage: 35% or 2,950 sq. ft. allowed, 2,060 proposed or 24.4% proposed				
DIMENSIONAL STANDARDS/PROPOSED SETBACKS				
Front: 15'-0"	Side: 10'-0"	Side: 10'-0"	Rear: 30'-0"	
Building Height: 35'-0" allowed: 34'-7" Proposed				
OFF STREET PARKING				
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls				
Curb Cut: 20'-0"	Sq. Ft.	931 sq. ft.	%	
WATER SYSTEM				
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water		

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



2023.03.01

Signature of Owner/Representative

Date

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

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

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

B. Sidewalks:

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

C. Drainage:

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



WARM SPRINGS #33

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

DRAWING INDEX

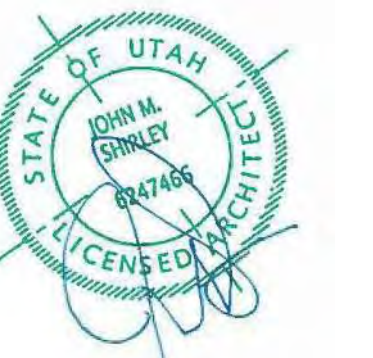
GENERAL				STRUCTURAL			
SHEET #	SHEET NAME	#	DATE	SHEET #	SHEET NAME	#	DATE
COVER	COVER SHEET	1	04-24-2023	S101	Structural		
G002	GENERAL NOTES			MECHANICAL SHEET # SHEET NAME # DATE M101 MECHANICAL GENERAL NOTES M102 MECHANICAL PLAN			
G003	BUILDING AREA ANALYSIS						
G005	SPECIFICATIONS						
G006	SPECIFICATIONS						
G007	SPECIFICATIONS	1	04-24-2023				
G008	SPECIFICATIONS						
G009	SPECIFICATIONS			ELECTRICAL SHEET # SHEET NAME # DATE E101 ELECTRICAL GENERAL NOTES E102 ELECTRICAL PLANS			
G010	SPECIFICATIONS			CIVIL SHEET # SHEET NAME # DATE C101 Civil			
LANDSCAPE SHEET # SHEET NAME # DATE L101 Landscape				ARCHITECTURAL SHEET # SHEET NAME # DATE A101 SITE PLAN A104 LEVEL 1 FLOOR PLAN A105 LEVEL 2 FLOOR PLAN A106 LEVEL 3 FLOOR PLAN A107 ROOF PLAN A109 LEVEL 1 CEILING PLAN A110 LEVEL 2 CEILING PLAN A111 LEVEL 3 CEILING PLAN A201 EXTERIOR ELEVATIONS A202 EXTERIOR ELEVATIONS A301 BUILDING SECTIONS A302 BUILDING SECTIONS A401 FIREPLACE ELEVATIONS A501 ARCHITECTURAL DETAILS A502 ARCHITECTURAL DETAILS A503 STAIR RAIL DETAILS A601 DOOR SCHEDULE & ELEVATIONS A602 WINDOW SCHEDULE & ELEVATIONS A603 WINDOW DETAILS			



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Landscape Architecture
Land Planning
Construction Management

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT TEAM	SEAL	GOVERNING BUILDING CODES & INFORMATION	ABBREVIATIONS	GRAPHIC SYMBOLS/ MATERIAL LEGENDS	VICINITY MAP
ARCHITECT: THINK ARCHITECTURE: 7927 SOUTH HIGHPOINT WAY, SUITE 300 SANDY, UT 84094 801.269.0055 STRUCTURAL ENGINEER: VECTOR ENGINEERS 1550 S. CLOVERDALE ROAD, SUITE 315 BOISE, ID 83709 208.994.0303 MECHANICAL ENGINEER: DESIGN BUILD ELECTRICAL ENGINEER: DESIGN BUILD CIVIL ENGINEER: BENCHMARK ASSOCIATES PA 100 BELL DRIVE KETCHUM, ID 83340 208.726.9512 LANDSCAPE ARCHITECT: EGGERS ASSOCIATES, PA 560 NORTH 2ND AVE KETCHUM, ID 83340 208.726.0988 GENERAL CONTRACTOR: MAGLEBY CONSTRUCTION SUN VALLEY 511 EAST AVENUE NORTH SUITE 201 KETCHUM, IDAHO 83340 208.726.3923 OWNER: VP PROPERTIES 240 LEADVILLE KETCHUM, IDAHO 83340 208.726.1875		BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH IDAHO STATE AMENDMENTS PLUMBING CODE: 2017 IDAHO STATE PLUMBING CODE (I.S.P.C.) ELECTRICAL CODE: 2017 IDAHO ELECTRICAL CODE (IDAHO E.C.) ACCESSIBILITY: 2009 ANSI 117.1 & 2018 I.B.C. OCCUPANCY GROUP: R2 BUILDING TYPE: TYPE V-B FIRE SPRINKLER: YES MONITORED SYSTEM: YES RISK CATEGORY (I.C. 104.5): II SITE EXPOSURE: B BASIC WIND SPEED: 90 MPH ULTIMATE WIND SPEED: 115 MPH MATERIALS: CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, FIBER MEMBRANE & METAL ROOFING DEFERRED SUBMITTAL REQUIREMENTS DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK. DEFERRED SUBMITTAL PROCESS: 1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT. 2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT. 3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE. 4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW. 5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR. 6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. 7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS. DEFERRED SUBMITTAL ITEMS 1. EXTERIOR FRAMING, DESIGN, AND INSTALLATION DETAILS PER STRUCTURAL. 2. FIRE SPRINKLING DRAWINGS, INCLUDING DESIGN DRAWINGS AND CALCULATIONS. 3. FIRE ALARM DRAWINGS AND SPECIFICATIONS. 4. JACUZZI DRAWINGS AND SPECIFICATIONS. 5. CITY SECURITY CAMERAS AND SECURITY SYSTEM. 6. PROJECT TRIPLE PLAY - (PHONE, DATA, TV.) SHALL BE PROVIDED BY DEFERRED SUBMITTAL. 7. CAST IN PLACE STORM WATER DETENTION SYSTEM	# NUMBER A.B. ANCHOR BOLT ABV. ABOVE ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR ALUM. ALUMINUM BD. BOARD B.M. BENCHMARK B.O. BOTTOM OF BOT. BOTTOM B.P. BASE PLATE BRG. BEARING BTWN. BETWEEN C.J. CONSTRUCTION JOINT C.L.G. CEILING CLR. CLEAR CMU. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONT. CONTINUOUS CONSTR. CONSTRUCTION CONTRACT. CONTRACTION JOINT DBL. DOUBLE DFI/DITL. DETAIL DIA. DIAMETER DIL. DETAIL DWGS. DRAWINGS E.F. EACH FACE E.F. EACH SIDE E.W. EACH WAY EXIST. EXISTING EXPAN. EXPANSION EXT. EXTERIOR EW.C. ELECTRIC WATER COOLER F.D. FLOOR DRAIN FON./FDN. FOUNDATION F.F. FINISH FLOOR F.C.F. FIRE EXTINGUISHER F.F.C. FIRE EXTINGUISHER CABINET FIN. FINISH FLR. FLOOR FT. FEET FIG. FOOTING GA. GAGE/GAUGE GA/LV. GALLONS PER MINUTE GPM. GALLONS PER MINUTE GND. GROUND GOVT. GOVERNMENT GYP. BD. GYPSUM WALL BOARD HC. HANDICAPPED HDW. HARDWARE HOLLOW METAL HORIZ. HORIZONTAL HT. HEIGHT HVAC HYD. HYDRANT ID. INSIDE DIAMETER INFO. INFORMATION INSUL. INSULATION LAV. LAVATORY LT. LIGHT LT WT. LIGHT WEIGHT MAINT. MAINTENANCE MANUF. MANUFACTURER MAX. MAXIMUM MAT. MATERIAL M.C.J. MASONRY CONTROL JOINT MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING MTL. METAL NOT IN CONTR. N.T.S. NOT TO SCALE O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F. OUTSIDE FACE PERP. PERPENDICULAR PL. PLATE PTD. PAINTED QTY. QUANTITY R.D. ROOF DRAIN RAD. RADIUS REIN. REINFORCED REQD. REQUIRED RM. ROOM R.O. ROUGH OPENING SCHED. SCHEDULE SHT. SHEET SM. SIMILAR SPEC. SPECIFICATION STC. SOUND TRANSMISSION COEFFICIENT STRUCT. STRUCTURAL SUP. SUPERSEDED T.O. TOP OF T.O.C. TOP OF CURB T.O.F. TOP OF FOOTING T.O.S. TOP OF SLAB OR SIDEWALK T.O.W. TOP OF WALL TYP. TYPICAL UNQ. UNLESS NOTED OTHERWISE VERT. VERTICAL W. WITH WD. WOOD W.W.F. WELDED WIRE FABRIC	FLOOR OR POINT ELEVATION KEY NOTE SPECIFICATION KEY NOTE WALL TYPE DOOR NUMBER WINDOW NUMBER FIXTURE TAG REVISION TAG DETAIL INTERIOR ELEVATION BUILDING ELEVATION ROOM NAME & NUMBER BUILDING SECTION WALL SECTION CENTER LINE MASTER GRID LINES PARKING GRID LINES BUILDING GRID LINES EL.F.S. CONCRETE MASONRY UNIT BRICK VENEER STONE VENEER CONCRETE GYPSUM BOARD OR GROUT MORTAR BATT INSULATION RIGID INSULATION PLYWOOD ROUGH WOOD-CONTINUOUS ROUGH WOOD-BLOCKING WOOD TRIM STEEL GRAVEL EARTH	
SPECIAL INSPECTIONS REQUIREMENTS SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC 2015 CHAPTER 17, SECTION 1704. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE, (2015 IBC SECTION 1704.2.4). SEE PROJECT MANUAL / SPECIFICATIONS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL GENERAL NOTES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.		BUILDING AREAS SEE SHEET G003 FOR AREA PLANS	OWNER & MUNICIPAL DRAWING APPROVALS OWNER: _____ DATE: _____ CITY ENGINEER: _____ DATE: _____ CITY PLANNING & ZONING DEPARTMENT: _____ DATE: _____ CITY FIRE DEPARTMENT: _____ DATE: _____ CITY BUILDING DEPARTMENT: _____ DATE: _____ CITY POLICE DEPARTMENT: _____ DATE: _____		

PROJECT NC22023.33
DATE: 2023.06.30

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER

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PROJECT GENERAL NOTES

1. DEFINITIONS
 - a. PROVIDE: MEANS TO PROVIDE, FURNISH AND INSTALL. A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED INCLUDING THOSE ITEMS SPECIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS AS WELL AS THOSE ITEMS THAT ARE REQUIRED TO PROVIDE A COMPLETE SYSTEM. THE CONTRACTOR AND SUB CONTRACTORS ARE REQUIRED TO PROVIDE THE FULL AND COMPLETE SYSTEM.
 - b. FURNISH: MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETE WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION AND SIMILAR OPERATIONS AS APPLICABLE IN EACH INSTANCE.
 - c. INSTALL: MEANS TO CONSTRUCT, ASSEMBLE, ERECT, MOUNT, ANCHOR, PLACE, CONNECT, APPLY AND SIMILAR OPERATIONS, COMPLETE WITH RELATED ACCESSORIES, AS APPLICABLE IN EACH INSTANCE.
 - d. EQUIVALENT: MEANS EQUIVALENT AS ACCEPTED BY THE ARCHITECT WITH RESPECT TO PRODUCTS, EQUIVALENT MEANS A LIKE DEGREE OF FEATURES, ATTRIBUTES, PERFORMANCE, OR QUALITIES DEEMED ESSENTIAL TO THE DESIGN. INSTEAD OF THE ITEM INTENDED TO BE MEANT ARCHITECT WILL CONSIDER SUBSTITUTION PROPOSALS FOR THE PRODUCT. DO NOT ASSUME THAT SUBSTITUTE PRODUCTS ARE ACCEPTABLE. SUBSTITUTIONS MADE BY THE CONTRACTOR WITHOUT FULL AND FINAL APPROVAL MAY REQUIRE TO BE REMOVED IF NOT DEEMED ACCEPTABLE BY THE ARCHITECT. ALL COSTS ASSOCIATED TO REMOVAL OF SUBSTITUTION NOT APPROVED, AND INSTALLATION OF ACCEPTED PRODUCTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

- GENERAL NOTES**
- G1. INTENT OF THE SPECIFICATIONS: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT. SUITABLE FOR THE INTENDED USE OF THE OWNER. ITEMS NOT EXPRESSLY SET FORTH WITHIN THE DRAWINGS AND SPECS, BUT WHICH ARE REASONABLY IMPLIED FOR COMPLETION OF A COMPLETE SYSTEM, OR NECESSARY, FOR THE PROPER PERFORMANCE OF THE WORK SHALL BE INCLUDED.
 - G2. DRAWINGS AND SPECIFICATIONS: SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY AND SUPPLEMENTAL TO THE DRAWINGS. NO RELATIVE IMPORTANCE OF DRAWINGS VERSUS SPECIFICATIONS HAS BEEN ESTABLISHED AND NONE SHOULD BE ASSUMED, BUT THE MOST STRINGENT CONDITIONS SHOULD BE ASSUMED FOR ALL BIDDING AND CONSTRUCTION REQUIREMENTS. IN THE EVENT OF DISCREPANCIES OR CONFLICTS, THE ARCHITECT SHALL BE CONSULTED IN ORDER TO RENDER AN INTERPRETATION.

- G3. WORK NOT INCLUDED: ANY ITEM INDICATED ON THE DRAWINGS AS "N.I.C." (NOT IN CONTRACT), OR OTHERWISE DESIGNATED TO BE DONE BY OTHERS IS NOT A PART OF THE CONTRACT. INSTALLATION AND/OR BACKLOGS ARE NOT REQUIRED FOR SOME EQUIPMENT FURNISHED BY OWNER OR OWNER'S SUBCONTRACTOR. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.
- G4. CONTRACT DOCUMENTS AT SITE: THE CONTRACTOR SHALL MAINTAIN CURRENT PERMITS, SHOP DRAWINGS, REVISED DRAWINGS, AND CLARIFICATION DRAWINGS, ADDENDA, CHANGE ORDERS, SUBLETTERS, INSPECTIONS, TEST CERTIFICATIONS AND RECORDS, PROJECT SUBMITTAL DATA AND SAMPLES. FIELD OFFICE SHALL CONTAIN A CURRENT COPY OF ALL GOVERNING BUILDING CODES, MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR ARCHITECT'S REVIEW. ALL DRAWINGS MUST BE CLEARLY MARKED AS TO THE FINAL APPROVED DRAWINGS.

- G5. RECORD DRAWINGS: THE MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES, AS WELL AS ANY DISCREPANCIES OR REQUIRED CHANGES IN THE CONTRACT DOCUMENTS, AT THE RISK OF THE PROJECT. FORWARD TO ARCHITECT FOR FUTURE RECORDS. ONE (1) CD OF COMPLETE RECORD DRAWINGS TO OWNER IN PDF FORMAT AFTER COMPLETING FINAL PUNCH LIST.
- G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.

- G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON RESPONSIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
- G8. FIELD MEASUREMENTS: VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.

- G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- G10. REFERENCE STANDARDS: COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS. EXCEPT WHERE MORE EXPLICIT OR STRONGER REQUIREMENTS ARE INDICATED, OR REQUIRED BY APPLICABLE CODES, REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF FOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIC REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

- G11. TEMPORARY FACILITIES: PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.
- G12. STORAGE AND PROTECTION: STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERIGHT, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFFSITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON SITE STORAGE.

- C18. FIELD QUALITY CONTROL: EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME COMPETENT SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
- C19. PRODUCT HANDLING: TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION. IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINERS OR PACKAGING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
- C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS: HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS, INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY CONTRACT DOCUMENTS. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.
- C21. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN INDIVIDUAL SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES, QUALITY OF WORKMANSHIP, AND CONDITIONS OF INSTALLATION AS APPLICABLE AND TO INITIATE ADDITIONAL INSTRUCTIONS WHEN NECESSARY.
- C22. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- C23. NON-CONFORMING WORK: REMOVE AND REPLACE WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- C24. PRODUCT IDENTIFICATION: NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW OR PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXEMPTED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.
- C25. PROTECTION OF ADJACENT WORK: PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.
- C26. DAMAGED PRODUCTS: DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION, REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- C27. SECURITY: PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS OF LIFE, THEFT, OR DAMAGE BY VANDALISM.
- C28. TEMPORARY CONTROLS:
 - a. HEAT: PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEEMED AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE INSTALLED AND GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES, EXCEPT WHERE INDICATED OTHERWISE IN INDIVIDUAL SPECIFICATION SECTIONS. MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.
 - b. VENTILATION: VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.
 - c. BARRIERS AND CLOSURES: PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
 - d. FIRE PROTECTION: COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.

- C29. INTERRUPTION OF SERVICES: INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.
- C30. EXCAVATIONS OR TRENCING: KEEP THE INTERVALS BETWEEN EXCAVATION OR TRENCING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.
- C31. CUTTING AND PATCHING: DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE PERFORMANCE, DECREASE ACUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE TO THE MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.
- C32. COORDINATION AND CLEARANCES: VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.
- C33. ATTACHMENTS AND CONNECTIONS: PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISBURGEMENT.
- C34. EXPANSION AND MOVEMENT: ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.
- C35. ISOLATION OF DISMISAL ITEMS: ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETERIORATION AND ELECTROLYTIC ACTION.
- C36. MAINTENANCE: CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.
- C37. ADJUSTMENTS: ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
- C38. EXAMINATION OF CONDITIONS: EXAMINE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETERMINAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OR INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.
- C39. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
- C40. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
- C41. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBRANE THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DESIGNED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
- C42. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.
- C43. CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.
- C44. DISPOSAL OF TRASH AND EXCESS EXCAVATION: DISPOSE OF TRASH AND DEBRIS AT DESIGNATED AREAS. OFF OF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDFORD WHERE APPLICABLE.
- C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- C46. CLEANING MATERIALS AND EQUIPMENT: PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINES. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.

SUBMITTALS/SUBSTITUTIONS

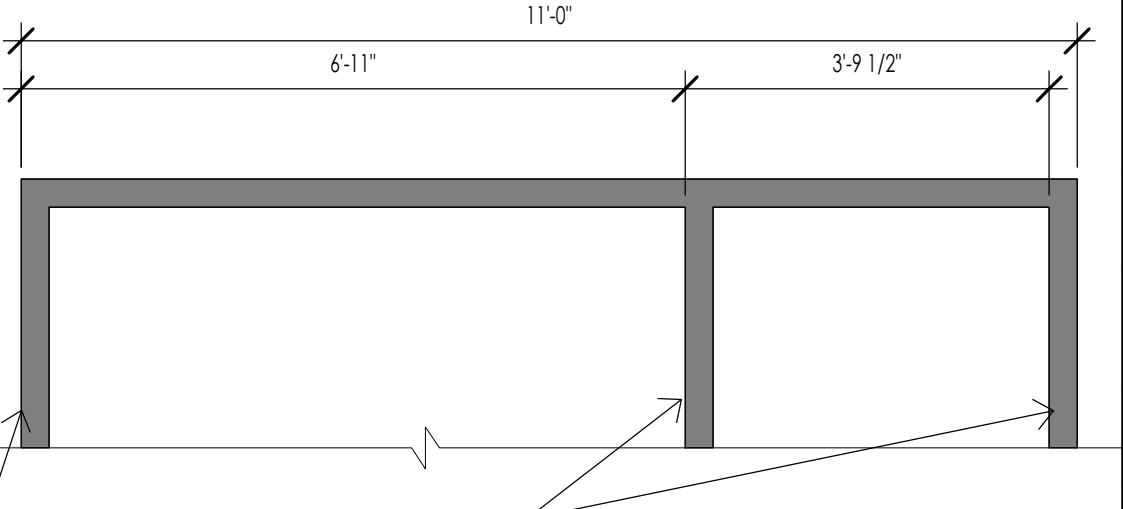
- S1. CONTRACTOR SHALL PROVIDE COMPLETE LIST OF SUBMITTALS TO ARCHITECT/OWNER WITHIN 1 WEEK OF OBTAINING BUILDING PERMIT.
- S2. ALL SUBMITTALS SHALL BE COMPLETE AND SUBMITTED WITHIN FIRST 90 DAYS OF WORK.
- S3. ALL ITEMS NOTED AS DESIGNED "BY MANUFACTURER" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR FINAL DESIGN AND SUBMIT FINAL DESIGN FOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FIELD DIMENSIONS.
- S4. SOURCE QUALITY CONTROL: PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. LISTENERS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER'S APPROVAL.
- S5. SUBSTITUTIONS: PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AS WELL AS ANY OTHER INFORMATION REQUIRED TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTIONS ARE UNACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IN THE EVENT OF SUBSTITUTION PROPOSALS AFTER THE CONTRACT HAS BEEN AWARDED, ALL SUCH PROPOSALS SHALL BE ACCOMPANIED BY SUBSTANTIAL COST SAVINGS FOR THE OWNER.
- S6. AVAILABILITY OF PRODUCTS: VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING OBSERVY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT SPECIFIED ITEM OR ITEMS WILL NOT BE AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO START OF CONSTRUCTION. COST OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS OR SUBSTITUTED ITEMS, WHEN THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BORNE BY THE CONTRACTOR.
- S7. PRODUCTS AND MATERIALS: PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

TOLERANCES

- T1. TOLERANCES: INSTALL WORK TRUE TO LINE, PLUMB, AND LEVEL, EXCEPT WHERE SPECIFIED OTHERWISE. WORK EXECUTED WITHIN THE FOLLOWING TOLERANCE WILL BE ACCEPTABLE.
 - a. TRUE TO LINE: ALLOWED DEVIATION FROM AN ABSOLUTELY STRAIGHT LINE OF SIGHT WITHIN PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
 - b. PLUMB: ALLOWED DEVIATIONS FROM AN ABSOLUTELY VERTICAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
 - c. LEVEL: ALLOWED DEVIATIONS FROM AN ABSOLUTELY HORIZONTAL PLANE OF PLUS OR MINUS 1/8 INCH IN 10 FT. AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE LENGTH OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
 - d. ALLOWED DEVIATIONS FROM AN ABSOLUTELY FLAT IF WITHIN PLUS OR MINUS 1/16 INCH IN ONE SQUARE FOOT, WITHIN PLUS OR MINUS 1/8 INCH IN AN AREA 10 FEET BY 10 FEET, AND WITHIN PLUS OR MINUS 1/4 INCH FOR ENTIRE AREA OF A PARTICULAR ELEMENT OF CONSTRUCTION OVER 20'-0" IN LENGTH.
- T2. REFER TO SPECIFICATIONS FOR ADDITIONAL TOLERANCE REQUIREMENTS.

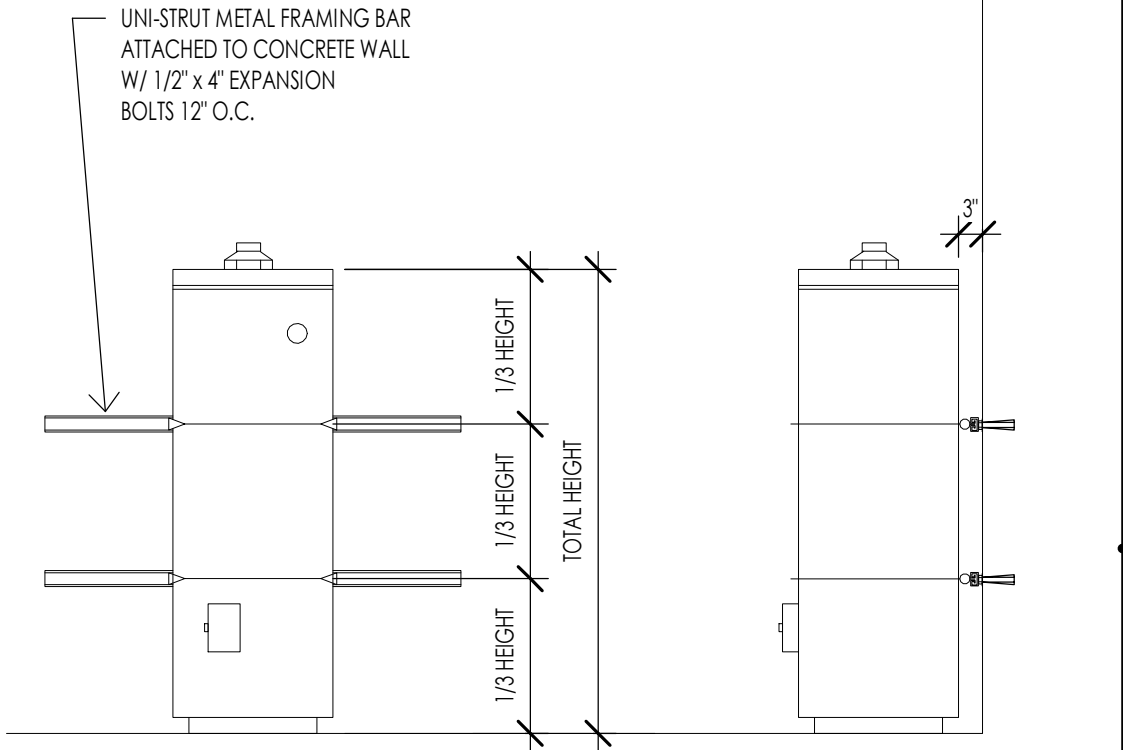
PROJECT CONTRACT CLOSURE:

- a. SUBSTANTIAL COMPLETION: AT SUBSTANTIAL COMPLETION OF THE PROJECT, SCHEDULE AND ATTEND A PUNCH LIST WALK THROUGH OF REMAINING WORK FOR REVIEW WITH THE ARCHITECT AND OWNER. COMPLETE ALL DEFECTS AND OMISSIONS NOTED IN THE FINAL PUNCH LIST PROMPTLY, IN THE TIME PERIOD AGREED UPON WITH THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- b. CERTIFICATE OF OCCUPANCY: PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
- c. PERMITS/INSPECTION CARDS: FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
- d. FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
- e. MAINTENANCE MANUALS AND WARRANTIES: FURNISH (2) COPIES FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS, TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.
- f. TOUCH UP MATERIAL: FURNISH OWNER WITH ONE GALLON OF EACH PAINT AND STAIN USED PER UNIT. PROVIDE AN ADDITIONAL 2 PERCENT OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE, AND SHEET GOODS.
- g. SUBCONTRACTORS: PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LETS, RELEASES, AND WARRANTIES FROM EACH.
- h. FINAL CLEANING AND REPAIRS: REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- i. CLOSEOUT DOCUMENTS: PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT. COPY OF ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT, AND WASTELINE VIDEO INSPECTION REPORT.



TYPICAL DIMENSION METHOD

1/2" = 1'-0" 1 GOOD



WATER HEATER SEISMIC STRAPPING

1/2" = 1'-0" 2 GOOD

INSULATION SCHEDULE

ENERGY STRATEGY:
PRESCRIPTIVE PER IBC **RESCHECK - 2015 IECC**

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

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

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

RESCHECK/ ENERGY COM CHECK

ResCheck Software Version 4.7.2
Compliance Certificate

Project: Warm Springs #33

Energy Code: 2015 IECC
 Location: Ketchum, Idaho
 Construction Type: Single-Family Home Construction
 Conditioned Floor Area: 3,043 sq ft
 Glazing Area: 22%
 Climate Area: 6 (R200 HDD)
 Permit Number: 6 (R200 HDD)

Construction Site: Bald Mountain Road #33 Ketchum, ID 83340
 Owner/Agent: VP Companies 240 Lehighville Avenue, ID 83340 208-726-1875
 Designer/Contractor: John Shirley Shaw Architecture 7177 South First Ferry Suite 300, Pocatello, Idaho 83201 803-268-0053 jshaw@shawrescheck.com

Compliance: Passes using UA Method
 Compliance: 3.0% Better Than Code Minimum UA: 0.26 Total UA: 0.64
 The report shows that the building meets the minimum energy code requirements for UA and R-values.
 NOTE: Slab-on-grade foundations are no longer considered in the UA or performance compliance pass in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Slab on grade: Slab On Grade/Insulation Insulation depth: 4.0"	389	14.0	0.658	0.033	0.1	0	0
Floor over Garage: 18 Wood joist/Floor/Insulation Insulation depth: 10.0"	638	30.0	0.0	0.033	0.033	21	21
Basement walls: Solid Concrete w/ Massover Wall Height: 10.0" Insulation depth: 10.0"	770	15.0	14.0	0.028	0.050	22	39
South Elevation: Wood Frame, 16" o.c.	1,508	23.1	7.0	0.038	0.045	29	35
Windows: Metal Frame Double Pane with Low-E	324			0.300	0.320	97	104
Doors: Glass	236			0.320	0.320	89	89
Over Garage: Solid	200			0.000	0.320	108	84
West Elevation: Wood Frame, 16" o.c.	1,009	23.1	7.0	0.038	0.045	37	44
Windows: Metal Frame Double Pane with Low-E	40			0.300	0.320	12	13
North Elevation: Wood Frame, 16" o.c.	389	23.1	7.0	0.038	0.045	9	11

Project Title: Warm Springs #33 Report date: 06/06/2022
 Data Filename: C:\Users\jaceris\THINKARCH\Desktop\rescheck\Temp\Warm Springs Residence #33.rck Page 1 of 10

Assembly	Gross Area Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Windows: Metal Frame Double Pane with Low-E	147			0.300	0.320	44	47
East Elevation: Wood Frame, 16" o.c.	809	23.1	7.0	0.038	0.045	21	25
Windows: Metal Frame Double Pane with Low-E	40			0.300	0.320	14	14
Roof - Level 1: Flat Ceiling w/ Slope Truss	3,543	50.0	10.0	0.020	0.026	33	40

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in ResCheck Version 4.7.2 and to comply with the mandatory requirements listed in the ResCheck Inspection Checklist.
 Julie Conners - BIM Operator
 Name: Title: Signature: Date: 06/06/2022

Project Title: Warm Springs #33 Report date: 06/06/22
 Data Filename: C:\Users\jaceris\THINKARCH\Desktop\rescheck\Temp\Warm Springs Residence #33.rck Page 2 of 10



Architecture
 Interior Design
 Landscape Architecture
 Land Planning
 Construction Management

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

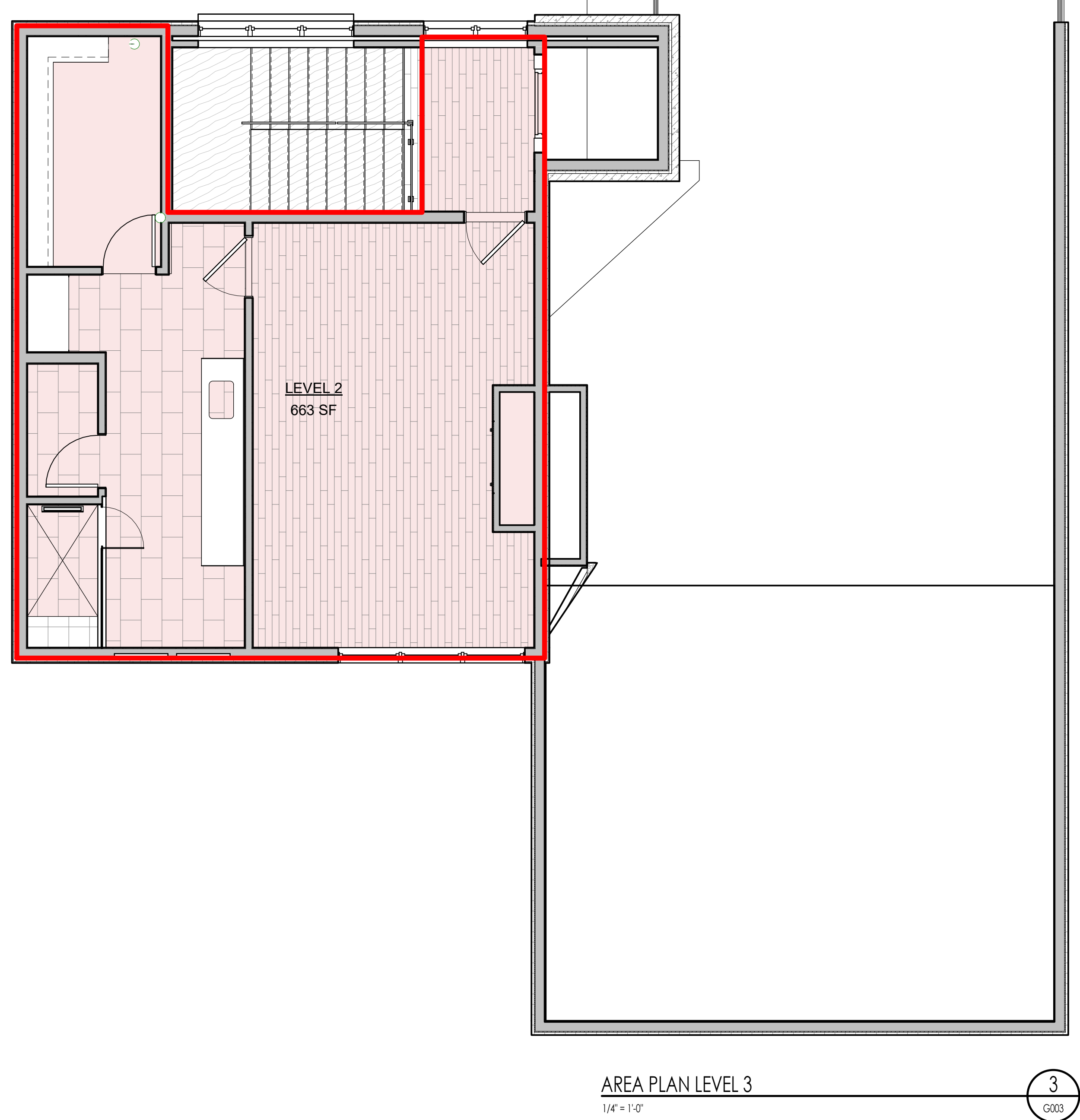
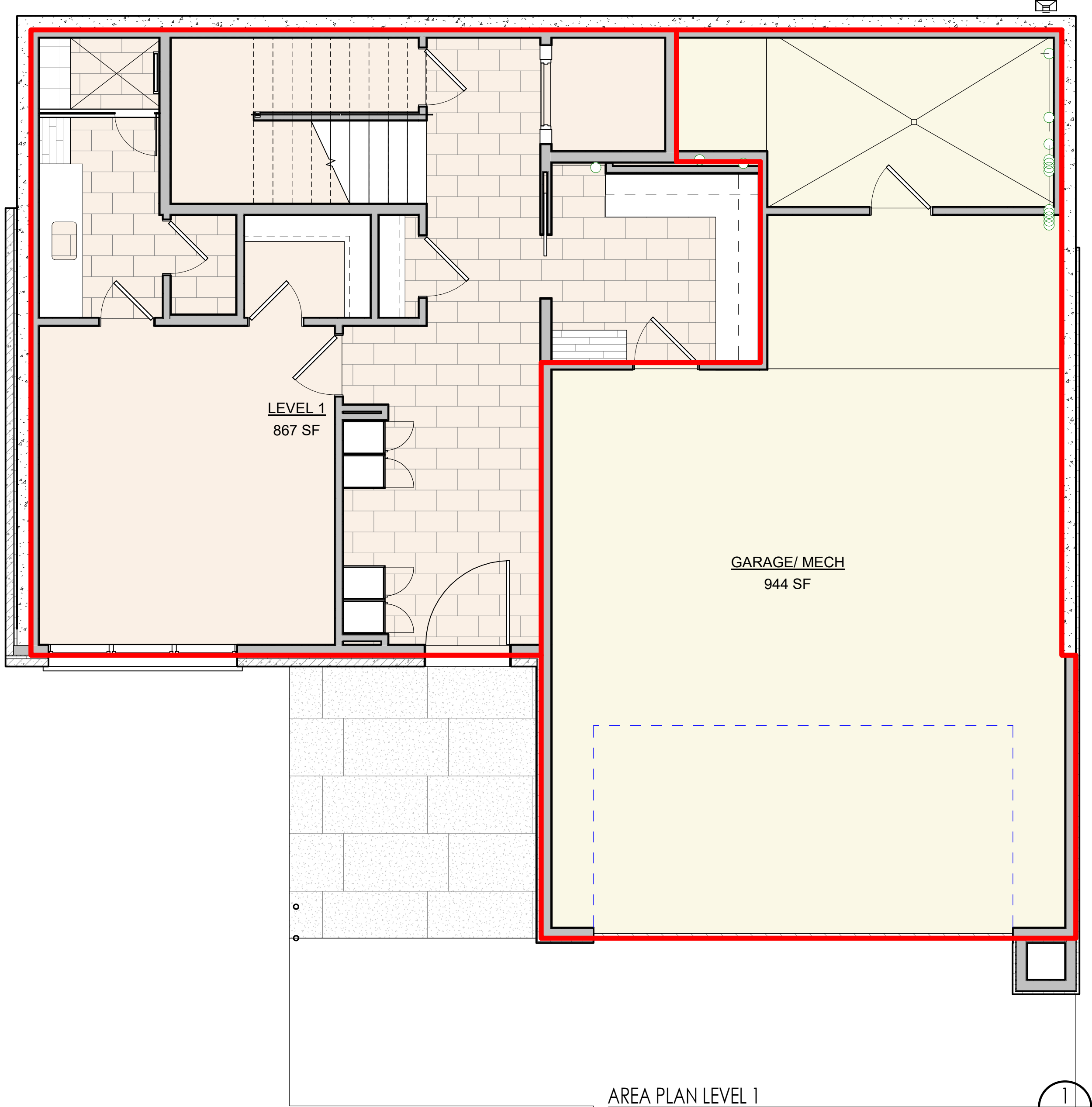
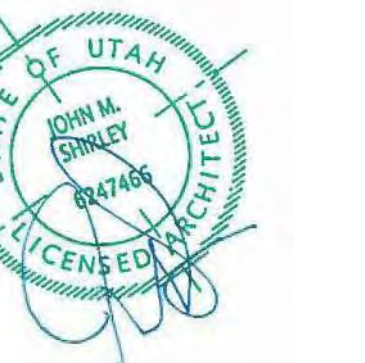
PROJECT NC22023.33
 DATE: 2023.06.30

REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G002

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BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	867 SF
LEVEL 2	1514 SF
LEVEL 2	663 SF
	3043 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/MECH	944 SF
	944 SF
BUILDING AREA - TOTAL	
TOTAL	3988 SF

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
BUILDING AREA
ANALYSIS

SHEET NUMBER:
G003

PERMIT SET

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 1-GENERAL REQUIREMENTS

01-01 SUMMARY

PROJECT INFORMATION:

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

IRC 104.4 ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO SUBMIT THE CHANGES TO THE BUILDING DEPARTMENT, OR WORK WITH THE ARCHITECT TO RE-SUBMIT THE PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL.

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

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

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

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

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

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

PROJECT IDENTIFICATION

NAME: THUNDER SPRING RESIDENCES, UNITS 1 A & 2
ADDRESS: 126 SADDLE ROAD, KETCHUM, IDAHO, 83840
OWNER: VFF COMPANIES

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

PHASED CONSTRUCTION:

YES

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

01-02 ALLOWANCES

LUMP-SUM ALLOWANCES:

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

CONTINGENCY ALLOWANCES:

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

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

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

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

SCHEDULE OF ALLOWANCES:

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

01-03 ALTERNATES

GENERAL SUMMARY:

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

- ALTERNATES DESCRIBED IN THIS SECTION ARE PART OF THE WORK ONLY IF ENUMERATED IN THE AGREEMENT.
- THE COST OR CREDIT FOR EACH ALTERNATE IS THE NET ADDITION TO OR DEDUCTION FROM THE CONTRACT SUM TO INCORPORATE ALTERNATE INTO THE WORK. NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.
- ALTERNATES PROPOSED BY THE CONTRACTOR DURING BIDDING, MUST NOT BE SHOWN AS THE BASE BID FOR THE PROJECT. ALL BASE BIDS MUST BE THOSE ITEMS SPECIFIED ON THE DRAWINGS, AND ALL ALTERNATES PROPOSED BY THE CONTRACTOR MUST BE OUTSIDE OF THE REQUIRED NUMBER OF BASE BIDS FOR EACH DISCIPLINE. THE ALTERNATE MAY BE THEN PRESENTED.

01-04 SUBSTITUTION PROCEDURES

GENERAL SUMMARY:

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

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

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS INCLUDING THE FOLLOWING:

- STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.
- PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.
- SAMPLES, WHERE APPLICABLE OR REQUESTED.
- DETAILED COMPARISON OF CONTRACTORS CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCTS SPECIFIED FOR THE WORK.
- COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.

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

01-05 PAYMENT PROCEDURES

SUBMITTALS

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

INCLUDE THE FOLLOWING IDENTIFICATION ON THE SCHEDULE OF VALUES:

PROJECT NAME AND LOCATION,
NAME OF ARCHITECT,
CONTRACTOR'S NAME AND ADDRESS,
DATE OF SUBMITTAL.

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

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

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

01-06 TEMPORARY TREE AND PLANT PROTECTION

GENERAL

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

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

SUBMITTALS

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

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

01-07 OPERATION AND MAINTENANCE STAFF

GENERAL

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

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

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

01-08 WARRANTY

SUBMITTALS

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

01-09 SUBMITTALS

GENERAL

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

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

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

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

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

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

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

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

ALLOW 14 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

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

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

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

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

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

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

B. INFORMATIONAL SUBMITTALS:
SUBMIT TWO PAPER COPIES) OF EACH SUBMITTAL UNLESS OTHERWISE INDICATED.

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

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

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

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

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

CONTRACTOR'S REVIEW:

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

ARCHITECT'S ACTION:

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

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

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

01-10 DEFERRED SUBMITTALS

GENERAL

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

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

SUBMITTALS

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

DEFERRED SUBMITTAL PROCESS:

- THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL SUBMIT FIVE SETS OF THE DEFERRED SUBMITTAL TO THE ARCHITECT.
- THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN INTENT OF THE STRUCTURE.
- THE REVIEWED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE REVIEWED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL.
- SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

DIVISION 3-CONCRETE

03-05 CAST IN PLACE FOOTINGS

GENERAL PRODUCTS

CONCRETE FOOTINGS TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, UNLESS NOT SPECIFIED. ALL FOOTINGS SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXCLUSION

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

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

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

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

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

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

03-06 CAST IN PLACE FOUNDATION WALLS

GENERAL PRODUCTS

CONCRETE FOUNDATION TO BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH, AND SHALL HAVE NORMAL WEIGHT 1" AGGREGATE.

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

SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXCLUSION

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

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

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

PROVIDE PERIMETER FOUNDATION DRAIN -SEE DIVISION 7 OF SPECIFICATIONS.

PROVIDE RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR. COORDINATE WITH ARCHITECTURAL DETAILS AND INSULATION SPECIFICATIONS FOR THICKNESS REQUIRED PER ENERGY CALCULATIONS.

CONCRETE FOUNDATION WALLS TO MEET THE REQUIREMENTS OF 2012 IRC 404.

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

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

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

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

03-08 CAST IN PLACE INTERIOR CONCRETE SLABS

GENERAL PRODUCTS

INTERIOR CONCRETE SLABS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6" W/ 4 X 1 W/ 4 W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXCLUSION

ALL SLABS SHALL BE PLACED ON 2" RIGID INSULATION BOARD OVER 1/4" POLYETHYLENE (OR APPROVED EQUAL) VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 4" MINIMUM COMPACTED SUB BASE.

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

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

TROWEL FINISH: SMOOTH

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

ALL JOINTS SHALL BE CUT.

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

03-09 EXTERIOR CAST IN PLACE CONCRETE SLABS

GENERAL PRODUCTS

EXTERIOR CONCRETE SLABS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

REINFORCING SHALL BE PER STRUCTURAL DRAWINGS. PROVIDE #3 @ 24" O.C. EACH WAY OR 6" X 6" W/ 4 X 1 W/ 4 W.M. IF NOT SPECIFIED ON DRAWINGS. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER MINIMUM SPECIFICATION FOR ALL REINFORCEMENT.

SUBMITTALS

DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXCLUSION

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

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

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

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

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

TROWEL FINISH: AS SPECIFIED ON LANDSCAPE DRAWINGS

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

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

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

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

03-12 EXTERIOR CAST IN PLACE CONCRETE STEPS

GENERAL PRODUCTS

EXTERIOR CONCRETE STEPS TO BE 4000 PSI, AND SHALL HAVE NORMAL WEIGHT 3/4" AGGREGATE.

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

SUBMITTALS
DESIGN MIXTURES FOR EACH CONCRETE MIX.

EXCLUSION

ALL STEPS SHALL BE PLACED ON 4" MINIMUM COMPACTED SUB BASE OR GRAVEL STEPS SHALL SLOPE 1/8" AT EACH TREAD TO ALLOW DRAINAGE.

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

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

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 5 METALS

05-01 STRUCTURAL STEEL WIDE BEAMS

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

SUBMITTALS

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

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

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

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

EXECUTION

ALL STEEL MEMBERS SHALL BE PRIMED, PRIOR TO DELIVERY TO SITE. EXPOSED STEEL SHALL BE FINISHED SSPC-Paint 25, TYPE 1, COLOR OF EXPOSED STEEL TO BE: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

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

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

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

SUBMITTALS

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS

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

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

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

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

EXECUTION

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

1. Pigmented Polyurethane over Epoxy System with shopcoat primer:
 - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
 - 2) Intermediate Coat: Epoxy, high-build, low gloss, 1-SW Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
 - 3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-06 STRUCTURAL STEEL CHANNELS

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

SUBMITTALS

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS

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

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

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, BOLTS, NUTS, AND WASHERS. ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON STEEL NUTS; AND ASTM F 436 HARDENED CARBON STEEL WASHERS.

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

EXECUTION

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

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
 - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
 - 2) Intermediate Coat: Epoxy, high-build, low gloss, 1-SW Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
 - 3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-08 STRUCTURAL STEEL ANGLE LINTELS

GENERAL PRODUCTS
STRUCTURAL STEEL LINTELS

SUBMITTALS

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

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

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

EXECUTION

ALL STEEL LINTELS TO BE HOT-DIPPED GALVANIZED. WHEN PART OF THE LEG IS EXPOSED TO VIEW DUPLEX COAT LINTEL AND OVER THE GALVANIZING-PRIME LINTEL. PRIOR TO DELIVERY TO SITE, EXPOSED STEEL SHALL BE FINISHED SSPC-Paint 25, TYPE 1, COLOR OF EXPOSED STEEL TO BE: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY ARCHITECT.

PROVIDE LINTELS OF SIZES AND SHAPES INDICATED.

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

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

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

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

05-10 ANCHOR BOLTS

GENERAL PRODUCTS
ANCHOR BOLTS AS SHOWN ON STRUCTURAL DRAWINGS.

EXECUTION

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

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

05-11 EXPANSION ANCHORS

GENERAL PRODUCTS
EXPANSION AS SHOWN ON STRUCTURAL DRAWINGS.

EXECUTION

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

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

05-18 STEEL GUARDRAILS & HAND RAILINGS

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

STEEL AND ORNAMENTAL RAILINGS FINISH SHALL BE:

- A. Epoxy-Modified Latex System:
 - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
 - 2) Intermediate Coat: Epoxy-modified latex, interior, gloss matching topcoat.
 - 3) Topcoat: Epoxy-modified latex, exterior, eggshell, (Gloss Level 3), MPI #254MPI #254K-Green; S-W Pro Industrial Waterbased Catalyzed Epoxy Eggshell, 875-300 Series, at 2.0 to 4.0 mils dry, per coat.
- B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY" OR AS SELECTED BY INTERIOR DESIGNER.

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

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

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

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

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

SUBMITTALS

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

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

SAMPLES: FOR EACH EXPOSED FINISH REQUIRED.

EXECUTION

HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R317.1.7:

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

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

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 5 1/4 INCHES (139 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 INCHES (51 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITH 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1/4 INCHES (6.5 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES (32 MM) TO A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

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

05-37 MISC. METAL FABRICATIONS

GENERAL PRODUCTS
STEEL FABRICATIONS AS NOTED IN THE DRAWINGS AND AS FOLLOWS:

1. CHIMNEY COVER CHASE. FINISH AS NOTE #2 BELOW.
2. STEEL STAR ELEMENTS. FINISH AS NOTE #1 BELOW.

SUBMITTALS

SHOP DRAWINGS: SHOW FABRICATION OF STEEL FABRICATIONS.

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

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

INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, BOLTS, NUTS, AND WASHERS. ASTM A 325, HEAVY HEX STEEL STRUCTURAL BOLTS; ASTM A 563 HEAVY HEX CARBON STEEL NUTS; AND ASTM F 436 HARDENED CARBON STEEL WASHERS.

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

EXECUTION

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

- A. Pigmented Polyurethane over Epoxy System with shopcoat primer:
 - 1) Prime Coat: Primer, rust-inhibitive, water based, MPI # 107; S-W Pro-Cyl Universal Primer, 866-310 Series, at 2.0 to 4.0 mils dry, per coat.
 - 2) Intermediate Coat: Epoxy, high-build, low gloss, 1-SW Macropoxy 646-100, B58-600 Series, 8-73-620 Series, at 3.0 to 10.0 mils dry, per coat.
 - 3) Topcoat: Polyurethane, two-component, pigmented, gloss, (Gloss Level 4); S-W Waterbased Acrolon 100 Polyurethane, 865-720 Series, at 2.0 to 4.0 mils dry, per coat.
B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

NOTE#2: PROVIDE DUPLEX COATING OF HOT-DIPPED GALVANIZED AND COAT THE EXTERIOR SURFACE EXPOSED TO VIEW AS FOLLOWS:

- A. Water-based Light Industrial Coating System:
 - 1) Prime Coat: Primer, water-based, anti-corrosive for metal, MPI # 107; S-W Pro Industrial Pro-Cyl Universal Primer, 866-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry.
 - 2) Prime Coat: Shop primer specified in section where substrate is specified.
 - 3) Intermediate Coat: Light industrial coating, exterior, water based, matching topcoat.
 - 4) Topcoat: Light industrial coating, exterior, water based, semi-gloss, (Gloss Level 5), MPI # 163; S-W Pro Industrial Acrylic Semi-Gloss Coating, 866-650 Series, at 2.5 to 4.0 mils dry, per coat.

B. COLOR: BENJAMIN MOORE- SATIN HC-167, "AMHERST GRAY".

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

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

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

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

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

05-55 CUSTOM STEEL STAIRS

GENERAL PRODUCTS
STAIR COMPONENTS AS FOLLOWS:

- STRINGERS 3" X 6" WOOD TREADS AS PER DETAILS.
- TREADS 3" X 6" WOOD TREADS AS PER DETAILS.
- RISEERS OPEN RISER THAT DOES NOT EXCEED 4".

SUBMITTALS

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

EXECUTION

PROVIDE COMPLETE STAIR ASSEMBLIES, INCLUDING METAL FRAMING, HANGERS, STRUTS, RAILINGS, CLIPS, BRACKETS, BEARING PLATES, AND OTHER COMPONENTS NECESSARY TO JOIN AND ANCHOR STAIRS AND FINISHES ON SUPPORTING STRUCTURE. BOLTS SHALL BE FABRICATED AND 5/16" DIA BOLTS ARE NOT EXPOSED ON FINISHED SURFACES.

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

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

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

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

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

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

DIVISION 6-WOOD, PLASTICS & COMPOSITES

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

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

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

TIMBER TO BE: DOUG FIR
TIMBER TO BE: S4S

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

SUBMITTALS

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

GENERAL PRODUCTS
2X4 AND 2 X 6 DOUGLAS FIR, HEM FIR #2 OR BETTER. WOOD STUDS AS SHOWN ON DRAWINGS. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT. (I.R.C. R319.1). SEE I.R.C. SECTION R319.1 LOCAL JURISDICTIONS REGULATIONS AS REQUIRED BY IBC, TABLE R301.2(1). ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN INDIVIDUAL SECTIONS.

WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C., WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R319.1.5)

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

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

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

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

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AS PER IRC R602 AND STRUCTURAL ENGINEERING AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
A. APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

B. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.
C. BRACED WALL LINE SILLS SHALL HAVE PLATE WASHERS A MINIMUM OF 3/16" BY 3" X 3" (IRC R602)

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

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

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

GENERAL PRODUCTS
FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS (R302.1.1) OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER R302.1.1. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS PER IRC.

EXECUTION

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

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FINISHED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 16'FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (IRC 302.11 [1])

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

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

D. IN OPENINGS AROUND VENTS,

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 7-THERMAL AND MOISTURE PROTECTION

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

GENERAL PRODUCTS
SEE INSULATION SCHEDULE BELOW FOR LOCATION AND INSULATION REQUIREMENT

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

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

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

PERIMETER OF FOUNDATION	RIGID	F'	R-10
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INSTALL ON INSIDE FACE OF EXTERIOR FOUNDATION FROM TOP OF FOOTING TO BOTTOM OF CONCRETE SLAB AT LIVING SPACE- BURIED -OWENS CORNING FORMULA 250

FLOOR INSULATION	VERIFY	R-30
FLOOR OVER UNHEATED BASEMENT	UNFACED BATS	

FLOOR UNDER RADIANT HEAT	UNFACED	12"	R-38
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FLOOR OVER OUTSIDE OR UNHEATED AIR	BLOWN-IN	12"	R-38
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WALL INSULATION AT EXTERIOR FRAMED WALLS	BLOWN-IN	5 1/2"	R-22.5
2X WOOD EXTERIOR WALLS (BLOWN TO BE CERTAINEED OPTIMA BLOWN-IN BB SYSTEM)			
2 X 4 WOOD FURRED-EXTERIOR WALLS CLOSED-CELL FOAM (CERTAINEED Certastoplay with 22 pcf and R-value of 4.5 per inch)		3 1/2"	R-22.75

ROOF INSULATION	VERIFY	R-49
ROOF AT SHALL OWER JOISTS: MULTIPLE LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHIELD PANELS) PLUS FULL FULL DEPTH OF JOIST CAVITY (CERTAINEED OPTIMA BLOWN-IN BB SYSTEM)		

ROOF AT DEEPER JOISTS: MULTIPLE LAYERS OF CONTINUOUS RIGID INSULATION WITH TOP LAYER OF NAILABLE RIGID INSULATION (HUNTER H-SHIELD PANELS) PLUS FULL FULL DEPTH OF JOIST CAVITY (CERTAINEED OPTIMA BLOWN-IN BB SYSTEM)	TOTAL=	R-24.5 R-30.0 R-49.0
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INTERIOR AND SPECIALTY REQUIRED INSULATION	SOUND	BATS	3-1/2"	R11
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MECHANICAL TYPE ROOMS WALLS AND CEILINGS (WHERE APPLICABLE)	SOUND	BATS	5"	R19
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BATHROOMS SOUND BATS INSULATION BATS	BATS	5 1/2" OR 3 1/2"	R-11	R-19
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INTERIOR FLOORS/ CEILING SOUND RATING RIGID	BATS	3 1/2"	R-11
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DUCTWORK PLUMBING LINES MECHANICAL AND PLUMBING STUD CAVITY WITH PLUMBING DRAIN LINES	DBL. FACED INSULATION BATS	1/2" VINYL FACED INSULATION BATS	1"	R-13/R-19
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PLUMBING DRAIN LINE SHALL BE INSULATED IN ADDITION TO THE CAVITY OF THE STUD WALL IS LOCATED WITHIN.

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EXECUTION
FILL PER MANUFACTURERS STANDARD INSTALLATION REQUIREMENTS.

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

ACCEPTABLE MANUFACTURER: FIBERGLASS DOWN ROOFING SYSTEMS, CARLITE ROOFING, OR APPROVED EQUIVALS REQUISIT FOR SUBSTITUTIONS WILL BE CONSIDERED IN ACCORDANCE WITH PROVISIONS OF SUBSTITUTION MATERIALS.

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

GENERAL PRODUCTS
HORIZONTAL SIDING: 1/8" SHIP-LAP JOINTED WITH 1/4" REVEAL HORIZONTAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- CEDAR BARK.
VERTICAL SIDING: 1/8" SHIP-LAP JOINTED WITH 1/8" REVEAL VERTICAL SIDING. TO BE CLEAR CEDAR STAINED SEMI-TRANSPARENT WITH SHERMAN WILLIAMS OR EQUAL. COLOR- "CROSSGRAID".
SUBMITTALS
PROVIDE 12" X 1/2" SAMPLE OF EACH SIDING SPECIFIED WITH COLOR SPECIFIED.
EXECUTION
FOLLOW INSTALLATION INSTRUCTIONS SPECIFIED BY THE PRODUCT MANUFACTURER.
EXAMINE SUBSTRATES FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF SIDING AND RELATED ACCESSORIES, AND PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. AS FOR THE VERTICAL SIDING PROVIDE HORIZONTAL BLOCKING AT ALL LOCATION AS REQUIRED BY MNFR. RECOMMENDATIONS.
INSTALL EXTERIOR SIDING FINISH OVER EXTERIOR WALL VENTILATION MATRIX OVER BUILDING WEATHER BARRIER AS PER MANUFACTURE SPECIFICATIONS AND INDUSTRY STANDARDS.
SEE STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE Tie HOLD-DOWNS.
CLEAN FINISHED SURFACES ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION.
COORDINATE WORK WITH RELATED TRADES, SCRIBE AND COPE SIDING BOARDS FOR ACCURATE FIT. ALLOW INSTALLATION OF RELATED WORK TO AVOID CUTTING AND PATCHING.
SELECT SIDING BOARDS OF LONGEST POSSIBLE LENGTHS. DISCARD BOARDS THAT ARE WARPED, TWISTED, BOWED, CROOKED OR OTHERWISE DEFECTIVE.
INSTALLMENT MUST COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.
FINISH MATERIALS ON ALL SIDES AND ENDS. APPLY TOUCH-UP COATING ON NEW CUTS. FACTORY PRIME D OR FINISHING IS PREFERRED.
EXPLAIN PROPER MAINTENANCE PROCEDURES TO OWNER OR OWNER'S REPRESENTATIVE AT PROJECT CLOSEOUT.
THE USE OF PRESSURE WASHERS IS NOT RECOMMENDED.

GENERAL PRODUCTS
ANCHOR SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.
SPACE CLEATS NOT MORE THAN 12 INCHES APART. ANCHOR EACH CLEAT WITH TWO FASTENERS. BEND TABS OVER FASTENERS.
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WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY SMA/CA.
PROVIDE FOR THERMAL EXPANSION OF EXPOSED FLASHING AND TRIM.
SEAL JOINTS AS SHOWN AND AS REQUIRED FOR WEATHERIGHT CONSTRUCTION. RETAIN FIRST PARAGRAPH BELOW FOR METALLIC-COATED STEEL AND COPPER ROOFING, UNLESS THE METAL IS PAINTED OR COATED.
CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.
ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATINGS SHALL BE A UL CLASS B RATINGS.
ROOF SYSTEM DESIGNATED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.
APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: SEE I.R.C. SECTION R703.8.
AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.
AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
CONTINUOUSLY ABOVE ALL PROJECTING TOOL METALS.
WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILD-UP JOINTS.

GENERAL PRODUCTS
ANCHOR SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.
SPACE CLEATS NOT MORE THAN 12 INCHES APART. ANCHOR EACH CLEAT WITH TWO FASTENERS. BEND TABS OVER FASTENERS.
INSTALL EXPOSED SHEET METAL FLASHING AND TRIM WITHOUT EXCESSIVE OIL, CANNING, BUCKLING, AND TOOL MARKS.
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ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATINGS SHALL BE A UL CLASS B RATINGS.
ROOF SYSTEM DESIGNATED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.
APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: SEE I.R.C. SECTION R703.8.
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ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATINGS SHALL BE A UL CLASS B RATINGS.
ROOF SYSTEM DESIGNATED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.
APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO: SEE I.R.C. SECTION R703.8.
AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.
AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
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WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS AND AT BUILD-UP JOINTS.

GENERAL PRODUCTS
ANCHOR SHEET METAL FLASHING AND TRIM TO FIT SUBSTRATES AND TO RESULT IN WATERIGHT PERFORMANCE. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING SHEET METAL.
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CLEAN EXPOSED METAL SURFACES OF SUBSTANCES THAT INTERFERE WITH UNIFORM OXIDATION AND WEATHERING.
ROOF SYSTEM WILL ACHIEVE A UL FIRE RATING WHEN TESTED IN ACCORDANCE WITH UL-790 AS REQUIRED BY LOCAL BUILDING CODE. MINIMUM RATINGS SHALL BE A UL CLASS B RATINGS.
ROOF SYSTEM DESIGNATED AND SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO WITHSTAND UPLIFT FORCES AS CALCULATED USING THE CURRENT VERSION OF ASCE 7.
APPROVED FLASHING SHALL BE INSTALLED AT

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 10- SPECIALTIES

10-99 BATH HARDWARE

GENERAL PRODUCTS
EXTENT OF BATHROOM HARDWARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS.
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.
SUBMITTALS
PROVIDE HARDWARE SPECIFICATION CUT SHEETS FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER AND OWNER PRIOR TO ORDERING.
EXECUTION
INSTALL ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

DIVISION 11- EQUIPMENT

11-32 FIREPLACES

GENERAL PRODUCTS
GAME ROOM FIREPLACE TO BE: MONITGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO EXTERIOR WALL)
GREAT ROOM FIREPLACE TO BE: MONITGO "P-SERIES" SEALED GAS - SEE ID DRAWINGS (TOP VENT TO CHIMNEY CHASE)
MASTER BEDROOM FIREPLACE TO BE: MONITGO "PANORAMA" 3-SIDED GLASS CUSTOM SEALED GAS - SEE ID DRAWINGS (REAR-VENT TO EXTERIOR WALL)
SUBMITTALS
SUBMIT CUT SHEETS FOR EACH APPLIANCE SPECIFIED.
BEDROOM APPLICATIONS: PROVIDE SEALED GLASS DOORS.
ALL WOOD BURNING FIREPLACES (EXCEPT IN BEDROOM APPLICATIONS): TO BE PROVIDED WITH GAS STARTERS
GAS LOG FIREPLACES SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6" OF THE APPLIANCE, UNLESS APPROVED BY THE FIREPLACE MANUFACTURER.
GAS LIGHTERS ARE USED. FLUES MUST BE PERMANENTLY HELD OPEN.
ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR.
ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTUS.
ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIREMENT FOR OUTSIDE AIR.
PROVIDE FLUES, COMBUSTION AIR SPARK ARRESTOR, CLEARANCES, AND ETC. AS PER MANUFACTURER'S RECOMMENDATIONS.
PROVIDE CHIMNEY CAP FLASHING AND SURROUND. (SEE SECTION 07-34) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIALS SUCH AS HEARTHS, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC., AND PROVIDE PROPER SETBACKS, CLEARANCES, AND PROTECTION.
THE CHIMNEY TERMINATION MUST EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AT WOOD BURNING FIREPLACES, AS REQUIRED BY I.R.C. G242.5.3.

11-34 RESIDENTIAL APPLIANCES

GENERAL PRODUCTS
RESIDENTIAL APPLIANCES AS SELECTED BY INTERIOR DESIGNER.
SUBMITTALS
PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED.
APPLIANCE SCHEDULE: USE SAME DESIGNATIONS INDICATED ON DRAWINGS
GAS-BURNING APPLIANCES: COMPLY WITH ANS Z21 SERIES STANDARDS.
RESIDENTIAL APPLIANCES: COMPLY WITH NAECA STANDARDS.
EXECUTION
INSTALLER QUALIFICATIONS: AN EMPLOYER OF WORKERS TRAINED AND APPROVED BY MANUFACTURER FOR INSTALLATION AND MAINTENANCE OF UNITS REQUIRED FOR THIS PROJECT
PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)
INSTALL ACCESSORIES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.
BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.
FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT.

11-42 PROJECTION SCREENS

GENERAL PRODUCTS
EXTENT OF PROJECTION SCREENS ARE INDICATED ON INTERIOR DESIGN DRAWINGS NOT INCLUDED WITHIN ARCHITECTURAL DRAWINGS
OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH INTERIOR DESIGNER FOR ALL FINISH ITEMS.
COMPLETE INSTALLATION DETAILS ARE THE RESPONSIBILITY OF THE INTERIOR DESIGNER AND TO REVIEW ALL MATERIAL AND SUBMITTALS FOR CODE COMPLIANCE AND APPROVAL.

DIVISION 12- FURNISHINGS

12-27 WOOD KITCHEN CABINETS

GENERAL PRODUCTS
EXTENT OF CABINERY AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.
SEE INTERIOR ELEVATIONS FOR DESIGN OF CABINETS
COORDINATE WITH CABINET FINISH SCHEDULE FOR FINISH OF ALL CABINETS.
SUBMITTALS
CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS FOR EACH CABINET FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER/OWNER PRIOR TO FABRICATION OF CABINET.
PROVIDE 12 X 12 SAMPLE OF EACH CABINET FINISH SPECIFIED FOR APPROVAL.
PROVIDE 1 DOOR SAMPLE FOR EACH DOOR TYPE SPECIFIED FOR APPROVAL.

12-40 STONE COUNTERTOPS

GENERAL PRODUCTS
EXTENT OF STONE COUNTERTOPS AS SHOWN ON INTERIOR FINISH PLANS AND DRAWINGS.
SUBMITTALS
SAMPLES FOR EACH STONE TYPE INDICATED. IN SETS OF SAMPLES NOT LESS THAN 12 INCHES SQUARE. INCLUDE TWO OR MORE SAMPLES IN EACH SET AND SHOW THE FULL RANGE OF VARIATIONS IN APPEARANCE CHARACTERISTICS EXPECTED IN COMPLETED WORK.
EXECUTION
USE ONLY ADHESIVES FORMULATED FOR STONE AND CERAMIC TILE AND RECOMMENDED BY THEIR MANUFACTURER FOR THE APPLICATION INDICATED. EXAMINE SUBSTRATES INDICATED TO RECEIVE STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
SET STONE TO COMPLY WITH REQUIREMENTS INDICATED ON DRAWINGS AND SHOP DRAWINGS. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS AND INDICATED TOLERANCES.
REMOVE AND REPLACE STONE COUNTERTOPS OF THE FOLLOWING DESCRIPTION: BROKEN, CHIPPED, STAINED, OR OTHERWISE DAMAGED STONE, DEFECTIVE COUNTERTOPS, DEFECTIVE JOINTS, INCLUDING MISALIGNED JOINTS, INTERIOR STONE COUNTERTOPS AND JOINTS NOT MATCHING APPROVED SAMPLES AND MOCKUPS.
CLEAN STONE COUNTERTOPS NOT LESS THAN TWO DAYS AFTER COMPLETION OF INSTALLATION, USING CLEAN WATER AND SOFT RAGS. APPLY STONE SEALER TO COMPLY WITH STONE PRODUCERS AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

UNDERGROUND WATER PRESSURE SERVICE AS DEFINED BY NFPA 24.
THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF STONE COUNTERTOPS AND CONDITIONS UNDER WHICH STONE COUNTERTOPS WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNIFICANT STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UNCURED JOINT. SPRINKLER FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONTRACTOR SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.
BASIC USE
CIVIC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER UL/C OR C-UL FOR USE IN:
ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.
AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIP. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.
WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.
PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.
PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.
PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.
STEAM SHOWER UNITS TO BE "COLUMB" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

SUBMITTALS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385
SUBMITTALS
CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.
MANUFACTURERS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385
SUBMITTALS
COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.
EXECUTION
SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW REQUIREMENTS, FRICTION LOSS, OPERATING TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.
THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.
THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

INSTALLATION PROCEDURES:
INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.
CIVIC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150°F IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE PRESSURE RATED LISTED AGENCIES.
ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED.
AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE NFPA STANDARD (NFPA 13D).
MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

DIVISION 21 - FIRE SUPPRESSION

21-01 FIRE SPRINKLERS

GENERAL PRODUCTS
DESCRIPTION
THE PROJECT SHALL HAVE FULL NFPA 13D SPRINKLER SYSTEM INSTALLED THROUGH OUT AS REQUIRED.
THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.
VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.
NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.
ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10' TO FLOW WAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.
SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS.
LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 80 PSI.
WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.
ALL HOSE BIBBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.
WATER STORAGE TANKS TO HAVE SENSING STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M13017.2 & G2404.8)

ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F492. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE MANUFACTURERS. THE SOLVENT CEMENTS SHALL BE COMPATIBLE WITH THEIR CPVC PIPE AND FITTINGS.
FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNIFICANT STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UNCURED JOINT. SPRINKLER FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONTRACTOR SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.
BASIC USE
CIVIC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER UL/C OR C-UL FOR USE IN:
ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.
AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIP. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.
WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.
PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.
PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.
PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.
STEAM SHOWER UNITS TO BE "COLUMB" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

SUBMITTALS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385
SUBMITTALS
CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.
MANUFACTURERS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385
SUBMITTALS
COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.
EXECUTION
SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW REQUIREMENTS, FRICTION LOSS, OPERATING TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.
THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.
THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

INSTALLATION PROCEDURES:
INSTALLATION PRACTICES SUCH AS PIPE SUPPORT SPACING, BRACING, ALLOWANCE FOR THERMAL EXPANSION/CONTRACTION, SOLVENT CEMENTING AND HANDLING AND STORAGE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING WHICH INCLUDES INSTALLATION LIMITATIONS.
CIVIC PIPE AND FITTINGS ARE INTENDED FOR USE AT A MAXIMUM WORKING PRESSURE OF 175 PSI AT 150°F IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPROPRIATE PRESSURE RATED LISTED AGENCIES.
ALL APPLICABLE CODES AS PER THE NFPA SHALL BE IDENTIFIED.
AFTER THE SYSTEM IS INSTALLED AND ANY SOLVENT CEMENT IS CURED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE SYSTEMS SHALL BE HYDROSTATICALLY TESTED PER THE REQUIREMENTS OF THE APPLICABLE NFPA STANDARD (NFPA 13D).
MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARD FOR INSPECTION, TESTING AND MAINTENANCE OF WATER BASED EXTINGUISHING SYSTEMS AS DEFINED BY NFPA 25.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIP. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.
WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.
PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.
PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.
PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.
STEAM SHOWER UNITS TO BE "COLUMB" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABRASIVE SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED.
22-01 PLUMBING FIXTURES
GENERAL PRODUCT
SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.
SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.
INSTALL WATER SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.
CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIED COMPONENTS.
INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.
TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.
EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER
GENERAL PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER HEATERS TO BE: A.G. SMITH OR EQUAL.
CAPACITY SHALL BE: 50 GALLONS
SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.
PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.
FOR HOT WATER SUPPLIED TO BATHUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB SHOWER VALVE.

22-04 WATER SOFTENER
GENERAL PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:
SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
EXECUTION
CONNECT PER MANUFACTURER SPECIFICATIONS.

DIVISION 22- PLUMBING

22-00 GENERAL PLUMBING

THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2012 I.R.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.
THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.
VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.
NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.
ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10' TO FLOW WAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.
SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM AT 80 PSI OR LESS.
LAVATORY AND SINK FAUCETS SHALL HAVE A FLOW RATE OF 2.2 GPM AT 80 PSI.
WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSHING CYCLE.
ALL HOSE BIBBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.
WATER STORAGE TANKS TO HAVE SENSING STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE. (I.R.C. M13017.2 & G2404.8)

ALL SOCKET TYPE JOINTS SHALL BE MADE UP EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F492. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE MANUFACTURERS. THE SOLVENT CEMENTS SHALL BE COMPATIBLE WITH THEIR CPVC PIPE AND FITTINGS.
FOLLOW MANUFACTURER'S INSTRUCTIONS FOR SET AND CURE TIMES FOR SOLVENT CEMENT JOINTS. AVOID SIGNIFICANT STRESSES DURING SET AND CURE TIMES. DO NOT APPLY ANY STRESS THAT WILL DISTURB AN UNCURED JOINT. SPRINKLER FITTINGS SHALL BE ALLOWED TO CURE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE CONTRACTOR SHALL ASSURE THE OUTLETS ARE CLEAR OF ANY EXCESS CEMENT PRIOR TO INSTALLING SPRINKLERS.
BASIC USE
CIVIC PIPE AND FITTINGS SHALL BE LISTED BY UL AND ALSO EITHER UL/C OR C-UL FOR USE IN:
ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES AS DEFINED BY NFPA 13D.
AIR HANDLING (PLENUM) SPACES AS DEFINED BY NFPA 90A.

ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE "X" COPPER OR POLYETHYLENE CROSS-LINK PIPING FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS FOR COPPER PIPING OR BRASS FITTINGS WITH COMPRESSION BOLTS FOR POLY PIP. ALL WASTE LINES TO BE PVC OR ABS PLASTIC PIPE.
WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.
PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.
PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
PROVIDE CULINARY WATER SOFTENERS SYSTEM THROUGH OUT RESIDENCE AS REQUIRED. SYSTEM TO BE INTERMOUNTAIN WATER INC. "MODEL" TAPBROT SYSTEM. INSTALLATION AS PER MANUFACTURE. O.A.E.
PROVIDE FIRE SPRINKLER SYSTEM AS REQUIRED BY BUILDING DEPARTMENT. SYSTEM TO BE BUILT TO NFPA 13D ACOFFED. PROVIDE ENGINEERING, LAYOUT, SPECIFICATIONS, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.
STEAM SHOWER UNITS TO BE "COLUMB" STEAM GENERATOR K-1734 OR EQUAL. INSTALL AS PER MANUFACTURE REQUIREMENTS. MEETS OR EXCEEDS UL-499/CSA C22.2 NO. 88.

SUBMITTALS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385
SUBMITTALS
CONTRACTOR INSTALLING THE PRODUCE MUST HAVE A MINIMUM OF 2 YEARS OF INSTALLATION OF SYSTEM.
MANUFACTURERS
TYCO FIRE SUPPRESSION & BUILDING PRODUCTS 451 N. CANNON AVENUE LANSDALE, PA 19446 (215) 362-0700 FAX (215) 362-5385
SUBMITTALS
COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING PIPING LAYOUT, HEAD LAYOUT, HEAD OPTIONS FOR SELECTION, AND PRODUCT LITERATURE. FIRE SPRINKLER DRAWINGS WILL BE CONSIDERED DEFERRED SUBMITTAL AND MUST FOLLOW DEFERRED SUBMITTAL PROCEDURES.
EXECUTION
SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE FOR FIRE SPRINKLER SYSTEMS AND THE MANUFACTURER'S INSTRUCTIONS. THE DESIGN SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS PRESSURE AND FLOW REQUIREMENTS, FRICTION LOSS, OPERATING TEMPERATURES, SUPPORT SPACING, JOINING METHODS, AND THERMAL EXPANSION AND CONTRACTION.
THE FIRE SPRINKLER PIPING SYSTEM SHALL BE HYDRAULICALLY CALCULATED USING A HAZEN-WILLIAMS C FACTOR OF 150, AND DESIGNED IN ACCORDANCE WITH THE STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13.
THE MAXIMUM DESIGN TEMPERATURE/PRESSURE RATING SHALL NOT EXCEED 175 PSI AT 150°F.

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABRASIVE SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE FLOOR. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED.
22-01 PLUMBING FIXTURES
GENERAL PRODUCT
SEE PLUMBING FIXTURE SCHEDULE AND PLANS FOR LOCATIONS AND SELECTION OF SPECIFIED FIXTURES.
SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, COLORS AND MANUFACTURER SPECIFICATIONS FOR EACH FIXTURE SPECIFIED FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
EXECUTION
INSTALL FIXTURES LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS.
INSTALL WATER SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH FIXTURE TO BE CONNECTED TO WATER DISTRIBUTION PIPING. SEAL JOINTS BETWEEN FIXTURES AND WALLS, FLOORS, AND COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT.
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE AND VENT PIPING. USE SIZE FITTINGS REQUIRED TO MATCH FIXTURES.
CHECK THAT PLUMBING FIXTURES ARE COMPLETE WITH TRIM, FAUCETS, FITTINGS, AND OTHER SPECIED COMPONENTS.
INSPECT INSTALLED PLUMBING FIXTURES FOR DAMAGE. REPLACE DAMAGED FIXTURES AND COMPONENTS.
TEST INSTALLED FIXTURES AFTER WATER SYSTEMS ARE PRESSURIZED FOR PROPER OPERATION. REPLACE MALFUNCTIONING FIXTURES AND COMPONENTS, THEN RETEST. REPEAT PROCEDURE UNTIL UNITS OPERATE PROPERLY.
EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

22-02 TANK TYPE WATER HEATER
GENERAL PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER HEATERS TO BE: A.G. SMITH OR EQUAL.
CAPACITY SHALL BE: 50 GALLONS
SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
EXECUTION
CONNECT FIXTURES WITH WATER SUPPLIES, STOPS, AND RISERS, AND WITH TRAPS, SOIL, WASTE AND VENT PIPING. PROVIDE EXPANSION TANK AS REQUIRED BY LOCAL BUILDING CODE.
PROVIDE VENTING AS REQUIRED BY WATER HEATER MANUFACTURER SPECIFICATIONS.
FOR HOT WATER SUPPLIED TO BATHUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB SHOWER VALVE.

22-04 WATER SOFTENER
GENERAL PRODUCTS
COORDINATE WITH PLANS FOR LOCATION OF WATER HEATERS.
WATER SOFTENER TO BE:
SUBMITTALS
SUBMIT CUT SHEET WITH PICTURES, MODEL NUMBERS, MANUFACTURER SPECIFICATIONS FOR EACH WATER HEATER FOR APPROVAL BY OWNER AND ARCHITECT PRIOR TO ORDERING.
EXECUTION
CONNECT PER MANUFACTURER SPECIFICATIONS.

22-04 WATER SOFTENER

GENERAL PRODUCTS
THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL APPLICABLE BUILDING CODES, ASTM STANDARDS, TECHNICAL REPORTS FOR THE INSTALLATION OF PLUMBING COMPONENTS.
PROVIDE A PEX TUBING HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM, WHICH IS MANUFACTURED, FABRICATED AND INSTALLED TO COMPLY WITH REGULATORY AGENCIES AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY THE PEX TUBING MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE
UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY AND POSSESSES THE SKILLS AND KNOWLEDGE TO INSTALL A PEX POTABLE WATER DISTRIBUTION SYSTEM
DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT UNTIL READY FOR INSTALLATION
STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER AND STORE PEX TUBING INDOORS, IN CARTONS OR UNDER COVER TO AVOID DIRT OR FOREIGN MATERIAL FROM ENTERING THE TUBING
DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN SIX MONTHS, IF CONSTRUCTION DELAYS ARE ENCOUNTERED. COVER THE TUBING THAT IS EXPOSED TO DIRECT SUNLIGHT
WARRANTY
MANUFACTURER'S WARRANTY SHALL COVER THE REPAIR OR REPLACEMENT OF PROPERLY INSTALLED TUBING AND FITTINGS PROVEN DEFECTIVE AS WELL AS INCIDENTAL DAMAGE TO A WARRANTY FIXTURES FOR TUBING AND SUBSEQUENT SYSTEM SHALL BE 25 YEAR NON-PORATED WARRANTY AGAINST FAILURE DUE TO DEFECT IN MATERIAL OR WORKMANSHIP, BEGINNING WITH THE DATE OF INSTALLATION
SPECIFICATION FOR HOT AND COLD POTABLE WATER DISTRIBUTION SYSTEM HAS BEEN WRITTEN AROUND PRODUCTS AND SYSTEM DESIGNS AS MANUFACTURED AND RECOMMENDED BY ZURN PEX, INC. AND ALL PRODUCTS, COMPONENTS, ETC. SPECIFIED HEREIN ARE MANUFACTURED BY AND/OR ARE AVAILABLE FROM ZURN PEX, INC. TUBING MANUFACTURER. THE CONTRACTOR SHALL NOT MIX SYSTEM COMPONENTS.
TUBING
CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY THE SLANE METHOD, NON-BARRIER TYPE AND SHALL HAVE A PRESSURE AND TEMPERATURE RATING OF 160 PSI AT 180°F, 100 PSI AT 180°F AND 80 PSI AT 200°F
TUBING SHALL HAVE A MINIMUM OF 6 MONTHS UV PROTECTION, AND BE MANUFACTURED IN ACCORDANCE WITH ASTM F818 AND ASTM F877 AND TESTED FOR COMPLIANCE BY AN INDEPENDENT THIRD-PARTY AGENCY
FITTINGS
FITTINGS SHALL BE MANUFACTURED BY SAME PEX MANUFACTURER AS TUBING AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F8107 OR ASTM F2159 AND/OR COMPLY WITH ASTM F877 SYSTEM STANDARD AS IDENTIFIED ON THE FITTING
CRIMP SYSTEMS
ALL QUICKCLAMP, COPPER CRIMP RING SHALL PROVIDED BY TUBING AND PIPING MANUFACTURER. INSTALLATION OF QUICKCLAMP AND COPPER CRIMP RING SHALL BE INSTALLED WITH MANUFACTURER TOOLS AND MUST FOLLOW ALL ASTM TESTING REQUIREMENTS AS LISTED WITHIN MANUFACTURER STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES.
MANIFOLDS
MANIFOLDS SHALL BE SELECTED FROM FOLLOWING: QUICKPORT PREASSEMBLED MANIFOLD; COPPER MANIFOLD SYSTEM; OR MANIFOLD: MULTI-PORT FITTINGS; COPPER MANIFOLD HEADER
VALVES
SHALL BE OF THE PLASTIC OR METAL TYPE, MEETING THE REQUIREMENTS OF ASTM F877, IDENTIFIED AS SUCH WITH THE APPROPRIATE MARK ON THE PRODUCT
SUBMITTALS
SUBMIT MANUFACTURER'S PRODUCT SUBMITTAL DATA AND INSTALLATION INSTRUCTIONS
SUBMIT MANUFACTURER'S PROFESSIONAL INSTALLATION WARRANTY FOR PRODUCTS AND LABOR.
SUBMIT MANUFACTURER'S WARRANTY FOR PRODUCTS.

EXECUTION
COMPLY WITH MANUFACTURER'S PRODUCT DATA, INCLUDING PRODUCT TECHNICAL BULLETINS, TECHNICAL MEMOS, INSTALLATION INSTRUCTIONS AND DESIGN DRAWINGS, INCLUDING: ZURN OR EQUAL, PEX PLUMBING INSTALLATION GUIDE
VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR THE INSTALLATION OF THE PEX POTABLE WATER SYSTEM. DO NOT PROCEED WITH INSTALLATIONS OF THE PEX POTABLE WATER SYSTEM UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED
DO NOT INSTALL PEX TUBING WITHIN 6 INCHES OF GAS APPLIANCE VENTS OR WITHIN 12 INCHES OF ANY RECESSED LIGHT FIXTURES
DO NOT SOLDER WITHIN 18 INCHES OF PEX TUBING IN THE SAME WATERLINE. MAKE SWEAT CONNECTIONS PRIOR TO MAKING PEX CONNECTIONS
ENSURE NO GLUES, SOLVENTS, SEALANTS OR CHEMICALS COME IN CONTACT WITH THE TUBING WITHOUT PRIOR PERMISSION FROM THE TUBING MANUFACTURER
DO NOT EXPOSE PEX TUBING TO DIRECT SUNLIGHT FOR MORE THAN 6 MONTHS
USE GROMMETS OR SLEEVES AT THE PENETRATION FOR PEX TUBING PASSING THROUGH METAL STUDS
USE A PEX MANUFACTURER RECOMMENDED FIRE STOP SEALANT MANUFACTURER
PROTECT PEX TUBING WITH SLEEVES WHERE ABRASION MAY OCCUR
USE HALL PLATES WHERE PEX TUBING PENETRATES WALL STUD OR JOISTS AND HAS THE POTENTIAL FOR BEING STRUCK WITH A SCREW OR NAIL
ALLOW SLACK OF APPROXIMATELY 1/8 INCH PER FOOT OF TUBE LENGTH TO COMPENSATE FOR EXPANSION AND CONTRACTION
PRESSURIZE ZURN OR EQUAL PEX TUBING IN ACCORDANCE WITH APPLICABLE CODES OR IN THE ABSENCE OF APPLICABLE CODES, TEST PRESSURE SHALL BE AT LEAST EQUAL TO NORMAL SYSTEM WORKING PRESSURE, BUT NOT LESS THAN 40 PSI WATER OR AIR AND NOT GREATER THAN 225 PSI WATER, 125 PSI AIR
TO ENSURE SYSTEM INTEGRITY, PRESSURE TEST THE SYSTEM BEFORE COVERING TUBING IN CONCRETE AND AFTER OTHER TRADES HAVE WORKED IN THE VICINITY OF THE TUBING. REPAIR AND REPLACE ANY PRODUCT THAT HAS BEEN DAMAGED ACCORDING TO MANUFACTURER'S RECOMMENDATION

BUILDING KEYNOTES AND SPECIFICATIONS

DIVISION 23- HEATING AND COOLING

23-00 GENERAL MECHANICAL NOTES

THE MECHANICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND IFGC AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A 1 YEAR WARRANTY AFTER OWNERS ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

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

DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO HEAT SCREENS OR FASTENERS SHALL PENETRATE INTO THE DUCT. DOWN DRAIN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 35'-0" EXCLUDING FLEXIBLE TRANSITION DUCT. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH CONSTRUCTION. (I.R.C. M1.302)

BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL, OR APPROVED FIBERGLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. BATHROOM VENTILATION SYSTEM SHALL BE RATED AT 50 CFM (INTERMEDIATE VENTILATION) (I.R.C. CHAPTER 15 AND R303)

LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE 1" MINIMUM CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE AND 6" MINIMUM CLEARANCE IN FRONT OF THE APPLIANCE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

ALL HABITABLE ROOMS SHALL HAVE NATURAL VENTILATION EQUATING 4% OF THE FLOOR AREA. THIS SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED.

EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS TO BE DUCTED TO OUTSIDE. ALL EXHAUST DUCTS TO HAVE APPROVED TERMINATIONS WITH SCREENS. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS IN UNFINISHED AREAS TO BE SCHEDULE 40 BACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-700 (B) AND STATE AMENDMENT TO IFGC)

THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT. THE ASSOCIATED ARCHITECTURAL MECHANICAL LAYOUTS AND DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT.

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS REQUIRED BY LOCAL JURISDICTION WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS THROUGH GRILLES AND REGISTERS AS INSTALLED AND BEFORE CEILINGS AND WALLS ARE FINISHED. THE ADJUSTMENT OF AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWLS SPACES, ATTICS AND GARAGES.

ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE LESS THAN 1/2" INCH IN DIAMETER. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-700 (B) AND STATE AMENDMENT TO IFGC)

ALL GAS APPLIANCES SHALL BE PROVIDED WITH A SHUT OFF VALVE. SHUT OFF VALVES SHALL BE LOCATED IN A PLACE SO AS TO PROVIDE ACCESS FOR OPERATION AND SHALL BE INSTALLED SO AS TO BE PROTECTED FROM DAMAGE.

23-01 RADIANT HEAT

MECHANICAL HEATING SYSTEM TO BE 80% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

23-02 MECHANICAL HEATING AND COOLING

MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT FORCED AIR FURNACE SYSTEM. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE TEMPERATURE WITHIN 1 DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 38 DEGREES FAHRENHEIT HEATING AND 70 DEGREES FAHRENHEIT COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER (I.R.C. M140.3). PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURERS SPECIFICATIONS. ALTERNATE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.8, CHAPTER 14, CHAPTER 17)

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

23-05 METAL DUCTWORK

PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE AS REQUIRED BY LOCAL JURISDICTION WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OF SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

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

23-06 AIR CONDITIONING CONDENSER

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

23-07 EXHAUST FAN

GENERAL PRODUCTS
PROVIDE EXHAUST FANS IN ALL BATHROOMS.

FANS SHALL BE DIRECTLY VENTED TO THE EXTERIOR.

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

PRECISION

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

23-08 RECESSED DRYER VENT BOX

GENERAL PRODUCTS

DBX 1000 PLASTIC DRYER VENT BOX

MADE OF HIGH IMPACT POLYSTYRENE, AND IS AVAILABLE IN 4" OR 6" SIZE. THE DRYER VENT BOX CAN BE USED BOTH FOR UP AND DOWN VENT. A SNAP ON TRIM RING FOR FINISH TRIM AT EDGE.

THE DBX 1000M IS 9 7/8" X 13 7/8" AND 3 1/2" DEEP. IT IS A 22 GAUGE METAL DRYER VENT BOX WITH A 22 GAUGE "SNAP ON TRIM RING". IT CAN BE INSTALLED IN 1 1/2" OR 2" O.C. FRAMING. THE DBX 1000M DRYER VENT BOXING IS POWDER COATED. FOR OPTIMUM RESULTS INSTALL THE DBX 1000M UP/DOWN VENTING IN 2"x4" OR 2"x6" FRAMED WALLS AS FOLLOWS:
CONTRACTOR MAY SUBMIT A EQUAL SUBSTITUTE

PRECISION

FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.

- CREAT BOX TO MATCH DESIRED VENTING DIRECTION. SCORE & REMOVE APPROPRIATE TOP OR REAR INCH/OVAL VENT PRESHOCK-OUT. ALLOW MINIMUM OF 4 INCHES OF VENT PIPE EXTEND INSIDE THE BOX
- IF GAS LINE IS TO BE INSTALLED, LOCATE 1/8 STRAW CLAMP ON TOP OF BOX. CUT THE WEBS BETWEEN THE RING WITH UTILITY KNIFE. PUSH THE GAS LINE THROUGH THE STRAW CLAMP. THE RING WILL FLEX FORWARD HOLDING THE PIPE.
- SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
- APPLYING TAPS WILL AUTOMATICALLY POSITION BOX SO THAT BOTTOM, INSIDE EDGE OF FROM 2 1/4 TO 2 1/2 INCHES ABOVE FINISHED FLOOR TO ALLOW CLEARANCE BETWEEN TRIM RING AND FINISH FLOOR. COVERING TAPS MAY BE REMOVED IF APPROVED SPACING IS DESIRED.
- ATTACH BOX DIRECTLY TO BOTH RIGHT AND LEFT STUDS USING 3/8 SIX FLANGE SCREW HOLES. SCREWS ARE RECOMMENDED FOR MOUNTING.

TRIM INSTRUCTIONS:

- SNAP OUT LEFT OR RIGHT TRIM RING "CUT OUT" (SEE DETAIL BELOW).
- LEAVE 1/8 INCHES BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW FOR TRIM RING CLEARANCE.
- SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
- LEAVE UNFINISHED OR PAINT WITH DESIRED COLOR.

THE DBX 1000 - METAL BOX INSTALLATION

- CREAT BOX TO MATCH DESIRED VENTING DIRECTION. ALLOW A MINIMUM OF 4" OF VENT PIPE TO EXTEND INTO THE BOX.
- IF GAS LINE IS TO BE INSTALLED, INSERT INTO KNOCKOUT PROVIDED.
- SLIDE BOX INTO POSITION TAKING CARE TO CORRECTLY ALIGN VENT PIPE AND GAS PIPE (IF PRESENT).
- SET BOX SO THAT THE BOTTOM IS 1/8" ABOVE THE FLOOR TO ALLOW CLEARANCE FOR THE TRIM RING.
- ATTACH BOX DIRECTLY TO EITHER FRAMING MEMBER AND USE STRAPS TO SECURE THE OTHER SIDE TO THE OPPOSITE FRAMING MEMBER.
- SCREWS OR NAILS (1 1/4") IN LENGTH TO ATTACH THE DBX1000M BOX TO FRAMING.

TRIM INSTALLATION INSTRUCTIONS:

- TRIM CARPENTER TO LEAVE 1/8" BETWEEN INSIDE EDGE OF BOX AND END OF BASEBOARD TO ALLOW TRIM RING CLEARANCE.
- SNAP TRIM RING INTO OPENING, NO CAULKING REQUIRED.
- TRIM RING IS POWDER COATED, NO FINISHING REQUIRED.
- TRIM RING ACCOMMODATES 3/4" OR 3/8" DRYWALL.

DIVISION 26- ELECTRICAL

26-00 GENERAL ELECTRICAL

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

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ALL DESIRED LOCATIONS FOR ELECTRICAL SWITCHES, OUTLETS, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES AS RELATED BY ARCHITECT OR OWNER. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND SELECTED CODES FOR INSTALLATION REQUIREMENTS, AND ADDITIONAL INFORMATION.

ELECTRICAL CONTRACTOR SHALL INSTALL ALL BOXES FOR OUTLETS, SWITCHES, LIGHTS, DATA, COMMUNICATIONS AND ALL SPECIALTY ITEMS AND SHALL REVIEW AND RECEIVE APPROVAL FROM OWNER/ARCHITECT/DESIGNER PRIOR TO INSTALLATION OR WIRING. RELOCATION OF BOXES AFTER WIRING AS DIRECTED BY OWNER/ARCHITECT/DESIGNER WITHOUT APPROVAL OF LOCATION SHALL BE COMPLETED WITH NOT COST TO THE OWNER.

THE ELECTRICAL SYSTEM SHALL COMPLY WITH 2012 I.R.C. AND 2005 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.

ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS. (I.R.C. E3801)

PROVIDE A 1/8" GROUND. AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2" INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3805.1.2 AND N.E.C. 250.50)

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPLETED BY METHOD INDICATED IN THE I.R.C. AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3805)

ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, CRAWL SPACES, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)

ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. (O.A.E.) DIMMER SWITCHES TO BE "LITTON" 51VA ROCKER SERIES IN WHITE. (O.A.E.) HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTER ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WORKING.

UNLESS NOTED OTHERWISE, LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SLOTT AT EACH EXTERIOR DOOR.

ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED LIGHTS SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE INSTALLED WITH CEILING OR RECESSED DOWN LIGHTS. ALL RECESSED DOWN LIGHTS TO BE INSTALLED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET I.R.C. E3903.11 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R313)

ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLES IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. (N.E.C. 210.12) (IRC E3802.12)

ALL STRUCTURED WIRING (IE. FIBER SMART CABLE, CAT5E, ETC.) TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.

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

SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

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

ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPLETED BY THE METHOD IRC CHAPTER 36.

UNLESS INDICATED IN THE 2012 I.R.C. AND NATIONAL ELECTRICAL CODE, PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-4" FROM FINISHED FLOOR. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

26-02 ELECTRICAL LIGHT FIXTURES

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

PRECISION
LIGHTING SWITCHES SHALL BE INSTALLED AT A HEIGHT OF 48" FROM FINISHED FLOOR TO TOP OF SWITCH, UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE A MAXIMUM OF 12" FROM THE CENTER LINE OF THE OUTLET ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.

26-03 ELECTRICAL OUTLETS

GENERAL PRODUCTS
LEVITON 5601 ROCKER SERIES IN WHITE
DIMMER SWITCHES - LITRON "DVA" ROCKER SERIES IN WHITE

ALL RECEPTACLES LOCATED WITH THE FOLLOWING LOCATIONS ARE TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN ALL BATHROOMS, OUTSIDE AT GRADE LEVEL, IN UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (IRC E3902)

26-06 TELEPHONE EQUIPMENT

THE TELEPHONE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS.

26-07 STRUCTURED WIRING

GENERAL PRODUCTS
ALL STRUCTURED WIRING SHALL BE A MINIMUM OF CAT 6
ALL LOCATIONS OF STRUCTURED WIRING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ CONTRACTOR TO COORDINATE AND PROVIDE DIRECTION FOR INSTALLATION AND LOCATION OF OUTLETS

DIVISION 31- EARTHWORK

31-01 SITE CLEARING

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

REMOVING EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS.

CLEARING AND GRUBBING.

STRIPPING AND STOCKPILING TOPSOIL.

REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS.

DISCONNECTION AND CAPPING OR SEALING SITE UTILITIES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.

PRECISION
SALVAGE IMPROVEMENTS: CAREFULLY REMOVE ITEMS IDENTIFIED TO BE SALVAGED AND STORE ON OWNERS PREMISES WHERE INDICATED.

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

DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.

OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.

PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

PROTECT EXISTENT SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL
FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEMS, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA AS INDICATED.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

GRADING

GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADIES TO DIRECT WATER AWAY FROM BUILDINGS TO PREVENT FLOODING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWNS OR UNPAVED AREAS: PLUS OR MINUS 1 INCH.
2. WALKS: PLUS OR MINUS 1 INCH.
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH.

GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/4 INCH WHEN TESTED WITH A 10-FOOT STRIPHAEGE.

SUBGRADE AND BASE COURSES

SUBGRADE AND BASE COURSE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE. ON PREPARED SUBGRADE, PLACE SUBBASE (AND BASE) COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADIES.

SHAPED SUBGRADE (AND BASE) COURSE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADIES. CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO (ASTM D 698) (ASTM D 1557).

ON PREPARED SUBGRADE, PLACE AND COMPACT DRAINAGE COURSE UNDER CAST-IN-PLACE CONCRETE SLABS ON-GRADE AS FOLLOWS:
1. PLACE DRAINAGE COURSE THAT EXCEEDS 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK.

PROTECTION
WHERE SETTLING OCCURS, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND REINSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, TO GREATEST EXTENT POSSIBLE.

31-03 TEMPORARY SHORING

GENERAL PRODUCTS

SECTION INCLUDES TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS.

PERFORMANCE REQUIREMENTS

SURVEY WORK: FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEM CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. DESIGN EXCAVATION SUPPORT AND PROTECTION SYSTEMS, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA AS INDICATED.

SUBMITTALS

SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM.

DELEGATED-DESIGN SUBMITTAL: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS, HORIZONTAL, AND VERTICAL TERMINAL CLEARANCE OF TEMPORARY ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT, STATE SERVICE, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENUEW, OPTIONS.

PROJECT CONDITIONS
SHUT WORK: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

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

CLEARING AND GRUBBING
FUEL DISPOSITIONS: CARBON MONOXIDE DETECTOR TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCE. DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP. (I.R.C. 312.2 AND STATE AMENDMENT)

TOPSOIL STRIPPING

REMOVE SOIL AND GRASS BEFORE STRIPPING TOPSOIL. STRIP TOPSOIL TO WHATEVER DEPTHS ARE INDICATED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

STOCKPILE TOPSOIL MATERIALS AWAY FROM THE EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

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

BUILDING KEYNOTES AND SPECIFICATIONS
DIVISION 32- EXTERIOR IMPROVEMENTS/LANDSCAPING
32-04 UNIT PAVERS/ RETAINING WALLS/ STAIRS

GENERAL PRODUCTS
PAVERS SHALL BE THE FOLLOWING: AS PER LANDSCAPE DRAWINGS
PAVERS SHALL BE INSTALLED IN FOLLOWING PATTERN: AS PER LANDSCAPE DRAWINGS
PAVER COLOR SHALL BE SELECTED BY ARCHITECT. AS PER LANDSCAPE DRAWINGS

SUBMITTALS
SAMPLES FOR UNIT PAVERS, JOINT MATERIALS, AND EDGE RESTRAINTS

EXECUTION
DO NOT USE FROZEN MATERIALS OR BUILD ON FROZEN SUBGRADE OR SETTING BEDS. PROTECT UNIT PAVEMENT WORK AGAINST FREEZING FOR 24 HOURS AFTER INSTALLATION.

MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.

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

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

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

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

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

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

32-10 IRRIGATION SYSTEMS
GENERAL PRODUCTS
SEE LANDSCAPE DRAWINGS

ALL IRRIGATION SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.

32-11 PLANTING
GENERAL PRODUCTS
SEE LANDSCAPE DRAWINGS.

ALL PLANTING SHALL MEET ALL CITY LANDSCAPE REQUIREMENTS.



Architecture

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Landscape Architecture
Land Planning
Construction Management

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G010

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PERMIT SET

NO.	DESCRIPTION	DATE	BY

BENCHMARK ASSOCIATES

PREPARED BY:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 FAX 726-9514
 WEB: WWW.BMA5B.COM
 MAIL: WWW.BMA5B.COM

GRADING & DRAINAGE PLAN

WARM SPRINGS RANCH LOT 33
 T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MAGLEBY CONSTRUCTION

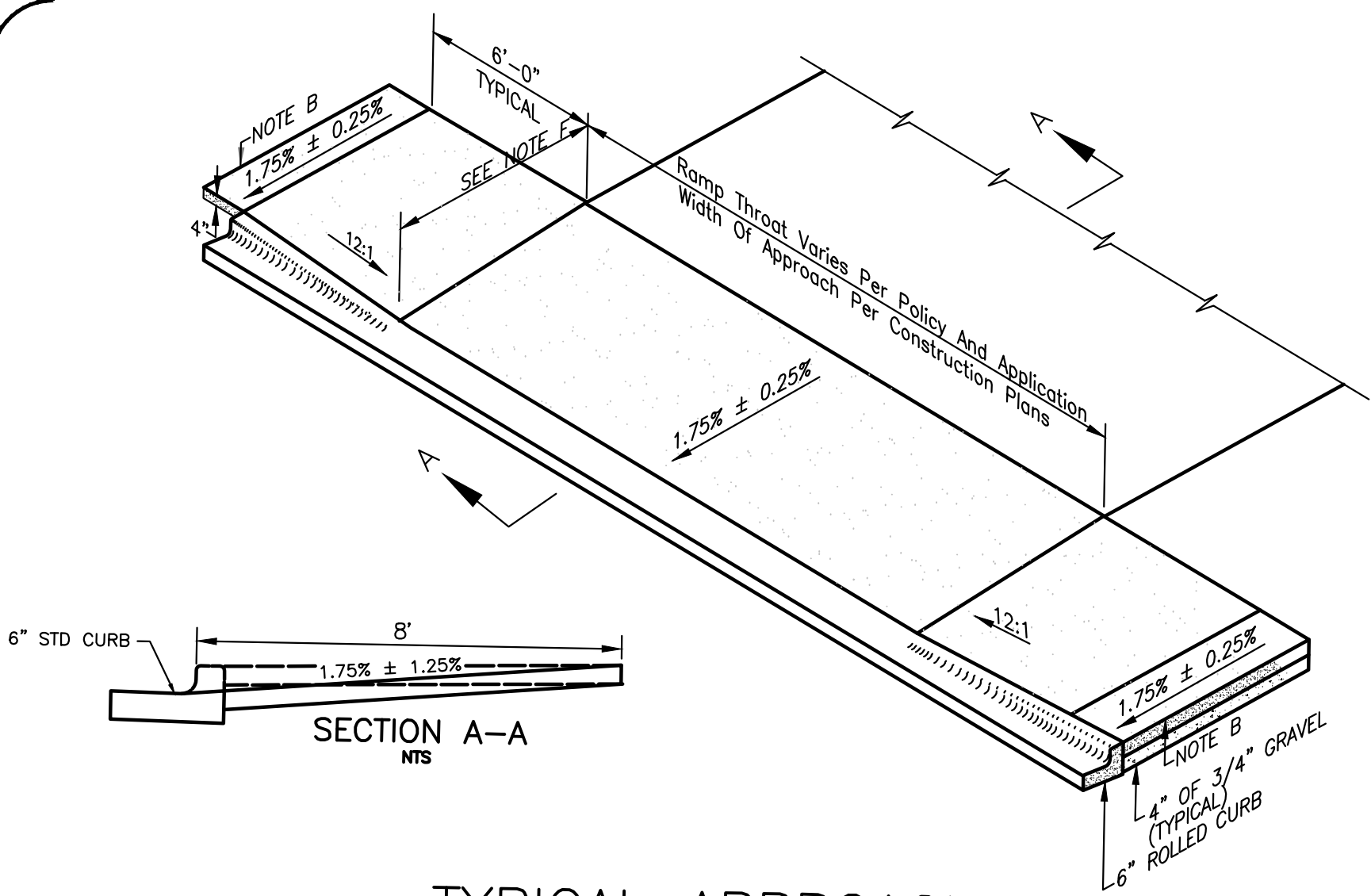
DRAWN BY:	SLS
DESIGNED BY:	SLS
CHECKED BY:	PLJ
DATE:	03/13/2023
PROJECT NO.:	22074

DRAWING NO.
C-1



LEGEND

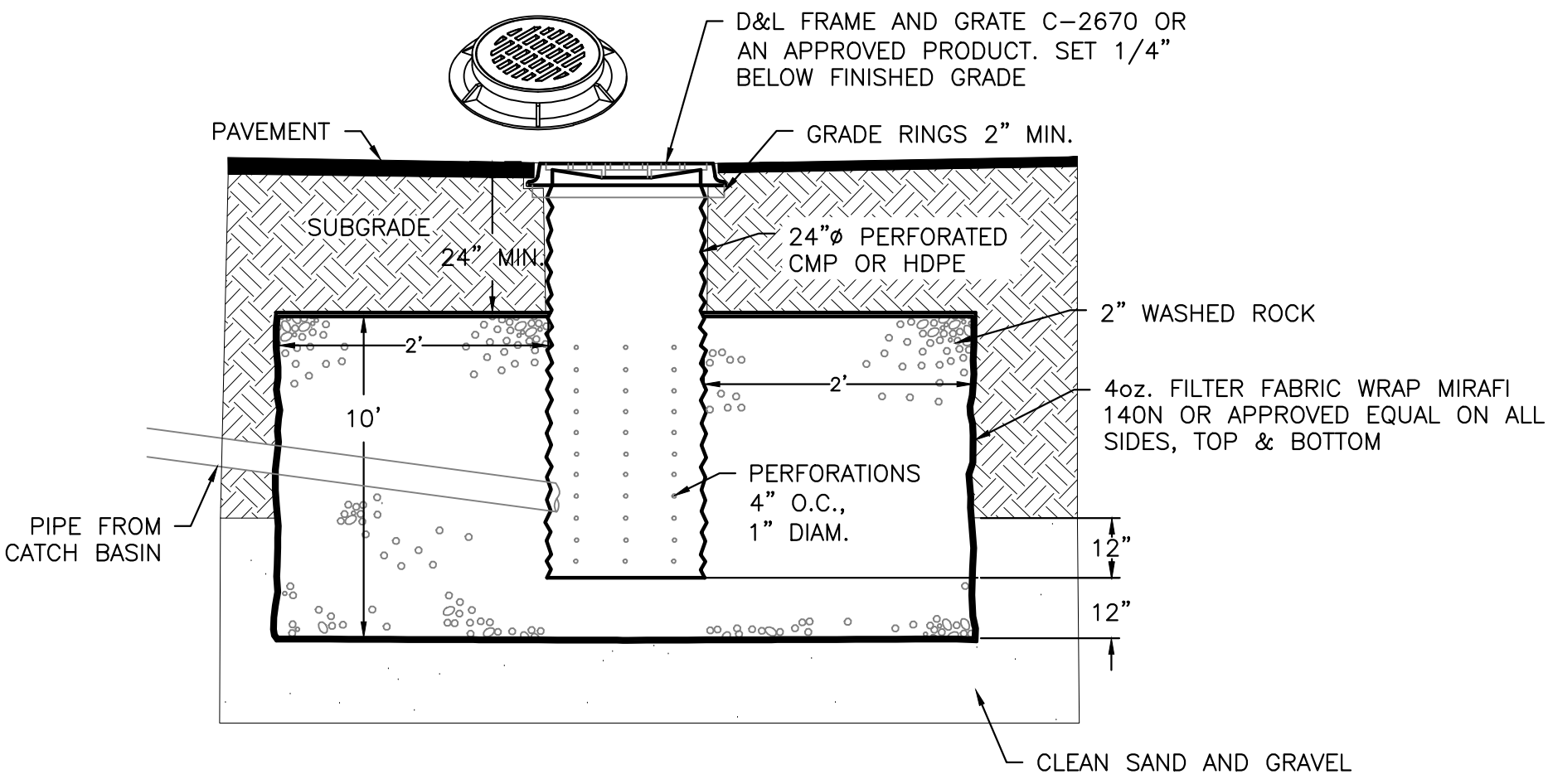
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EASEMENT	X
FENCE	-X-
EDGE OF PAVEMENT	S
SEWER	---
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊥
HYDRANT	⊙
CURB STOP	⊙
TELEPHONE	T
UTILITY TRENCH	UT
ELEVATION CONTOUR	-5775-
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
CURB TRANSITION	---
FLOW LINE	---
FOOTING DRAIN	FD
STORM DRAIN PIPE	---
DOWN SPOUT	DS
CATCH BASIN-CITY	⊙
CATCH BASIN	⊙
DRYWELL	⊙
LANDSCAPE DRYWELL	⊙
ASPHALT PAVEMENT	---
ASPHALT PAVEMENT (SNOW MELTED)	---
PAVERS	---
CONCRETE	---
FG	---
EG	---
CB	---
ME	---
FINISHED GRADE	---
EXISTING GROUND	---
GRADE BREAK	---
MATCH EXISTING	---



TYPICAL APPROACH

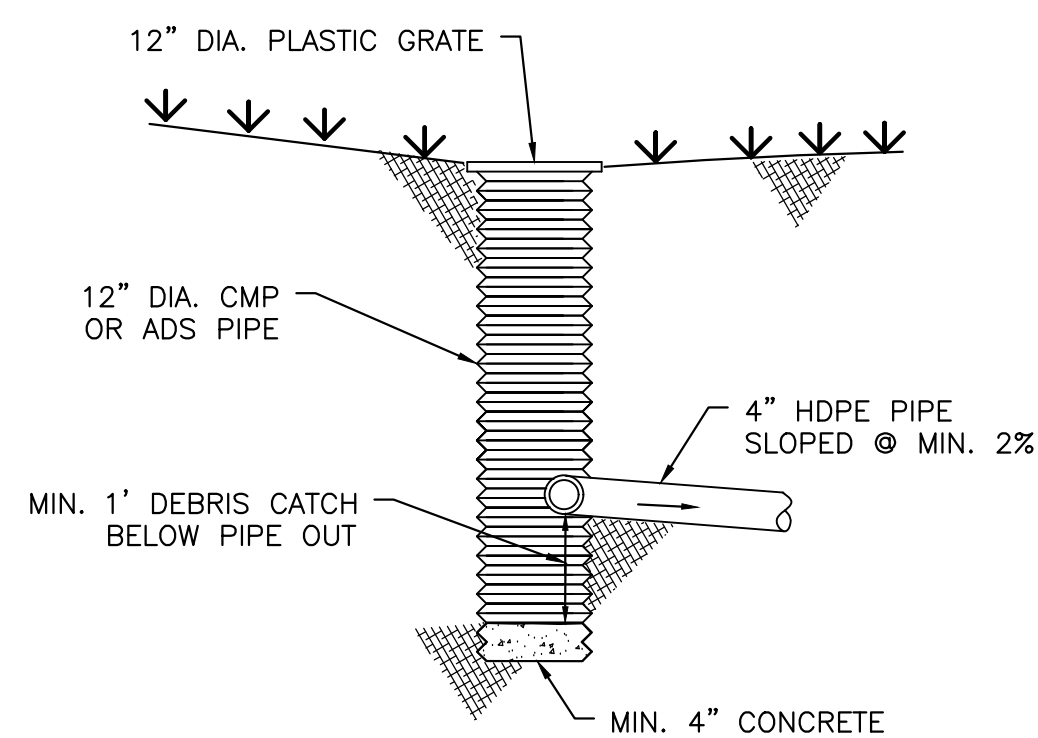
- NOTES:**
- APPROACH TO CONFORM TO THE LATEST ADA STANDARDS.
 - INSTALL EXPANSION JOINT AT TIP OF APPROACH WINGS WHERE SIDEWALK CHANGES THICKNESS.
 - BASE TO BE A 4" THICKNESS OF 3/4" MINUS CRUSHED AGGREGATE PER SECTION-802.
 - APPROACH THROAT WIDTHS SET BY POLICY AND APPLICATION. ALL CONCRETE TO BE 6" THICK FROM TIP OF WING TO TIP OF WING UP TO THE EXPANSION JOINT. WHEN SIDEWALK IS SEPARATE FROM CURB THE SIDEWALK IMMEDIATELY BEHIND THE APPROACH THROAT SHALL BE 6" THICK ALSO.
 - ALL CONCRETE SHALL BE CLASS 3000 PER SECTION-703. SEE GENERAL NOTES 7 & 8.
 - SIDEWALK WIDTH IS 8 FEET.

1 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK
 SCALE: NONE

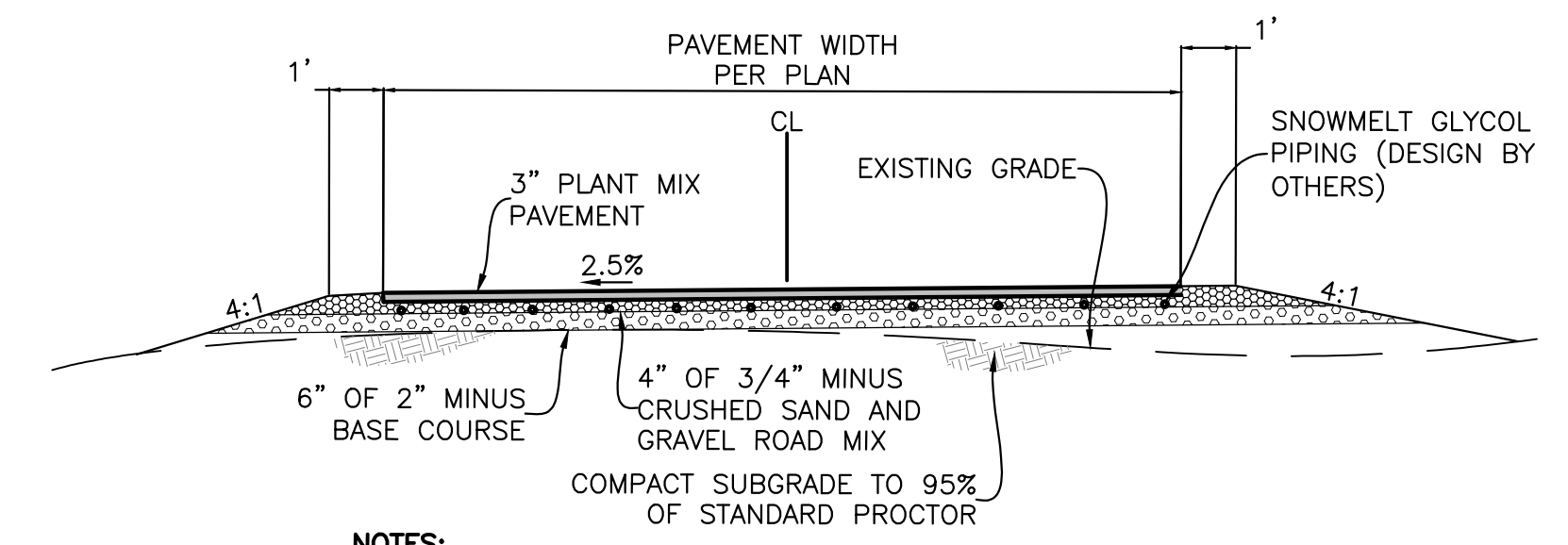


- NOTES:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

2 TYPICAL DRYWELL DETAIL
 SCALE: NONE



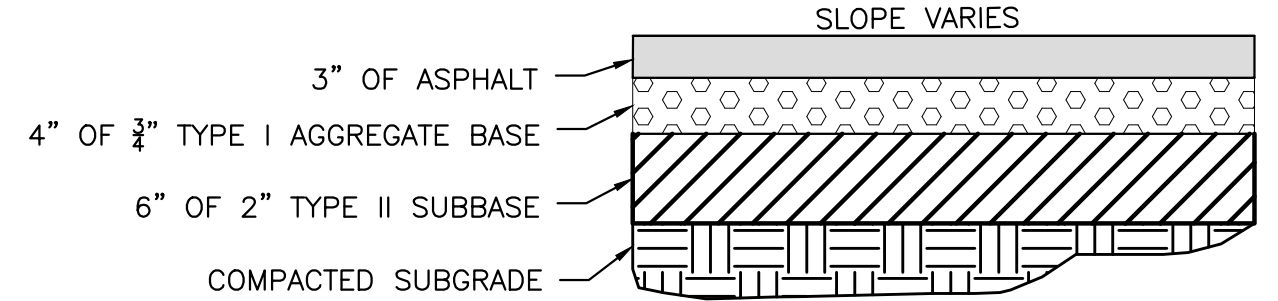
3 12" CATCH BASIN PROFILE
 NOT TO SCALE

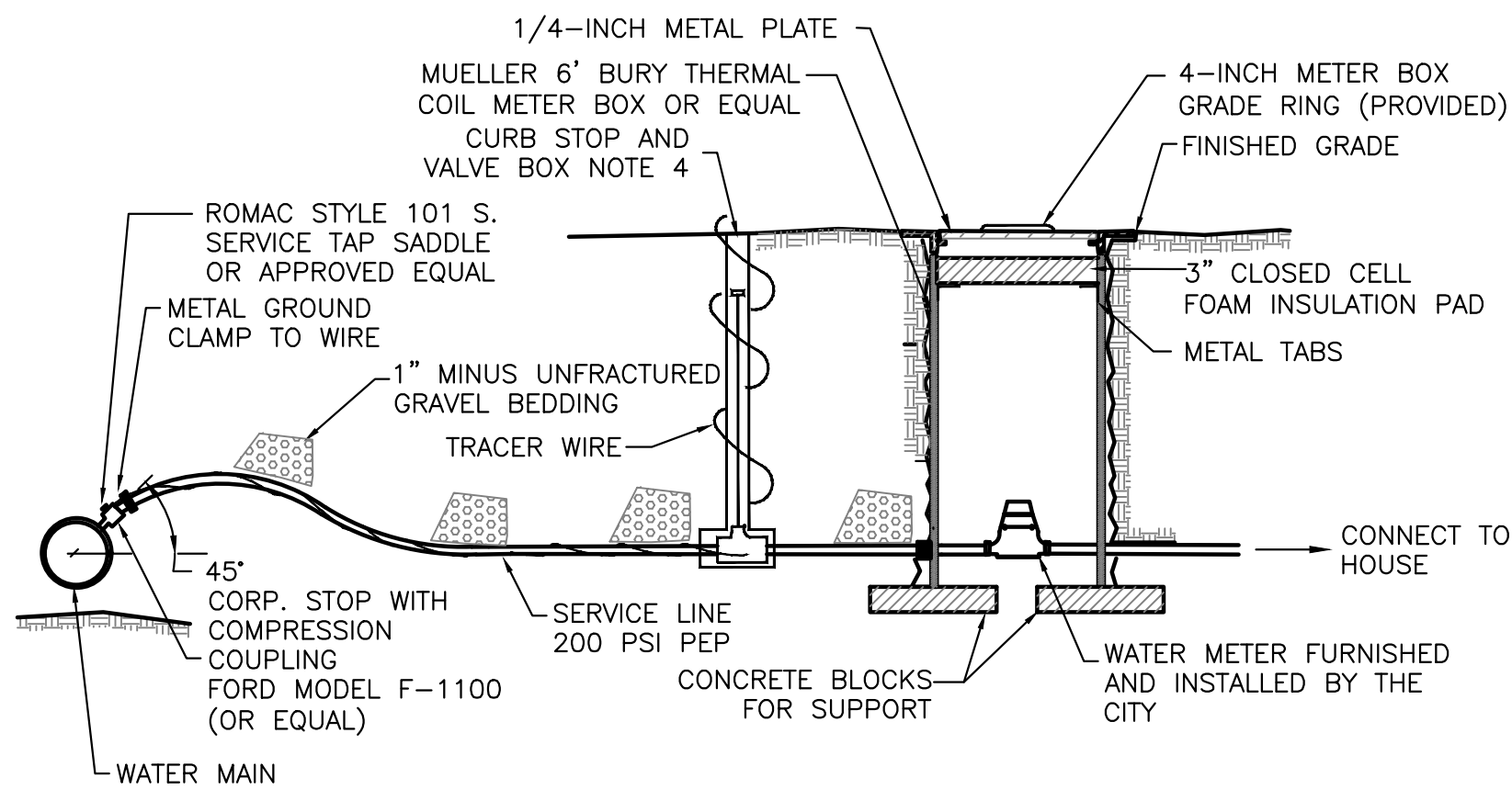


- NOTES:**
- COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

A DRIVEWAY SECTION WITH SNOW-MELTED PAVEMENT
 SCALE: NTS

4 TYPICAL STREET ASPHALT SECTION
 SCALE: NONE

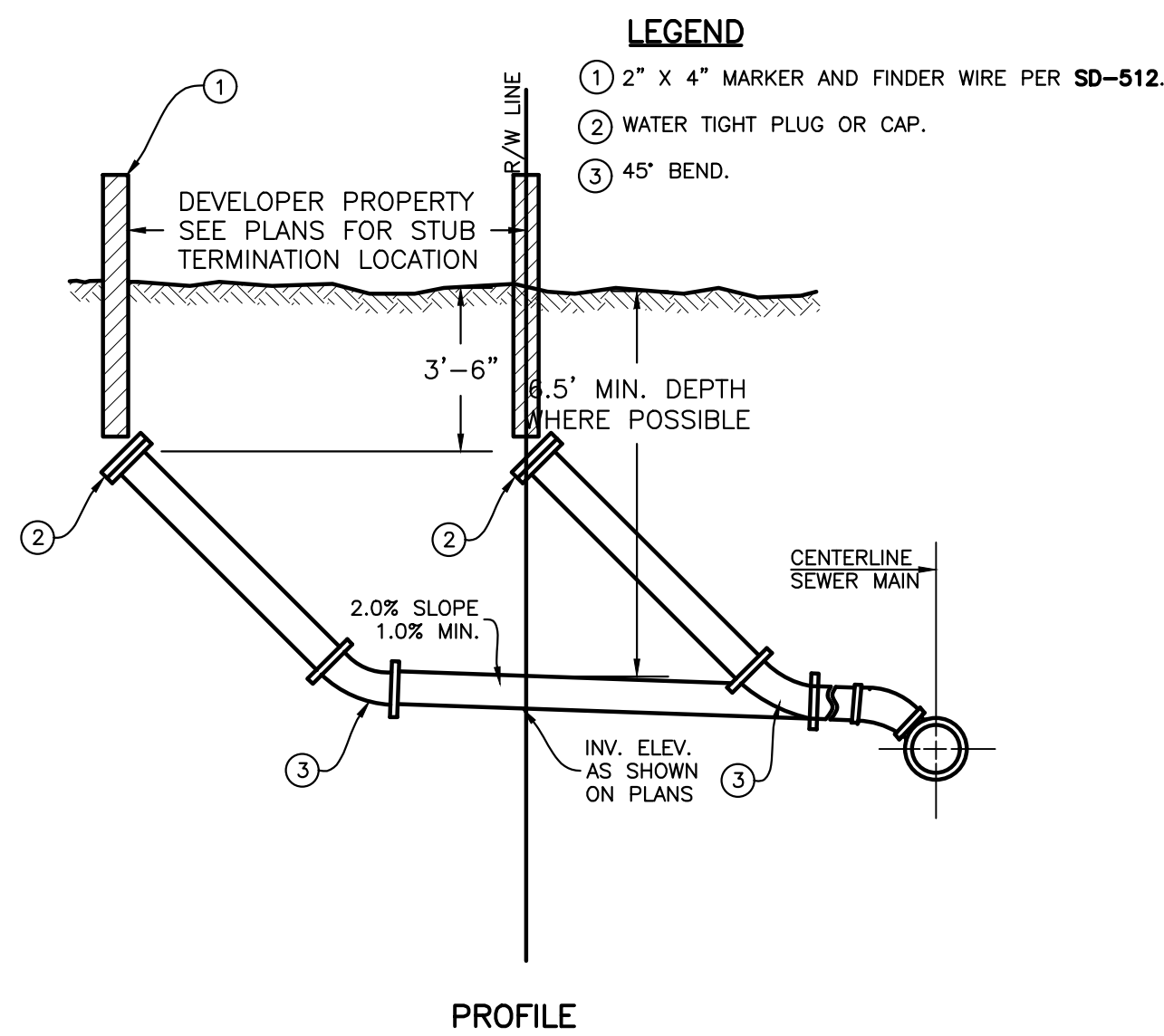
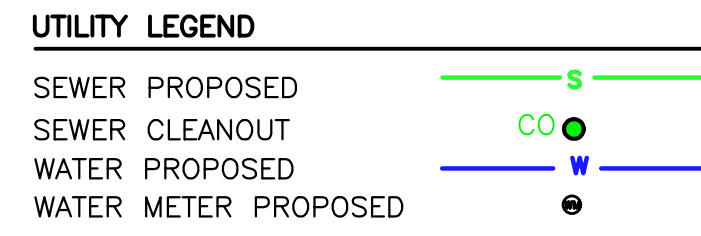




NOTES

1. WATER SERVICE LINE SHALL HAVE A 6" MIN. BURY DEPTH
2. SERVICE LINE SHALL BE 1" DIAMETER POLYETHYLENE PIPE UNLESS OTHERWISE SPECIFIED.
3. WATER SERVICE LINES SHALL BE BEDDED WITH 1" MINUS UNFRACTURED GRAVEL. BEDDING SHALL BE INSTALLED 4" UNDER THE PIPE AND 6" OVER THE PIPE.
4. FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE (OR EQUAL). FORD EXTENSION CURB BOX WITH ARCHED BASE, 1-INCH UPPER SECTION, AND 2 HOLE "ERIE" PATTERN LID.

1 WATER SERVICE AND METER CONNECTION
SCALE: N.T.S.



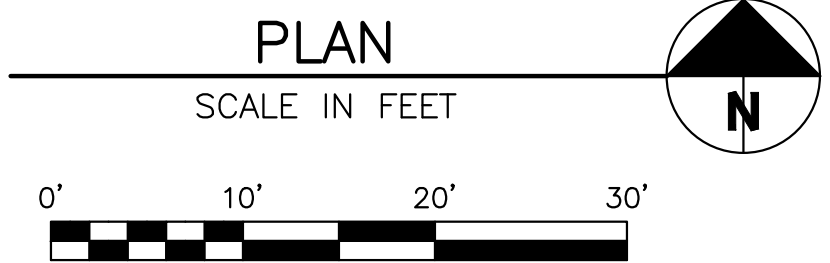
LEGEND

- 1 2" x 4" MARKER AND FINDER WIRE PER SD-512.
- 2 WATER TIGHT PLUG OR CAP.
- 3 45° BEND.

NOTES

1. INSULATION REQUIRED WHERE SEWER LINE BURY DEPTH IS LESS THAN 5'.

2 STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE



PROFESSIONAL ENGINEER
JAMES B. JOHANNESSEN
STATE OF IDAHO
17661
3/13/23

REVISIONS	NO.	DESCRIPTION	DATE	BY
	1			

BENCHMARK ASSOCIATES
PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
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UTILITY PLAN
WARM SPRINGS RANCH LOT 33
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PLJ
DATE: 03/13/2023
PROJECT NO.: 22074

DRAWING NO.
C-2

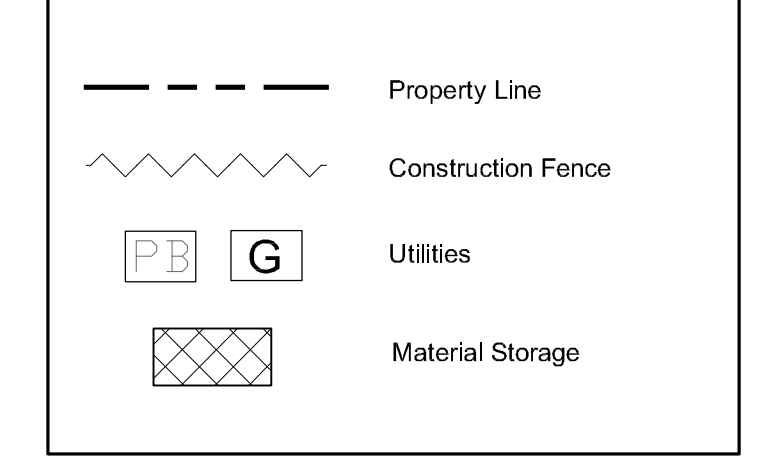
General Notes

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Cut And Fill:

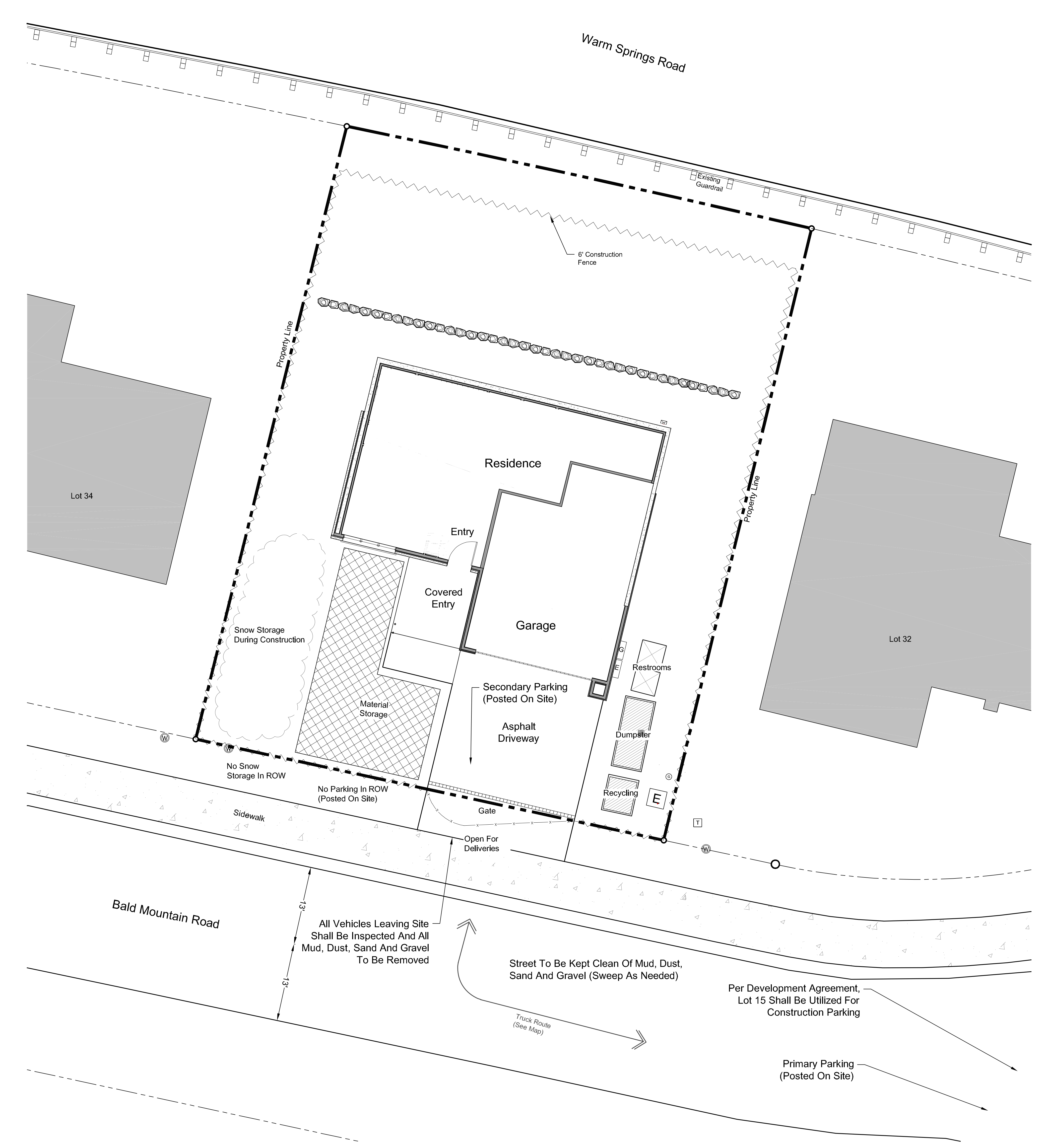
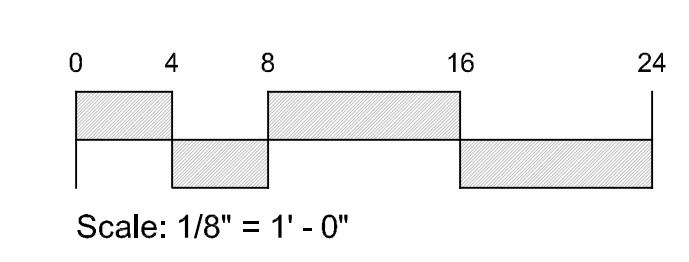
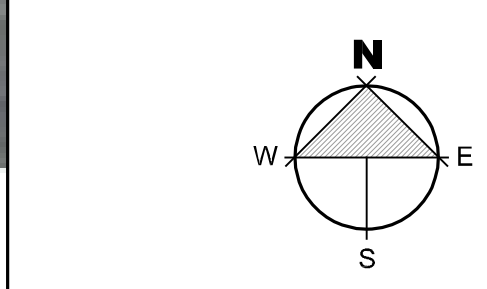
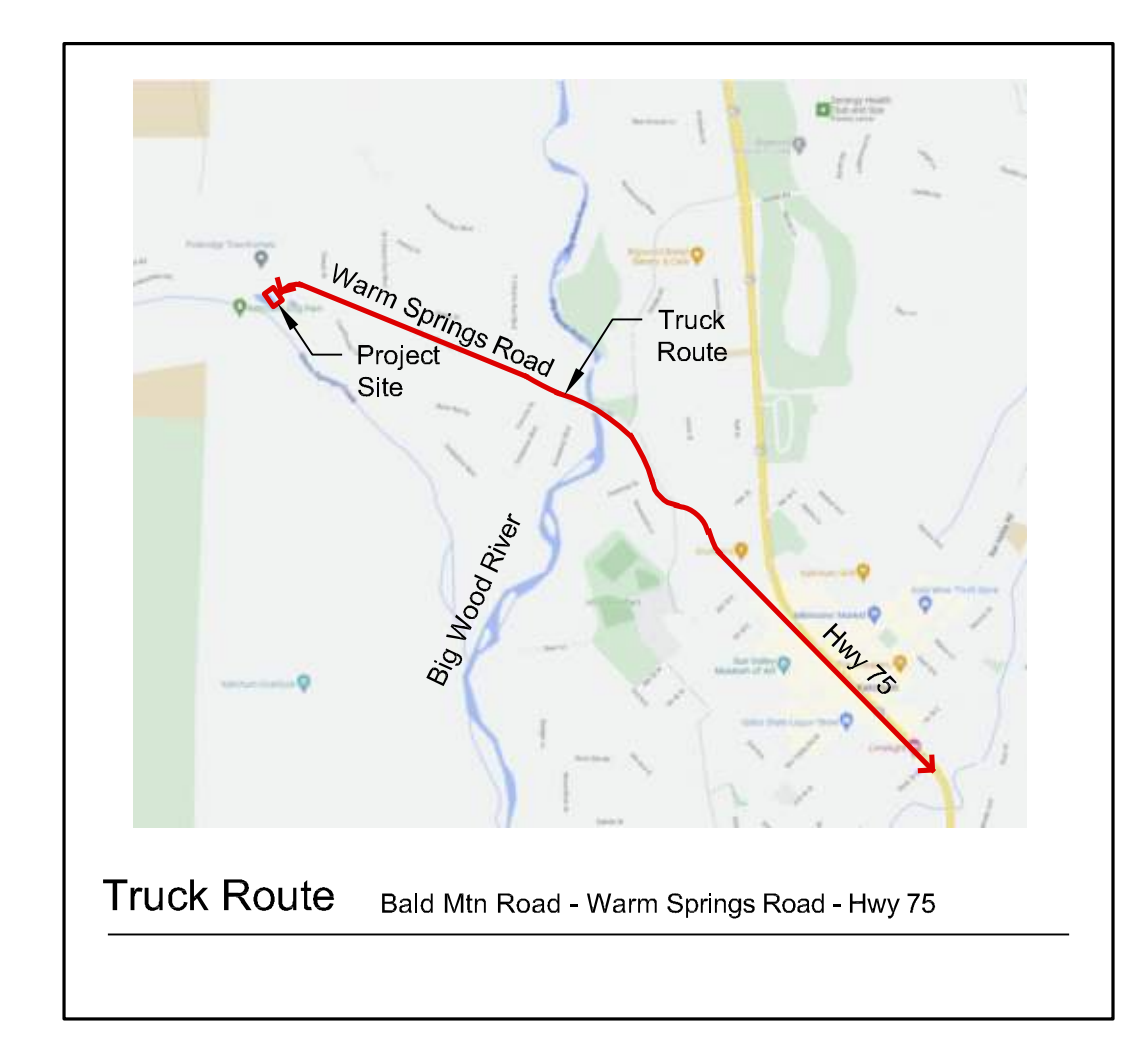
Total Cut = 700 Cubic Yards
Total Fill = 0 Cubic Yards
Total Export = 700 Cubic Yards

Plan Legend



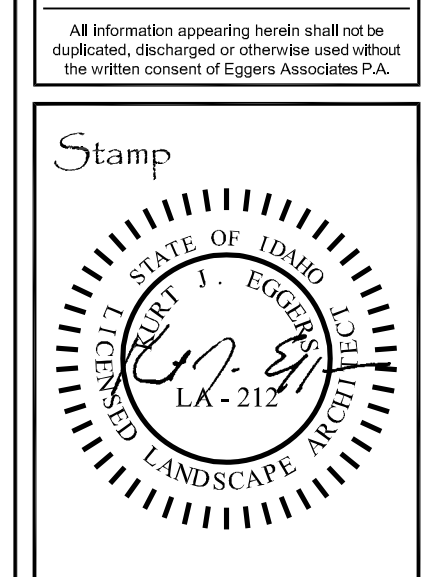
NOTES:

- (1) See Civil Plans for All Work in Right of Way.
- CONSTRUCTION ACTIVITY NOTES:**
- (1) Dust Control Using Water Truck as Needed.
 - (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
 - (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
 - (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
 - (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
 - (6) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.
 - (7) The Condition Of The Right-Of-Way Shall Be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall Be The Responsibility Of The General Contractor.
 - (8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.
 - (9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



Warm Springs Ranch Residences
Block 1, Lot 33
Ketchum, Idaho

Job No: 22.26
Scale: 1/8" = 1'-0"
Issue/Revisions Date:
Design Review 05/17/23
RVSD 05/08/23



Sheet Title:
Construction Management

Sheet No:
L1

General Notes

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
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3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

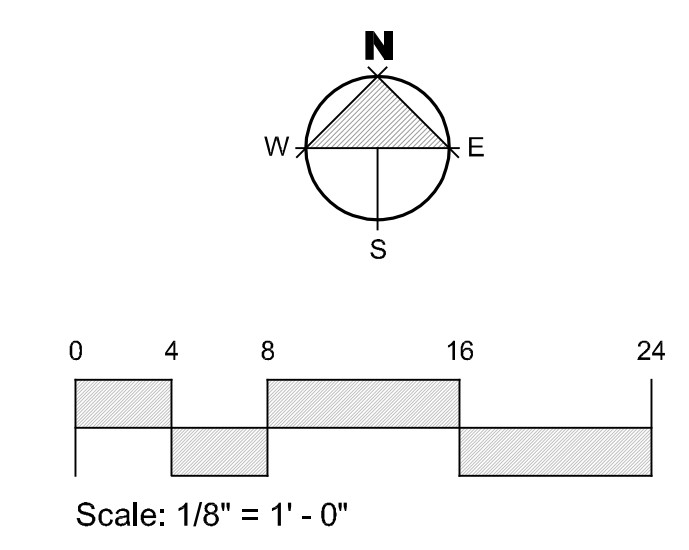
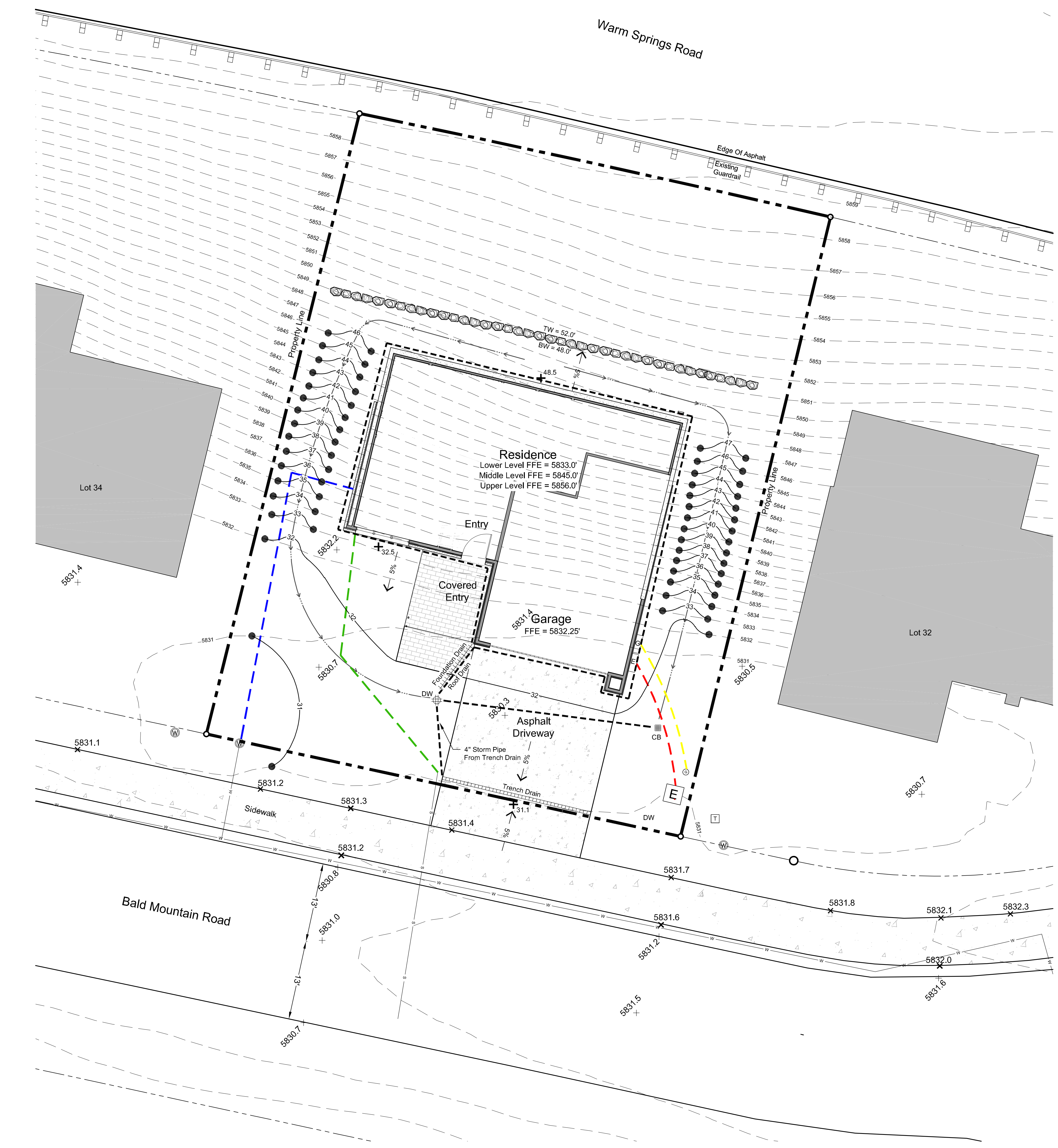
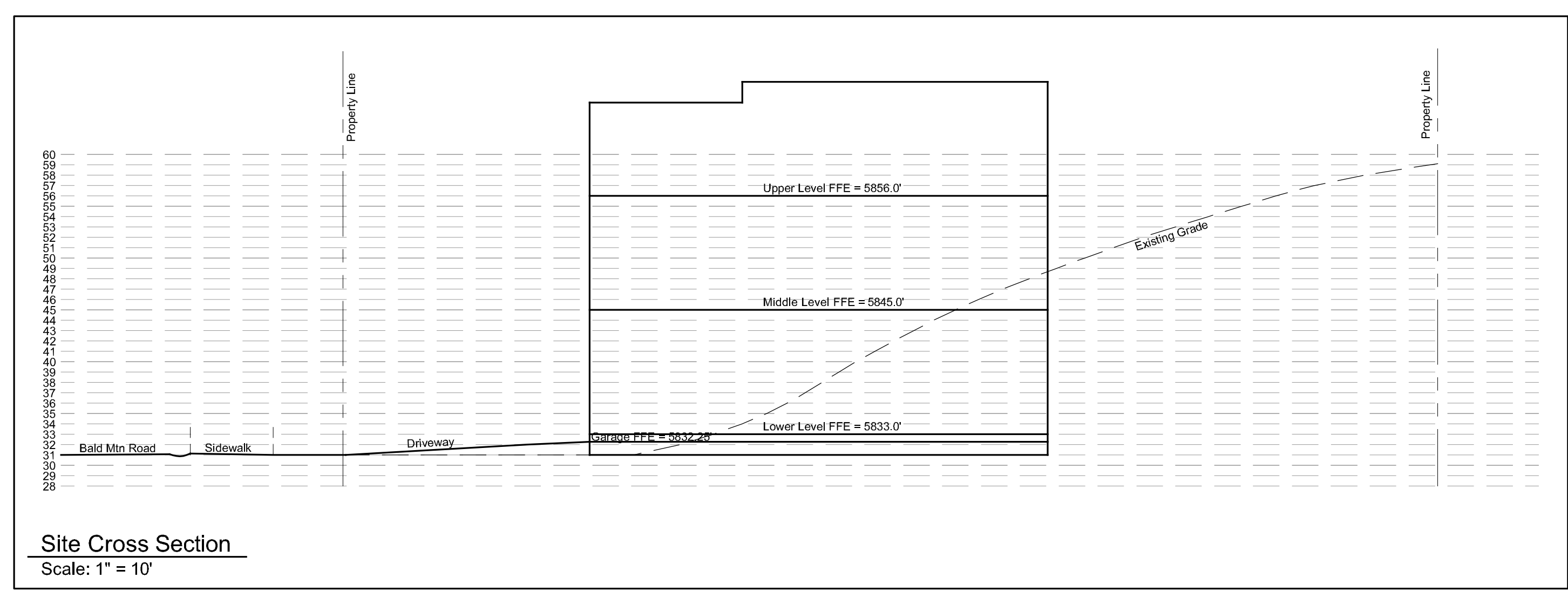
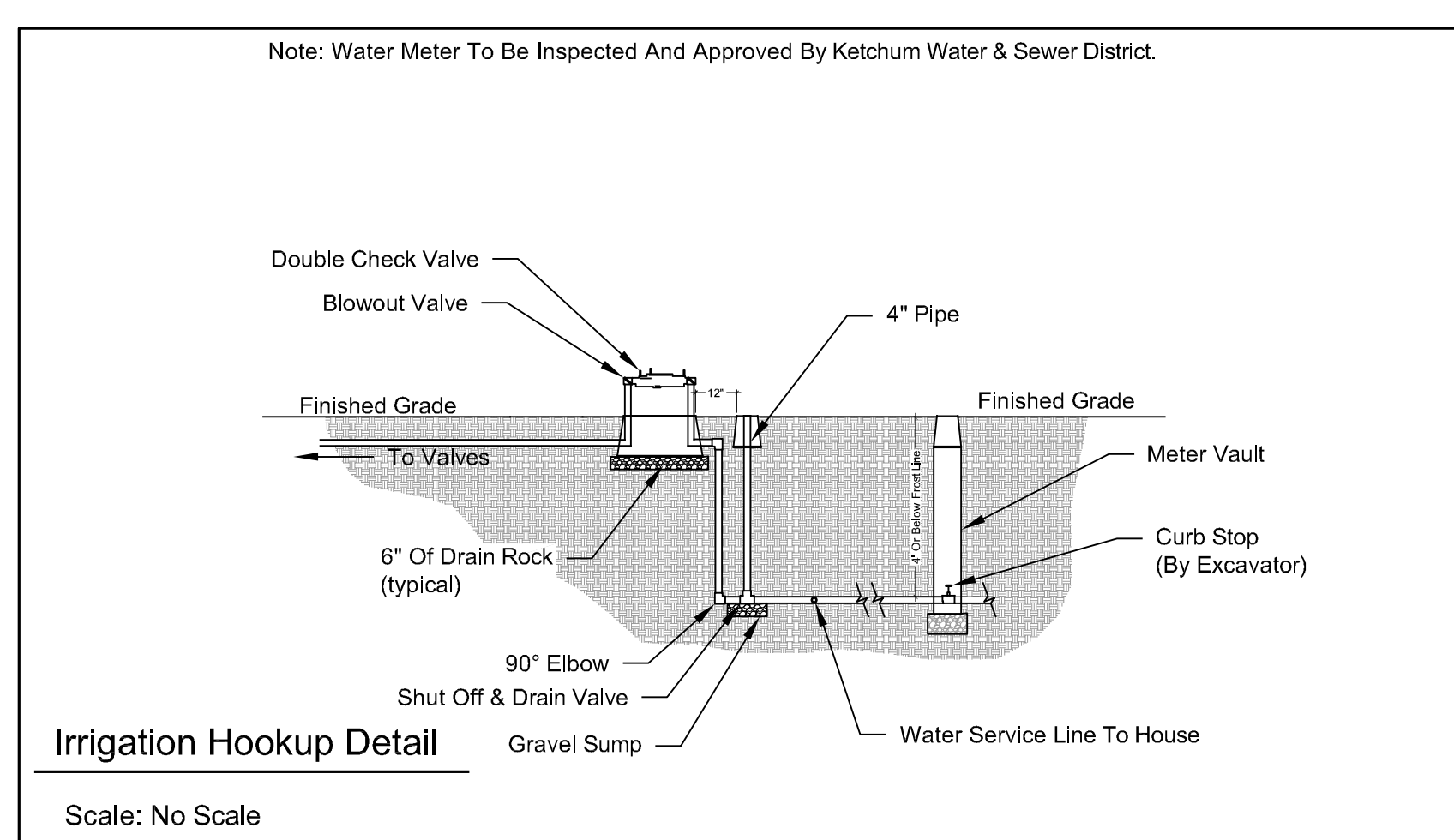
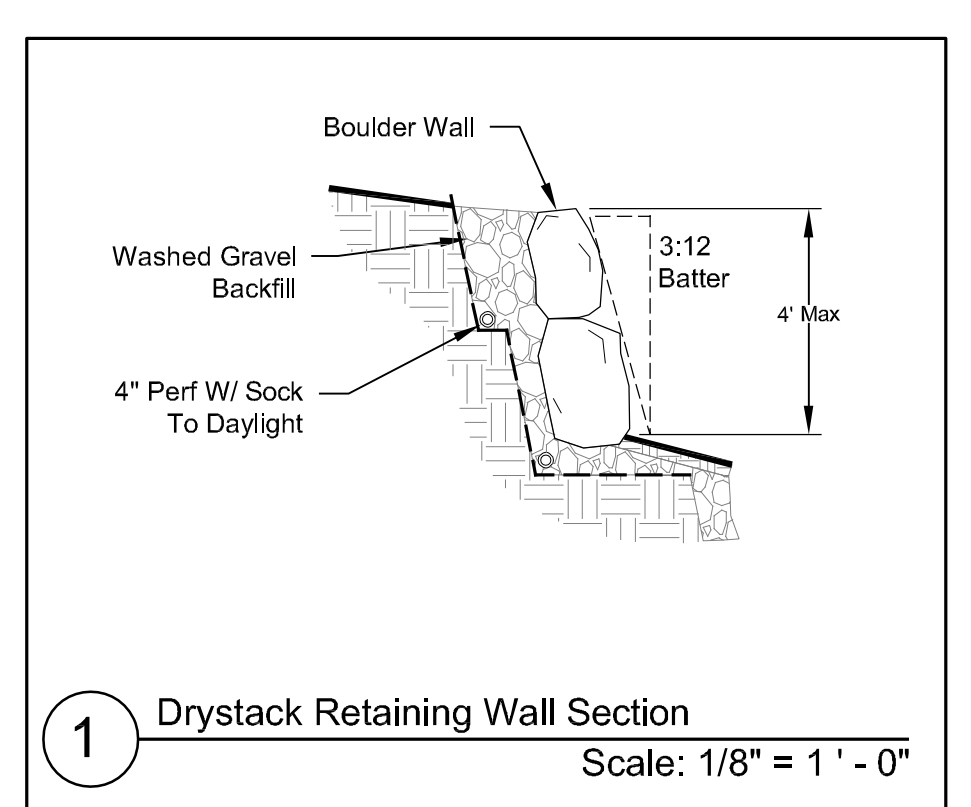
***See Civil Plan (C1) For Site Grading And Drainage**

Cut & Fill

Excavation:	
Building/Garage Site:	700 Cu/Yds
Site:	0 Cu/Yds
Total Cut:	700 Cu/Yds
Fill:	
Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
Total Fill:	0 Cu/Yds
Total Export:	700 Cu/Yds

Plan Legend

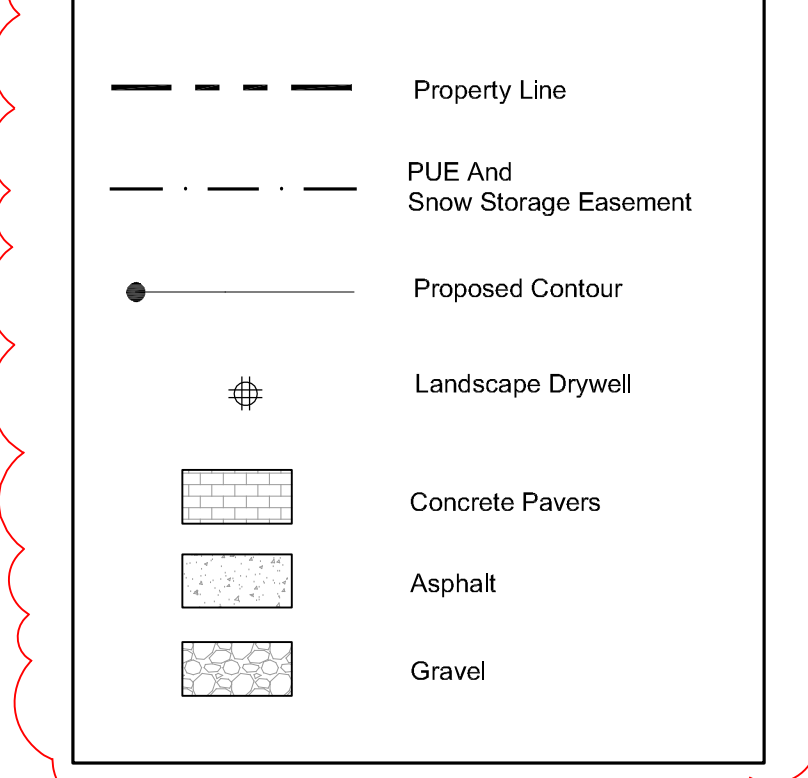
--- Property Line	--- Existing Contour
x 92.7 (92.5)	Existing Spot Elevations
● 95	Proposed Contour
⊕	Landscape Drywell
⊞	Catch Basin
2% Slope	Proposed Drainage Direction With Slope Percentage
+ 92.5	Proposed Spot Elevations
	4" Perforated Footing Drain
---	4" Solid Drain Pipe (Roof & Downspouts)
⊖	Drystack Retaining Wall
— w —	Water Line
— e —	Electrical Service
— g —	Gas Service
— w —	Water Service
— s —	Sewer Service



General Notes

1. Base map information taken from survey by Benchmark Associates dated 11/24/21 and from on-site information. Architectural information provided by Think Architecture dated 02/22/22. Contractor shall verify conditions in the field prior to construction.
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3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend



Irrigation Calculation

(Lot = ± .22 Acres)	
Description	Square Footage
Natural Grass	5,300 sq.ft.
Planter Beds	100 sq.ft.
Total Irrigated Area	5,400 sq.ft.
	+/- .12 Acres

Snow Storage

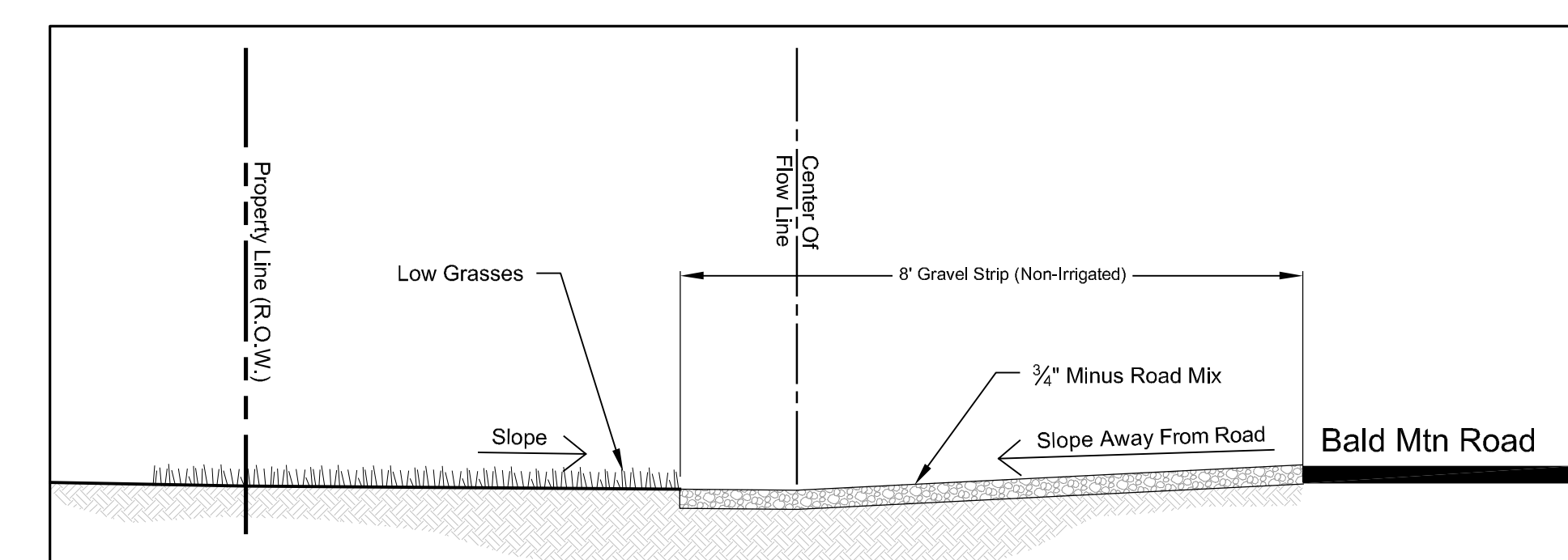
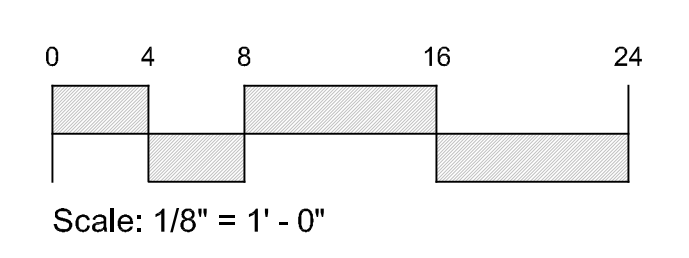
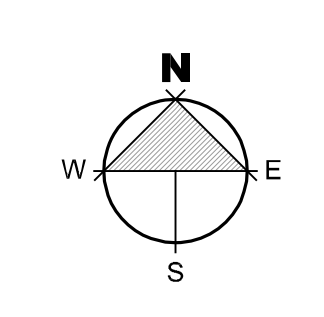
Driveway Area:	765 sq ft
Walkway Area:	72 sq ft
	x .30%
Required Area:	251 sq ft
Snow Storage Provided:	275 sq ft

Per Development Agreement:

- 1) Landscaping Shall Be Drought Tolerant
- 2) Irrigation System Shall Be Equipped With Shut Off Valve Not Impacting Water Service To Residence
- 3) Irrigation System Shall Be Water Efficient In Ground Components. Controller With Rain/Freeze Sensor.
- 4) Isolate Zones Per Plant Type And Exposure.

Landscape Notes:

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

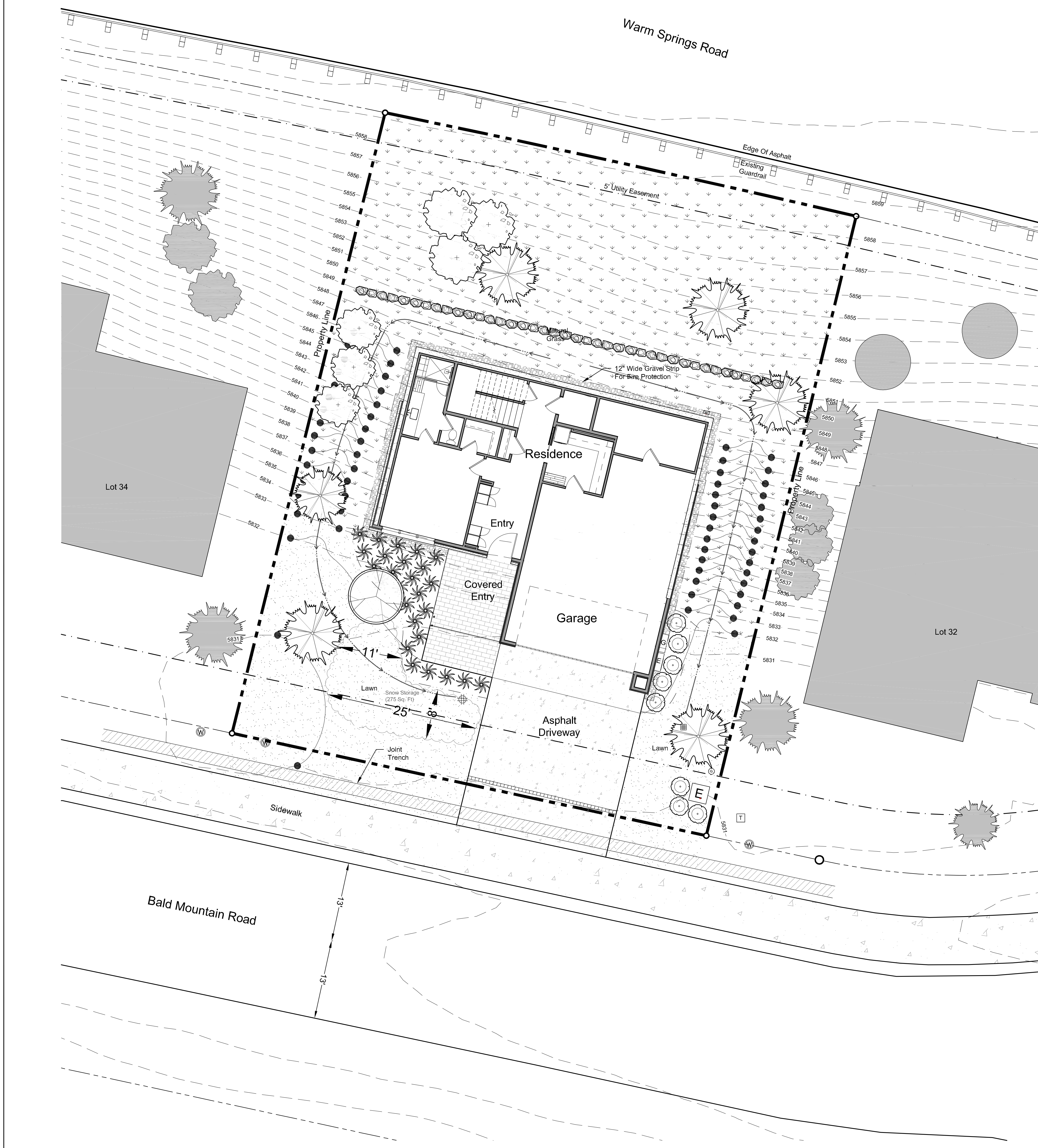


Note: No Sprinkler Heads In ROW.
Cross Section A - Right Of Way
Scale: 1/2" = 1'-0"

- A. Material shall be pervious/permeable to allow drainage
- B. Surface must allow for vehicle parking and be consistent along the entire property frontage
- C. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking
- D. Grading and drainage improvements as required by City Engineer - Minimum 5% slope
- E. No obstructions, such as boulders or berms
- F. No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street). Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.
- G. No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
- H. No snow-melt system.

Plant Legend

Qty.	Common Name	Botanical Name	Size
6	Conifer Trees		12' -16'
	Pine	<i>Pinus spp.</i>	
6	Deciduous Trees		12' -16'
	Aspen	<i>Populus tremuloides</i>	
1	Crabapple	<i>Malus spp.</i>	
8	Deciduous Shrubs		5 gal.
	Alpine Currant	<i>Ribes alpinum</i>	
	Burning Bush	<i>Euonymus alatus</i>	
	Cotoneaster	<i>Cotoneaster spp.</i>	
	Dogwood	<i>Cornus spp.</i>	
	Lilac	<i>Syringa spp.</i>	
	Maple	<i>Acer spp.</i>	
	Mockorange	<i>Philadelphus spp.</i>	
	Ninebark	<i>Physocarpus spp.</i>	
	Snowberry	<i>Symphoricarpos spp.</i>	
	Spirea	<i>Spirea spp.</i>	
26	Ornamental Grasses		Flats
	Blue Fescue	<i>Festuca ovina glauca</i>	
	Ribbon Grass	<i>Phalaris arundinacea 'Picata'</i>	
	Karl Foerster Feather Reed	<i>C. arundinacea 'Karl Foerster'</i>	
3,700 Sq.Ft.	Grasses & Wildflowers		Sod or Seed
(20%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(20%)	Chewing Fescue	<i>Festuca rubra var. commutata</i>	
(20%)	Sheep Fescue	<i>Festuca ovina</i>	
(20%)	Creeping Red Fescue	<i>Festuca rubra</i>	
(20%)	Wildflowers	<i>Various</i>	
1,600 Sq.Ft.	Grasses - Lawn Mix		Sod or Seed
(33%)	Tall Fescue	<i>Festuca arundinacea</i>	
(33%)	Hard Fescue	<i>Festuca trachyphylla</i>	
(33%)	Chewing Fescue	<i>Festuca rubra var. commutata</i>	





REAR FENCE EXAMPLE

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

WARM SPRINGS ROAD

4'-0" WOOD SLAT FENCE

MECHANICAL CONDENSER LOCATION

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

TRASH TO BE STORED WITHIN THE GARAGE

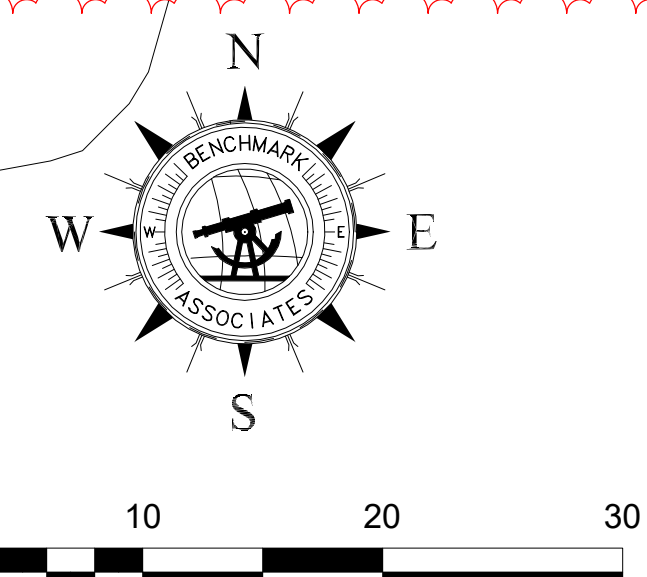
GAS AND ELECTRIC METERS, PROVIDE CLEARANCE AS REQUIRED

EXISTING TRANSFORMER TO BE LANDSCAPE SCREENED

20'-0" WIDE DRIVE AT SIDEWALK

TRASH TO BE STORED WITHIN THE GARAGE

NOTE: SEE CIVIL DOCUMENTS FOR UTILITIES SEE LANDSCAPE FOR GRADING



SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS. PROTECT AS REQUIRED.
2. CONTRACTOR TO PROTECT EXISTING TREES TO BE PRESERVED.
3. UTILITY TRENCHING TO BE CONDUCTED IN A WAY TO NOT DISTURB EXISTING TREES.
4. ANY TREES LOCATED WITHIN 10'-0" HORIZONTAL OF THE STRUCTURE MUST BE MIN. 10'-0" HIGHER THAN THE ADJACENT STRUCTURE OR WILL NEED TO BE REMOVED IN ACCORDANCE TO THE FIRE CODE AS DEFENSIBLE SPACE.
5. ALL DEAD WOOD AND COMBUSTIBLE MATERIALS WITHIN 30'-0" OF THE STRUCTURE TO BE REMOVED BY CONTRACTOR AS PER THE FIRE CODE DEFENSIBLE SPACES.
6. INSTALL EROSION CONTROL MAT ON ALL SLOPES 3:1 AND GREATER.

DATUM:

LEVEL 1 100'-0" = 5,833.00 USGS
 LEVEL 2 112'-0" = 5,845.00 USGS
 LEVEL 3 124'-0" = 5,856.00 USGS

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

SITE PLAN KEY NOTES

LOT SIZE:
 AREA = .19 ACRES OR 8,429 SQ. FT.
 ZONE: GR-1
 HEIGHT LIMIT: 35' MAX

BUILDING PAD:
 AREA = 3,384 SQ. FT.

PROPOSED BUILDING FOOTPRINT:
 AREA = 2,189 SQ. FT. - EQUALS 26%
 LOT COVERAGE ALLOWED: 35%, 2,950 SQ. FT.

- RECESSED LIGHT LOCATION
- WALL SCONCE LOCATION

LEGAL DESCRIPTION:
 LOT 33 BALD MOUNTAIN ROAD

SITE NOTES:

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO TOWN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.
4. PROVIDE DRAINAGE SWALE FROM HIGH TO LOW SIDE OF HOUSE.
5. ZONING: GR-1
6. CONTRACTOR TO VERIFY EXISTING GRADES/TOPOGRAPHY PRIOR TO EXCAVATION AND/OR CONSTRUCTION. VERIFY DRIVEWAY DOES NOT EXCEED 10% GRADE.
7. EXISTING TOPOGRAPHY SHOWN IS BASED ON ROAD DESIGN GRADES & SITE OBSERVATIONS. CONTRACTORS/OWNER TO VERIFY.
8. HEIGHT LIMIT OF 35'-0" OVER EXISTING GRADE. 5'-0" ALLOWANCE FOR CHIMNEYS AND MECHANICAL.
9. SITE SETBACKS TO BE BASED ON 1/3 OF THE BUILDING HEIGHT



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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO 83340

PROJECT NC22023.33
 DATE: 2023.06.30

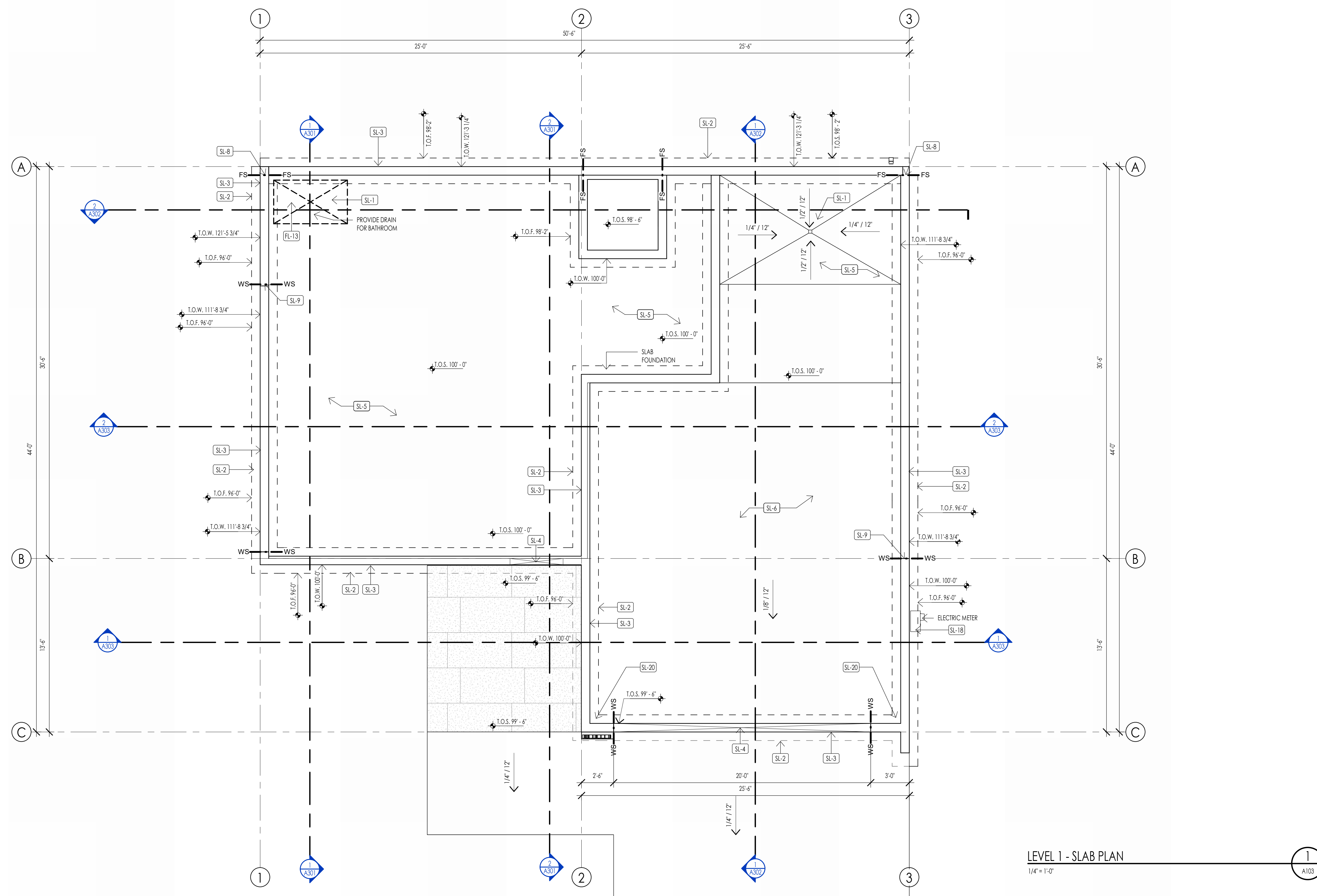
REVISIONS:

- 1 04-24-2023 PER CITY COMMENTS
- 2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A101

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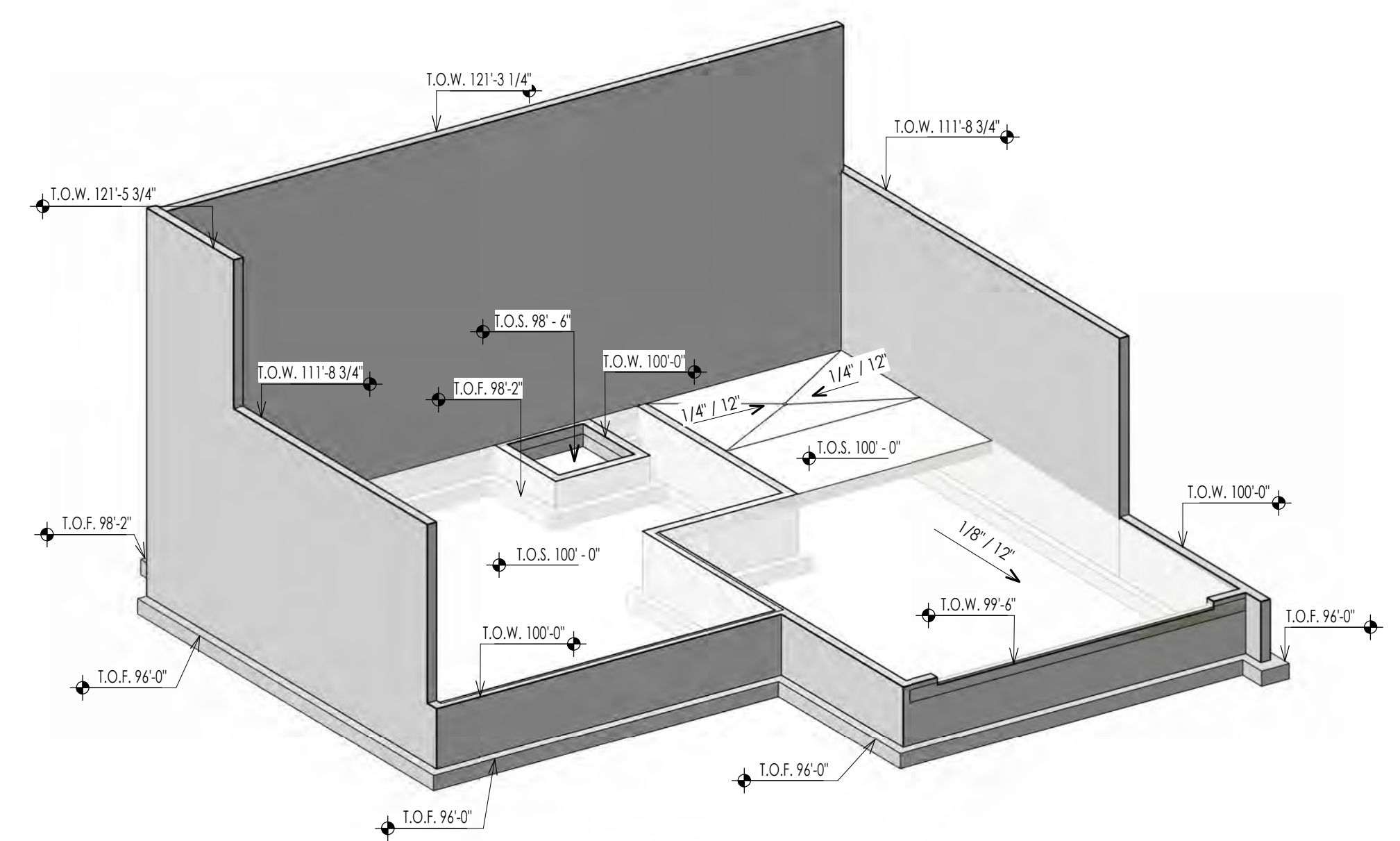
FOUNDATION PLAN LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE
[Hatch Pattern]	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O.PIER	TOP OF PIER ELEVATION

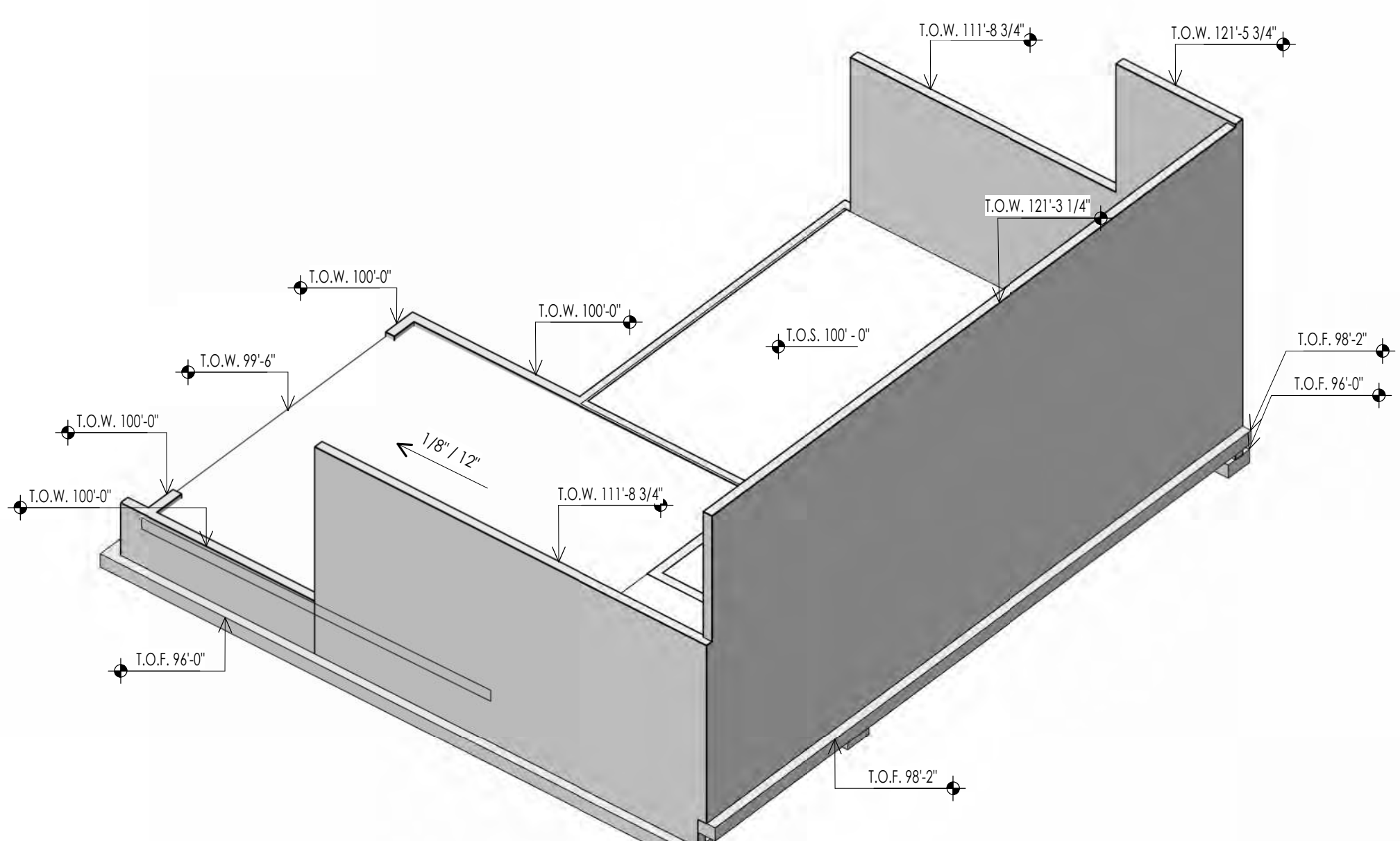
- FOUNDATION GENERAL NOTES**
- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
 - COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
 - VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
 - CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
 - FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS		
ARCHITECTURE	CIVIL	LEVEL
87'-6"	-	LEVEL 00 - TOP OF SLAB
88'-6"	-	LEVEL 0 - TOP OF SLAB
99'-0"	-	TOP OF SLAB AT FRONT OF GARAGE
100'-0"	-	LEVEL 1 - TOP OF PLYWOOD

FOUNDATION PLAN KEYNOTES	
KEYNOTES	
FL-13	PROVIDE "CHLITEK" KERD-LINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
SL-1	CONTRACTOR TO COORDINATE LOCATION OF FLOOR DRAIN - SLOPE SLAB TOWARDS DRAIN AS REQUIRED
SL-2	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL - SEE STRUCTURAL GENERAL NOTES & PROJECT MANUAL
SL-3	CAST IN PLACE FOUNDATION WALLS WITH WATER PROOFING AS NOTED - SEE STRUCTURAL NOTES AND DETAILS
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT DOOR OPENINGS AND POUR SLAB OVER TOP OF WALL - SEE DETAILS
SL-5	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE - SEE STRUCTURAL NOTES
SL-6	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONCRETE SLAB OVER 4" GRAVEL BASE AND FINISH AS NOTED - SEE STRUCTURAL NOTES
SL-8	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING - NOTIFY ARCHITECT IF FOOTING ELEVATIONS NEED TO CHANGE
SL-9	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED AND NOTIFY ARCHITECT OF CHANGES PRIOR TO POURING CONCRETE FOUNDATION
SL-18	PROVIDE A LIFE LINE GROUND. AN ELECTRICAL GROUNDING SYSTEM SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E350.1.2 AND N.E.C. 250.50)
SL-20	WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING



FOUNDATION ISOMETRIC A
2
A103



FOUNDATION ISOMETRIC B
3
A103

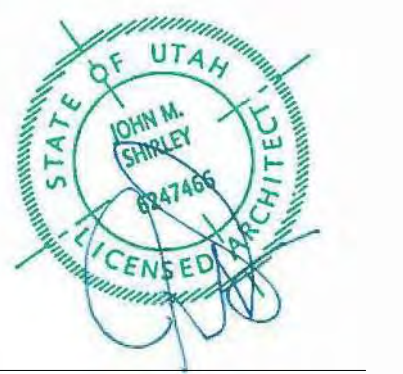


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WARM SPRINGS RESIDENCE #33

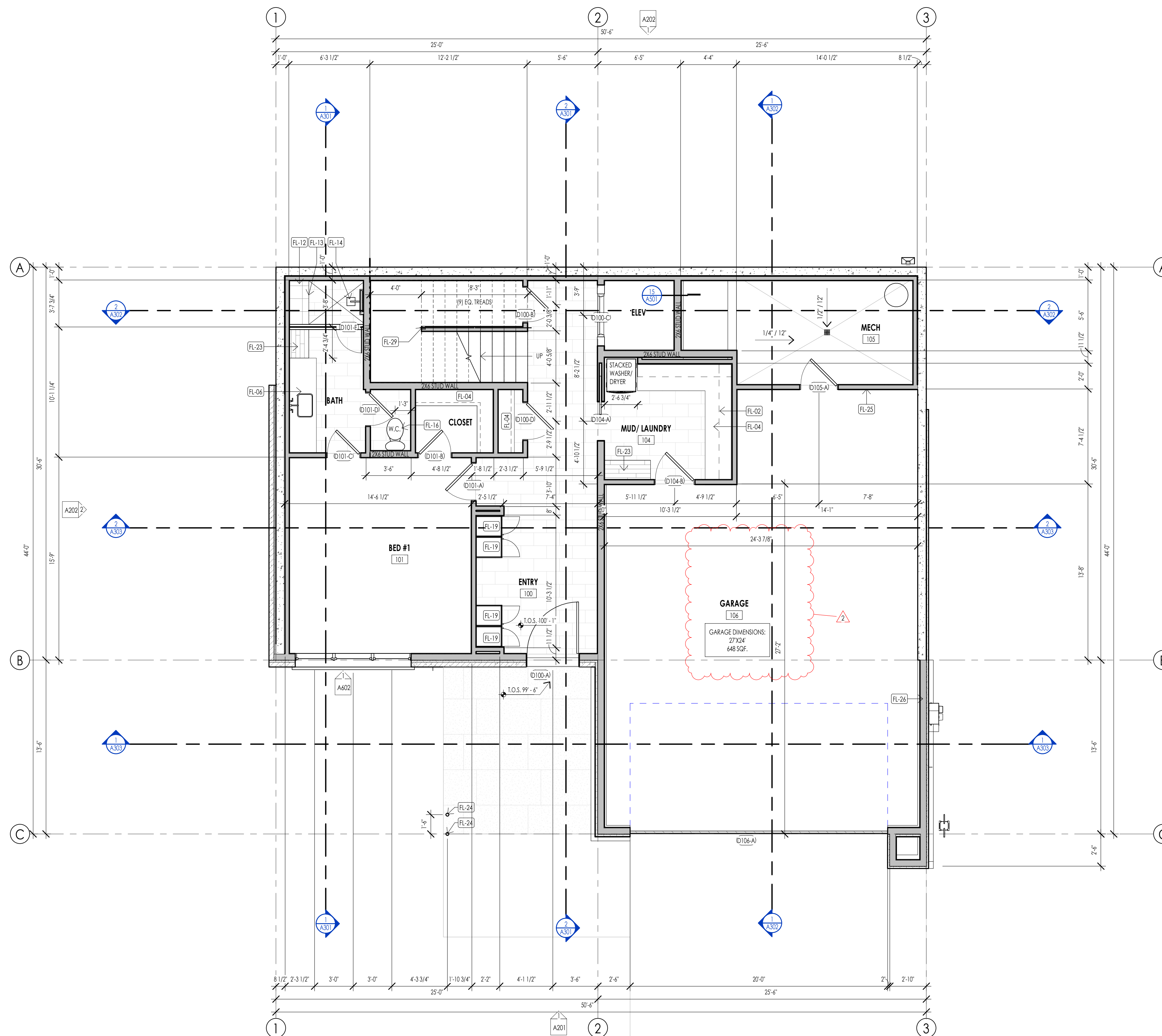
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30

FOUNDATION PLAN

A103

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LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE WALL	[Hatch Pattern]	CARPET FINISH
[Hatch Pattern]	CMU BLOCK WALL	[Hatch Pattern]	TILE FINISH
[Hatch Pattern]	STONE VENEER	[Hatch Pattern]	EXTERIOR CONCRETE SLABS
[Hatch Pattern]	METAL STUD WALL		
[Hatch Pattern]	WOOD STUD WALL		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

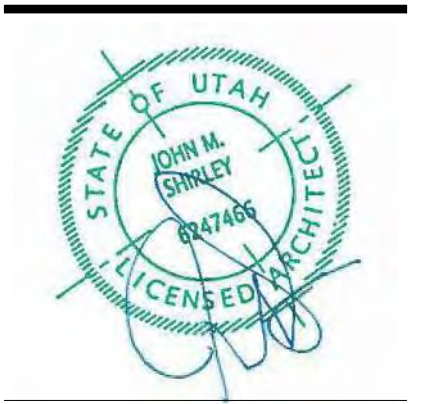
KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-04	CLOSET SHELVING ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE 'SCHLTER' KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD FOR INTERIOR DESIGN
FL-16	W.C. TO BE 'XCHLER' PERSUADE CURRY COMFORT
FL-19	BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER
FL-23	PROVIDE BENCH AS PER OWNER/ INTERIOR DESIGN
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-25	PROVIDE HO/COLD HOOK UP
FL-26	PROVIDE 50 AMP BY CONNECTION POINT
FL-29	36" HANDRAIL SEE STAIR/ RAIL DETAILS SHEET



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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

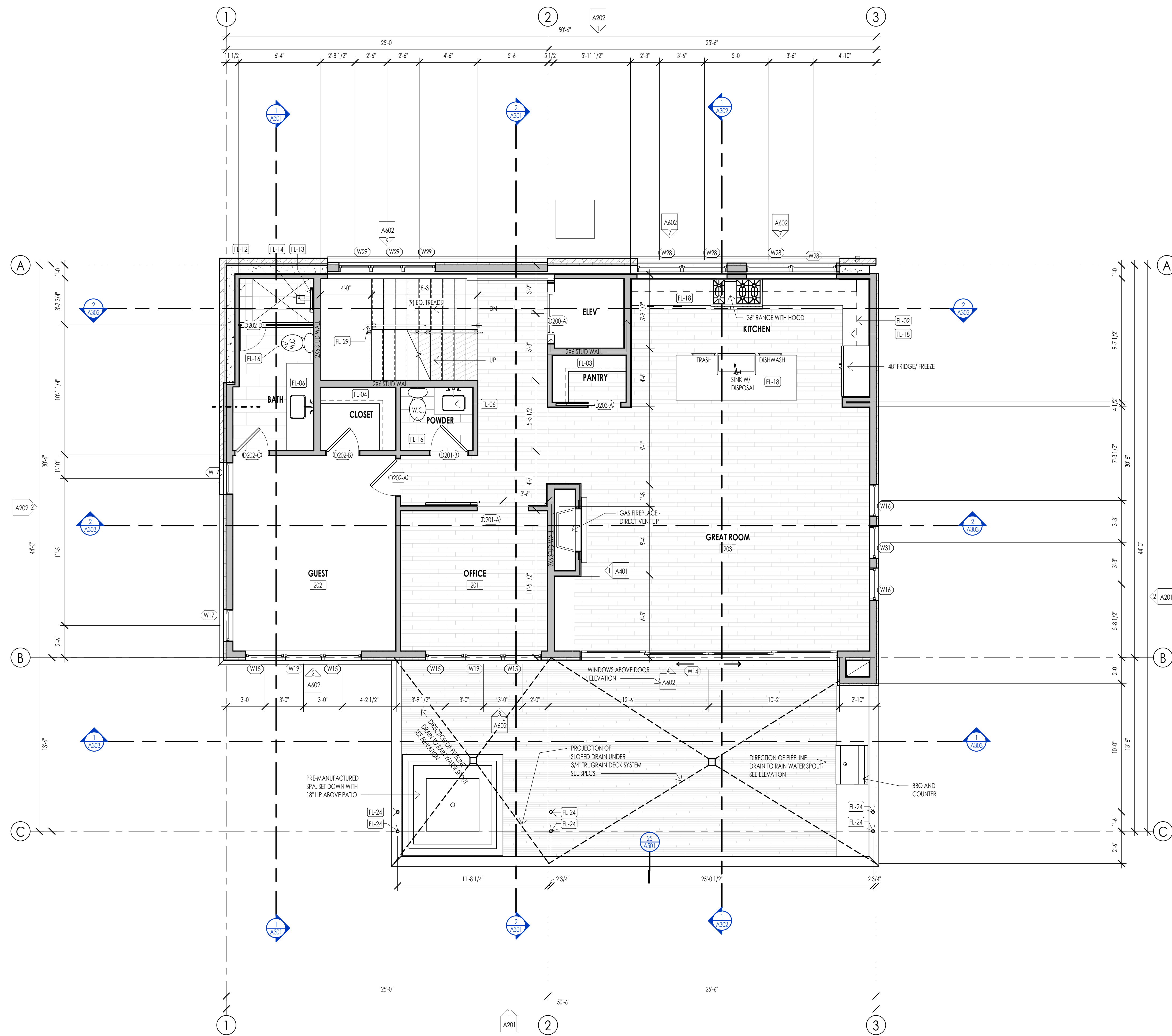
PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:
2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A104

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PERMIT SET



FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE WALL	[Hatch Pattern]	CARPET FINISH
[Hatch Pattern]	CMU BLOCK WALL	[Hatch Pattern]	TILE FINISH
[Hatch Pattern]	STONE VENEER	[Hatch Pattern]	EXTERIOR CONCRETE SLABS
[Hatch Pattern]	METAL STUD WALL		
[Hatch Pattern]	WOOD STUD WALL		

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET A202 FOR PROJECT GENERAL NOTES AND SHEET A203 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
FL-02	OVERHEAD CABINETS PROJECTION
FL-03	PANTRY SHELVING TO HAVE 5 EQUAL SHELVES - SHELVES TO BE MELAMINE WITH WOOD EDGING
FL-04	CLOSET SHELVING/ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE "SCHLICKER" KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-16	W.C. TO BE "KOHLER" PERSUADE CLURY COMFORT
FL-18	KITCHEN SINK W/DISPOSAL - COUNTERTOP - CABINETS PER INTERIOR DESIGNER
FL-24	STRUCTURAL HOLLOW COLUMNS AS PER STRUCT.
FL-29	36" HANDRAIL, SEE STAIR/ RAIL DETAILS SHEET



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PROJECT NC22023.33
 DATE: 2023.06.30
 REVISIONS:

SHEET TITLE:
 LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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LEVEL 2 - FLOOR PLAN
 1/4" = 1'-0"



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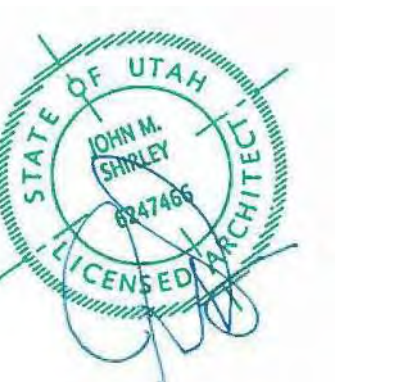


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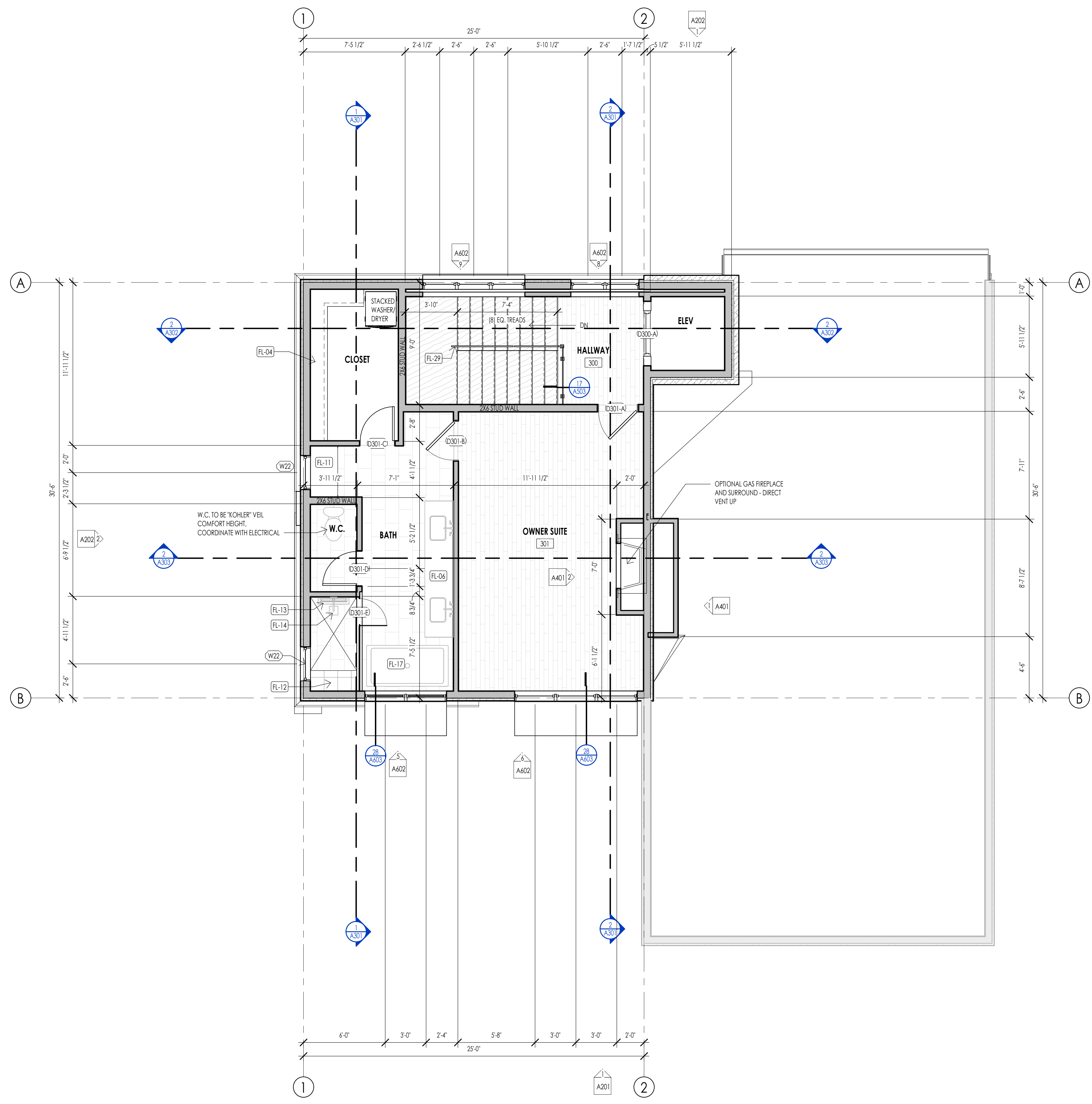


FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKSPATIOIS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
FL-04	CLOSET SHELVING/ ROD - PER INTERIOR DESIGNER
FL-06	BATHROOM SINK - VANITY PER INTERIOR DESIGNER
FL-11	CABINET SYSTEMS/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE "SCHLERT" KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH, INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGNER
FL-17	1/2" SOAKER TUB AS PER INTERIOR DESIGNER
FL-29	36" HANDRAIL, SEE STAIR/ RAIL DETAILS SHEET



LEVEL 3 - FLOOR PLAN
1/4" = 1'-0"

1
A106

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

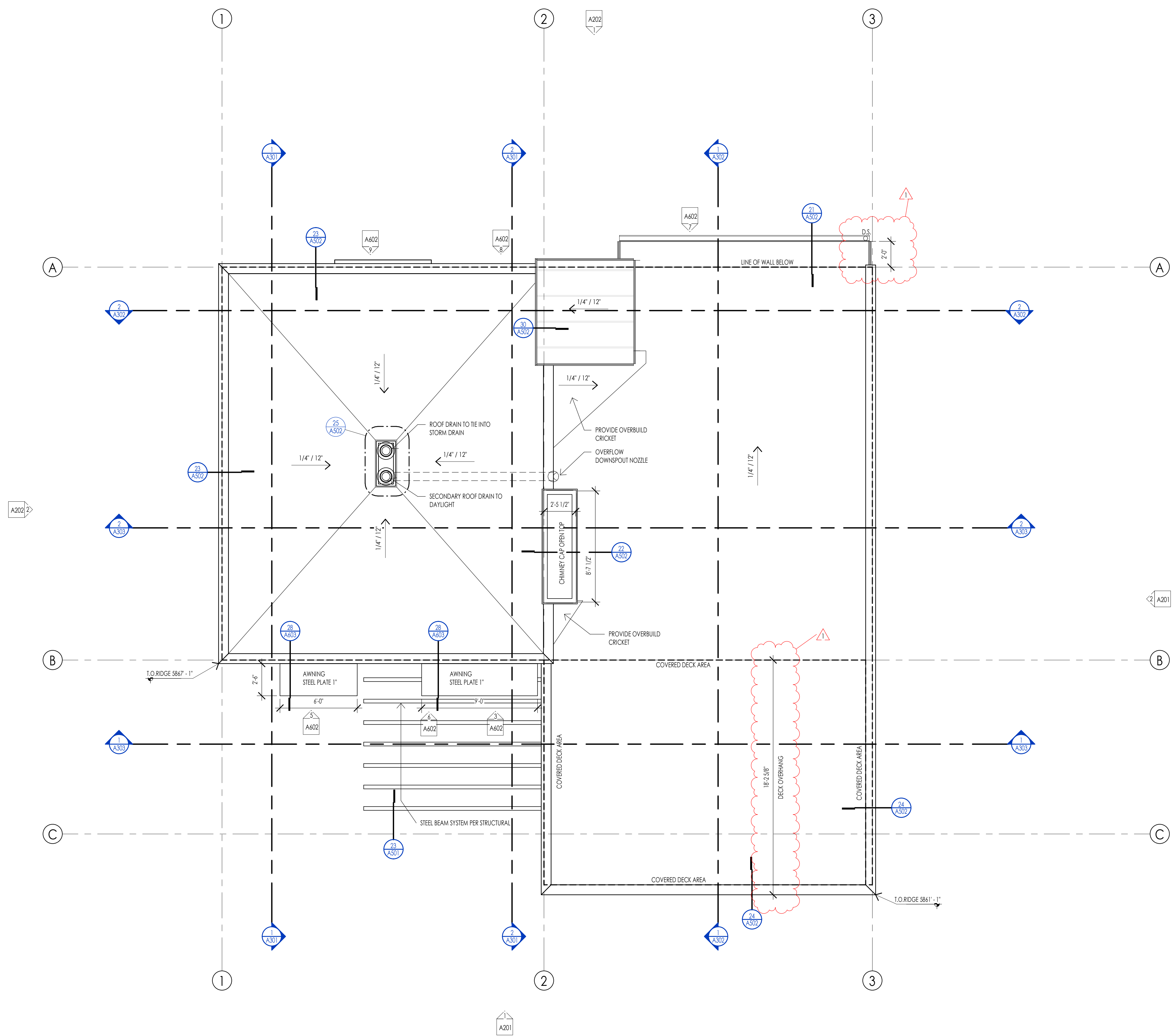
PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A106

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PERMIT SET



ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE	[Hatch Pattern]	
[Hatch Pattern]	STANDING SEAM METAL ROOFING SYSTEM	[Hatch Pattern]	
[Hatch Pattern]	RAIN GUTTER WITH DOWN SPOUT	[Hatch Pattern]	

- ROOF PLAN GENERAL NOTES**
- SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
 - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
 - PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
 - ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
 - ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
 - DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

ROOF PLAN KEYNOTES	
KEYNOTES	



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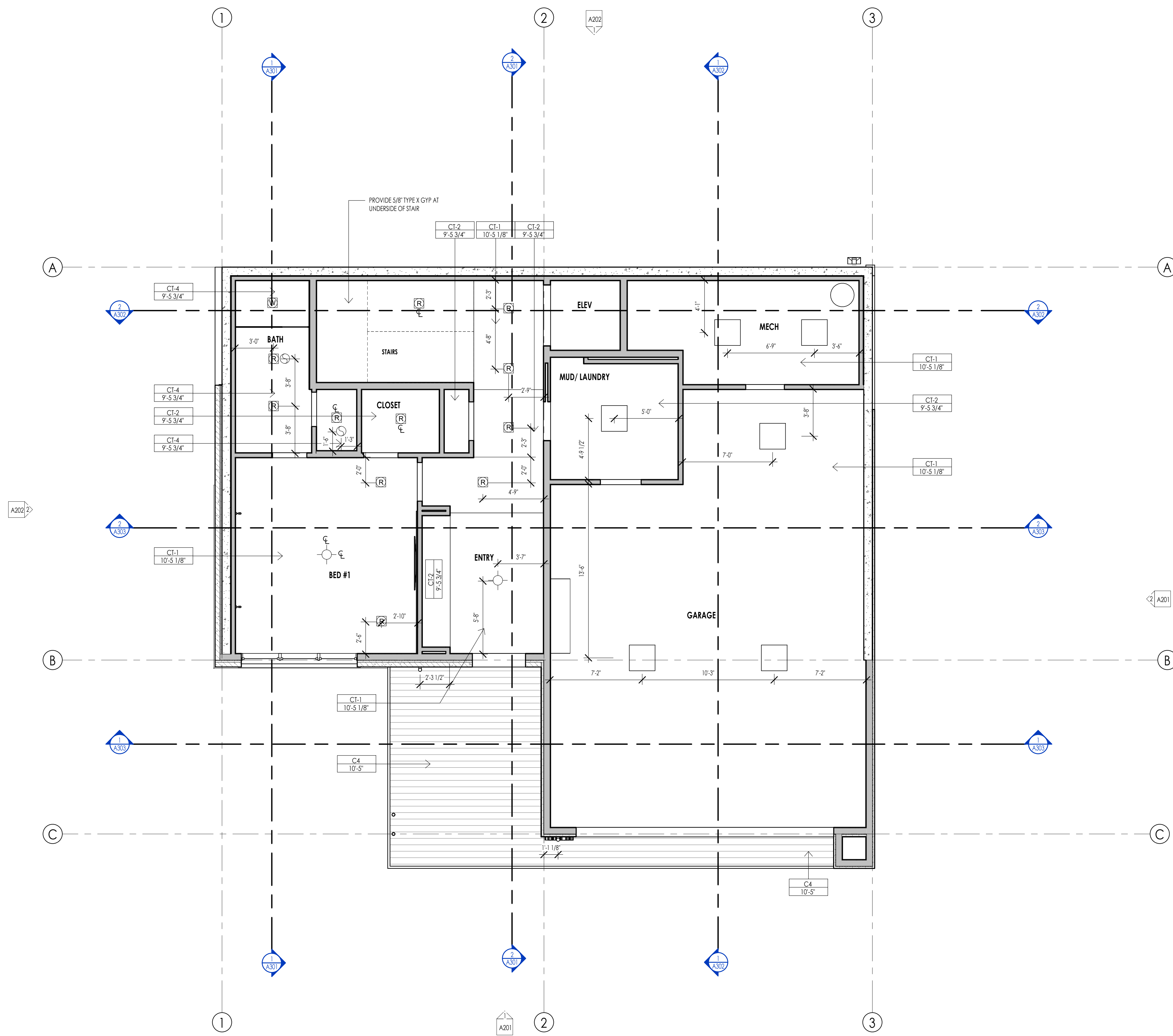
WARM SPRINGS RESIDENCE #33
 170 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO 83340

PROJECT NC22023.33
 DATE: 2023.06.30
 REVISIONS:
 1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

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REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING.	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" T-G SOFFIT	[Hatch Pattern]		
[Hatch Pattern]	CT-6	EXPOSED STRUCTURE	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 2. ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
 3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 4. REFER TO ENLARGED PLANS FOR ALL DECKS.
 5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 6. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CT-1	CEILING TYPE
1'-0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

KEYNOTES

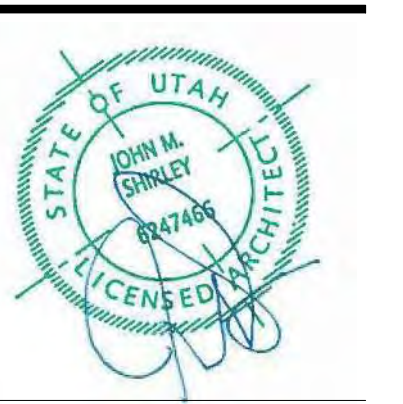


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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A109

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LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"

1
A109

PERMIT SET

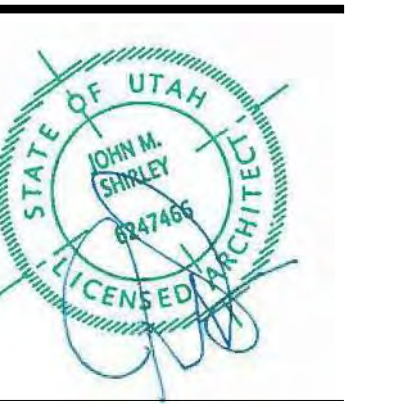


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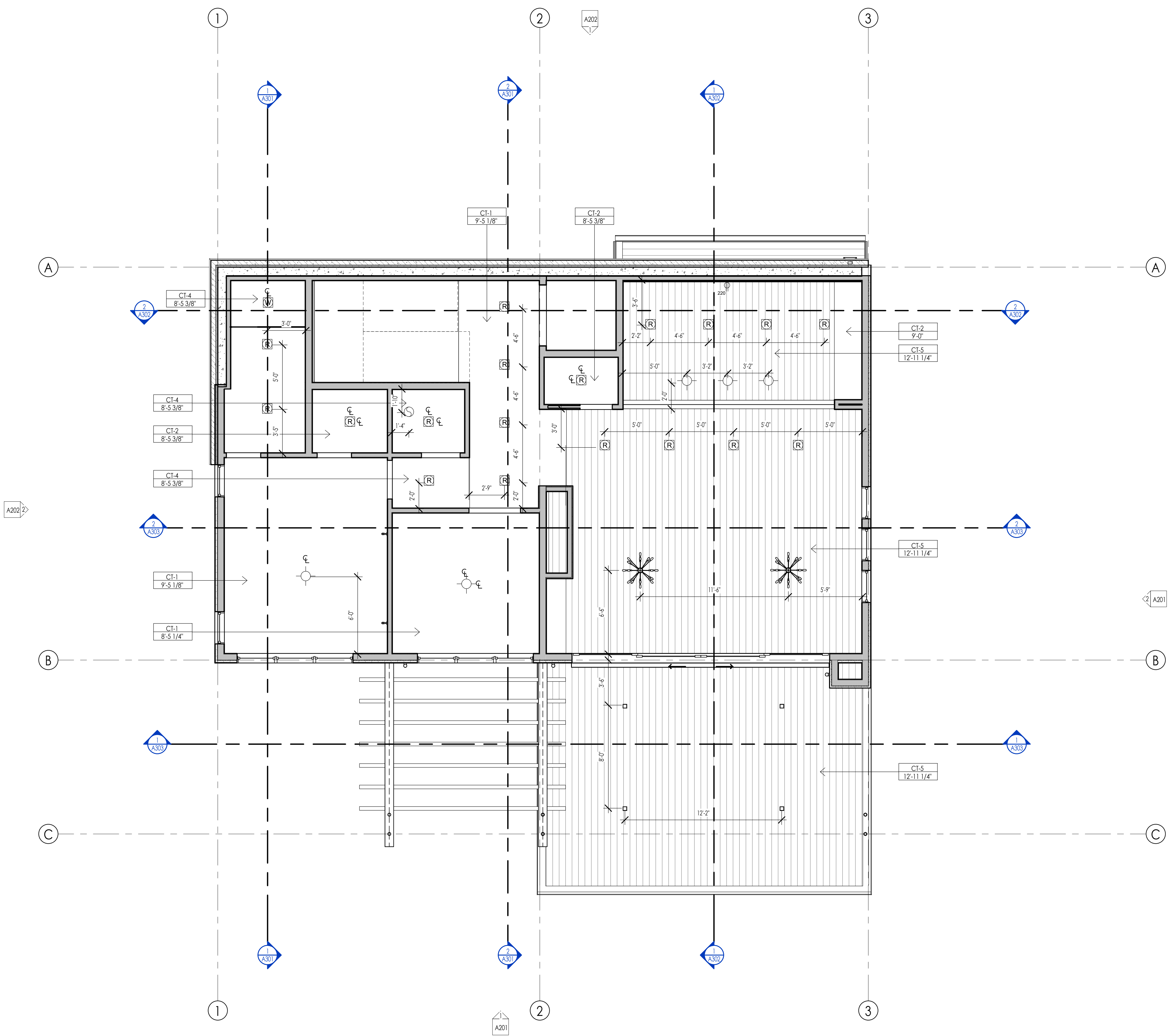


REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G SOFFIT	[Hatch Pattern]		
[Hatch Pattern]	CT-6	EXPOSED STRUCTURE	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CL 1 ←	CEILING TYPE
1'-0" ←	HEIGHT

REFLECTED CEILING PLAN KEYNOTES



LEVEL 2 - REFLECTED CEILING PLAN
1/4" = 1'-0"

1
A110

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

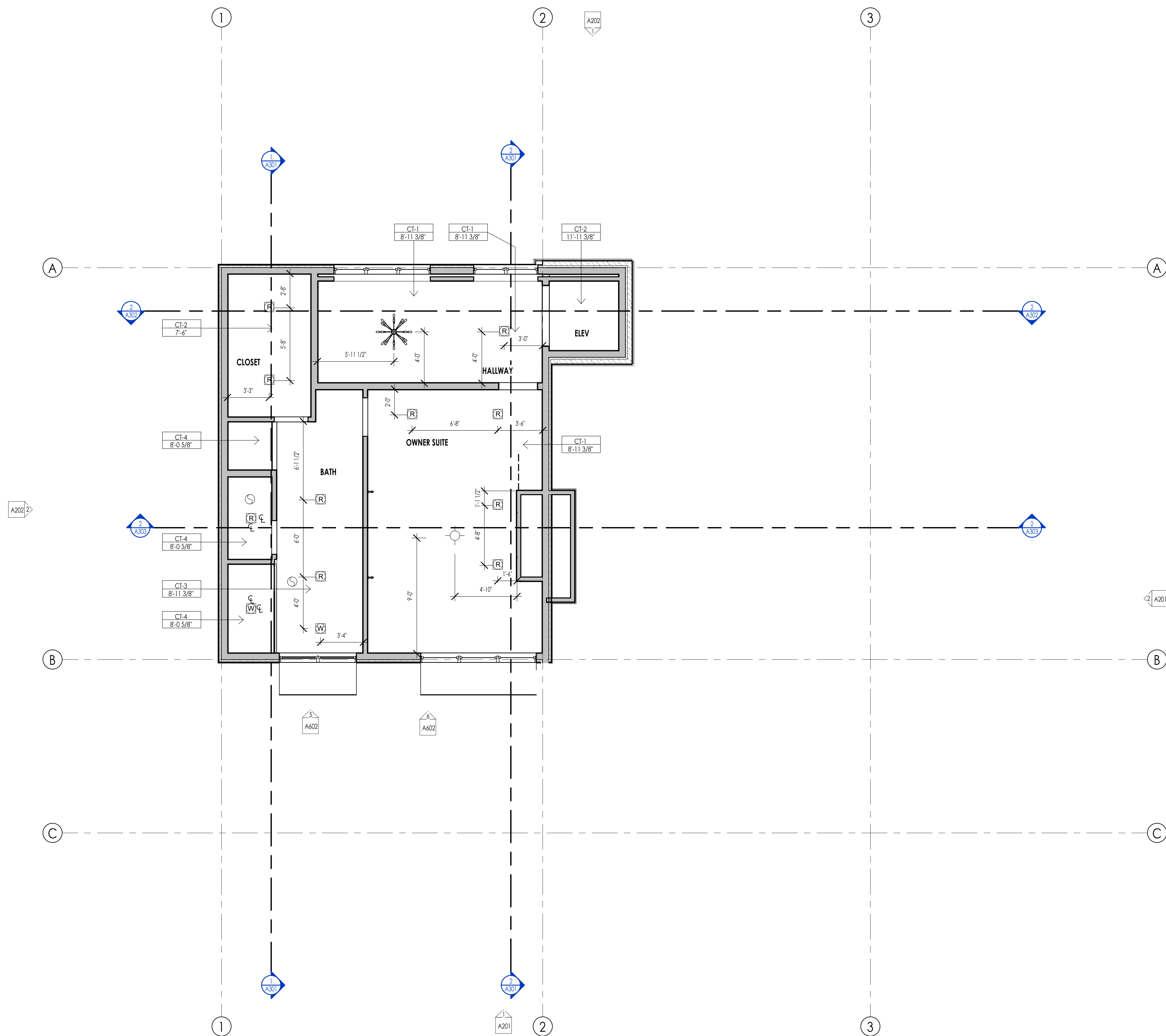
PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
LEVEL 2 CEILING PLAN

SHEET NUMBER:
A110

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PERMIT SET



REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	5/8" GYPSUM BOARD AT FLOOR FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" WATER RESISTANT GYPSUM BOARD AT ROOF FRAMING	[Hatch Pattern]		
[Hatch Pattern]	CT-4	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" T-G SOFFIT	[Hatch Pattern]		
[Hatch Pattern]	CT-6	EXPOSED STRUCTURE	[Hatch Pattern]		

- REFLECTED CEILING PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - ALL CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, U.N.O. - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

CEILING TAG SYMBOL	DESCRIPTION
CT	CEILING TYPE
1'-0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

PROJECT NC22023.33
 DATE: 2023.06.30
 REVISIONS:

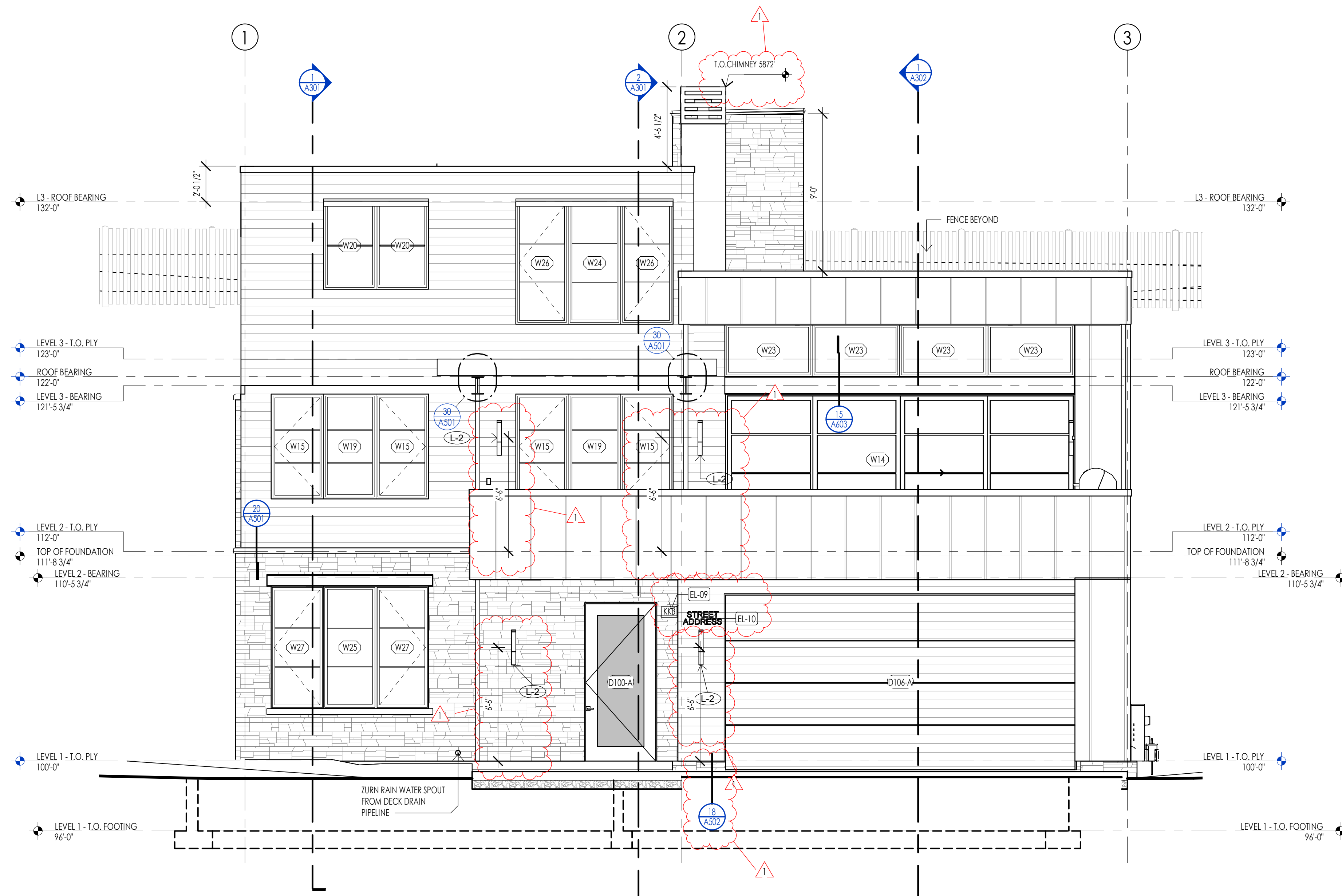
SHEET TITLE:
 LEVEL 3 CEILING PLAN

SHEET NUMBER:
 A111

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

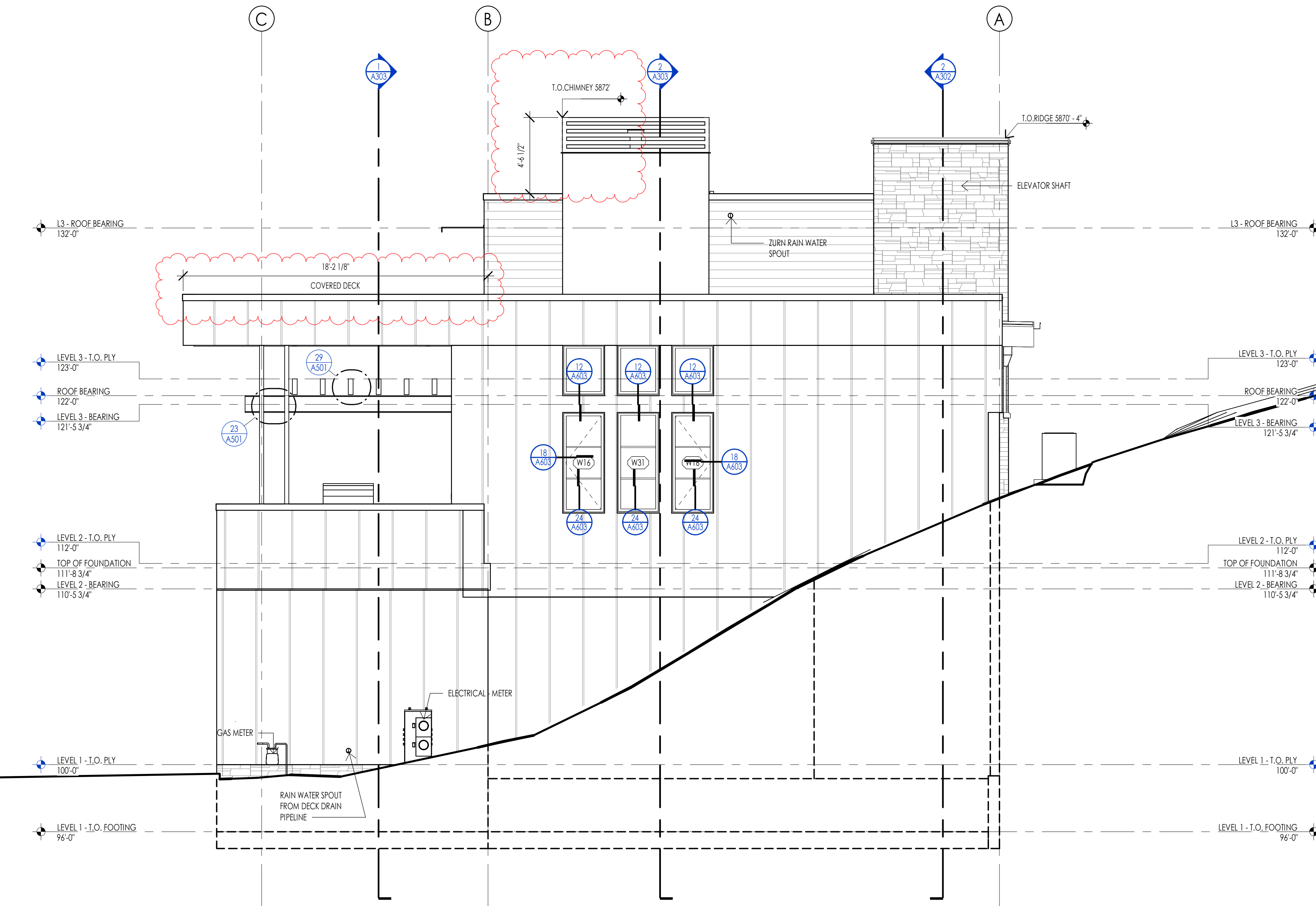


SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
PATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
EL-09	AN APPROVED KEY BOX SHALL BE INSTALLED, WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A 1/2" X 3/4" X 1/2" AND BE TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT LOCATION. NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5FT VERTICAL. VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM 1/8" STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.



EAST ELEVATION
1/4" = 1'-0"



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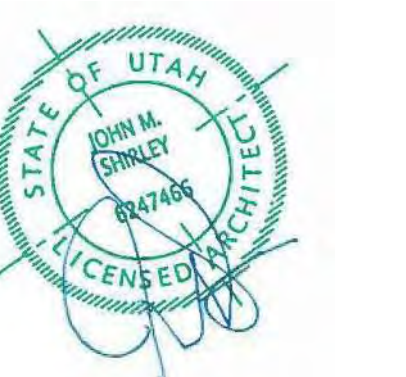


WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

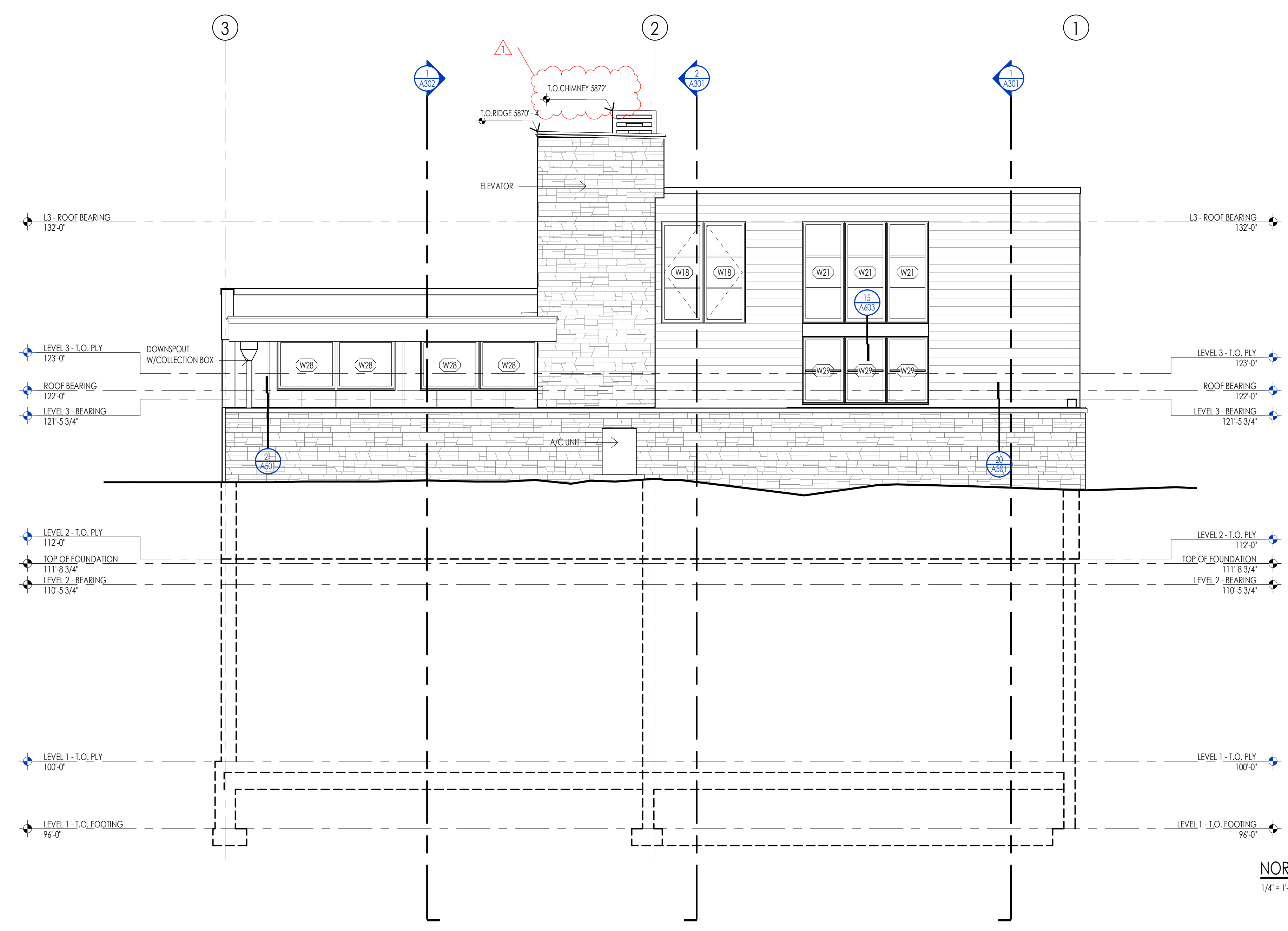
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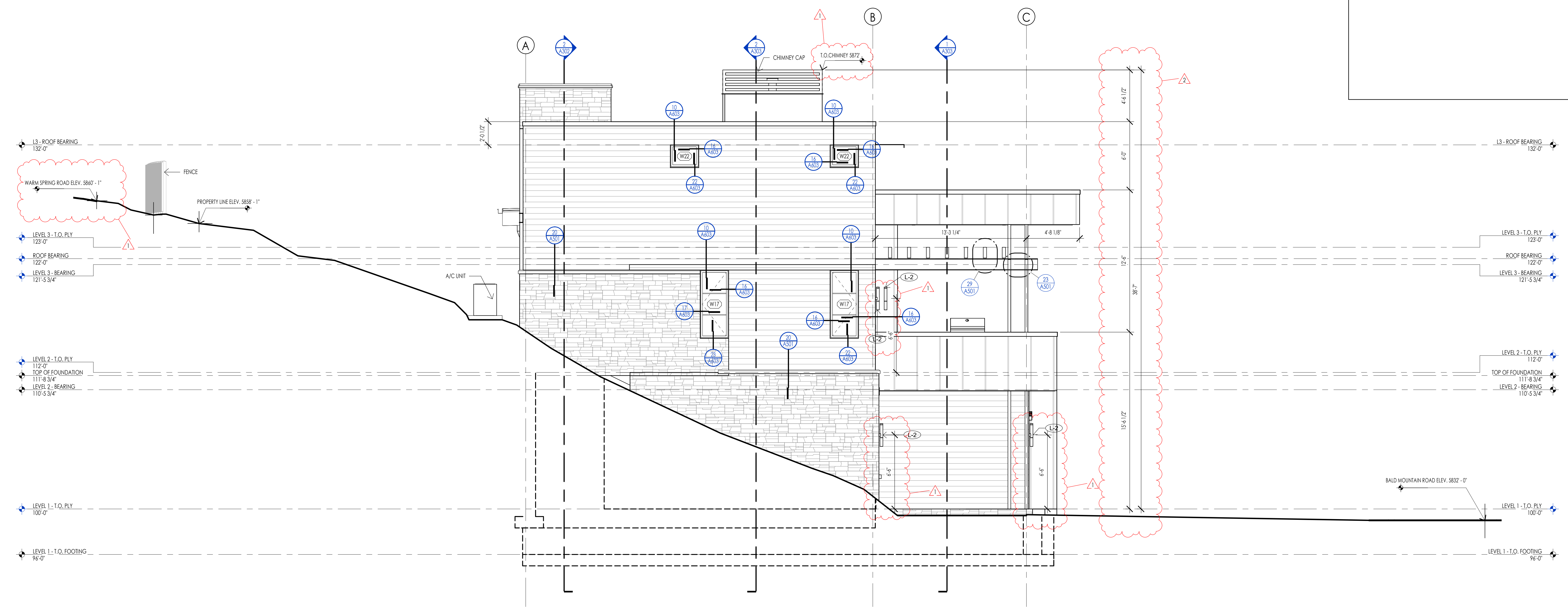
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES



NORTH ELEVATION
1/4" = 1'-0" (A202)



WEST ELEVATION
1/4" = 1'-0" (A202)

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30

- REVISIONS:
- 04-24-2023 PER CITY COMMENTS
 - 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

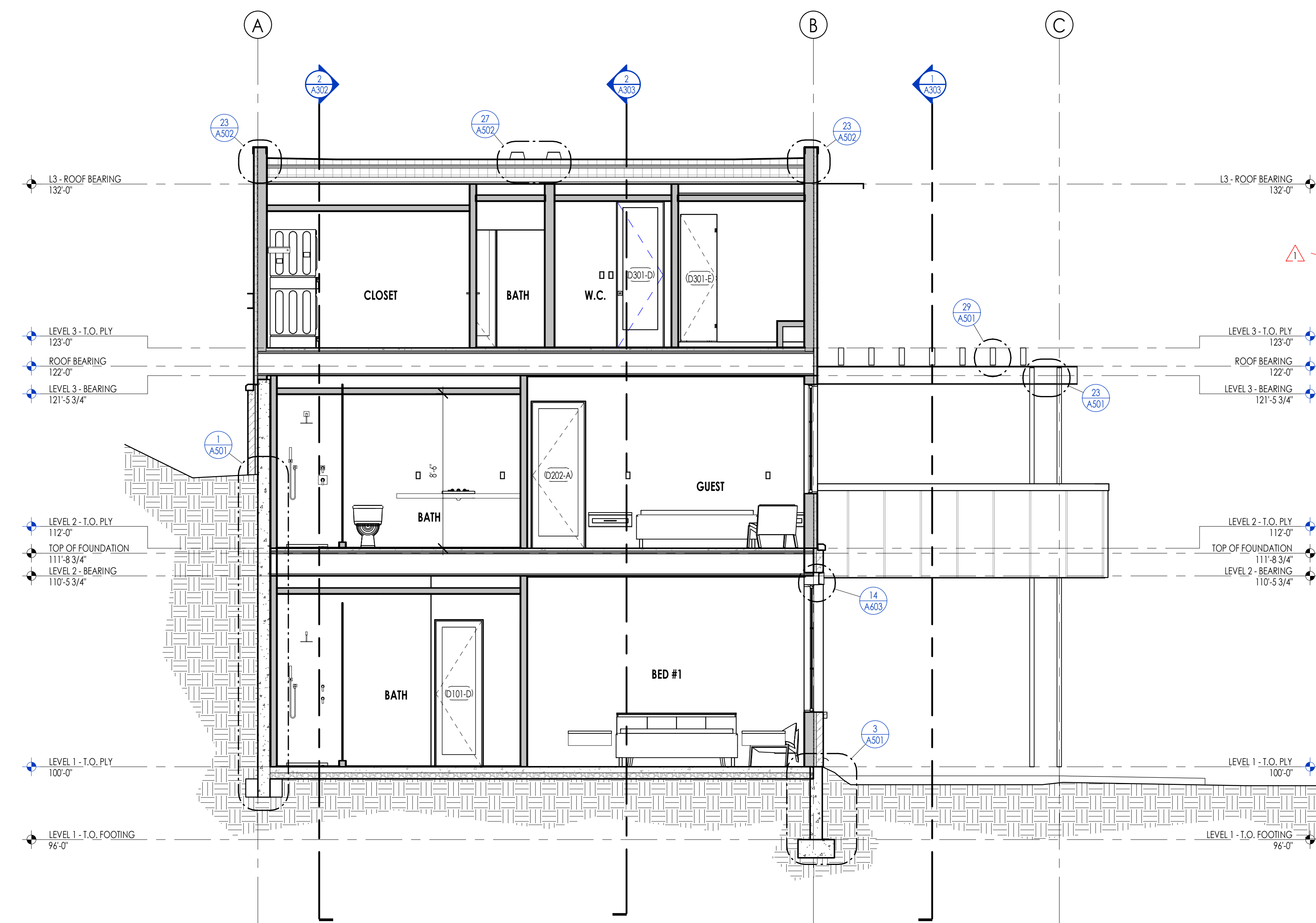
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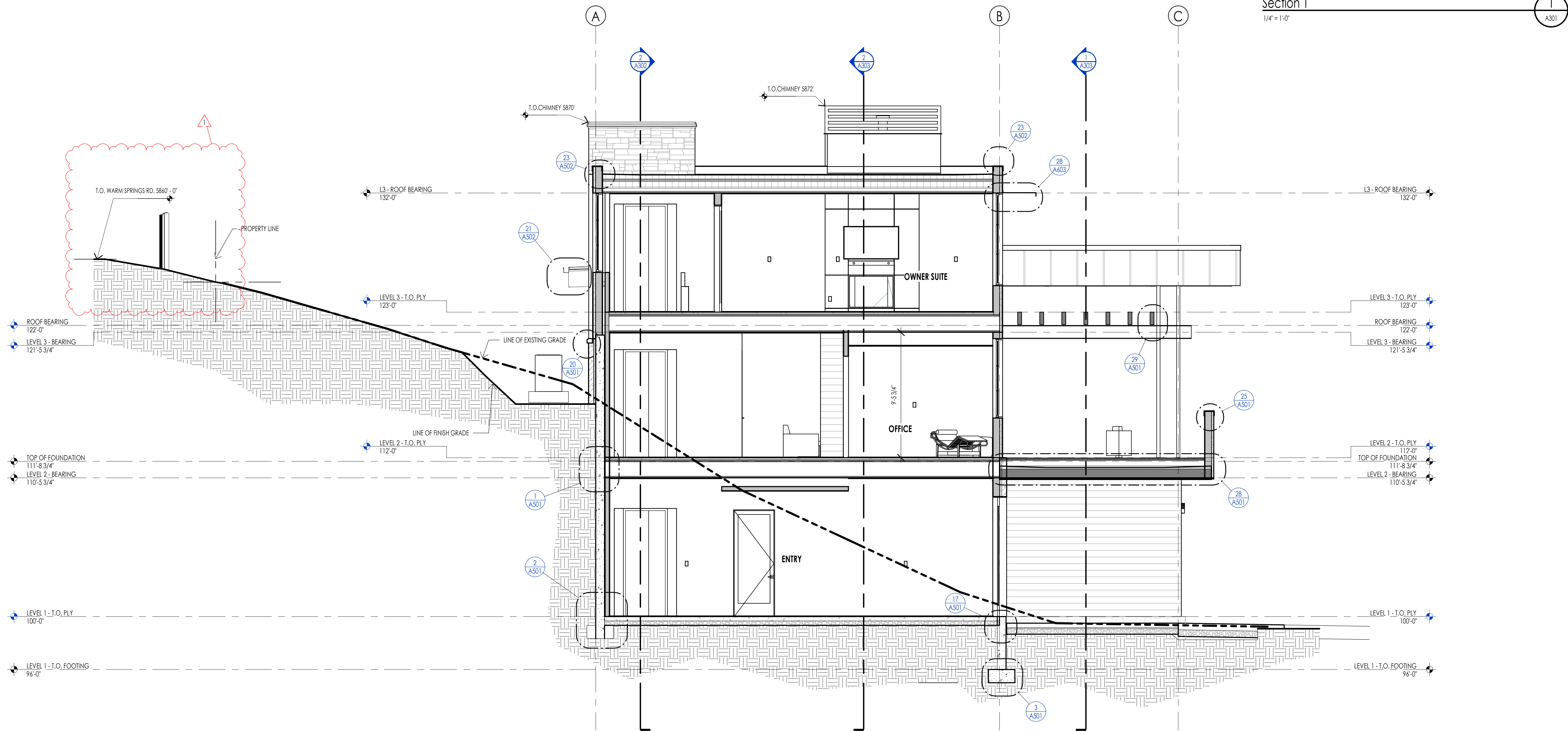
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES



Section 1
1/4" = 1'-0"



Section 2
1/4" = 1'-0"

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

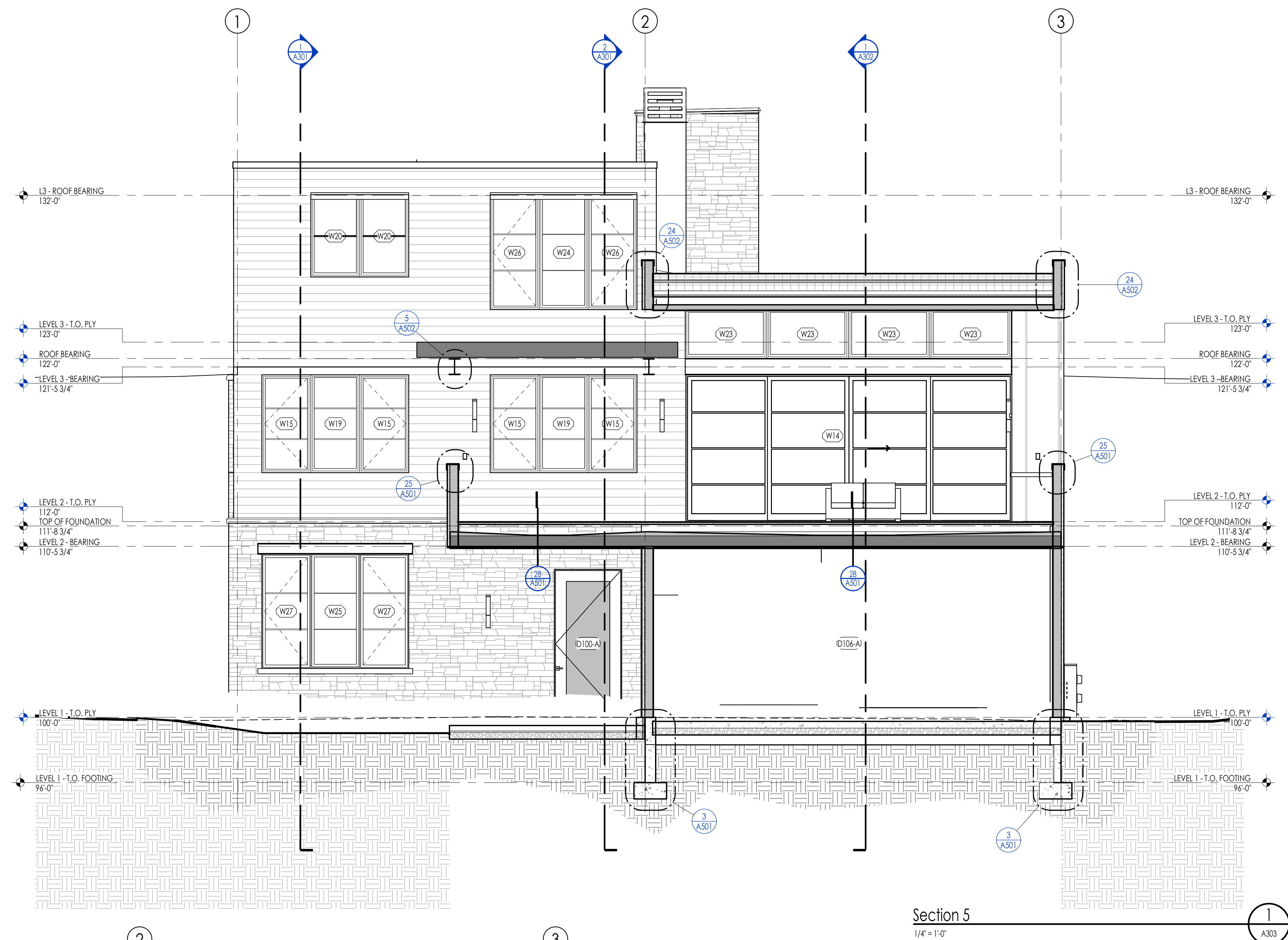
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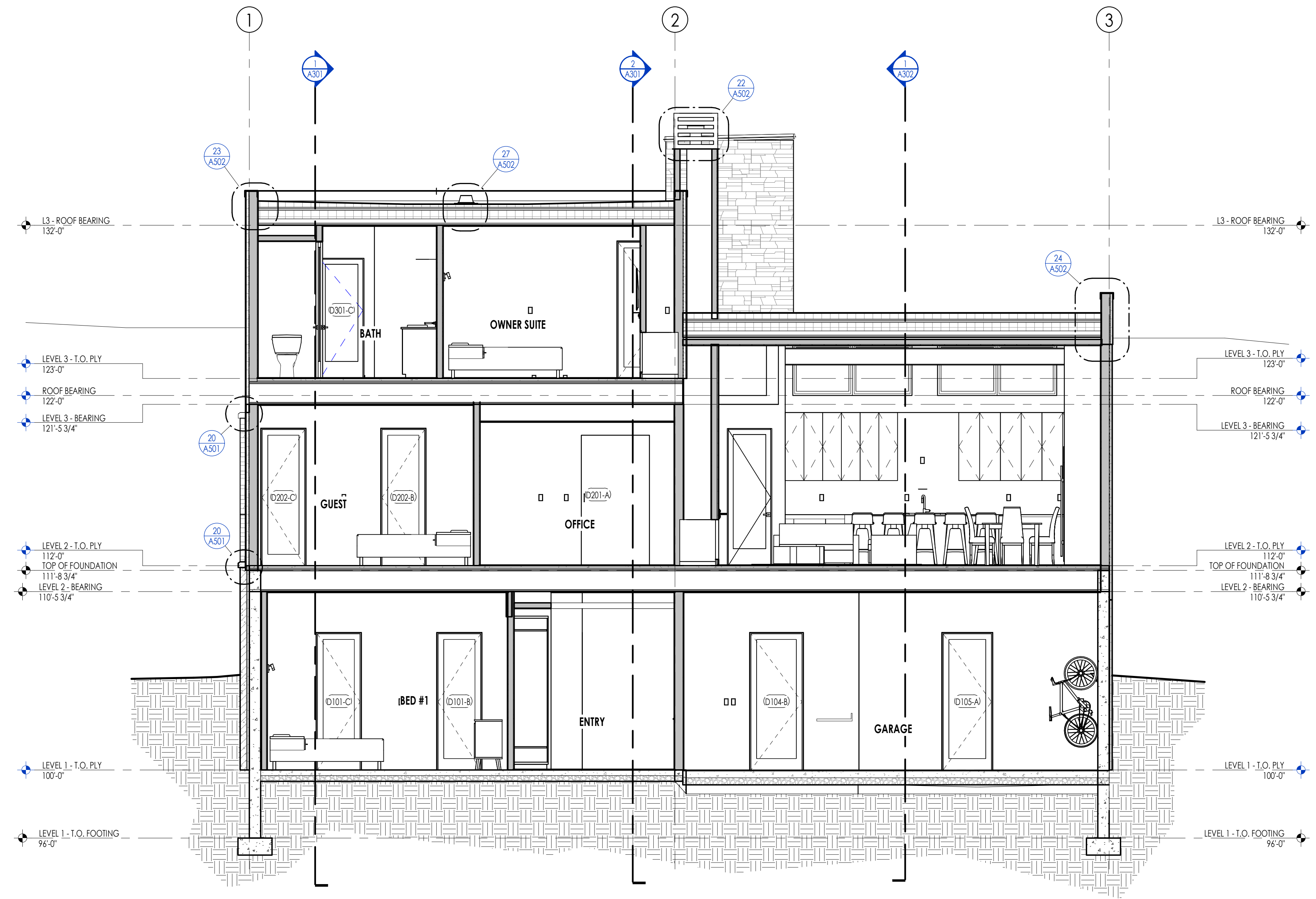
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2x4 CEDAR CHANNEL LAP HORIZONTAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR STONE VENEER

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES



Section 5
1/4" = 1'-0"



Section 6
1/4" = 1'-0"

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

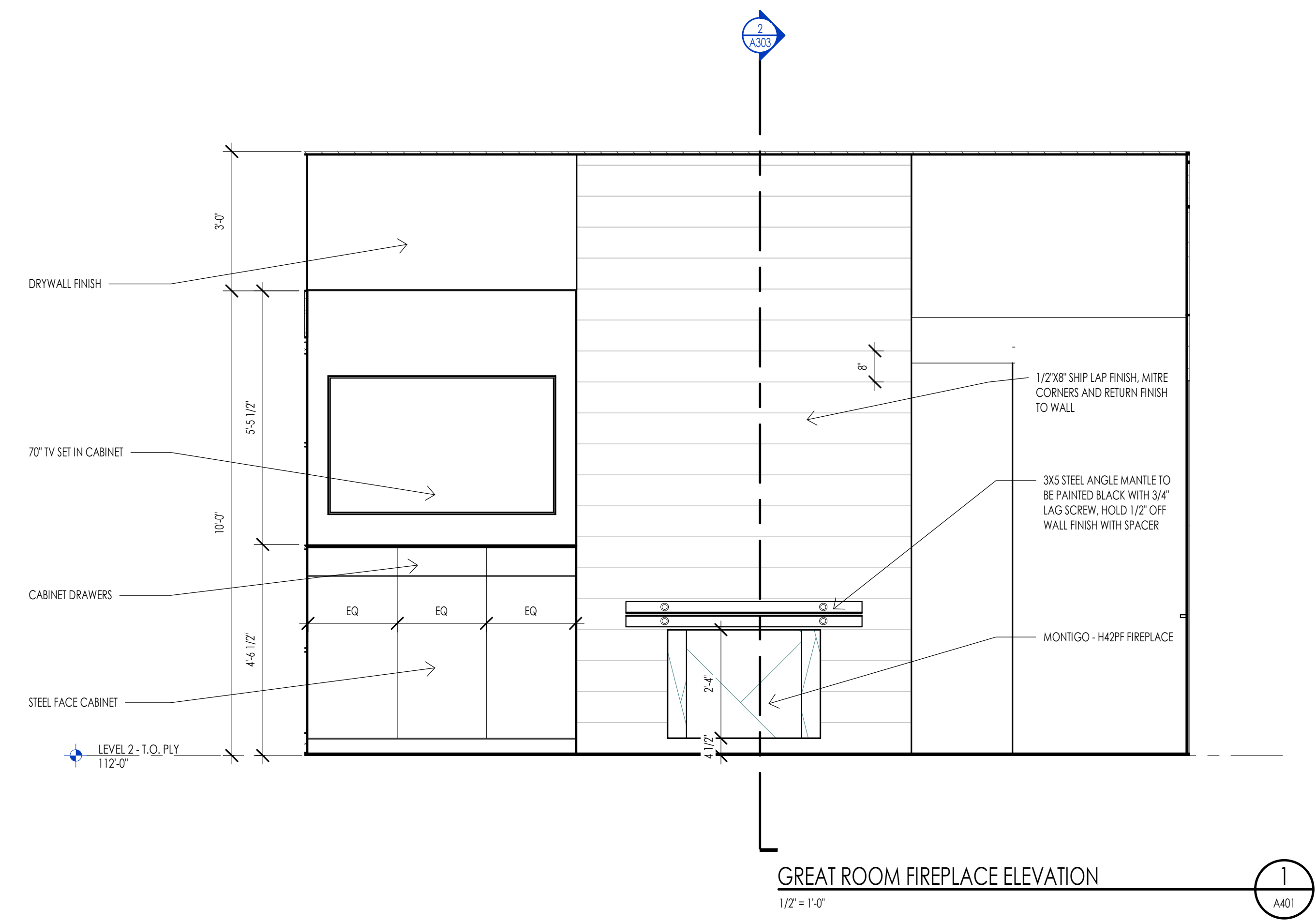
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A303

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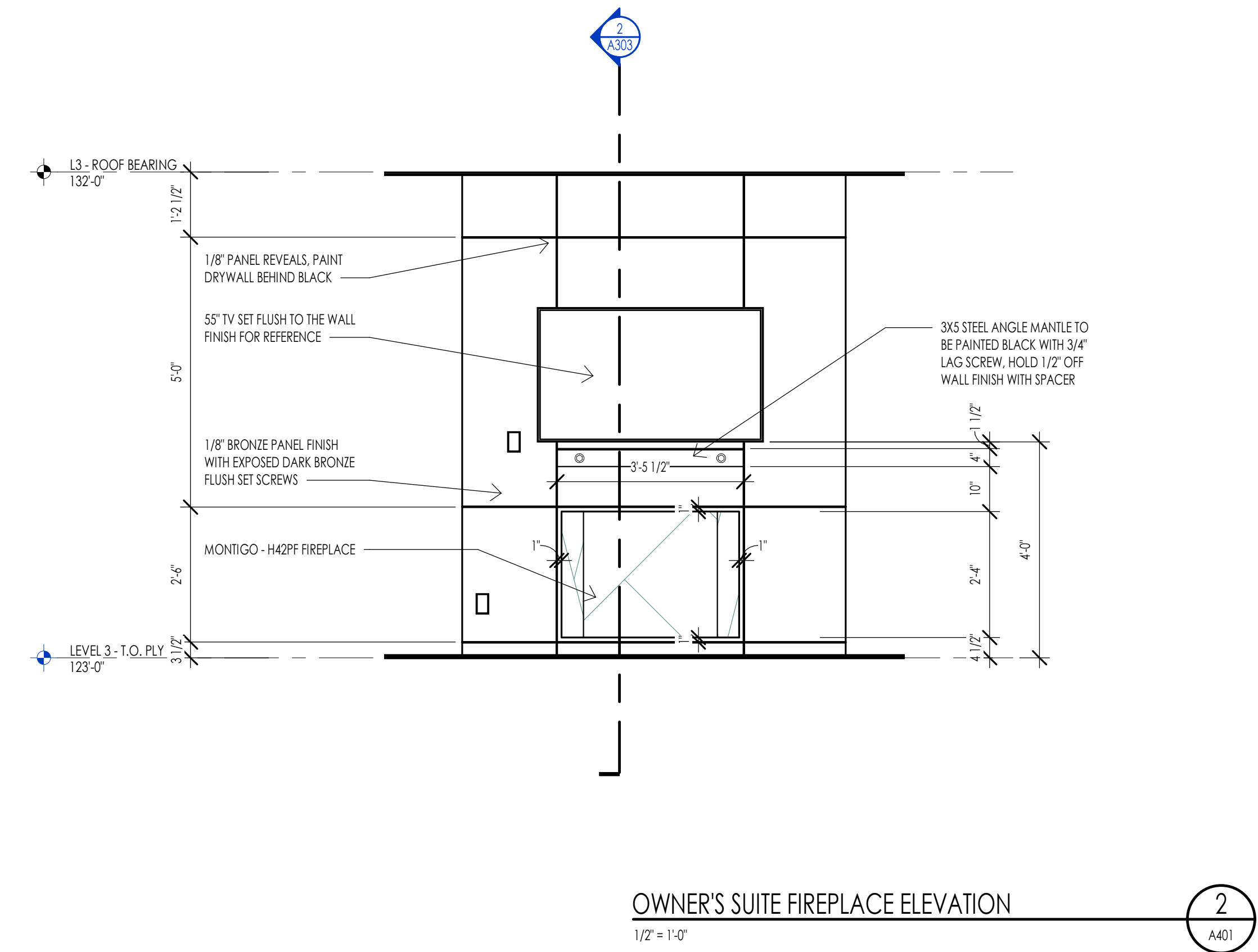
GREAT ROOM INTERIOR VIEW



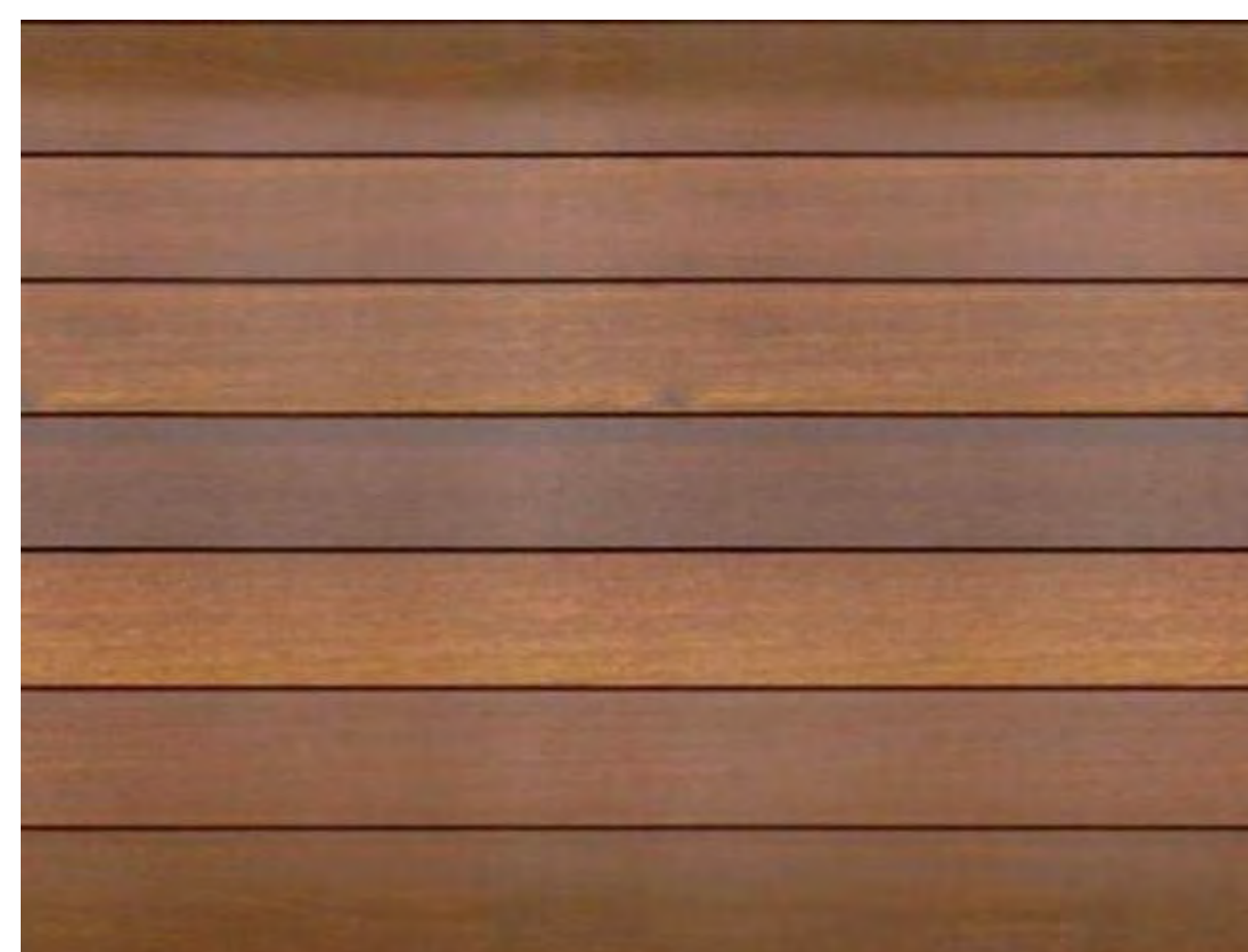
GREAT ROOM FIREPLACE ELEVATION
1/2" = 1'-0" (A401)



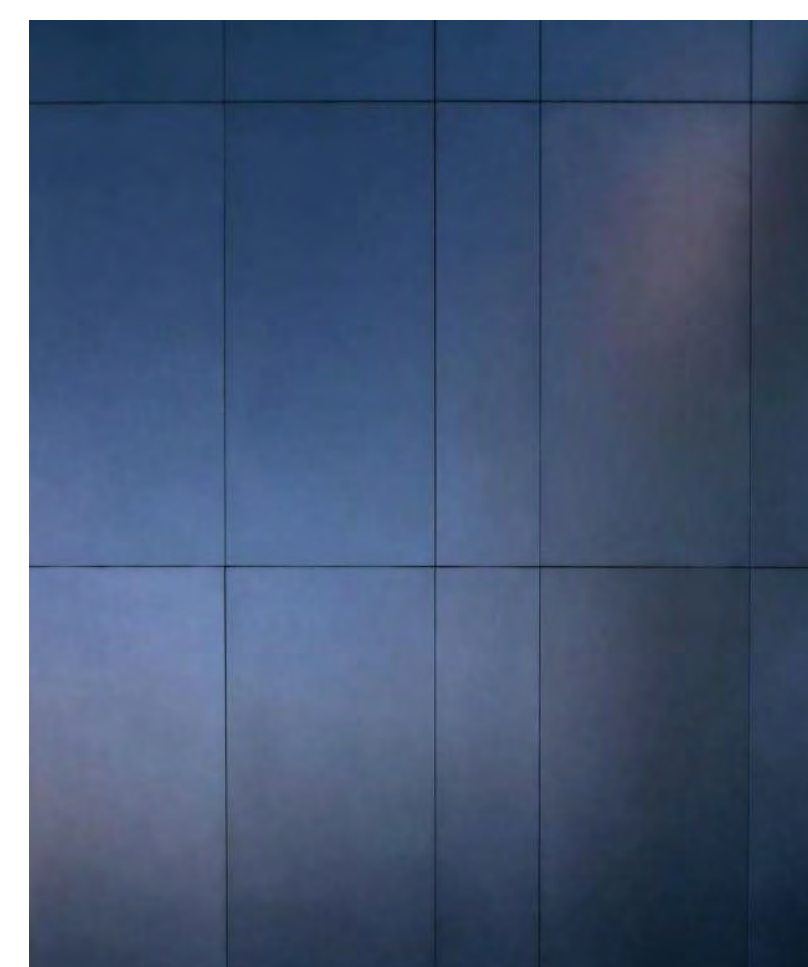
OWNER SUITE INTERIOR VIEW



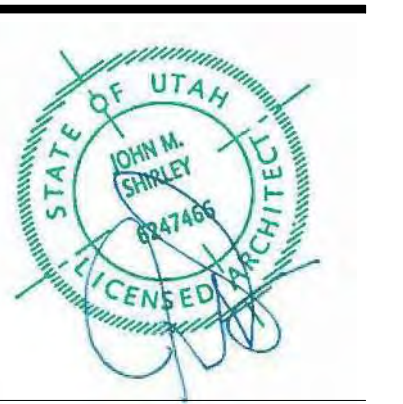
OWNER'S SUITE FIREPLACE ELEVATION
1/2" = 1'-0" (A401)

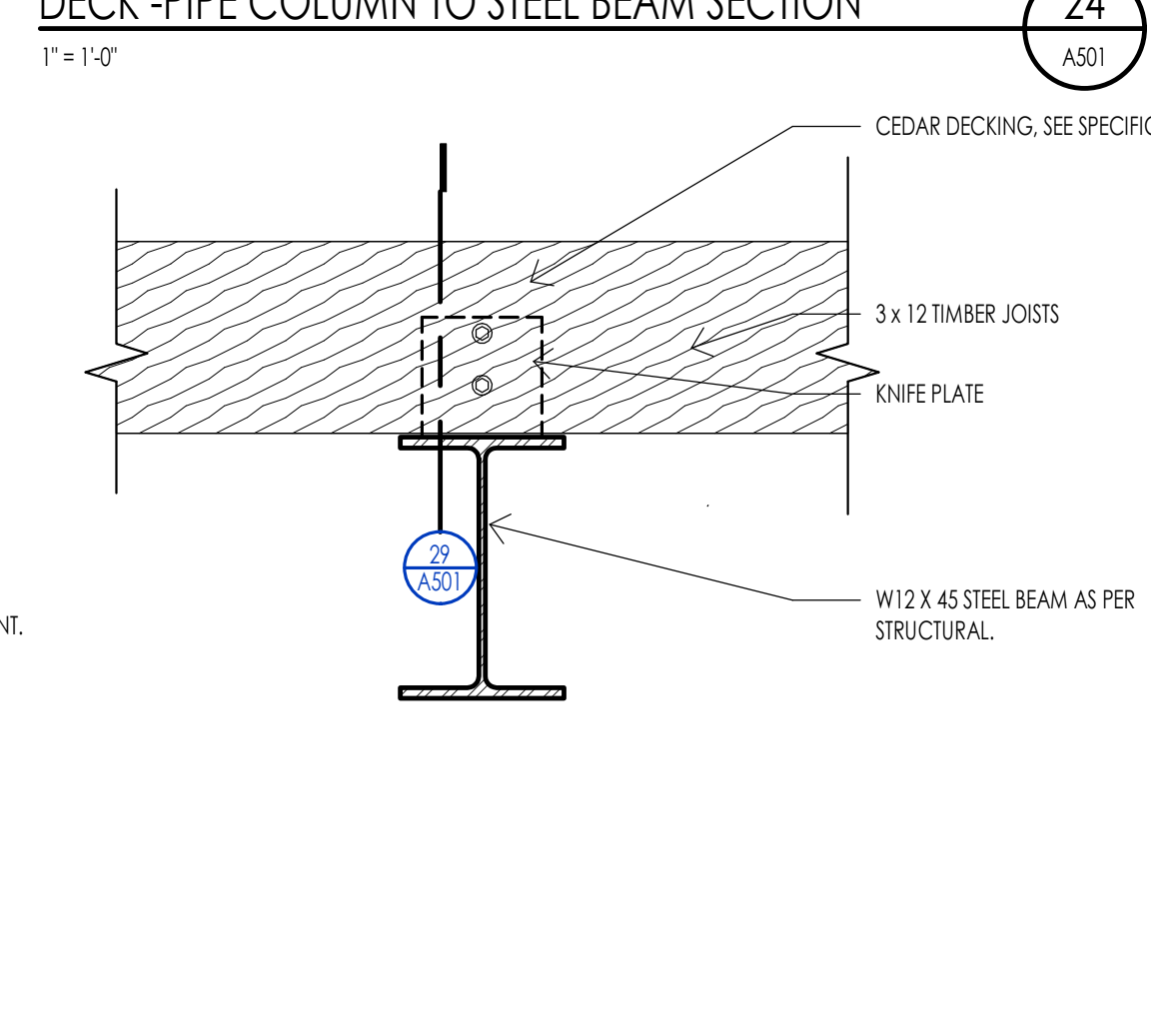
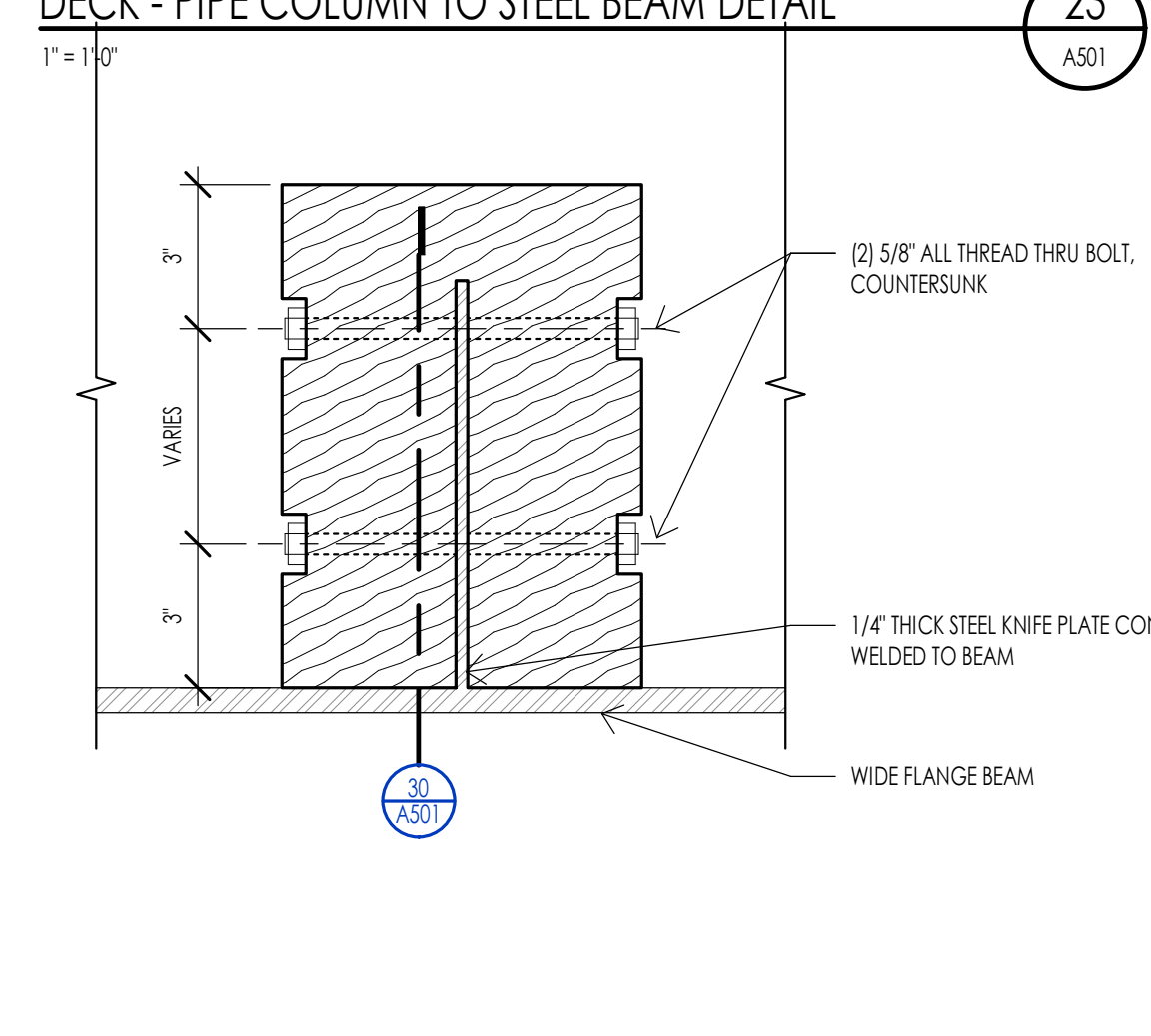
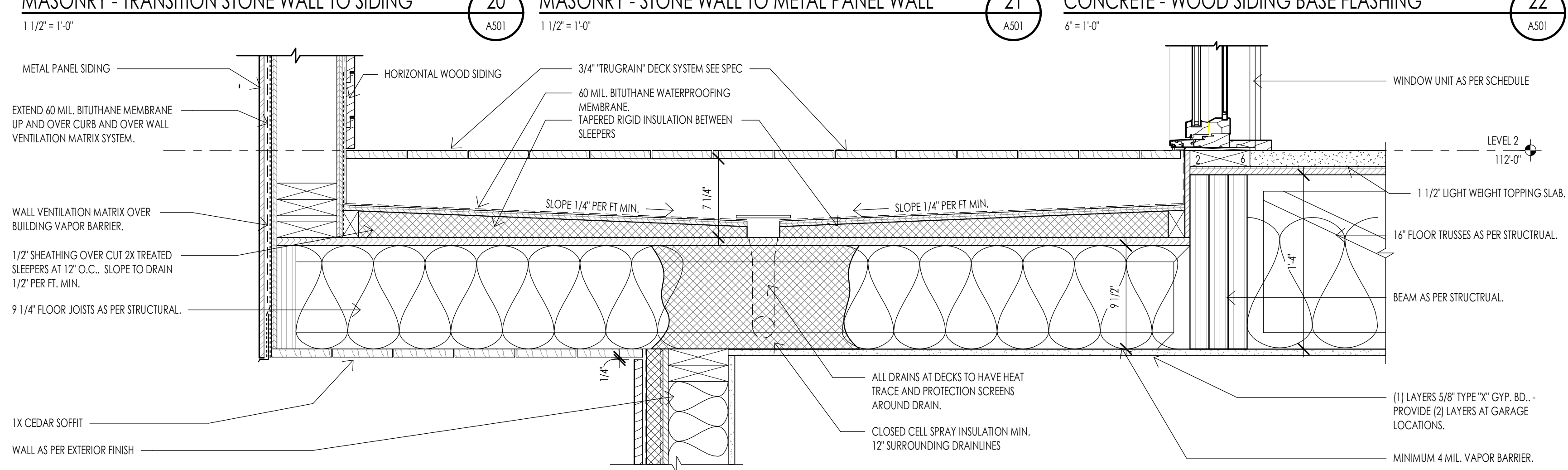
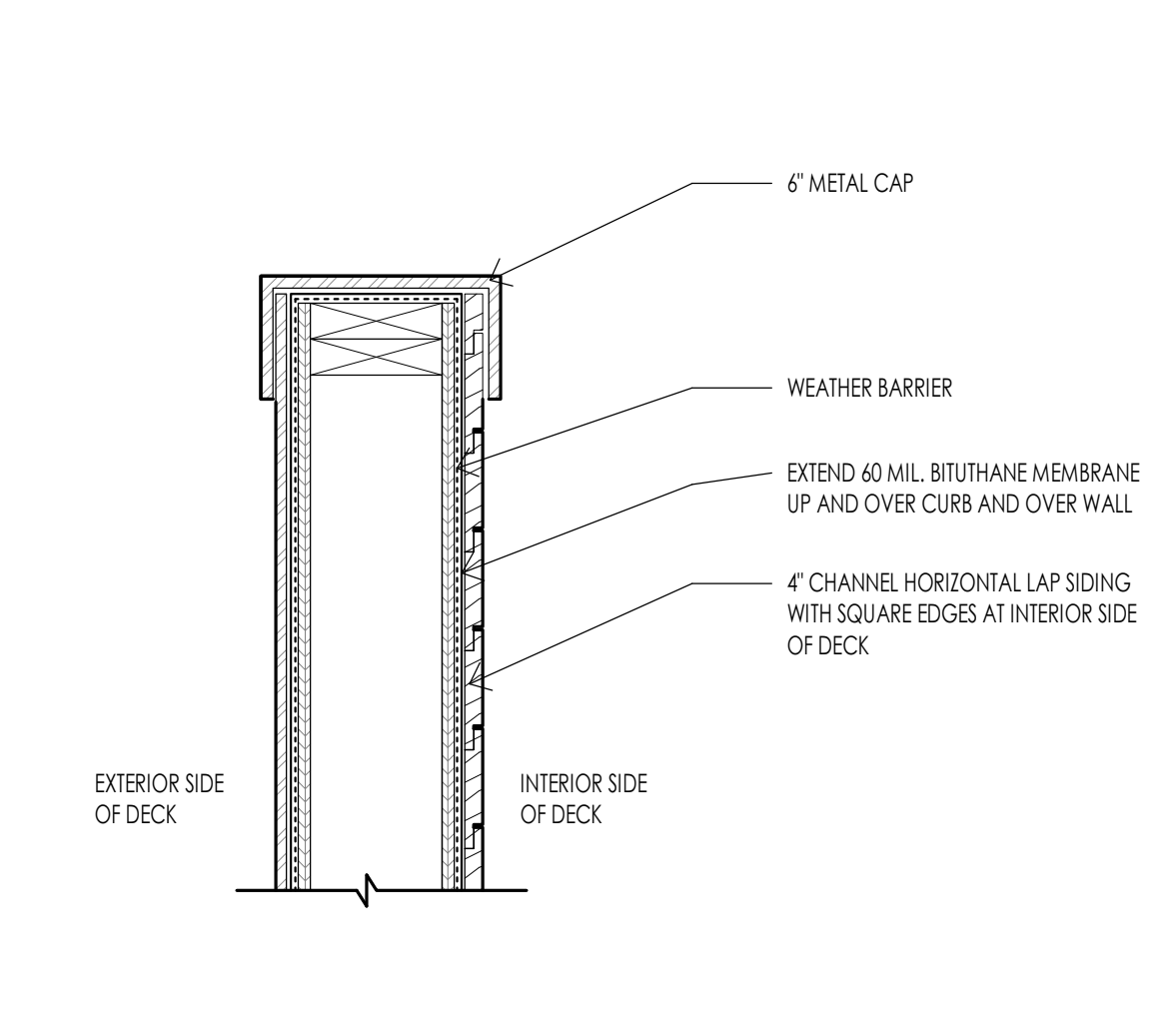
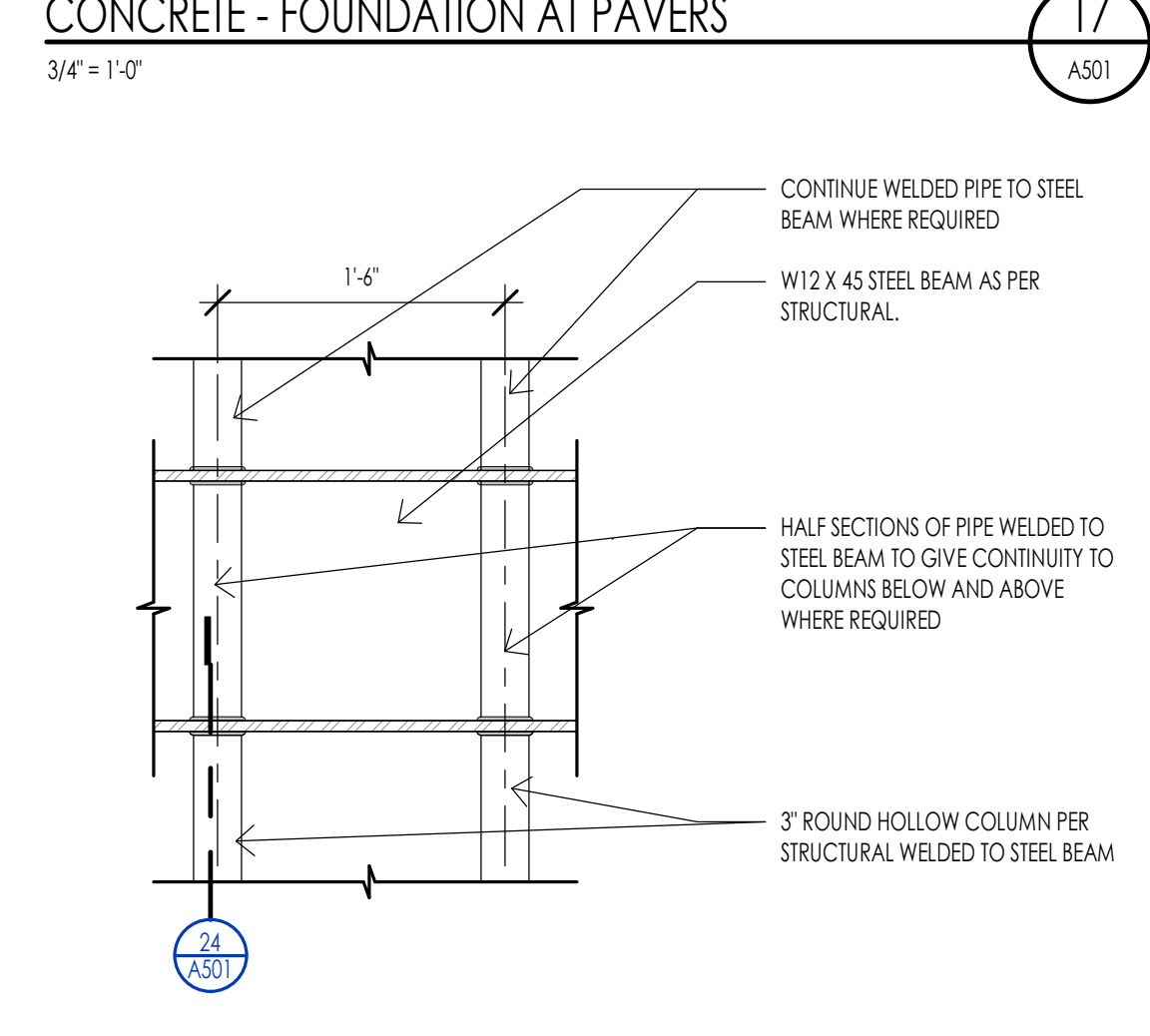
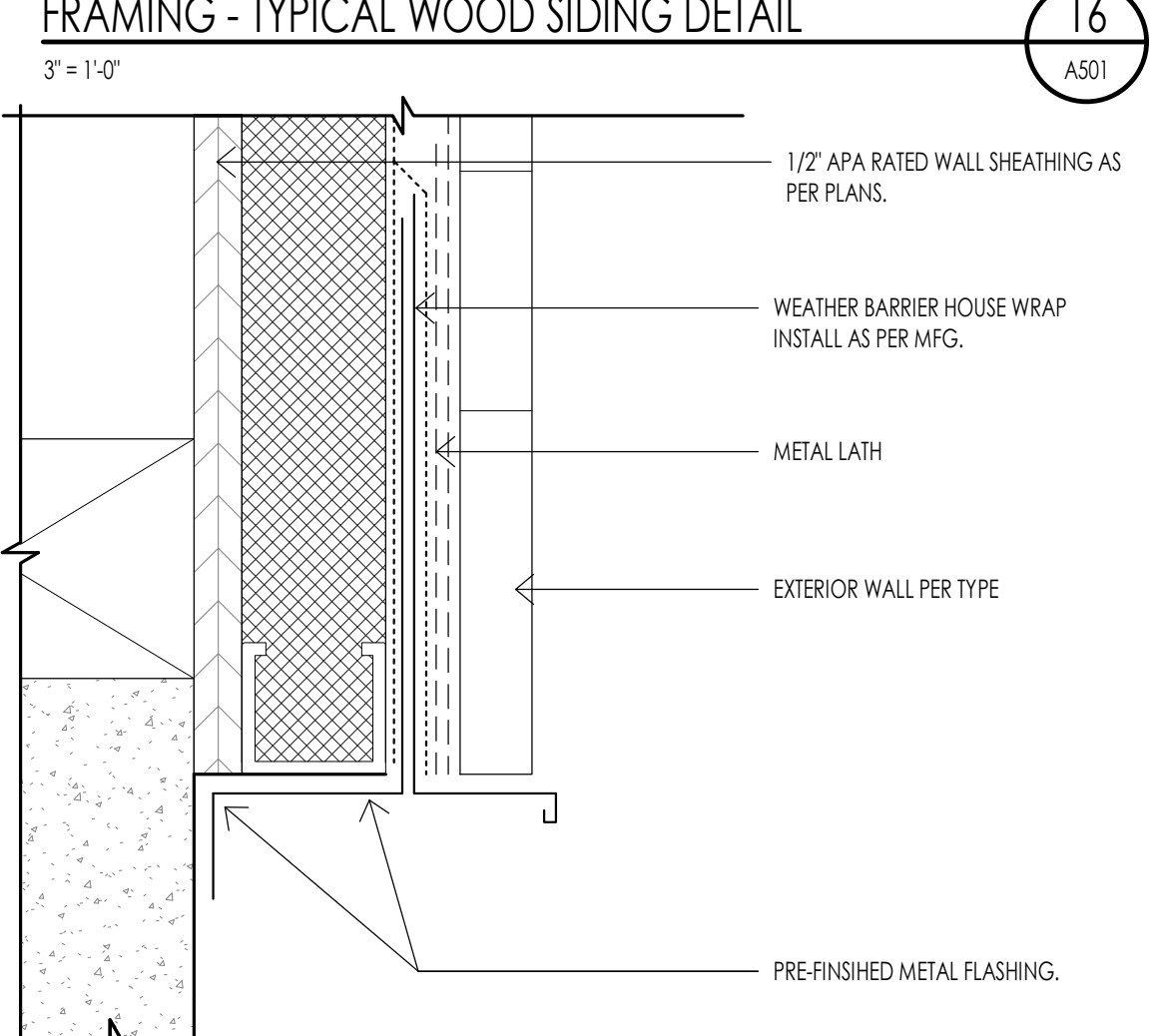
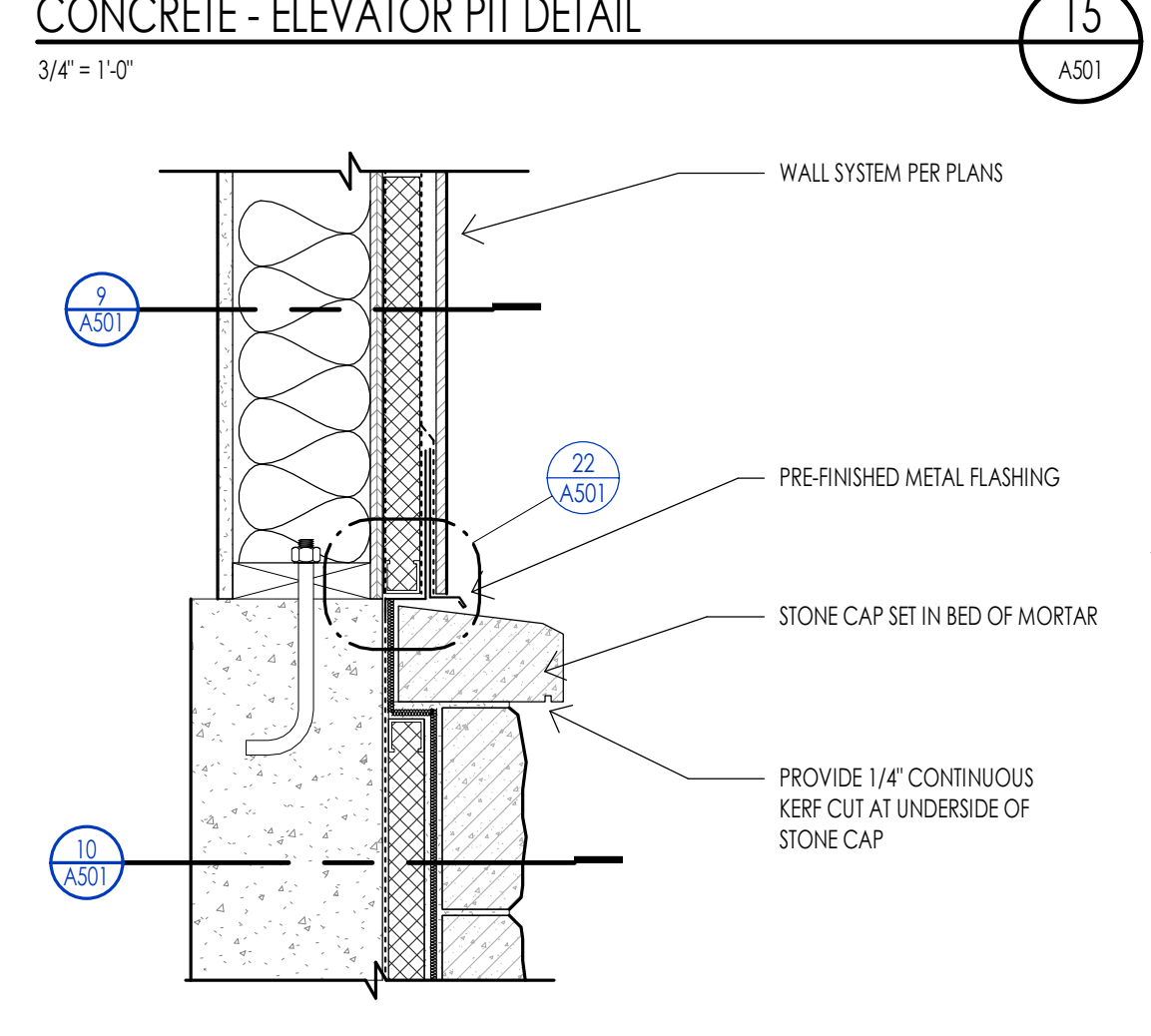
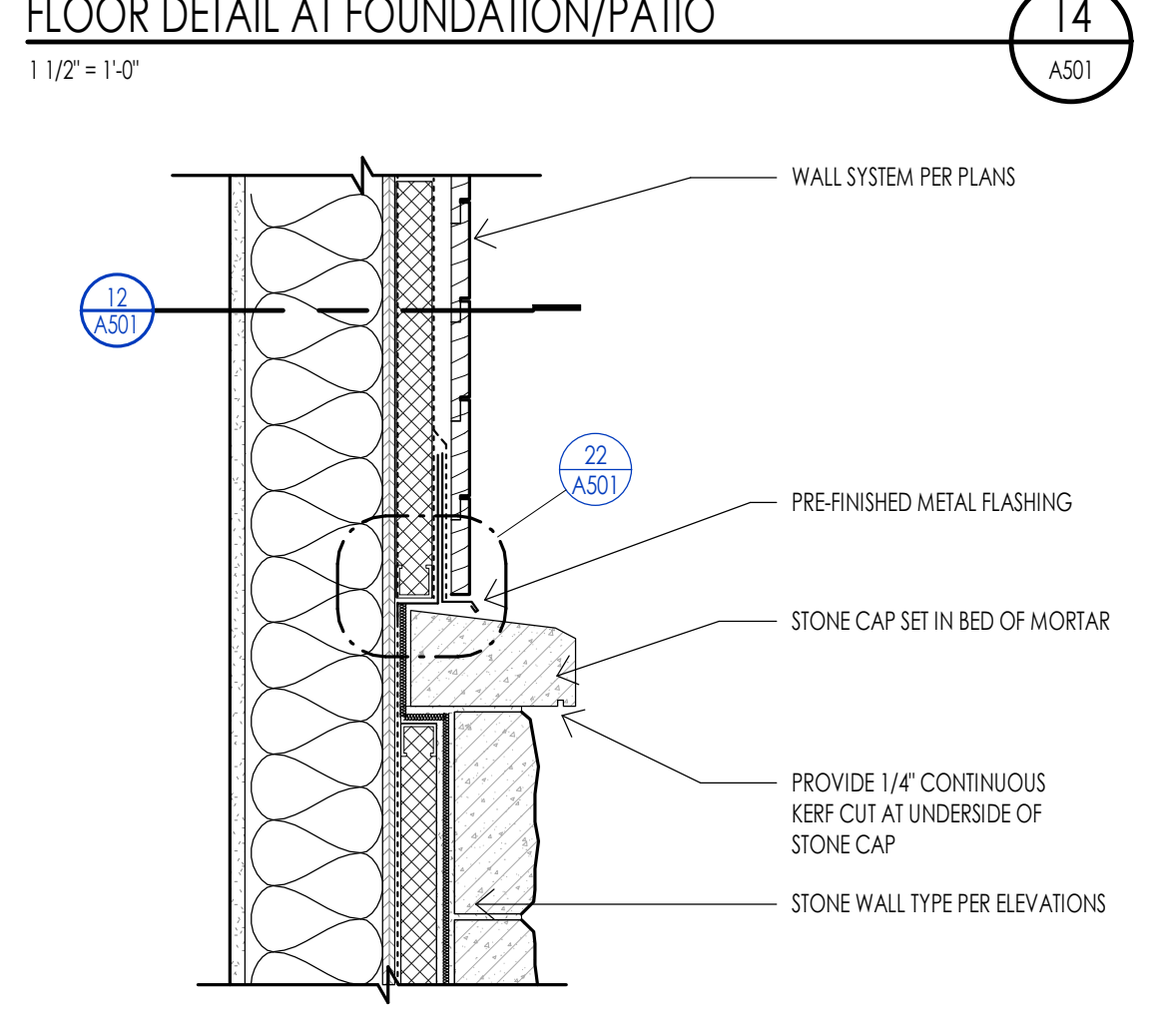
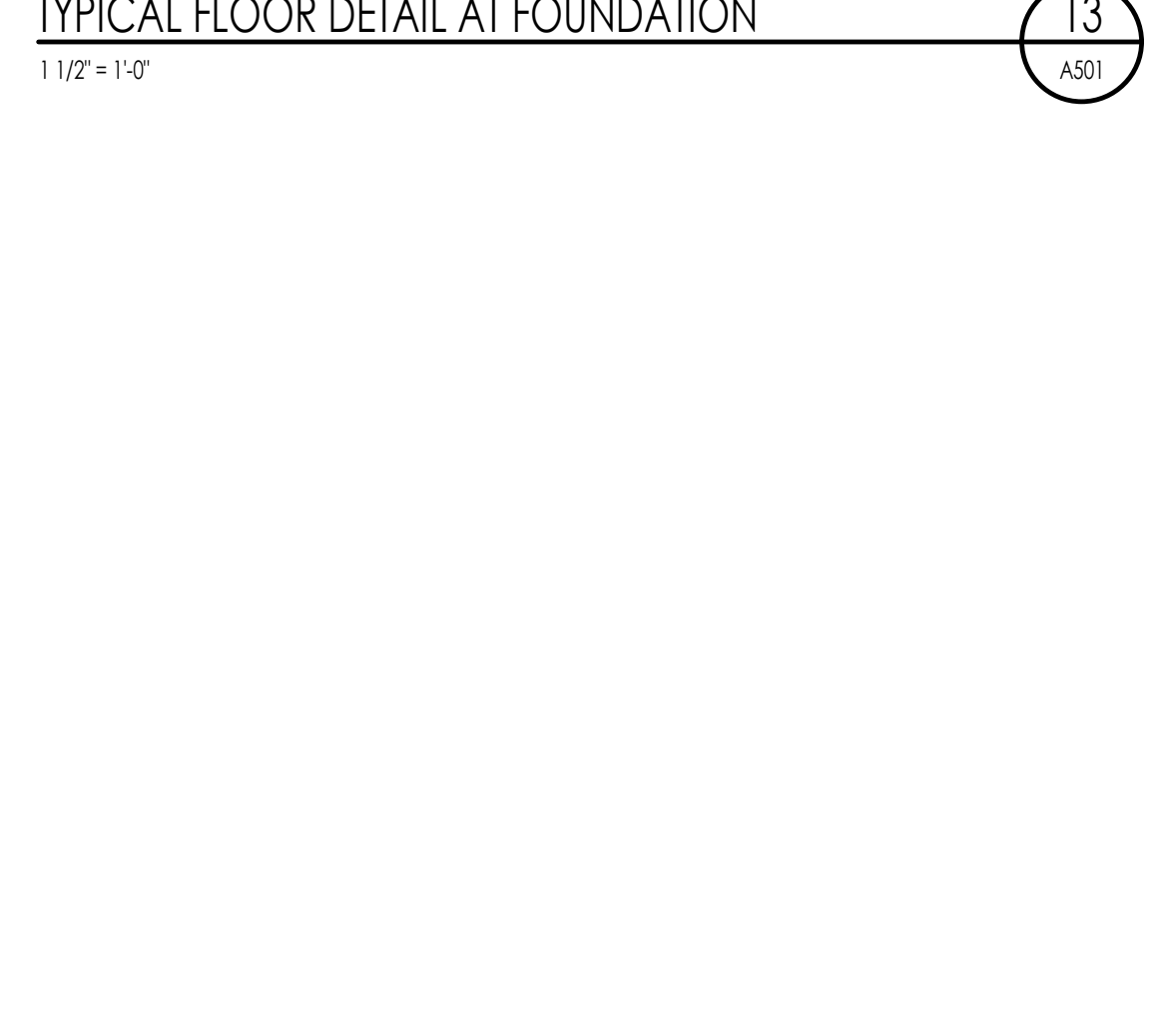
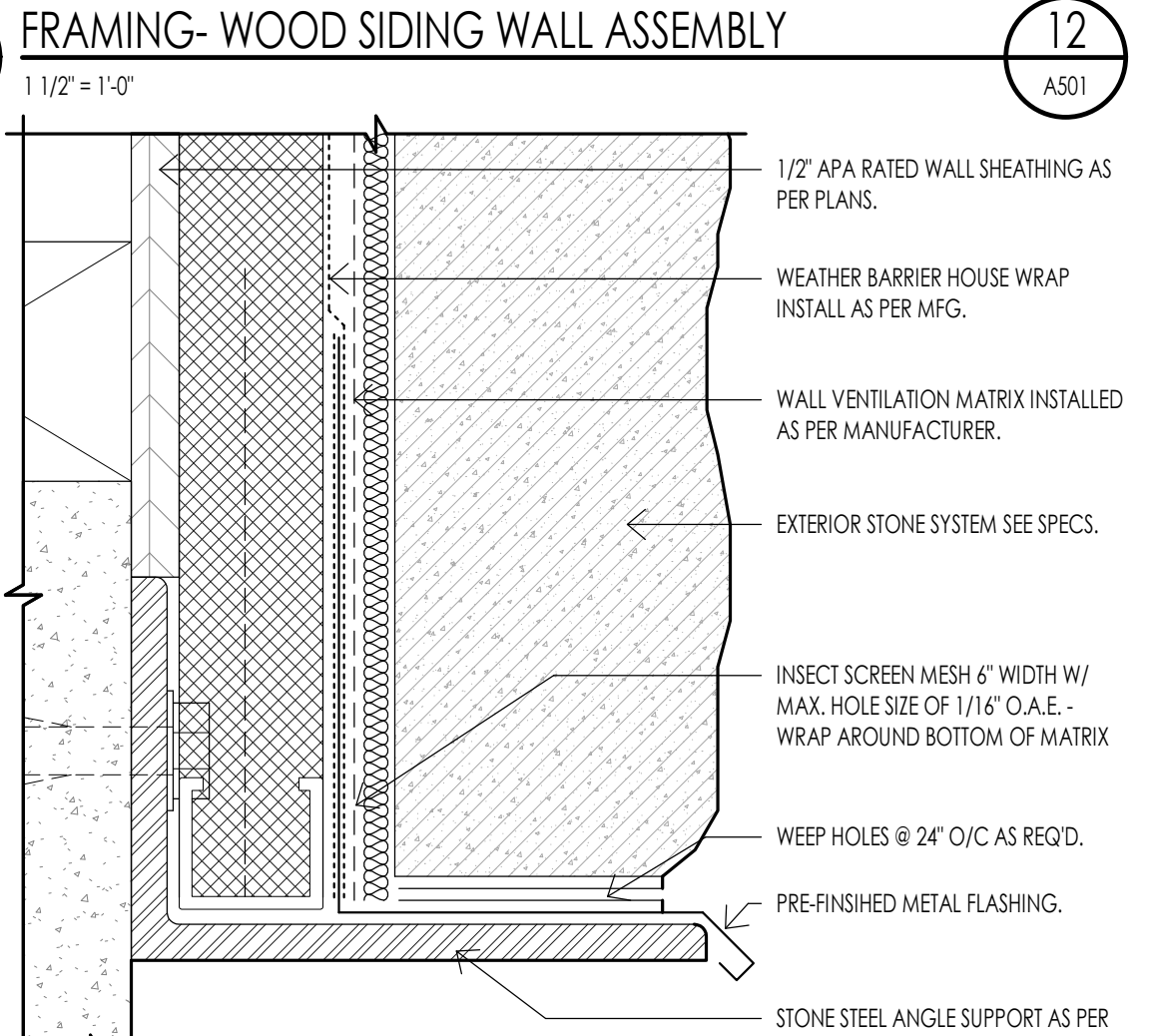
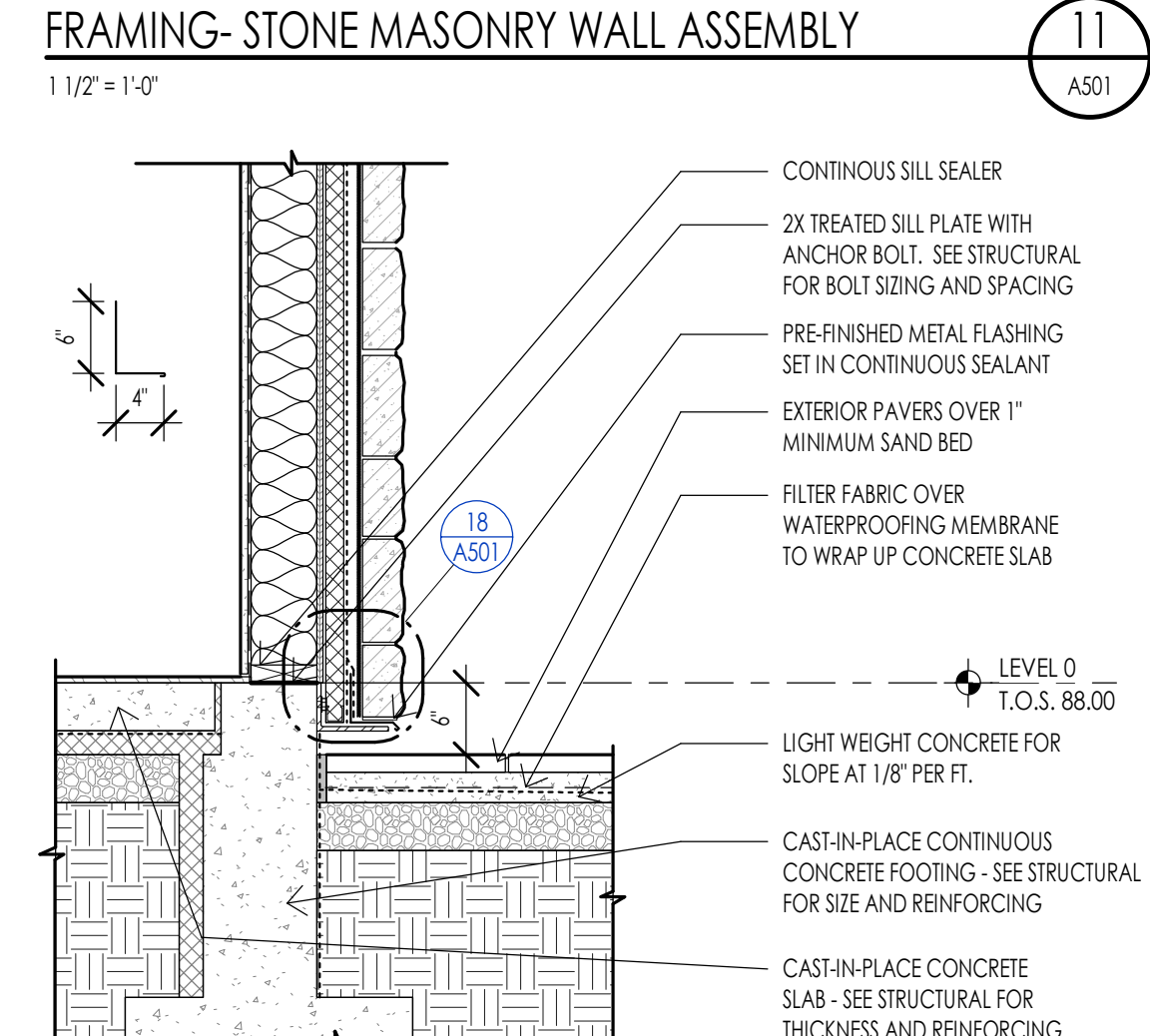
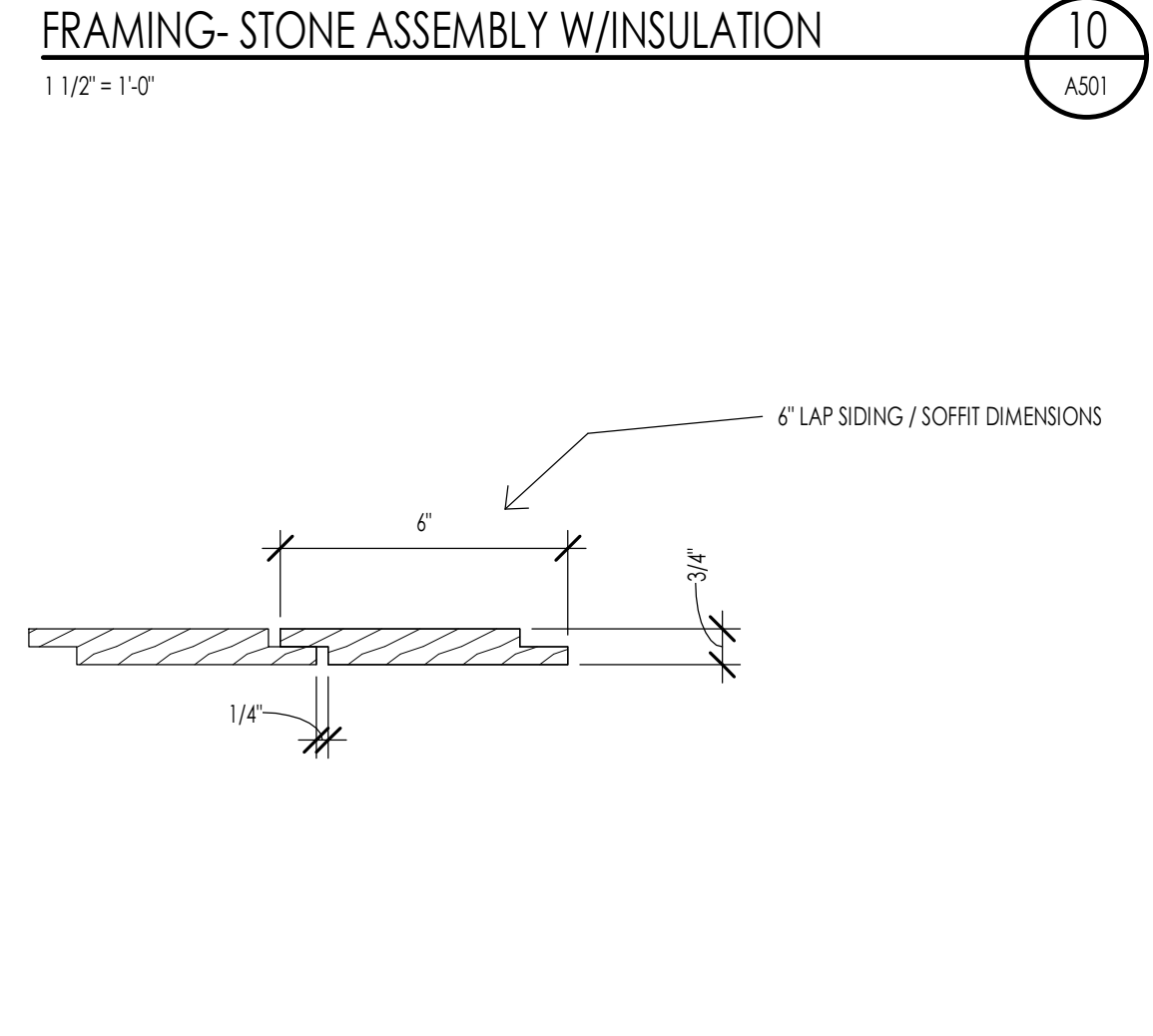
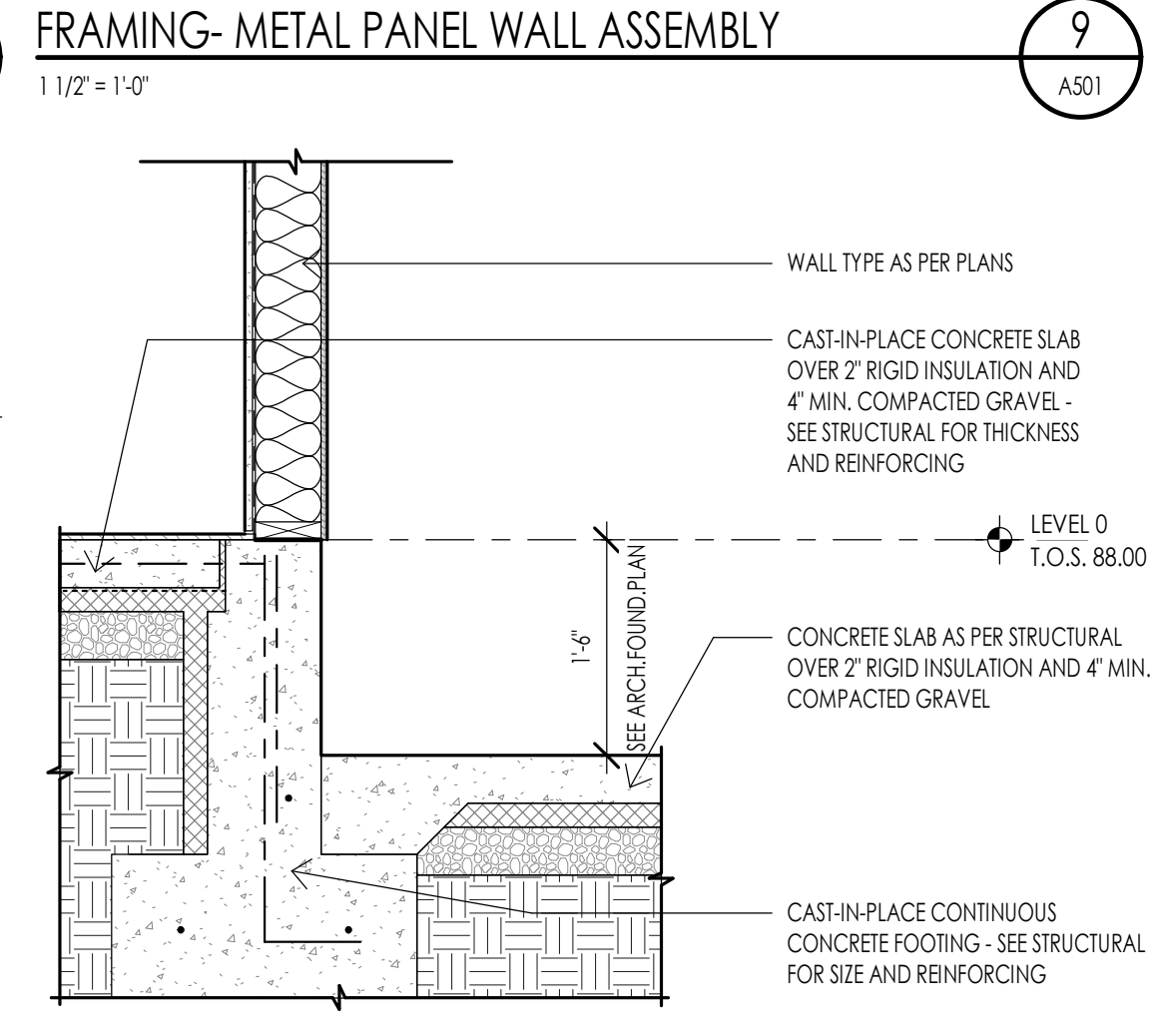
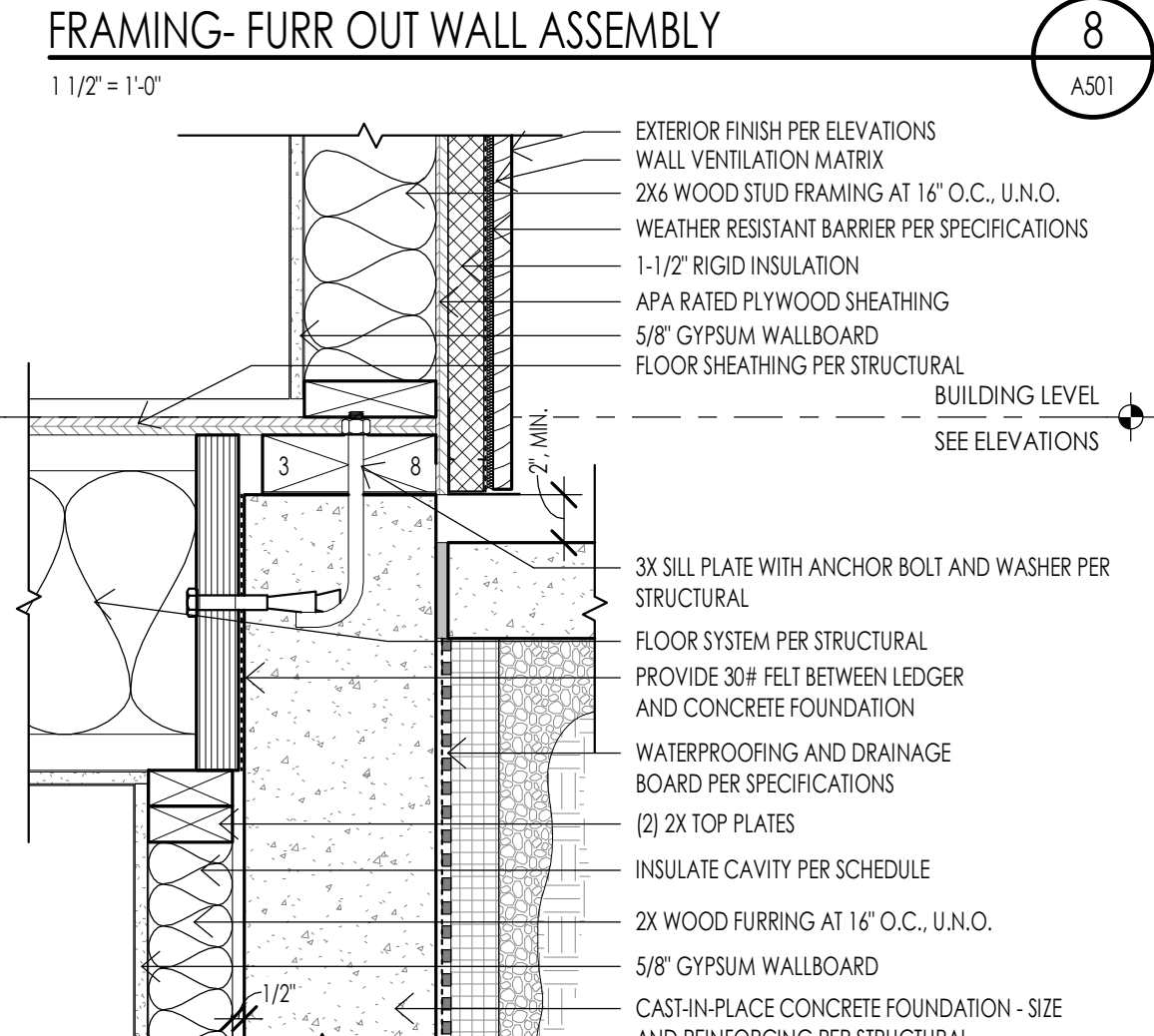
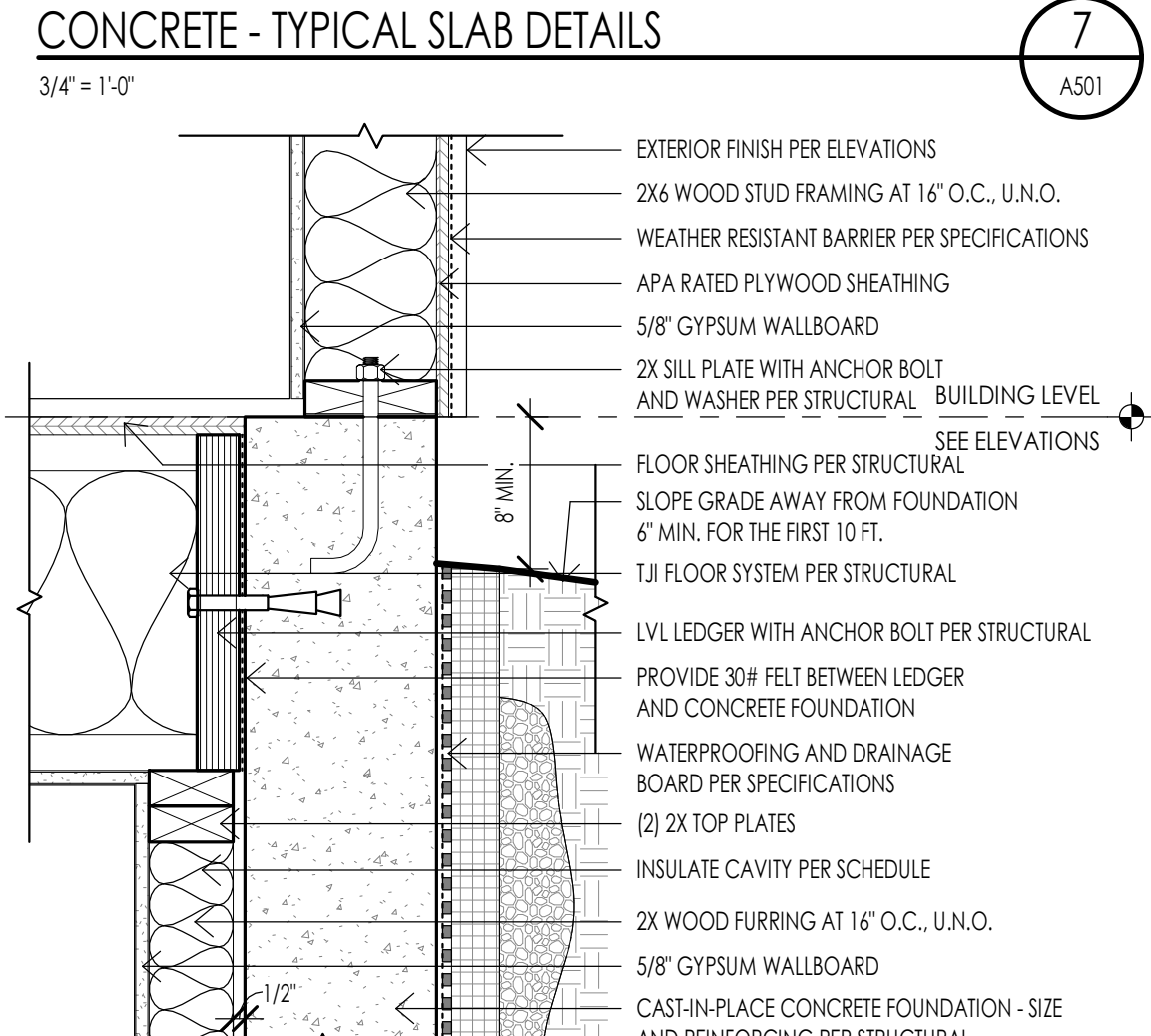
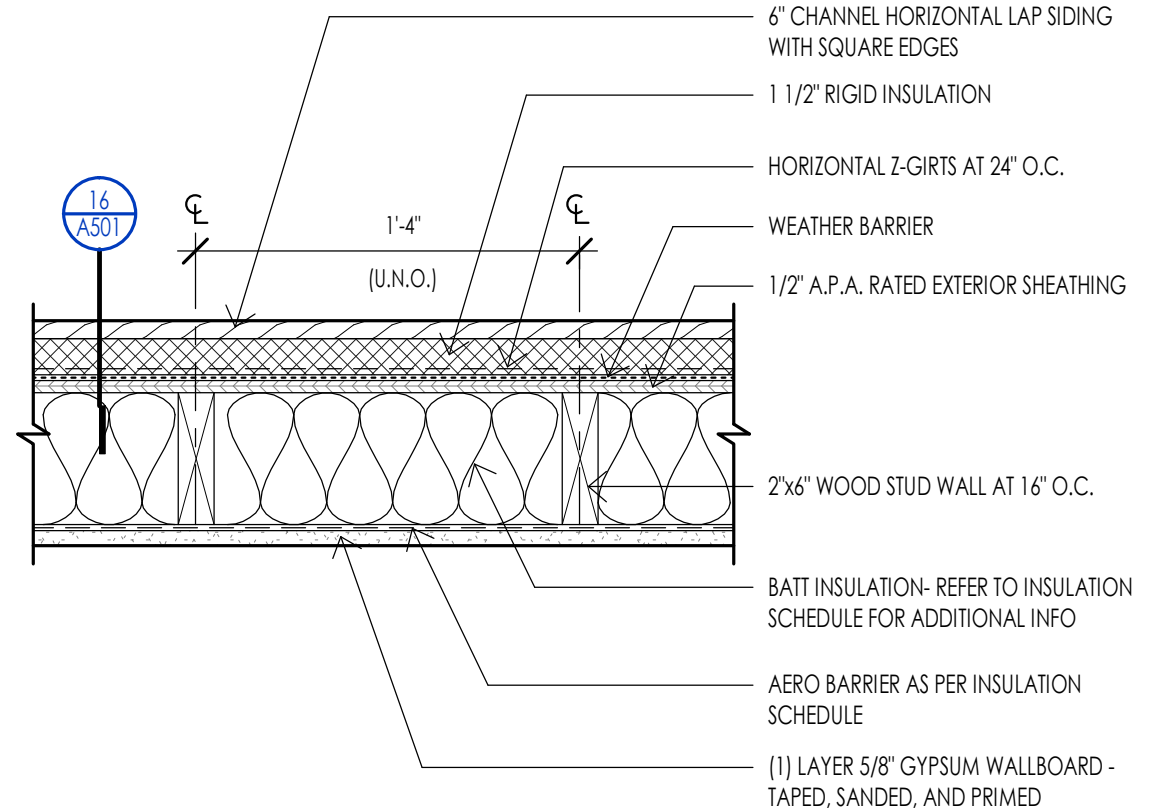
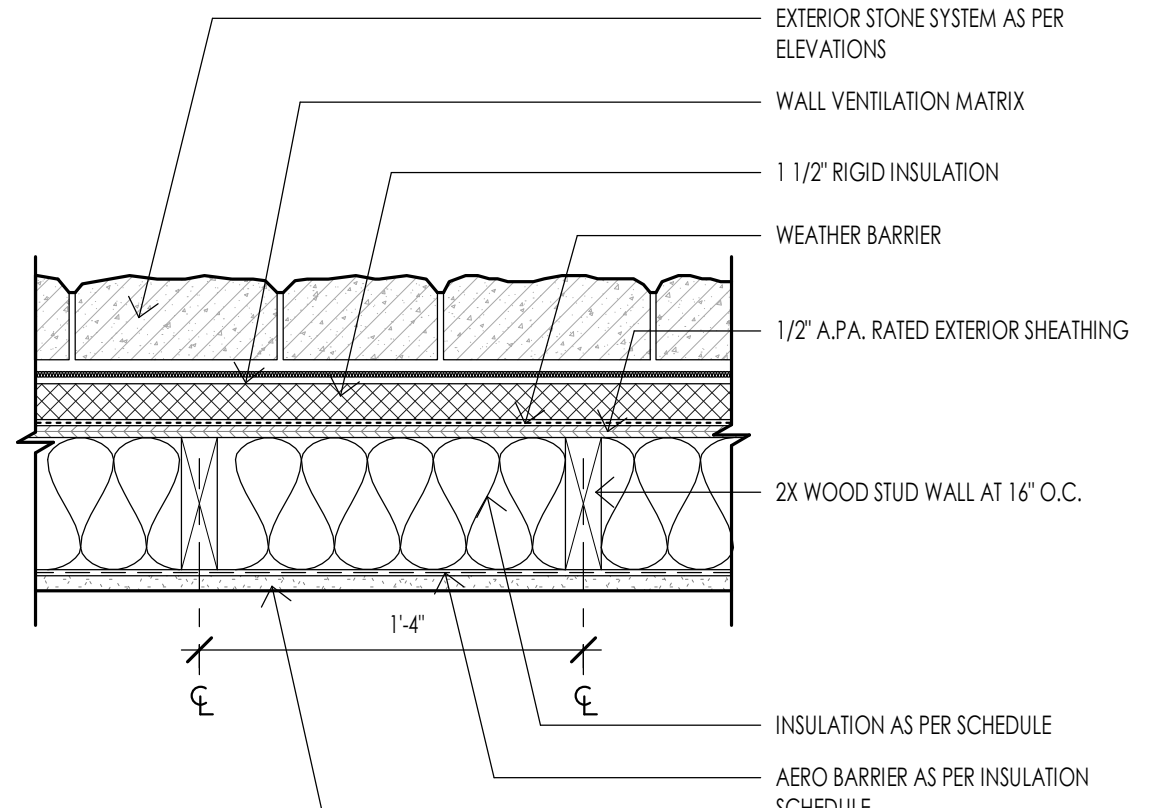
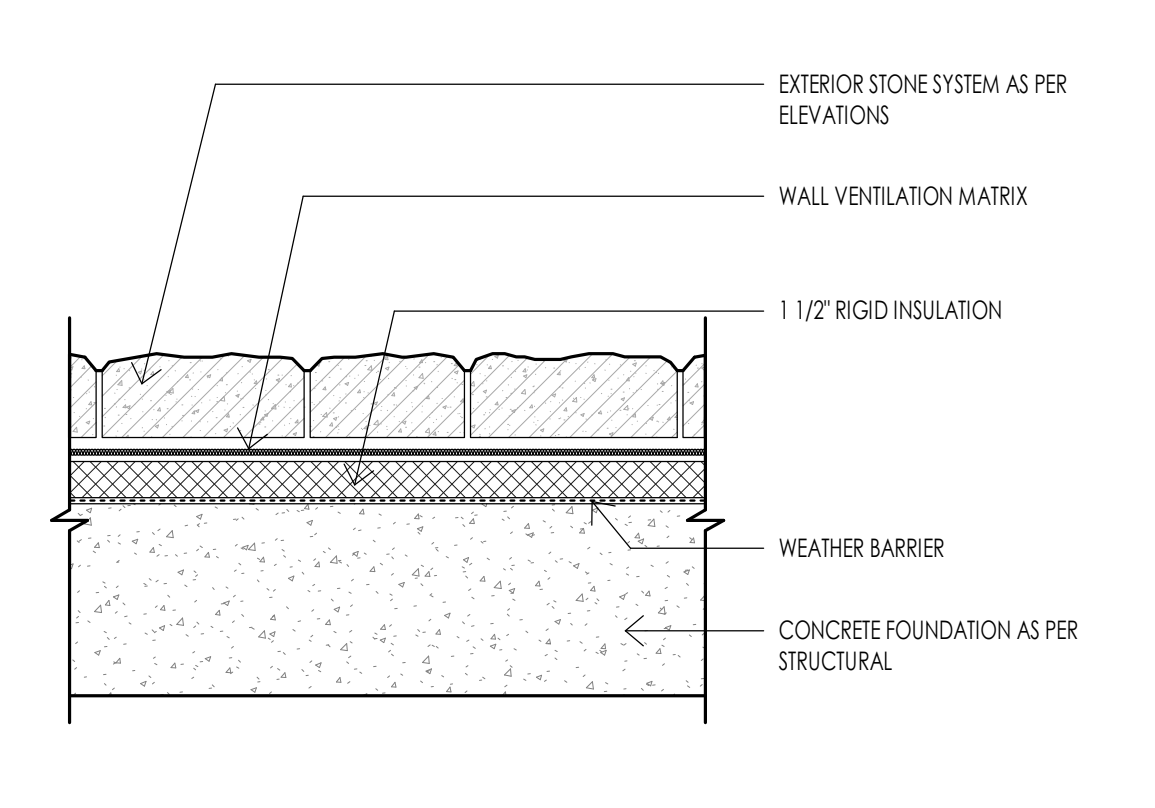
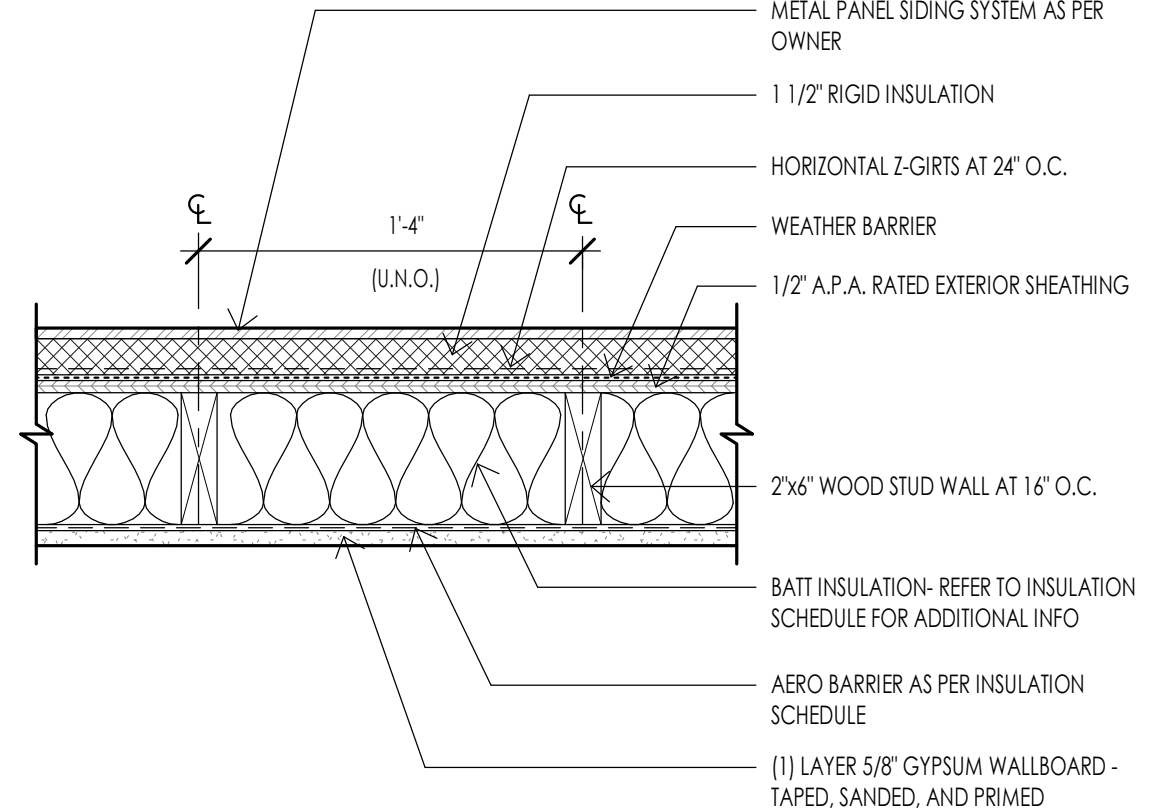
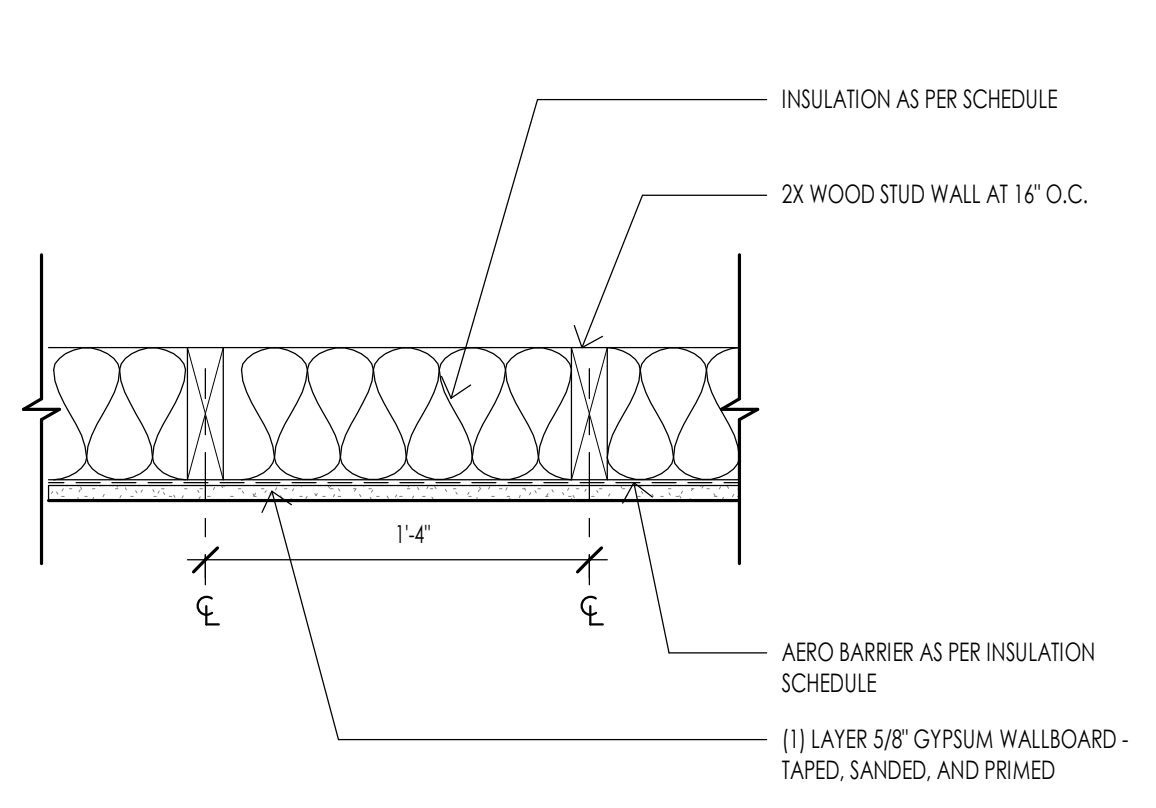
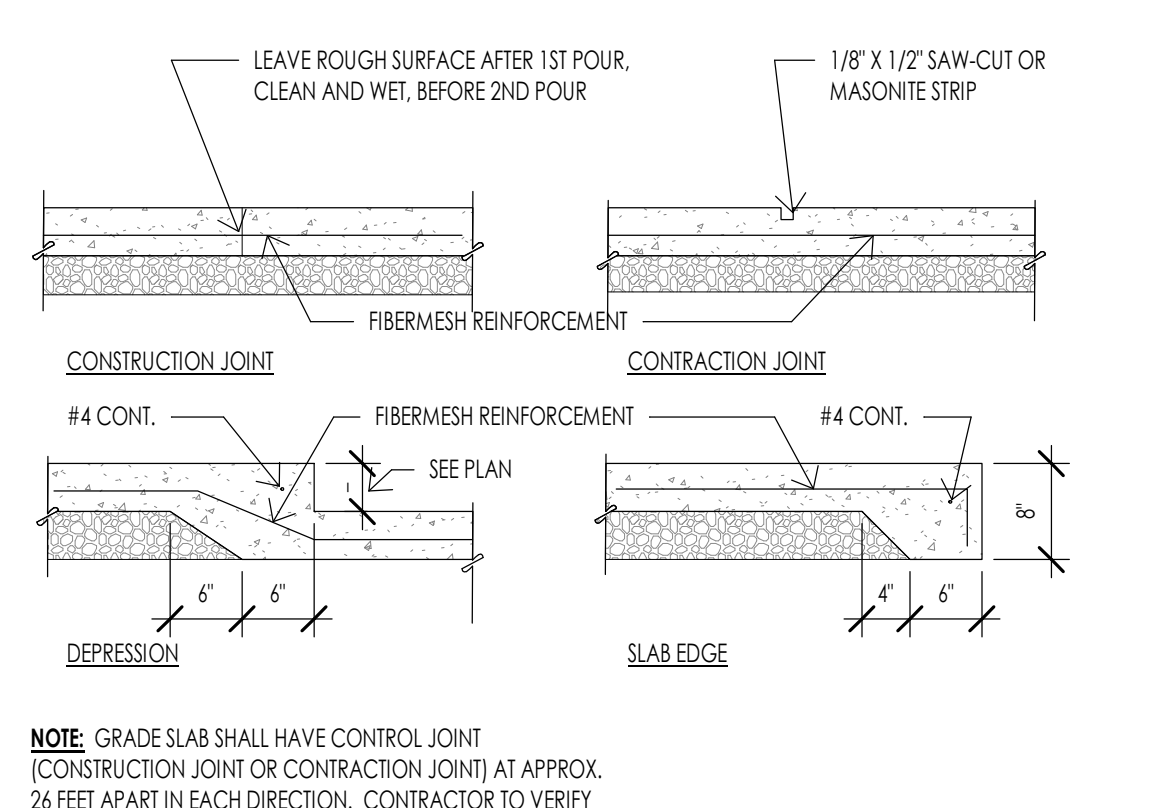
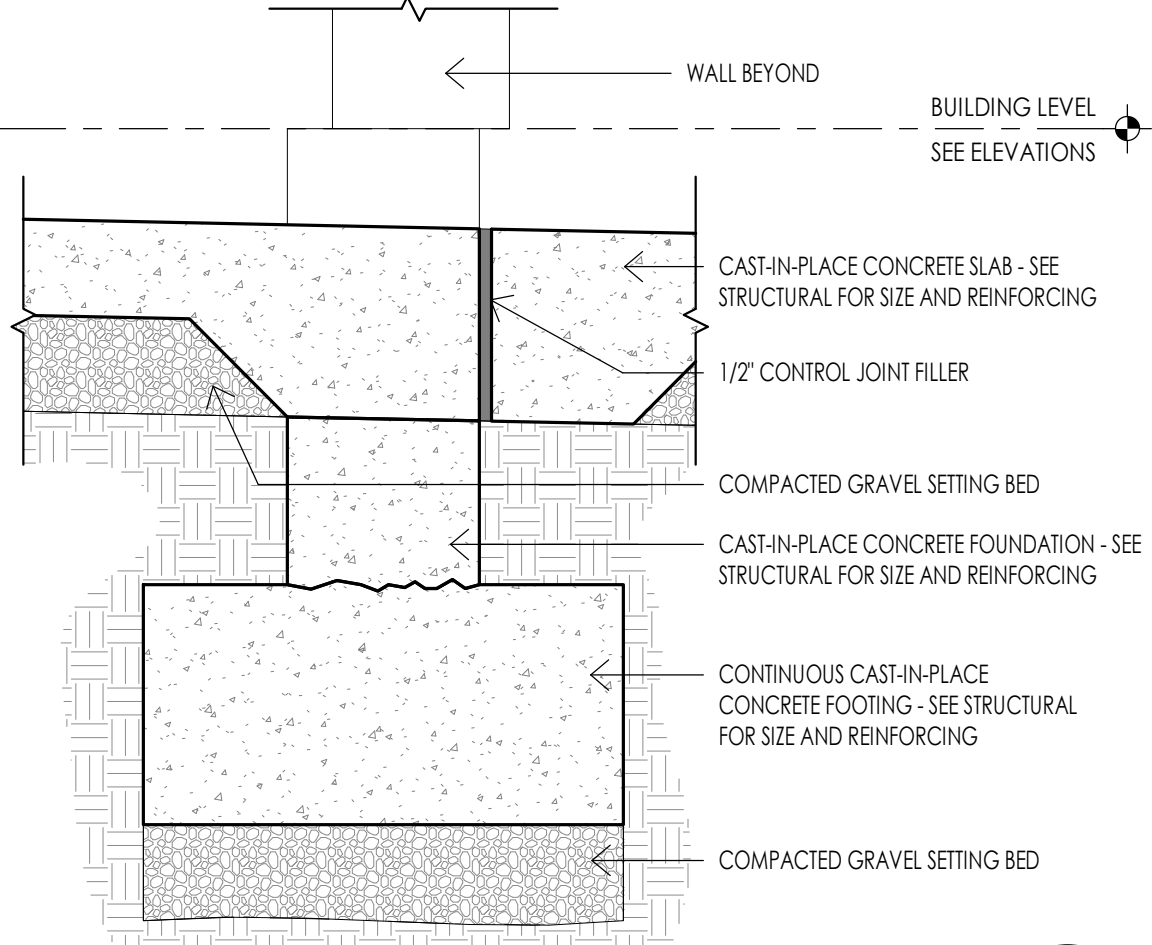
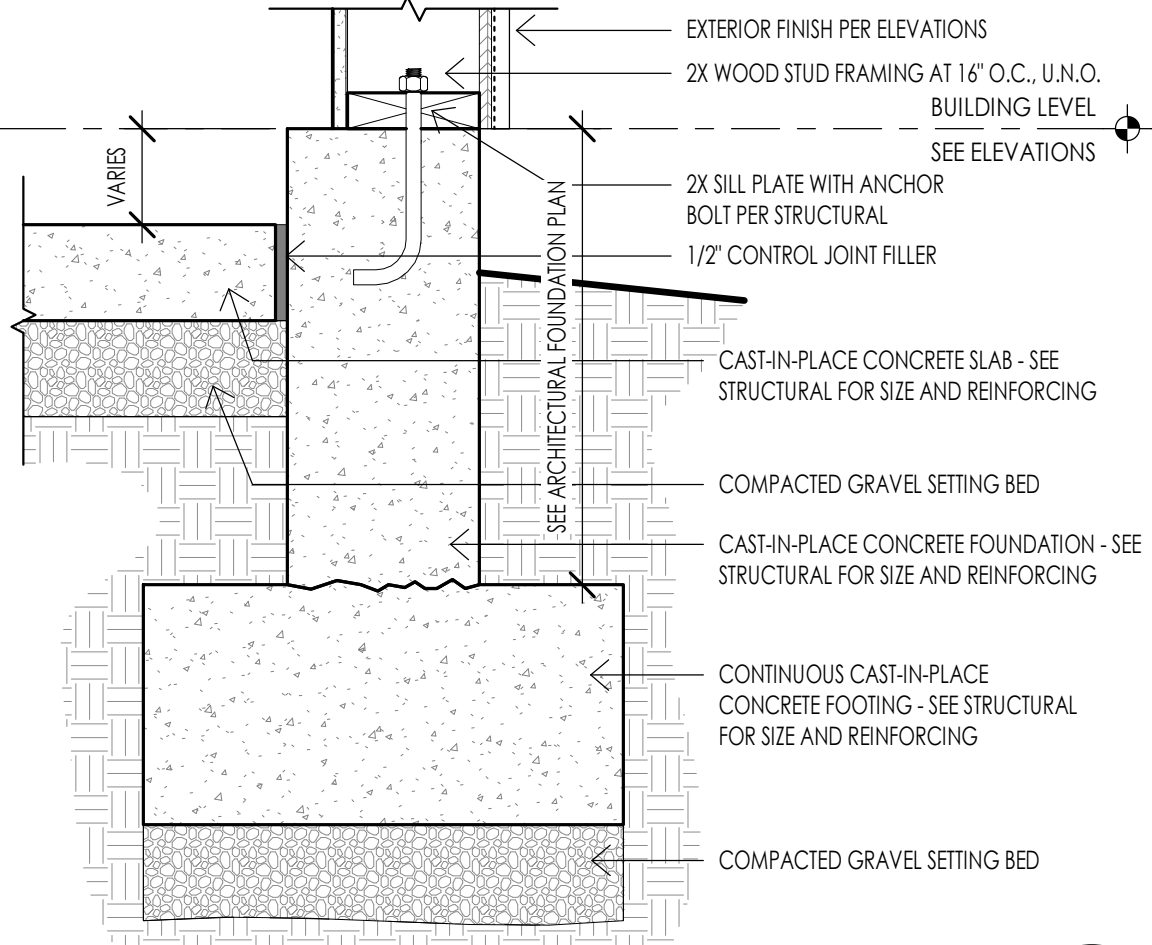
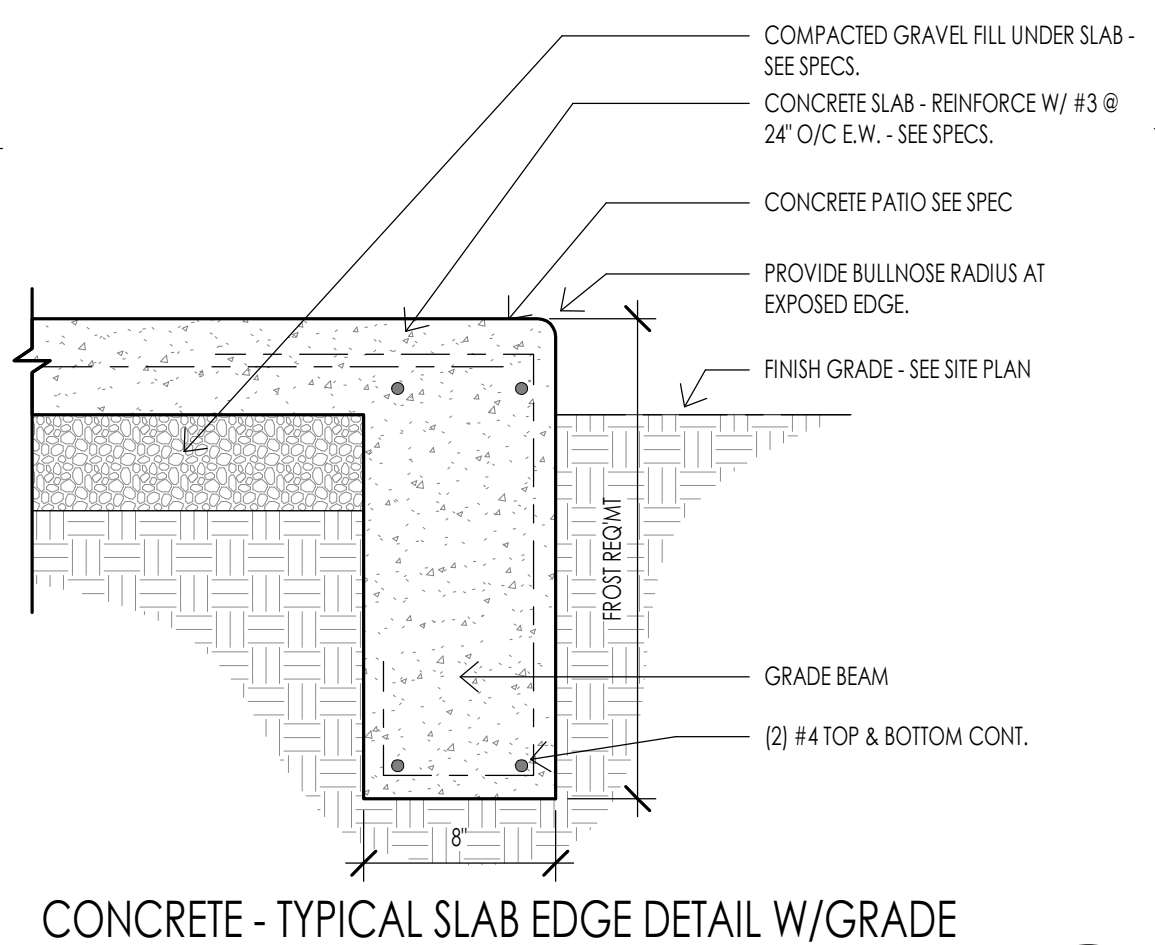
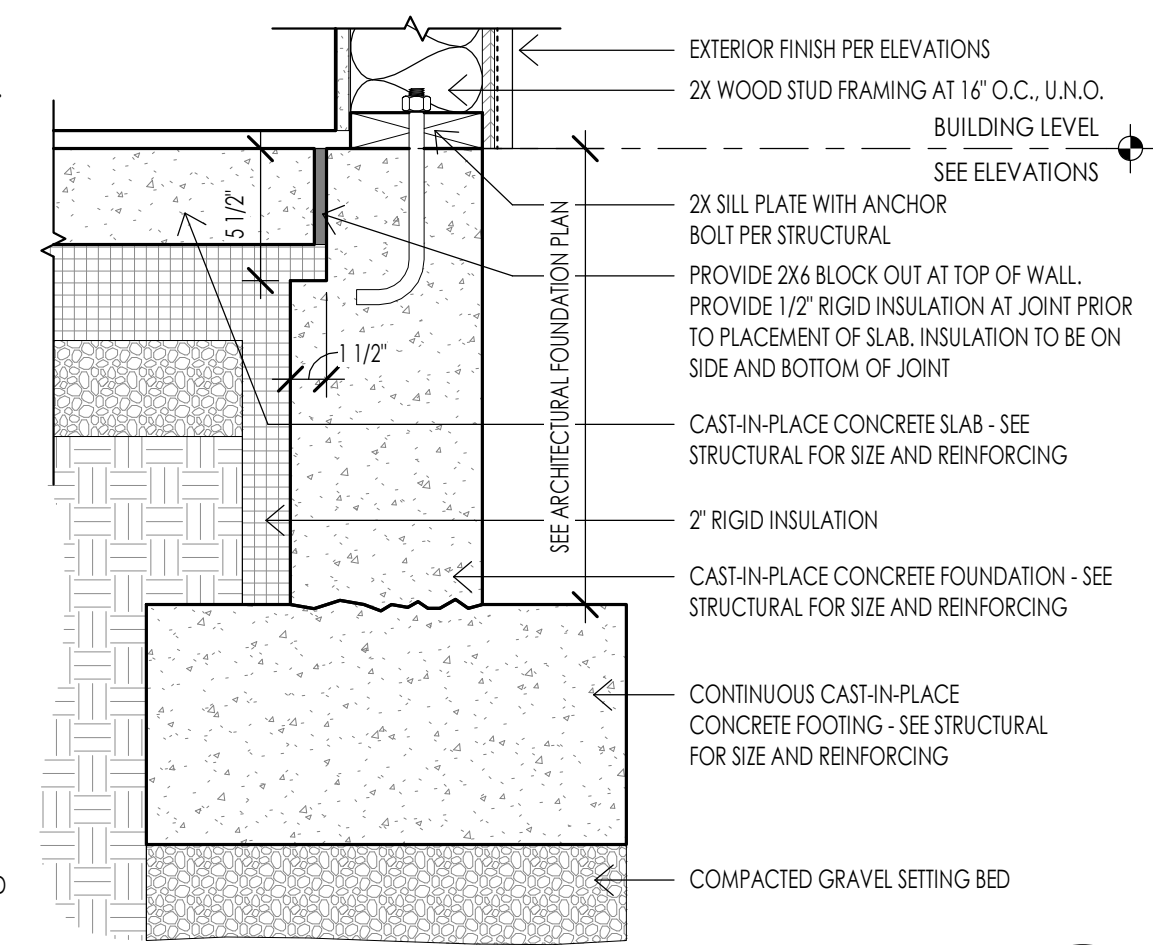
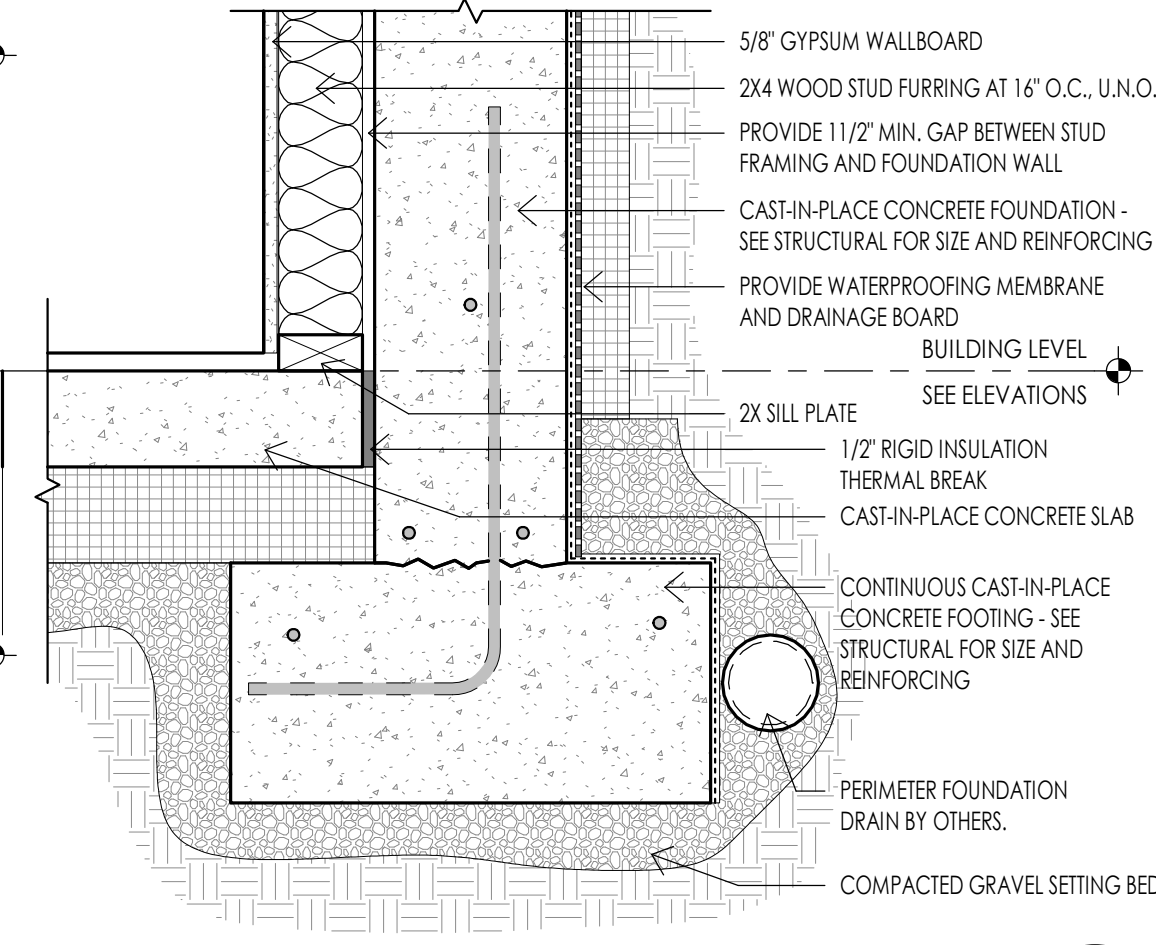
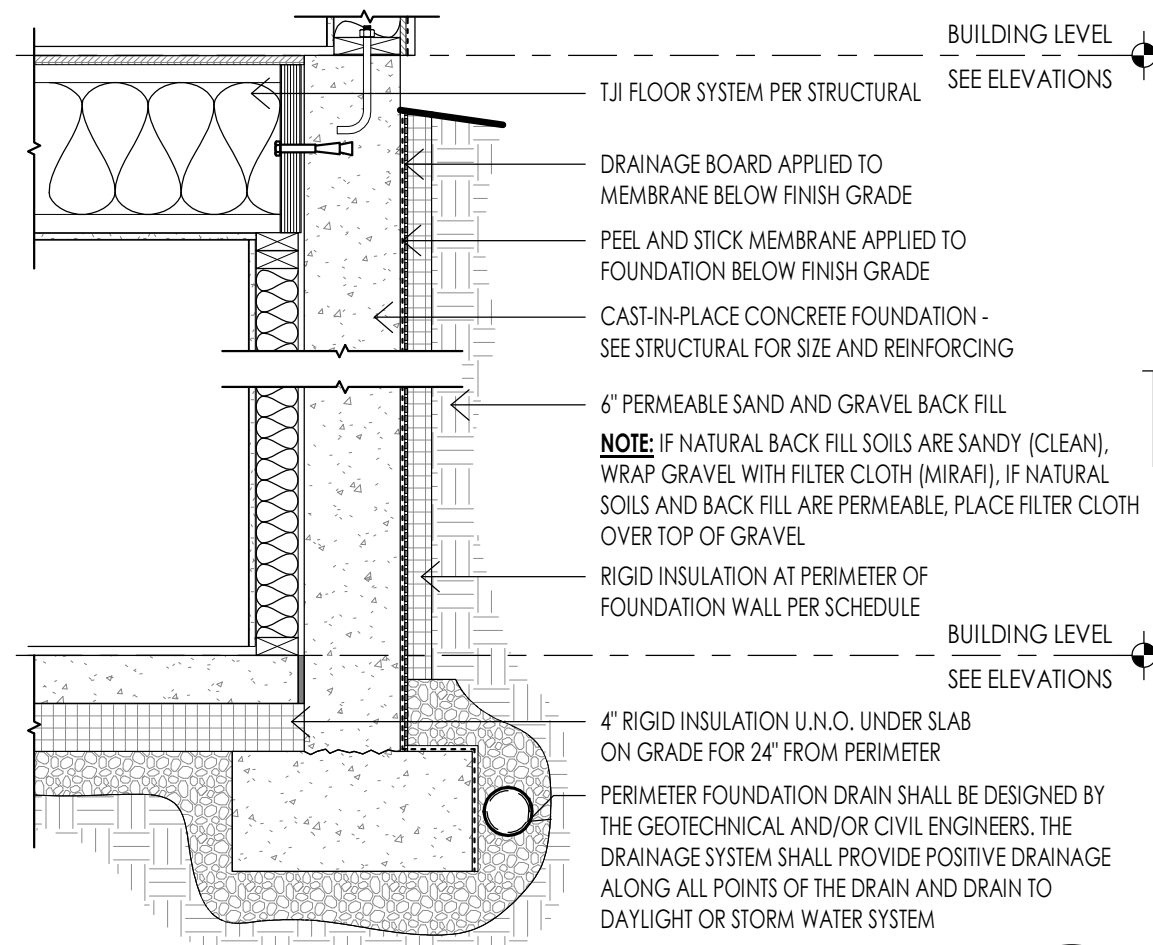
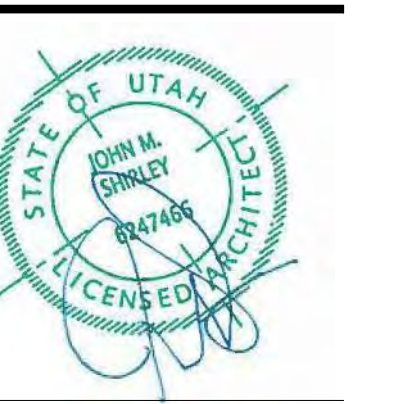


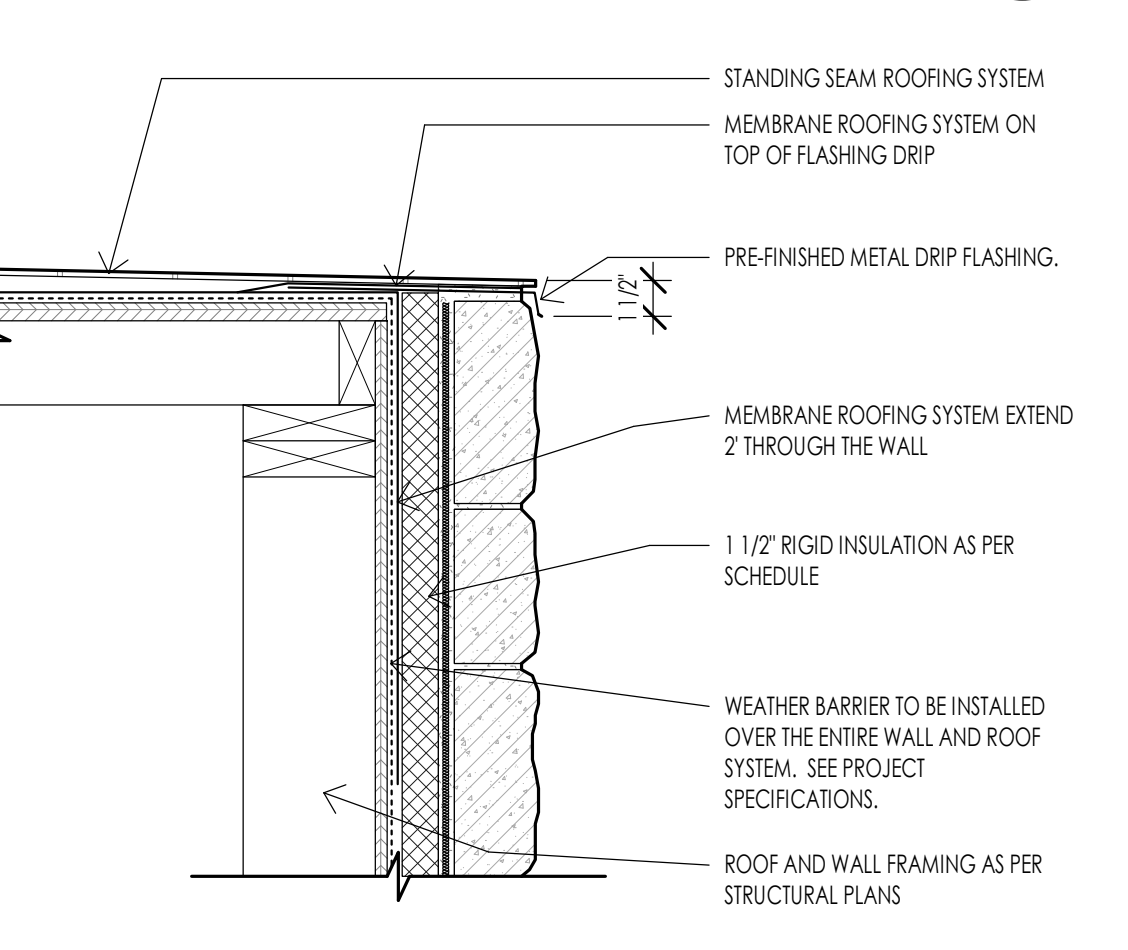
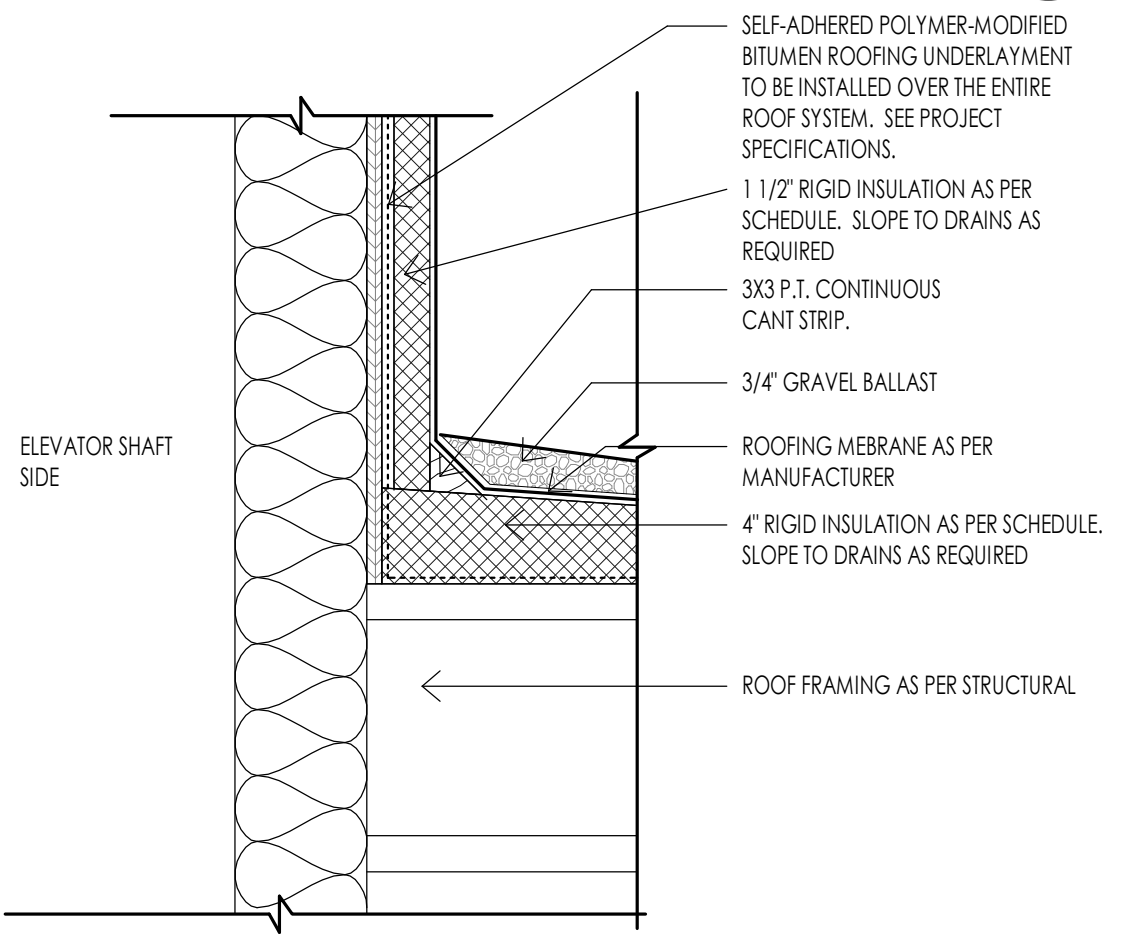
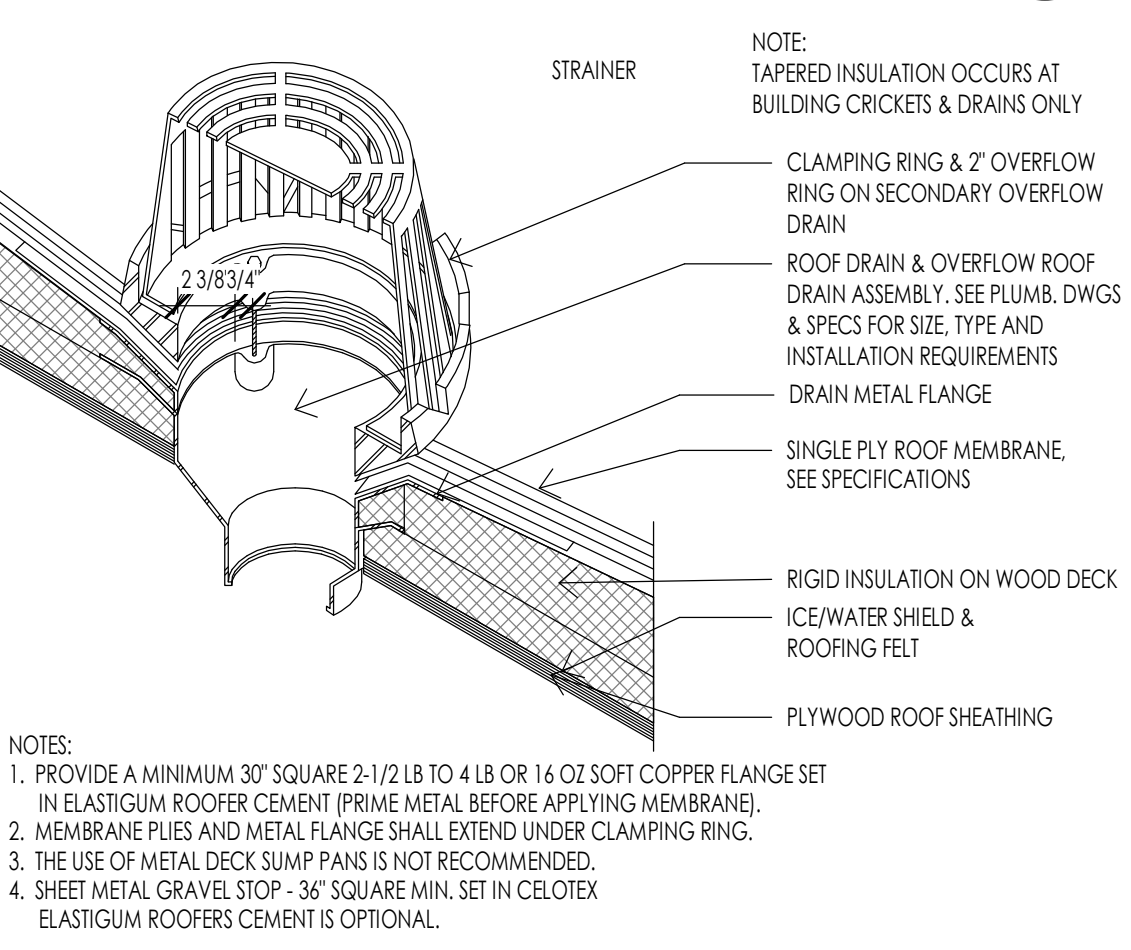
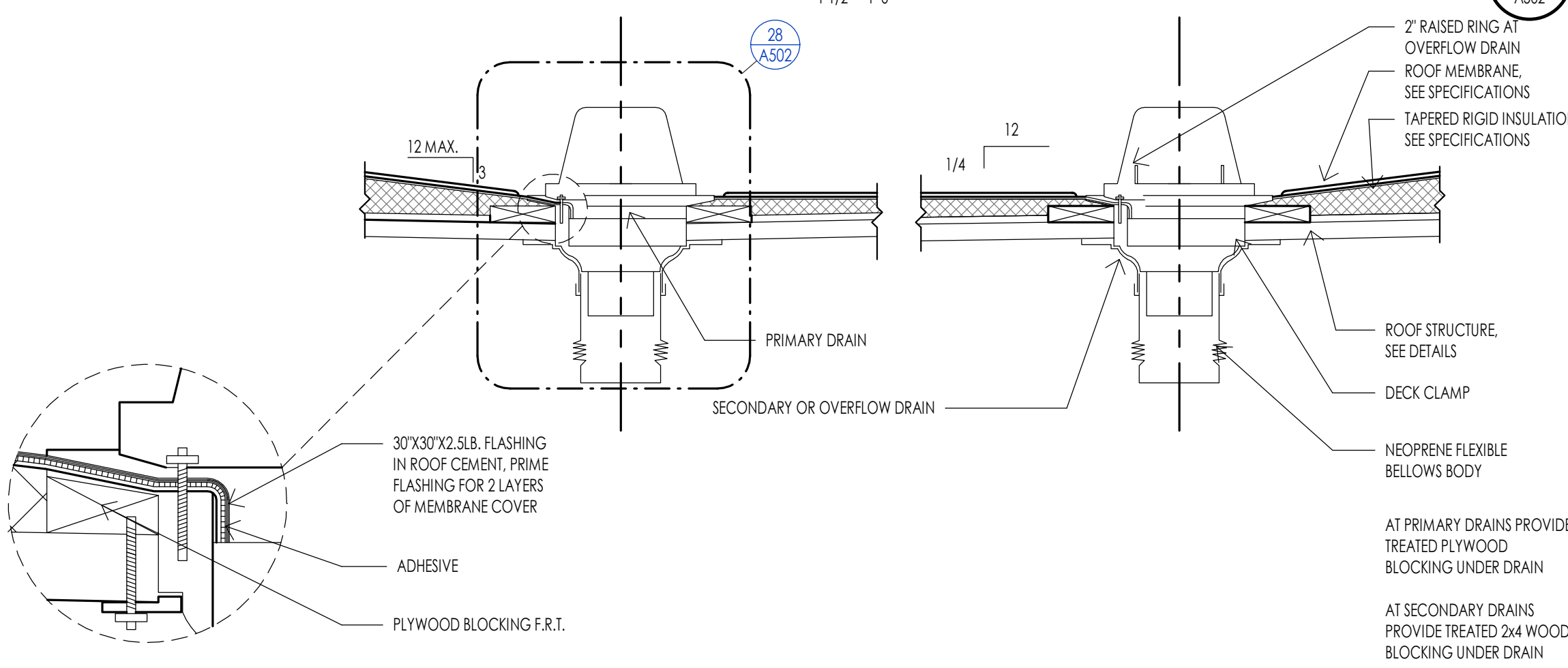
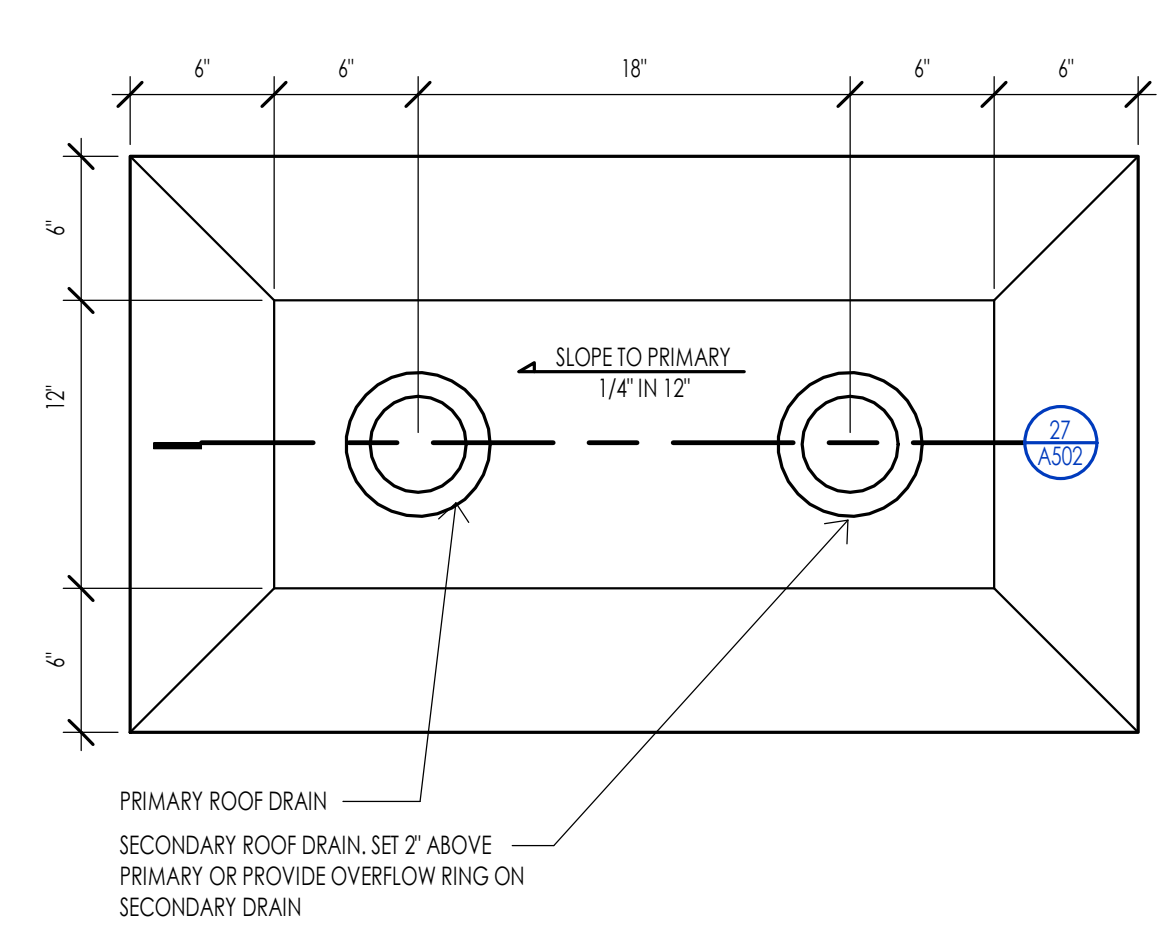
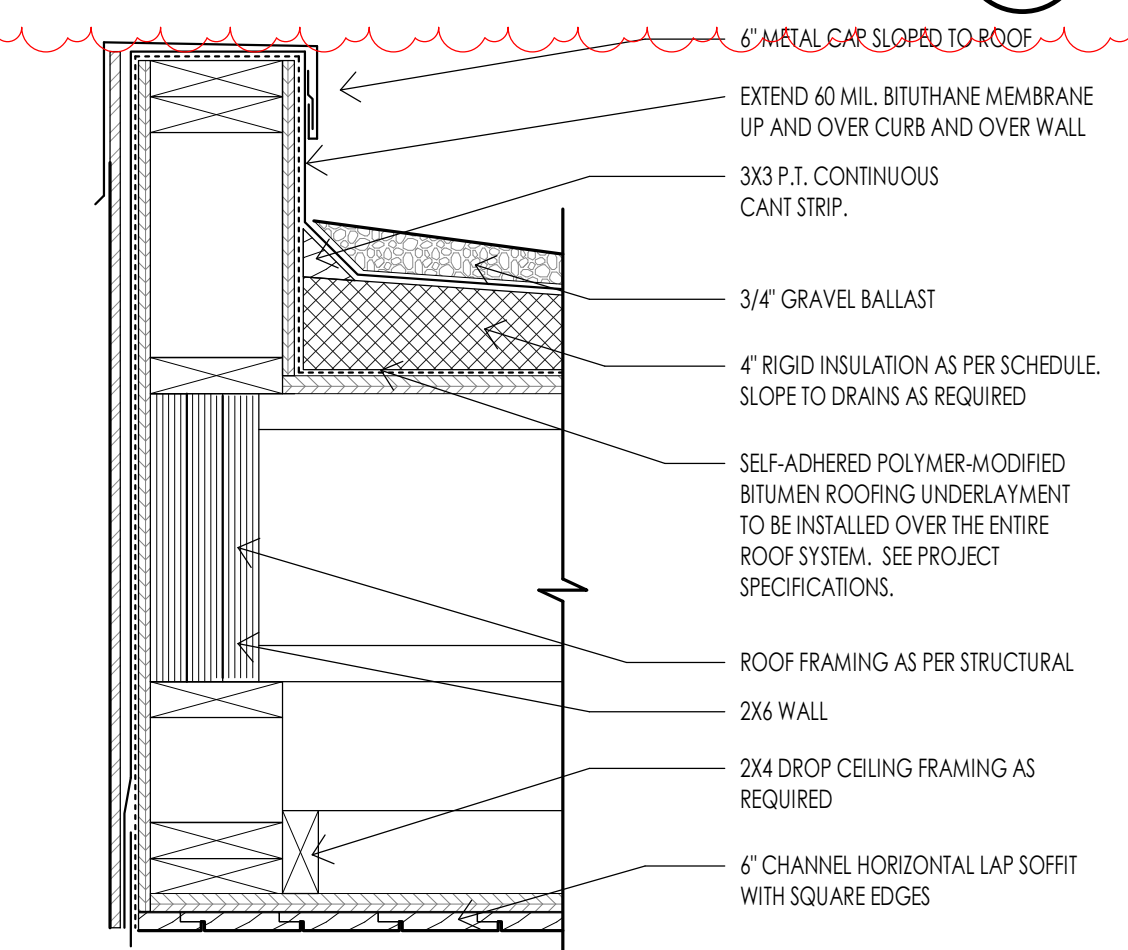
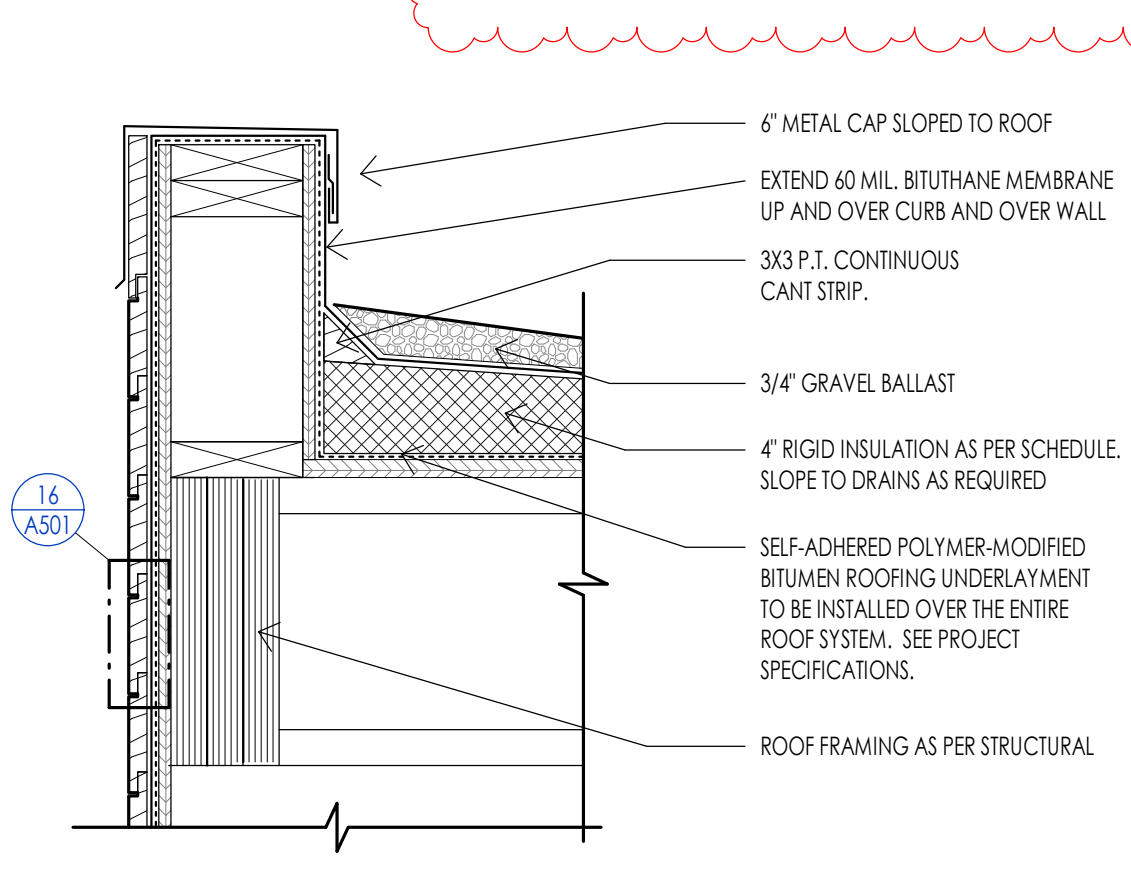
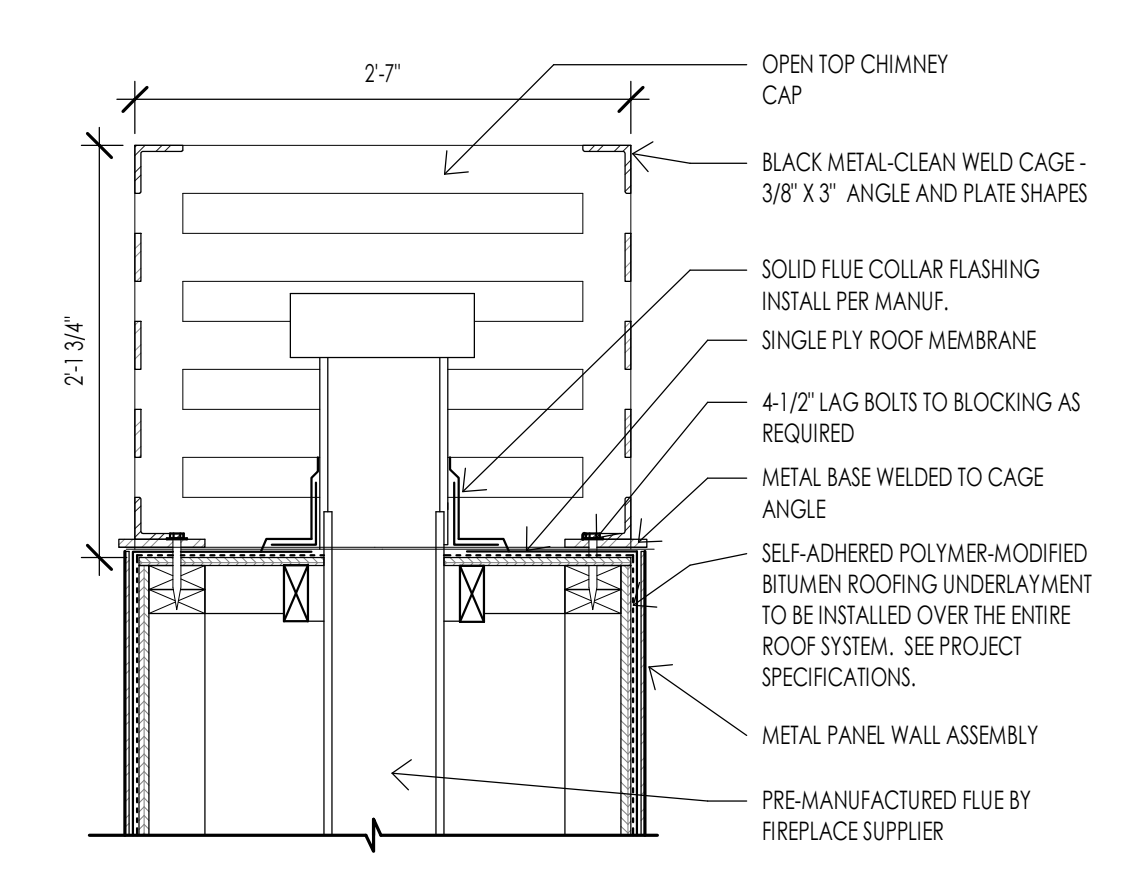
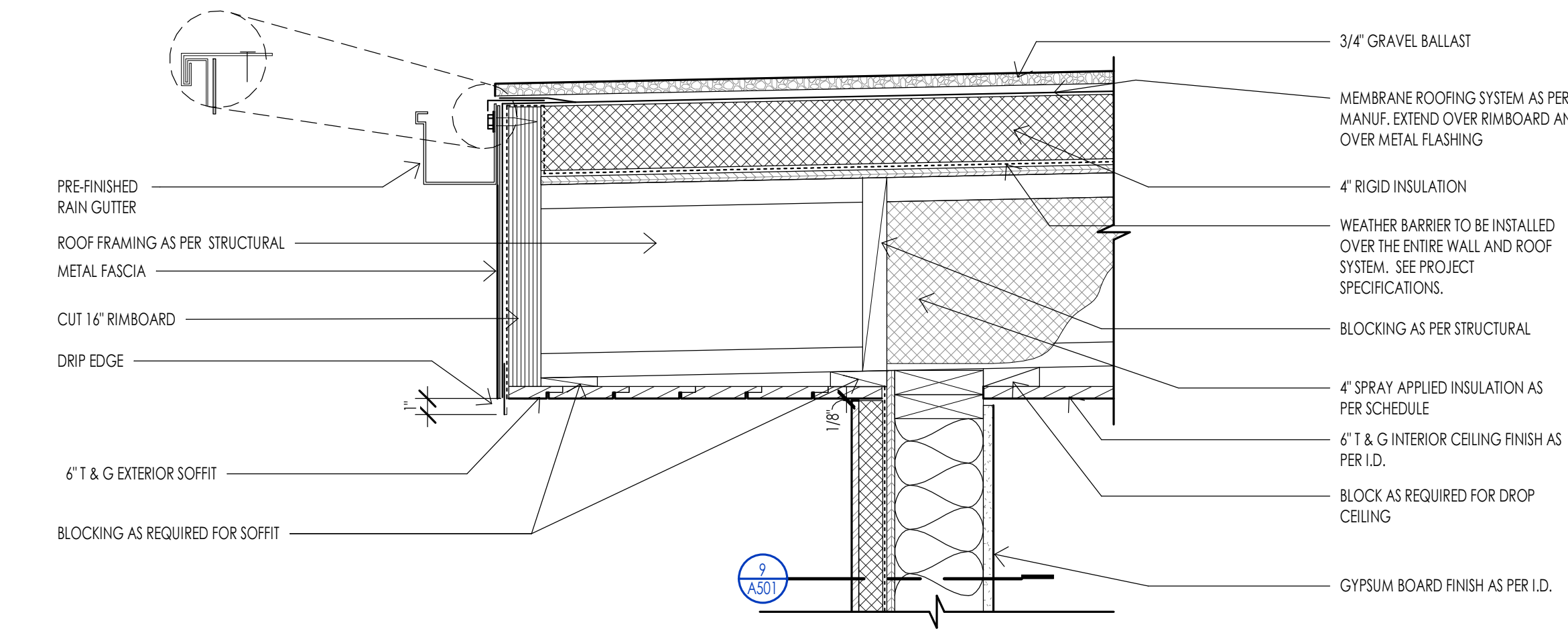
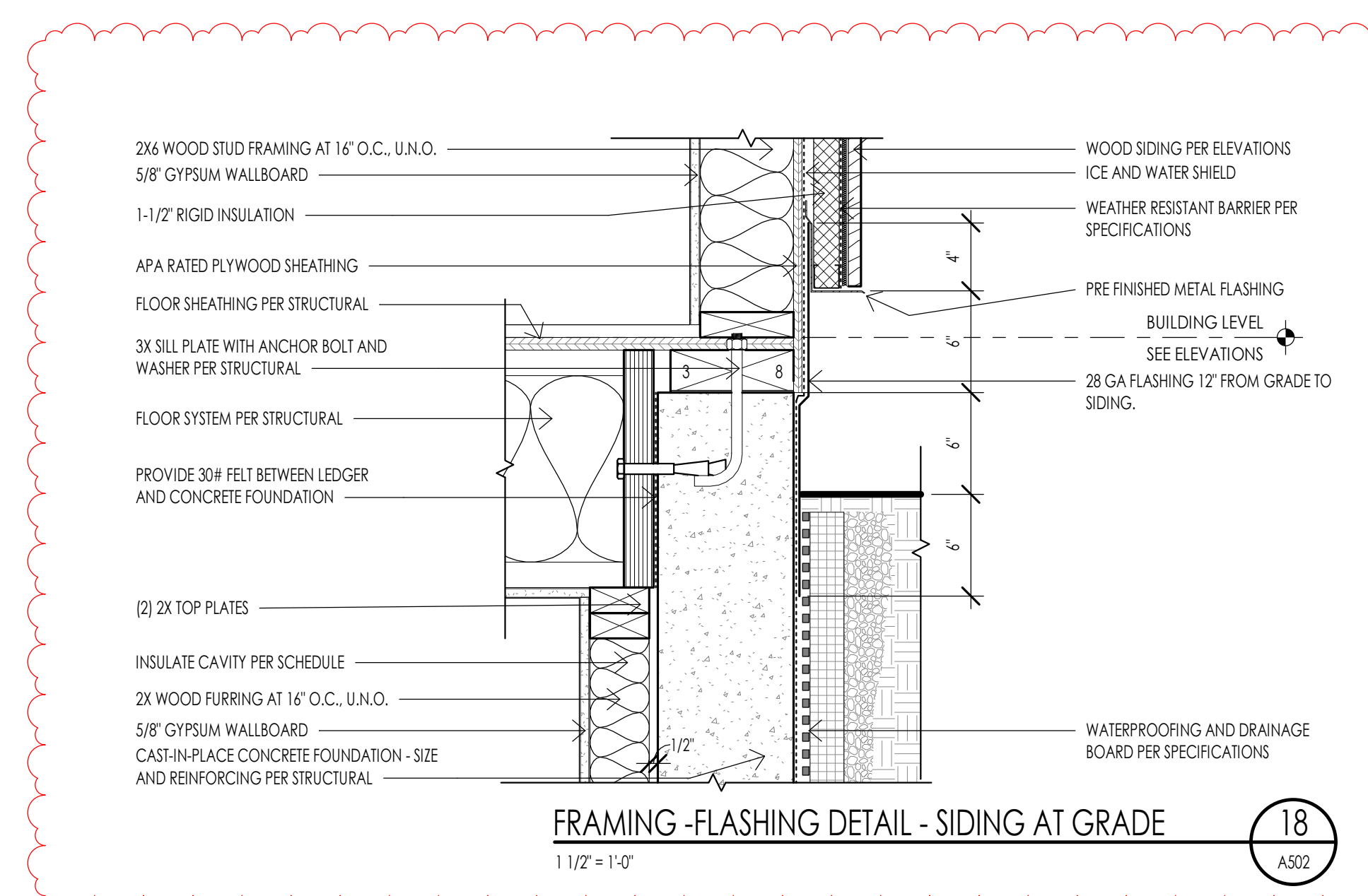
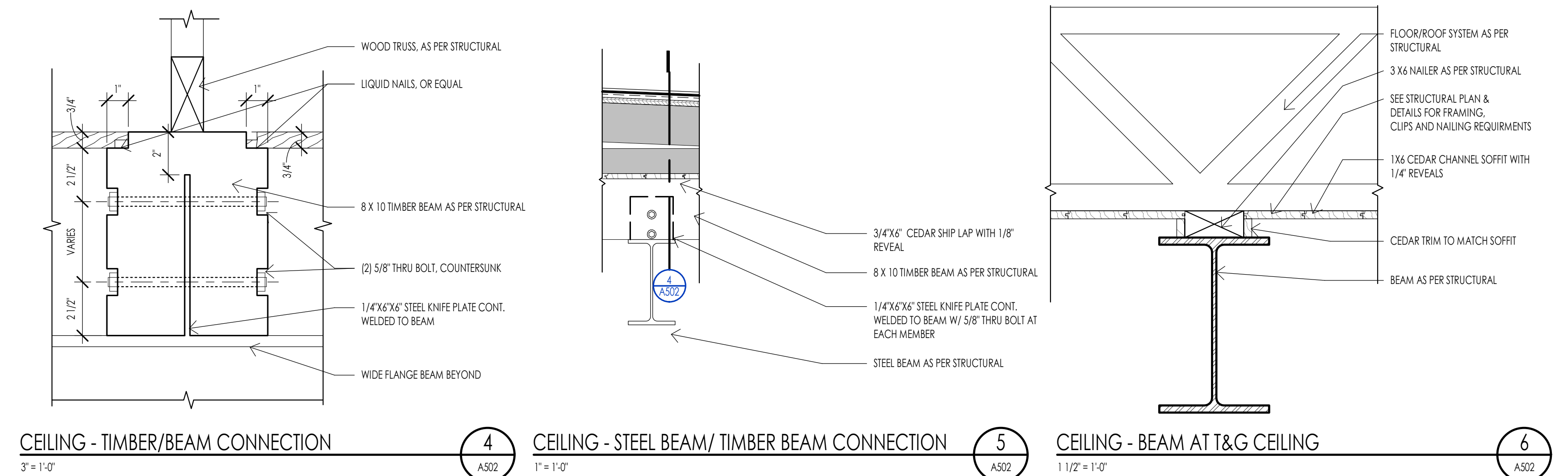
INTERIOR WOOD SLAT FINISH



STEEL FIREPLACE SURROUND







WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

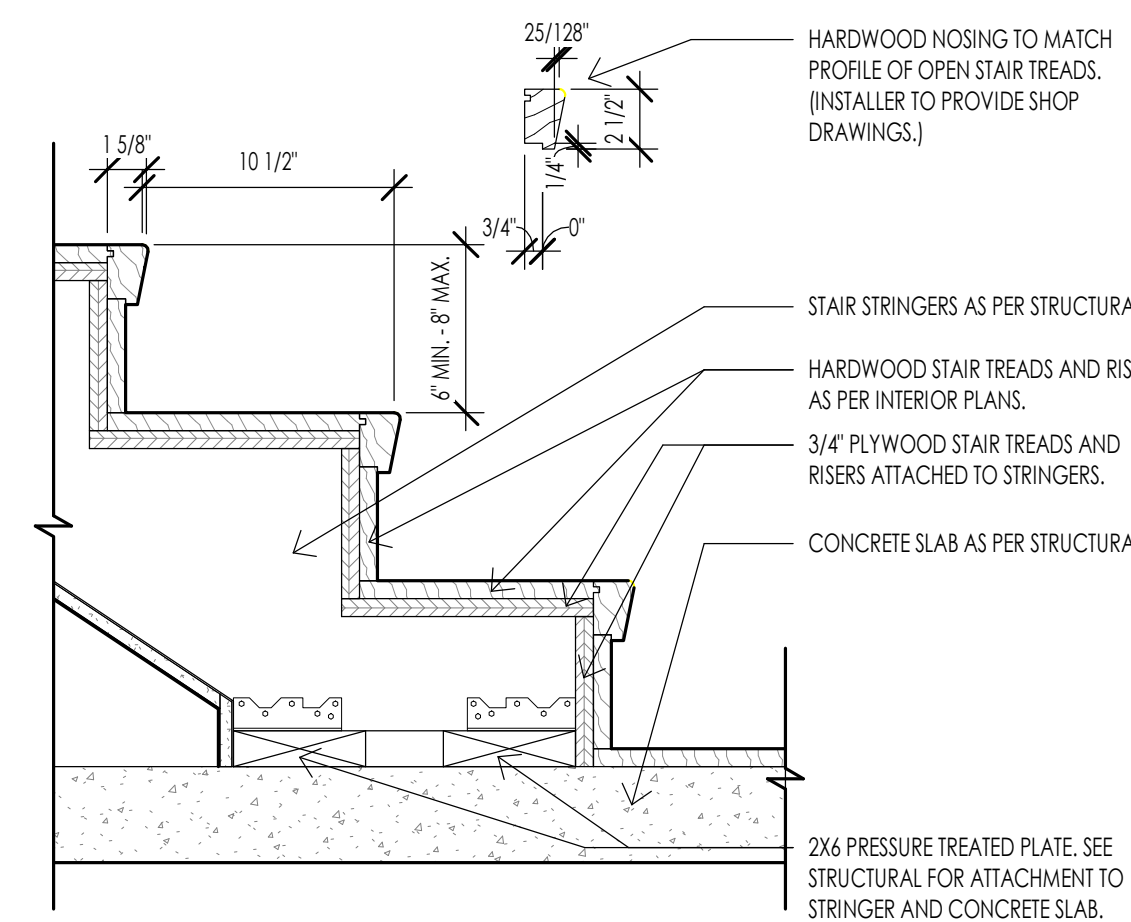
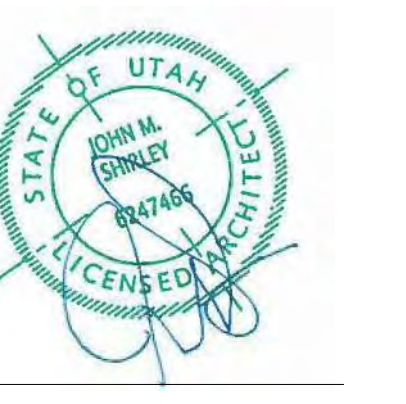
PROJECT NC22023.33
DATE: 2023.06.30

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

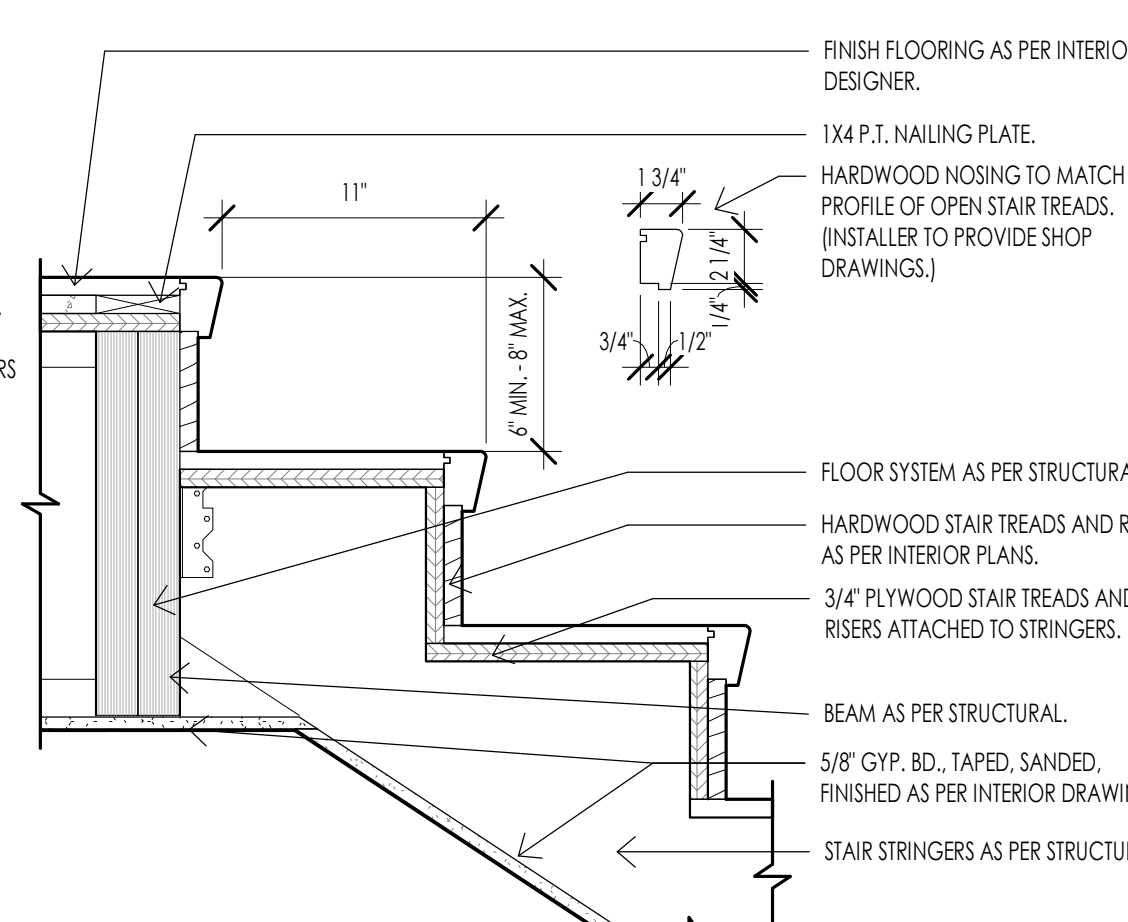
SHEET TITLE:
ARCHITECTURAL
DETAILS

SHEET NUMBER:
A502

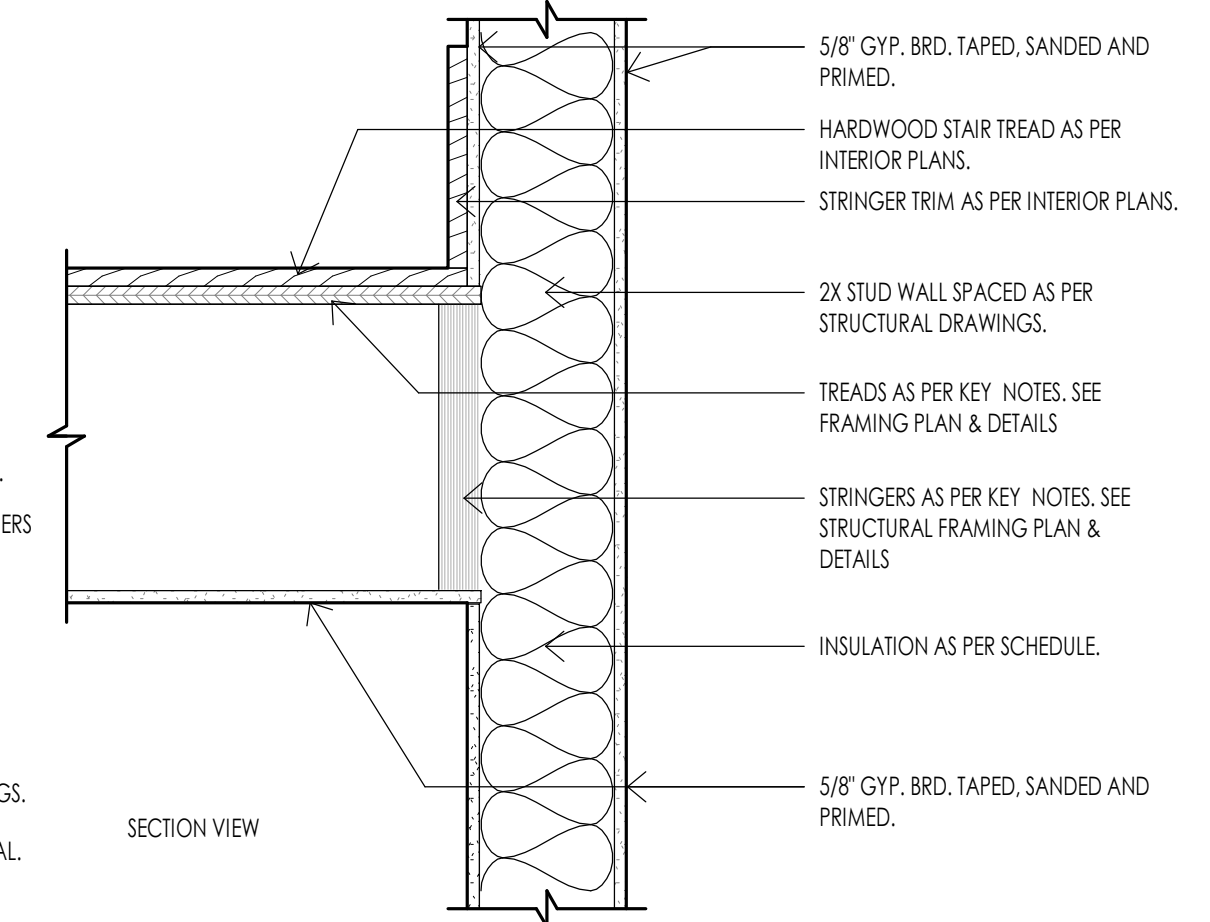
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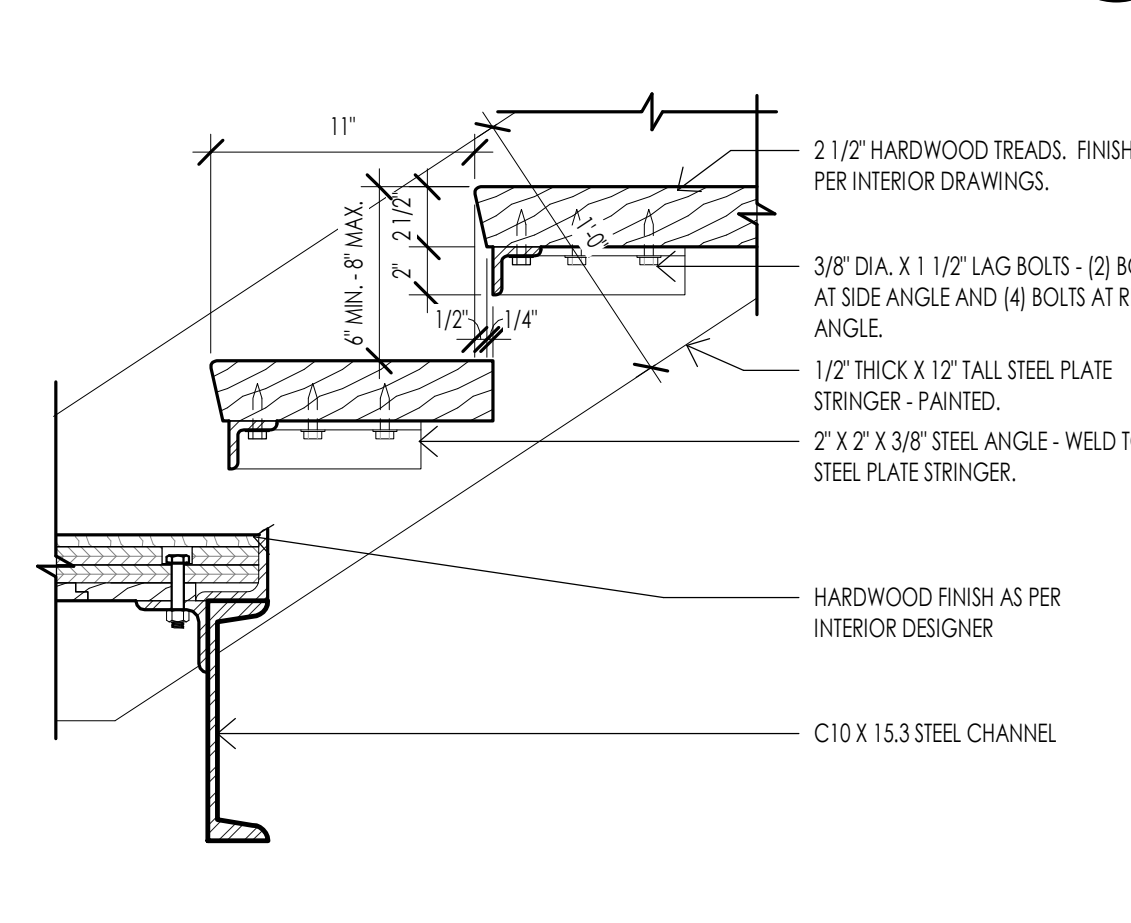
STAIR DETAIL - FRAMED STAIRS TO BASEMENT FLOOR 4
1 1/2" = 1'-0"
A503



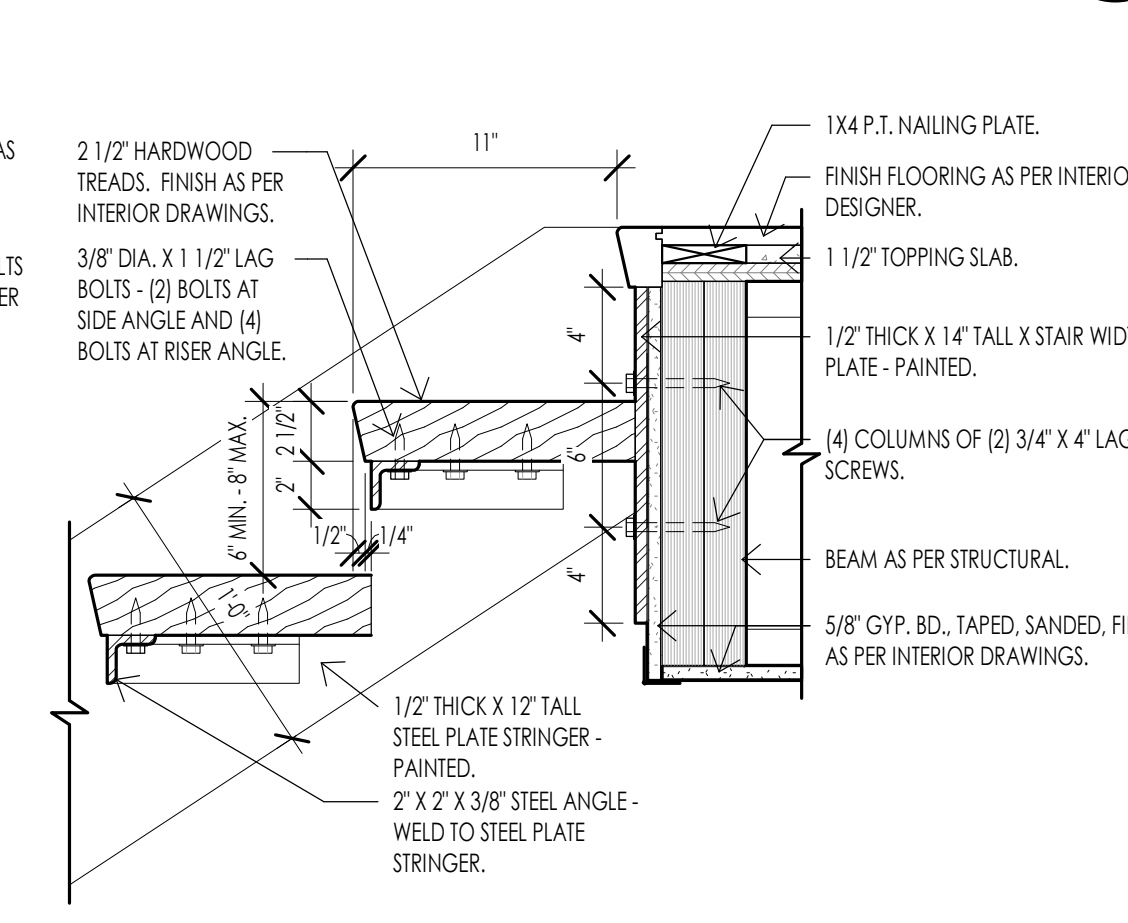
STAIR DETAIL - FRAMED STAIRS TO LANDING 5
1 1/2" = 1'-0"
A503



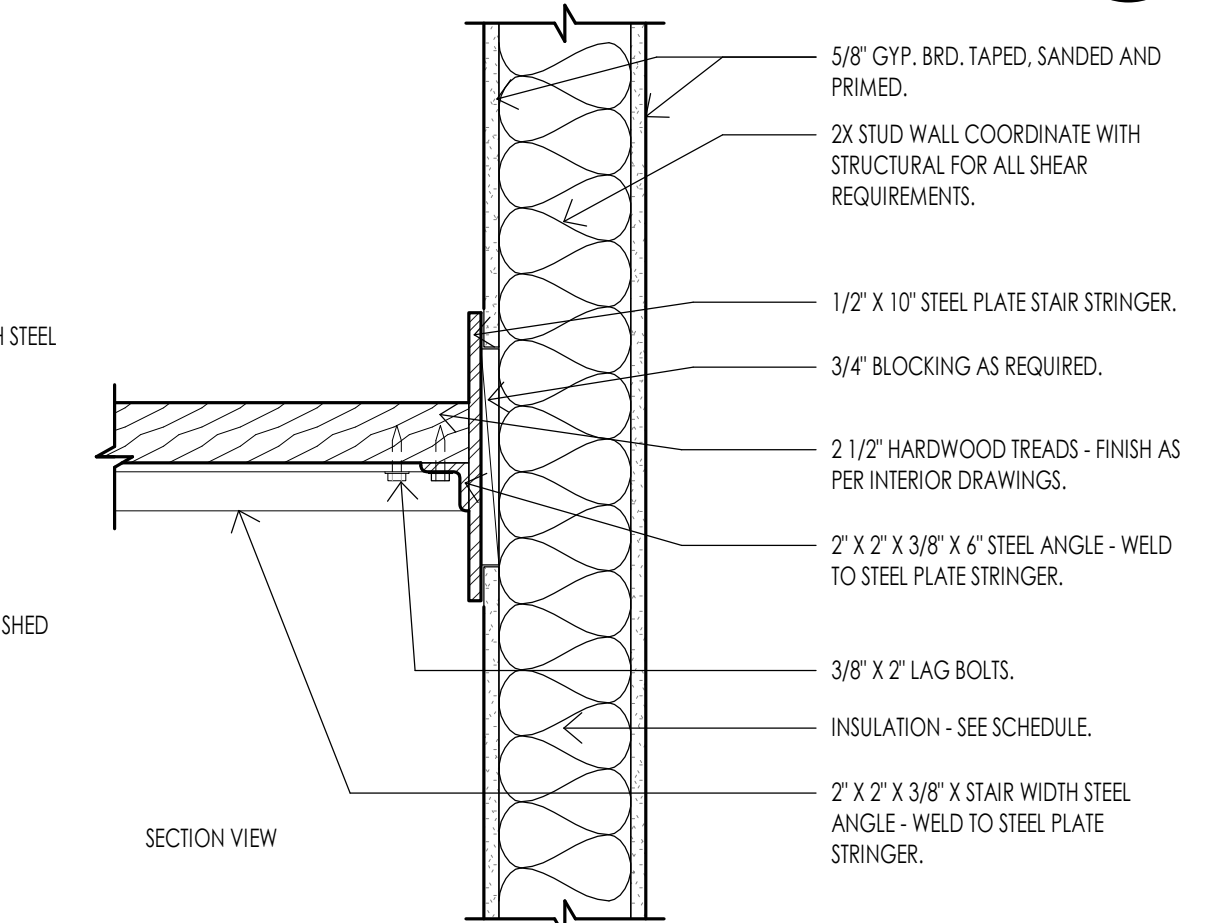
STAIR DETAIL - FRAMED STAIRS TO SIDE WALL 6
1 1/2" = 1'-0"
A503



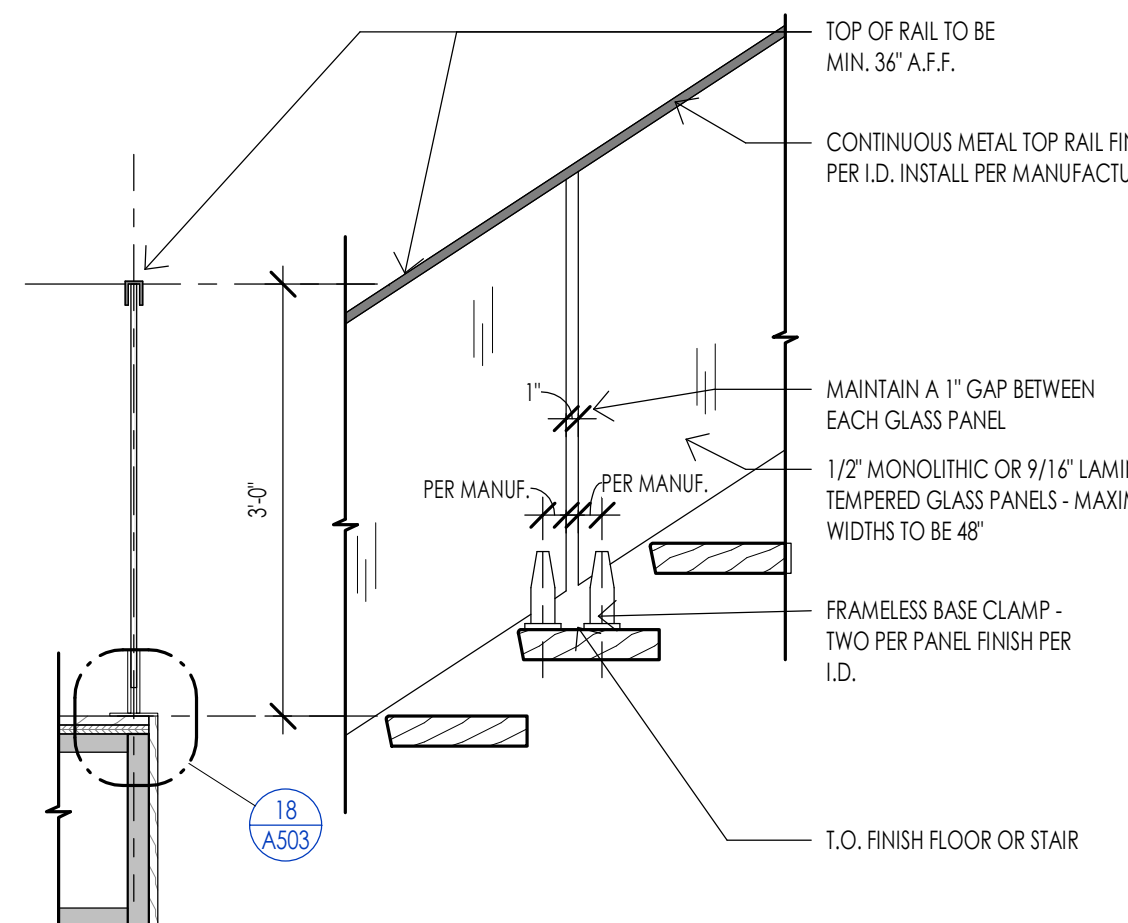
STAIR DETAIL - LANDING UP 10
1 1/2" = 1'-0"
A503



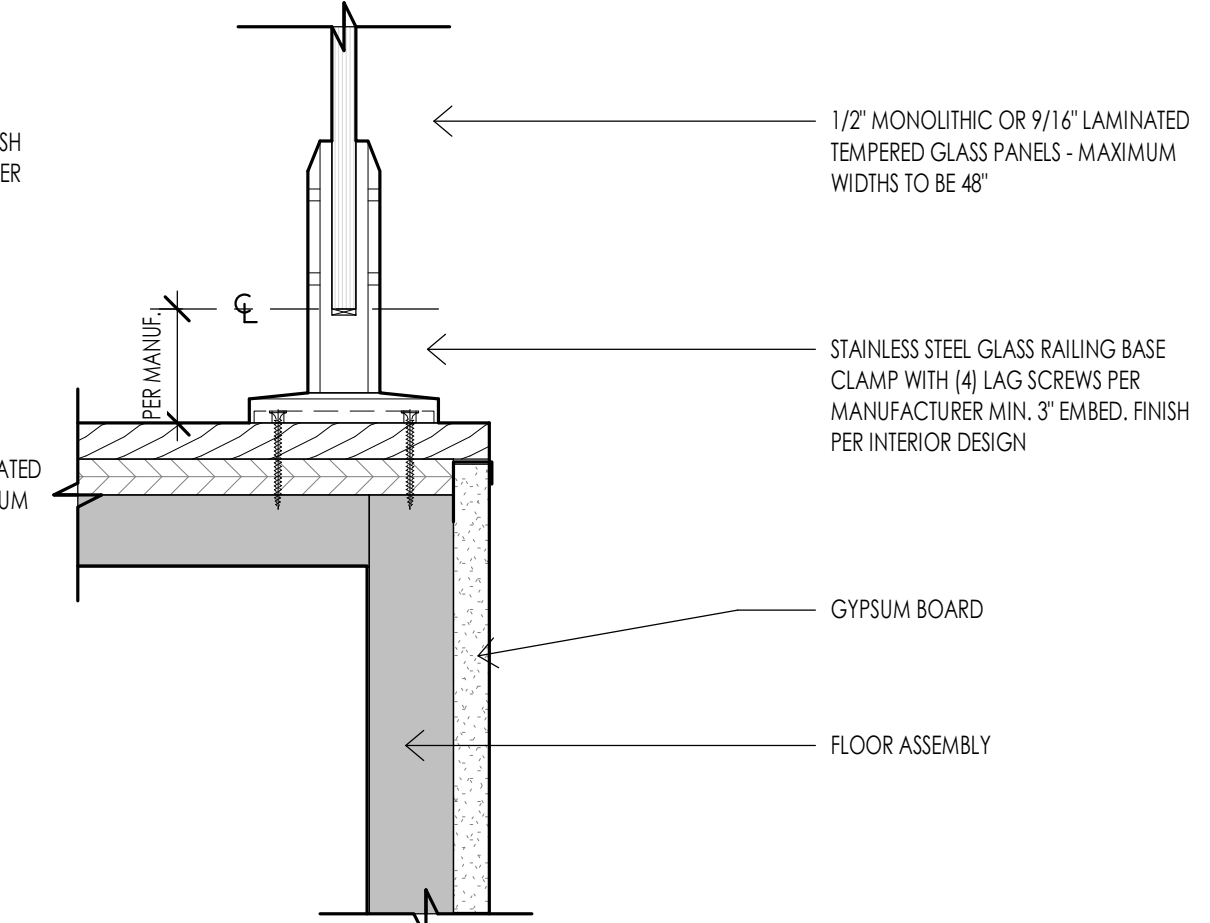
STAIR DETAIL - DOWN AT OPEN FRAMED STAIRS 11
1 1/2" = 1'-0"
A503



STAIR DETAIL - OPEN STAIRS TO SIDE WALL 12
1 1/2" = 1'-0"
A503



GLASS GUARDRAIL AT STAIR 17
3/4" = 1'-0"
A503



GLASS GUARDRAIL - FLOOR CONNECTION 18
3" = 1'-0"
A503

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
STAIR/ RAIL DETAILS

SHEET NUMBER:
A503

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PERMIT SET

DOOR SCHEDULE

MARK	DOOR						FRAME						FIRE RATING	HARDWARE	REMARKS
	WIDTH	SEE SCHEDULE	THICKNESS	MATERIAL	TYPE	FINISH	HEAD			MATERIAL	TYPE	FINISH			
							PER I.D.	PER MANUF.	PER MANUF.						
D100-A	4'-0"	8'-0"	1 3/4"	WOOD-GLASS	D6		26/A601	27/A601	22/A601	WOOD	F1	PER I.D.	NON-RATED		
D100-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D100-C	3'-0"	8'-0"	1 3/4"	WOOD	D5	PER I.D.	PER MANUF.	PER MANUF.	PER MANUF.	WOOD	F1	PER I.D.	NON-RATED		ELEVATOR DOOR
D100-D	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-D	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D101-E	2'-0"	7'-0"	1/4"	GLASS	D4	PER I.D.									
D104-A	3'-0"	8'-0"	1 1/2"	WOOD	D3	PER I.D.							NON-RATED		POCKET DOOR
D104-B	3'-0"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F3	PER I.D.	20 MIN.		FIRE RATED
D105-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D184-A	20'-0"	10'-0"		PER MANUF.	D7										GARAGE DOOR WOOD PANELS
D200-A	3'-0"	8'-0"	1 3/4"	WOOD	D5	PER I.D.	PER MANUF.	PER MANUF.	PER MANUF.	WOOD	F1	PER I.D.	NON-RATED		ELEVATOR DOOR
D201-A	4'-0"	8'-0"	1 3/4"	WOOD	D2	PER I.D.				WOOD	F1	PER I.D.	NON-RATED		BARN DOOR
D201-B	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-B	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-C	2'-6"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D202-D	2'-0"	7'-0"	1/4"	GLASS	D4	PER I.D.									
D203-A	2'-6"	8'-0"	1 1/2"	WOOD	D3	PER I.D.									POCKET DOOR
D300-A	3'-0"	8'-0"	1 3/4"	WOOD	D5	PER I.D.	PER MANUF.	PER MANUF.	PER MANUF.						ELEVATOR DOOR
D301-A	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-B	2'-10"	8'-0"	2"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-C	2'-6"	7'-0"	1 3/4"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-D	2'-6"	8'-0"	1 3/4"	WOOD	D1	PER I.D.	26/A601	27/A601		WOOD	F1	PER I.D.	NON-RATED		
D301-E	2'-0"	7'-0"	1/4"	GLASS	D4	PER I.D.									

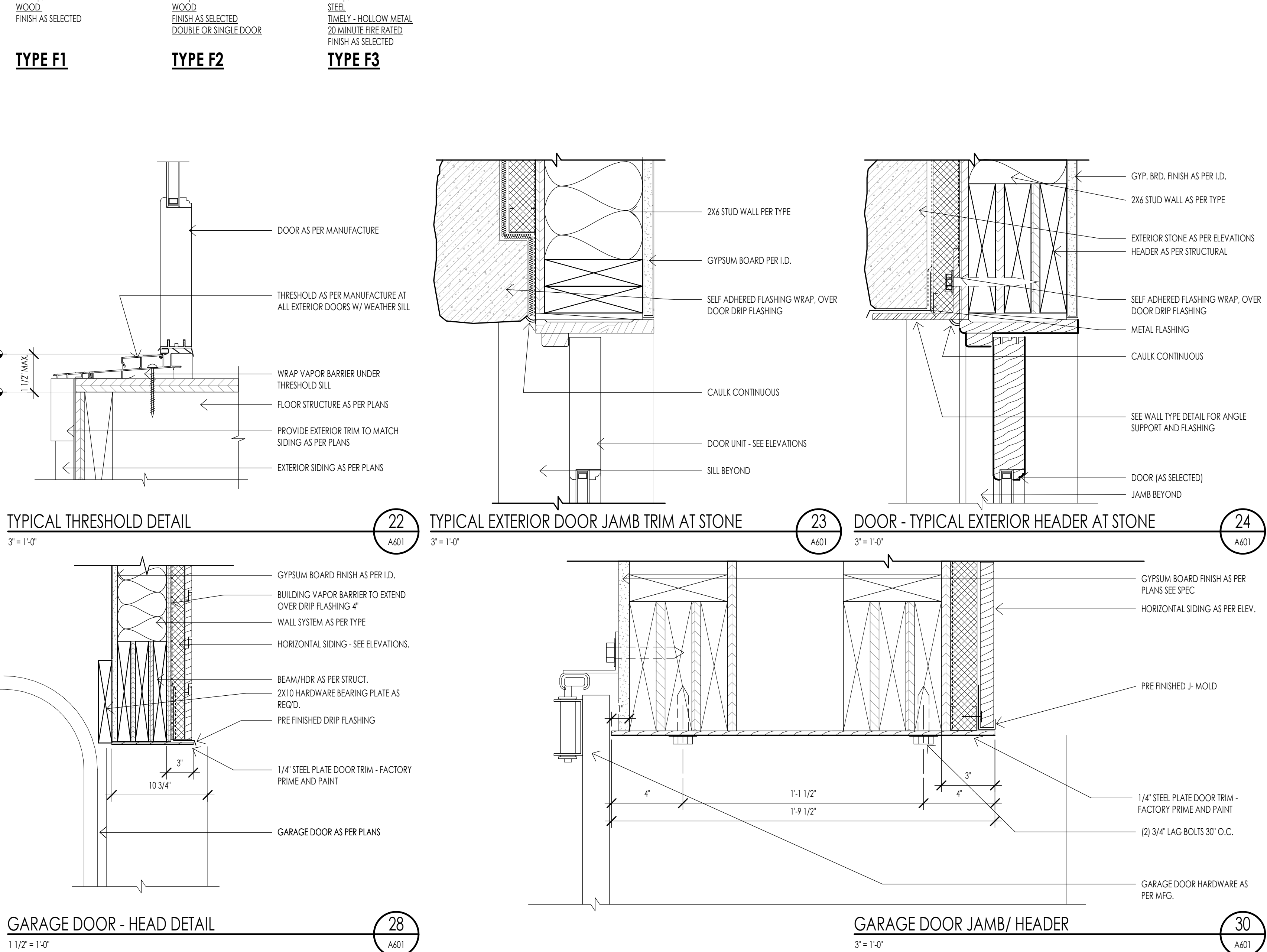
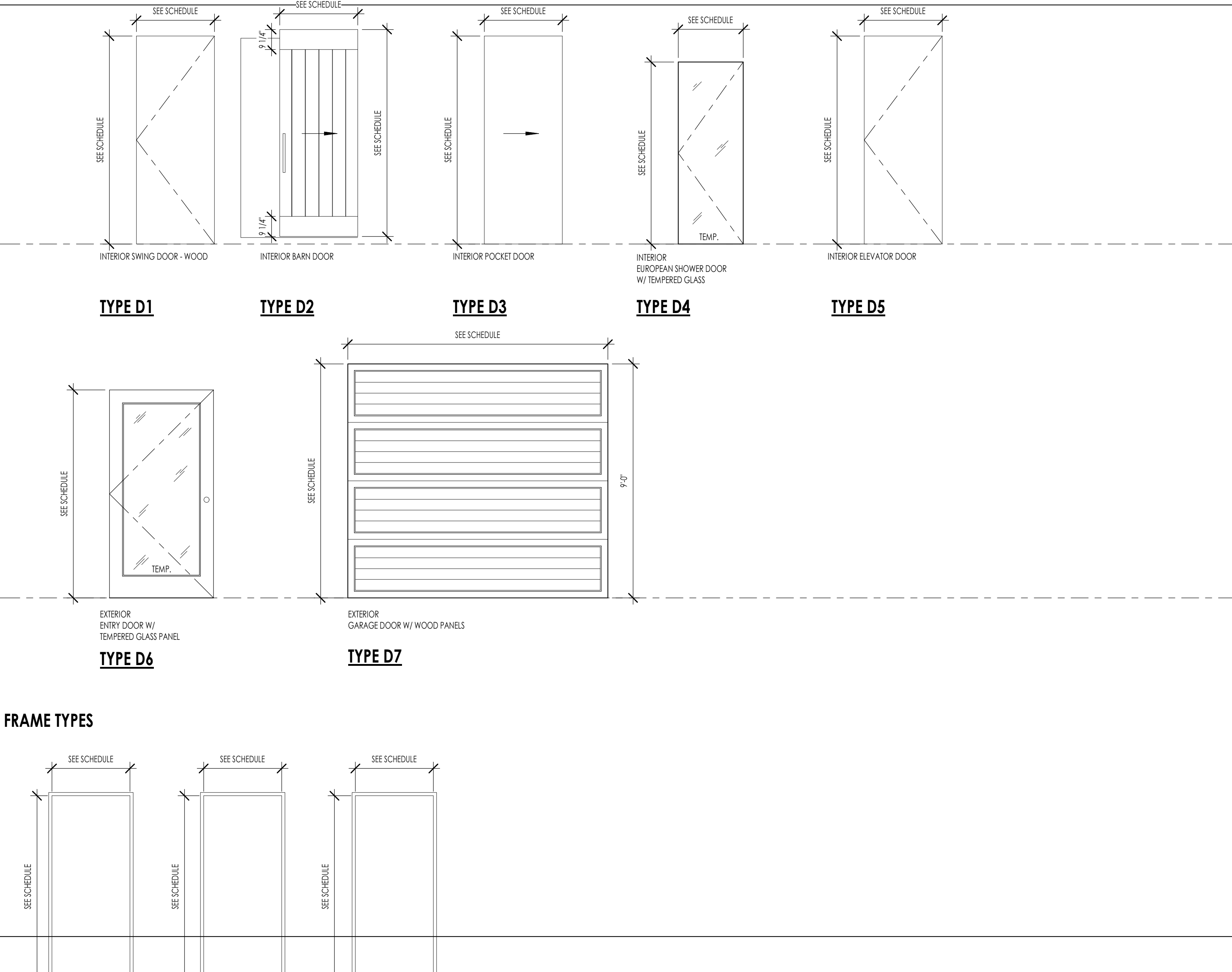
DOOR SCHEDULE GENERAL NOTES

- SEE SHEET A601 FOR DOOR AND FRAME TYPES.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR CREDIT. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATING AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INDICATION ON SITE, AND SHALL NOT BE REMOVED.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- SEE SPECS FOR HARDWARE SCHEDULE.
- REFER TO INTERIOR DESIGNER FOR CORRECT DOOR STYLES, SPECIES, AND FINISHES.
- OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, 3/8" INCHES THICK, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R302.5.1.

HARDWARE GROUPS

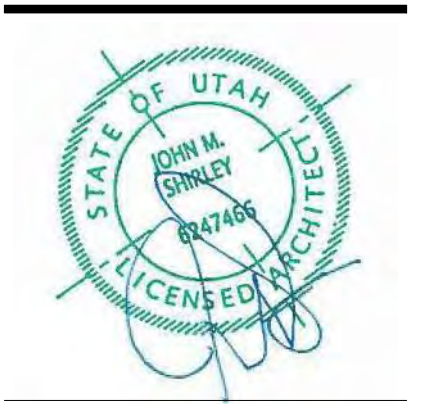
- H1 MECHANICAL ROOM**
 - 2 PAIR SPRING HINGES
 - SMOKE SEAL
 - 1 PASSAGE SET
- H2 OVERHEAD GARAGE DOORS**
 - GARAGE ENTRY PROVIDED BY OVERHEAD DOOR MANUFACTURER
- H3 SECONDARY ENTRY DOOR**
 - 3 PAIR SPRING HINGES
 - 1 SMOKE SEAL
 - 1 LOCKSET
 - 1 DEADBOLT
 - 1 THRESHOLD
- H4 GARAGE/HOUSE**
 - 3 PAIR HINGES
 - 1 WEATHER STRIP
 - 1 LOCKSET
 - 1 DEADBOLT
- H5 INTERIOR DOOR**
 - 3 PAIR HINGES
 - 1 PASSAGE SET
- H6 INTERIOR BARN DOOR**
- H7 INTERIOR DOUBLE BARN DOOR**
- H8 INTERIOR DOOR**
 - 3 PAIR HINGES
 - 1 PRIVACY SET
- H9 INTERIOR DOUBLE DOOR**
 - 6 PAIR HINGES
 - 2 KNOBS (SINGLE SIDE ONLY)
- H10 ENTRY DOOR**
 - 1 WEATHER STRIP
 - 1 THRESHOLD
 - 1 LOCKSET
 - 1 DEADBOLT
 - 1 PIVOT HINGE (TOP AND BOTTOM)
- H11 INTERIOR DOUBLE DOOR**
 - 6 PAIR HINGES
 - 2 PASSAGE SET
- H12 POCKET DOOR**

DOOR TYPES



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30

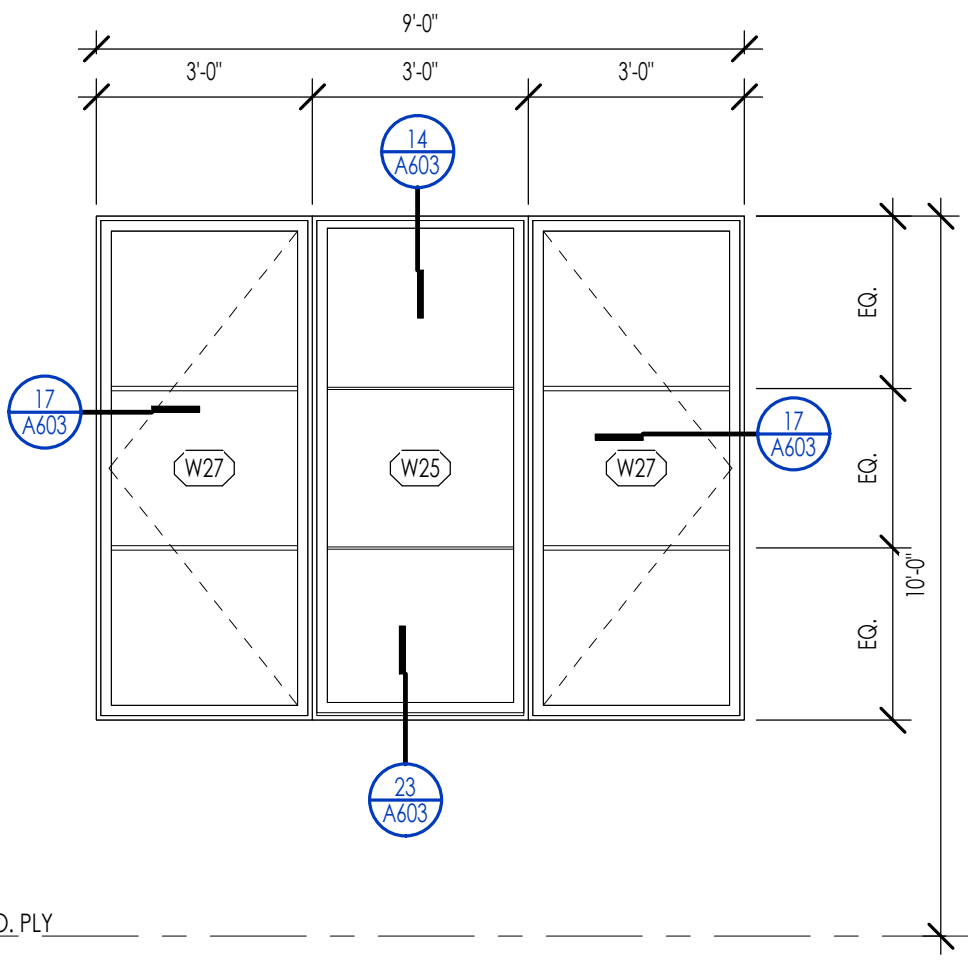
SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

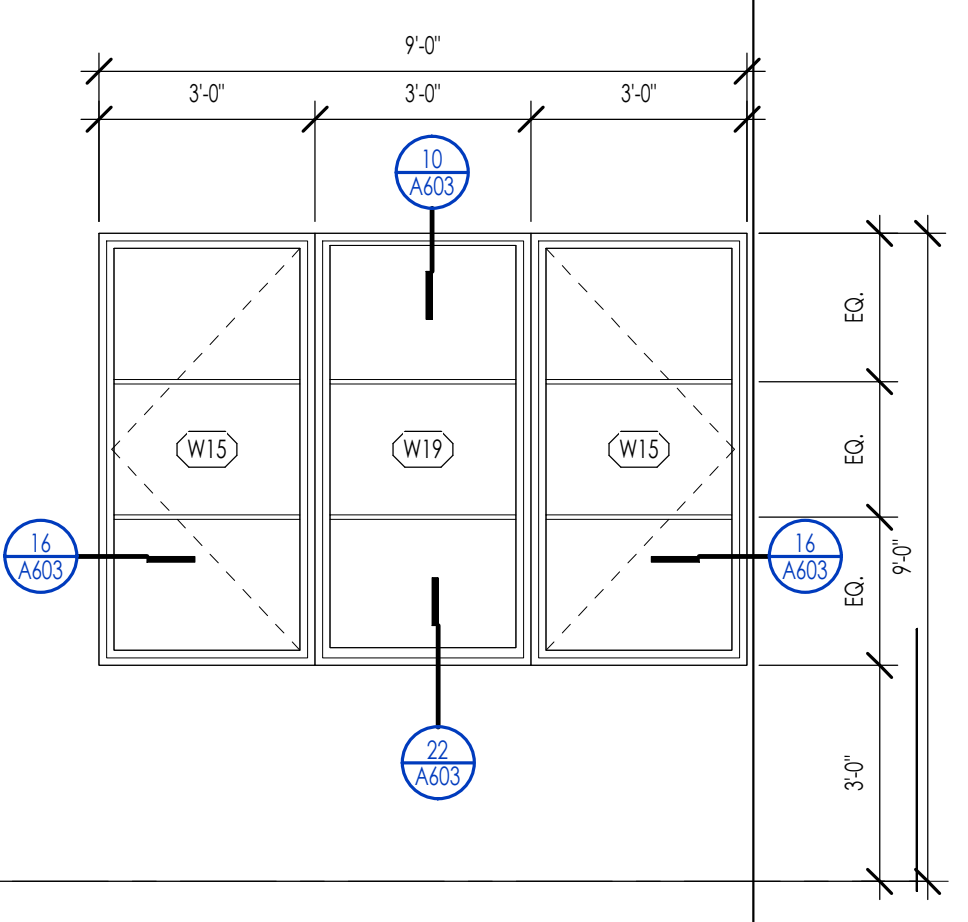
PERMIT SET

WINDOW SCHEDULE

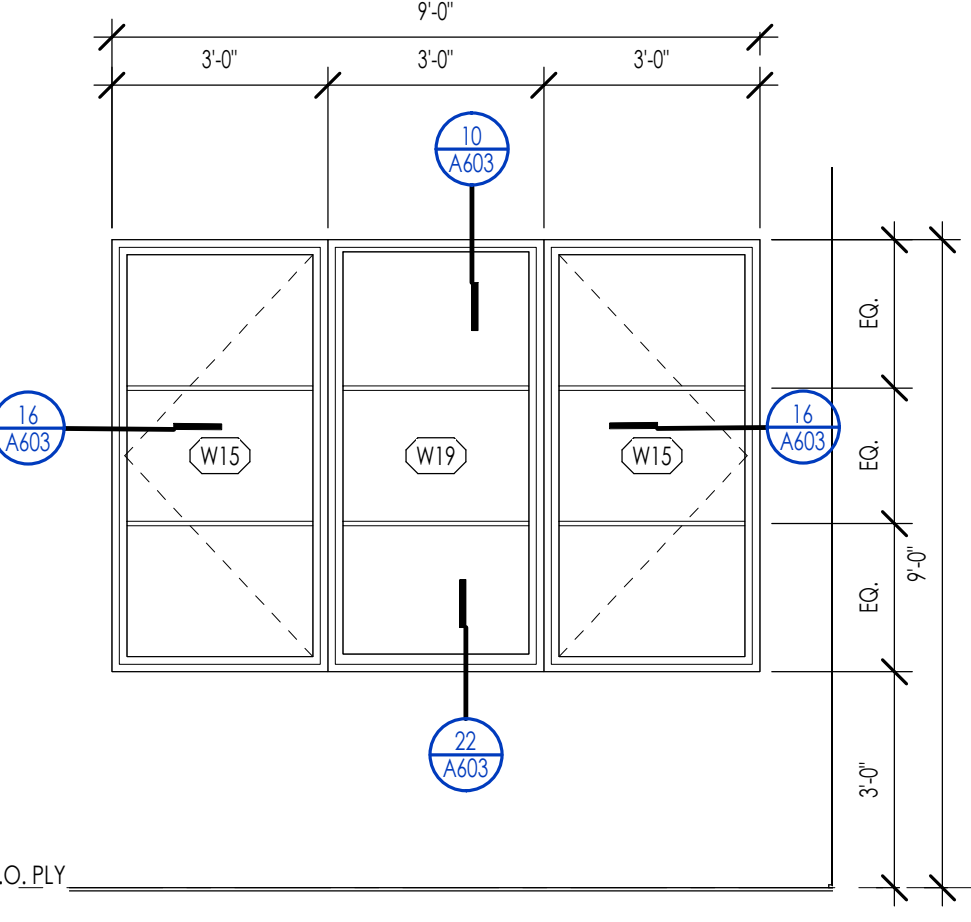
MARK	UNIT SIZE		HEAD HEIGHT	OPERATION	MATERIAL	FINISH	DETAIL			GLAZING		COMMENTS
	WIDTH	HEIGHT					HEAD	JAMB	SILL	THICKNESS	TYPE	
								GLAZING	TYPE			
W14	20'-0"	9'-0"	9'-0"	DOOR SLIDER QUAD OPEN TO SIDE	ALUMINUM CLAD	AS PER I.D.	15/A603	VARIABLES	PER MANUF.			
W15	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W16	2'-4"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			
W17	2'-4"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	VARIABLES				
W18	2'-4"	6'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W19	3'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W20	3'-0"	5'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W21	2'-4"	6'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	15/A603			
W22	2'-4"	2'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	10/A603	16/A603	22/A603			
W23	5'-0"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	21/A603	VARIABLES	15/A603			
W24	3'-0"	7'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W25	3'-0"	7'-0"	10'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	14/A603	17/A603	23/A603			
W26	3'-0"	7'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	28/A603	16/A603	22/A603			
W27	3'-0"	7'-0"	10'-0"	CASEMENT	ALUMINUM CLAD	AS PER I.D.	14/A603	17/A603	23/A603			
W28	3'-4"	3'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	21/A603	18/A603	24/A603			
W29	2'-4"	4'-0"	13'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	15/A603	16/A603	22/A603			
W30	2'-4"	3'-0"	3'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			
W31	2'-4"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	AS PER I.D.	12/A603	18/A603	24/A603			



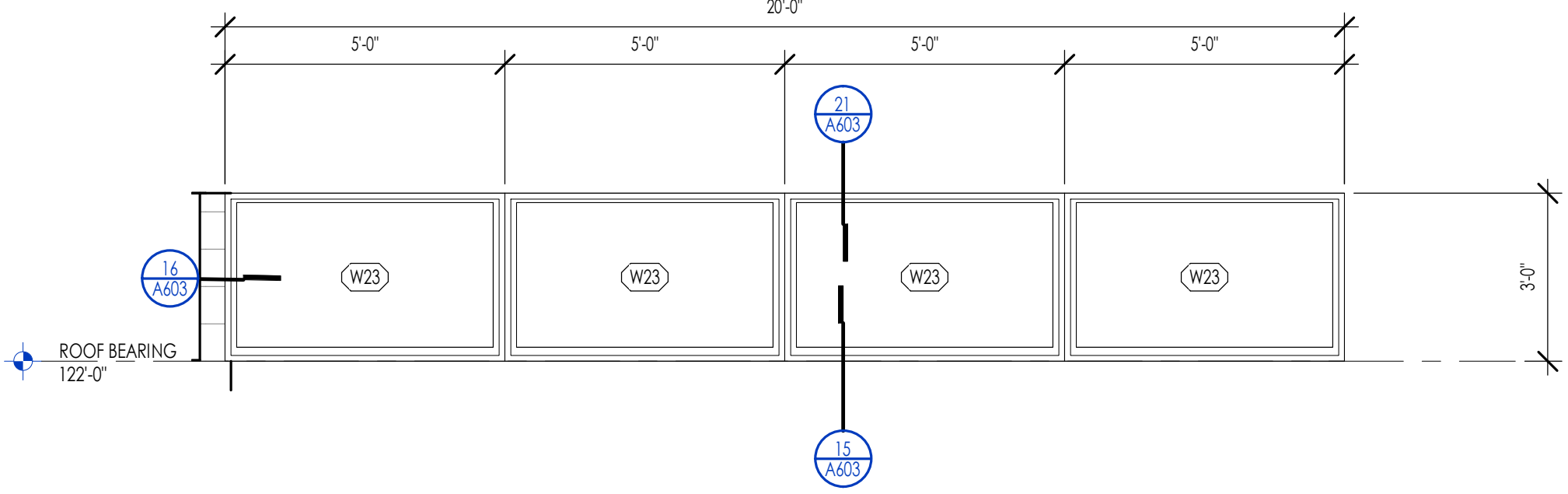
WINDOW GROUP 01
3/8" = 1'-0"
A602



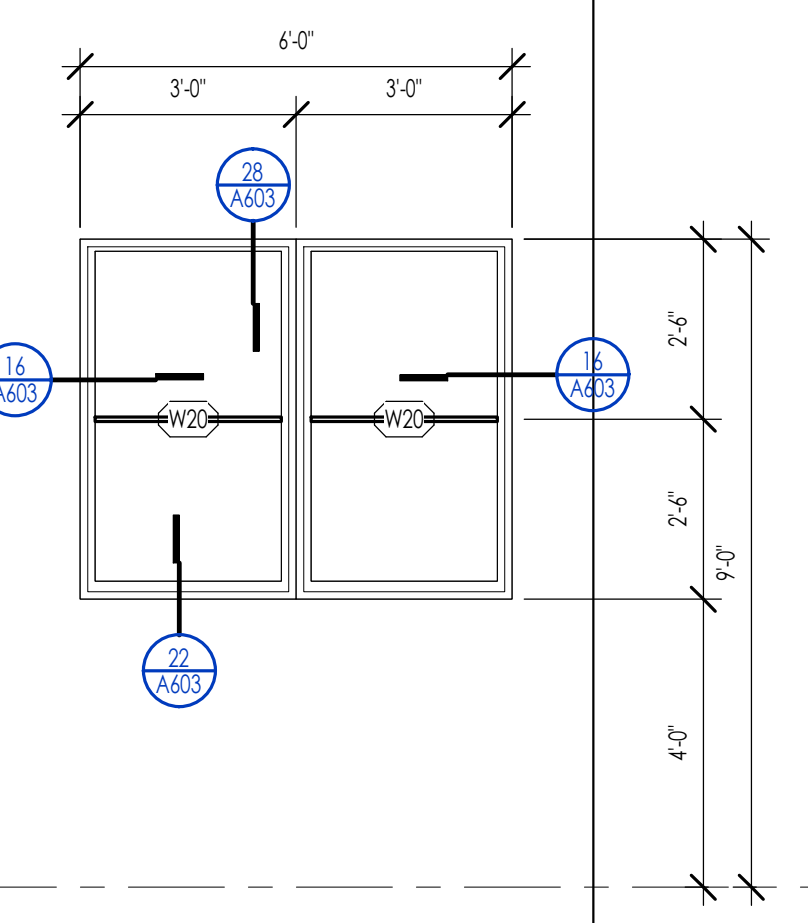
WINDOW GROUP 02
3/8" = 1'-0"
A602



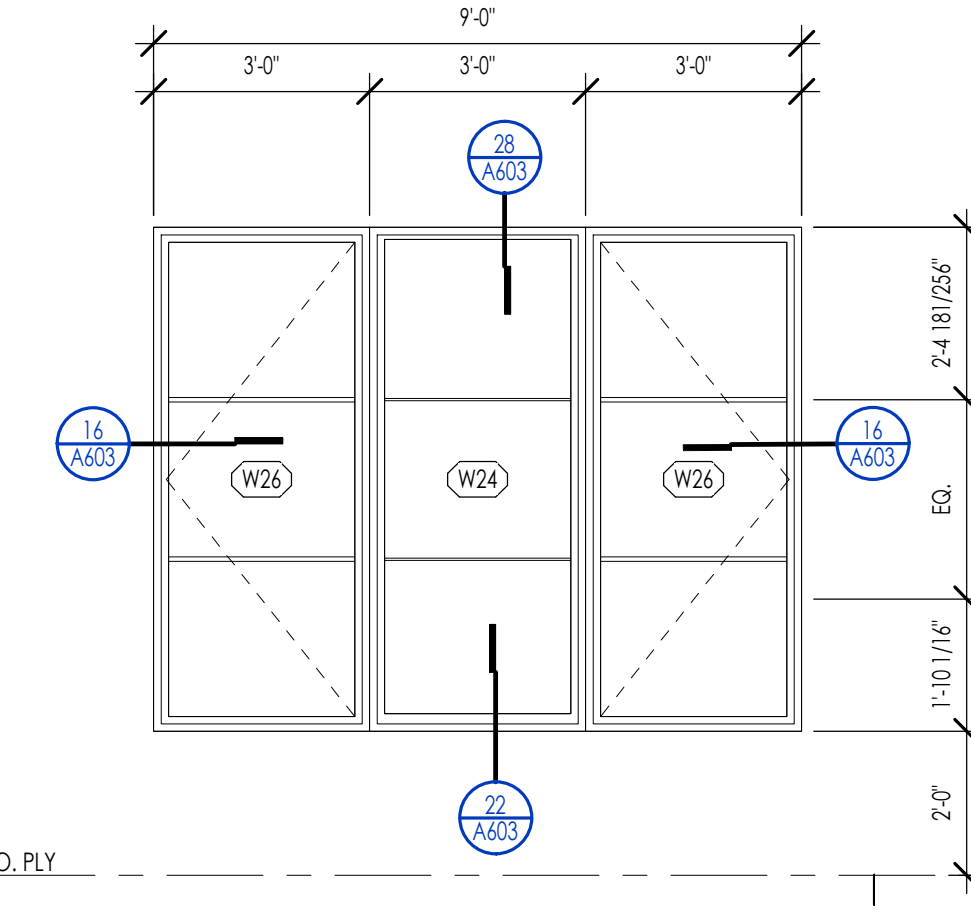
WINDOW GROUP 03
3/8" = 1'-0"
A602



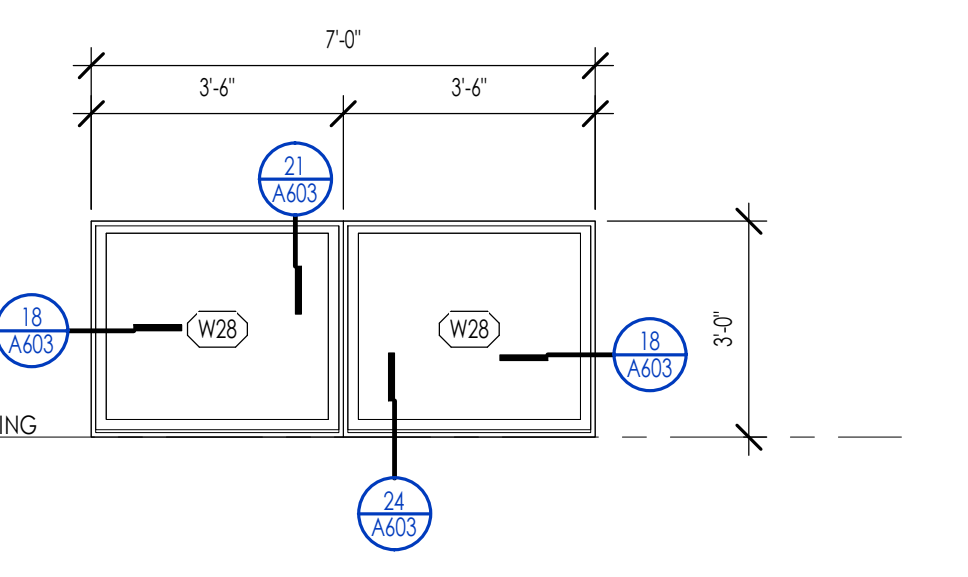
WINDOW GROUP 04
3/8" = 1'-0"
A602



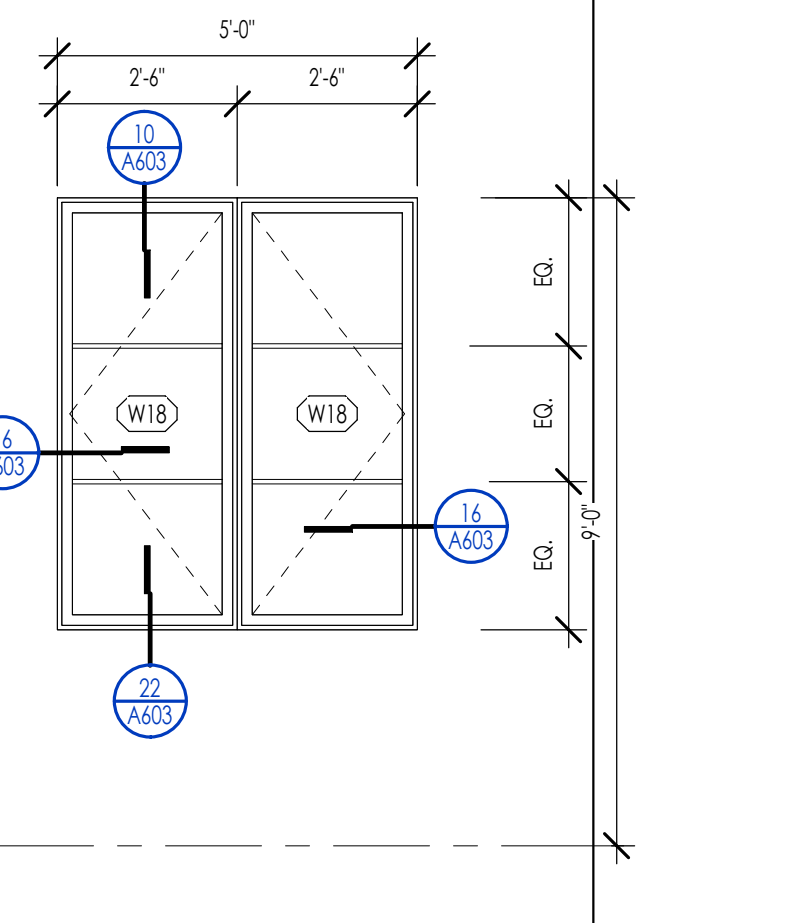
WINDOW GROUP 05
3/8" = 1'-0"
A602



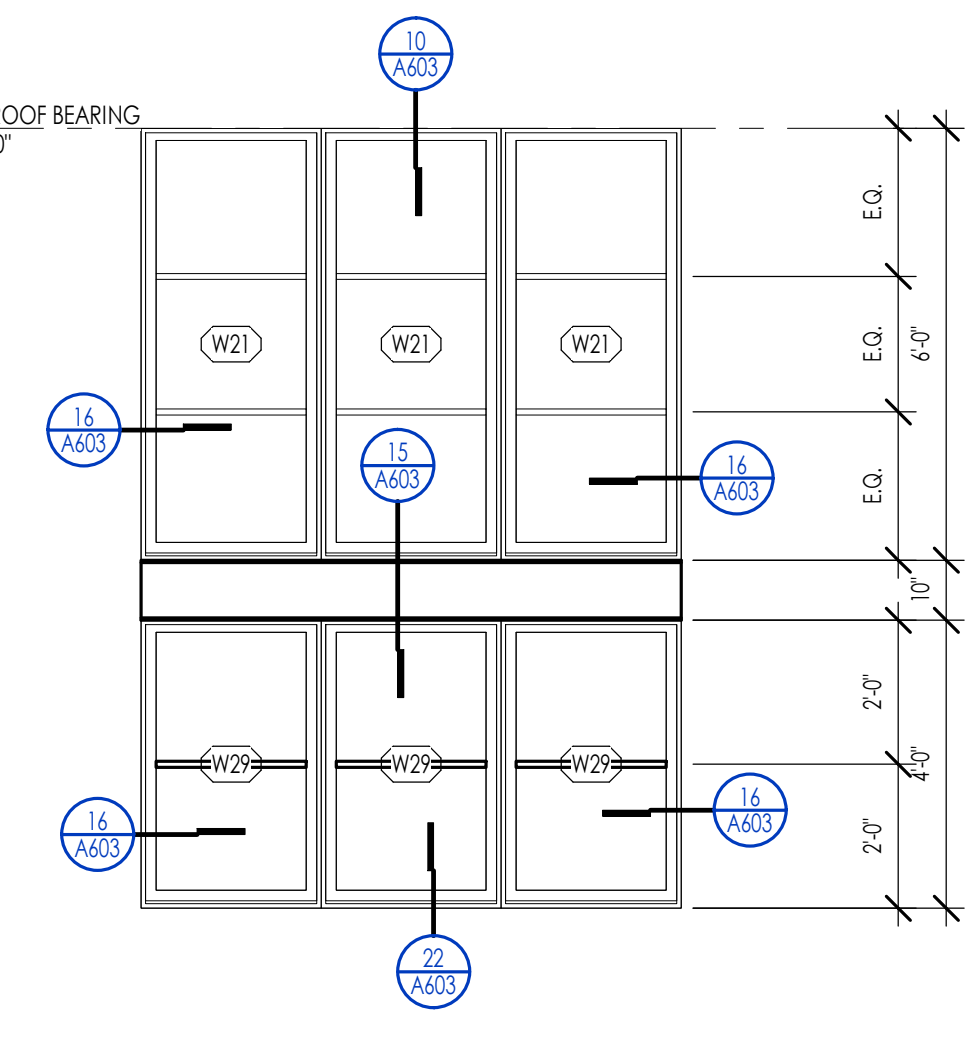
WINDOW GROUP 06
3/8" = 1'-0"
A602



WINDOW GROUP 07
3/8" = 1'-0"
A602



WINDOW GROUP 08
3/8" = 1'-0"
A602



WINDOW GROUP 09
3/8" = 1'-0"
A602

WINDOW LEGEND

SYMBOL	DESCRIPTION
(T)	TEMPERED GLAZING LOCATIONS.
→	DIRECTION OF OPERABLE WINDOW/DOOR.
(E)	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

WINDOW SPECIFICATIONS

APPROVED MANUFACTURERS:	MINIMUM U-VALUE:
BASIS OF DESIGN:	SCREENS REQUIRED:
WINDOW TYPE:	SCREEN COLOR:
WINDOW COLOR:	TYPICAL JAMB WIDTH:
WINDOW GLAZING:	SDL WIDTH:
	SDL TYPE:

WINDOW GENERAL NOTES

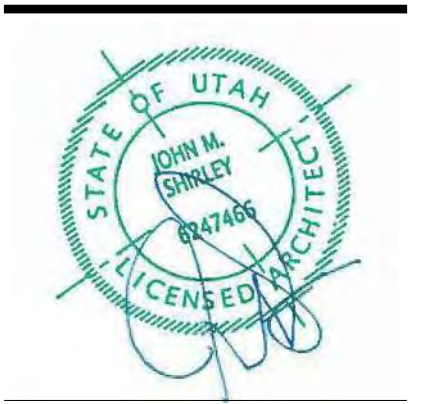
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
 - BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.
 - ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS, EXCEPT GROUND FLOOR. NET CLEAR AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4.
 - WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.2.2
 - WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2.3
 - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. R310.2.3.1
 - BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.
 - EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.
 - PROVIDE SAFETY GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND FOLDING DOORS (R308.4.1). SAFETY GLAZING SHALL BE PROVIDED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN SWINGING DOOR. (I.R.C. R308.4.2)
 - PROVIDE SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (I.R.C. R308.4.6)
 - PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)
 - PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.I)
 - PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSED SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 40 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.3)
 - PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET; BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR; AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4.3)
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO FIELD MEASURE ALL WINDOW OPENINGS AND PROVIDE SHOP DRAWINGS BEFORE MANUFACTURING. SHOP DRAWINGS SHALL BE PROVIDED FOR EACH BUILDING INDIVIDUALLY AND SHALL NOT BE COMBINED WITH ANY OTHER BUILDING. THE WINDOW SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL EMERGENCY EGRESS, LIGHT AND VENTILATION, AND TEMPERED GLASS LOCATION REQUIREMENTS PRIOR TO EACH SUBMITTAL.
- THE GENERAL CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE TO VERIFY THAT EACH OF THE ABOVE LISTED REQUIREMENTS HAVE BEEN MET AND NOTE ANY DISCREPANCIES ON SUBMITTAL. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.



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

PROJECT NC22023.33
DATE: 2023.06.30

SHEET TITLE:
WINDOW SCHEDULE & ELEVATIONS

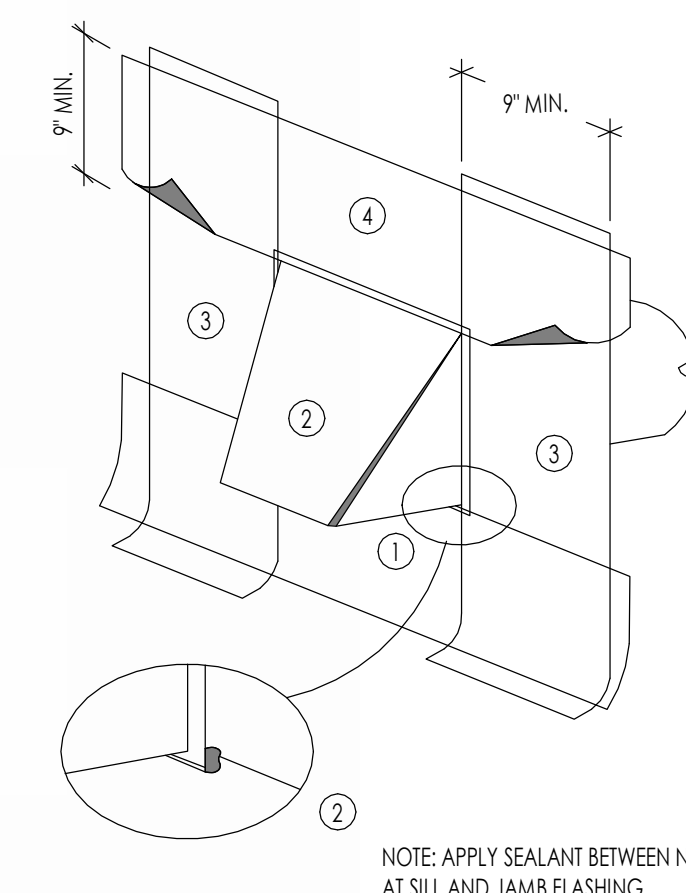
SHEET NUMBER:
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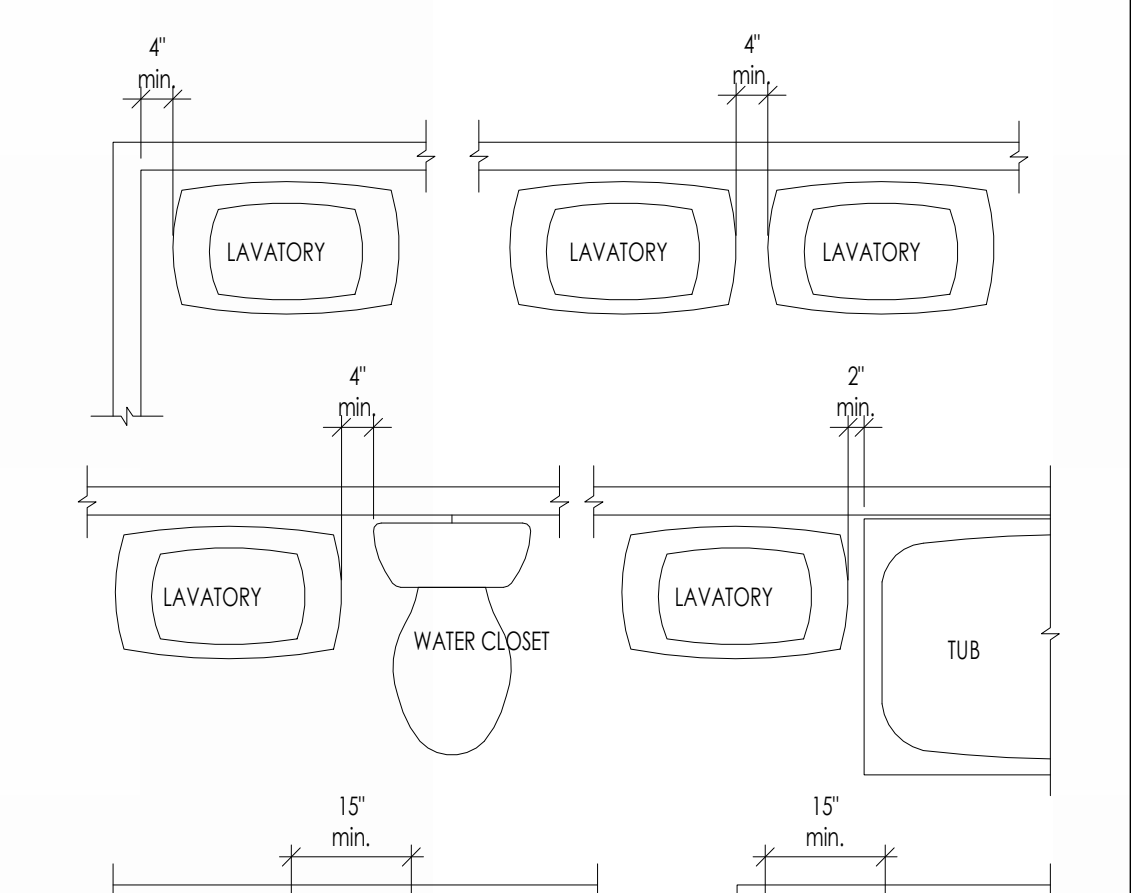
MECHANICAL GENERAL NOTES

- PLUMBING GENERAL NOTES**
- THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
 - THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
 - THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTRACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
 - THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
 - ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWINGS SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
 - THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
 - SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
 - WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL. MAX FLUSH
 - ALL NOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS
 - THE PLUMBING CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT AND THAT PROVISIONS ARE MADE FOR PROPER FUTURE SUPPORT. ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OF DAMAGE DURING CONSTRUCTION.
 - THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
 - PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FUTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
 - PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
 - ALL SUPPLY WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "1" COPPER. TO INCLUDE PIPING TO MANIFOLDS, EQUIPMENT SHALL BE COPPER WITHIN THE BUILDING. ALL SUPPLY TO FIXTURES MAY BE POLYETHYLENE CROSS LINE PIPING FOR ABOVE GROUND AND BUILDING APPLICATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. ALL CONNECTIONS FOR POLYETHYLENE PIPING SHALL BE BRASS. FITTINGS WITH COMPRESSION BAND FITTINGS.
 - ALL WATER LINES UNDERGROUND SHALL BE TYPE "1" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
 - WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
 - GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
 - PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
 - ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
 - ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUIVALENT AS NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

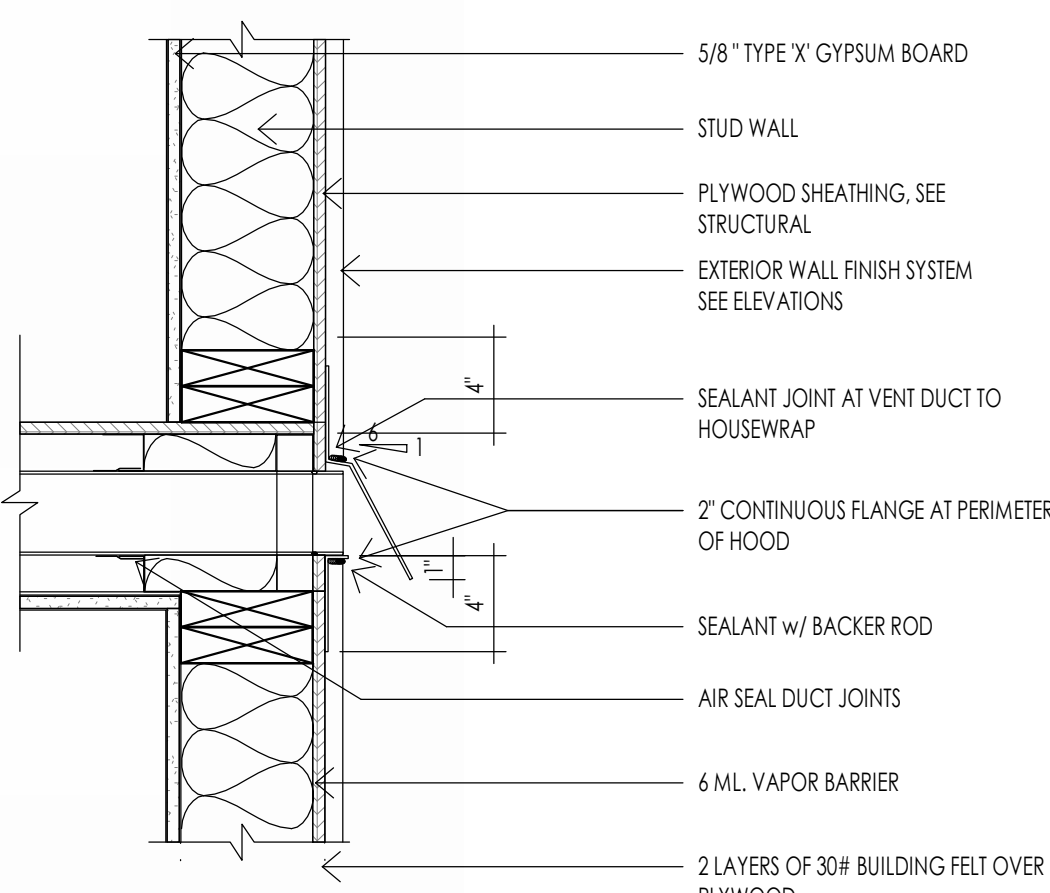
- MECHANICAL GENERAL NOTES**
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 - THE CONTRACTOR IS RESPONSIBLE TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. THE MECHANICAL CONTRACTOR MUST ALSO PROVIDE NOTIFICATION TO THE ARCHITECT AND CONTRACTOR OF CONDITIONS THAT MAY BE DIFFERENT THAN EXPECTED DURING BIDDING.
 - ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
 - ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
 - THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
 - EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC. AS REQUIRED.
 - ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
 - WATER HEATERS
 - THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 80% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
 - ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
 - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
 - GAS FIRED FURNACES
 - THE REQUIRED NUMBER OF GAS FIRED FURNACES SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED FURNACES.
 - THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
 - THE VENTING OF EACH GAS FIRE FURNACE SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
 - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNACES FOR THE UNIT CONDENSATE LINES.
 - GAS FIRED BOILERS
 - THE REQUIRED NUMBER OF GAS FIREBOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRE BOILERS.
 - THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
 - THE VENTING OF EACH GAS FIRE BOILER SHALL BE PVE PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
 - THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDENSATE LINES.
 - DUCTWORK
 - ALL DUCTWORK SHALL BE 24 GA. MINIMUM RIGID DUCT AND SHALL BE FULL SEALED AT EACH JOINT LOCATION. NO FLEXIBLE DUCT IS ALLOWED WITHIN THE INSTALLATION.
 - ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCT WORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRE TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
 - ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.



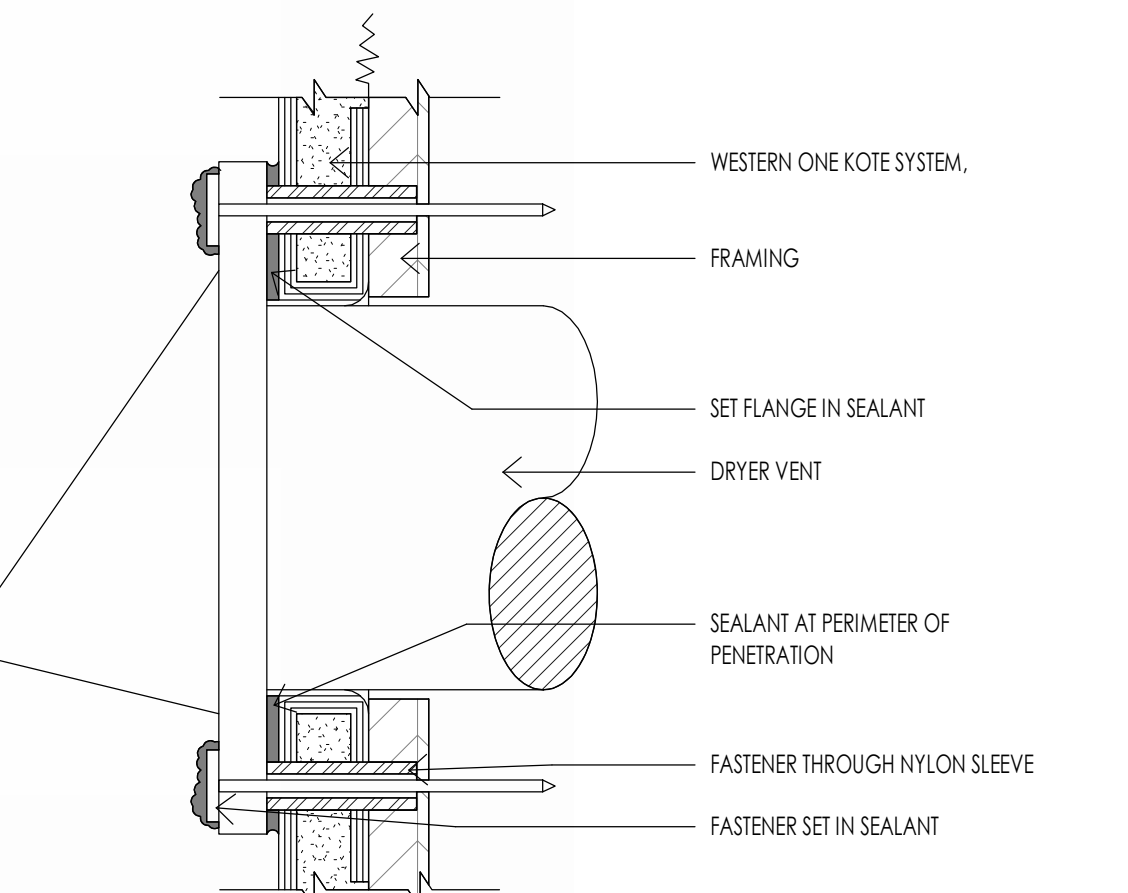
1 SILL FLASHING
1 1/2" = 1'-0"



2 MINIMUM PLUMBING FIXTURE CLEARANCES
1/8" = 1'-0"



3 WALL EXHAUST VENT
1 1/2" = 1'-0"

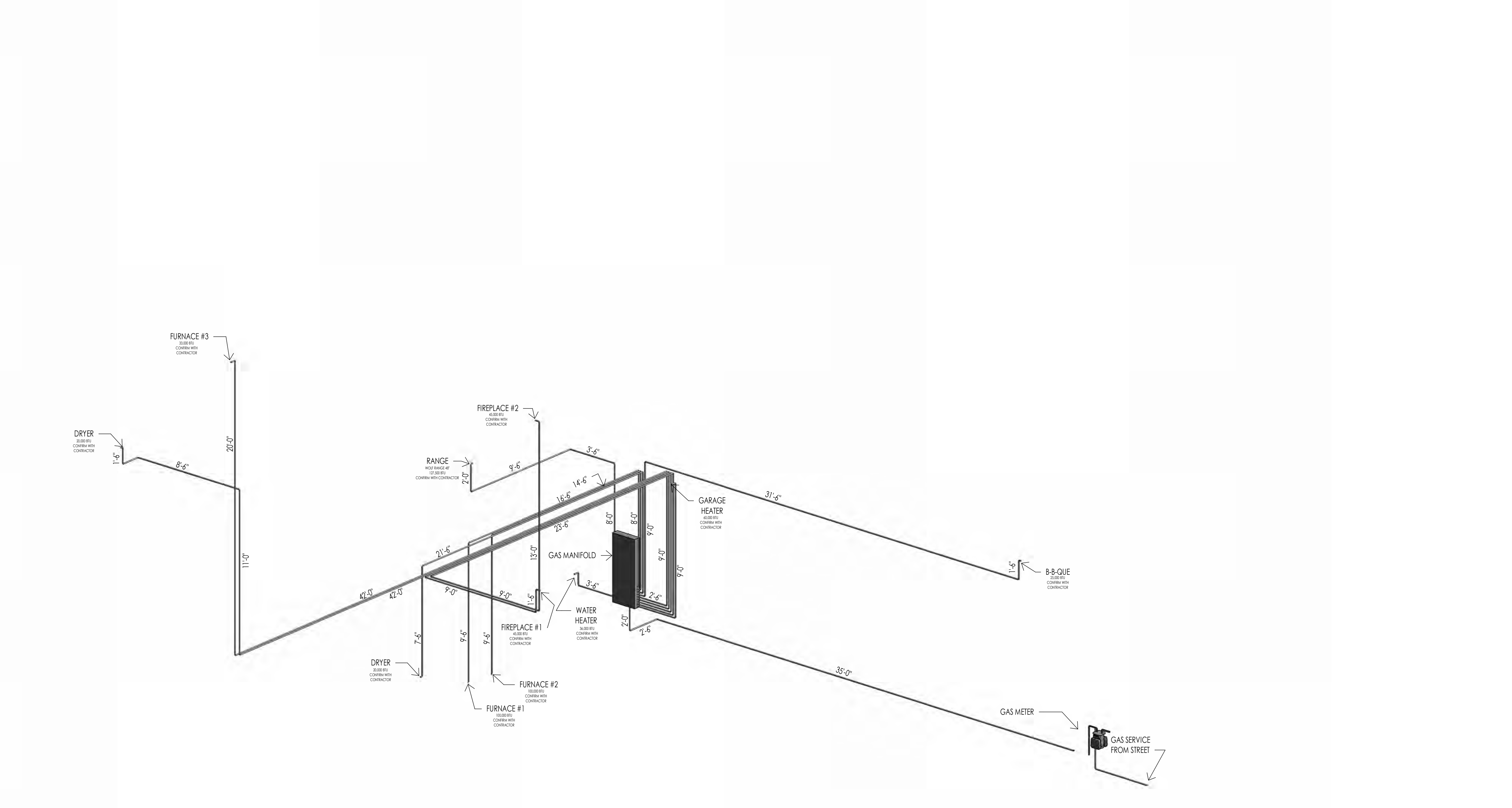


4 TYPICAL DRYER VENT (SHOWN WITH STUCCO)
6" = 1'-0"

- JAMB FLASHING**
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING
-DO NOT OVERLAP THE TOP OF SILL FRAMING
-ADHERE ONLY AT TOP EDGE, LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH
- METAL EXTERIOR VENT**
24 GA. MIN. GALV. SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.
- JAMB FLASHING**
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.
-DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SUPPLIED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
- HEAD FLASHING**
APPLY SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

EXHAUST VENT DETAIL **1** **MINIMUM PLUMBING FIXTURE CLEARANCES** **2** **WALL EXHAUST VENT** **3** **TYPICAL DRYER VENT (SHOWN WITH STUCCO)** **4**

1 1/2" = 1'-0" 1/8" = 1'-0" 1 1/2" = 1'-0" 6" = 1'-0"

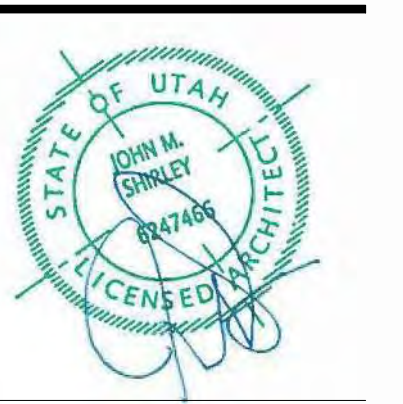


5 GAS SCHEMATIC
M101



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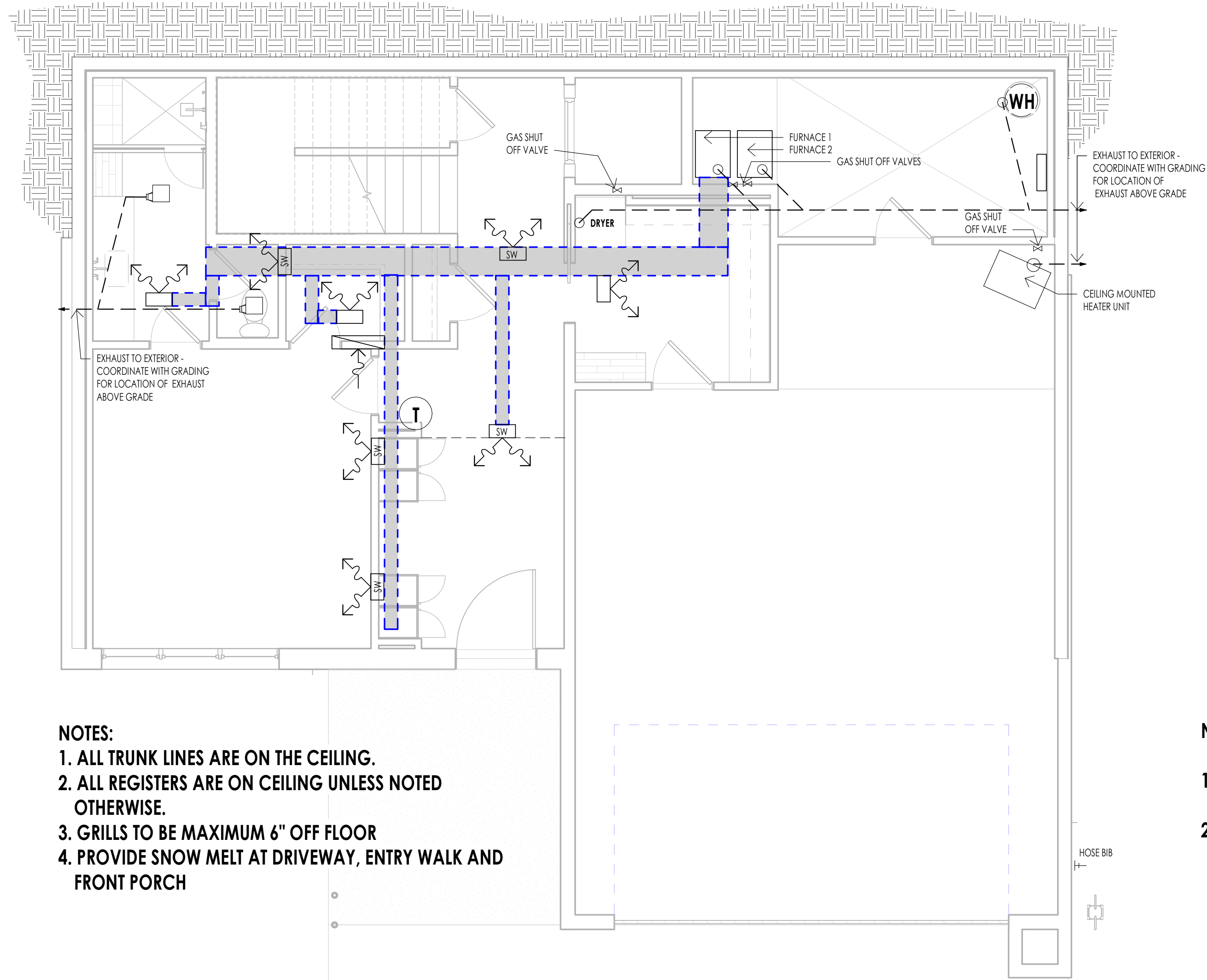
WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

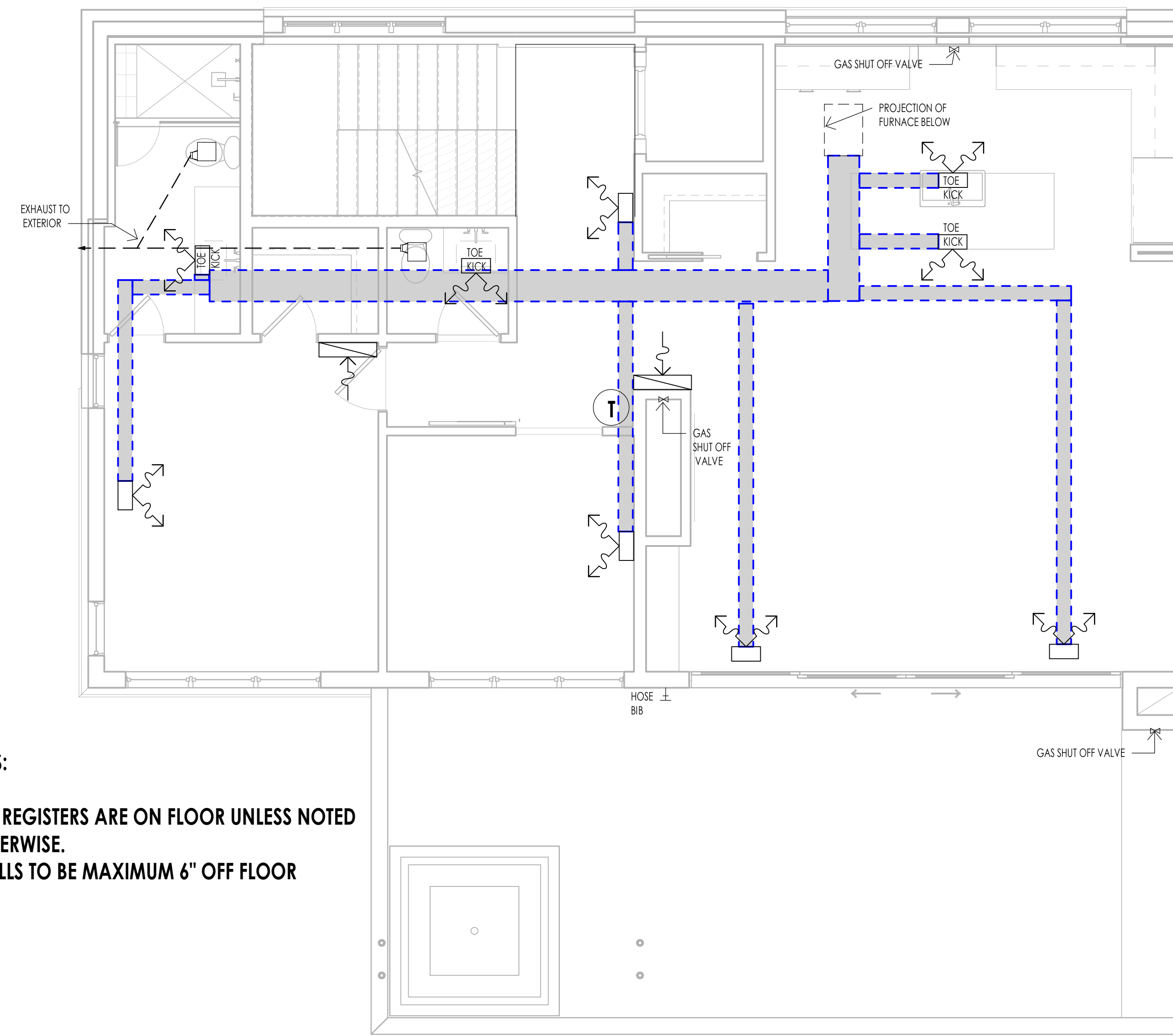
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MECHANICAL GENERAL NOTES

SHEET NUMBER:
M101

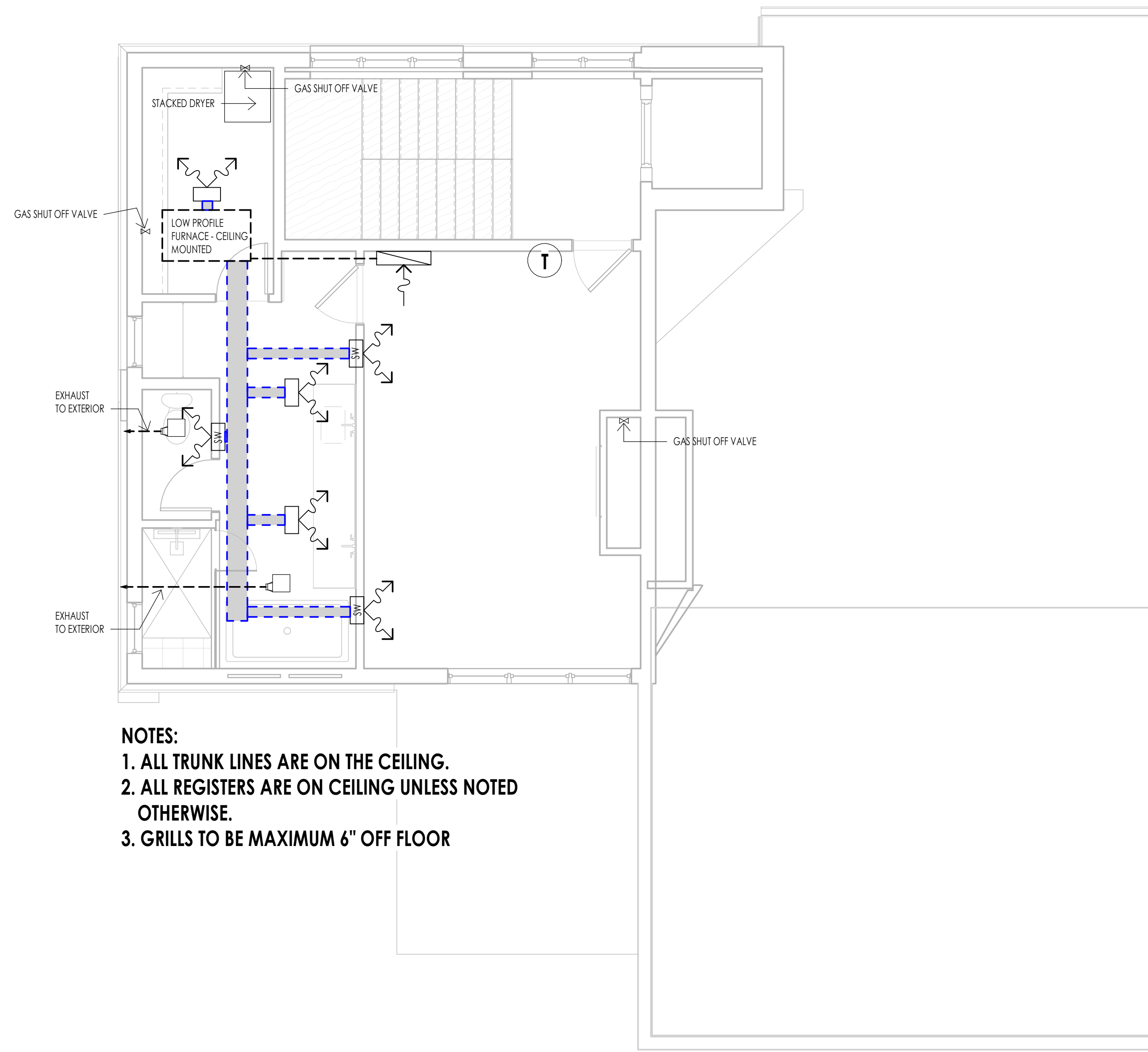
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- NOTES:**
1. ALL TRUNK LINES ARE ON THE CEILING.
 2. ALL REGISTERS ARE ON CEILING UNLESS NOTED OTHERWISE.
 3. GRILLS TO BE MAXIMUM 6" OFF FLOOR
 4. PROVIDE SNOW MELT AT DRIVEWAY, ENTRY WALK AND FRONT PORCH



- NOTES:**
1. ALL REGISTERS ARE ON FLOOR UNLESS NOTED OTHERWISE.
 2. GRILLS TO BE MAXIMUM 6" OFF FLOOR



- NOTES:**
1. ALL TRUNK LINES ARE ON THE CEILING.
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MECHANICAL LEGEND	
SYMBOL	TYPE
	FLOOR OR CEILING MOUNTED HVAC REGISTER
	SW = SIDE WALL T.K. = TOE KICK
	HVAC RETURN AIR REGISTER
	HOSE BIB
	GAS SHUT OFF VALVE
	BATHROOM EXHAUST FAN
	THERMOSTAT
	WATER HEATER

MECHANICAL GENERAL NOTES

1. SEE SHEETS A0.3 FOR MECHANICAL AND PLUMBING PROJECT KEY NOTES AND MECHANICAL/PLUMBING INFORMATION.
2. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
4. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
5. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.
6. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.
7. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.
8. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.
9. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2006 INTERNATIONAL RESIDENTIAL CODE.
10. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
11. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.
12. RADON: THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE RADON TESTING AND APPLY AN APPROPRIATE MITIGATION SYSTEM.

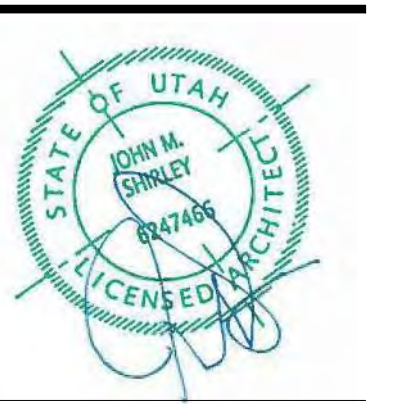


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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M102

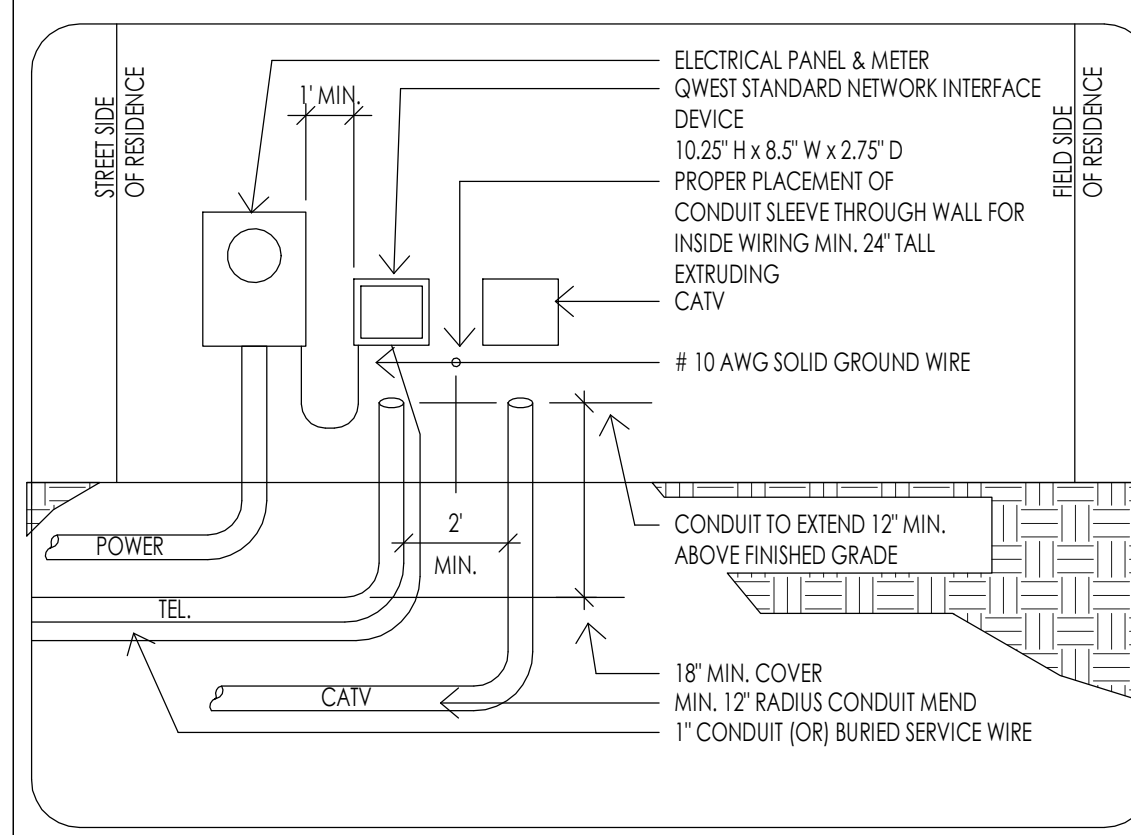
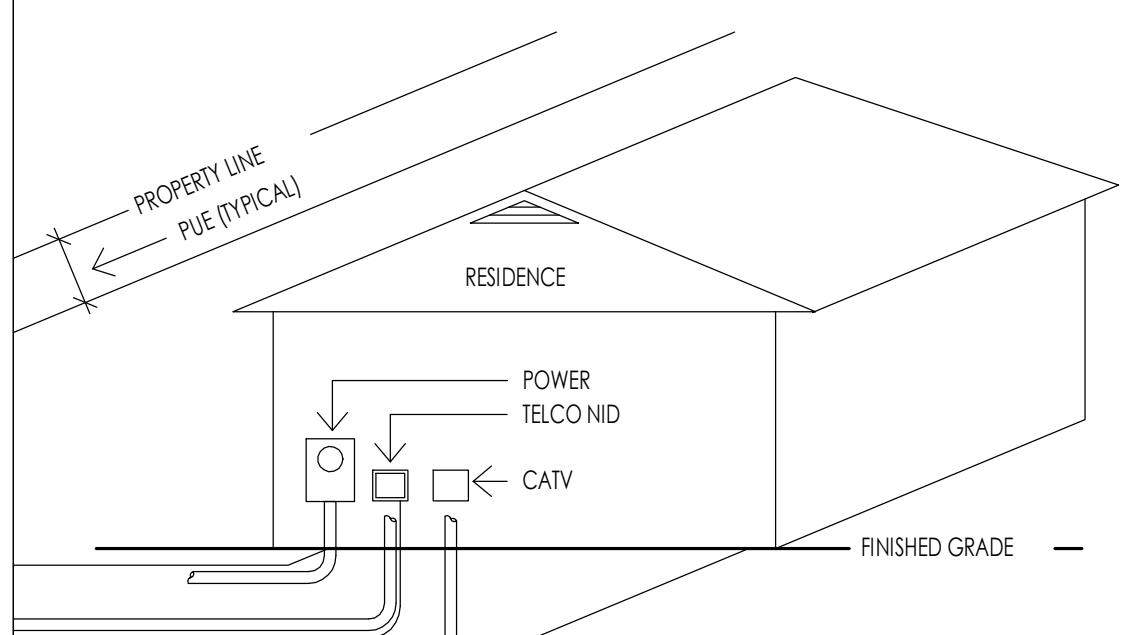
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ELECTRICAL GENERAL NOTES

- ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE REGULATIONS AND AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING - FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.
- ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

THE CONTRACTOR SHALL SET ALL THE BOXES AND NOTIFY THE ARCHITECT AND OWNER OF PLACEMENT OF BOXES. THE ARCHITECT, OWNER AND INTERIOR DESIGNER SHALL WALK THE HOUSE WITH THE ELECTRICAL CONTRACTOR AND SHALL VERIFY ALL THE LOCATIONS. THIS SHALL BE DONE PRIOR TO ANY WIRE BEING PULLED.

IF WIRE IS PULLED, AND BOXES ARE REQUIRED TO BE MOVED, ALL COSTS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND NOT THE OWNER'S DESIGN TEAM.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS, ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCE TO BE MINIMUM 30" WIDTH AND 6" HEAD ROOM. ELECTRICAL TO COMPLY WITH N.E.C. 110.16. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
- ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR.
- ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED. OTHERWISE, THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
- UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR WHETHER INDICATED ON DRAWINGS OR NOT. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR ADDITIONAL OUTLETS AT SOFFITS.
- ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESS DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS IN CLOSETS SHALL MEET N.E.C. 410.8 REQUIREMENTS. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET N.E.C. 410.4 REQUIREMENTS.
- SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (UBC 310.9)
- ELECTRICAL PANEL (PANELBOARD/SWITCHBOARD) MAY NOT BE LOCATED BEHIND A DOOR OR IN A ROOM THAT MAY BE LOCKED AND MUST HAVE PROPER WORKING CLEARANCES. PLEASE REFER TO THE ELECTRICAL DRAWINGS FOR THE LOCATIONS FOR ALL ELECTRICAL PANELS. IF THE PANEL BOARD NEEDS TO BE RELOCATED, PLEASE CONSULT THE OWNER AND OR ARCHITECT PRIOR TO MOVING.
- SMALL WALL SECTIONS 2' OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.
- GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: A BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, GARAGE OUTLETS MINIMUM 18" ABOVE FINISHED FLOOR HEIGHT, OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.
- A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF KITCHEN COUNTERTOP 12" OR WIDER. THERE MUST ALSO BE A MINIMUM OF TWO (2) DEDICATED COUNTERTOP CIRCUITS.
- A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT HALLWAYS, STAIRWAYS, EXITS, AND EACH ROOM.
- A HARD-WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW AND EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR. TWO (2) FOOT CHANGES IN CEILING HEIGHT ALSO REQUIRE AN ADDITIONAL SMOKE DETECTOR. ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME.
- WHEN BEDROOMS OCCUR ON 2ND STORES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.
- KITCHEN OUTLETS REQUIRED TO BE GFCI PROTECTED, NOT MORE THAN 4'-0" APART.
- CLOSET LIGHT FIXTURES MIN. 12" CLEARANCE TO SHELF (LATERAL MEASURED)



TYPICAL DRY UTILITY LOCATION DETAIL
1/2" = 1'-0"

HL36SA



Ordering Information

SAMPLE ORDER NUMBERS: HL36SA2P927ED01CAT, TR45FL40, TL538M4W

Series:
HL36SA - 3-inch square shallow new construction directional housing

Options:
10 = 10W (nominal)
15 = 15W (nominal)
20 = 20W (nominal)

Accessories:
[blank] - Purchase optic separately
SP = 1" beam
RFL = 2" beam
FL = 4" beam
OPT = SCOTTING

Light Output:
10W = 90 CRI, 2700K
15W = 90 CRI, 2700K
20W = 90 CRI, 2700K
40W = 90 CRI, 2700K
80W = 90 CRI, 3000K CCT, dim to warm**

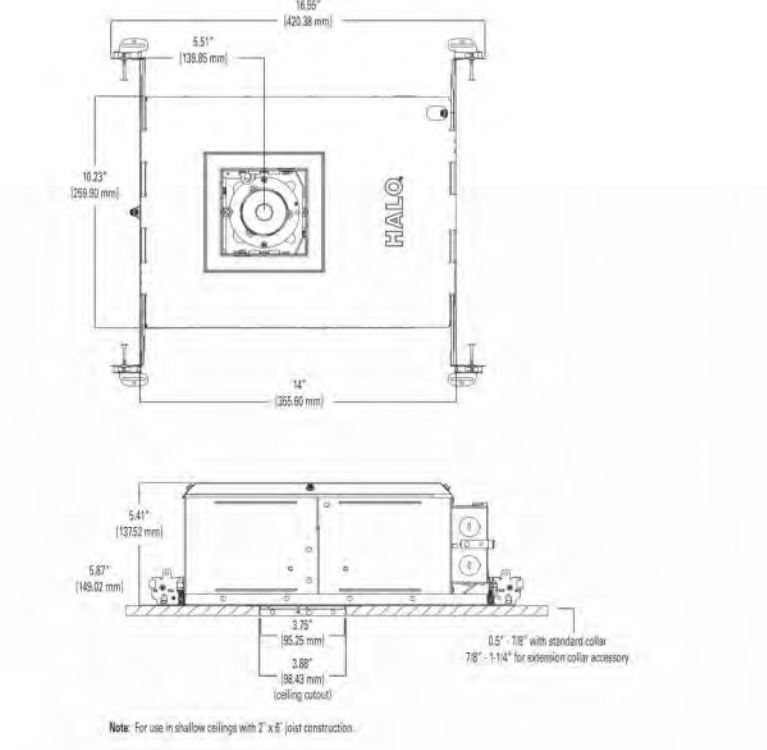
Mounting:
[blank] - 10W, 120-277V, 50/60Hz leading or trailing edge phase cut 1% dimming at 120V only and ULWV
120-277V 50/60Hz 0-10V 1% dimming
SELTE = 4-core HL Luminaire Forward Phase Dimming, 1% to 100%, 120V only
SELTH = 0-10V Dimming, 0% to 100%, 120V-277V

Housing Type:
ICAT = insulation contact and airtight

Accessories:
BASE = recess adapter for HL36SA housings and trims
CESS = color extender for HL36SA housings, adjusts from 7/8" to 1-1/4" thick ceilings

Optics & Beams:
TRIMESPT15 = 15° beam
TRIMESPT30 = 30° beam
TRIMESPT40 = 40° beam
TRIMESPT50 = 50° beam
TRIMESPT90 = replacement media holder (package of 12)
L100 Series = 2" lens and filters (see spec sheet)
Optimized Trim Ring
CTL36AW = converted trim ring for TL3 trims

See page 19 for trim information.
*1% dimming in 10V and 10V



L-1 RECESSED EXTERIOR SOFFIT LIGHT



CHAMPEAUX LINEAR SCNCE

Starting at \$275. Member \$393. Member

Designer Jonathan Browning's Champeaux collection brings refinement and luxe materials to the classic sconce light, a standard of 1970s utility crafted in solid brass. Browning's thoughtful reinterpretation goes beyond function to reveal the cast as a thing of beauty. The design evokes the clean lines inherent in the concept, but sets the form in a new context.

SHOP THE ENTIRE COLLECTION

FINISH OPTIONS

Polished Chrome, Lacquered Burnished Brass, Stone

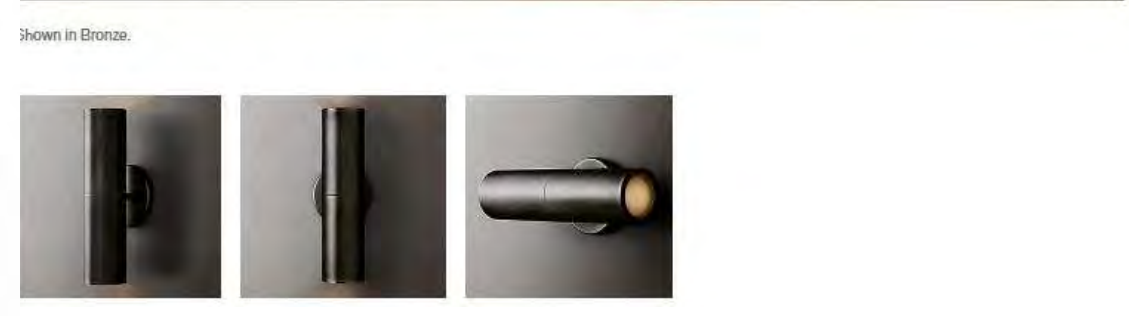
DETAILS

DIMENSIONS

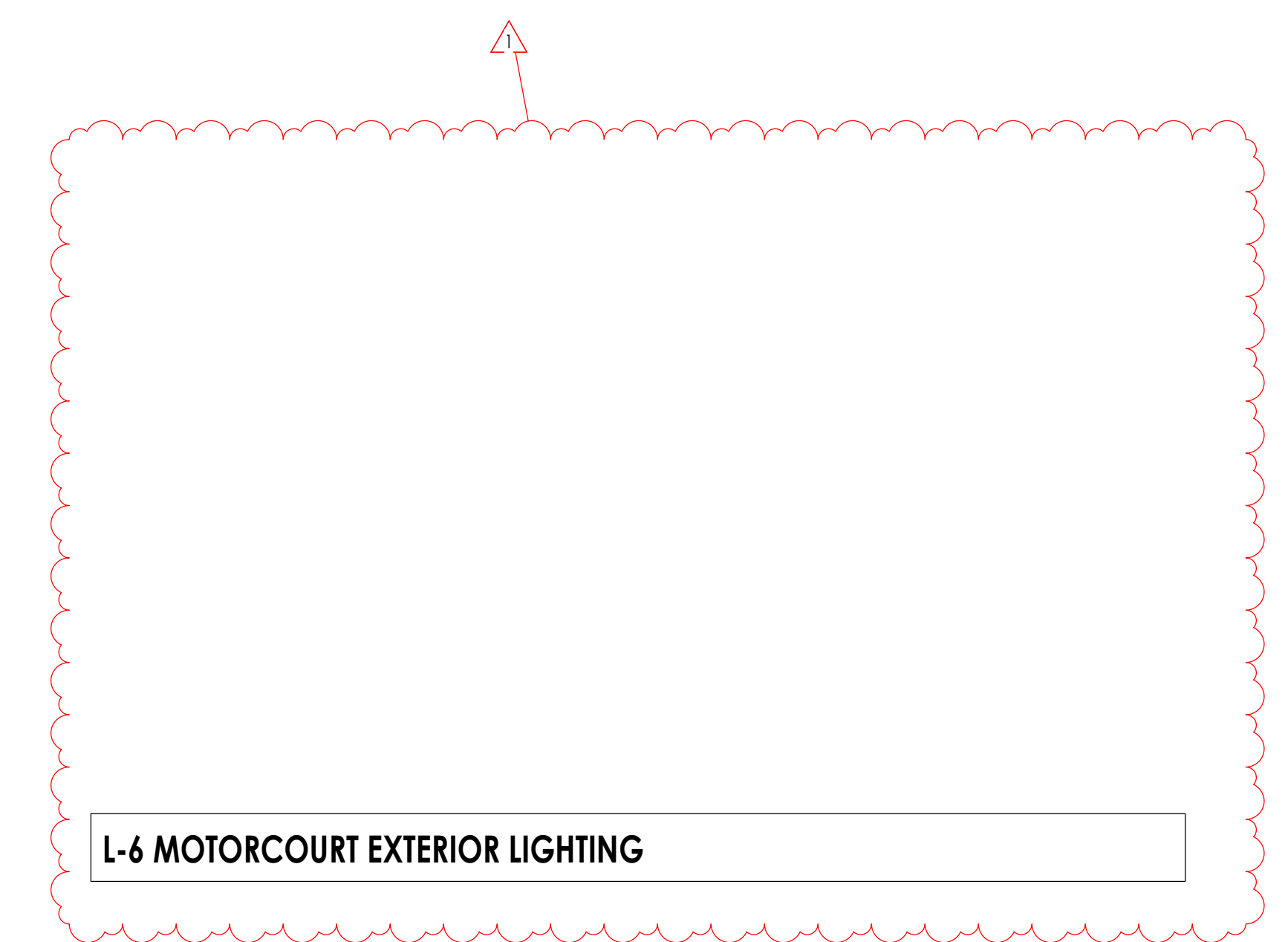
INSTALLATION INSTRUCTIONS

MAXIMUM OF 2.78K COLOR TEMPERATURE
MAXIMUM OF 700 LUMENS
CAP TOP DOWNLIGHT ONLY

CHAMPEAUX A LUXE WEAVE HOME



L-2 DECORATIVE EXTERIOR WALL SCNCE



L-6 MOTORCOURT EXTERIOR LIGHTING



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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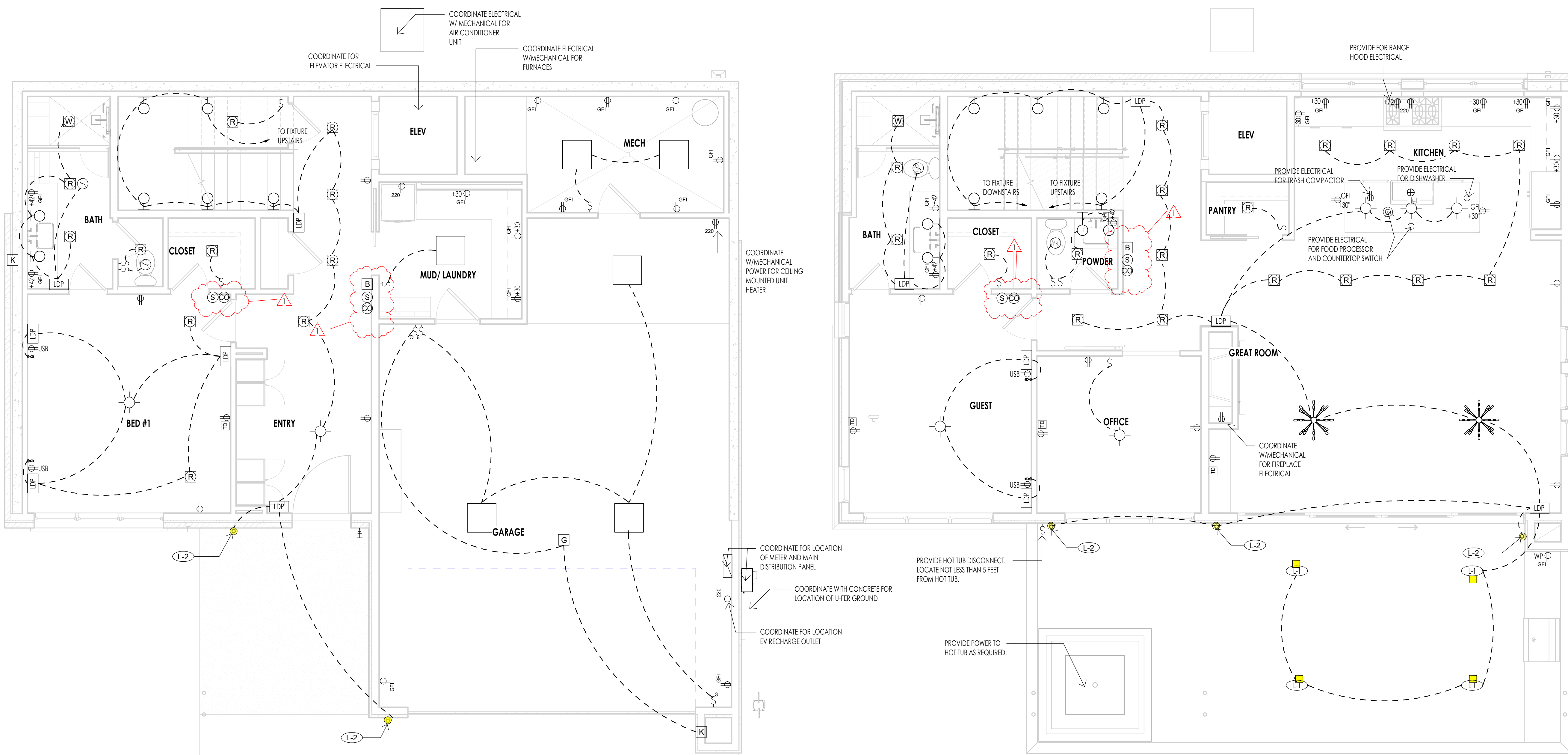
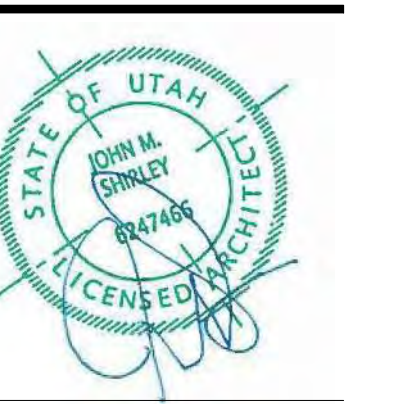
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WARM SPRINGS RESIDENCE #33
170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

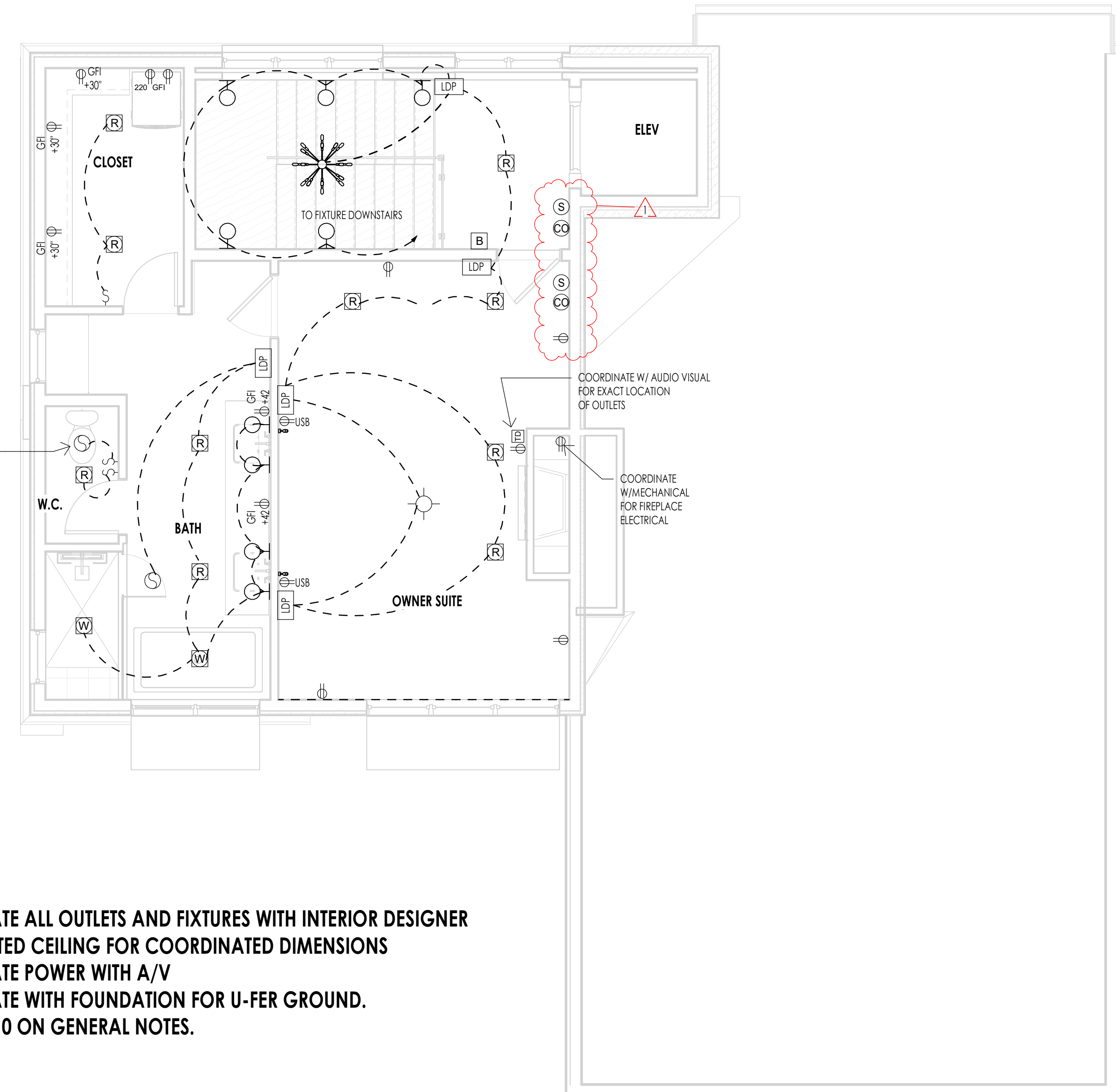
PROJECT NC22023.33
DATE: 2023.06.30
REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ELECTRICAL GENERAL NOTES
SHEET NUMBER:
E101
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LEVEL 1 - ELECTRICAL
1/4" = 1'-0"

LEVEL 2 - ELECTRICAL
1/4" = 1'-0"



LEVEL 3 - ELECTRICAL
1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S ³	THREE WAY TOGGLE SWITCH
S ⁴	FOUR WAY TOGGLE SWITCH
S ^G	GARAGE DOOR OPENER
S ^D	DIMMER TOGGLE SWITCH
Ⓛ	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
Ⓛ ^{GFI}	110 V GROUND FAULT INTERRUPTER
Ⓛ ^{WFP}	110 V WATERPROOF GFI OUTLET
Ⓛ ²²⁰	220 V OUTLET
Ⓛ ⁴	QUADRUPLUX OUTLET
Ⓛ ^F	110 V FLOOR DUPLEX OUTLET
Ⓛ ^S	110 V SMOKE DETECTOR W/BATT BACK-UP
Ⓛ ^{CO}	CARBON MONOXIDE DETECTOR
Ⓛ ^E	EXHAUST FAN
Ⓛ ^{SF}	EXHAUST FAN WITH LIGHT FIXTURE
Ⓛ ^R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
Ⓛ ^C	4" LED RECESSED CAN (CLOSET FIXTURE & TRIM PER SCHEDULE)
Ⓛ ^W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
Ⓛ ^{CF}	CEILING MOUNT FIXTURE
Ⓛ ^{TL}	TRACK LIGHTING
Ⓛ ^{WF}	WALL MOUNT FIXTURE
Ⓛ ^{2X2}	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
Ⓛ ^{FLS}	FLUORESCENT STRIP LIGHT
Ⓛ ^{LED}	LED UNDERCOUNTER LIGHTING
Ⓛ ^G	GARAGE DOOR OPENER
Ⓛ ^K	KEYLESS ENTRY
Ⓛ ^B	DOORBELL
Ⓛ ^T	TELEPHONE (CAT SE WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
Ⓛ ^M	MULTI-MEDIA NETWORK OUTLET (CAT SE WIRE) W/4 PORT OUTLET
Ⓛ ^{SW}	STRUCTURED WIRING (FUTURE SMART WIRING) (E) (2) RG6 QUAD SHIELD, (S) CAT 6E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (M) PORT OUTLET
Ⓛ ^{GD}	GARABGE DISPOSAL
Ⓛ ^{LV}	LOW VOLTAGE RECESSED CAN
Ⓛ ^{L1}	RECESSED EXTERIOR SOFFIT LIGHT - SEE SPECS ON SHEET E101
Ⓛ ^{L2}	DECORATIVE EXTERIOR WALL SCONCE - SEE SPECS ON SHEET E101
Ⓛ ^{L3}	MOTOR COURT EXTERIOR LIGHTING - SEE SPECS ON SHEET E101
Ⓛ ^{LDP}	LIGHTING DIGITAL PAD
Ⓛ ^{DB}	DOOR BELL SWITCH
Ⓛ ^{WBL}	WALL MOUNTED BED LIGHT

- ELECTRICAL GENERAL NOTES**
- SEE SPECS FOR ELECTRICAL INFORMATION.
 - ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
 - COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
 - ALL WORK TO COMPLY WITH 2014 N.E.C. CODES AND 2015 I.R.C. CODES.
 - CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.
 - PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.
 - CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.
 - ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
 - PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM. AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E558B.1.2 AND N.E.C. 250.30)
 - THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.
 - STRUCTURED WIRE MEDIA PANEL TO BE "TELETON" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 Mbps SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
 - SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIREMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.
 - ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.
 - ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

- NOTES:**
- COORDINATE ALL OUTLETS AND FIXTURES WITH INTERIOR DESIGNER
 - SEE REFLECTED CEILING FOR COORDINATED DIMENSIONS
 - COORDINATE POWER WITH A/V
 - COORDINATE WITH FOUNDATION FOR U-FER GROUND. SEE NOTE 10 ON GENERAL NOTES.

WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

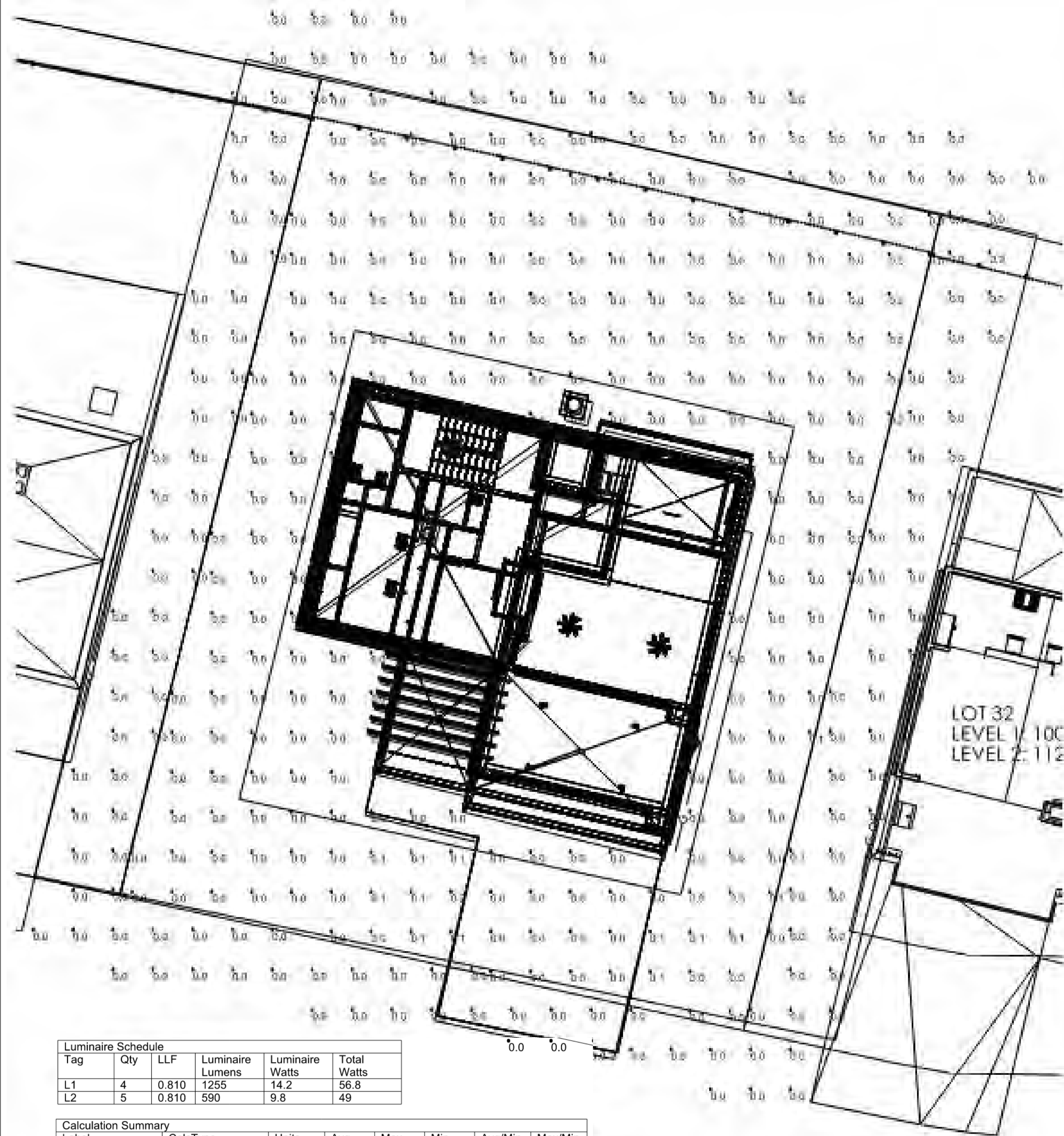
PROJECT NC22023.33
DATE: 2023.06.30

REVISIONS:
1 04-24-2023 PER CITY COMMENTS

SHEET TITLE:
ELECTRICAL PLANS

SHEET NUMBER:
E102

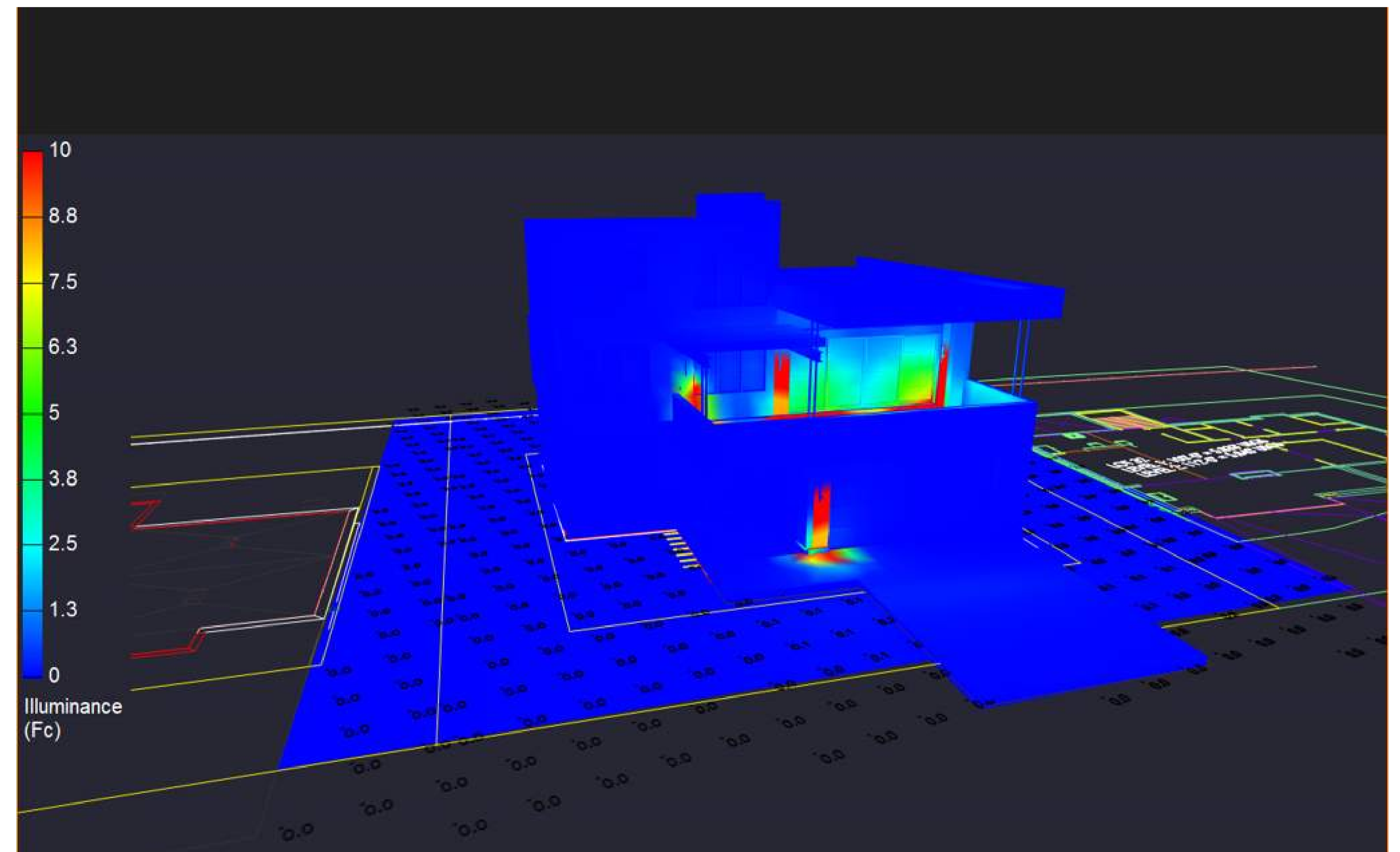
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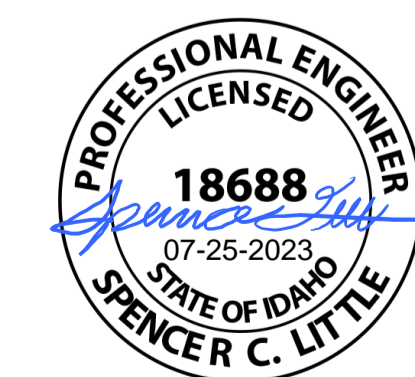
Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
L1	4	0.810	1255	14.2	56.8
L2	5	0.810	590	9.8	49


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

POINT-BY-POINT CALCULATION AND SUMMARIES
(5 FOOT GRID)

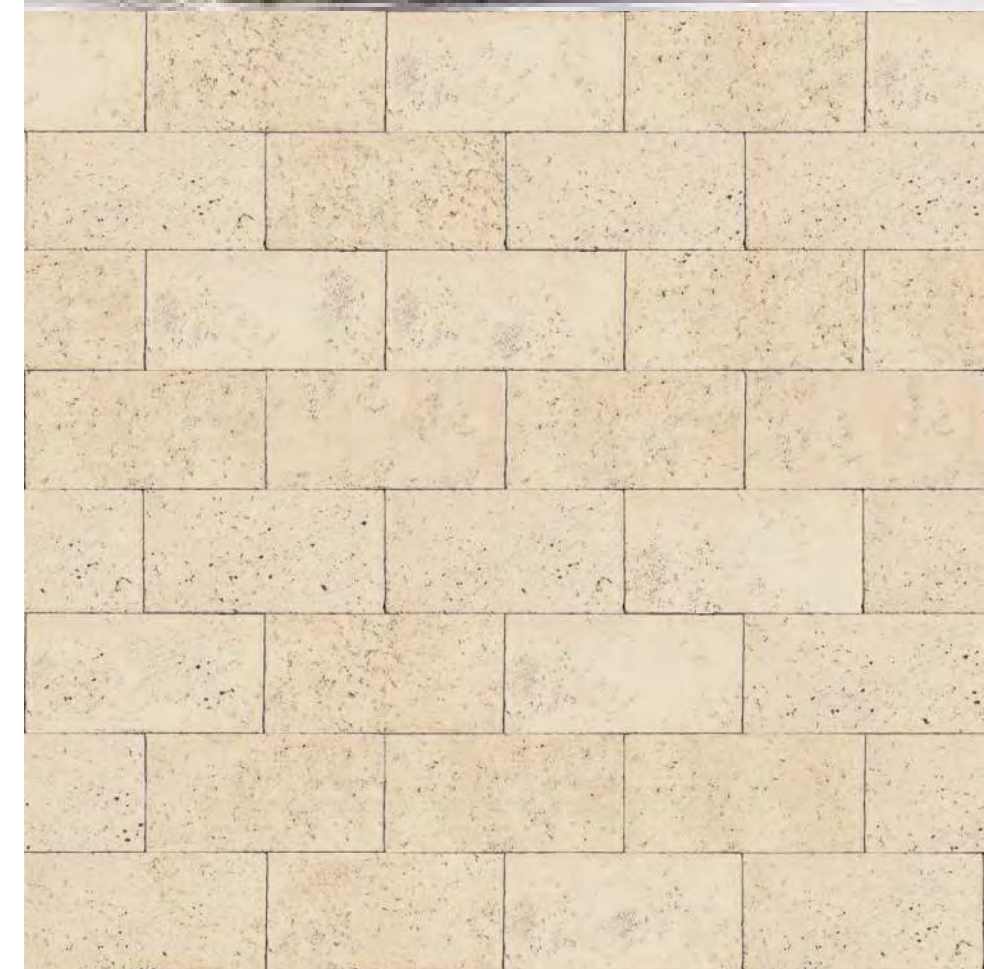


PSEUDO RENDERING WITH ILLUMINANCE SCALE




WARM SPRING RESIDENCES
 KETCHUM, ID

LOT 33 CALCULATIONS AND
 RENDERINGS
SPECTRUM
 ENGINEERS



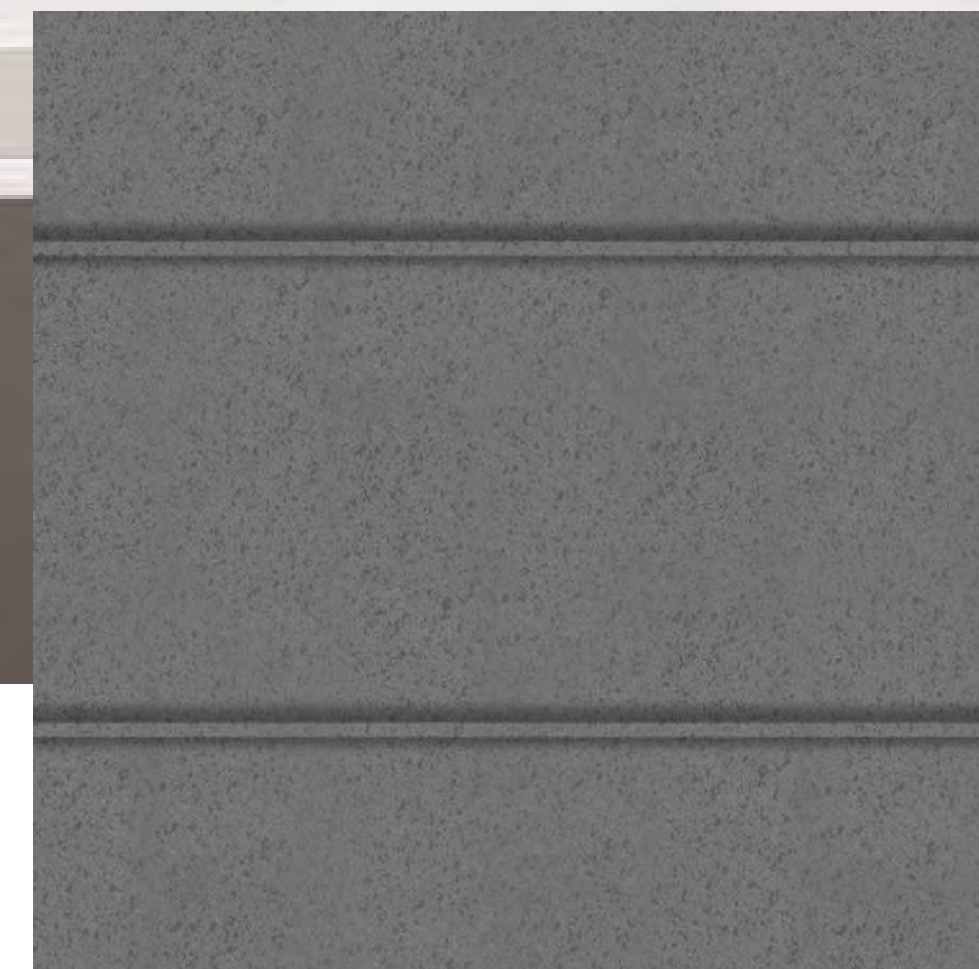
THINSET MASONRY:

ELDORADO STONE
MARQUE 24 STONE
SANDERLING



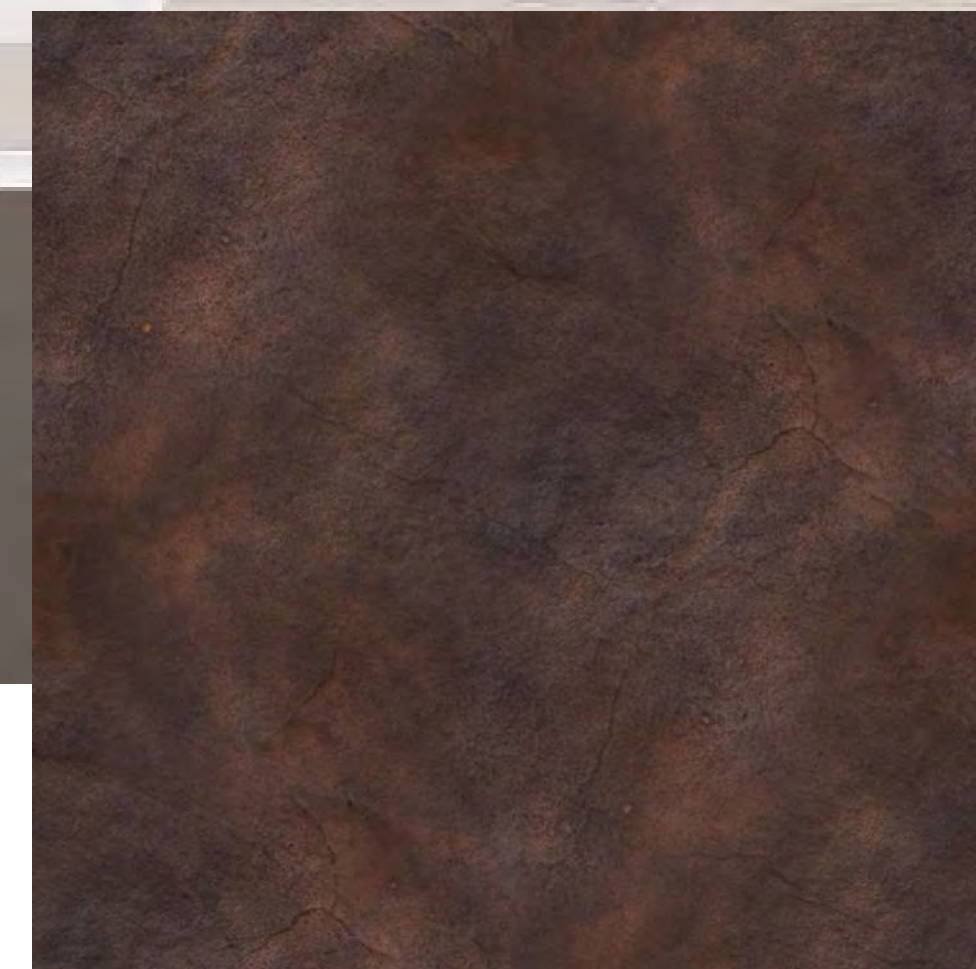
HORIZONTAL SHIP LAP CEDAR SIDING:

PRESTAINED CEDAR SIDING



HORIZONTAL METAL SIDING:

BONDERIZED ZINC



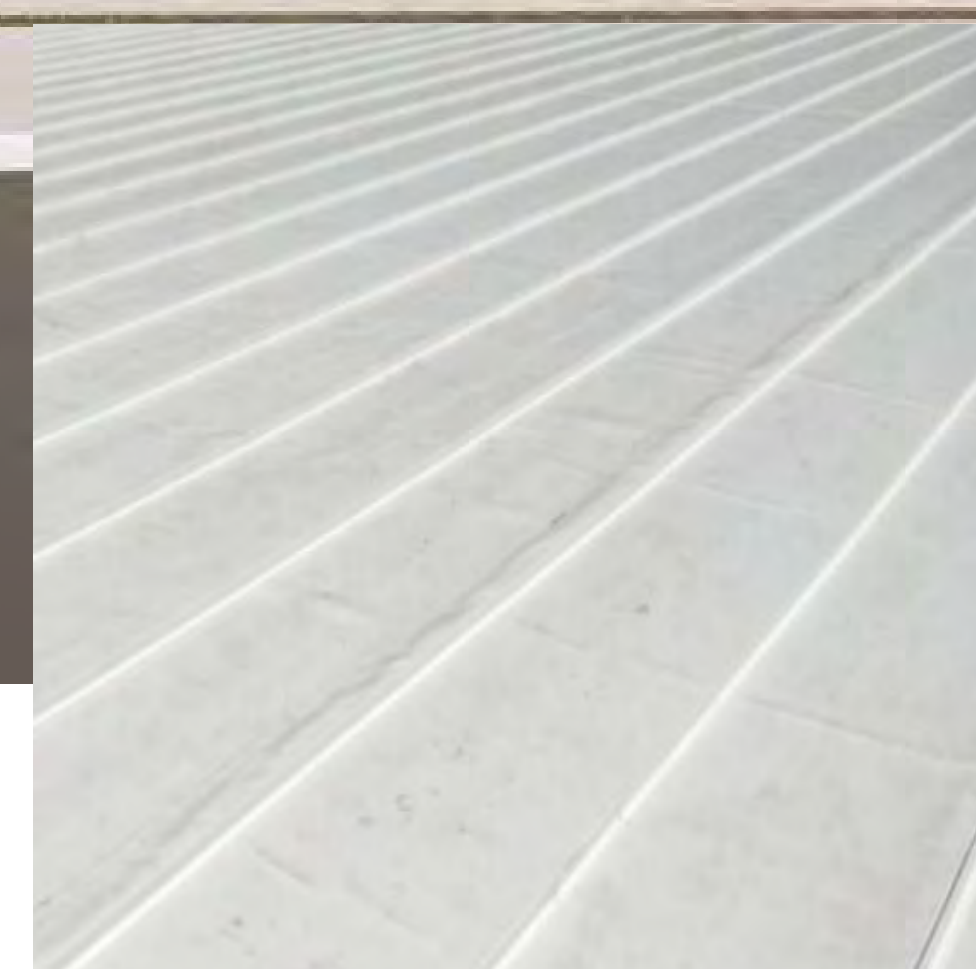
METAL SIDING AT CHIMNEY:

STEEL TRIM
COLOR: AGED STEEL, LIGHT RUST FINISH



WINDOWS:

ALUMINUM CLAD WOOD WINDOWS
COLOR: DARK BRONZE



TPO

ROOFING MEMBRANE



METAL ROOFING ON ELEVATOR:

STANDING SEAM METAL ROOF
BONDERIZED ZINC NATURAL PATINA



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WARM SPRINGS RESIDENCE #33

170 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

MATERIAL BOARD

D202

2023.06.30



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