



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P23-019
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 34		Phone: 208.1875		
Owner: WSR Development LLC		Mailing Address:		
Email: robert@vpcompanies.com		PO Box 284 sun Valley, Idaho 83353		
Architect/Representative: Think Architecture, John Shirley		Phone: 801.269.0055		
Email: jms Shirley@thinkaec.com		Mailing Address:		
Architect License Number: #6247466-0301		7927 S. High Point Pkwy, Ste 300 Salt Lake City, UT 84094		
Engineer of Record: Benchmark Associates		Phone: 208-726-9512		
Email: rob@bma5b.com		Mailing Address:		
Engineer License Number:		100 Bell Dr, Ketchum, ID 83340		
<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 34 - RPK05790040340				
Street Address: 180 Bald Mountain Road				
Lot Area (Square Feet): 8,347 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	1,693	Sq. Ft.	0	Sq. Ft.
1 st Floor	1,812	Sq. Ft.		Sq. Ft.
2 nd Floor		Sq. Ft.		Sq. Ft.
3 rd Floor		Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	3,505	Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO				
Community Core:		Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE				
Percent of Building Coverage: 35% or 2,921 sq. ft. allowed, 1,748 proposed or 21% proposed				
DIMENSIONAL STANDARDS/PROPOSED SETBACKS				
Front: 15'-0"	Side: 10'-0"	Side: 10'-0"	Rear: 30'-0"	
Building Height: 35'-0" allowed: 30'-1" Proposed				
OFF STREET PARKING				
Parking Spaces Provided: (2) garage spaces. (2) driveway stalls				
Curb Cut: 20'-0"	Sq. Ft.	923 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.

PROJECT GENERAL NOTES

- 1. DEFINITIONS
a. PROVIDE: MEANS TO FURNISH, ERRECT, INSTALL, A COMPLETE SYSTEM AND READY FOR OPERATIONS AND USE FOR PURPOSE INTENDED...
b. FURNISH: MEANS TO SUPPLY, PURCHASE, PROCURE AND DELIVER COMPLETELY WITH RELATED ACCESSORIES, READY FOR ASSEMBLY, APPLICATION, INSTALLATION, AND SIMILAR OPERATIONS AS APPLICABLE IN EACH INSTANCE.
c. INSTALL: MEANS TO CONSTRUCT, ASSEMBLE, ERRECT, 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...

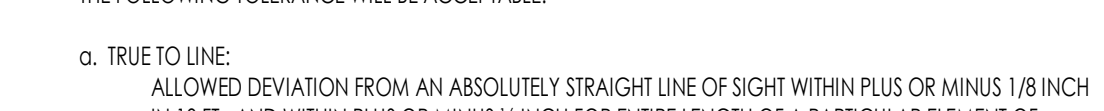
- GENERAL NOTES
G1. INTENT OF THE SPECIFICATIONS: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT...
G2. DRAWINGS AND SPECIFICATIONS: SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY AND SUPPLEMENTAL TO THE DRAWINGS...
G3. WORK NOT INCLUDED: ANY ITEM 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...
G4. CONTRACT DOCUMENTS AT SITE: THE CONTRACTOR SHALL MAINTAIN CURRENT PERMITS, SHOP DRAWINGS, REVISED DRAWINGS, AND CLARIFICATION DRAWINGS...
G5. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ACCURATELY DIMENSIONED RECORDS OF ALL UNDERGROUND LINES, SERVICES, AND UTILITIES...

- G6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZE, BUT DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS...
G7. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON RESPONSIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD...
G8. FIELD MEASUREMENTS: VERIFY FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS...
G9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES...
G10. REFERENCE STANDARDS: COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS...

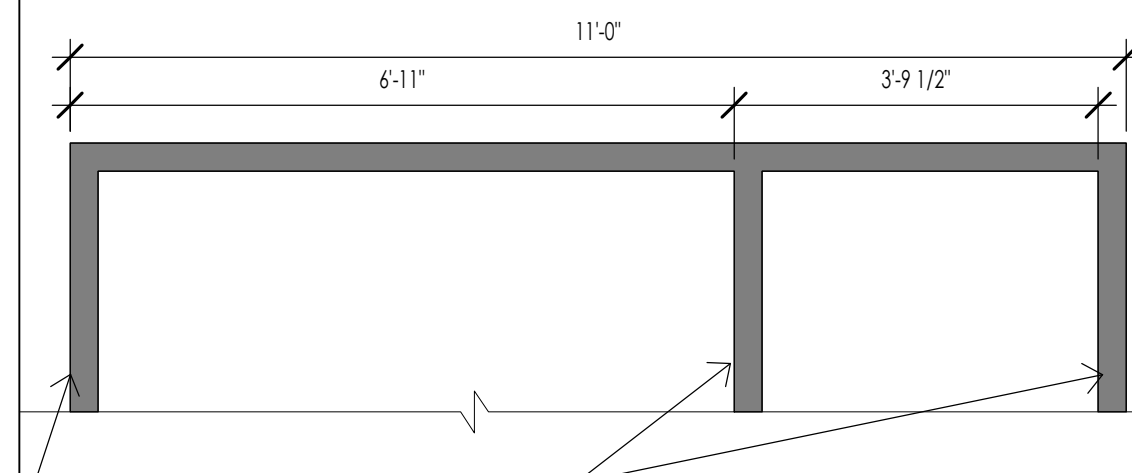
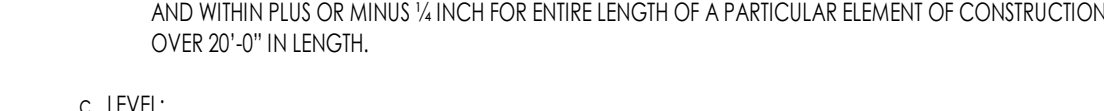
- CONTRACTOR
C1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC. AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
C2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE...
C3. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATIONS, AND UTILITY SIZES.
C4. THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.
C5. INSTALLATION STANDARDS: ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS...
C6. HOURS OF WORK: ALL DEMOLITION, GRADING, AND CONSTRUCTION WORK SHALL BE LIMITED TO THE FOLLOWING HOURS: MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM, OR AS REQUIRED BY THE RWMA AND SUMMIT COUNTY PLANNING AND ZONING...
C7. TESTING AGENCIES: THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED. REFER TO INDIVIDUAL SECTIONS FOR ADDITIONAL REQUIREMENTS...
C8. PROJECT LOG: MAINTAIN DAILY LOG CONTAINING ALL INFORMATION REGARDING CONSTRUCTION OPERATIONS AND OTHER OCCURRENCES PERTAINING TO THE PROJECT...
C9. WORK PROGRESS SCHEDULE: MAINTAIN AN UPDATED WORK PROGRESS SCHEDULE POSTED IN A VISIBLE PLACE LOCATED IN FIELD OFFICE...
C10. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR...
C11. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
C12. ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
C13. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.
C14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
C15. CONTRACTOR'S FIELD OFFICE: PROVIDE AND MAINTAIN A FIELD OFFICE ON THE PREMISES WHERE DIRECTED. OFFICE SHALL BE OF HEAT, SUBSTANTIAL CONSTRUCTION, PROVIDE HANGING PLAN FILES AND MAINTAIN WITH ALL CURRENT DRAWINGS.
a. STORAGE STRUCTURE: PROVIDE AND MAINTAIN, WHERE DIRECTED, A WATERIGHT STORAGE STRUCTURE FOR ALL MATERIALS WHICH MIGHT BE DAMAGED BY WEATHER...
b. COSTS: PAY COSTS FOR A LOCAL BUSINESS TELEPHONE FOR WORK BY CONTRACTOR, OWNER AND ARCHITECT THROUGHOUT CONTRACT PERIOD.
c. COMMUNICATION EQUIPMENT: PROVIDE A TELEPHONE ON SITE, ASSIGN A RESPONSIBLE PERSON TO ANSWER ALL TELEPHONE CALLS IN EVENT THE SUPERINTENDENT IS ABSENT FROM THE PREMISES...
C16. TEMPORARY FACILITIES: PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT...
C17. STORAGE AND PROTECTION: STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE...

- C18. FIELD QUALITY CONTROL: EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED...
C19. PRODUCT HANDLING: TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS...
C20. COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS: HANDLE, INSTALL, ERRECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION...
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...
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...
C24. PRODUCT IDENTIFICATION: NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW OR PUBLIC AREAS...
C25. PROTECTION OF ADJACENT WORK: PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK...
C26. DAMAGED PRODUCTS: DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE...
C27. SECURITY: PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT...
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...
b. VENTILATION: VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS...
c. BARRIERS AND CLOSURES: PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS...
d. FIRE PROTECTION: COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES...
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...
C30. EXCAVATIONS OR TRENCHING: KEEP THE INTERIORS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM...
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...
C32. COORDINATION AND CLEARANCES: VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION...
C33. ATTACHMENTS AND CONNECTIONS: PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK...
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...
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...
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 NOTED...
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 AREA OFF THE PREMISES...
C45. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY...
C46. CLEANING MATERIALS AND EQUIPMENT: PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINESS...
C47. 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 DESIGNATED "BY MANUFACTURER" IS A DEFERRED DESIGN AND SHALL BE RESPONSIBILITY OF THE CONTRACTOR...
S4. SOURCE QUALITY CONTROL: PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS...
S5. SUBSTITUTIONS: PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, AND METHODS WILL ONLY BE CONSIDERED WHEN ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA...
S6. AVAILABILITY OF PRODUCTS: VERIFY PRIOR TO CONSTRUCTION START THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION...
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.

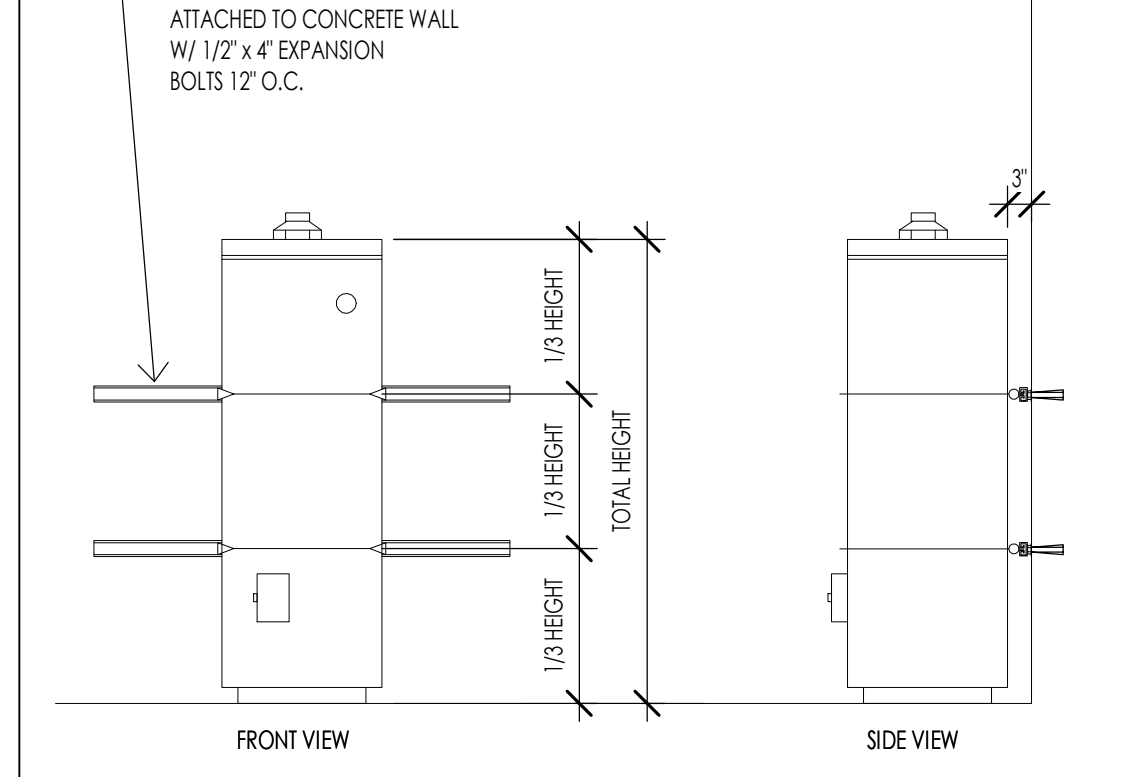
TYPICAL DIMENSION METHOD



WATER HEATER SIESMIC STRAPPING



TYPICAL DIMENSION METHOD



WATER HEATER SIESMIC STRAPPING



INSULATION SCHEDULE

ENERGY STRATEGY:

PRESCRIPTIVE PER IBC RESCHECK - 2015 IECC

Table with 5 columns: LOCATION, TYPE, THICKNESS, "R" VALUE, REMARKS. Contains 14 rows of insulation specifications for various building components like foundation walls, exterior walls, roof deck, etc.

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 IN A WARM SIDE ONLY.
PROVIDE SEALING OF THE BUILDING THERMAL ENVELOPE FOR LEAKAGE BY THE REQUIREMENTS BELOW:
(A) BLOWER DOOR TEST FOR BUILDING ENVELOPE A FINAL WITH A MAXIMUM AIR LEAKAGE OF 5 AIR CHANGES PER HOUR...
2. TO BE PERFORMED AFTER DRYWALL INSTALLATION AND MUDD AND TAPE.

RESCHECK/ ENERGY COM CHECK

RESHECK Software Version 4.7.2 Compliance Certificate. Project: Warm Springs #34. Energy Code: 2015 IECC. Location: Ketchum, Idaho. Construction Type: Single-Family New Construction. Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application...

Envelope Assemblies table with columns: Assembly, Gross Area Per Perimeter, Cavity R-Value, Cont. R-Value, Prep. U-Factor, Ins. U-Factor, Prep. U-Factor, Req. U-Factor. Lists various assembly types like Slab on grade, Floor over Garage, Basement Walls, etc.

Assembly table with columns: Assembly, Gross Area Per Perimeter, Cavity R-Value, Cont. R-Value, Prep. U-Factor, Ins. U-Factor, Prep. U-Factor, Req. U-Factor. Lists various assembly types like North Elevation, Windows, Door, East Elevation, etc.



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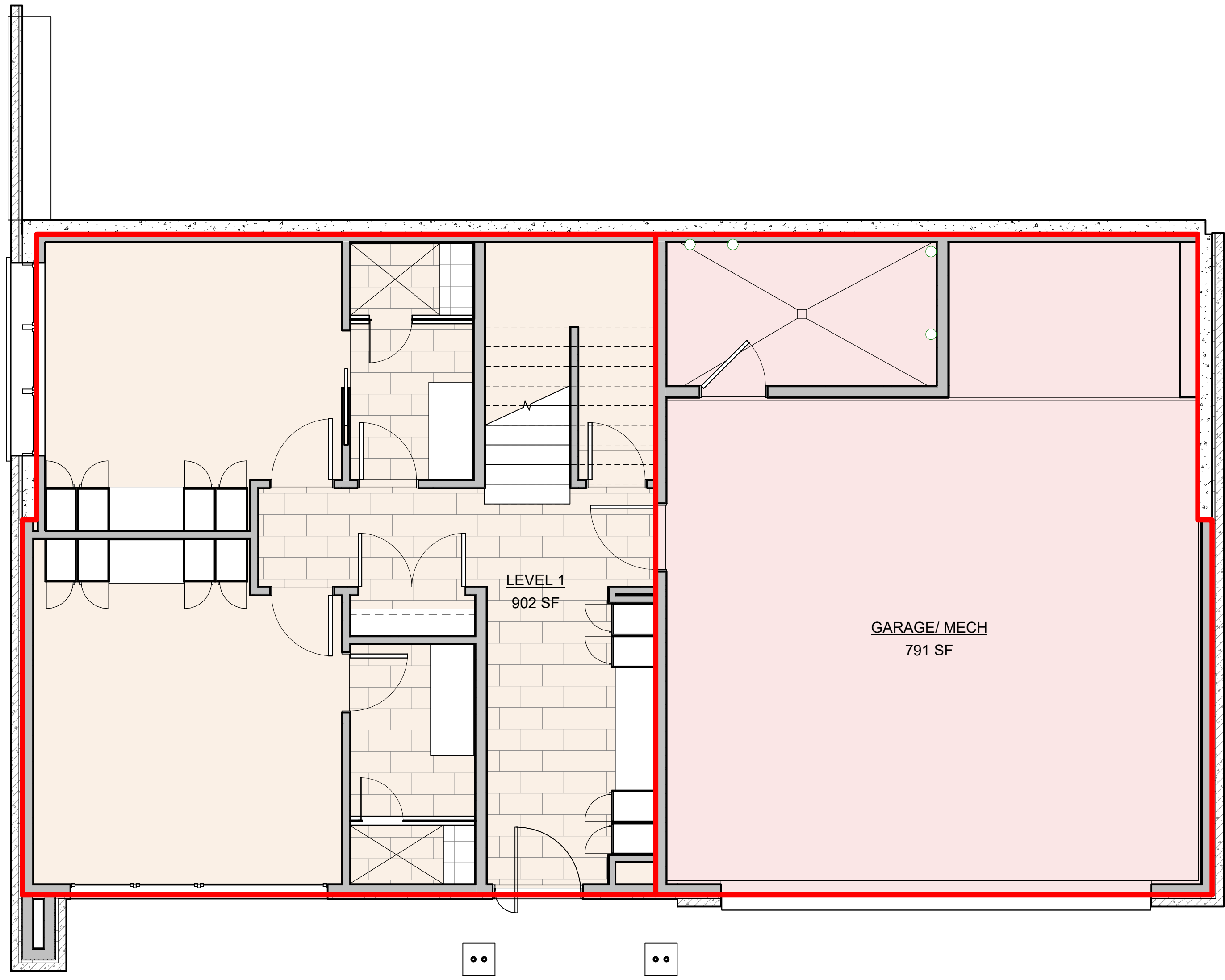
WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE: GENERAL NOTES

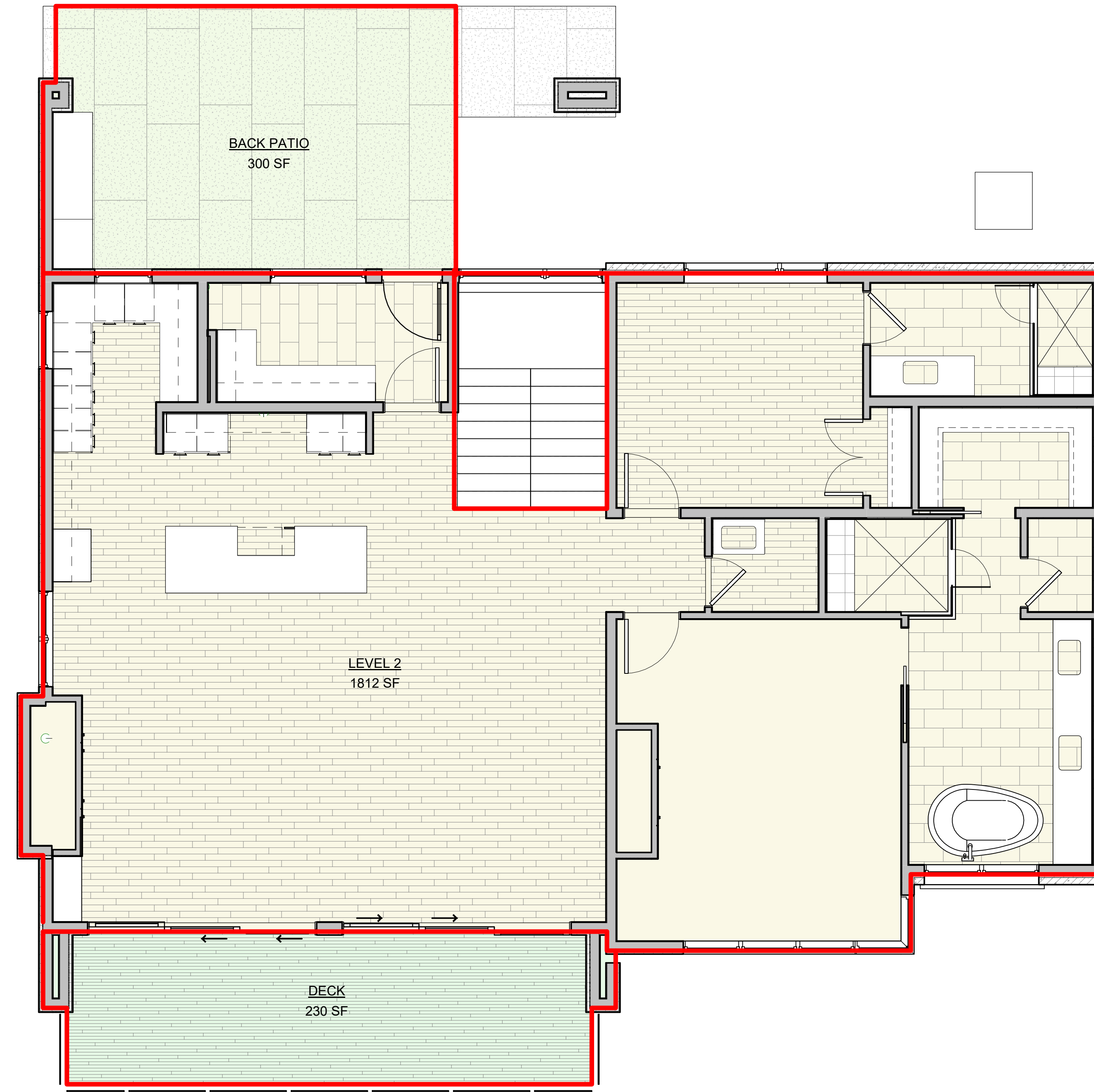
SHEET NUMBER: G002

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

3
G003



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

2
G003

BUILDING AREA - FINISHED	
AREA	FINISHED
LEVEL 1	902 SF
LEVEL 2	1812 SF
	2714 SF
BUILDING AREA - UNFINISHED	
AREA	UNFINISHED
GARAGE/ MECH	791 SF
	791 SF
BUILDING AREA - TOTAL	
TOTAL	3505 SF



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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:
BUILDING AREA
ANALYSIS

SHEET NUMBER:

G003

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PERMIT SET

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 (UPPAGE) 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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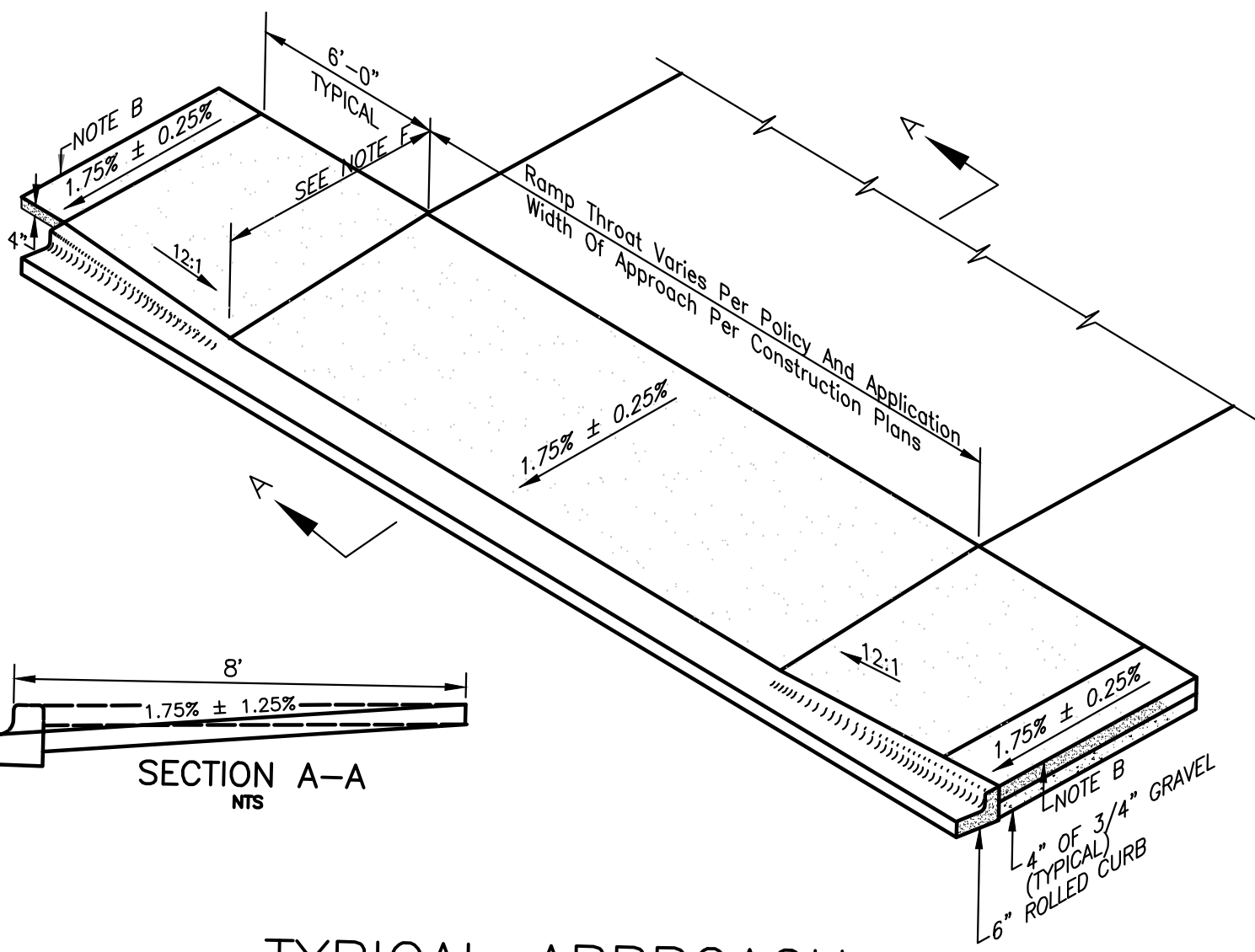
REVISIONS:

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
G009

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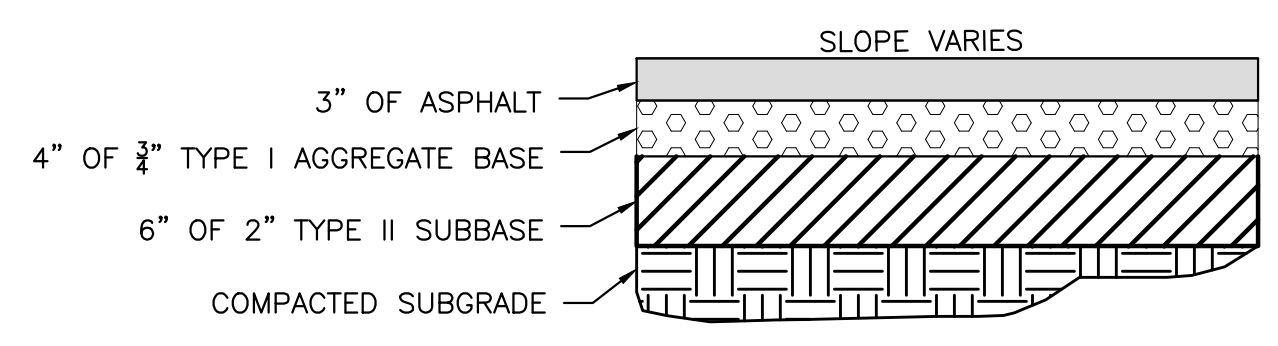
PERMIT SET



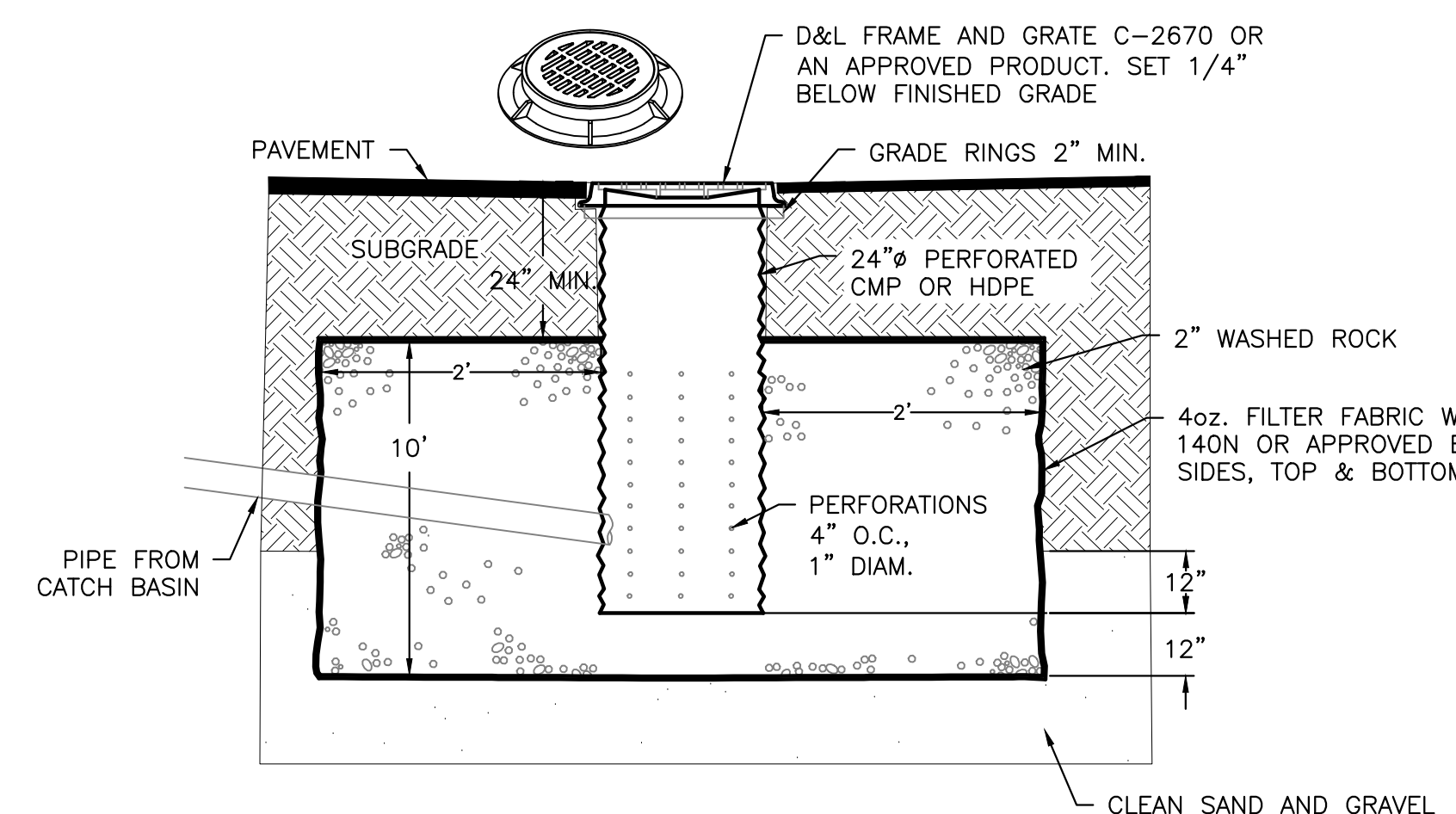
TYPICAL APPROACH

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

1 CONCRETE DRIVEWAY WITH RAMPED SIDEWALK
SCALE: NONE



2 TYPICAL STREET ASPHALT SECTION
SCALE: NONE



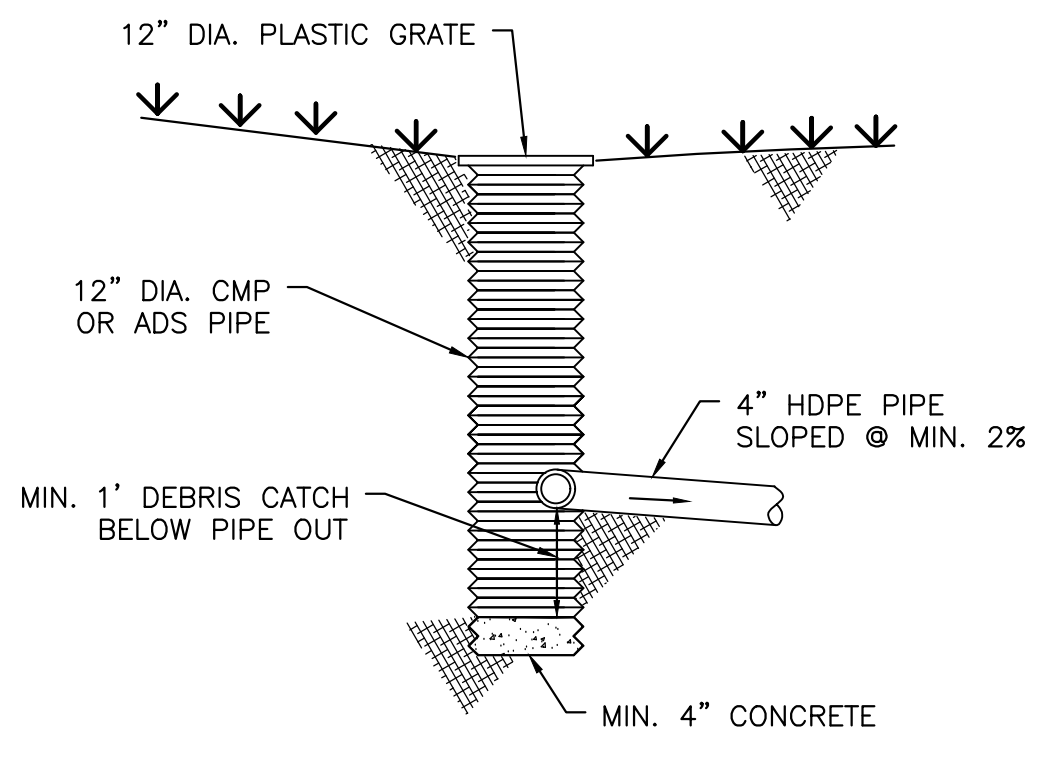
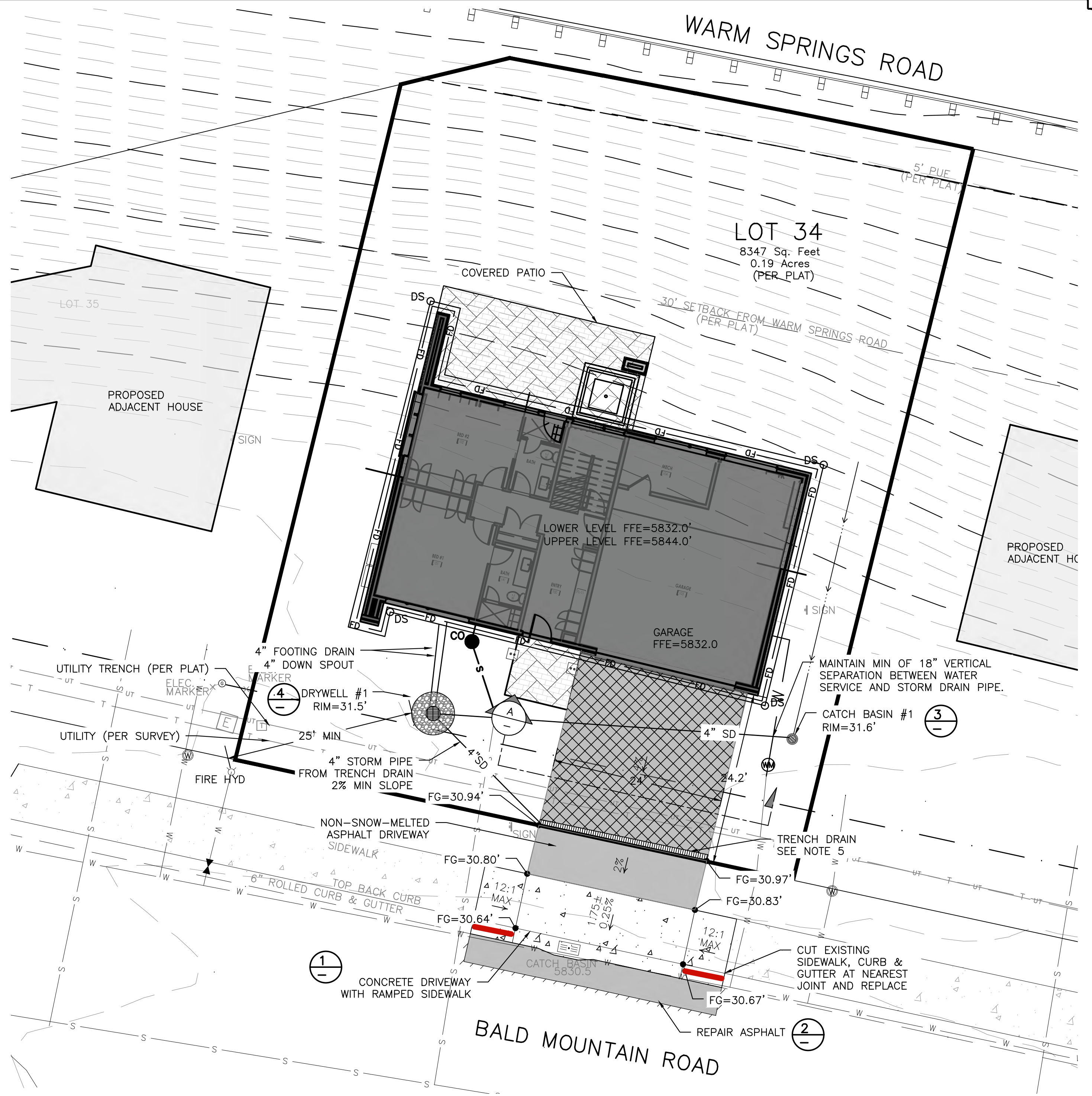
- NOTES:**
- 1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 - 2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 - 3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 - 4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

4 TYPICAL DRYWELL DETAIL
SCALE: NONE

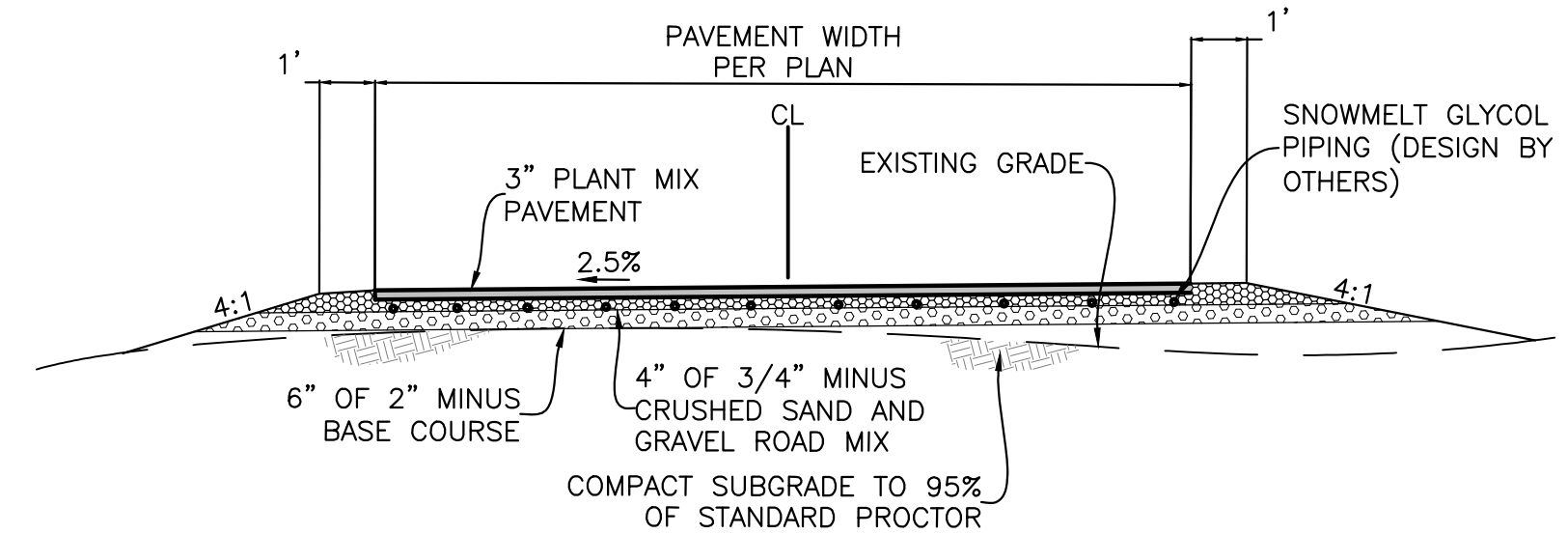
LEGEND

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

- GENERAL NOTES**
1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 2. CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
 4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
 5. TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75 BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. CATCH BASIN SHALL BE 6" WIDE X 20" LONG X 20" DEEP AND SHALL BE MADE OF HDPE. OUTLET PIPE SHALL BE 4" DIAMETER. (FLO-THRU MODEL Z887 OR EQUIVALENT). ALL COMPONENTS SHALL BE RATED FOR H2O LOADING.
 6. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.
 7. CONCRETE WITHIN CITY RIGHT-OF-WAY SHALL BE TITAN MIX OR EQUAL. ALTERNATE COLD WEATHER MIX WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
 8. CONCRETE SHALL BE SEALED WITH AN OPAQUE SEALER.
 9. 6" ROLLED CURB & GUTTER SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #4.
 10. CONCRETE SIDEWALK SHALL BE PER CITY OF KETCHUM STANDARD DETAIL #7.



3 12" CATCH BASIN PROFILE
NOT TO SCALE



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

A DRIVEWAY SECTION WITH SNOW-MELTED PAVEMENT
SCALE: NTS

PROFESSIONAL ENGINEER
LICENSE NO. 17661
STATE OF IDAHO
PROBIBE JOHANNESSEN
3/13/23

REVISIONS	DATE	BY
No. 1		

BENCHMARK ASSOCIATES
PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
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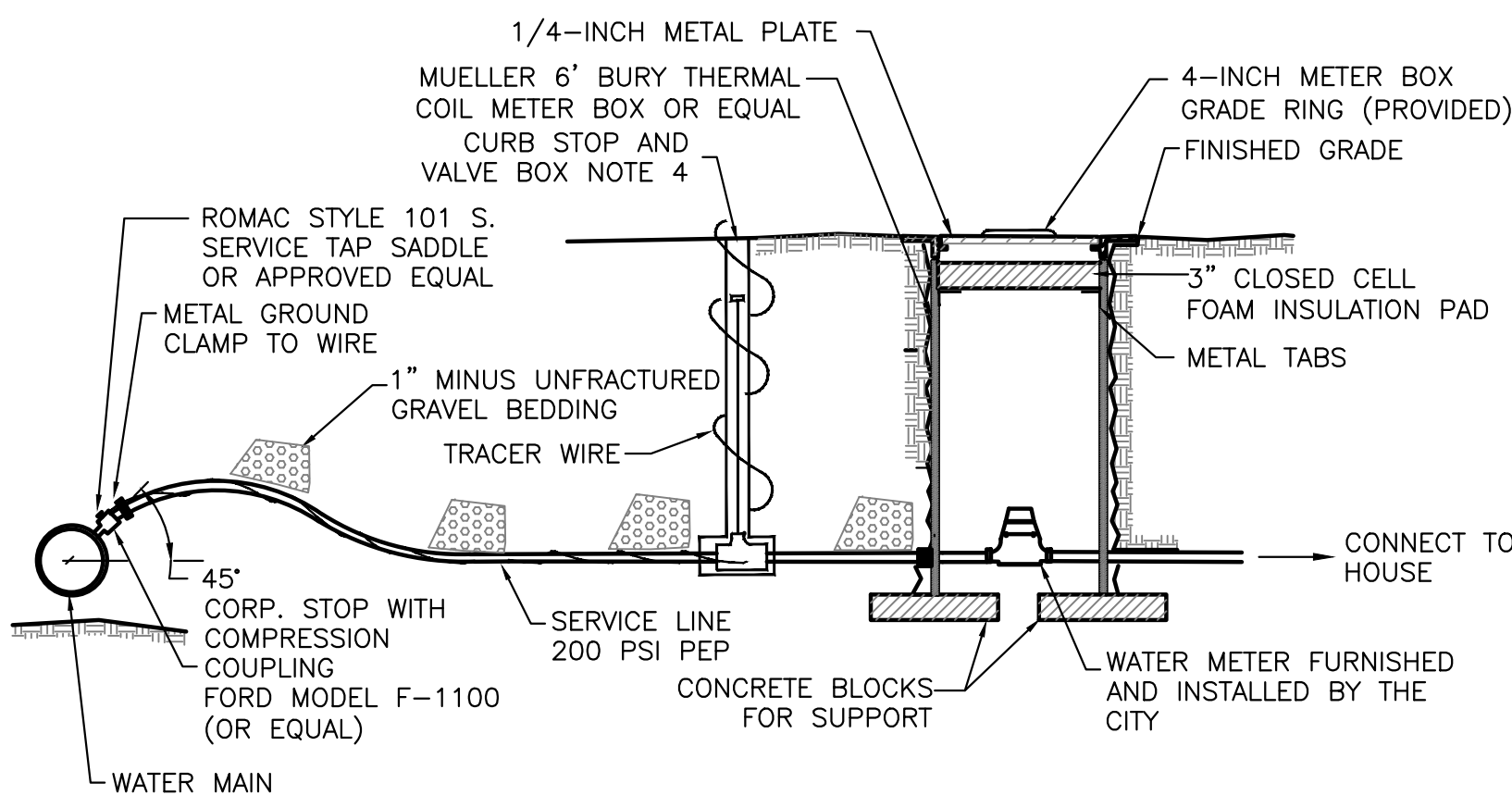
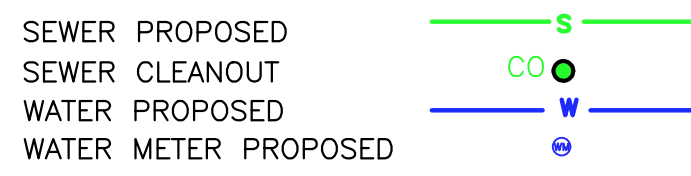
GRADING & DRAINAGE PLAN
WARM SPINGS RANCH LOT 34
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS
DESIGNED BY: SLS
CHECKED BY: PLJ
DATE: 03/13/2023
PROJECT NO.: 22075

DRAWING NO.

C-1

UTILITY LEGEND



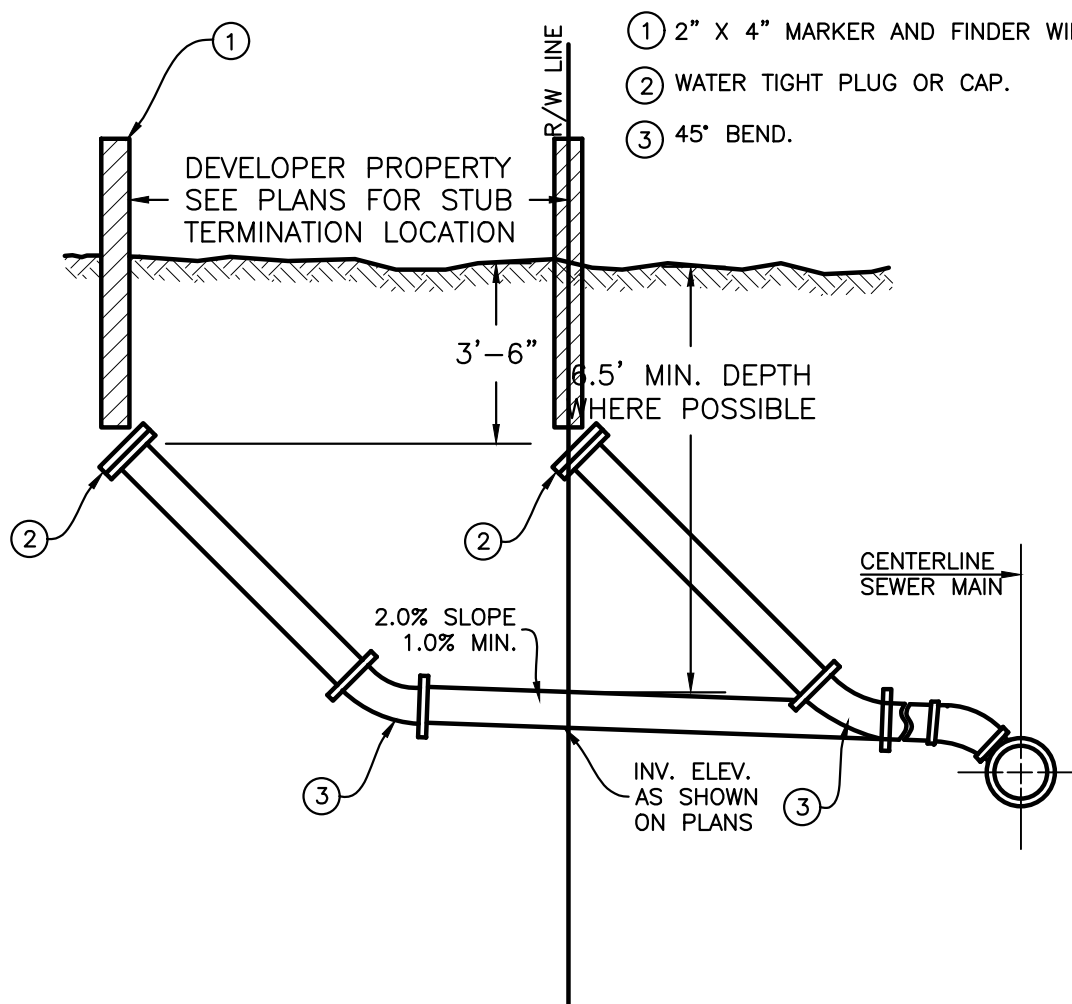
NOTES

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.

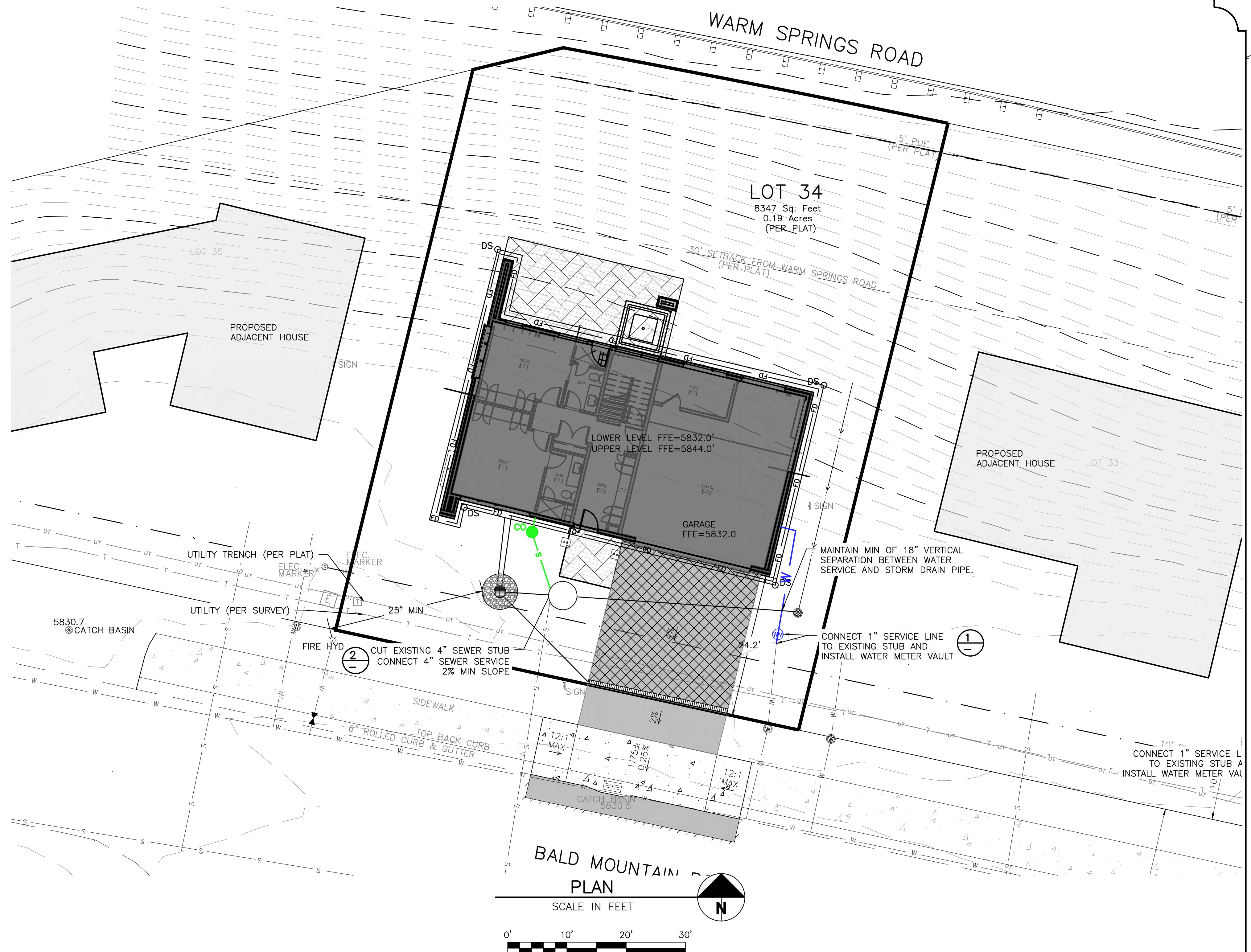


PROFILE

NOTES

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

2 STANDARD SEWER SERVICE CONNECTION DETAIL
SCALE: NONE

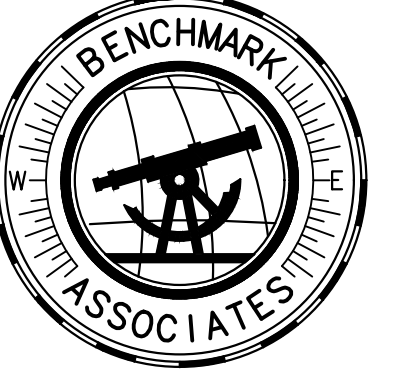


BALD MOUNTAIN PLAN
SCALE IN FEET



PROFESSIONAL ENGINEER
LICENSE NO. 17661
STATE OF IDAHO
PROF. JOHANNESSEN
3/13/23

NO.	REVISIONS	DESCRIPTION	DATE	BY
1				



PREPARED BY:
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UTILITY PLAN
WARM SPRINGS RANCH LOT 34
T4N, R17E, SEC 12, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: MAGLEBY CONSTRUCTION

DRAWN BY: SLS
DESIGNED BY: SLS
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DATE: 03/13/2023
PROJECT NO.: 22075

DRAWING NO.

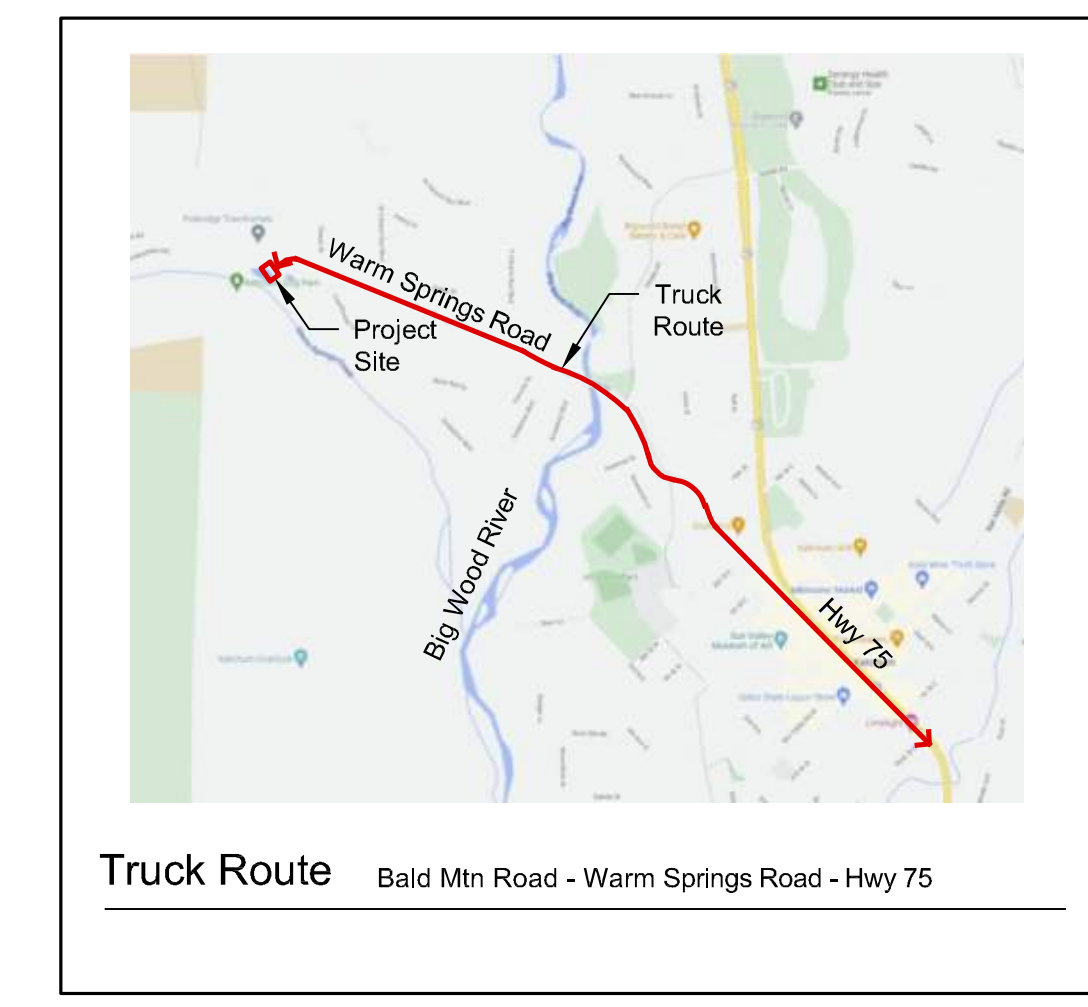
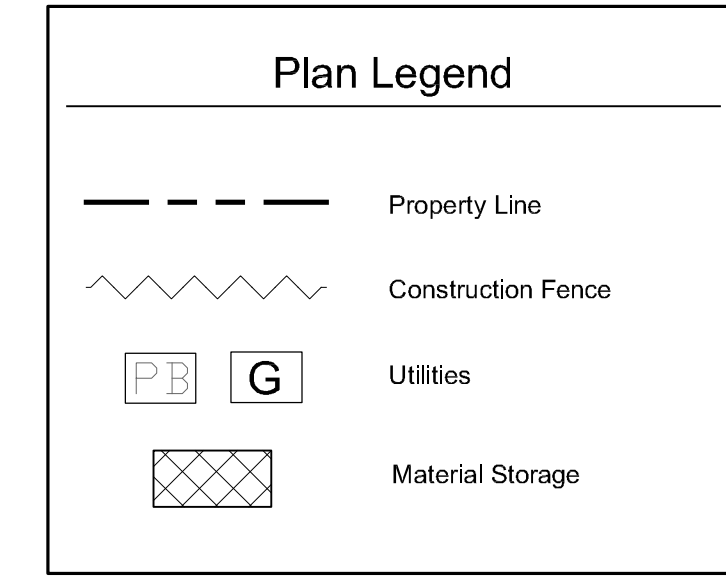
C-2

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 = 350 Cubic Yards
Total Fill = 0 Cubic Yards
Total Export = 350 Cubic Yards

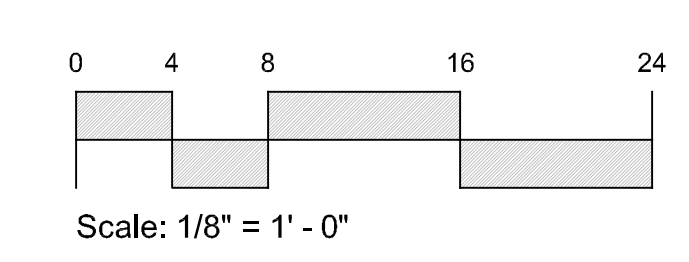
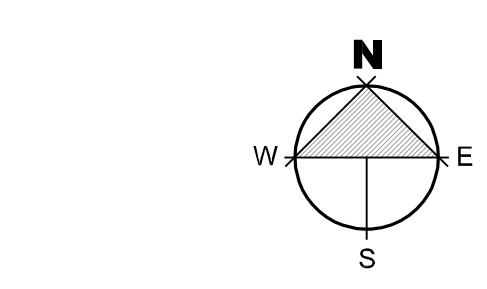
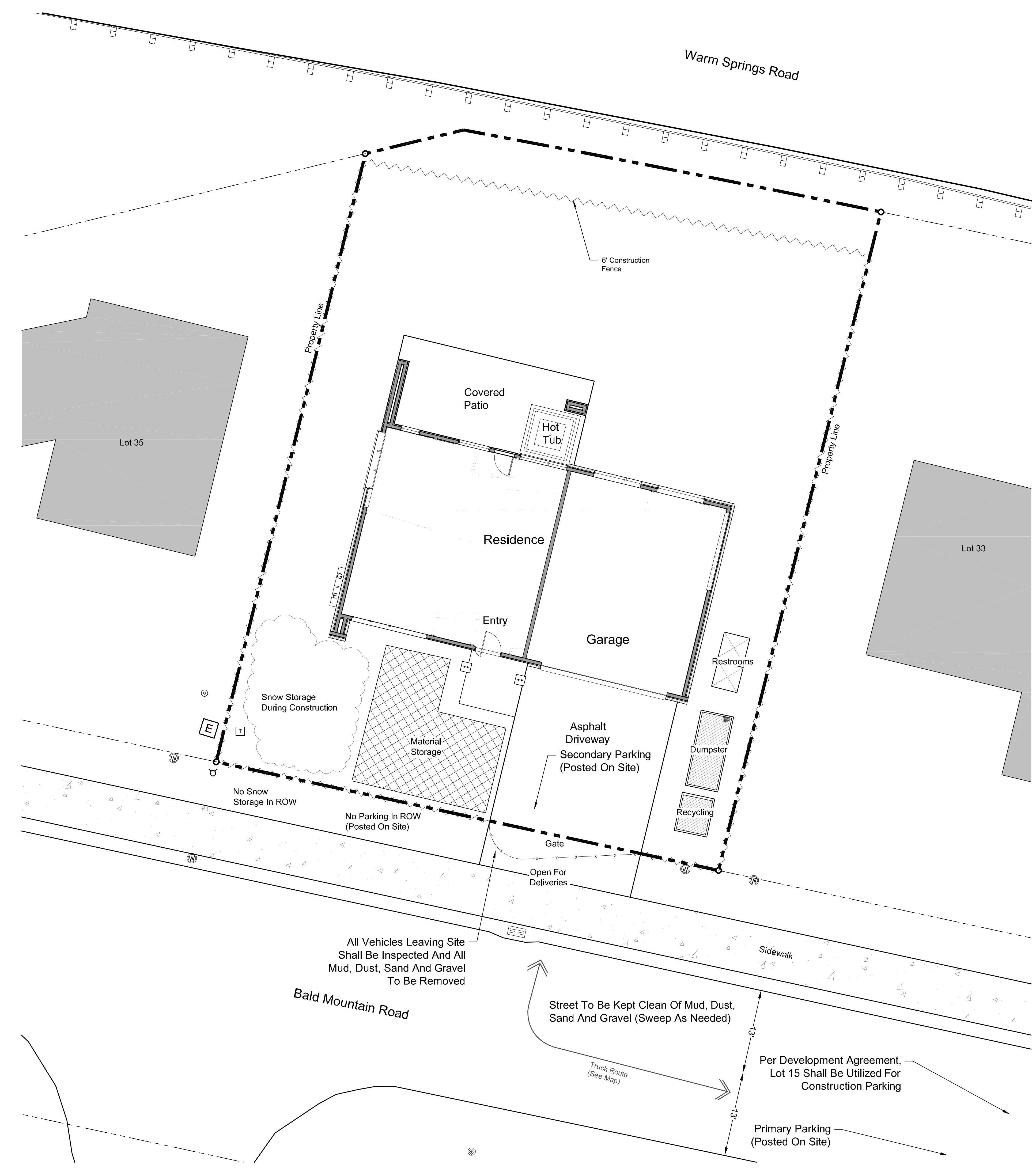


NOTES:

(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.



General Notes

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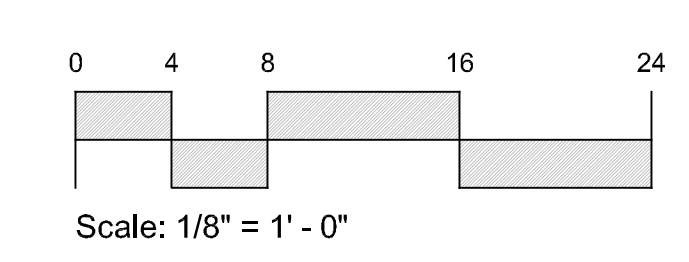
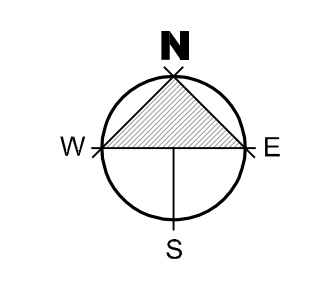
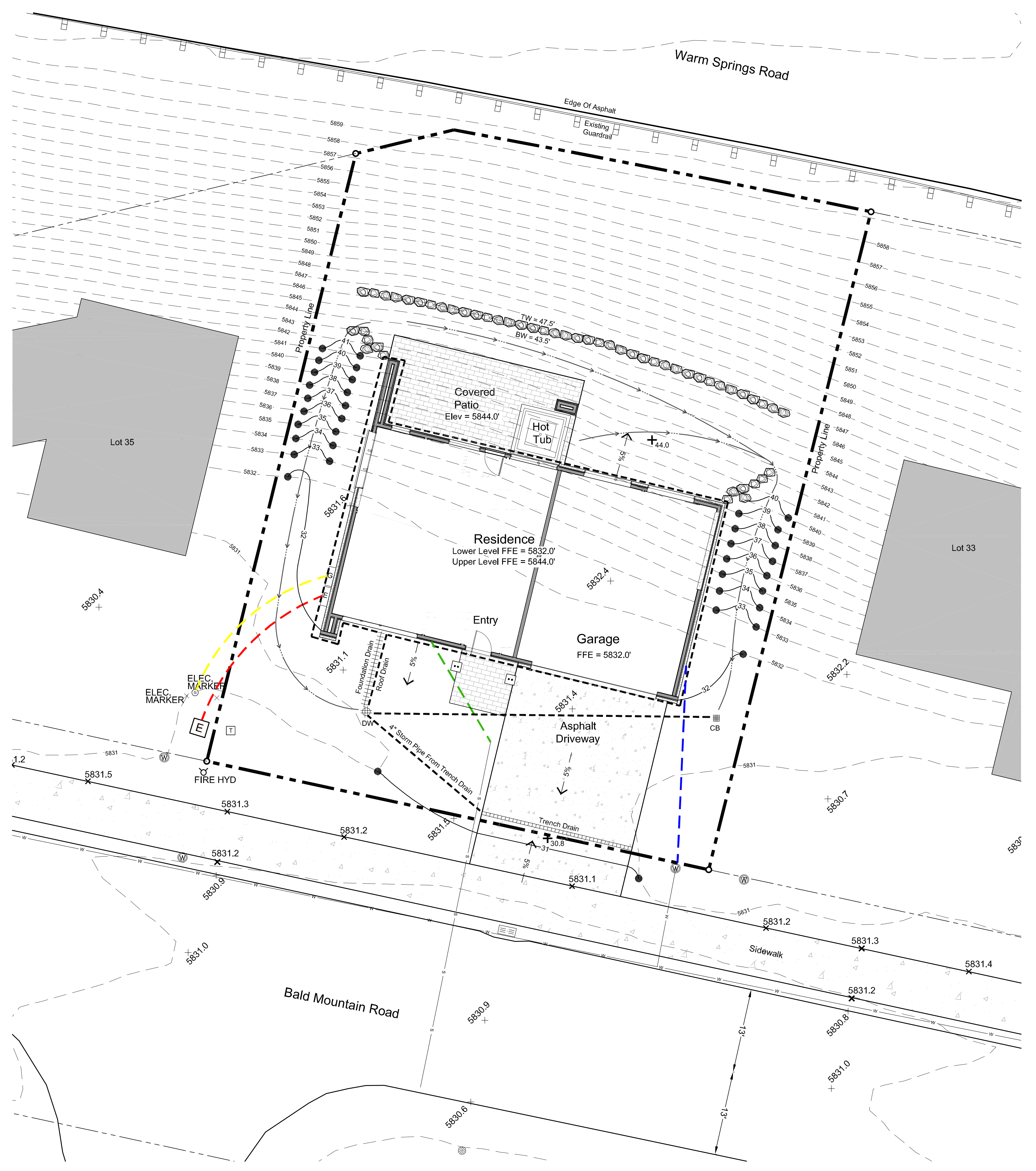
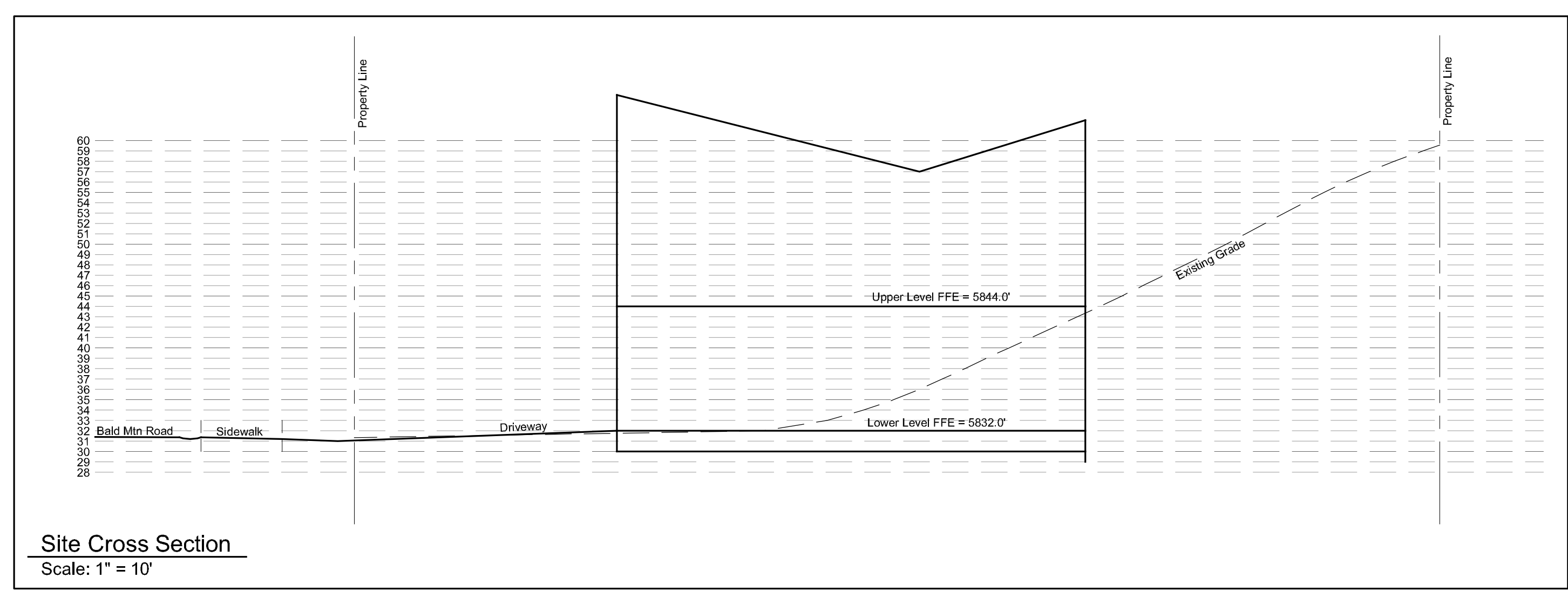
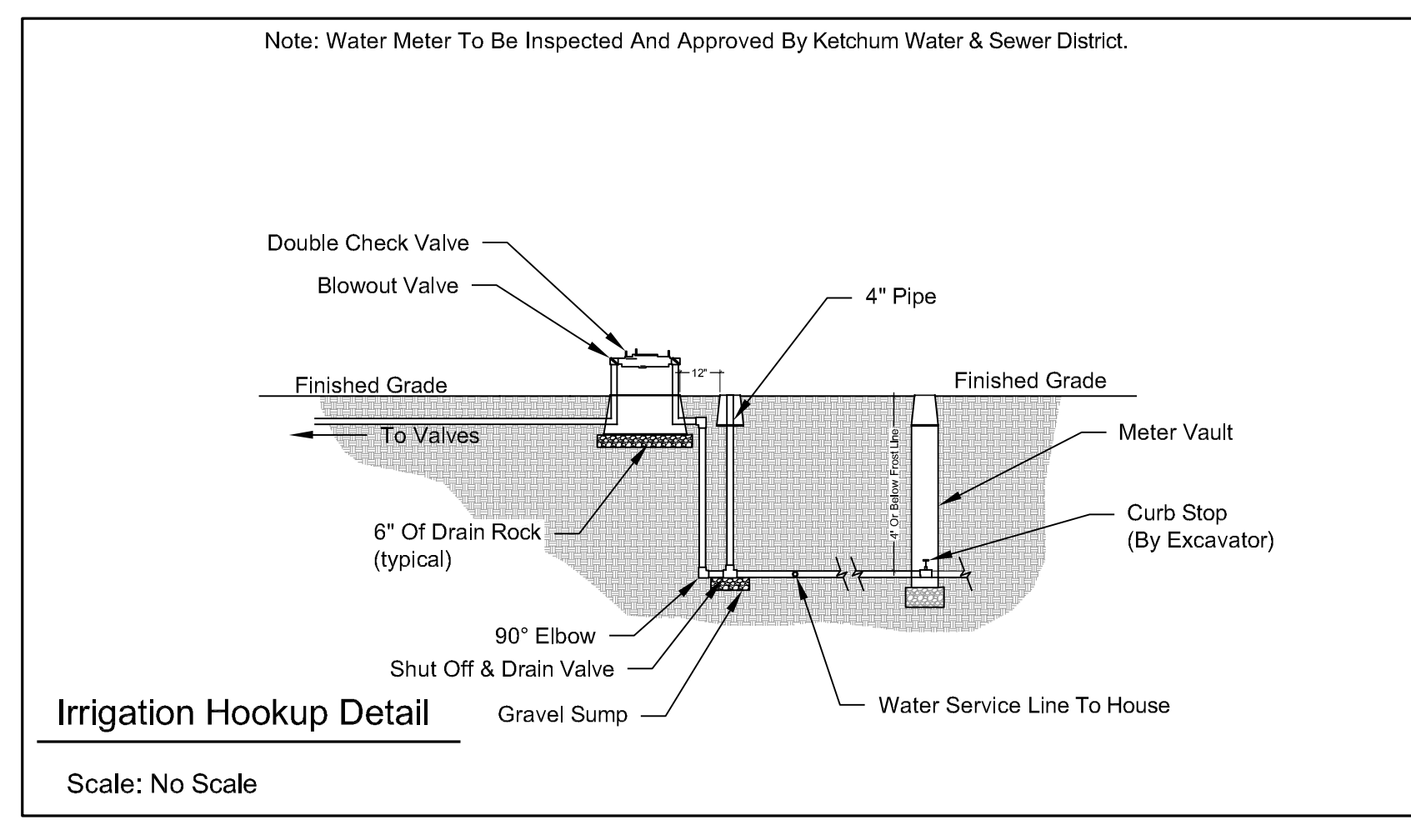
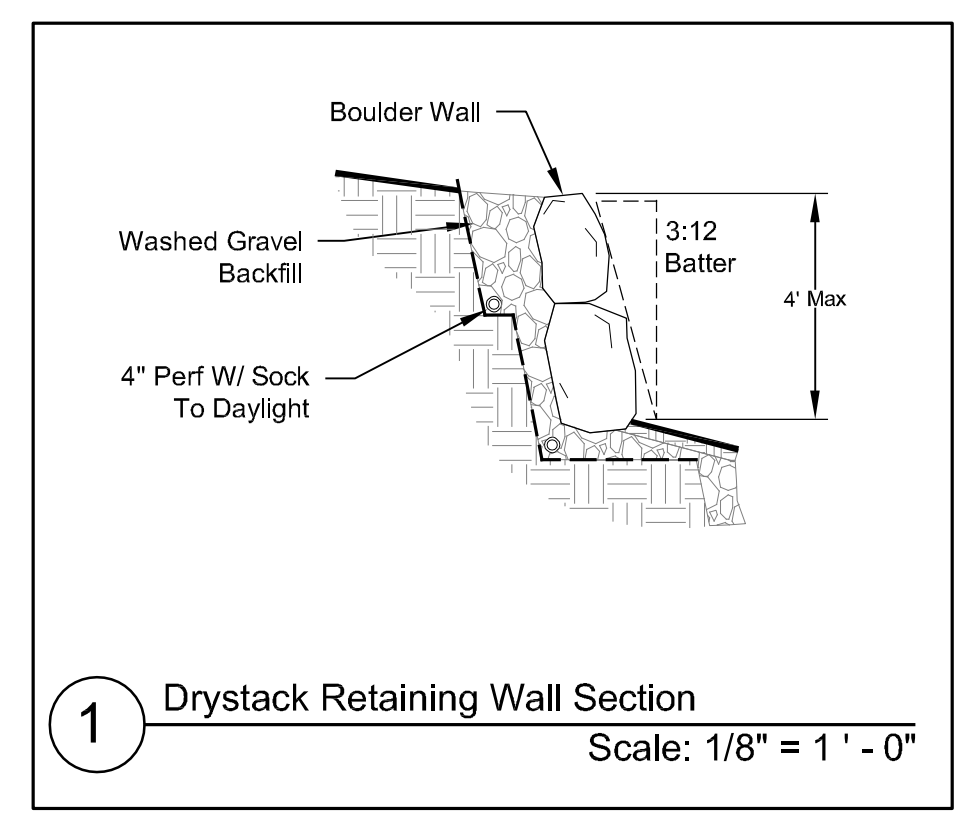
* See Civil Plan (C1) For
Site Grading And Drainage

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
- ⊖ Boulder Retainage
- ⊖ 4" Perforated Footing Drain
- ⊖ 4" Solid Drain Pipe (Roof & Downspouts)
- ⊖ Drystack Retaining Wall
- W — Water Line
- Electrical Service
- Gas Service
- Water Service
- Sewer Service

Cut & Fill

Excavation:	
Building/Garage:	350 Cu/Yds
Site:	0 Cu/Yds
Total Cut: 350 Cu/Yds	
Fill:	
Site Landscape Fill:	0 Cu/Yds
Driveway:	0 Cu/Yds
Total Fill: 0 Cu/Yds	
Total Export: 350 Cu/Yds	



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.

Plan Legend

- Property Line
- - - PUE And Snow Storage Easement
- Proposed Contour
- ⊕ Landscape Drywell
- ▨ Concrete Pavers
- ▩ Asphalt
- ▧ Gravel

Irrigation Calculation

(Lot = ± .19 Acres)

Description	Square Footage
Natural Grass	5,200 sq.ft.
Planter Beds	50 sq.ft.
Total Irrigated Area	5,250 sq.ft.
	+/- .12 Acres

Snow Storage

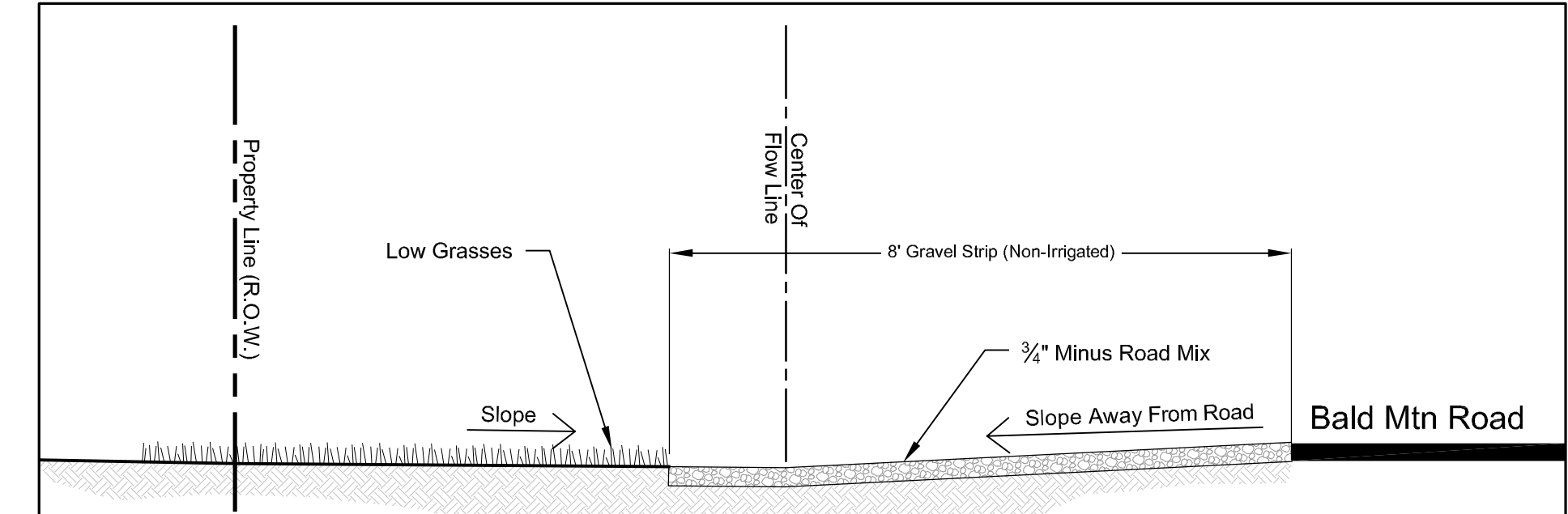
Driveway Area:	760 sq ft
Walkway Area:	75 sq ft
	x .30%
Required Area:	251 sq ft
Snow Storage Provided:	275 sq ft

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.



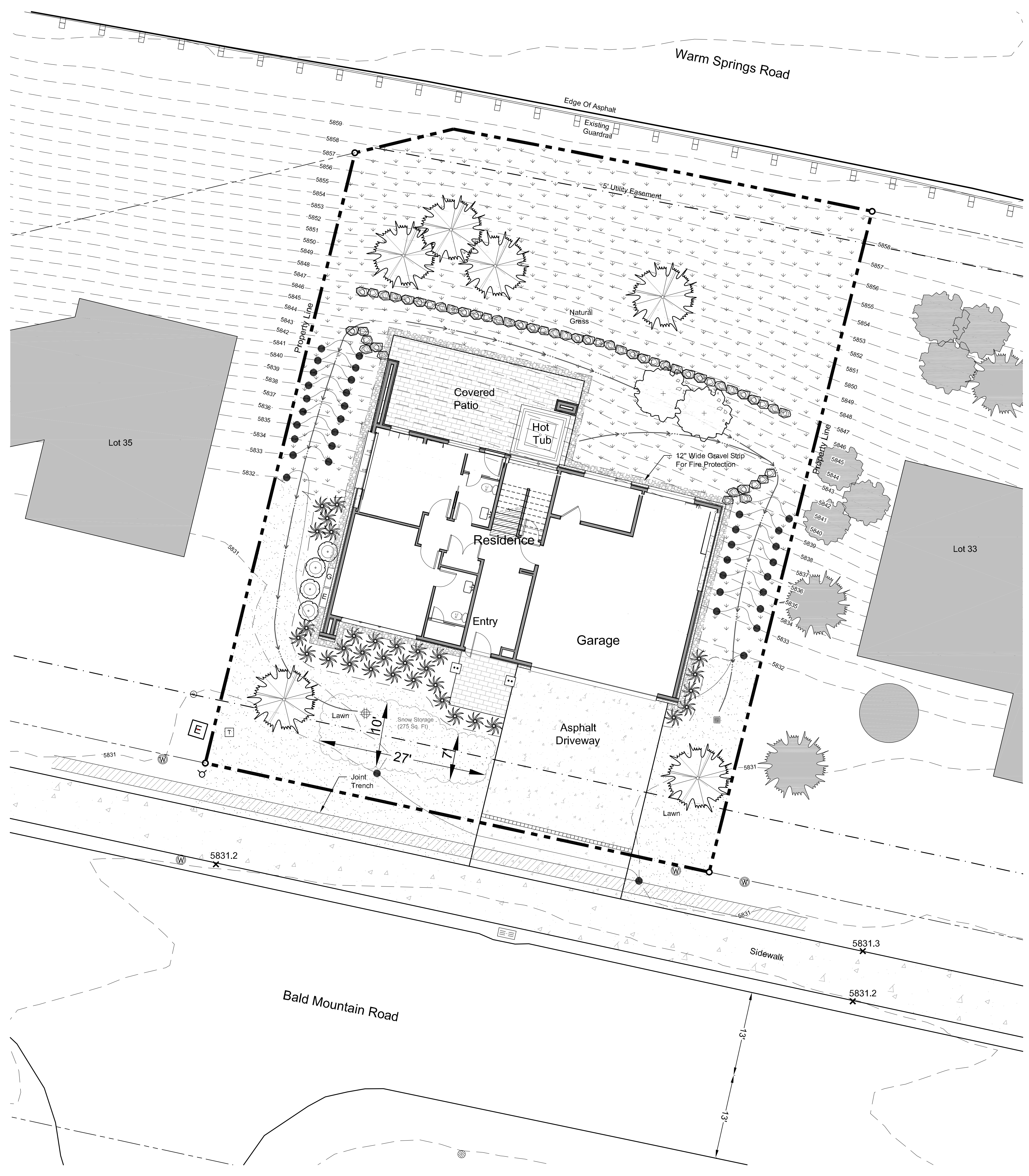
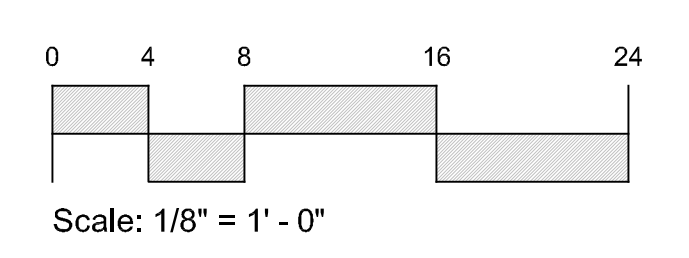
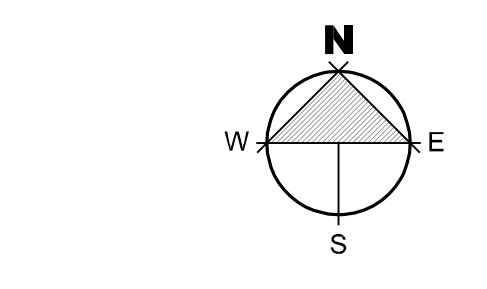
Note: No Sprinkler Heads In ROW.
Scale: 1/2" = 1' - 0"

Cross Section A - Right Of Way

- Material shall be pervious/permeable to allow drainage
- Surface must allow for vehicle parking and be consistent along the entire property frontage
- 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
- Grading and drainage improvements as required by City Engineer - Minimum 5% slope
- No obstructions, such as boulders or berms
- 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.
- 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.
- No snow-melt system.

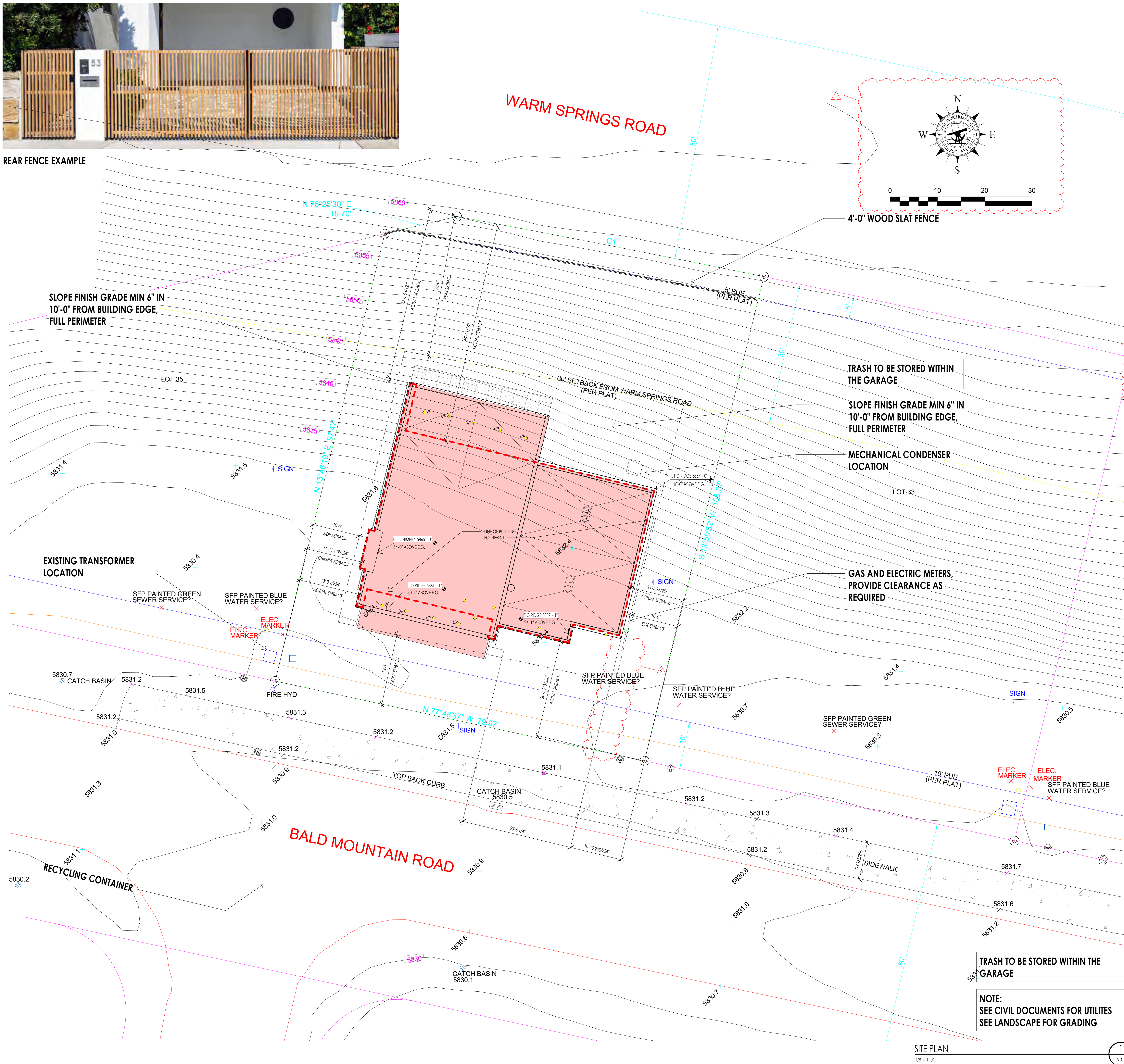
Plant Legend

Qty.	Common Name	Botanical Name	Size
6	Conifer Trees		12' -16'
	Pine	<i>Pinus spp.</i>	
2	Deciduous Trees		12' -16'
	Aspen	<i>Populus tremuloides</i>	
4	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>	
40	Ornamental Grasses		Flats
	Blue Fescue	<i>Festuca ovina gluca</i>	
	Ribbon Grass	<i>Phalaris arundinacea "Picata"</i>	
	Karl Foerster Feather Reed	<i>Carundinacea "Karl Foerster"</i>	
3,600 Sq.Ft.	Grasses & Wildflowers		Sod or Seed
	Hard Fescue	<i>Festuca trachyphylla</i>	
	Chewing Fescue	<i>Festuca rubra var. commutata</i>	
	Sheep Fescue	<i>Festuca ovina</i>	
	Creeping Red Fescue	<i>Festuca rubra</i>	
	Wildflowers	Various	
1,600 Sq.Ft.	Grasses - Lawn Mix		Sod or Seed
	Tall Fescue	<i>Festuca arundinacea</i>	
	Hard Fescue	<i>Festuca trachyphylla</i>	
	Chewing Fescue	<i>Festuca rubra var. commutata</i>	





REAR FENCE EXAMPLE



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

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

SITE PLAN KEY NOTES

LOT SIZE:
 AREA = .19 ACRES OR 8,347 SQ. FT.
 ZONE: GR-1
 HEIGHT LIMIT: 35' MAX

BUILDING PAD:
 AREA = 3,470 SQ. FT.

PROPOSED BUILDING FOOTPRINT:
 AREA = 2,456 SQ. FT. - EQUALS 29%

LOT COVERAGE ALLOWED: 35%, 2,921 SQ. FT.

- RECESSED LIGHT LOCATION
- WALL SCONCE LOCATION

LEGAL DESCRIPTION:

LOT 34 BALD MOUNTAIN ROAD

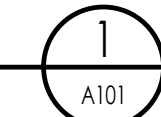
SITE NOTES:

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.

TRASH TO BE STORED WITHIN THE GARAGE

NOTE:
 SEE CIVIL DOCUMENTS FOR UTILITIES
 SEE LANDSCAPE FOR GRADING

SITE PLAN
 1/8" = 1'-0"



Architecture
 Interior Design
 Landscape Architecture
 Land Planning
 Construction Management

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO 83340

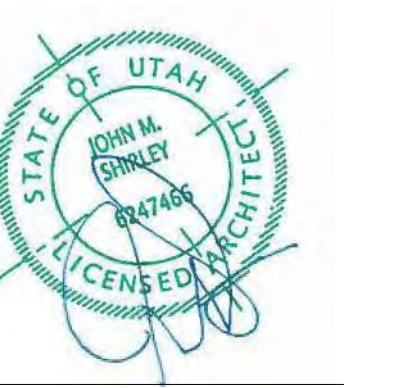
PROJECT NC22023.34
 DATE: 2023.06.30

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

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A101

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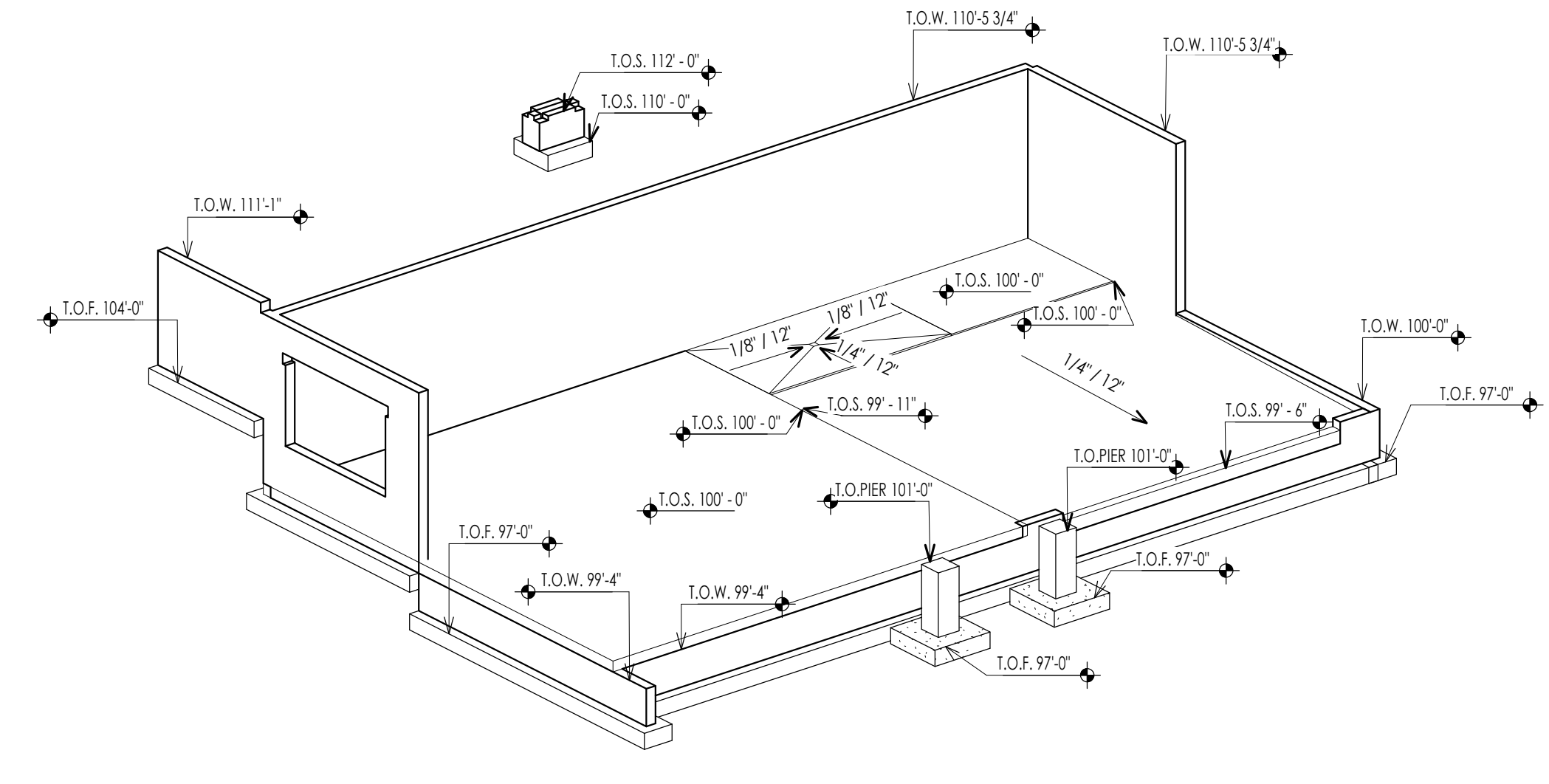
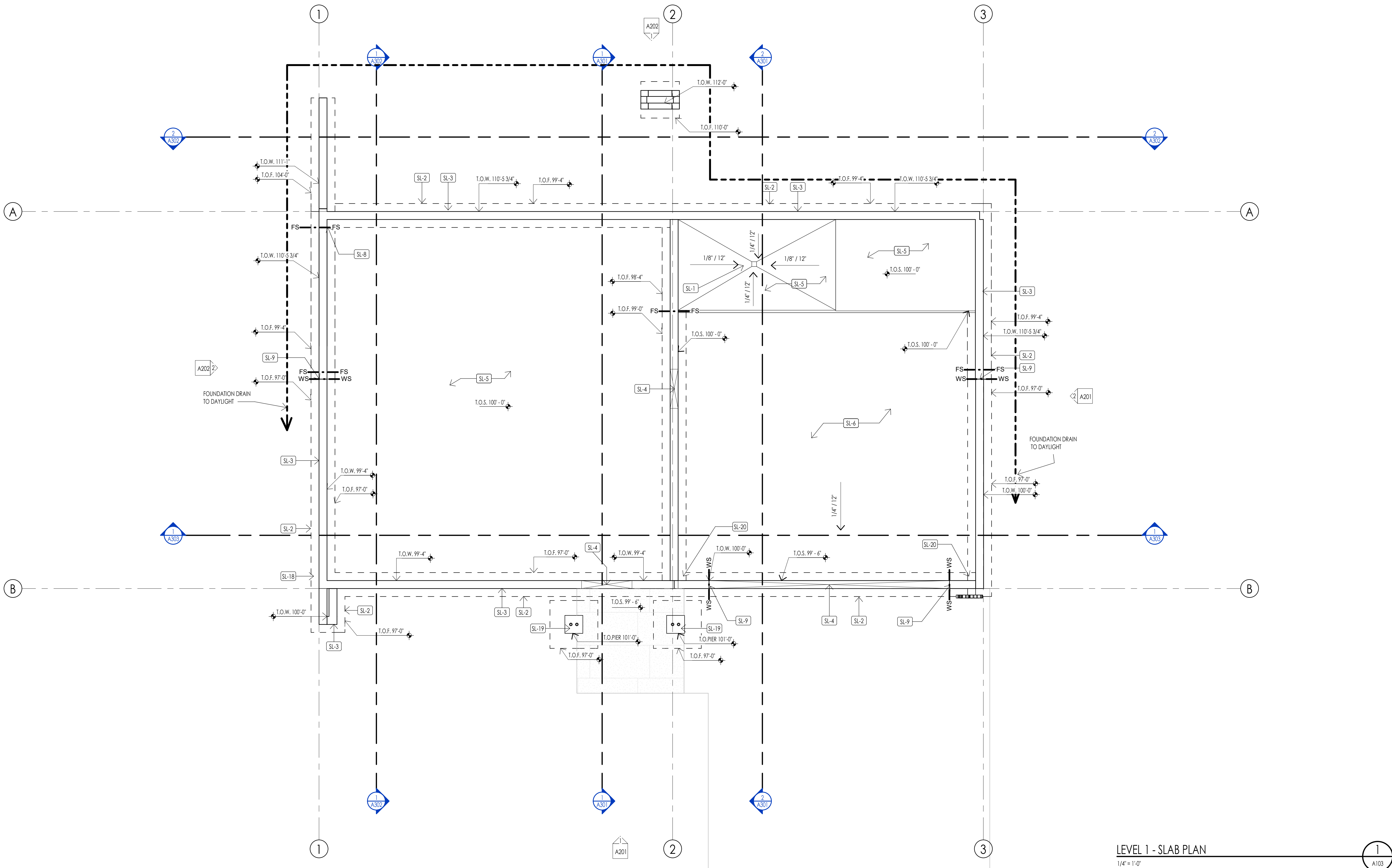
FOUNDATION PLAN LEGEND	
HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

FOUNDATION PLAN SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	FOOTING STEP
	WALL STEP
	TOP OF FOOTING ELEVATION
	TOP OF WALL ELEVATION
	TOP OF SLAB ELEVATION
	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 4 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.

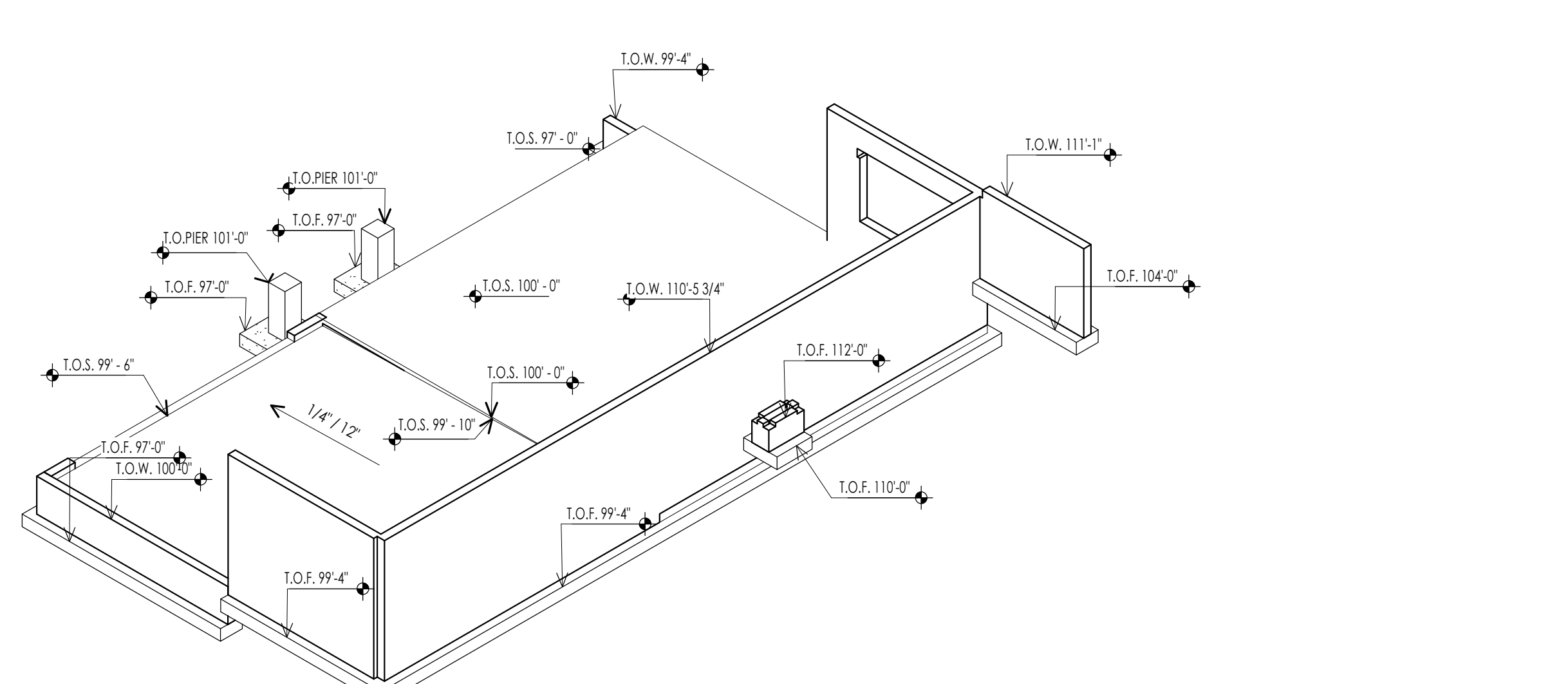
DATUM ELEVATIONS		
ARCHITECTURE	CIVIL	LEVEL
87'-6"	-	LEVEL 00 - TOP OF SLAB
88'-6"	-	LEVEL 0 - TOP OF SLAB
99'-0"	-	TOP OF SLAB AT FRONT OF GARAGE
100'-0"	-	LEVEL 1 - TOP OF PLYWOOD

- FOUNDATION PLAN KEYNOTES**
- KEYNOTES**
- 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 LIVE GROUND ANELECTRODE 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. E3508.1.2 AND I.N.E.C. 250.50)
 - SL-19 CONCRETE COLUMN PER STRUCTURAL
 - SL-20 WARP SLAB AT GARAGE DOORS TO PROVIDE DRAINAGE TOWARD THE DOOR OPENING



ISOMETRIC A

2
A103



ISOMETRIC B

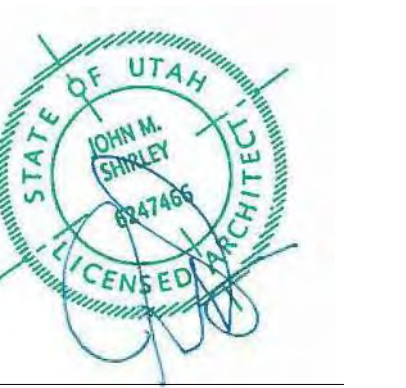
3
A103



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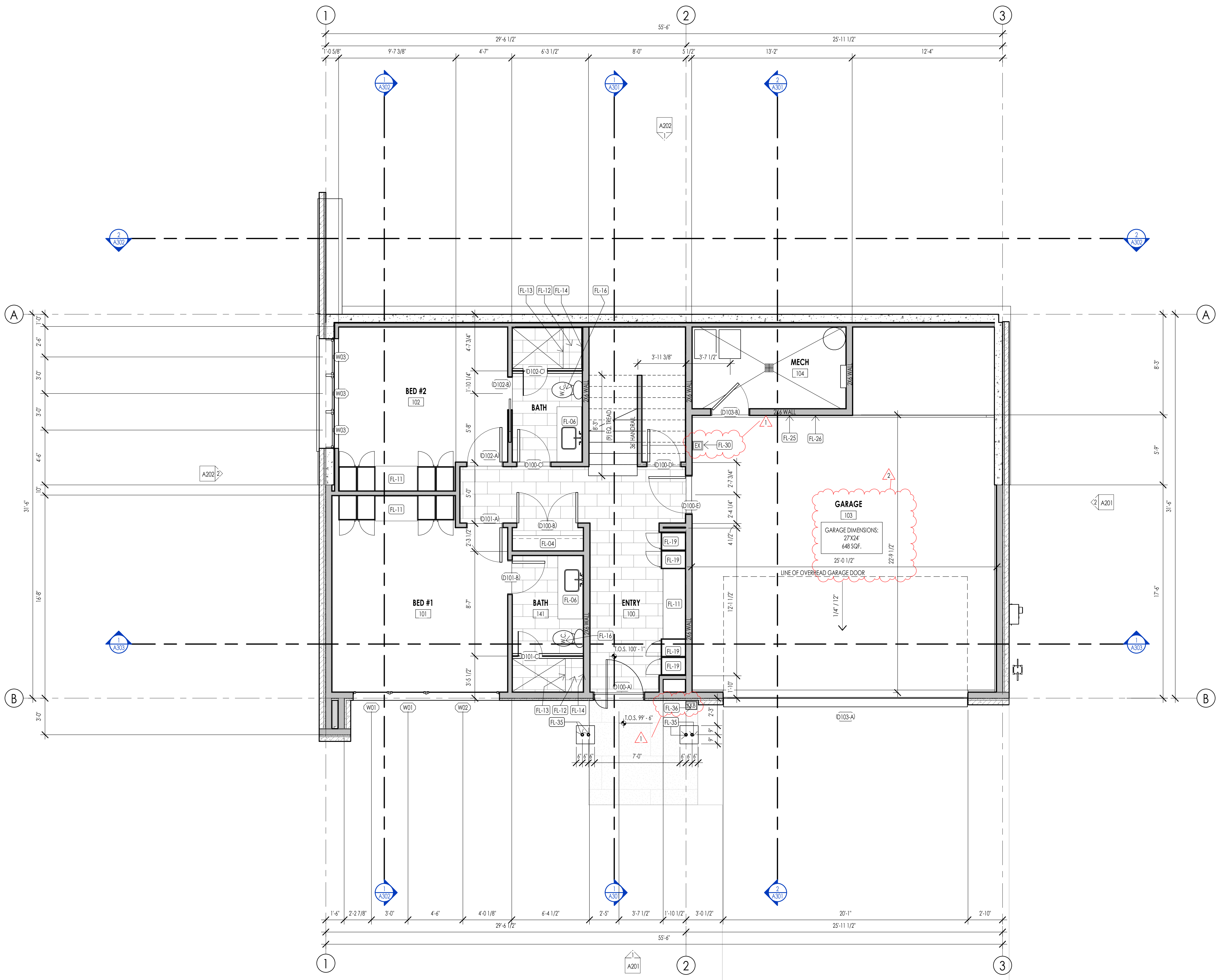


FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		TILE FINISH
	STONE VENEER		EXTERIOR CONCRETE SLABS
	METAL STUD WALL		
	WOOD STUD WALL		

- ### 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 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 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 SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGN
FL-13	PROVIDE 'SCHLERTER' KEROLINE LINEAR TRENCH DRAIN AGAINST BENCH. INTERIOR DESIGNER TO PROVIDE DRAIN COVER SPEC.
FL-14	SHOWER HEAD PER INTERIOR DESIGN
FL-14	W.C. TO BE 'KOHLER' PERSUADE CURBY COMFORT
FL-19	BUILT IN MUD/GEAR CABINETS AS PER INTERIOR DESIGNER
FL-25	PROVIDE HOT/COLD HOOK UP
FL-26	PROVIDE 50 AMP/EV CONNECTION POINT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2016 IFC SECTION 908 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.
FL-35	WIRE STEEL COLLUMNS - SEE STRUCTURAL FOR SIZE AND SPECS.
FL-36	AN APPROVED KEY BOX SHALL BE INSTALLED. WITH THE APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE A KNIX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOK. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL - VERIFY LOCAL CODE.



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

1
A104

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A104

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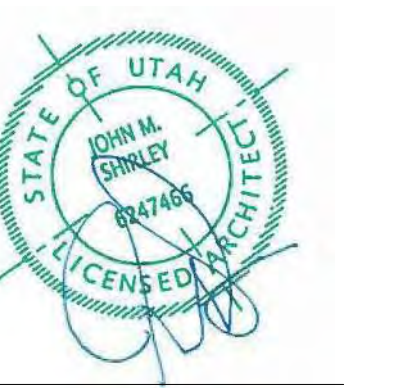
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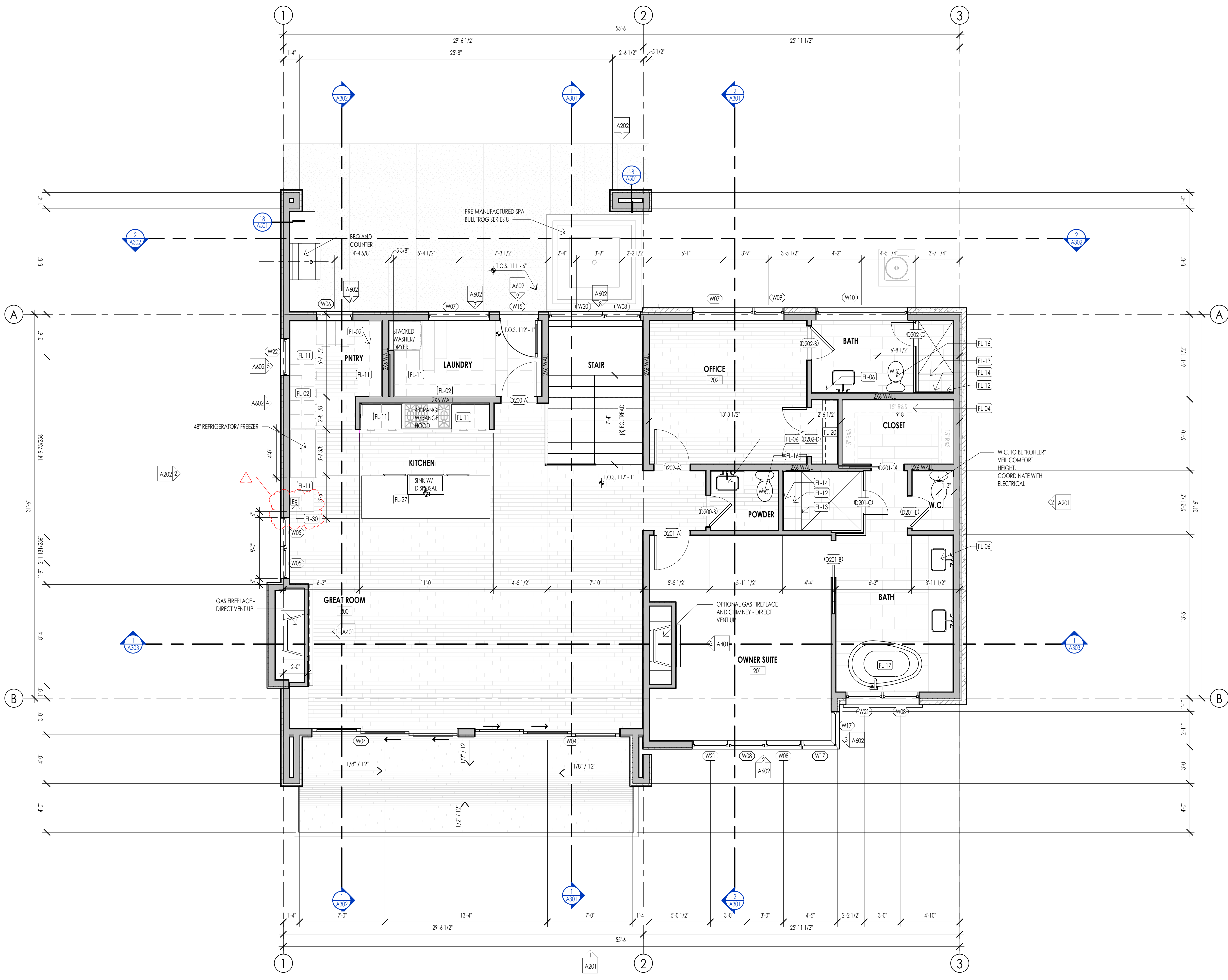


FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	POURED IN PLACE CONCRETE WALL	[Hatch Pattern]	CARPET FINISH
[Hatch Pattern]	CMU BLOCK WALL	[Hatch Pattern]	TILE FINISH
[Hatch Pattern]	STONE VENEER	[Hatch Pattern]	EXTERIOR CONCRETE SLABS
[Hatch Pattern]	METAL STUD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

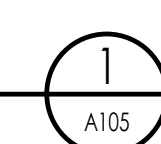
- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKSPATIOS.
 - 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-11	CABINET SYSTEM/SHELVING PER INTERIOR DESIGNER
FL-12	PROVIDE SHOWER BENCH AS PER OWNER/ INTERIOR DESIGNER
FL-13	PROVIDE "COHLER" 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 "COHLER" PERKUADE CURVY COMFORT
FL-17	TUB/ SOAKER TUB AS PER INTERIOR DESIGNER
FL-20	OFFICE BUILT IN CABINETS AS PER INTERIOR DESIGNER
FL-27	PROVIDE COUNTER BUITION SWITCH FOR DISPOSAL UNIT
FL-30	FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER 2018 IFC SECTION 906 BOTH DURING CONSTRUCTION AND UPON OCCUPANCY OF THE BUILDING. DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE PLACED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION THAT IS LESS THAN 75' TRAVEL DISTANCE TO ANY COMBUSTIBLES ON SITE. 30' TO ANY HOT WORK. EXTINGUISHERS SHALL BE MOUNTED IN A CONSPICUOUS, EASY TO ACCESS, UNOBSTRUCTED LOCATION. UPON COMPLETION OF PROJECT EVERY SINGLE-FAMILY RESIDENCE SHALL HAVE A MINIMUM OF ONE EXTINGUISHER PER GARAGE AND ONE EXTINGUISHER PER KITCHEN AREA.



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



WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

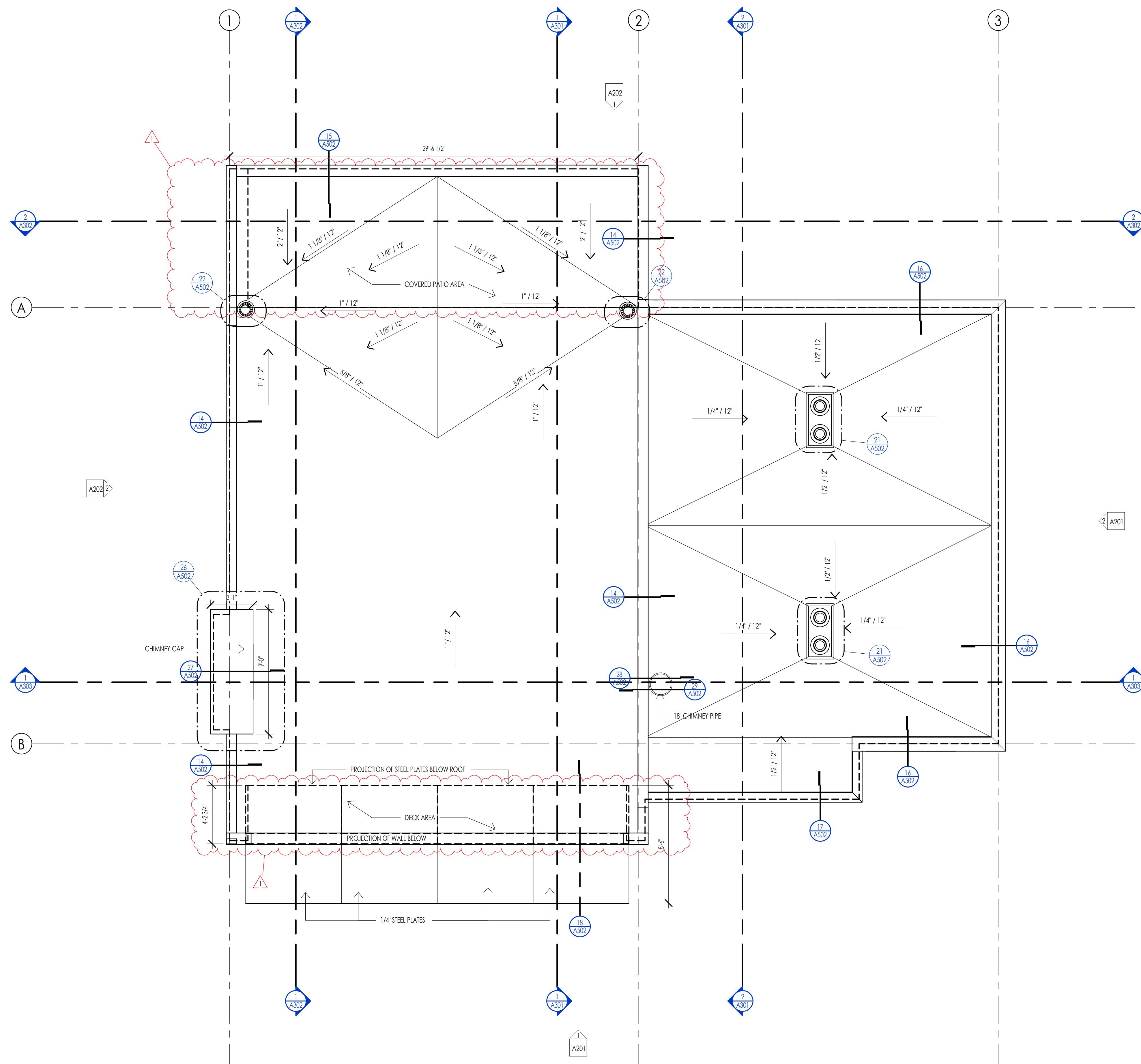
PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A105

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PERMIT SET



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

- 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	

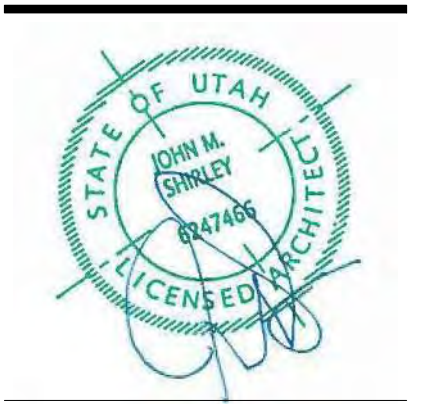


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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

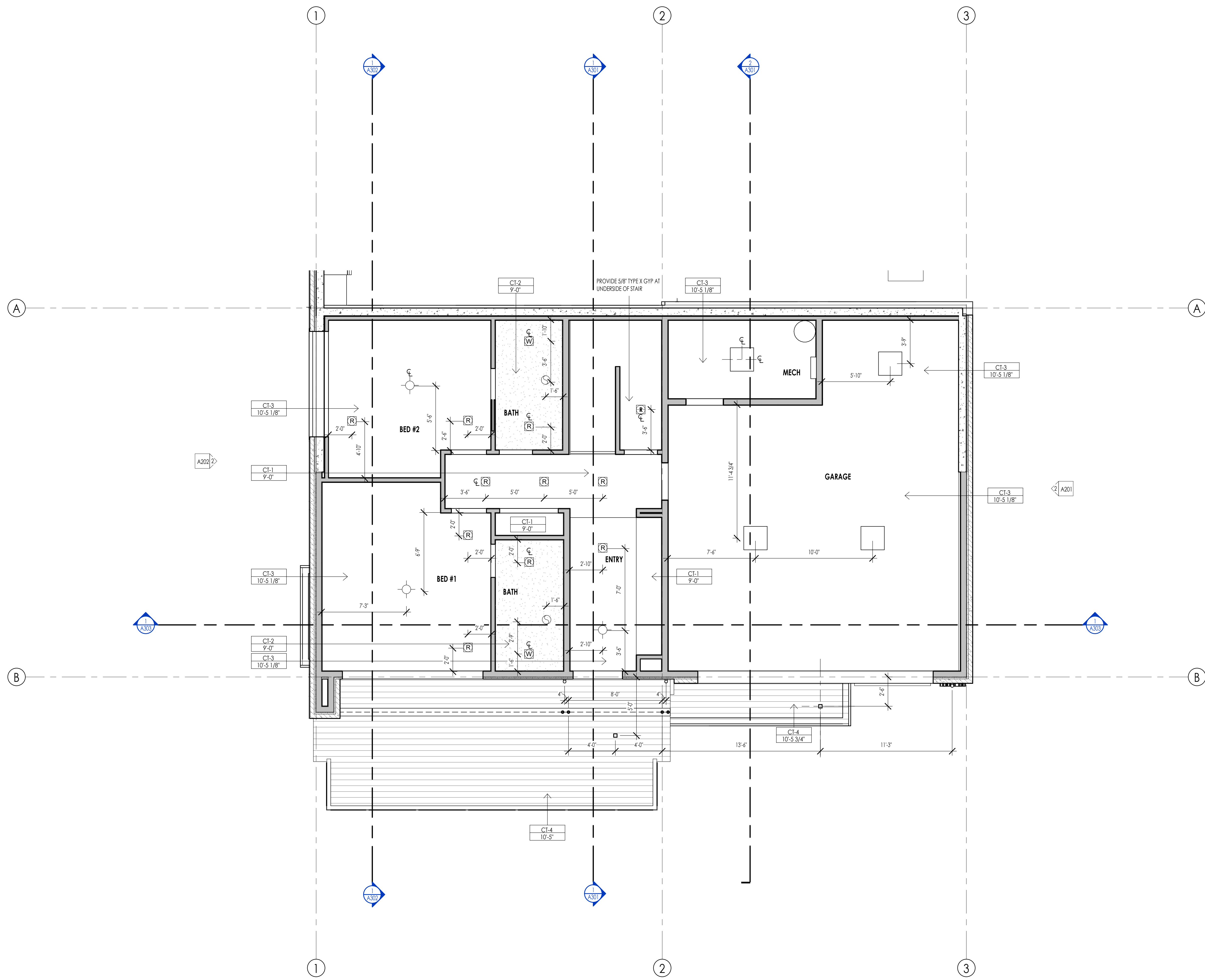
PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

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ROOF PLAN
1/8" = 1'-0"



REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	3/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-4	3/4" 1-G INTERIOR SOFFIT @ ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G EXTERIOR SOFFIT 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-6	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT	[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

PERMIT SET

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
LEVEL 1 CEILING PLAN

SHEET NUMBER:
A109

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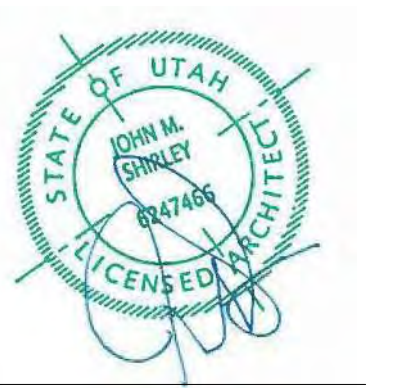


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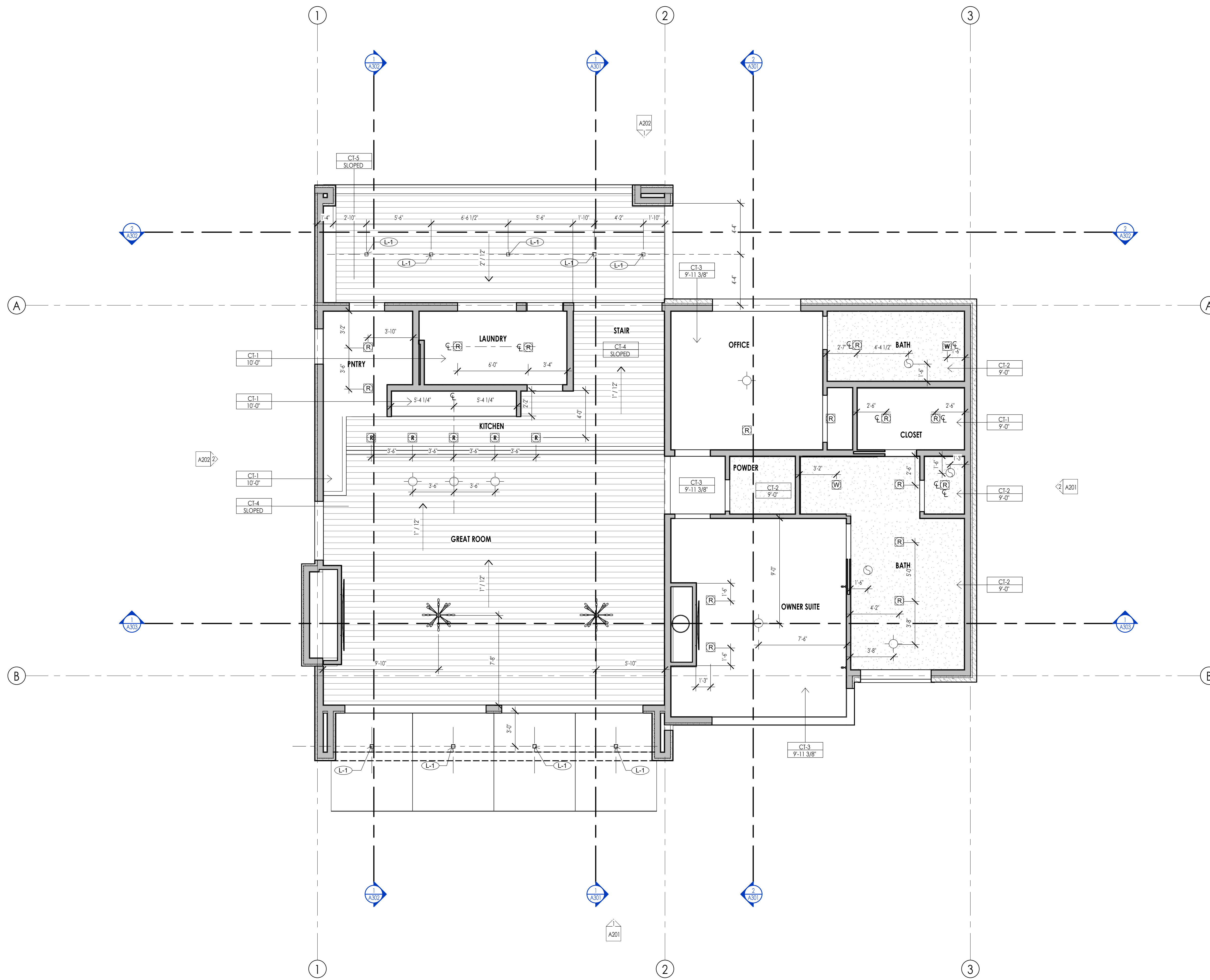
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WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340



REFLECTED CEILING PLAN MATERIAL LEGEND					
HATCH PATTERN	TYPE	DESCRIPTION	HATCH PATTERN	TYPE	DESCRIPTION
[Hatch Pattern]	CT-1	3/8" GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-2	5/8" WATER RESISTANT GYPSUM BOARD 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-3	5/8" GYPSUM BOARD @ FLOOR OR ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-4	3/4" 1-G INTERIOR SOFFIT @ ROOF	[Hatch Pattern]		
[Hatch Pattern]	CT-5	3/4" 1-G EXTERIOR SOFFIT 2X4	[Hatch Pattern]		
[Hatch Pattern]	CT-6	5/8" GYPSUM BOARD TYPE X FIRE RESISTANT	[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
CL	CEILING TYPE
1'-0"	HEIGHT

REFLECTED CEILING PLAN KEYNOTES

PROJECT NC22023.34
 DATE: 2023.06.30
 REVISIONS:

SHEET TITLE:
 LEVEL 2 CEILING PLAN

SHEET NUMBER:
 A110

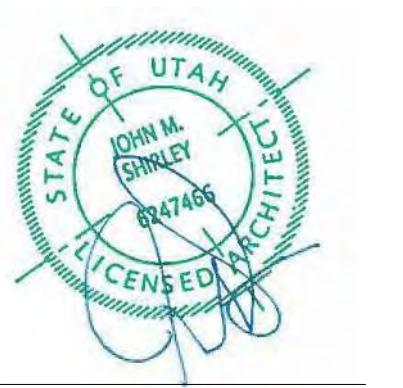


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WARM SPRINGS RESIDENCE #34
 180 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO 83340

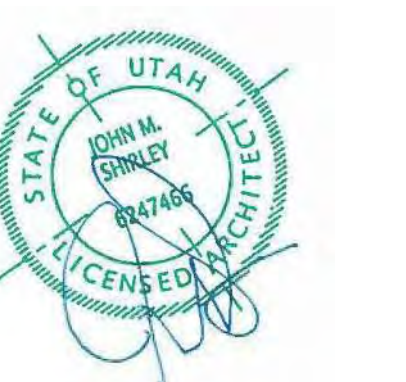
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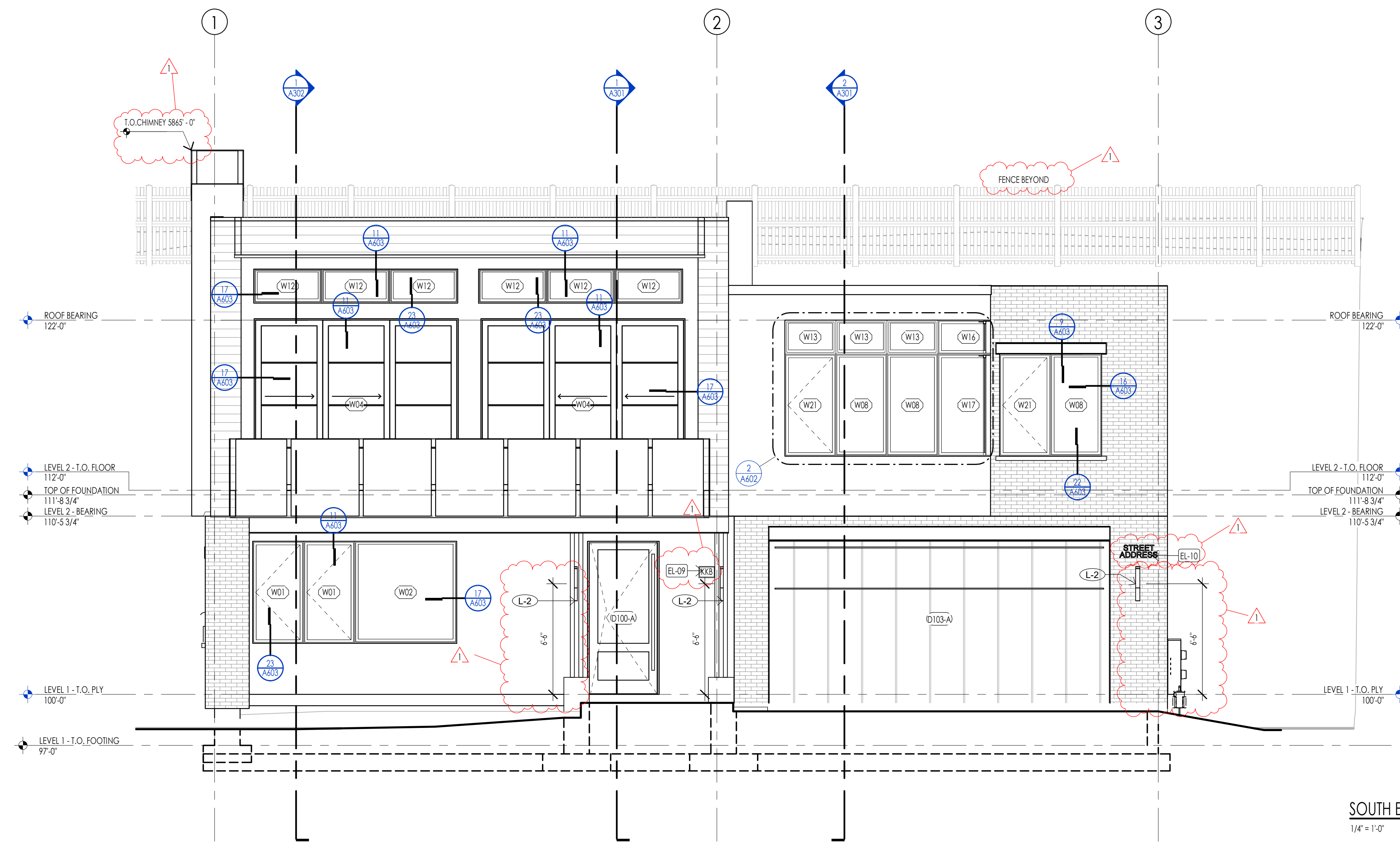
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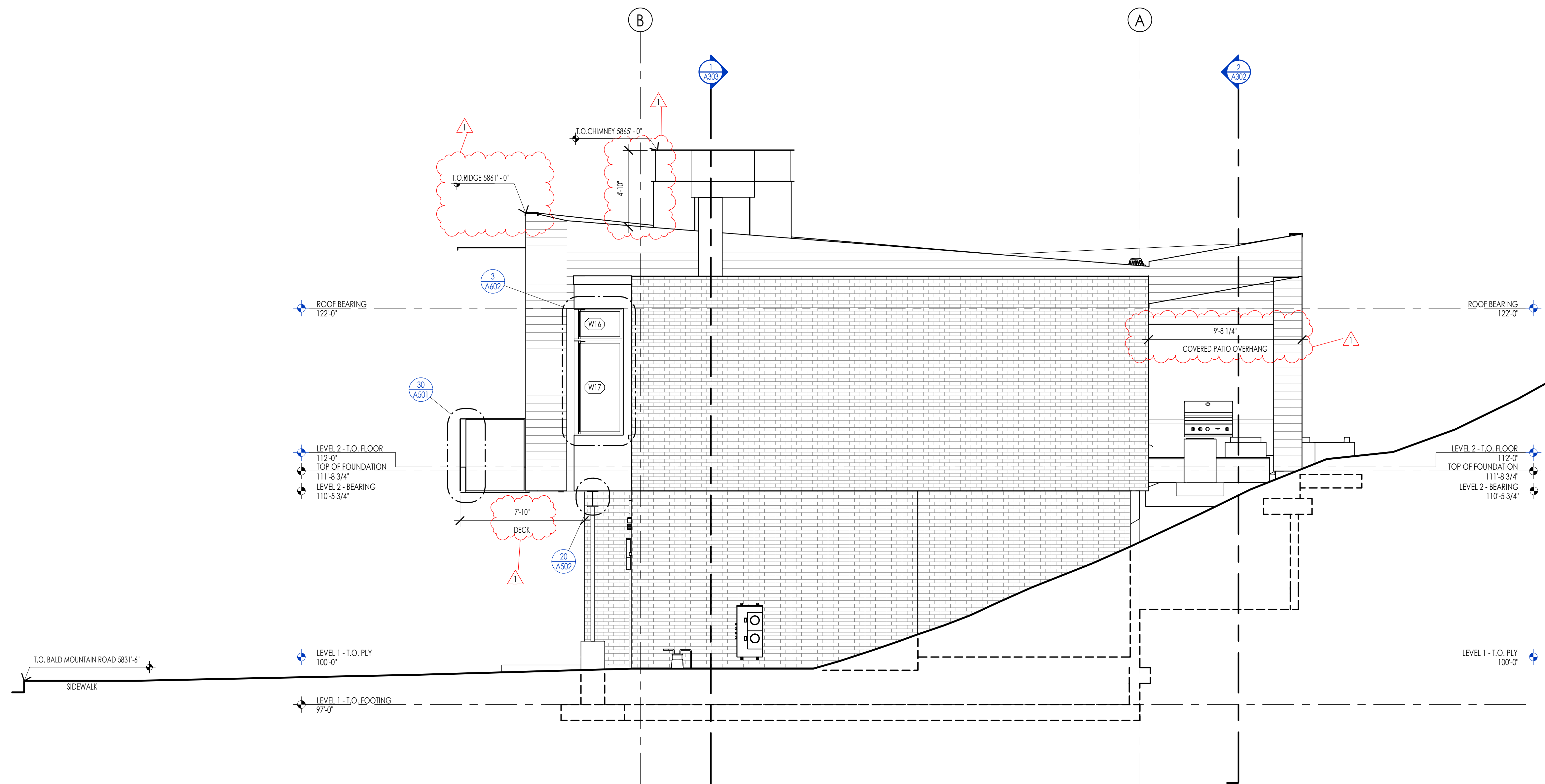
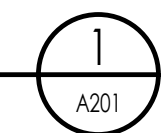
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE SYSTEM
[Hatch Pattern]	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
[Hatch Pattern]	EXTERIOR BRICK VENEER
[Hatch Pattern]	METAL PANEL WALL SYSTEM

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 KNOX BOX BRAND AND SIZED TO ACCOMMODATE KEYS TO EVERY DOOR OF THE PROJECT. LOCATION NO MORE THAN 3FT HOR. FROM MAIN DOOR AND NO MORE THAN 5.5FT VERTICAL- VERIFY LOCAL CODE.
EL-10	APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR (4) INCHES TALL, HAVE A MINIMUM 1/8" BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF FORTY-EIGHT (48) INCHES ABOVE FINAL GRADE.



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



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



WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

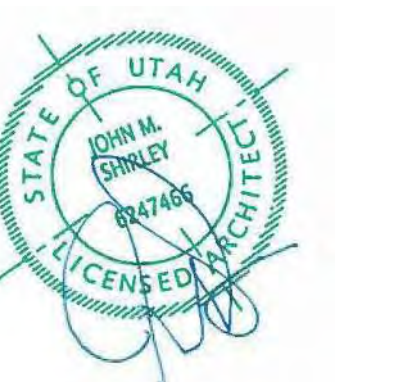
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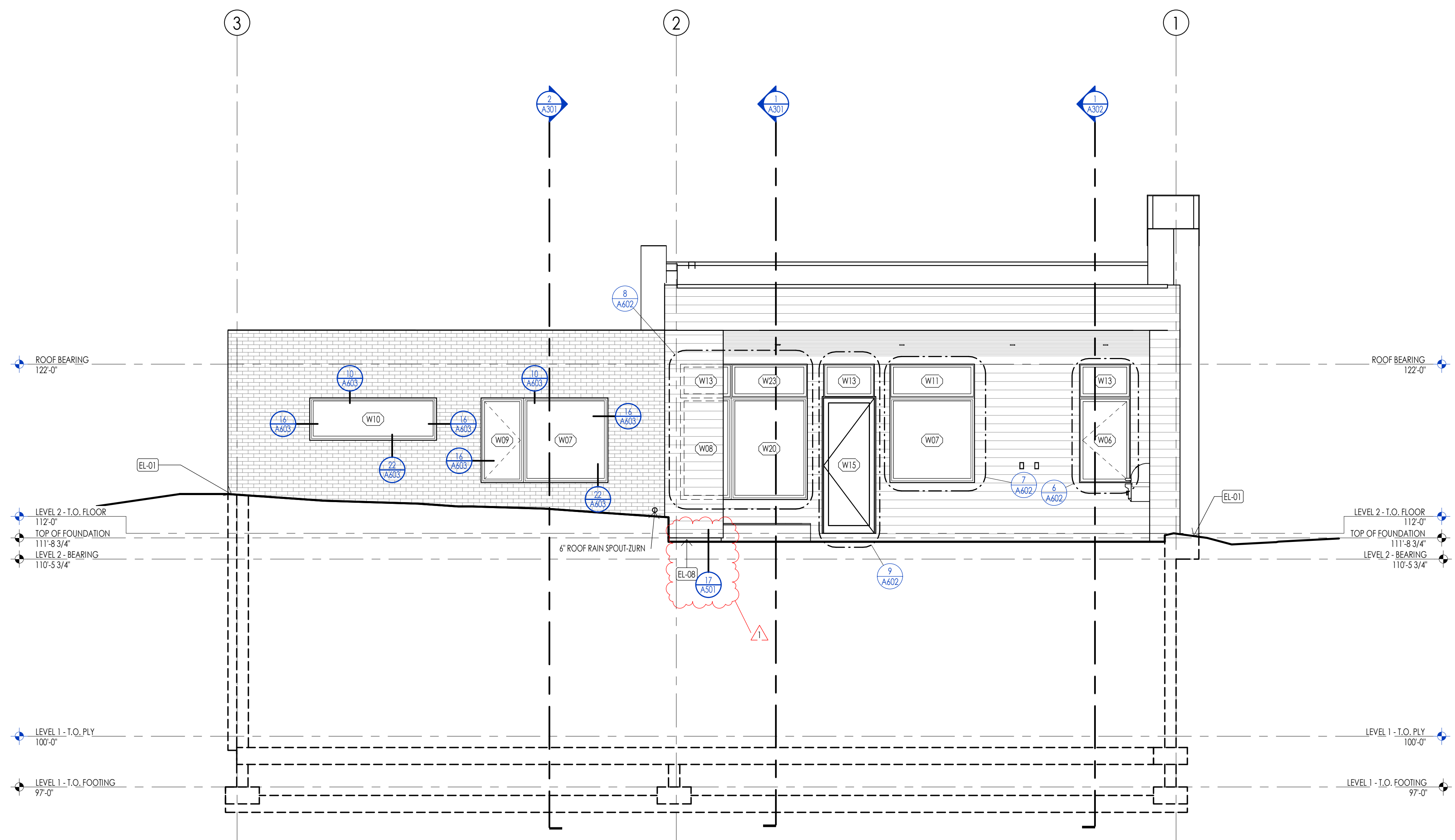
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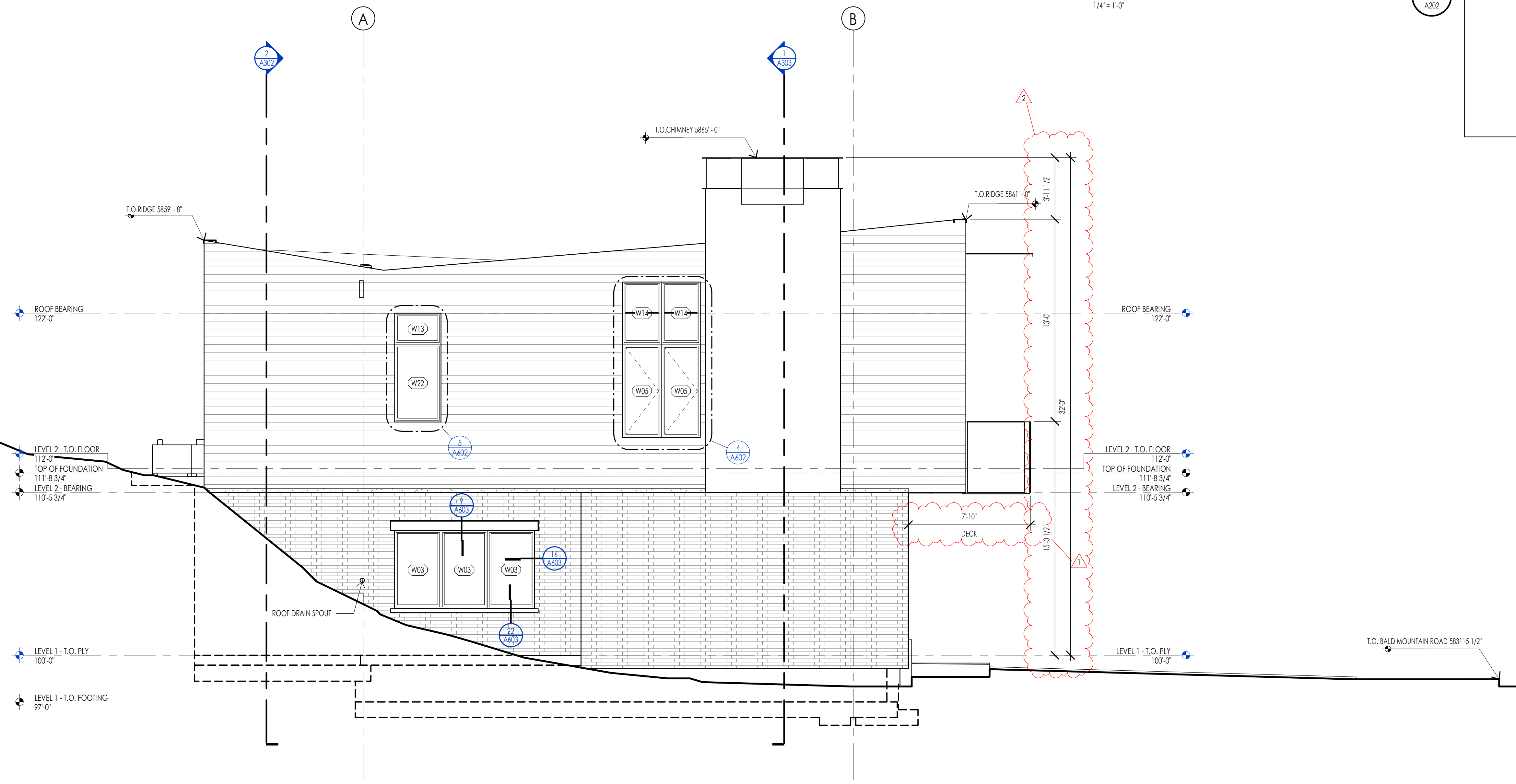
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE SYSTEM
[Hatch Pattern]	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
[Hatch Pattern]	EXTERIOR BRICK VENEER
[Hatch Pattern]	METAL PANEL WALL SYSTEM

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

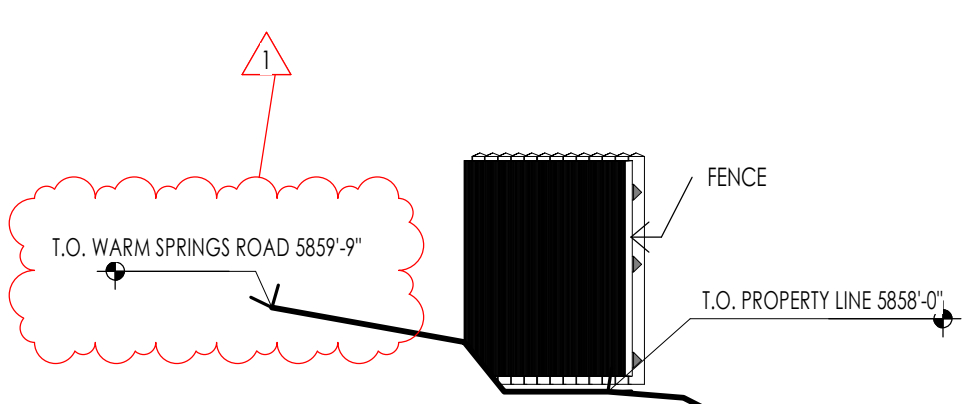
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0"
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.



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



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



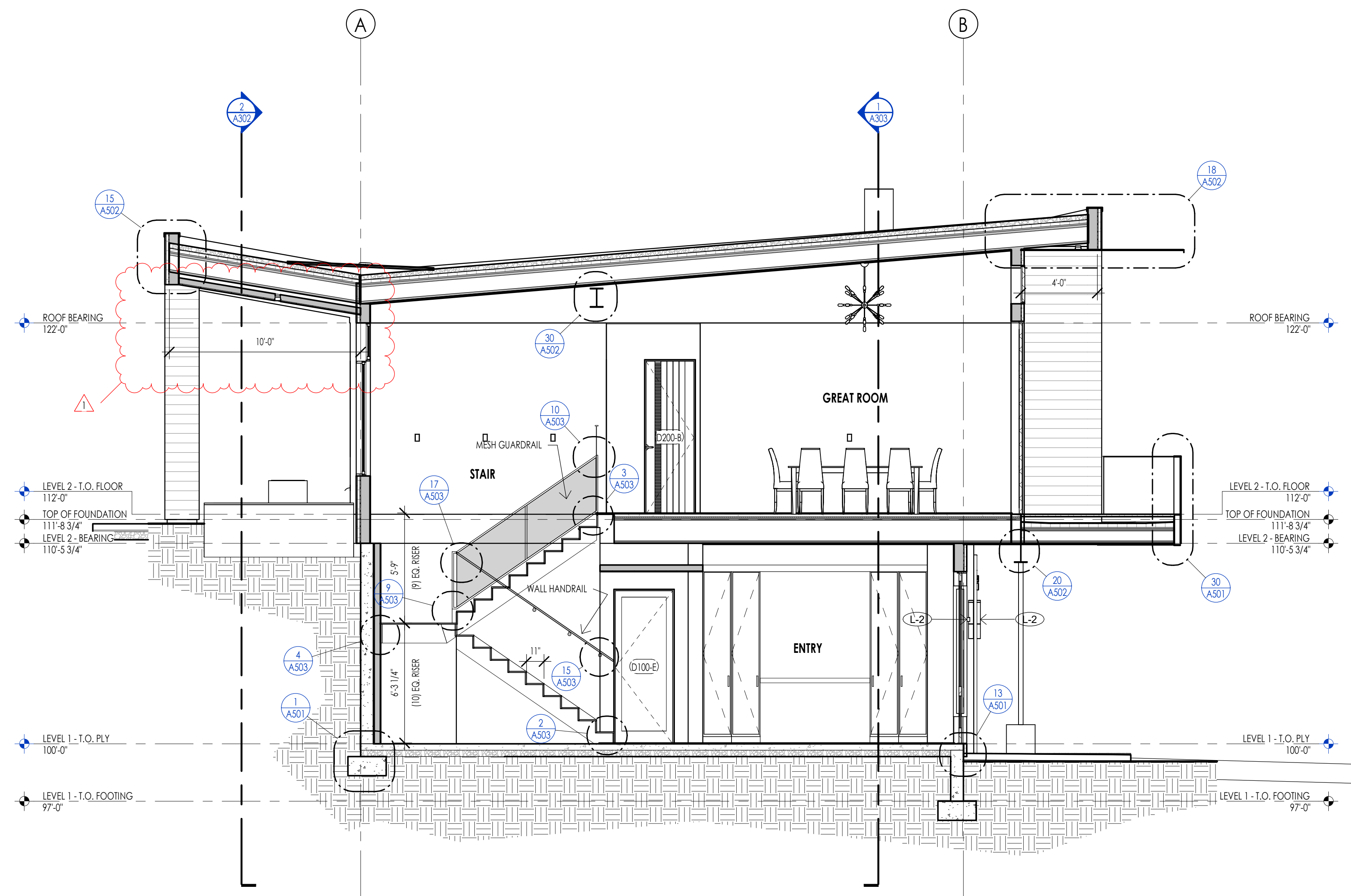
WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:
1 04-27-2023 PER CITY COMMENTS
2 06-14-2023 PER CITY COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202
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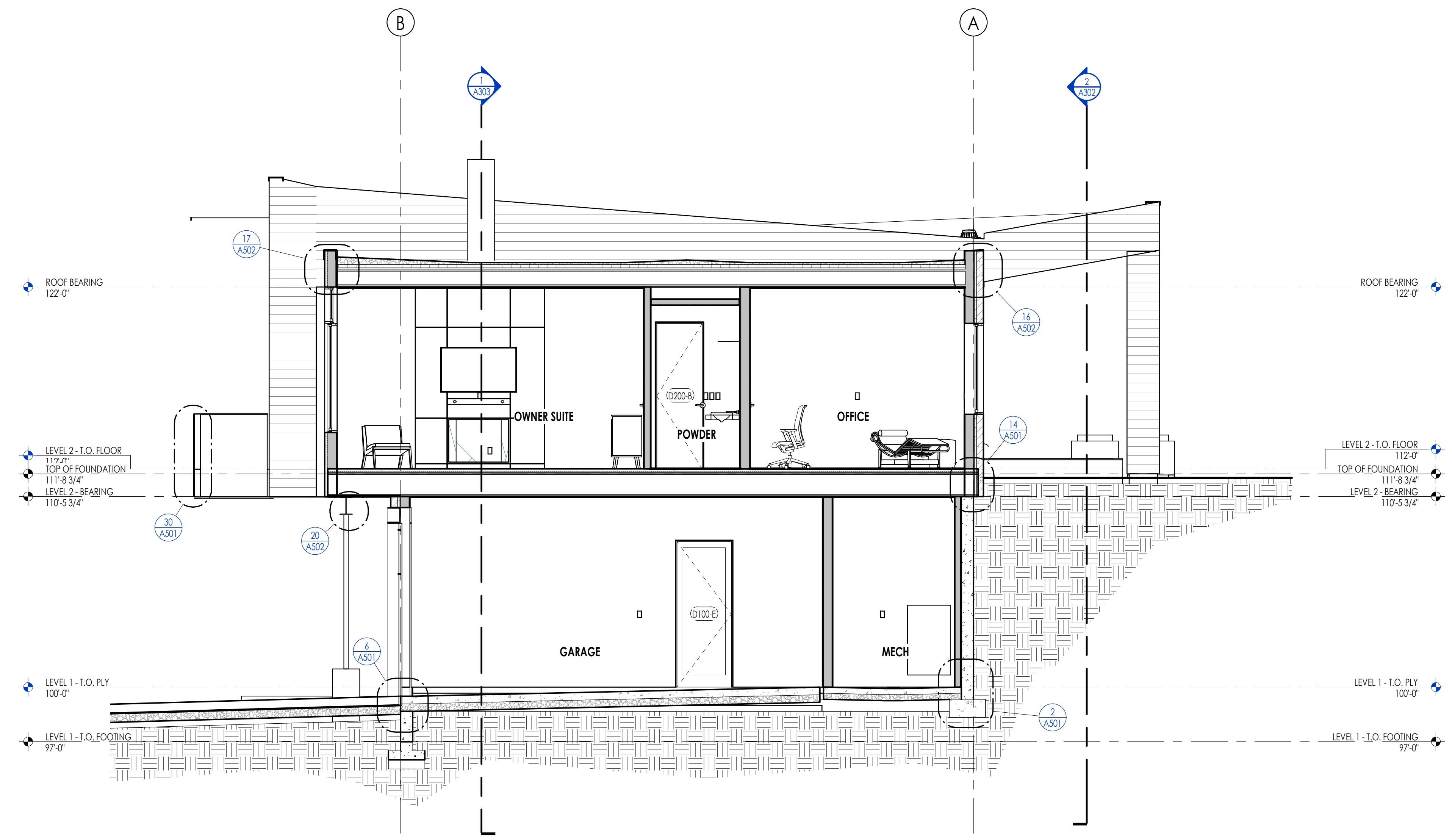


Section 1
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	SINGLE PLY ROOFING MEMBRANE SYSTEM
[Hatch Pattern]	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
[Hatch Pattern]	EXTERIOR BRICK VENEER
[Hatch Pattern]	METAL PANEL WALL SYSTEM

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

ELEVATION/ SECTION KEYNOTES



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



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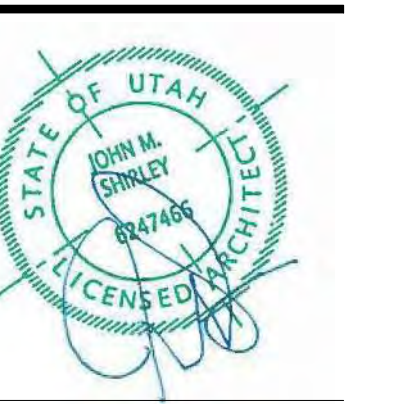
WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
BUILDING SECTIONS

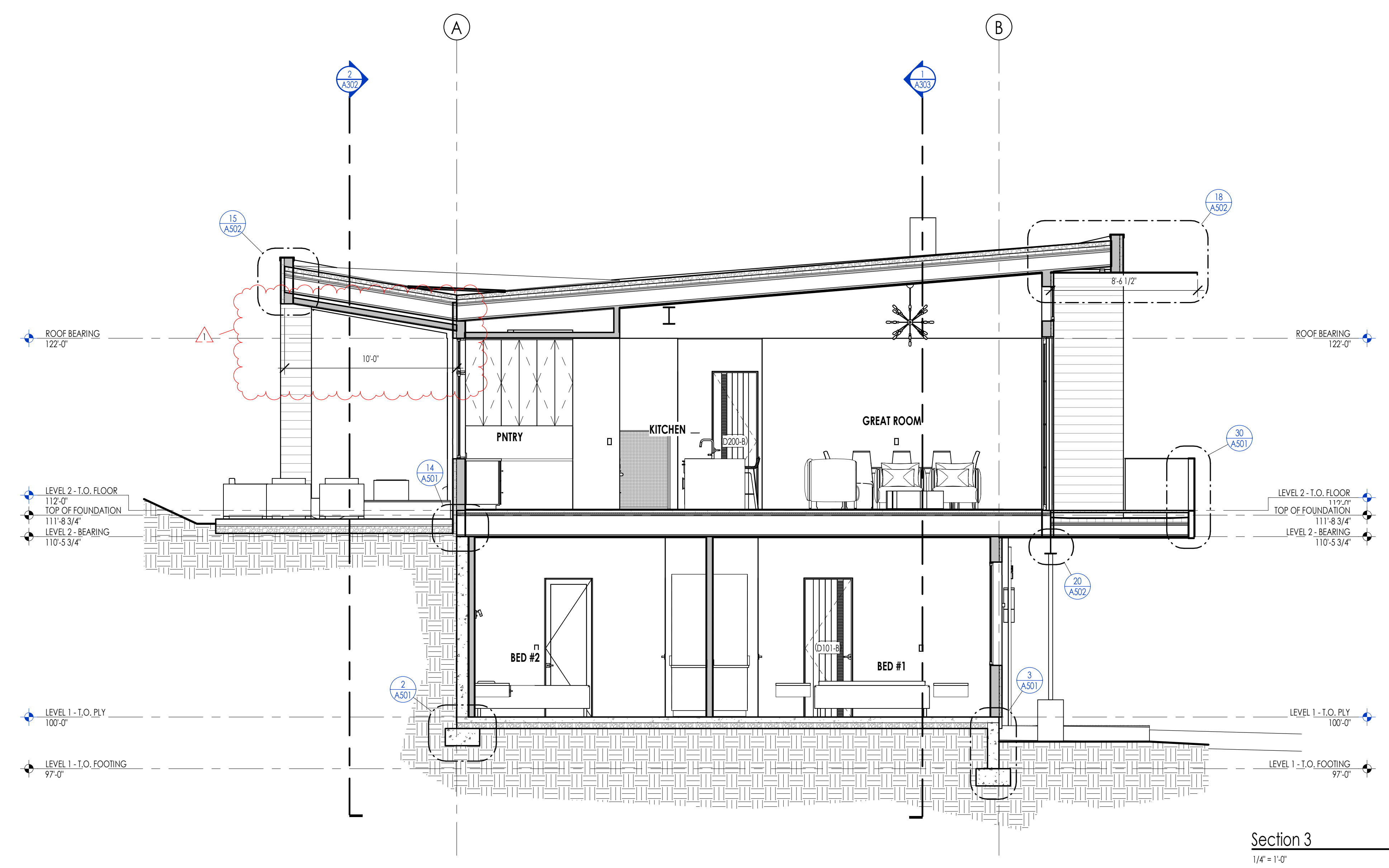
SHEET NUMBER:
A302

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ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR BRICK VENEER
	METAL PANEL WALL SYSTEM

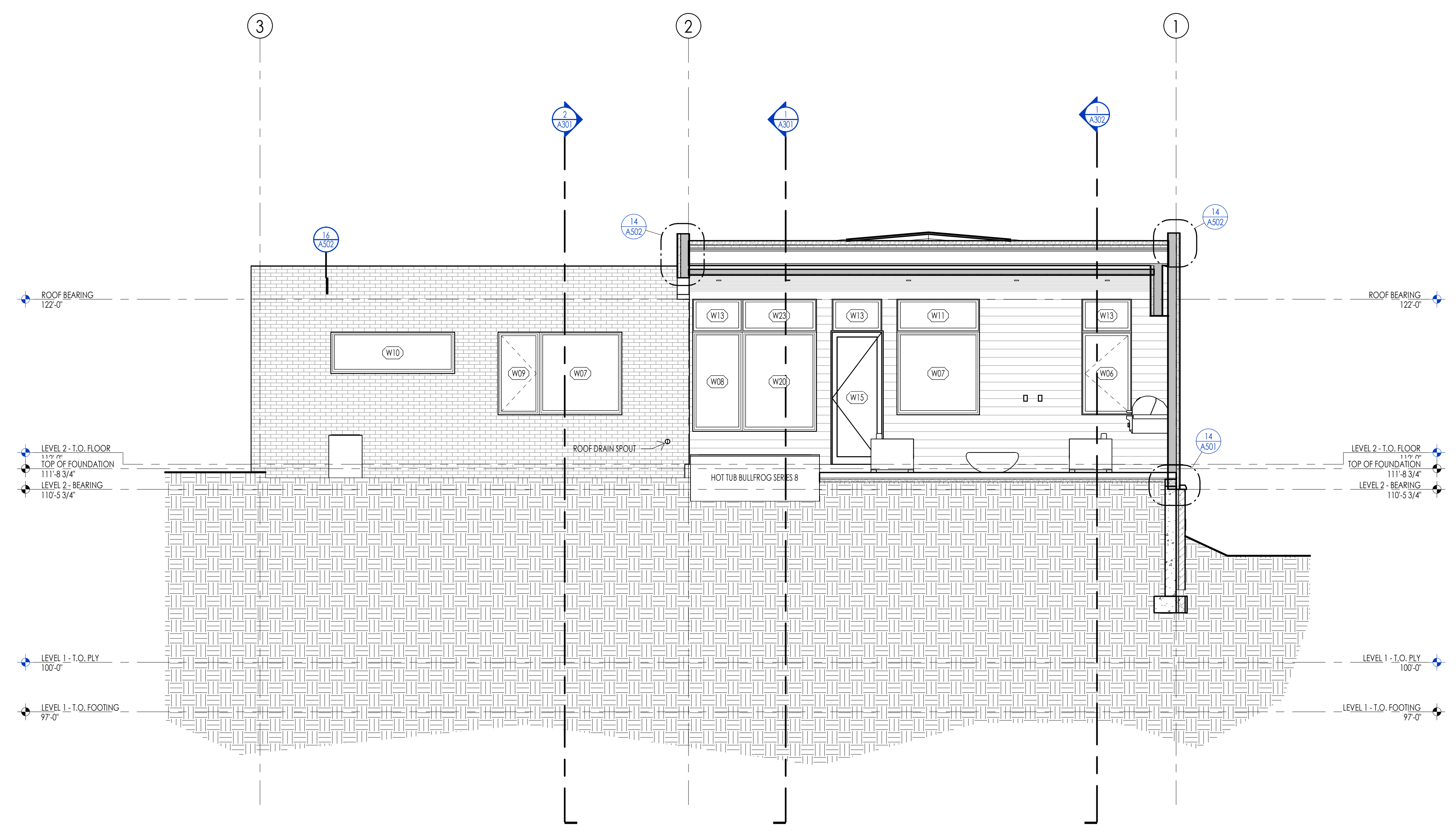
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

ELEVATION/ SECTION KEYNOTES



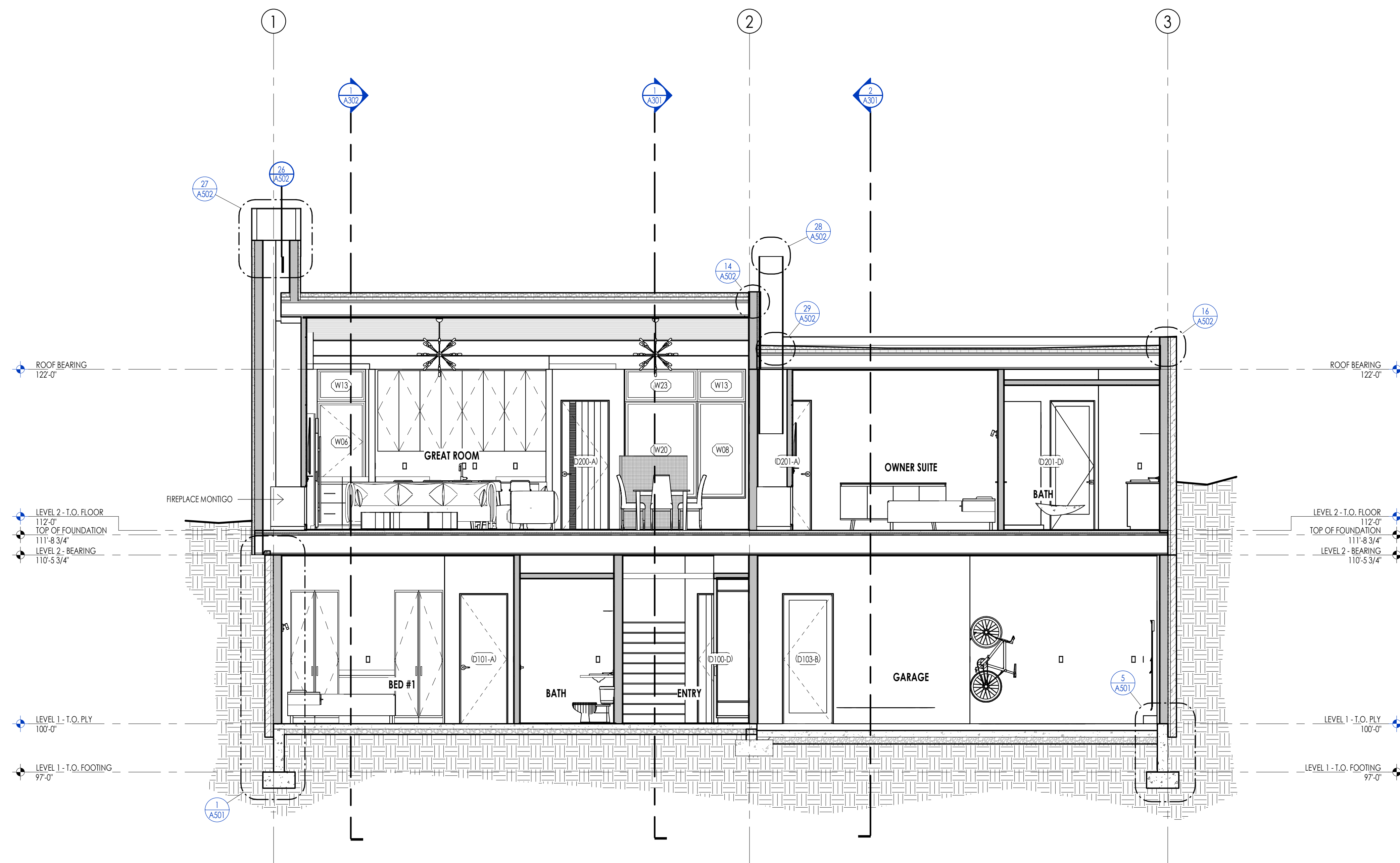
Section 3
1/4" = 1'-0"

1
A302



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

2
A302



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

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SINGLE PLY ROOFING MEMBRANE SYSTEM
	2X6 CEDAR CHANNEL LAP VERTICAL SIDING SYSTEM WITH SQUARE EDGES
	EXTERIOR BRICK VENEER
	METAL PANEL WALL SYSTEM

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

ELEVATION/ SECTION KEYNOTES	

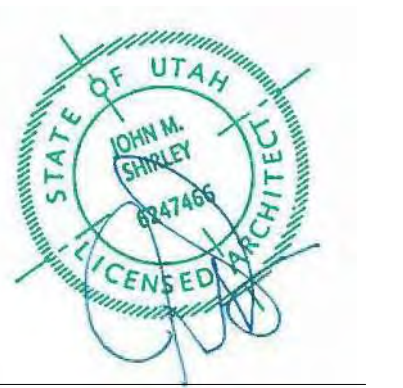


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WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A303

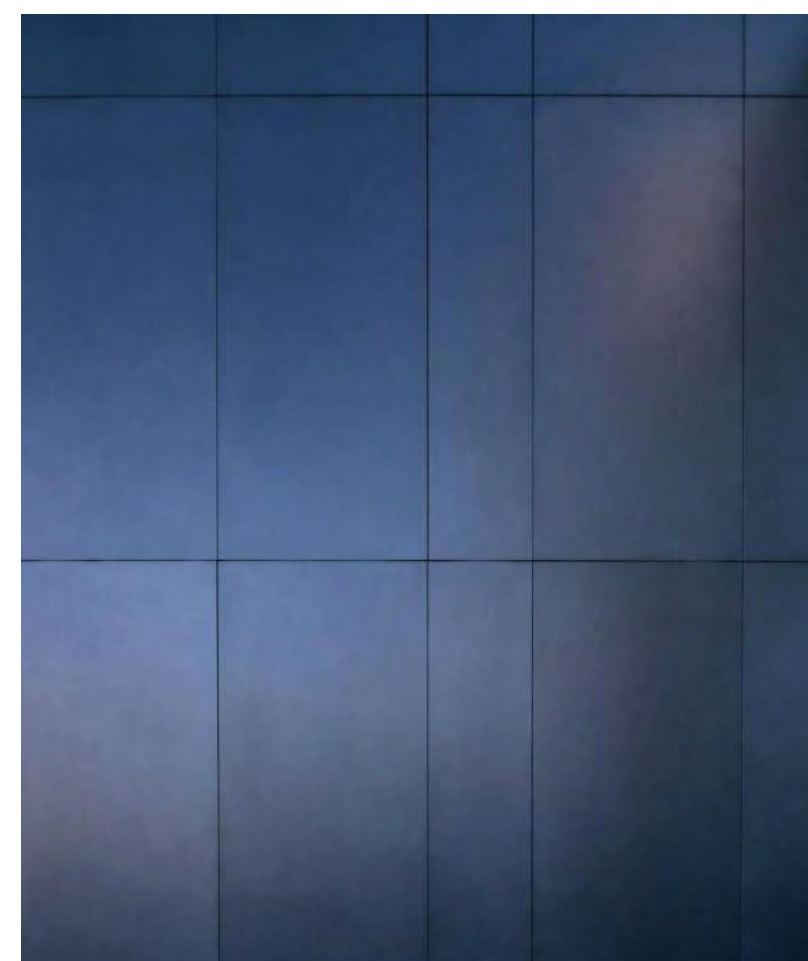
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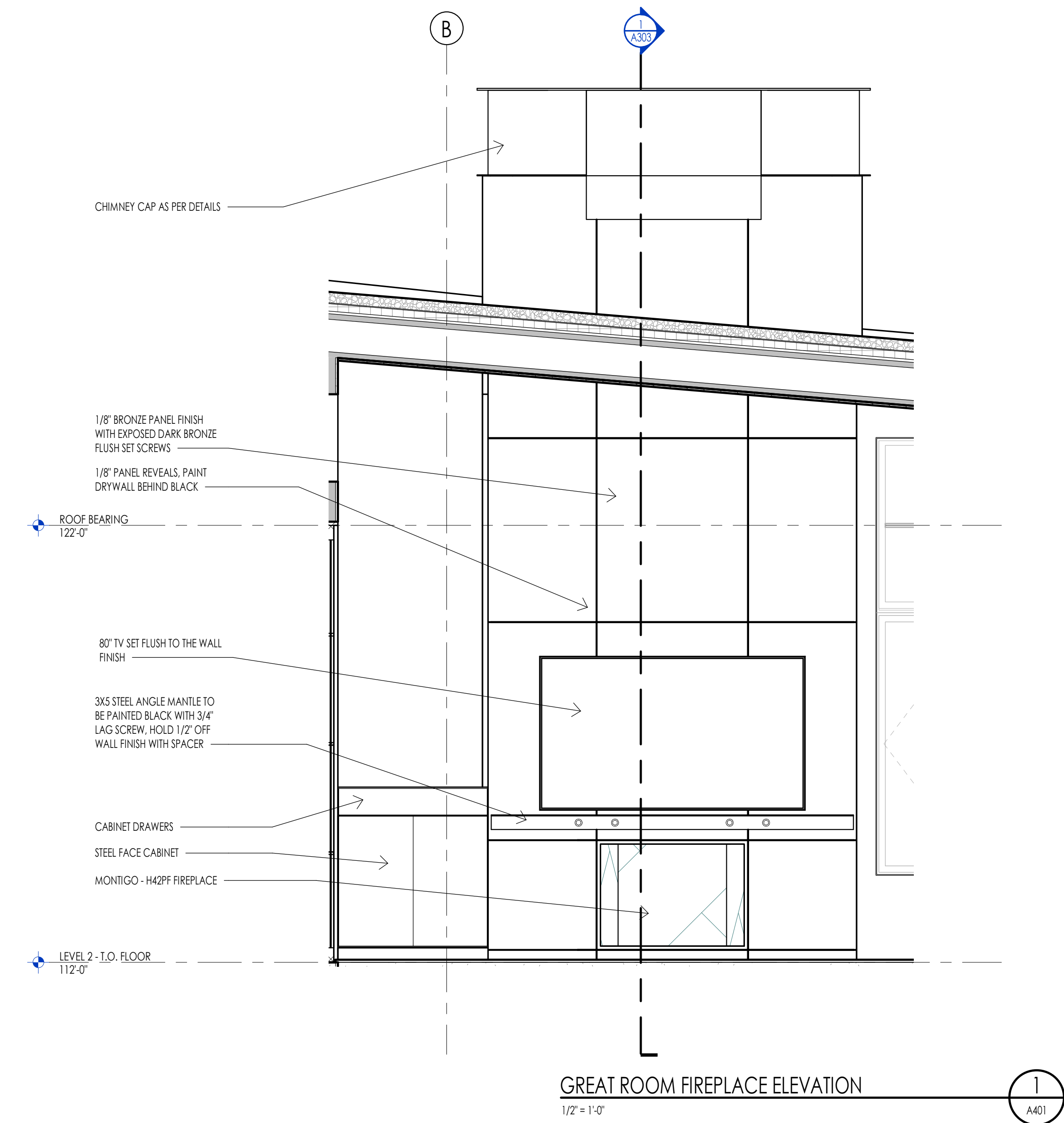
GREAT ROOM INTERIOR VIEW



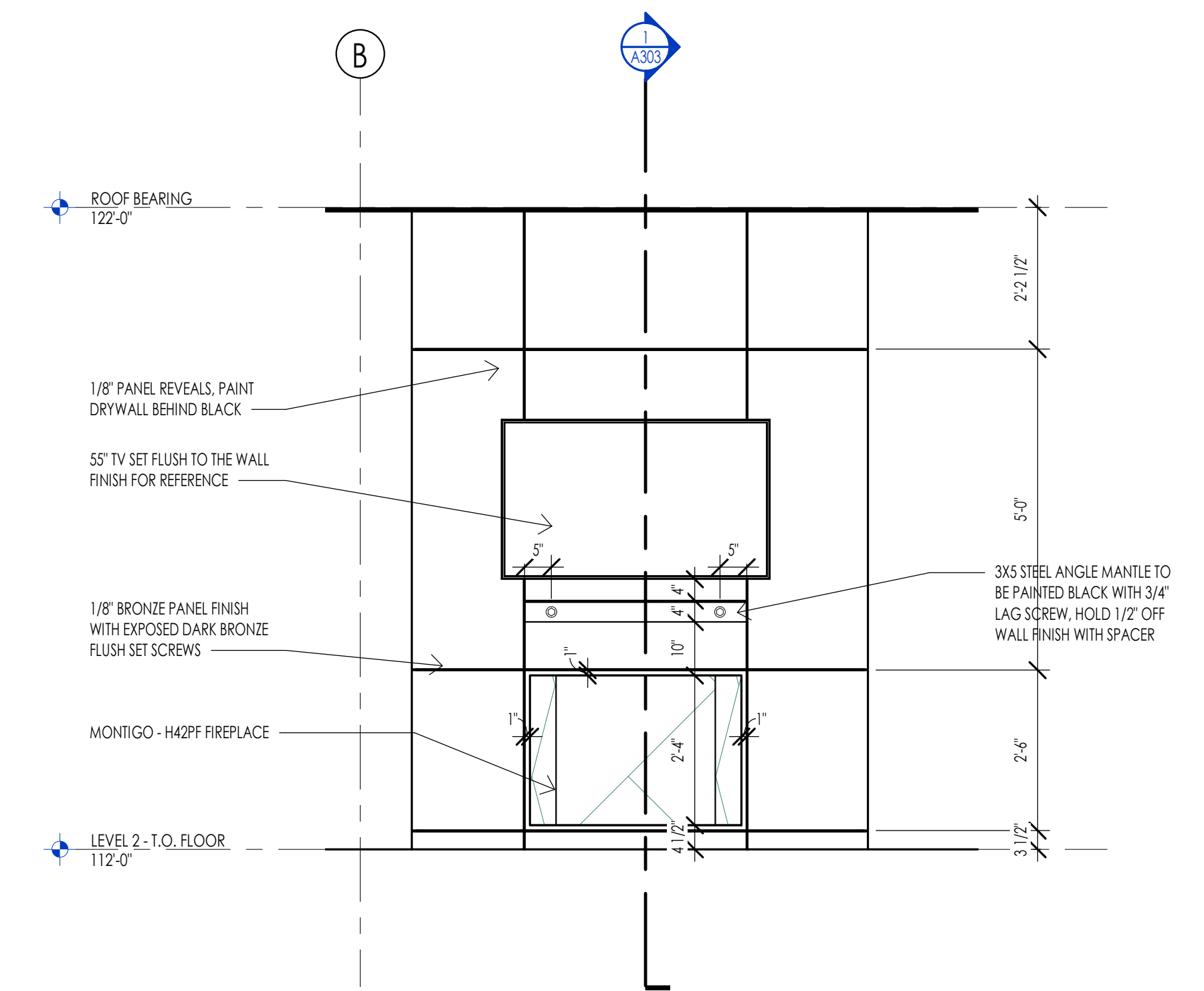
OUTDOOR LIVING VIEW



STEEL FIREPLACE SURROUND

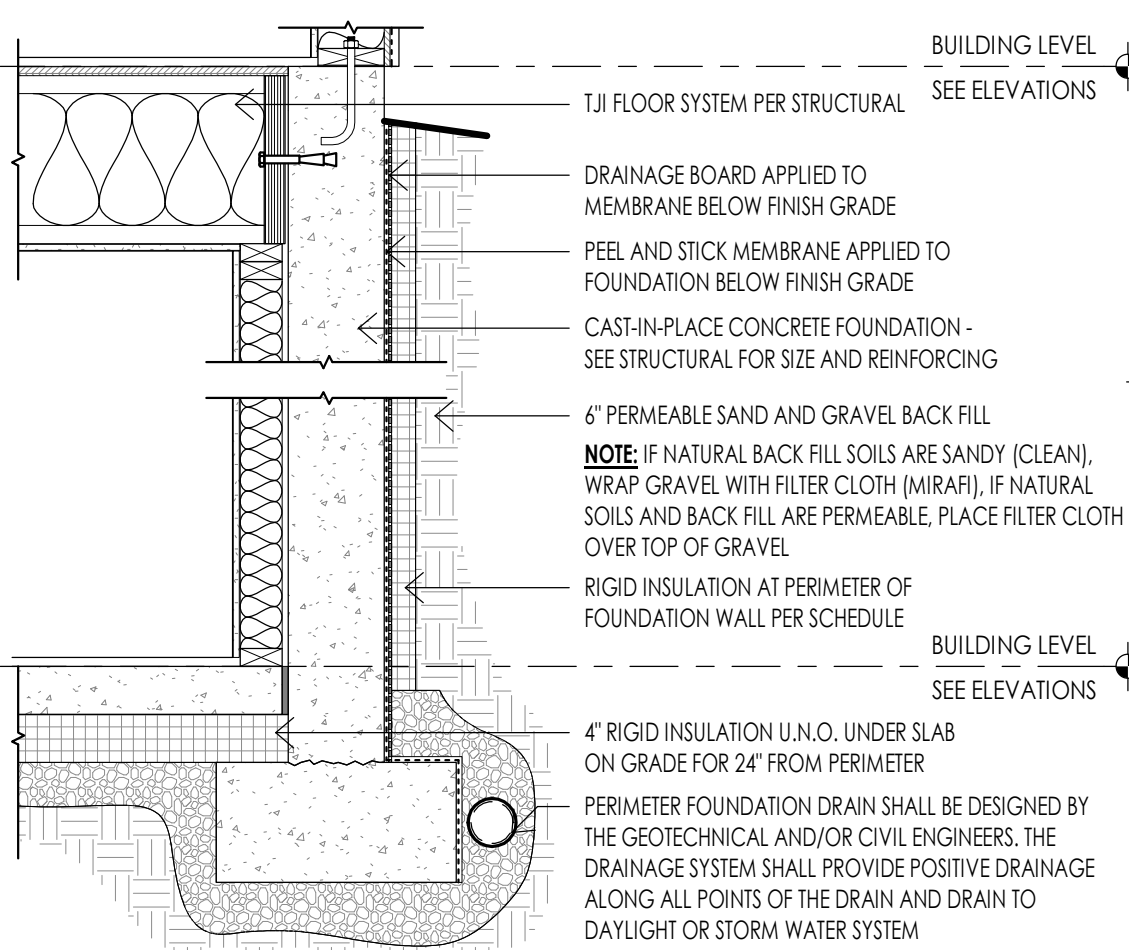


GREAT ROOM FIREPLACE ELEVATION
1/2" = 1'-0"

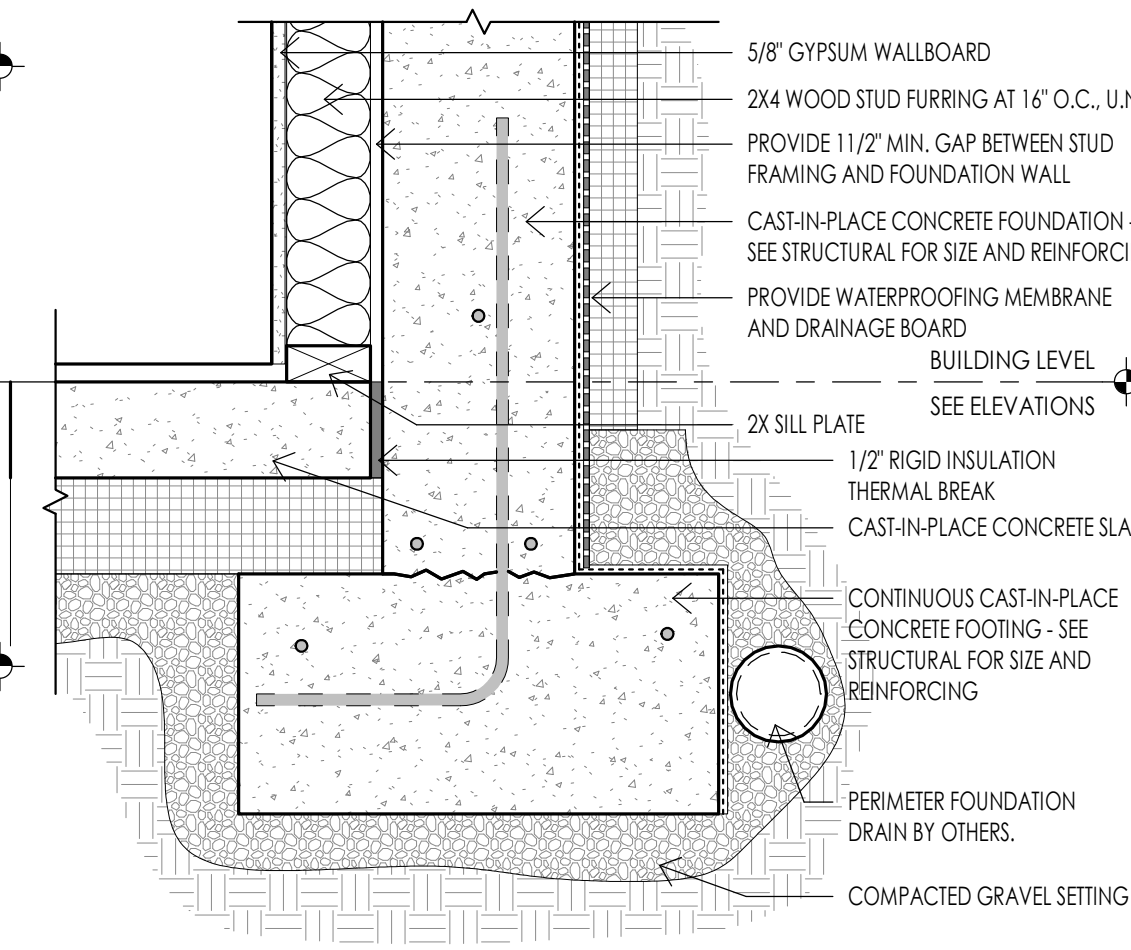


OWNER SUITE FIREPLACE
1/2" = 1'-0"

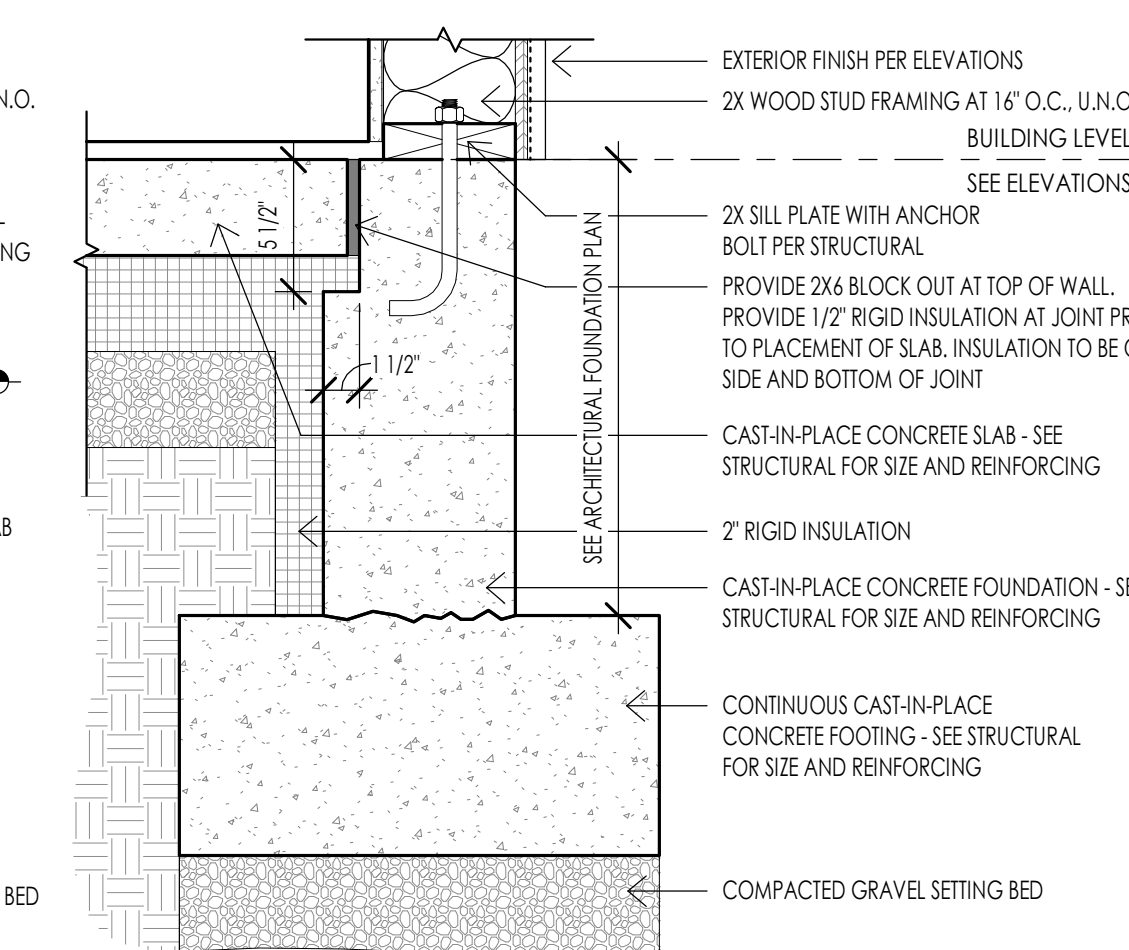




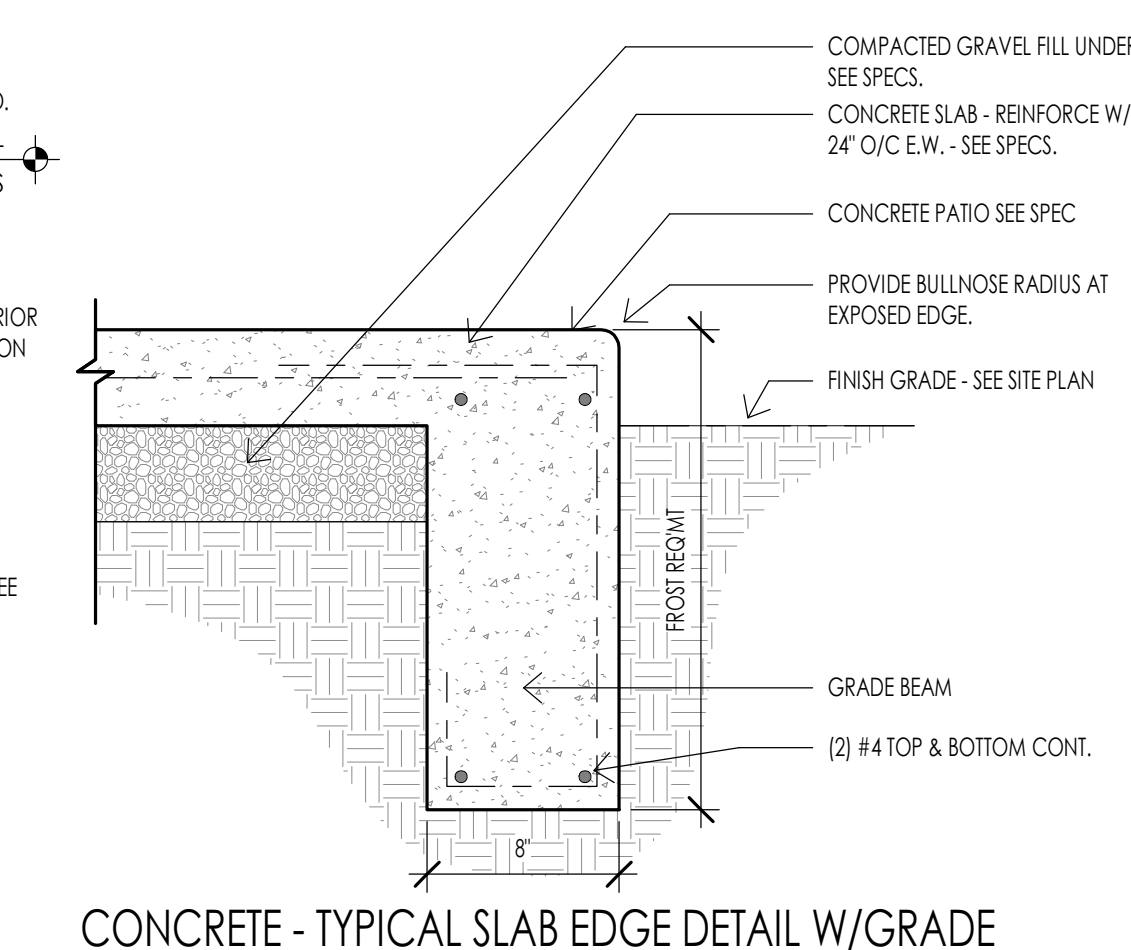
CONCRETE - TYPICAL FOUNDATION WATERPROOFING 1
3/4" = 1'-0"



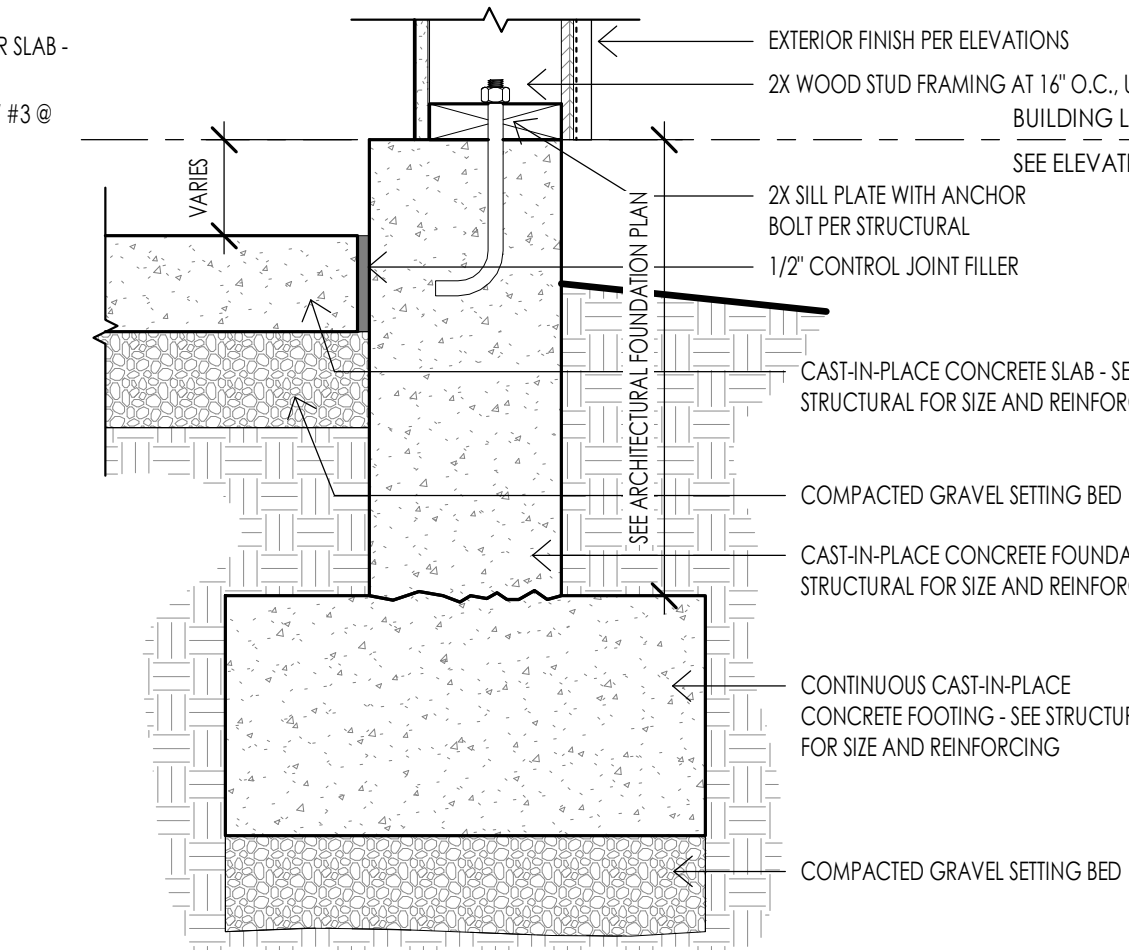
CONCRETE - TYPICAL FOUNDATION FURR OUT WALL 2
1 1/2" = 1'-0"



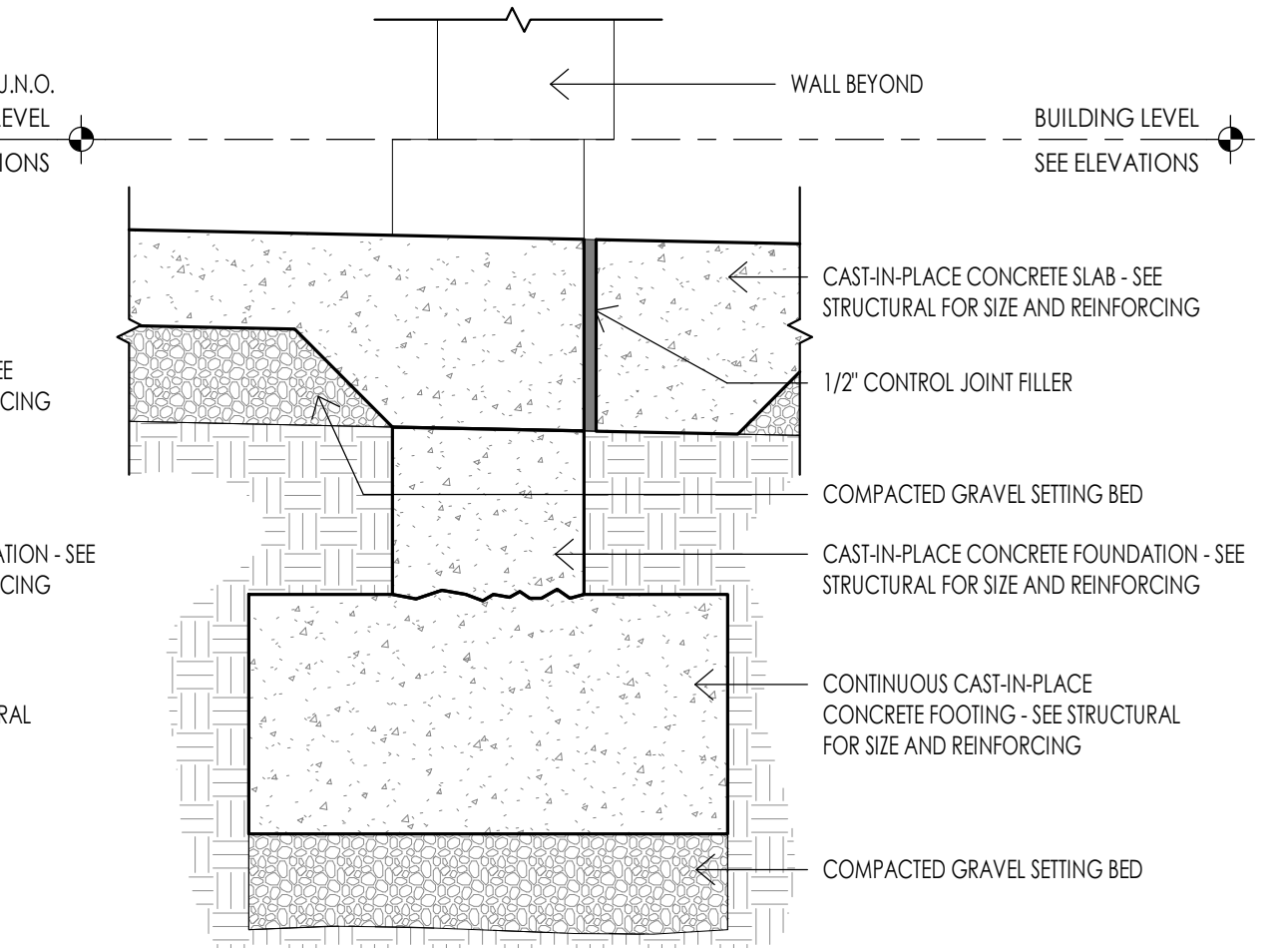
CONCRETE - FOUNDATION DETAIL AT WALKOUT 3
1 1/2" = 1'-0"



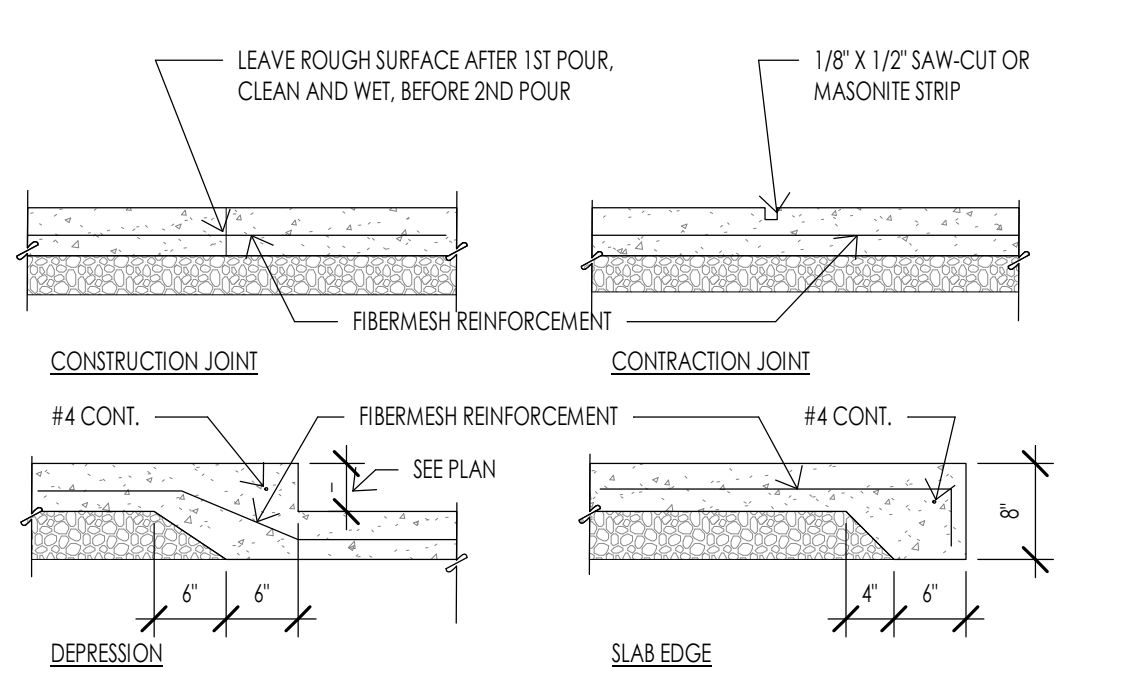
CONCRETE - TYPICAL SLAB EDGE DETAIL W/GRADE 4
1 1/2" = 1'-0"



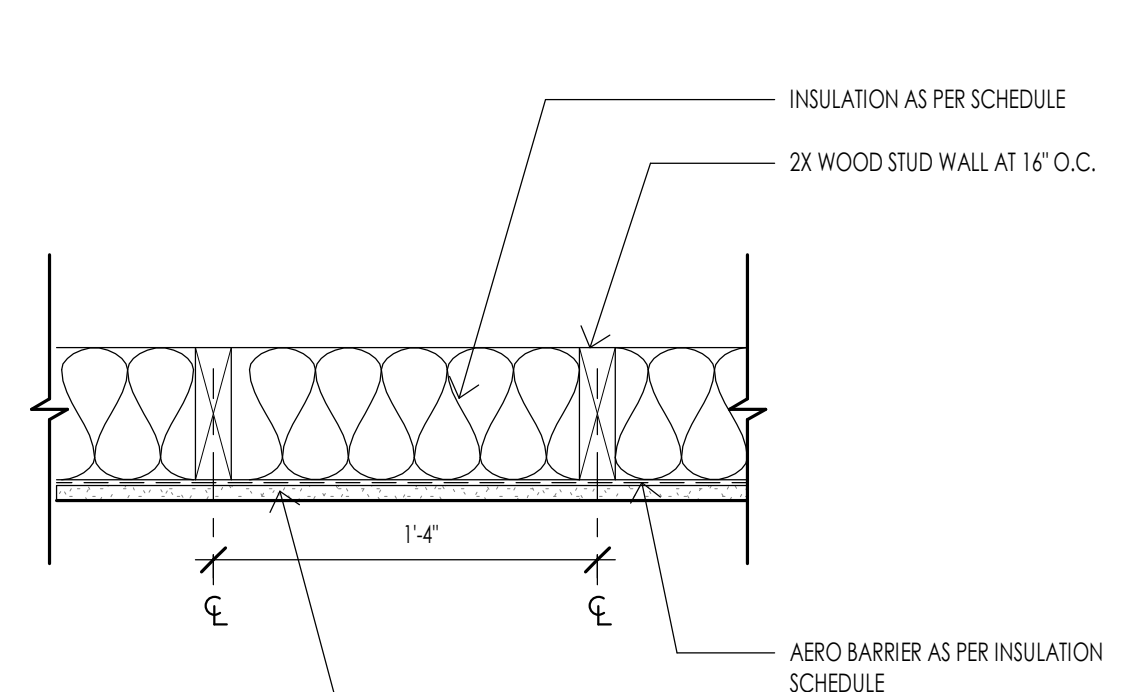
CONCRETE - FOUNDATION DETAIL AT GARAGE 5
1 1/2" = 1'-0"



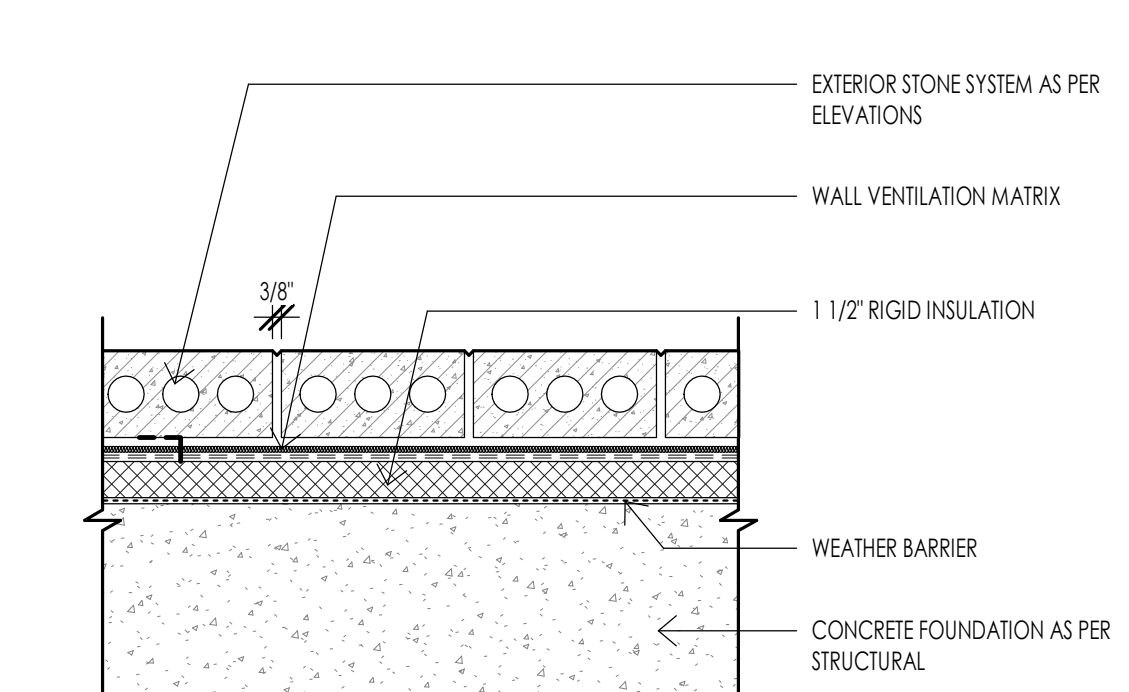
CONCRETE - FOUNDATION DETAIL AT GARAGE DOOR 6
1 1/2" = 1'-0"



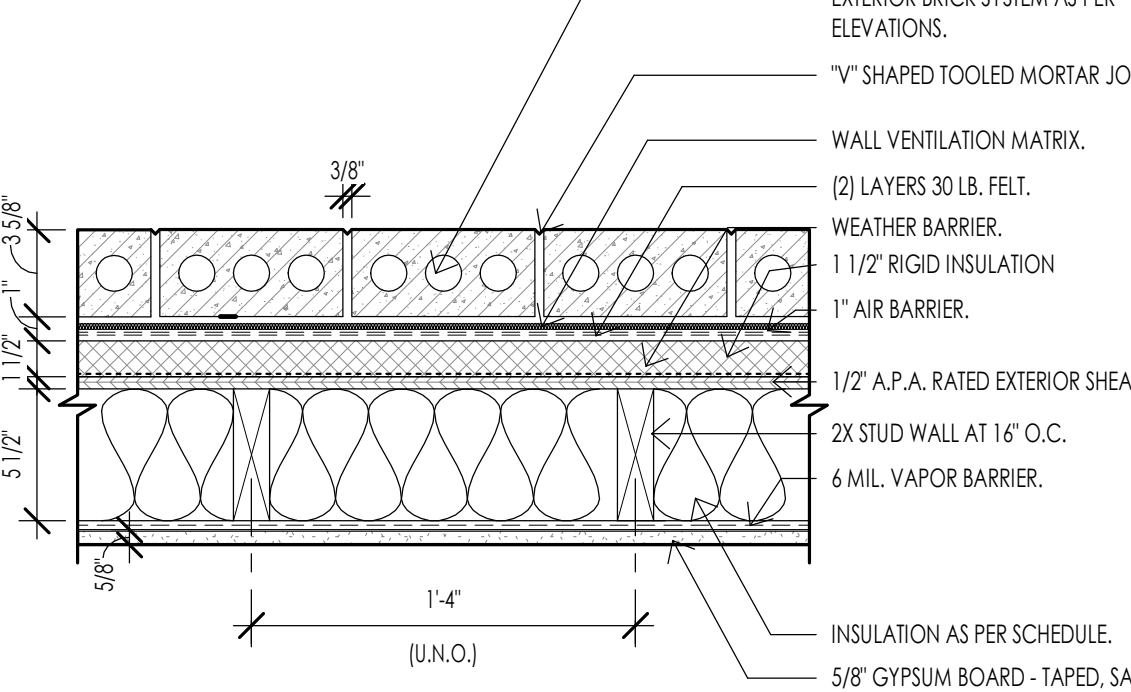
CONCRETE - TYPICAL SLAB DETAILS 7
3/4" = 1'-0"



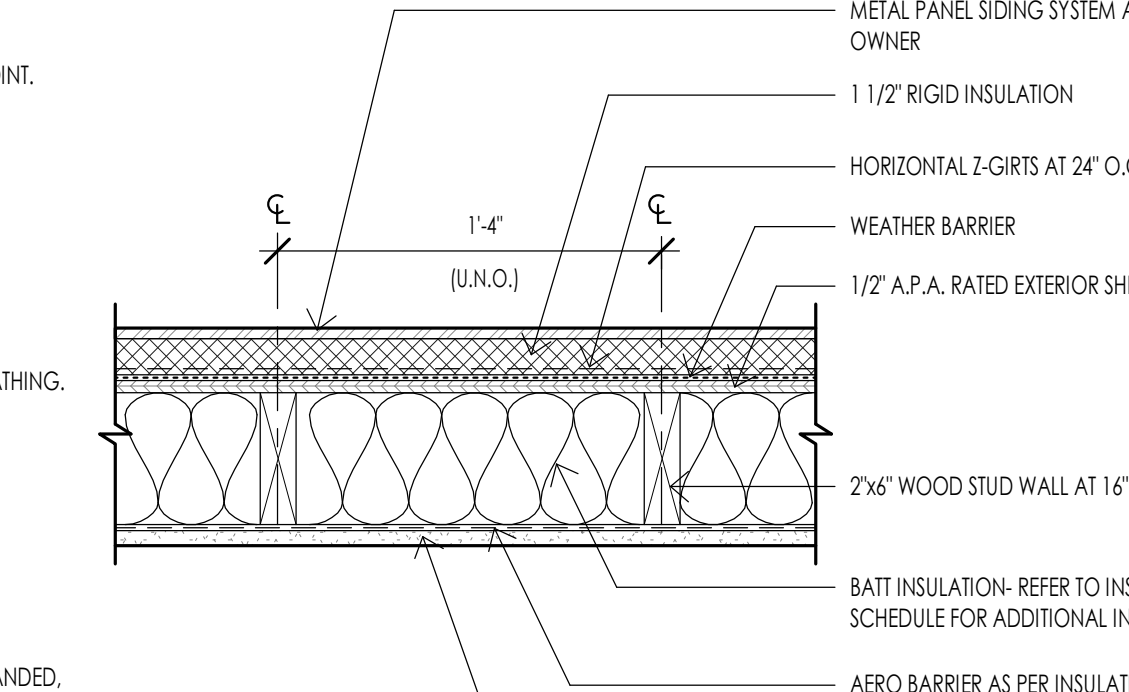
FRAMING- FURR OUT WALL ASSEMBLY 8
1 1/2" = 1'-0"



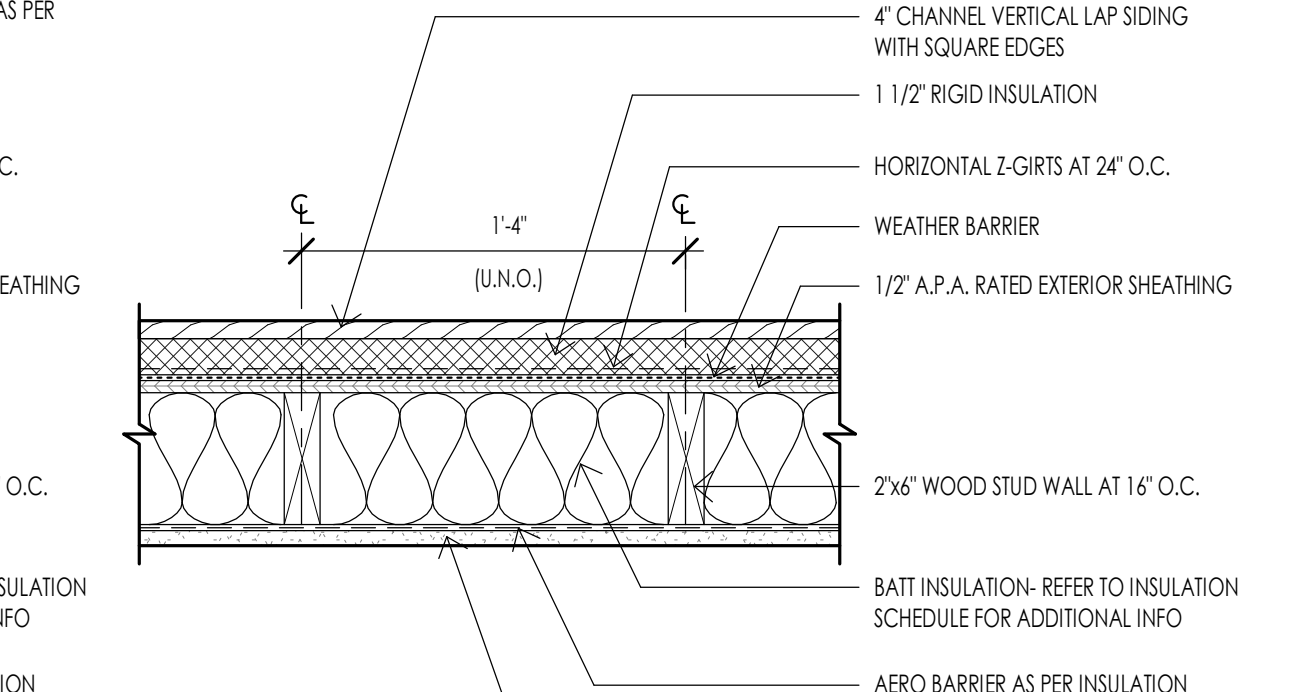
FRAMING- BRICK ASSEMBLY W/INSULATION 9
1 1/2" = 1'-0"



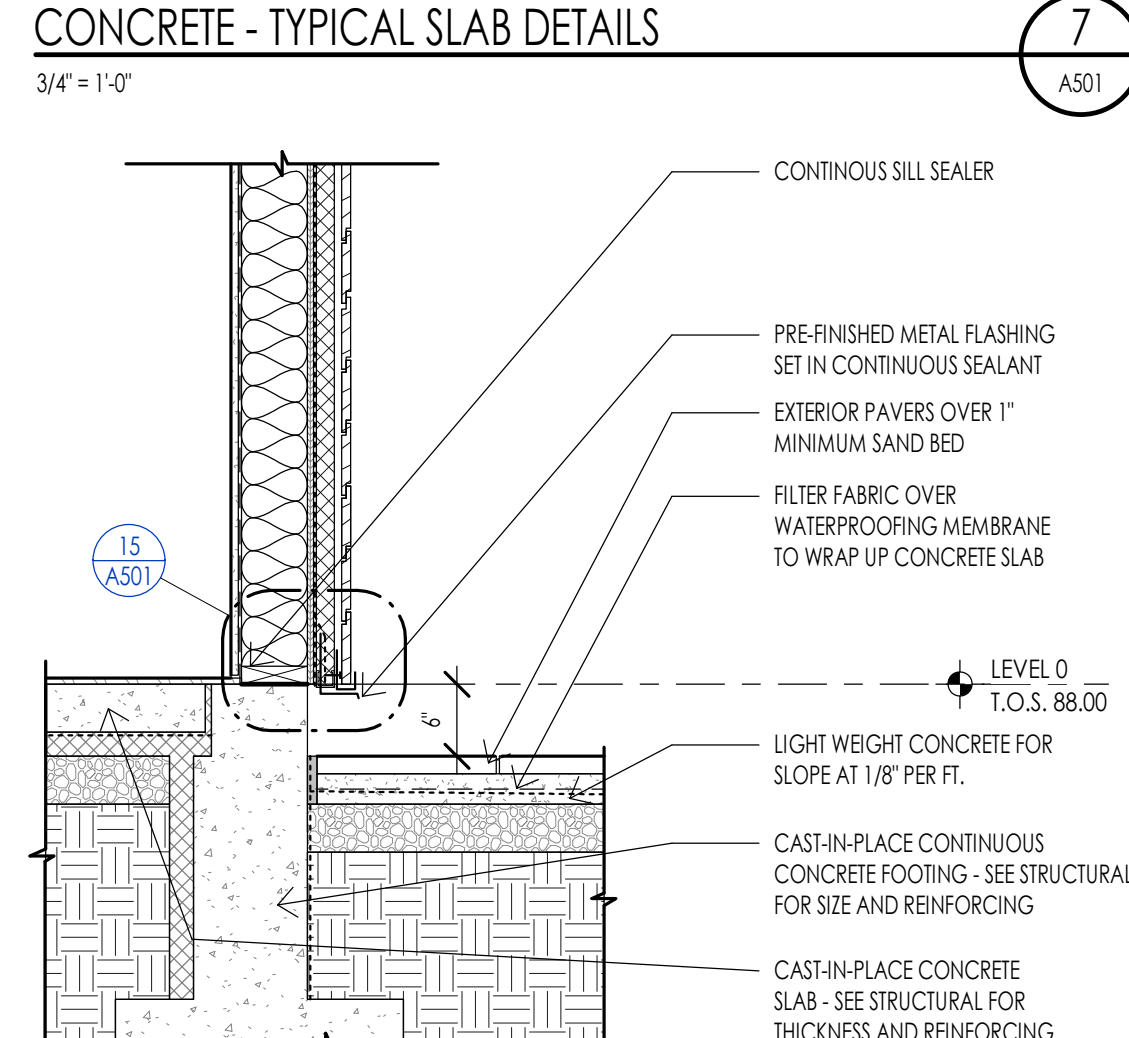
FRAMING - TYPICAL BRICK MASONRY WALL ASSEMBLY 10
1 1/2" = 1'-0"



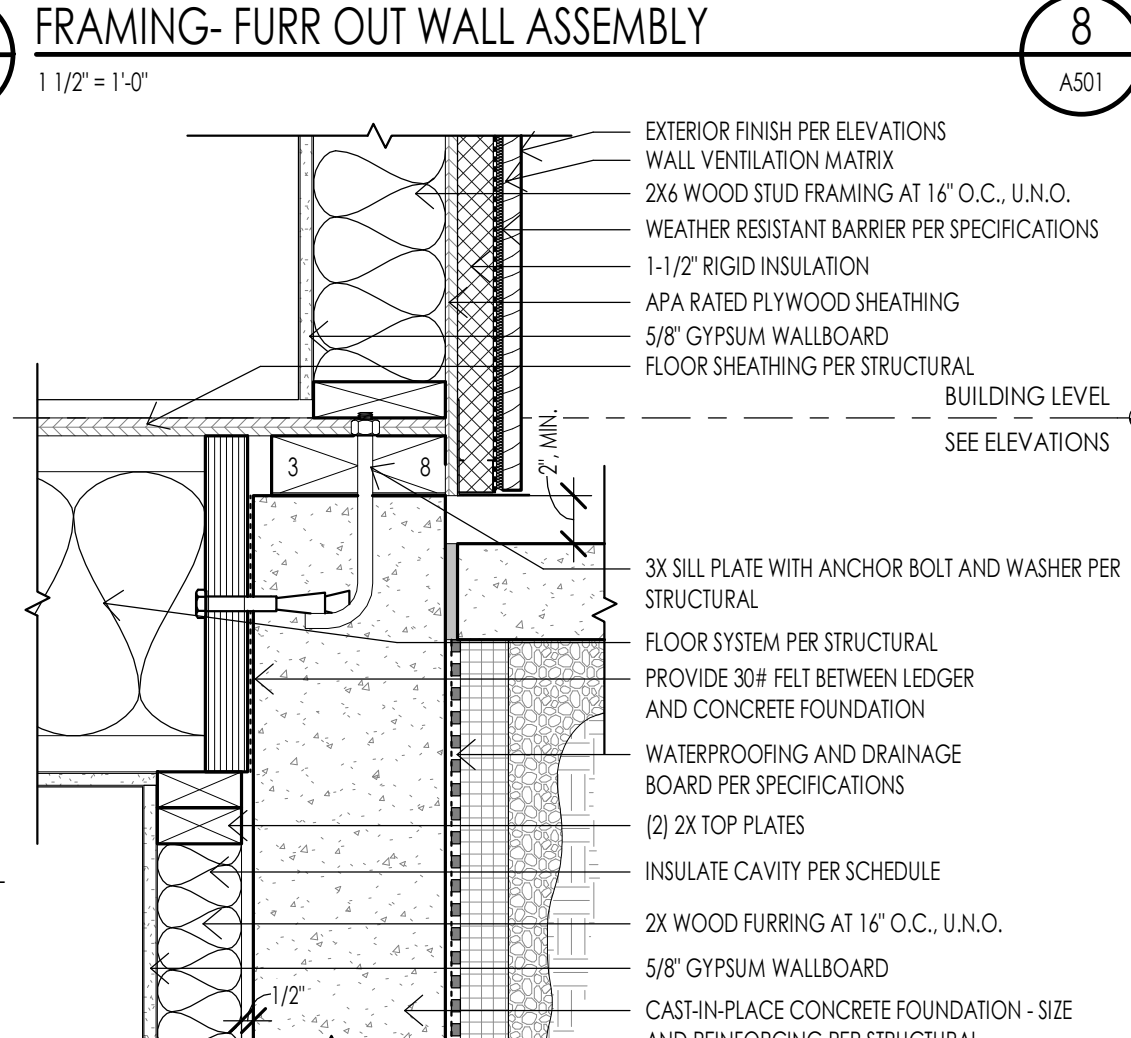
FRAMING- METAL PANEL WALL ASSEMBLY 11
1 1/2" = 1'-0"



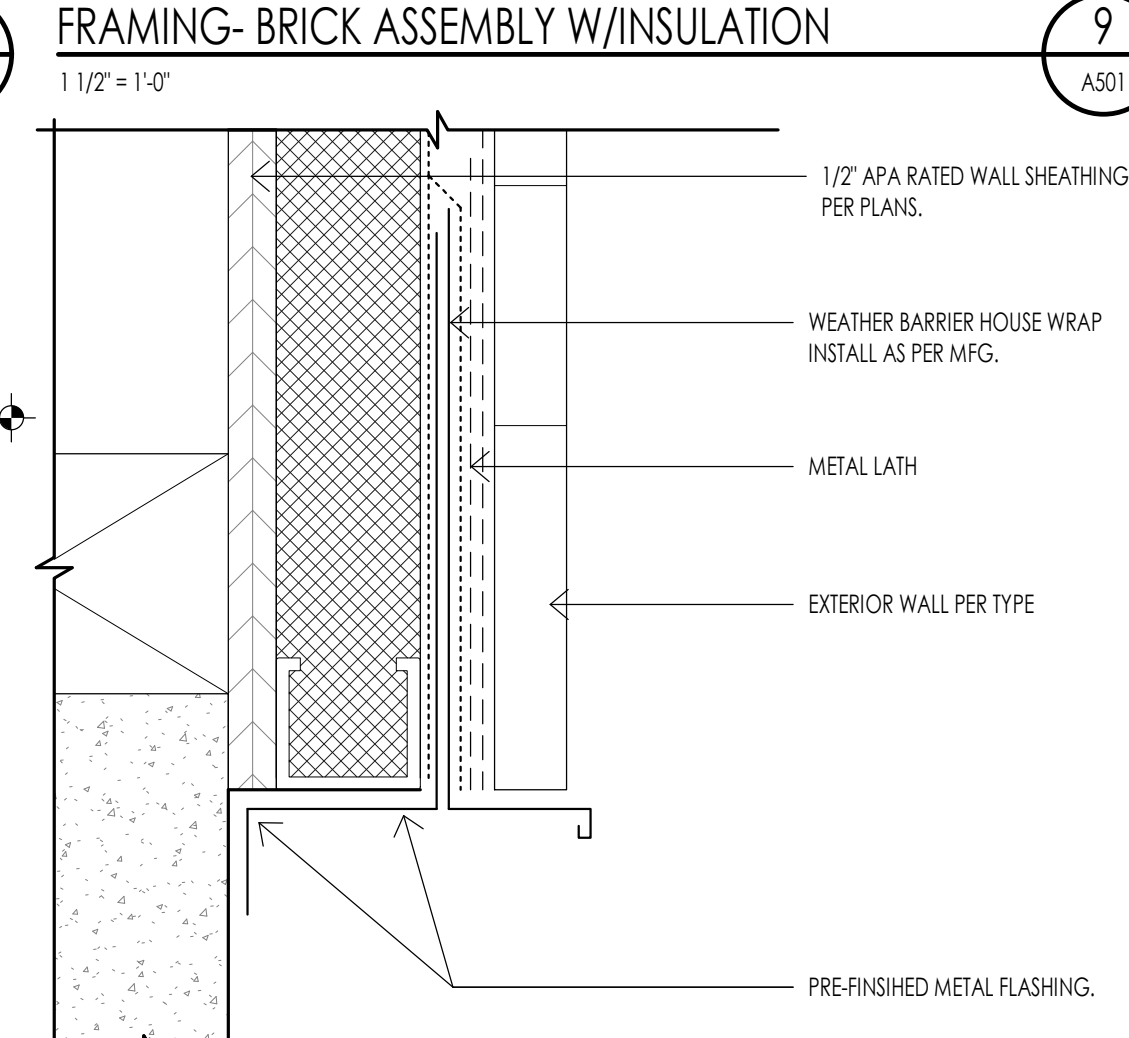
FRAMING- WOOD SIDING WALL ASSEMBLY 12
1 1/2" = 1'-0"



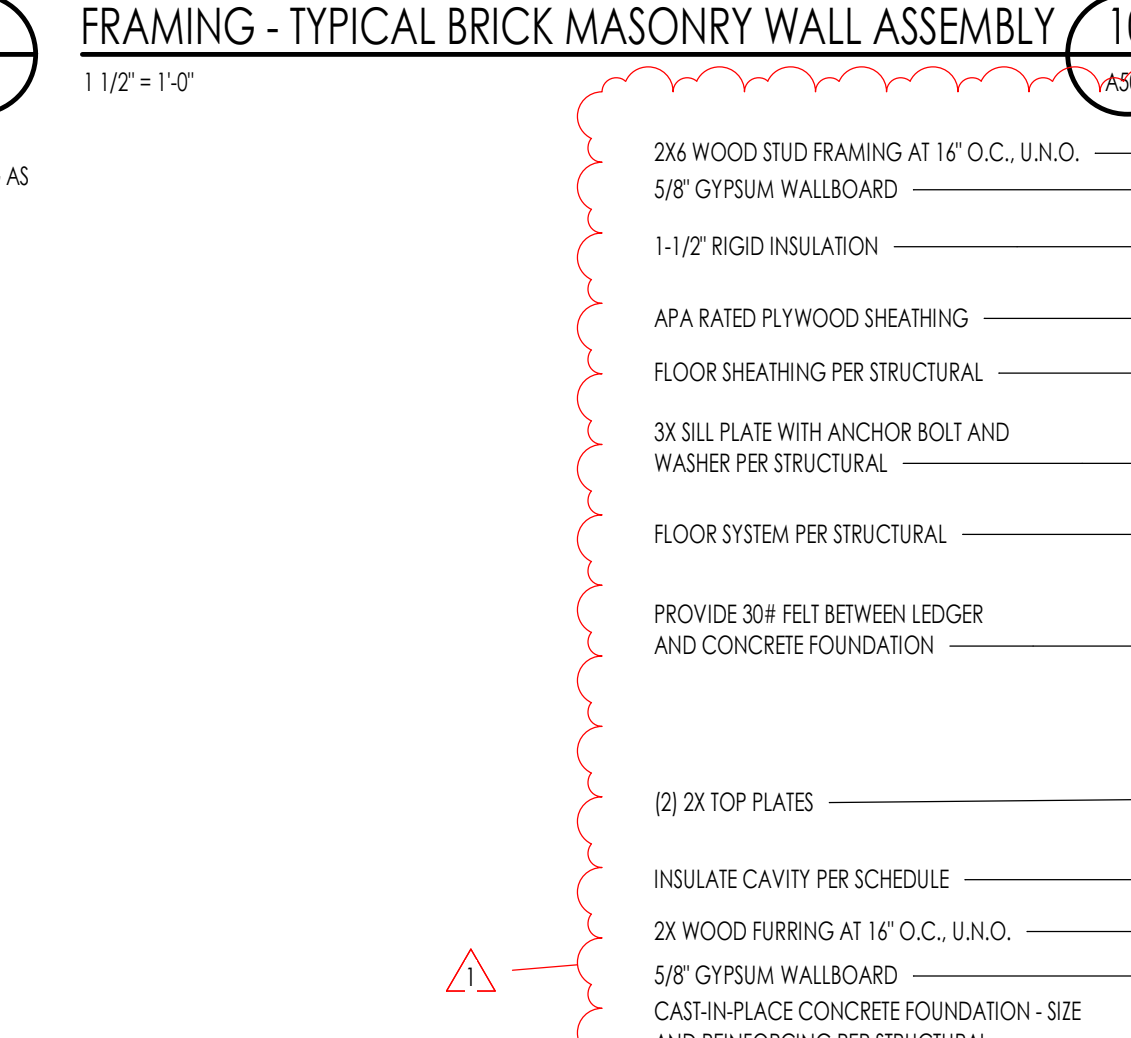
CONCRETE - FOUNDATION AT PAVERS 13
3/4" = 1'-0"



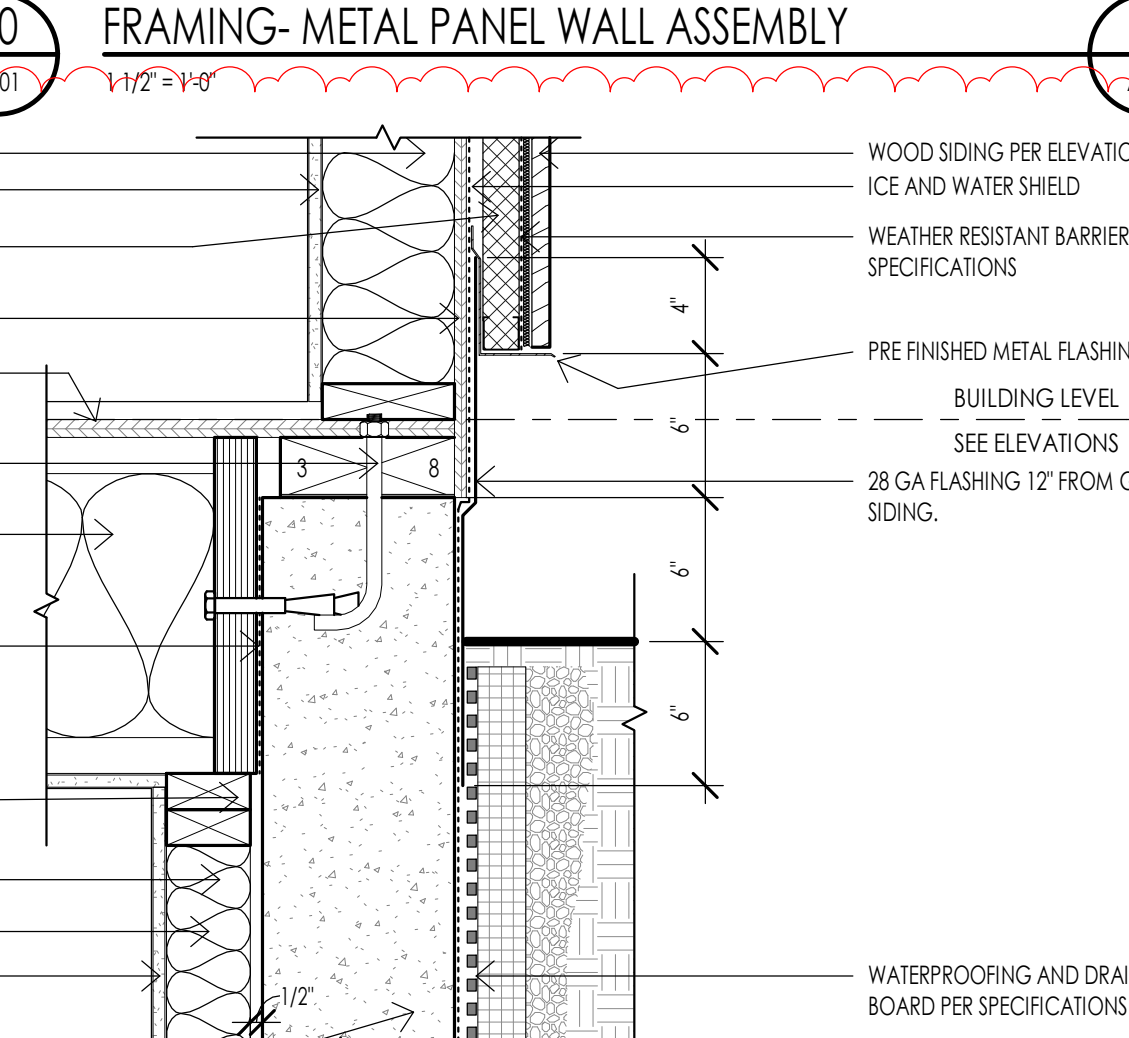
FLOOR DETAIL AT FOUNDATION/PATIO 14
1 1/2" = 1'-0"



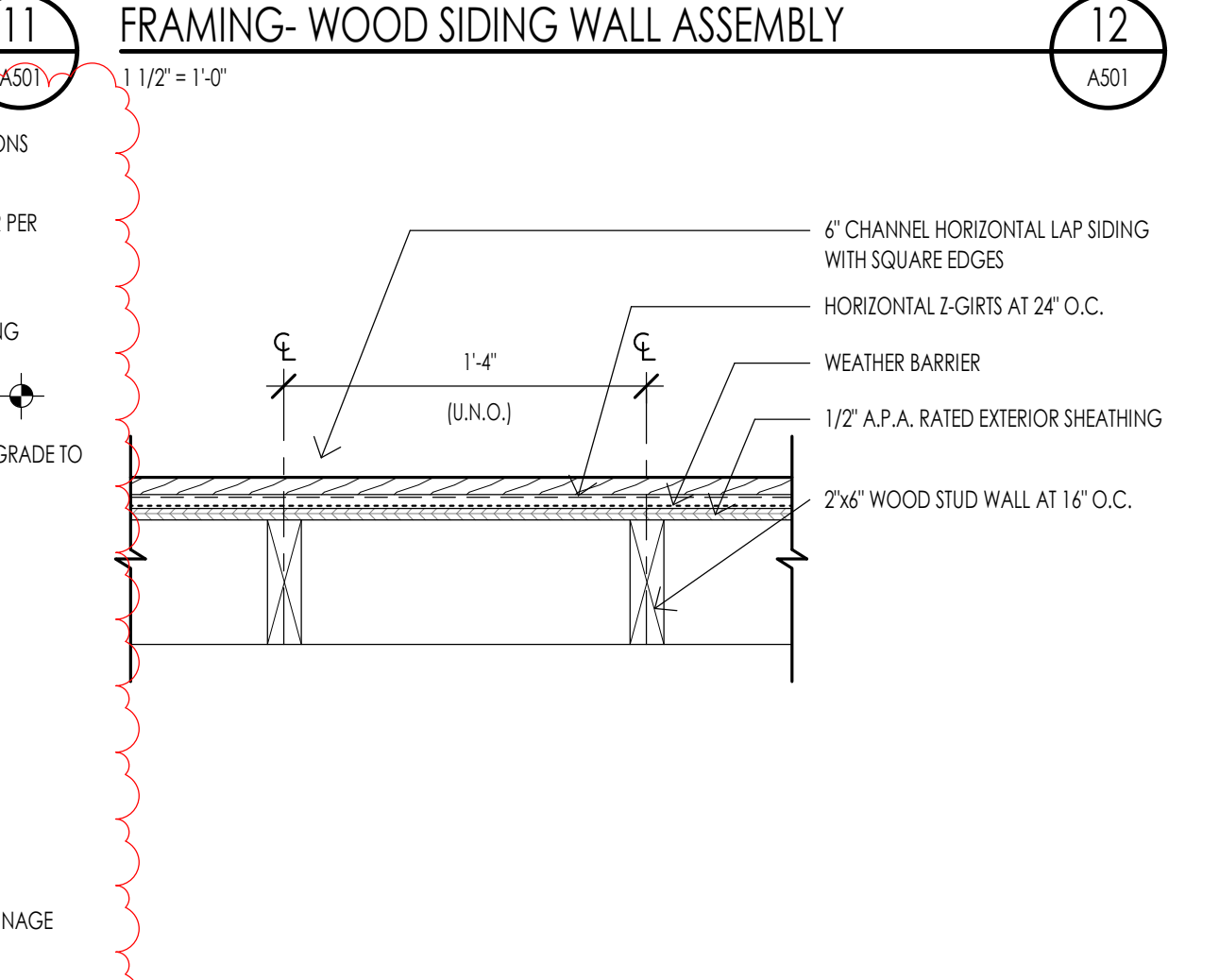
CONCRETE - WOOD SIDING BASE FLASHING 15
6" = 1'-0"



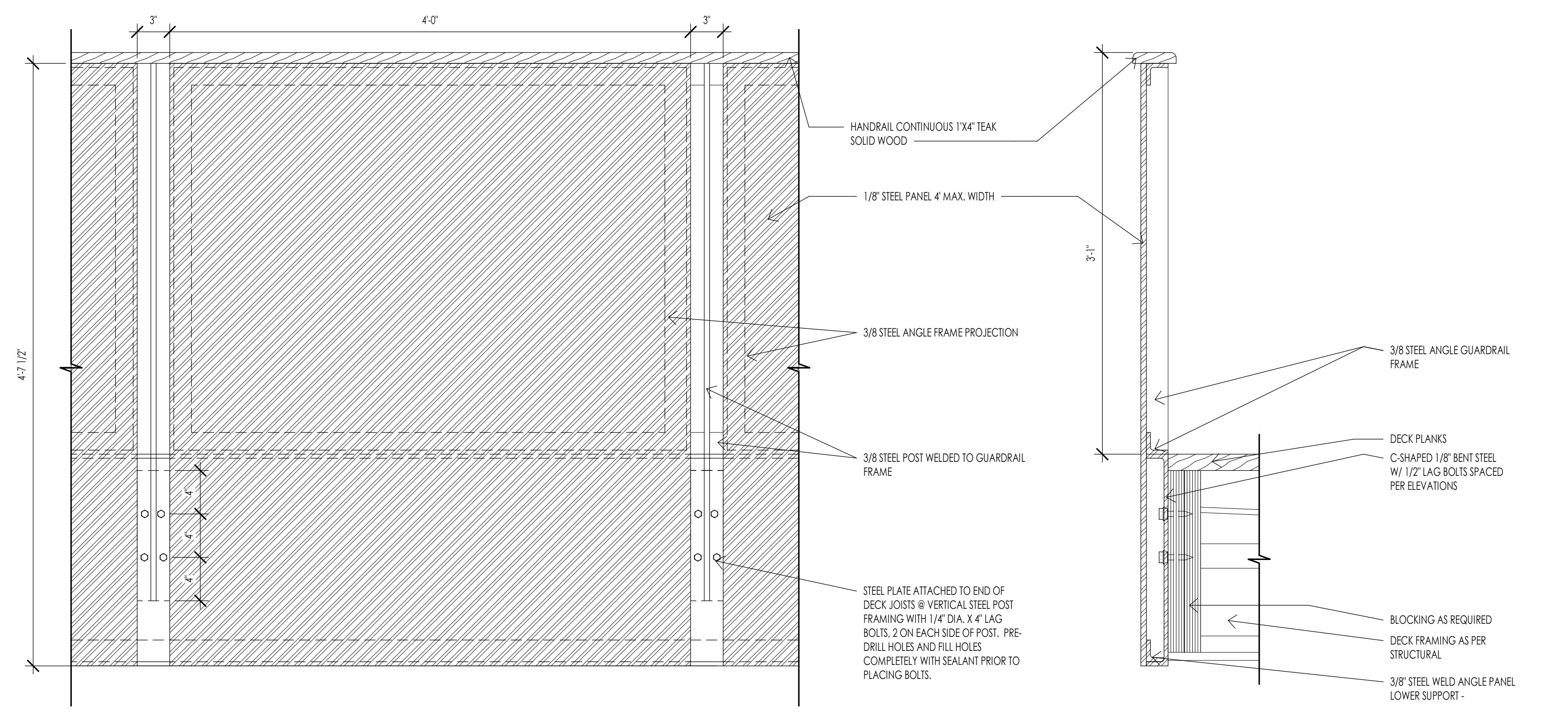
FRAMING- FLASHING DETAIL - SIDING AT GRADE 17
1 1/2" = 1'-0"



FRAMING- METAL PANEL WALL ASSEMBLY 11
1 1/2" = 1'-0"



FRAMING- WOOD SIDING EXTERIOR COLUMN WALL 18
1 1/2" = 1'-0"



DECK - GUARDRAIL DETAIL 30
1 1/2" = 1'-0"

WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

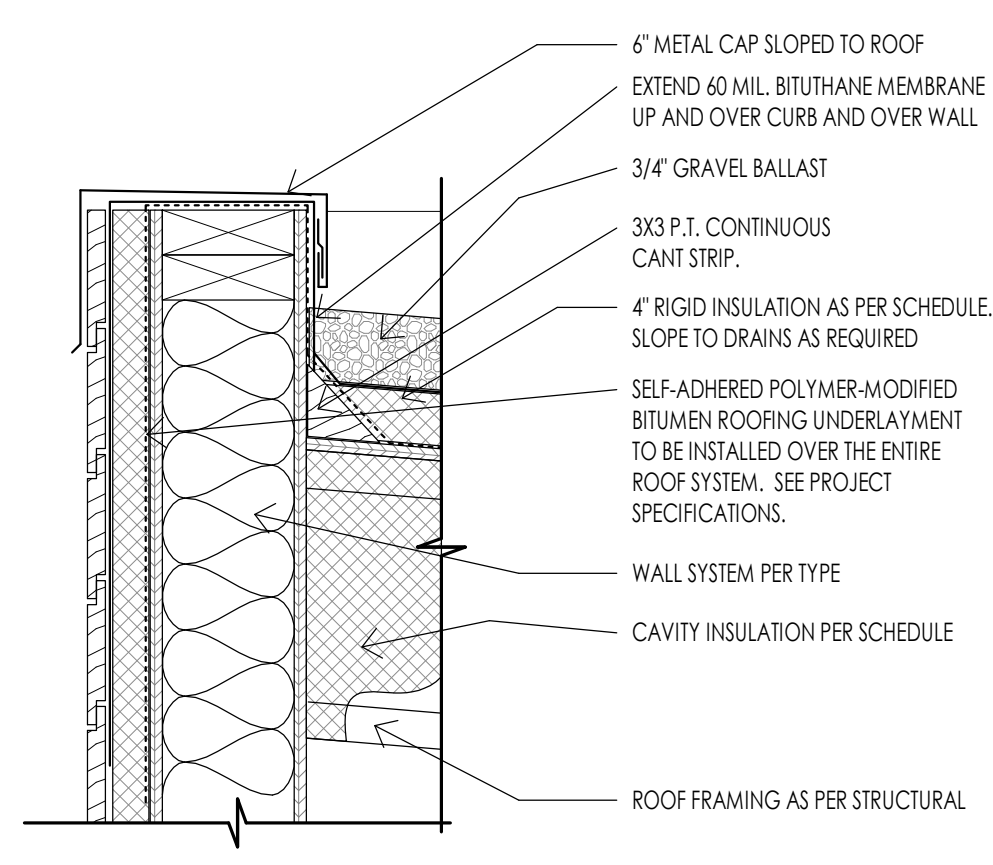
PROJECT NC22023.34
DATE: 2023.06.30

REVISIONS:
1 04-27-2023 PER CITY COUNCIL

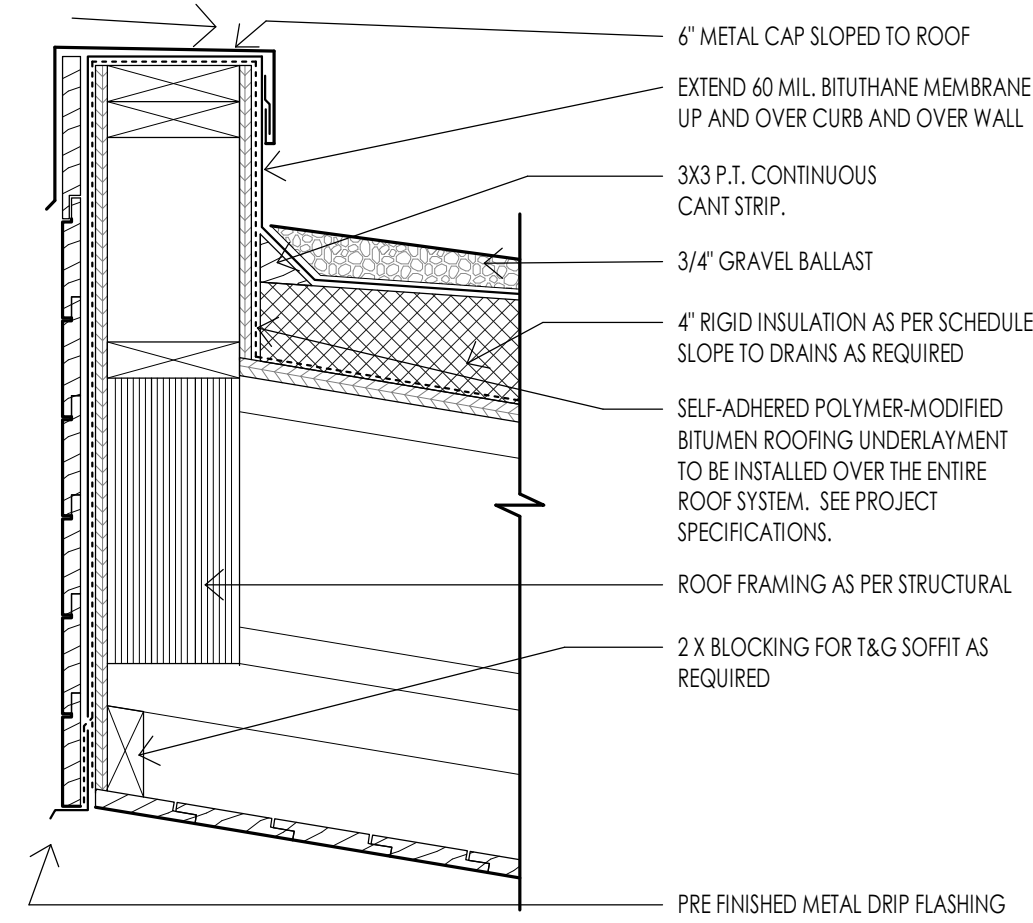
SHEET TITLE:
ARCHITECTURAL
DETAILS

SHEET NUMBER:
A501

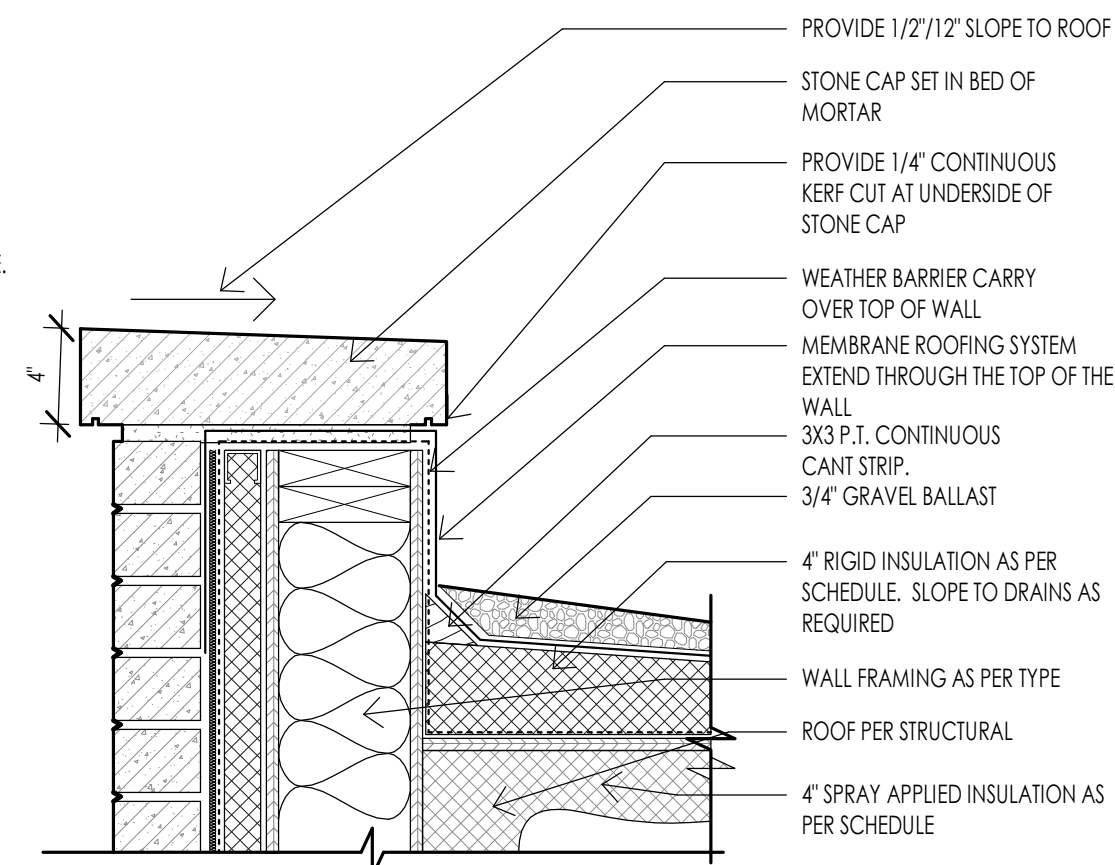
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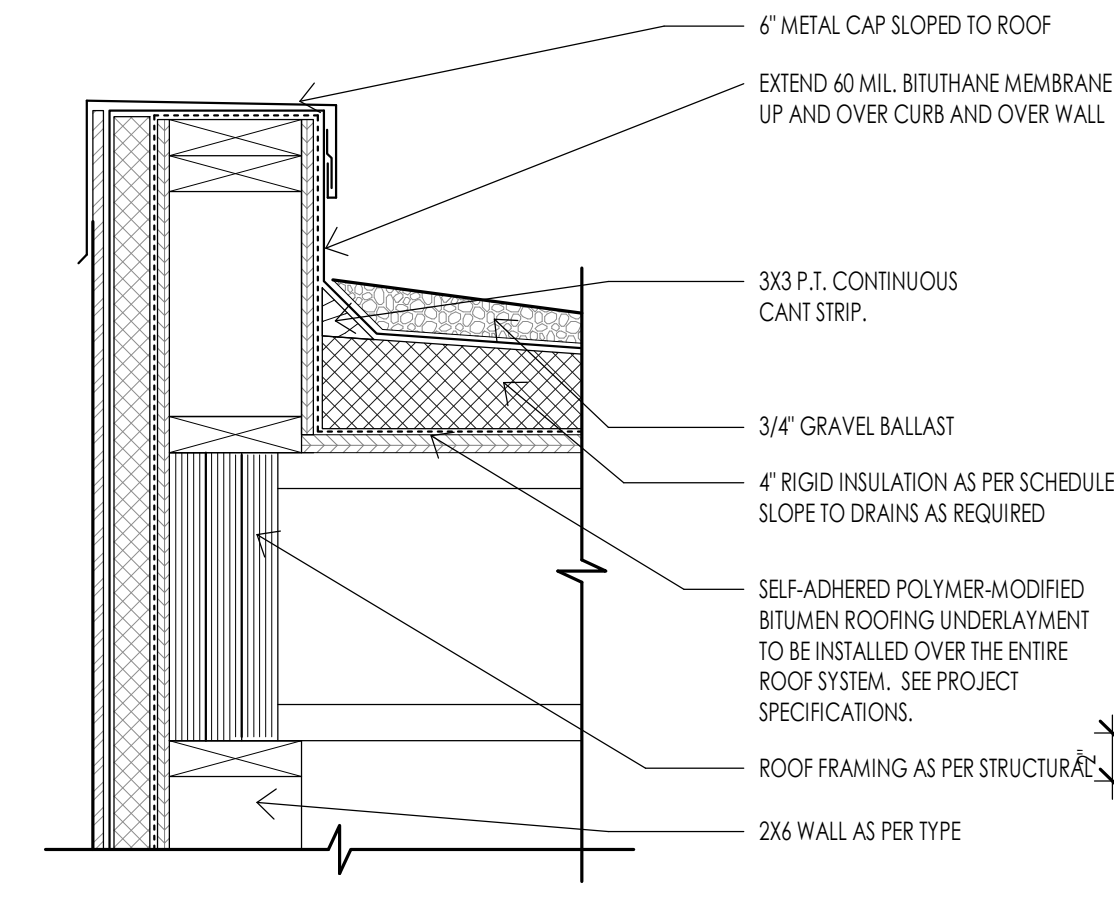
14 ROOF - SIDING CAP AT PARAPET DETAIL
1 1/2" = 1'-0"



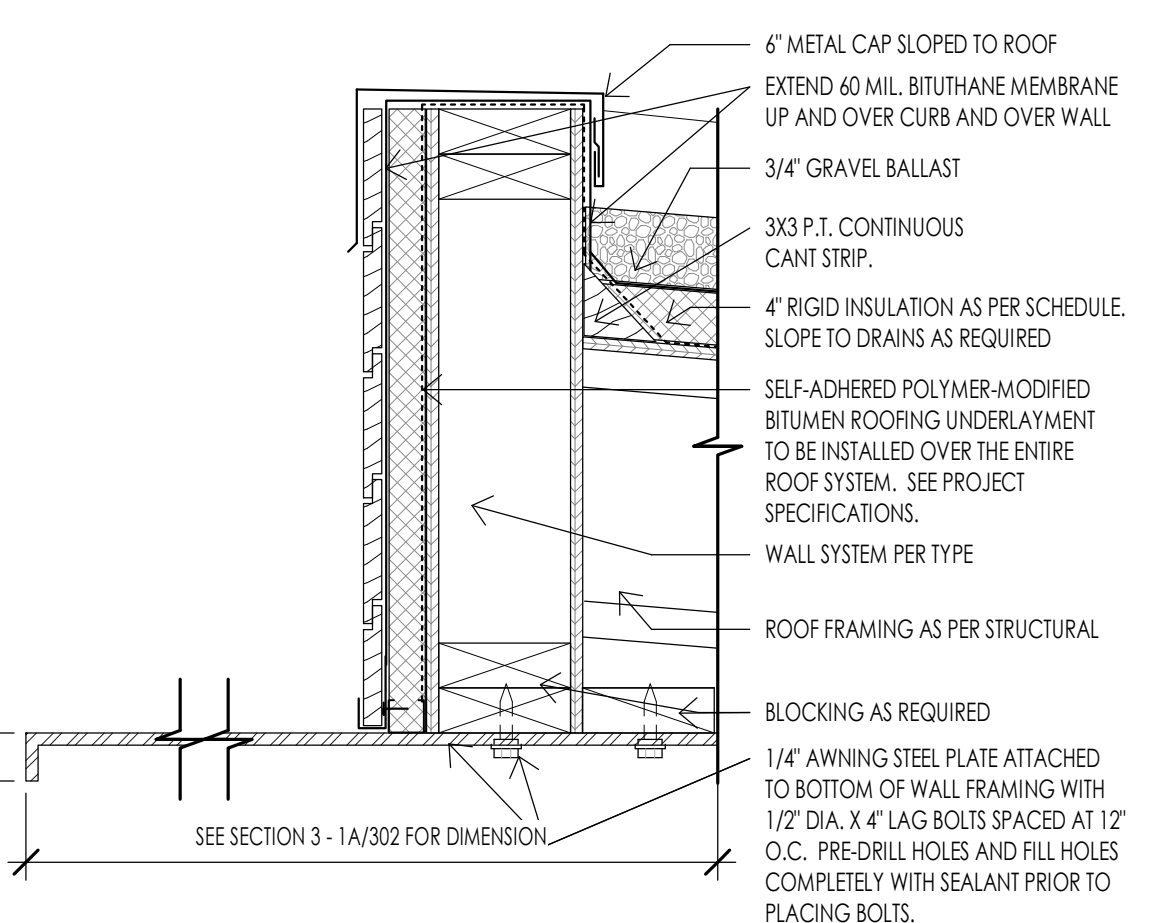
15 ROOF - WOOD SIDING PARAPET TO ROOF
1 1/2" = 1'-0"



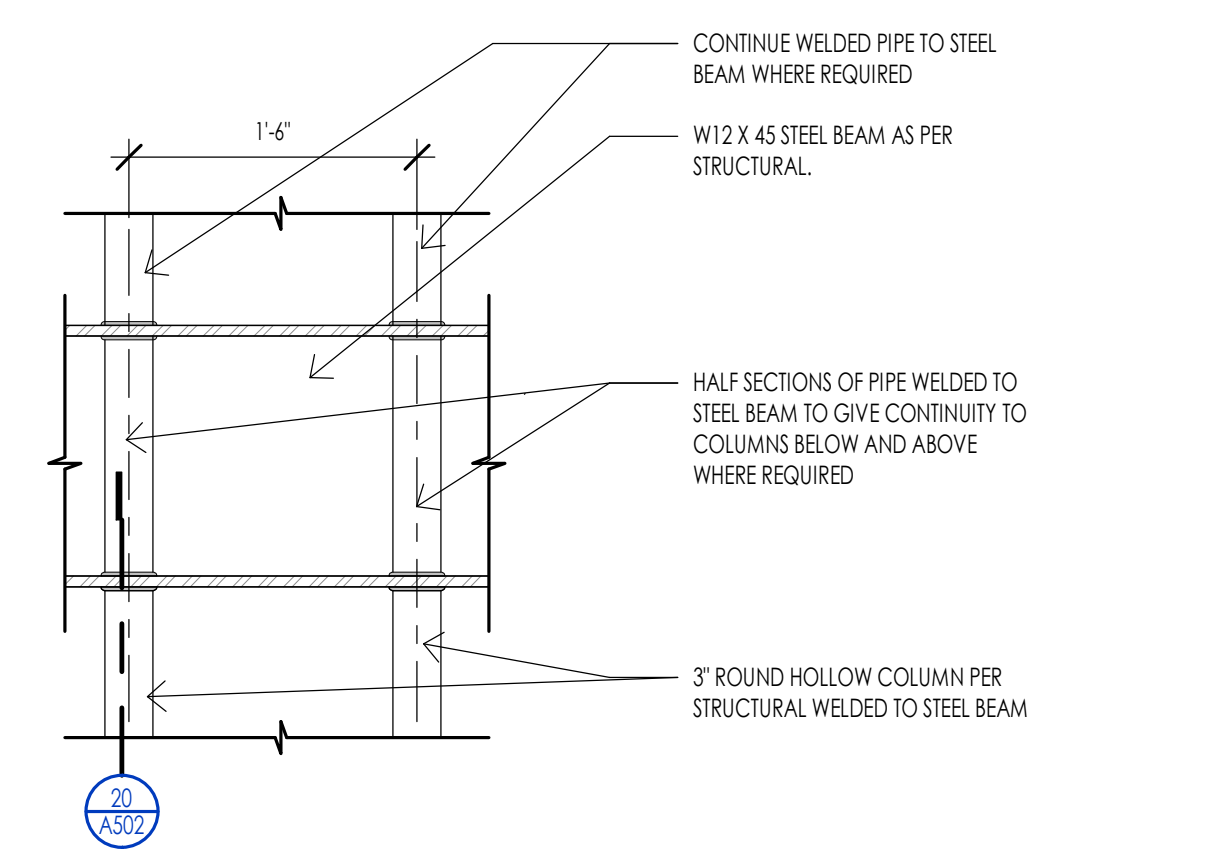
16 ROOF - STONE CAP AT BRICK PARAPET
1 1/2" = 1'-0"



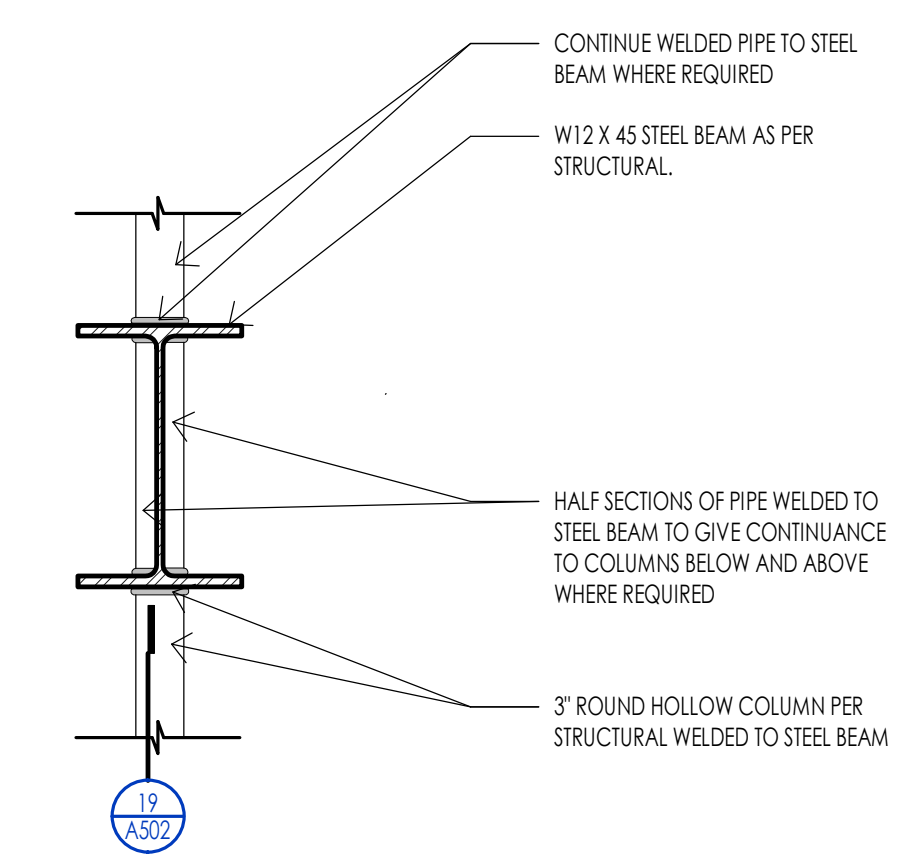
17 ROOF - PARAPET DETAIL AT METAL WALL
1 1/2" = 1'-0"



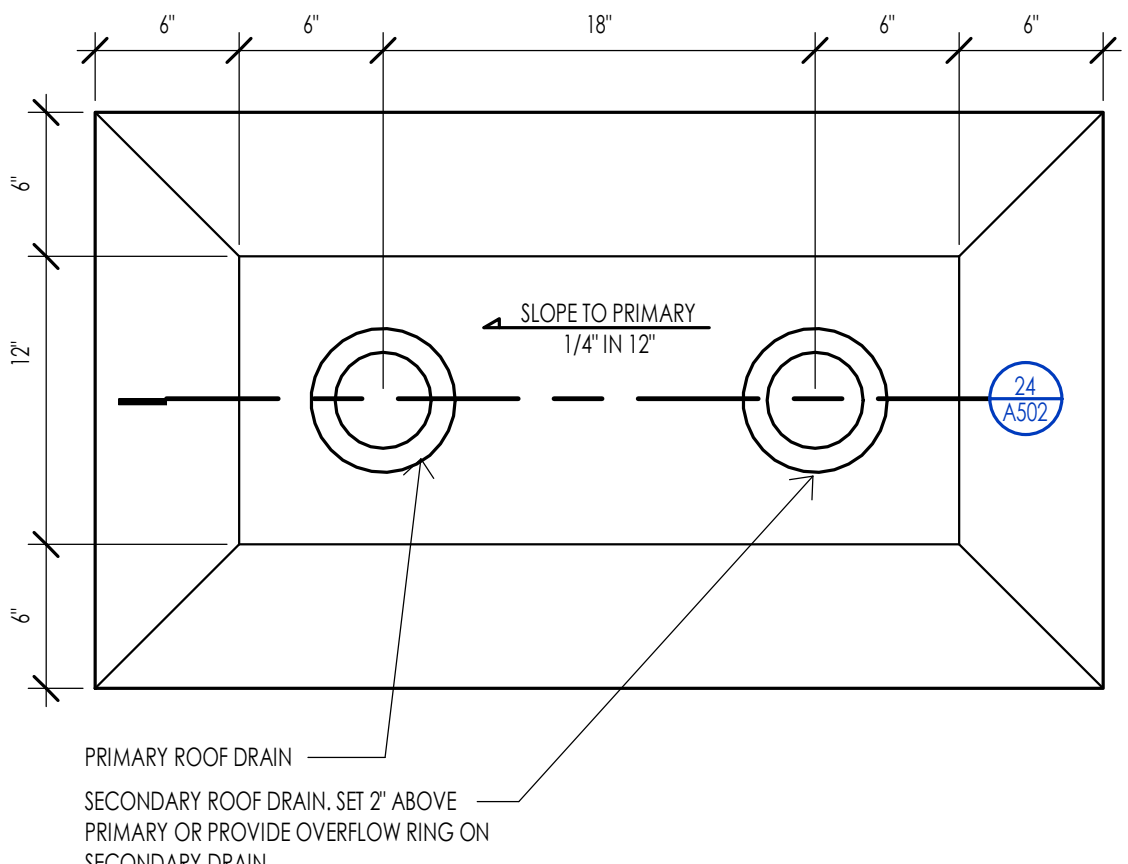
18 ROOF - AWNING AND PARAPET DETAIL
1 1/2" = 1'-0"



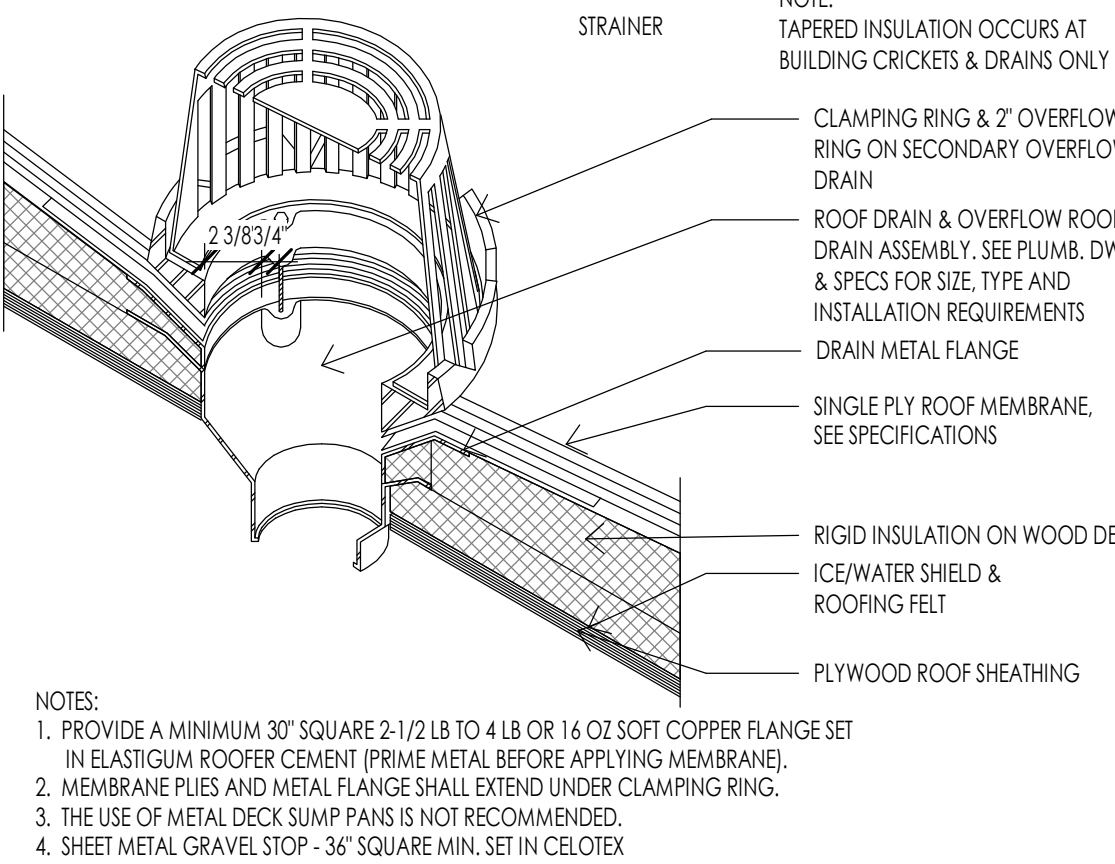
19 ROOF - PIPE COLUMN TO STEEL BEAM DETAIL
1" = 1'-0"



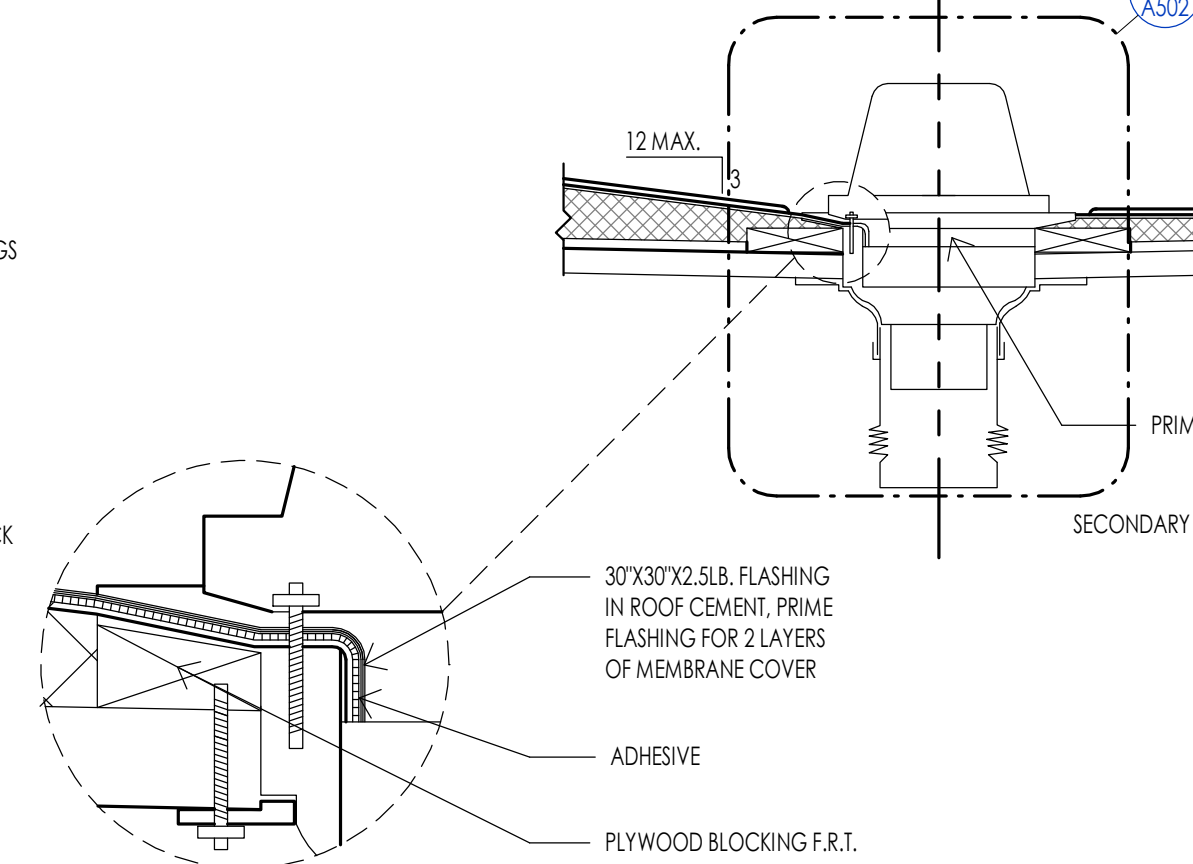
20 ROOF - PIPE COLUMN TO STEEL BEAM SECTION
1" = 1'-0"



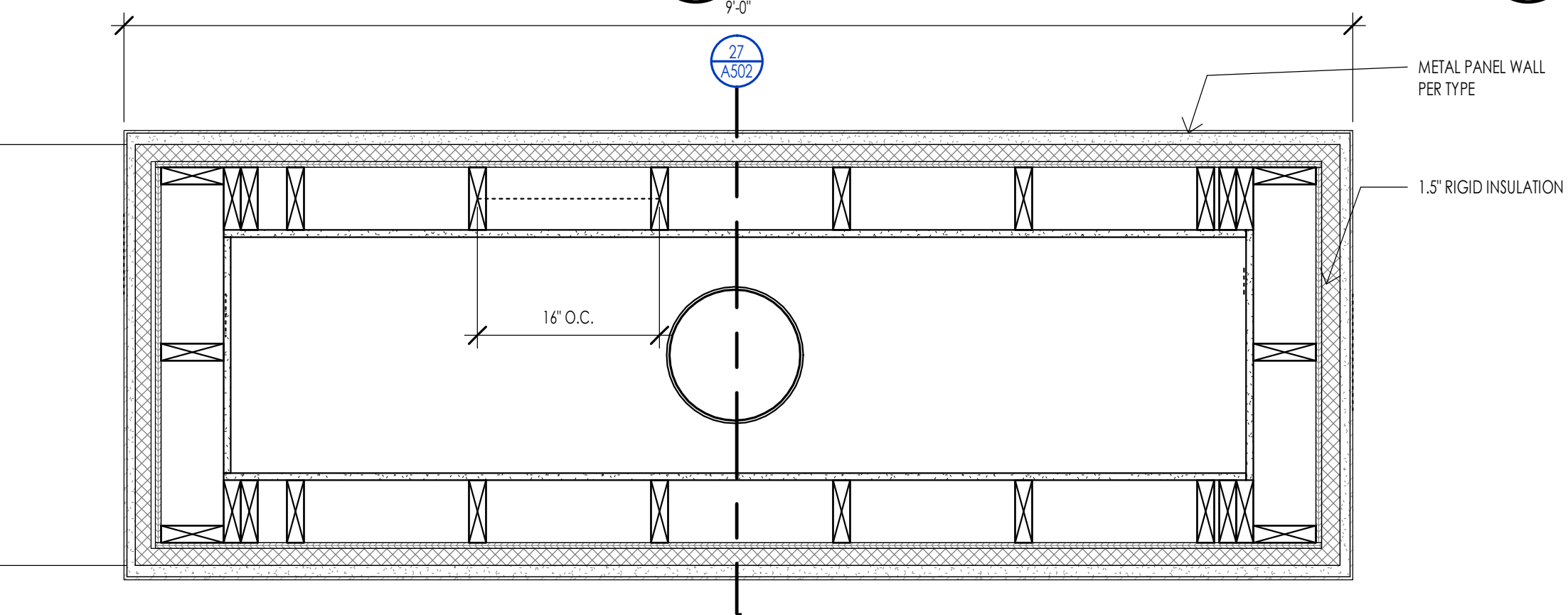
21 ROOF - ENLARGED DRAIN DETAIL
1 1/2" = 1'-0"



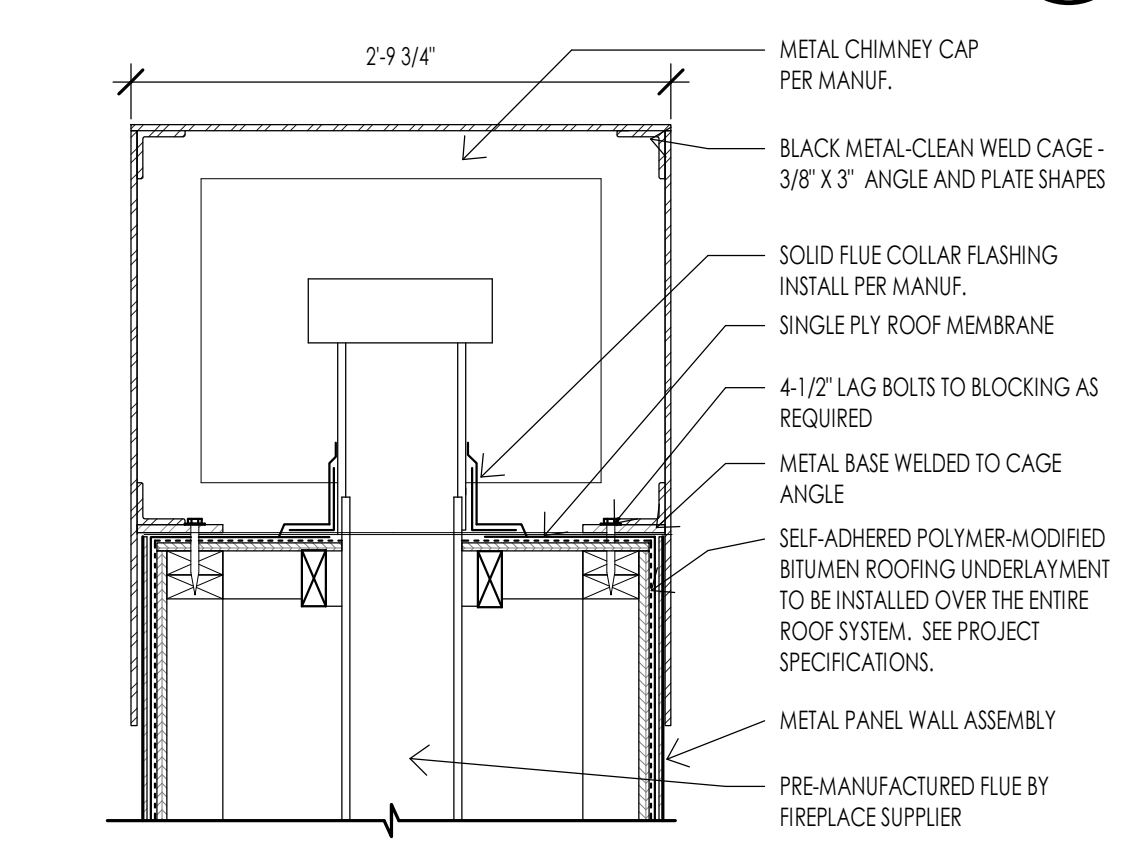
22 ROOF - DRAIN DETAIL
1 1/2" = 1'-0"



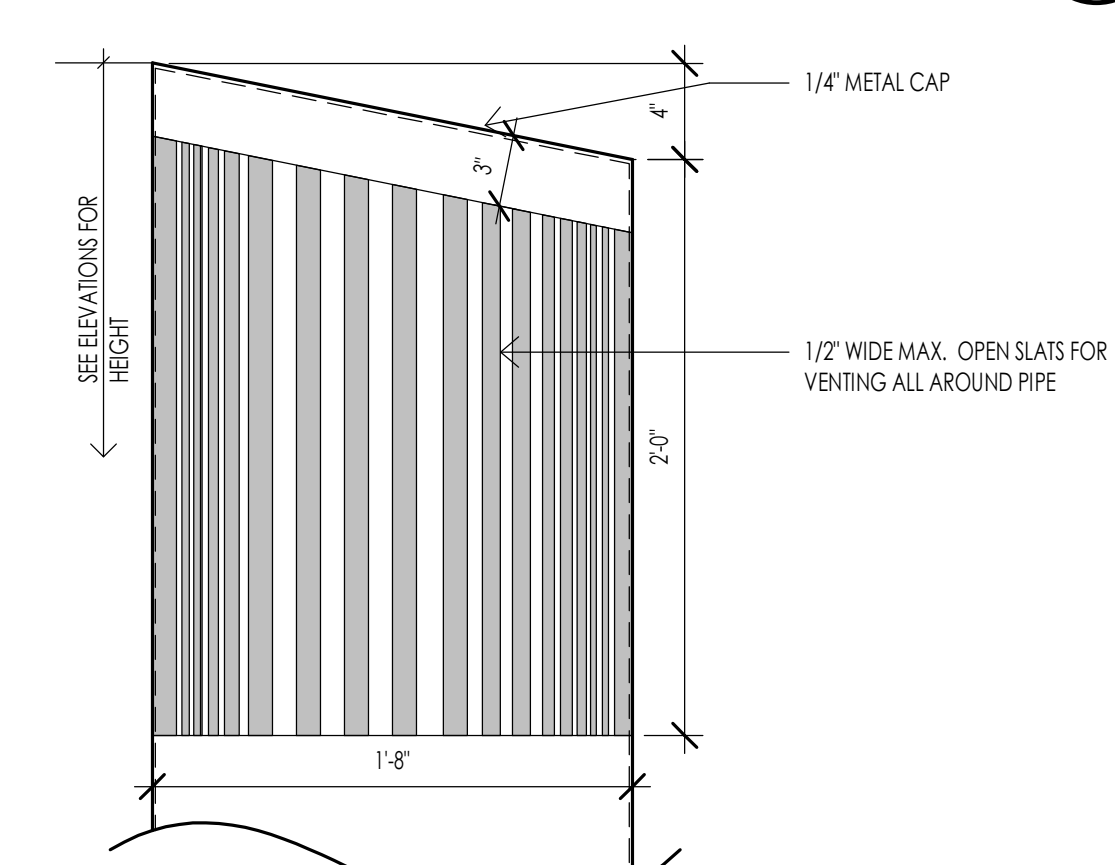
24 ROOF - DRAIN SECTION
1" = 1'-0"



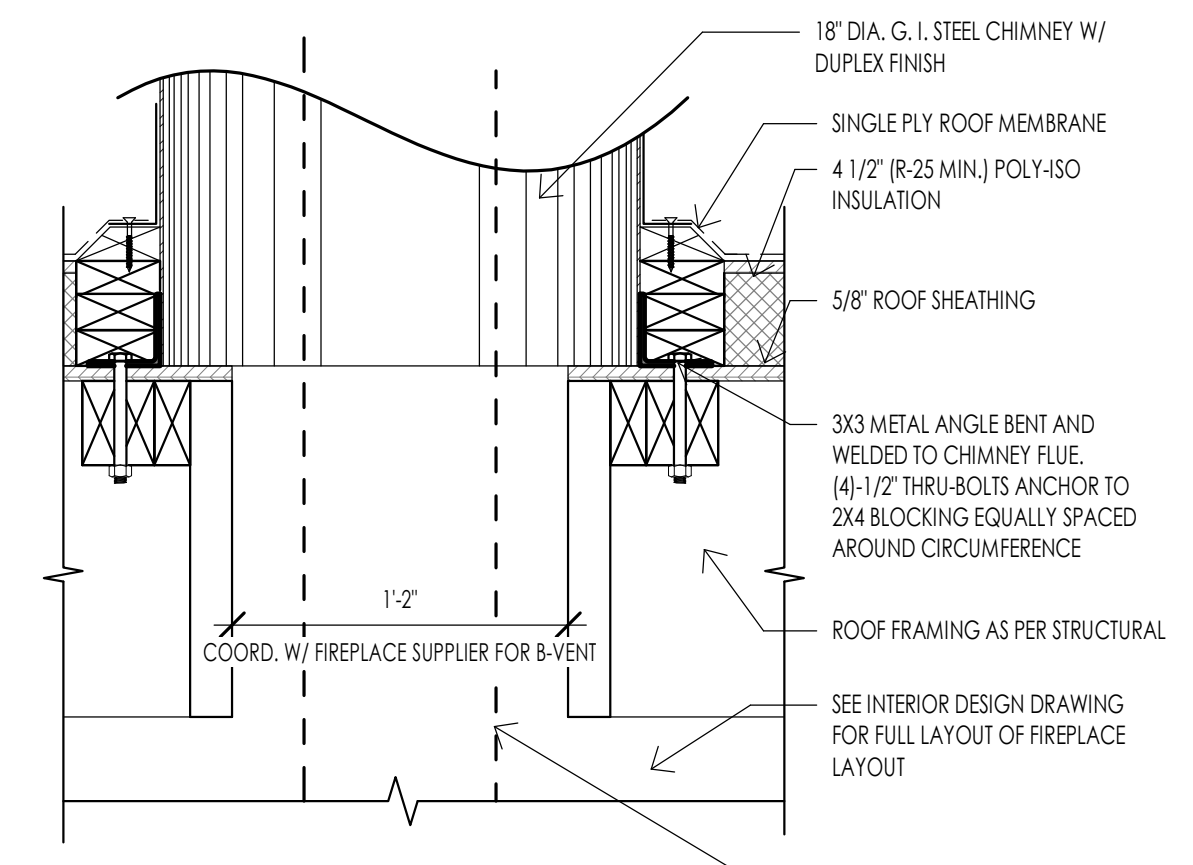
26 ROOF - CHIMNEY TYPICAL FRAMING
1" = 1'-0"



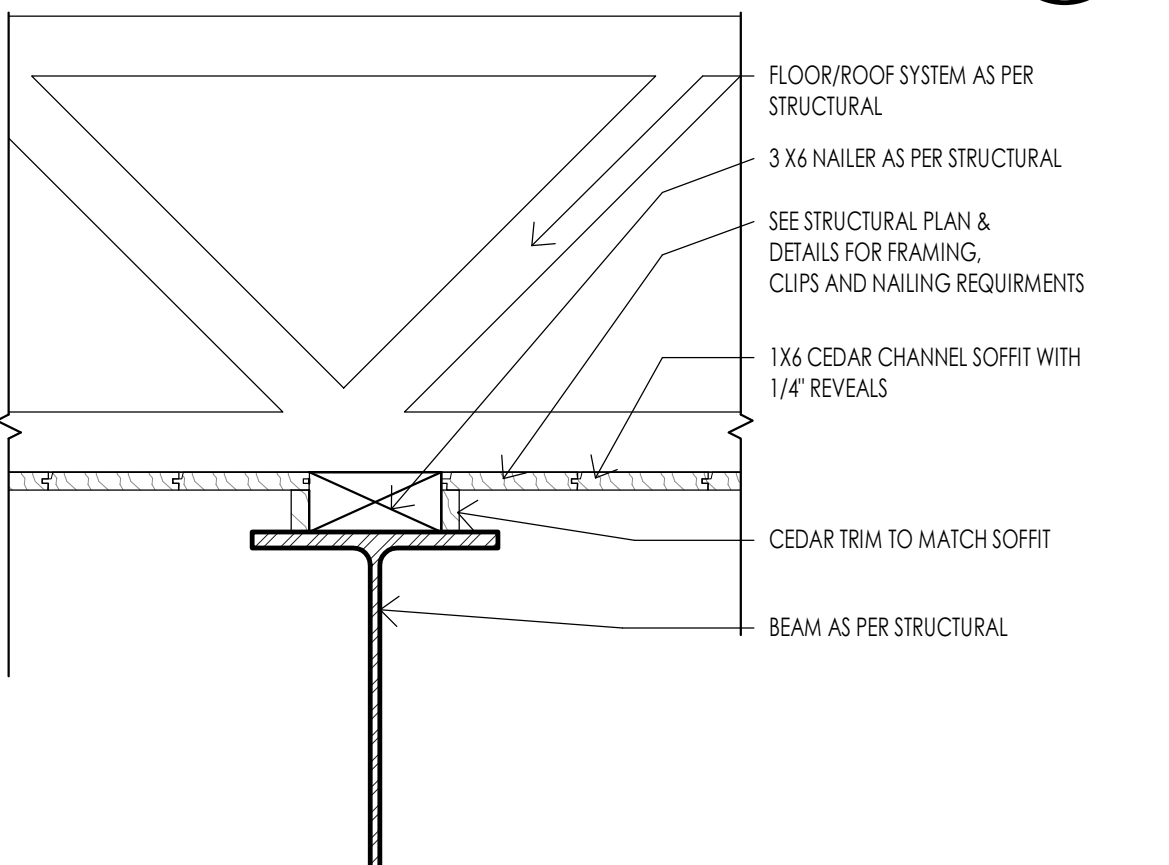
27 ROOF - OPEN SIDE CHIMNEY CAP DETAIL
1" = 1'-0"



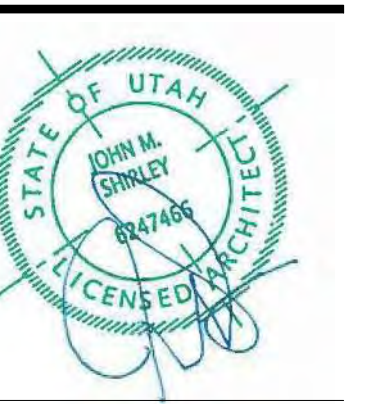
28 ROOF-CHIMNEY CAP DETAIL
1 1/2" = 1'-0"



29 ROOF - CHIMNEY ROOF DETAIL
1 1/2" = 1'-0"



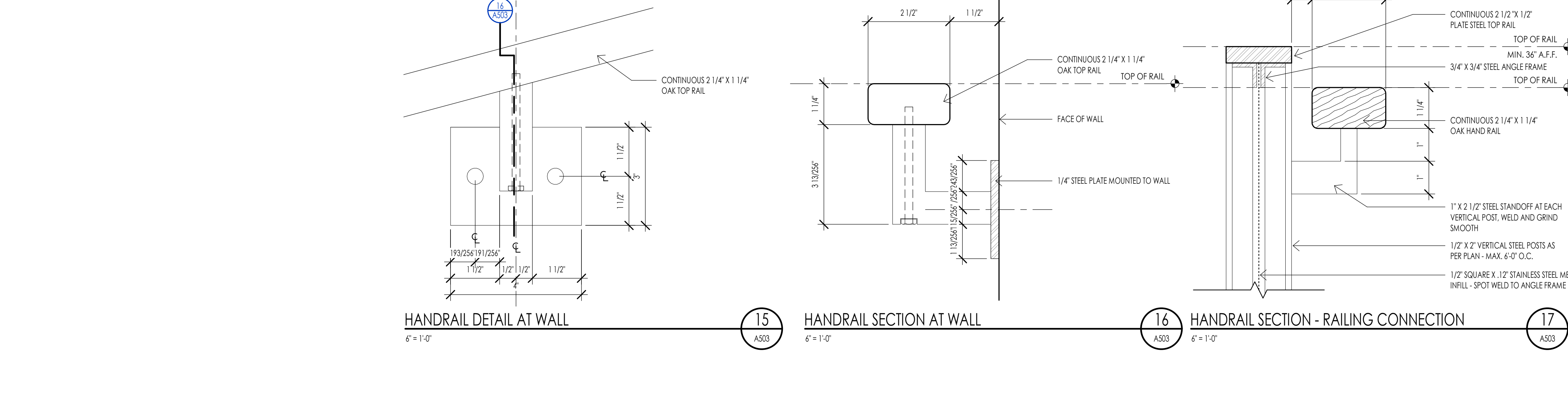
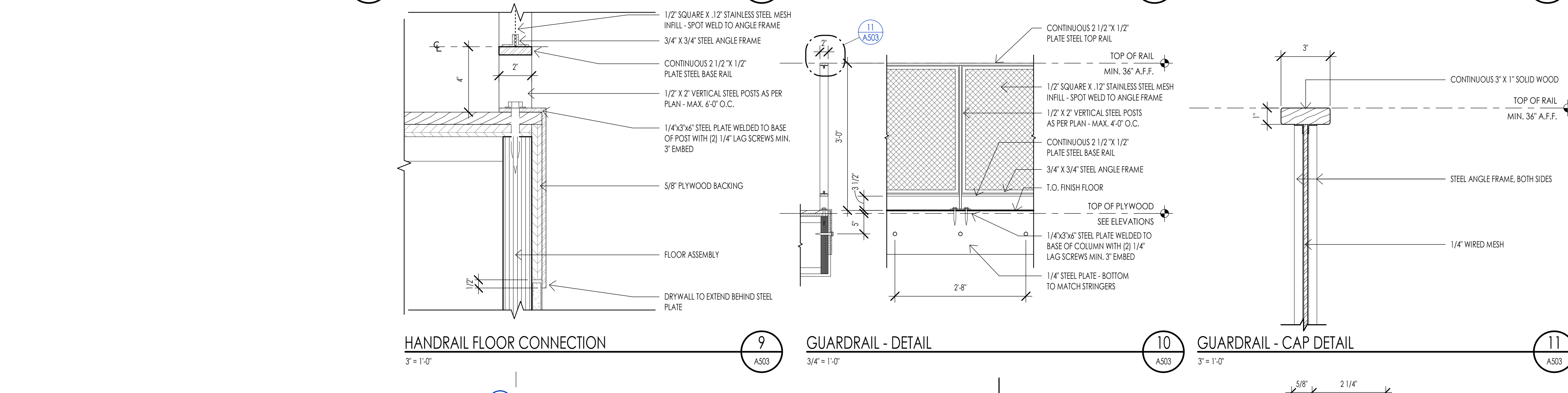
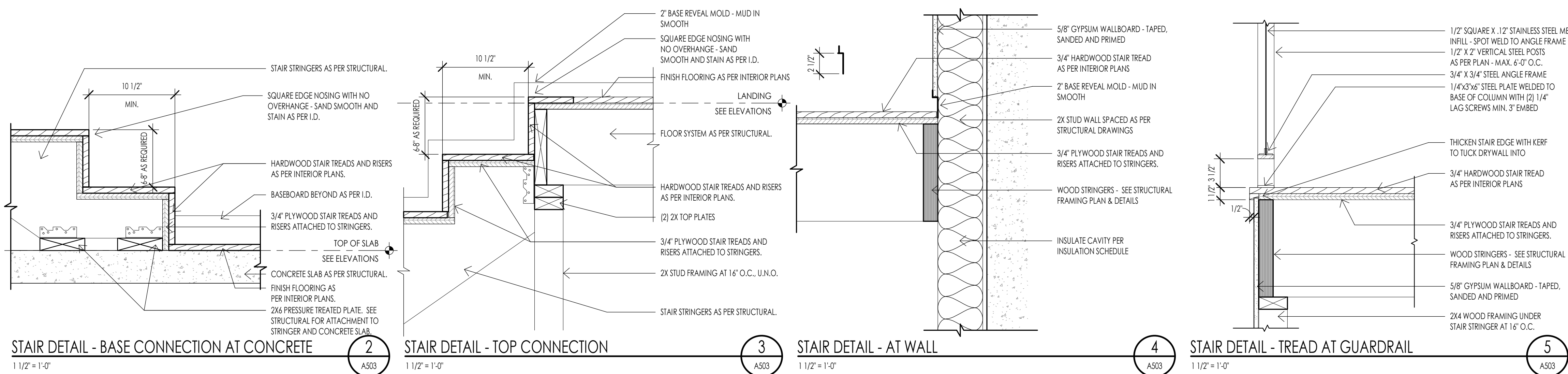
30 CEILING - BEAM AT T&G CEILING
1 1/2" = 1'-0"



STAIR PLAN GENERAL NOTES

- STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.5.
 - THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. (I.R.C. R311.7.1) FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.1
 - THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. (UTAH STATE AMENDMENT) (REPLACES R311.7.5 AND ALLOWS FOR 8" MAX RISERS AND 9" MIN. TREADS)
 - LANDINGS: EVERY LANDING SHALL HAVE A WIDTH DIMENSION OF NOT LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.6 FOR SOME EXCEPTIONS/OPTIONS.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (I.R.C. R302.7)
 - HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
- HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)
 - HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS, VOLUMES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
 - THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. R311.7.8.3.
 - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.
 - GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
 - REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
 - THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH IT.

STAIR PLAN KEYNOTES



DOOR SCHEDULE

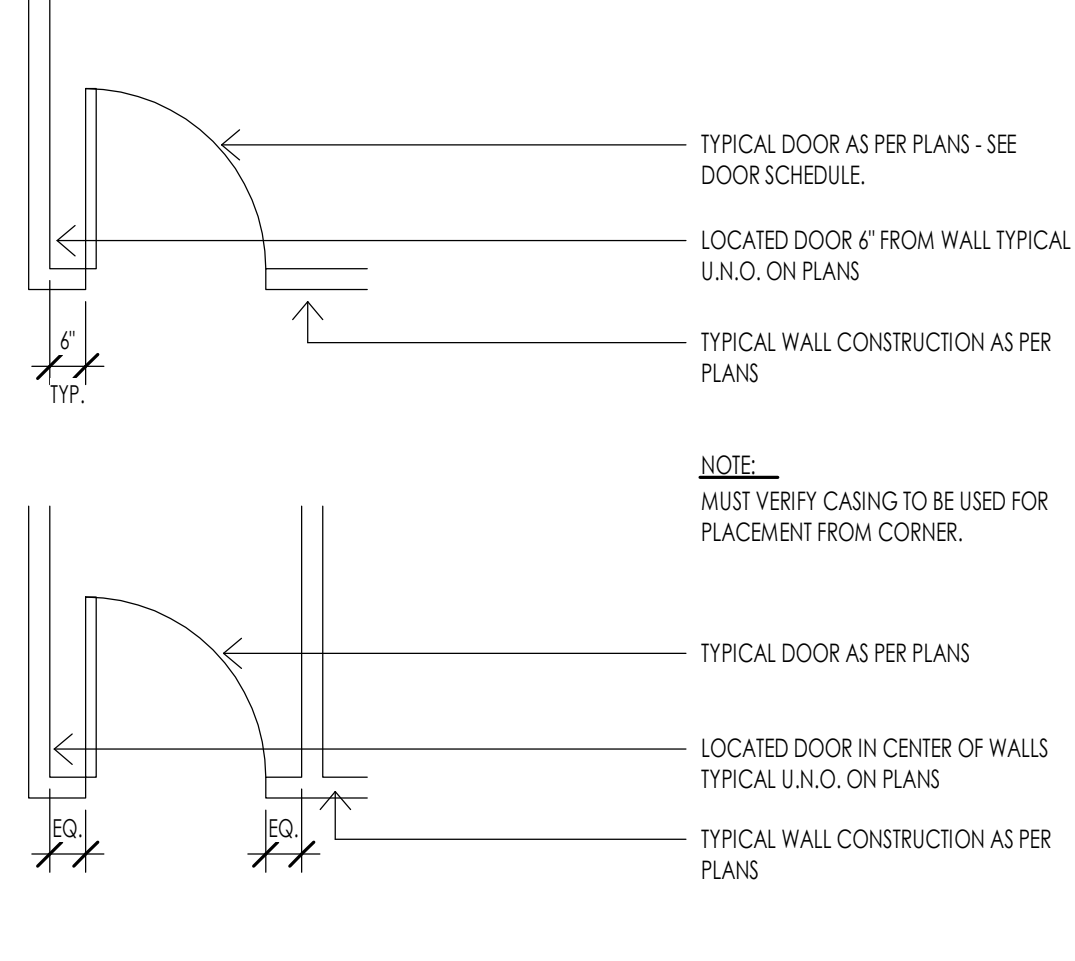
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	SIZE			MATERIAL	TYPE	FINISH	DETAILS			MATERIAL	TYPE	FINISH		FIRE RATING	HARDWARE
	WIDTH	HEIGHT	THICKNESS				HEAD	JAMB	SILL						
D100-A	4'-0"	9'-0"	1 1/2"	WOOD-GLASS	D5	PER I.D.	19/A601	20/A601	21/A601	WOOD	F1	PER I.D.	NON-RATED	H10	
D100-B	5'-0"	8'-0"	2"	WOOD	D2	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H9	
D100-C	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D100-D	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H5	
D100-E	3'-0"	8'-0"	2"	WOOD	D1	PER I.D.	22/A601	23/A601	24/A601	STEEL	P2	PER I.D.	20 MIN.	H3	
D101-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D101-B	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D101-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS					
D102-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D102-B	2'-8"	8'-0"	1 1/2"	WOOD	D3	PER I.D.				WOOD	F1	PER I.D.	NON-RATED	H12	
D102-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS					
D103-A	20'-0"	10'-0"		METAL	D6		30/A601	29/A601					NON-RATED	H2	
D103-B	2'-0"	8'-0"	2"	WOOD	D1	PER I.D.	22/A601	23/A601	24/A601	WOOD	F1	PER I.D.	NON-RATED	H1	
D200-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H5	
D200-B	2'-4"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D201-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D201-B	3'-0"	8'-0"	1 1/2"	WOOD	D3	PER I.D.				WOOD	F1	PER I.D.	NON-RATED	H12	
D201-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS					
D201-D	2'-8"	8'-0"	1 1/2"	WOOD	D3	PER I.D.				WOOD				H12	
D201-E	2'-4"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D202-A	2'-10"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601						H8	
D202-B	2'-8"	8'-0"	2 1/4"	WOOD	D1	PER I.D.	22/A601	23/A601		WOOD	F1	PER I.D.	NON-RATED	H8	
D202-C	2'-0"	7'-0"	1/4"	GLASS	D4					FRAMELESS					
D202-D	4'-0"	8'-0"	2"		D22										

DOOR SCHEDULE GENERAL NOTES

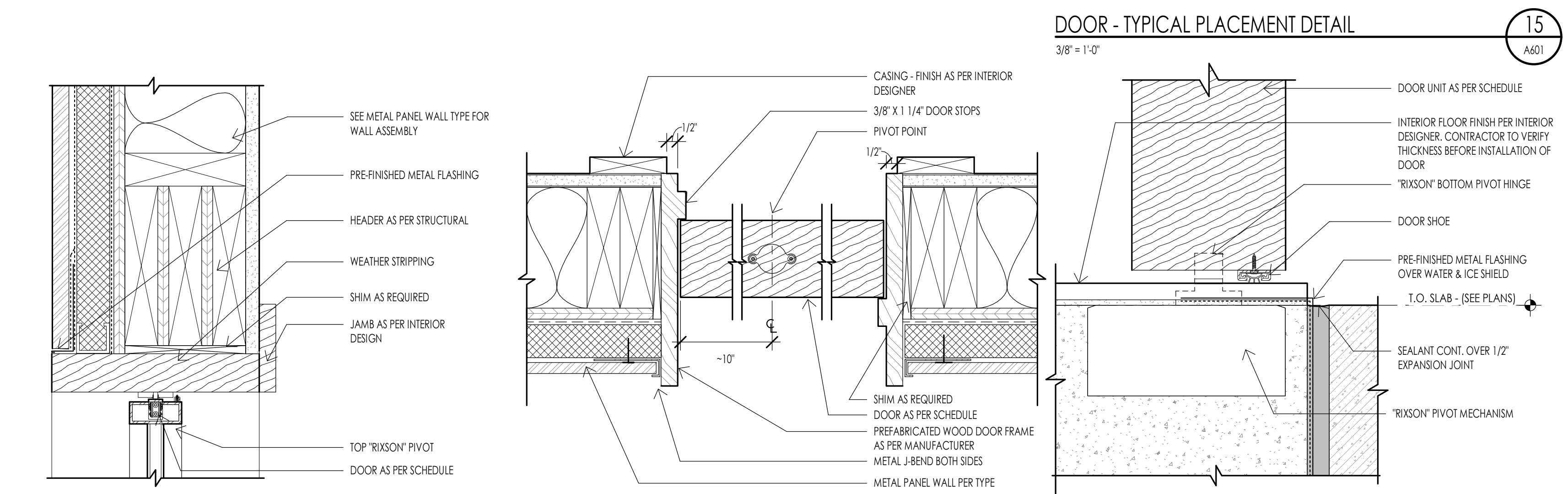
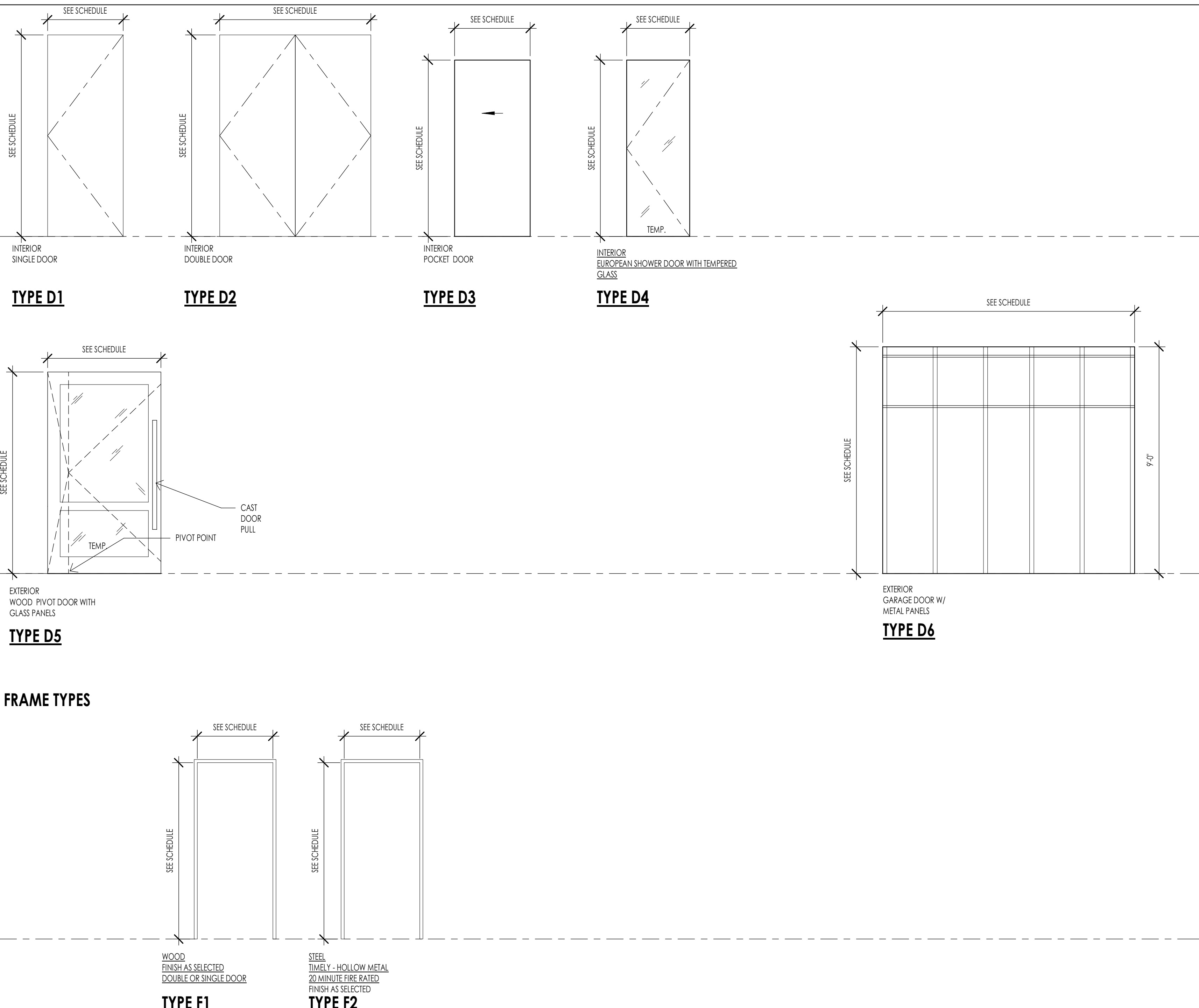
- SEE SHEET A601 FOR DOOR AND FRAME TYPES.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
- CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
- ALL DOORS REQUIRED TO BE RATED SHALL HAVE APPROPRIATE U.L. RATINGS AS INDICATED IN DOOR SCHEDULE AND SPECIFICATION. ALL DOORS SHALL HAVE LABEL ON DOOR AND FRAME FOR INSPECTION ON SITE, AND SHALL NOT BE REMOVED.
- ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
- 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 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
 - 1 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



DOOR - PIVOT HEAD DETAIL
3" = 1'-0"

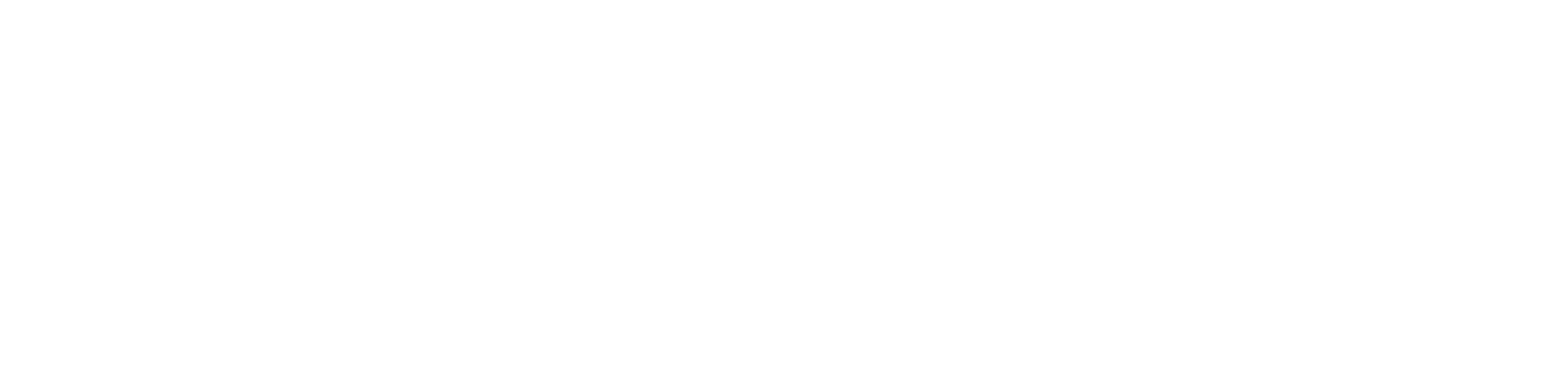
DOOR - PIVOT JAMB DETAIL WOOD DOOR
3" = 1'-0"

DOOR - PIVOT SILL DETAIL WOOD DOOR
6" = 1'-0"

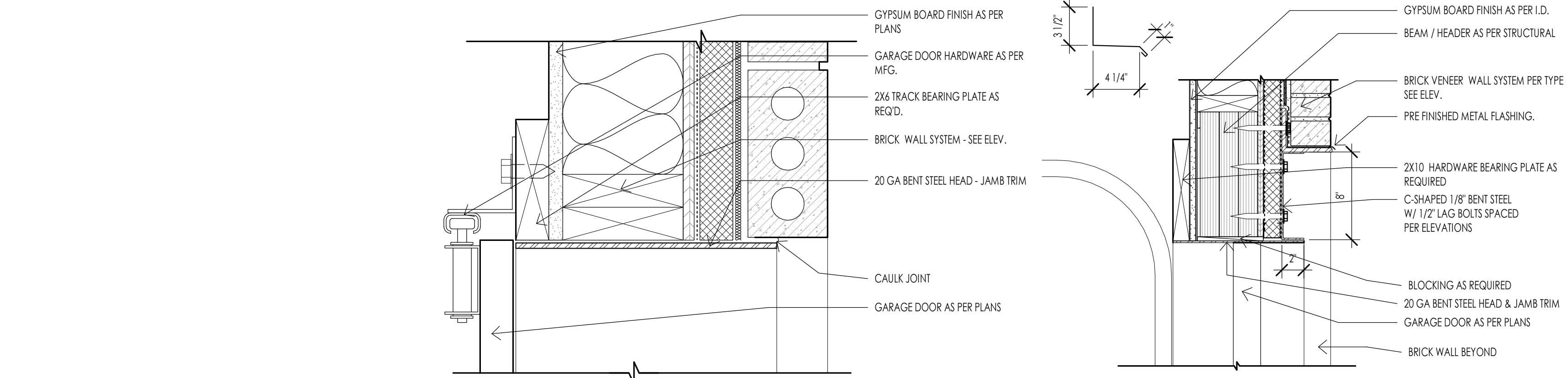
DOOR - TYPICAL INTERIOR HEAD
3" = 1'-0"

DOOR - INTERIOR TYPICAL JAMB DETAIL
3" = 1'-0"

DOOR - THRESHOLD DETAIL @ GARAGE
3" = 1'-0"



DOOR - GARAGE JAMB @ BRICK WALL
3" = 1'-0"



DOOR - GARAGE HEAD @ BRICK WALL
1 1/2" = 1'-0"



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WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30

SHEET TITLE:
DOOR SCHEDULE & ELEVATIONS

SHEET NUMBER:
A601

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WINDOW SCHEDULE

MARK	UNIT SIZE			OPERATION	MATERIAL	DETAILS			FINISH	GLAZING		COMMENTS
	WIDTH	HEIGHT	HEAD HEIGHT			HEAD	JAMB	SILL		THICKNESS	TYPE	
W01	3'-0"	6'-0"	9'-0"	CASEMENT	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W02	6'-0"	6'-0"	9'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W03	3'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	9/A603	14/A603	22/A603	AS PER I.D.			
W04	11'-10"	10'-0"	10'-0"	DOOR SLIDER TRIPLE	ALUMINUM CLAD	11/A603	17/A603	PER MANUF.	AS PER I.D.			
W05	2'-4"	6'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W06	3'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W07	5'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	VARIES	VARIES	VARIES	AS PER I.D.			
W08	3'-0"	6'-0"	8'-0"	FIXED	ALUMINUM CLAD	VARIES	VARIES	VARIES	AS PER I.D.			
W09	2'-4"	5'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	10/A603	14/A603	22/A603	AS PER I.D.			
W10	7'-4"	2'-4"	8'-0"	FIXED	ALUMINUM CLAD	10/A603	14/A603	22/A603	AS PER I.D.			
W11	5'-0"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W12	4'-0"	2'-0"	3'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W13	3'-0"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W14	2'-4"	4'-0"	12'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W15	3'-0"	8'-0"	8'-0"	EXTERIOR PATIO SINGLE DOOR	ALUMINUM CLAD	PER MANUF.	PER MANUF.	PER MANUF.	AS PER I.D.			
W16	3'-0"	2'-0"	10'-0"	CORNER WINDOW	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W17	3'-0"	6'-0"	8'-0"	CORNER WINDOW	ALUMINUM CLAD	11/A603	17/A603	23/A603	AS PER I.D.			
W20	4'-4"	6'-0"	8'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W21	3'-0"	6'-0"	8'-0"	CASEMENT	ALUMINUM CLAD	VARIES	VARIES	VARIES	AS PER I.D.			
W22	3'-0"	5'-0"	8'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			
W23	4'-4"	2'-0"	10'-0"	FIXED	ALUMINUM CLAD	12/A603	18/A603	24/A603	AS PER I.D.			

WINDOW LEGEND

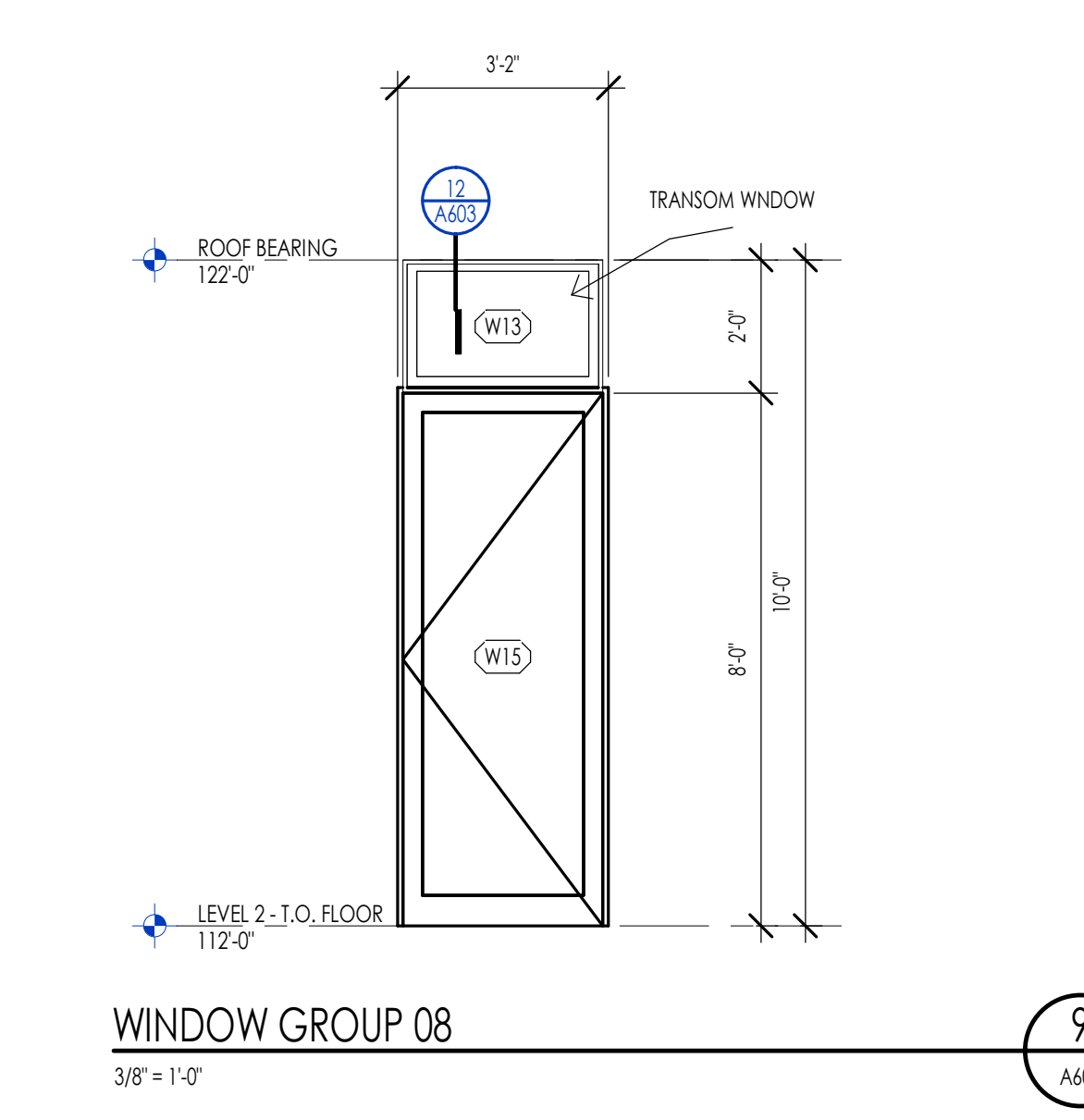
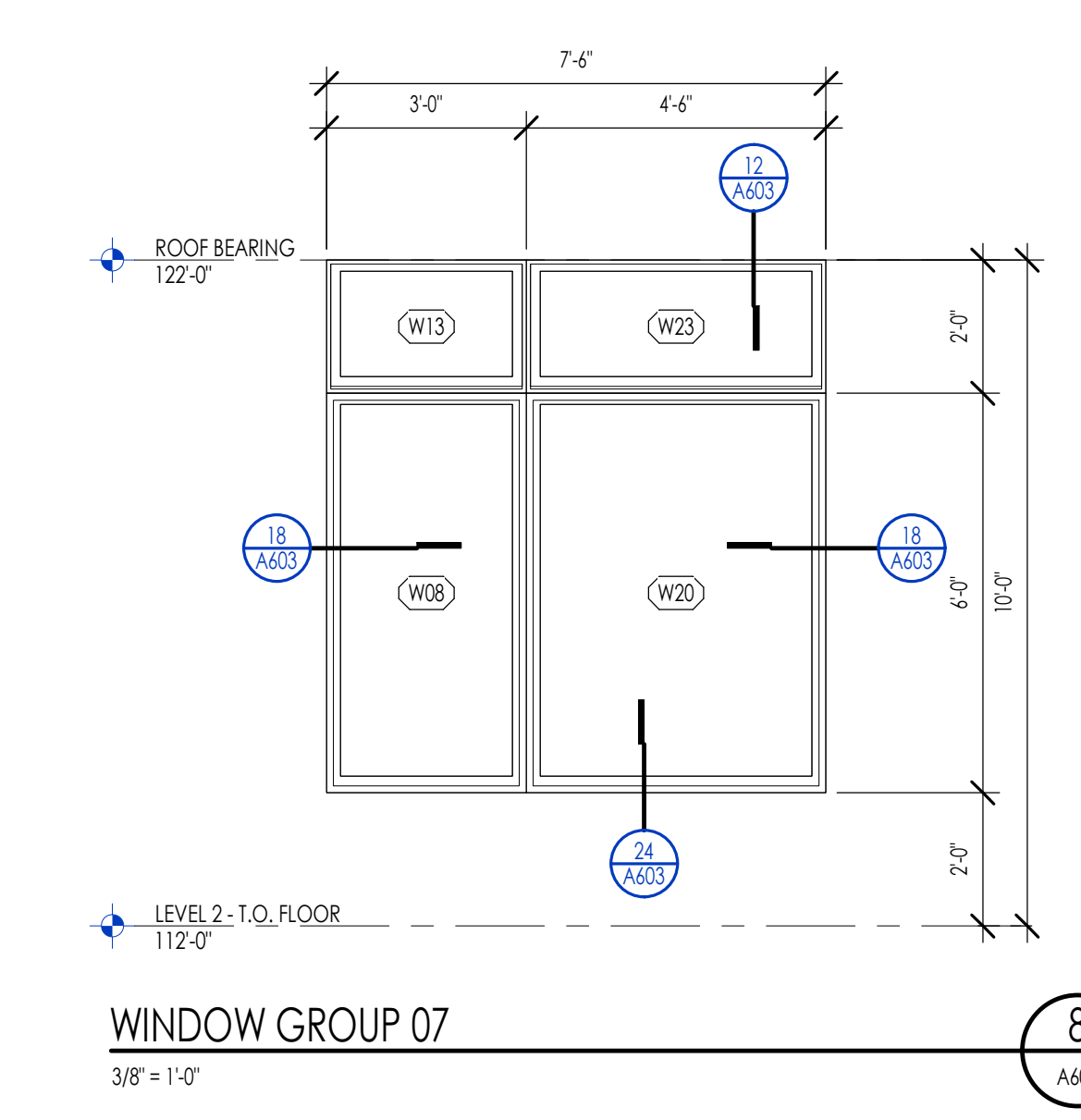
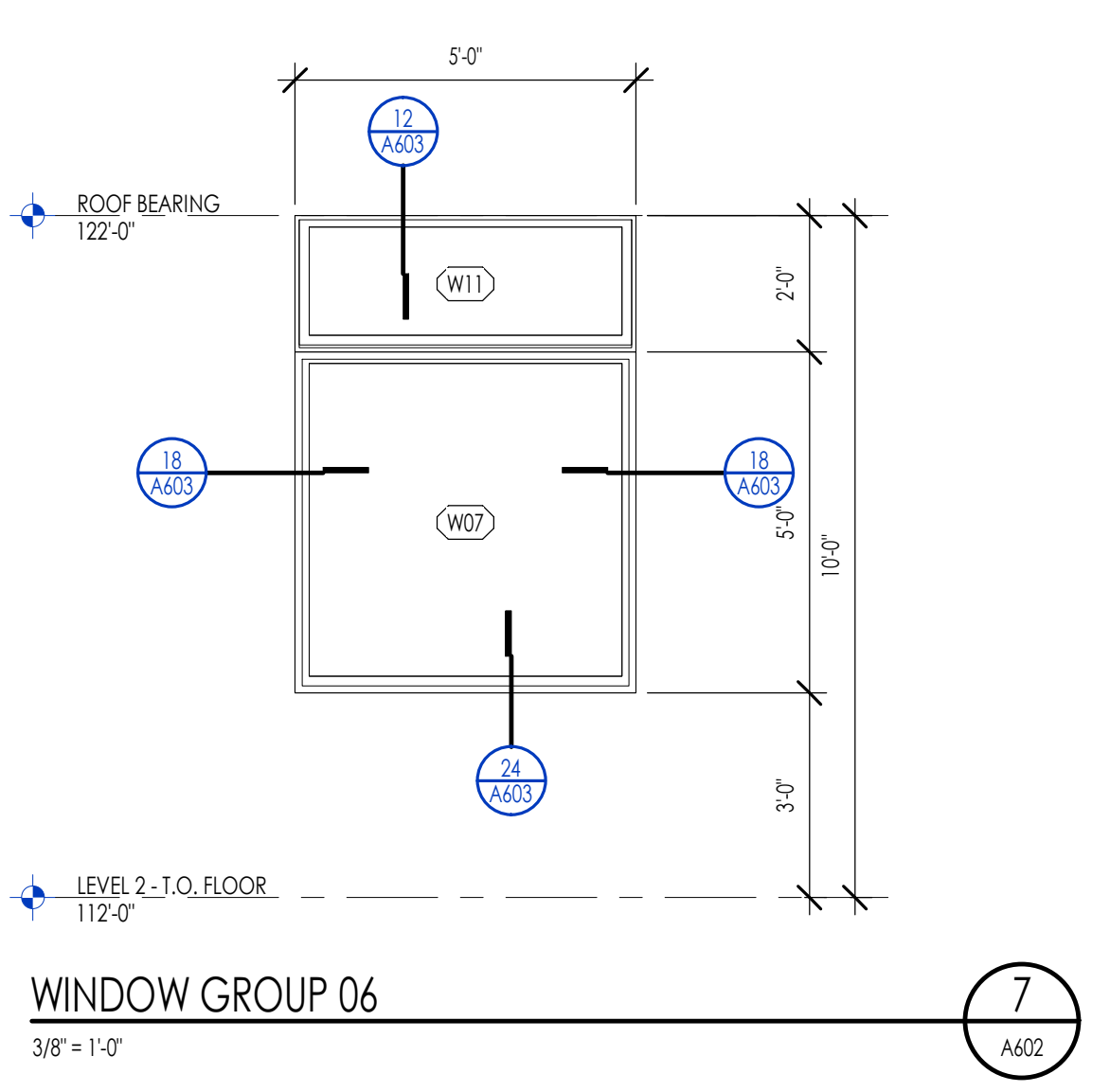
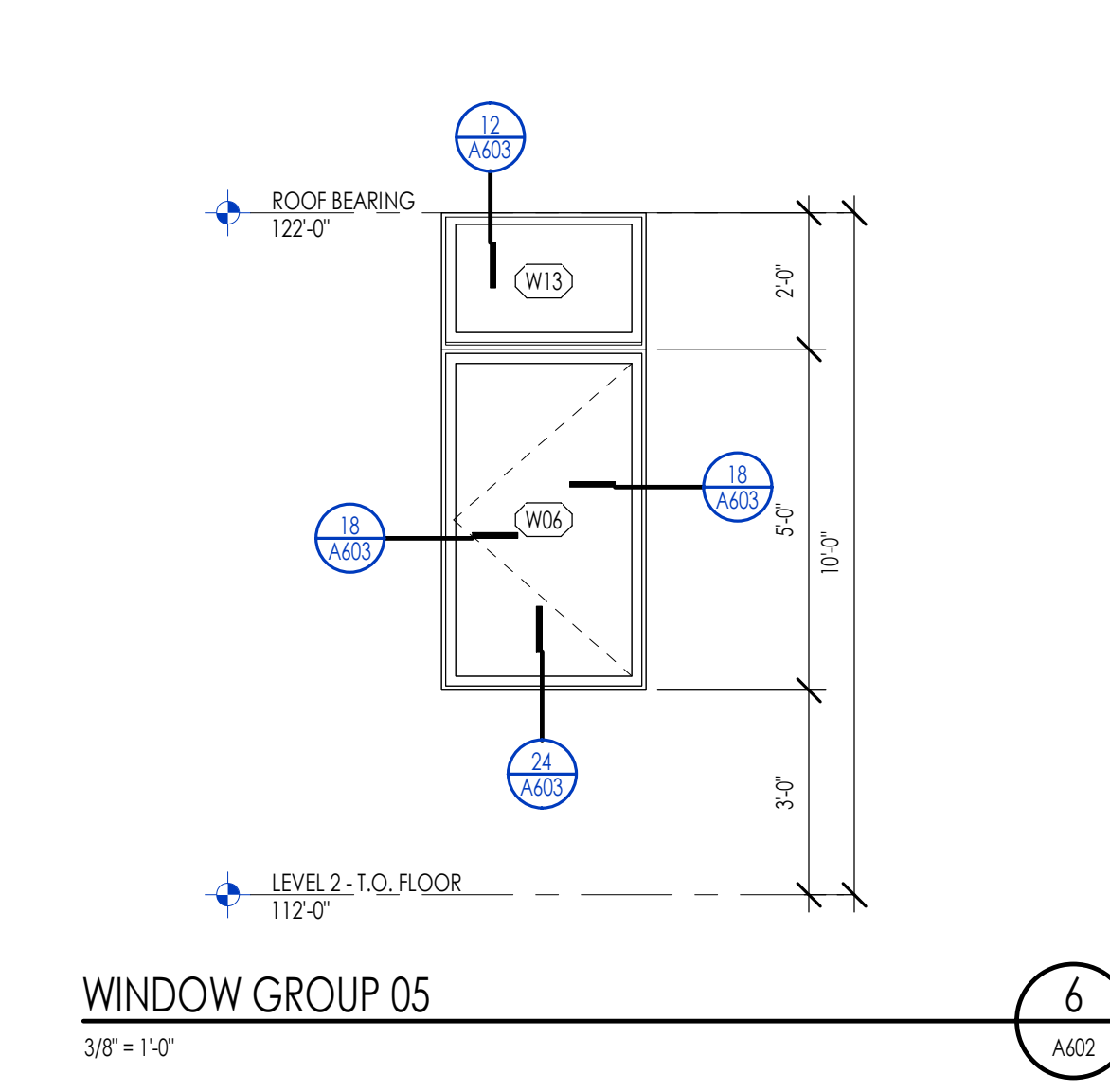
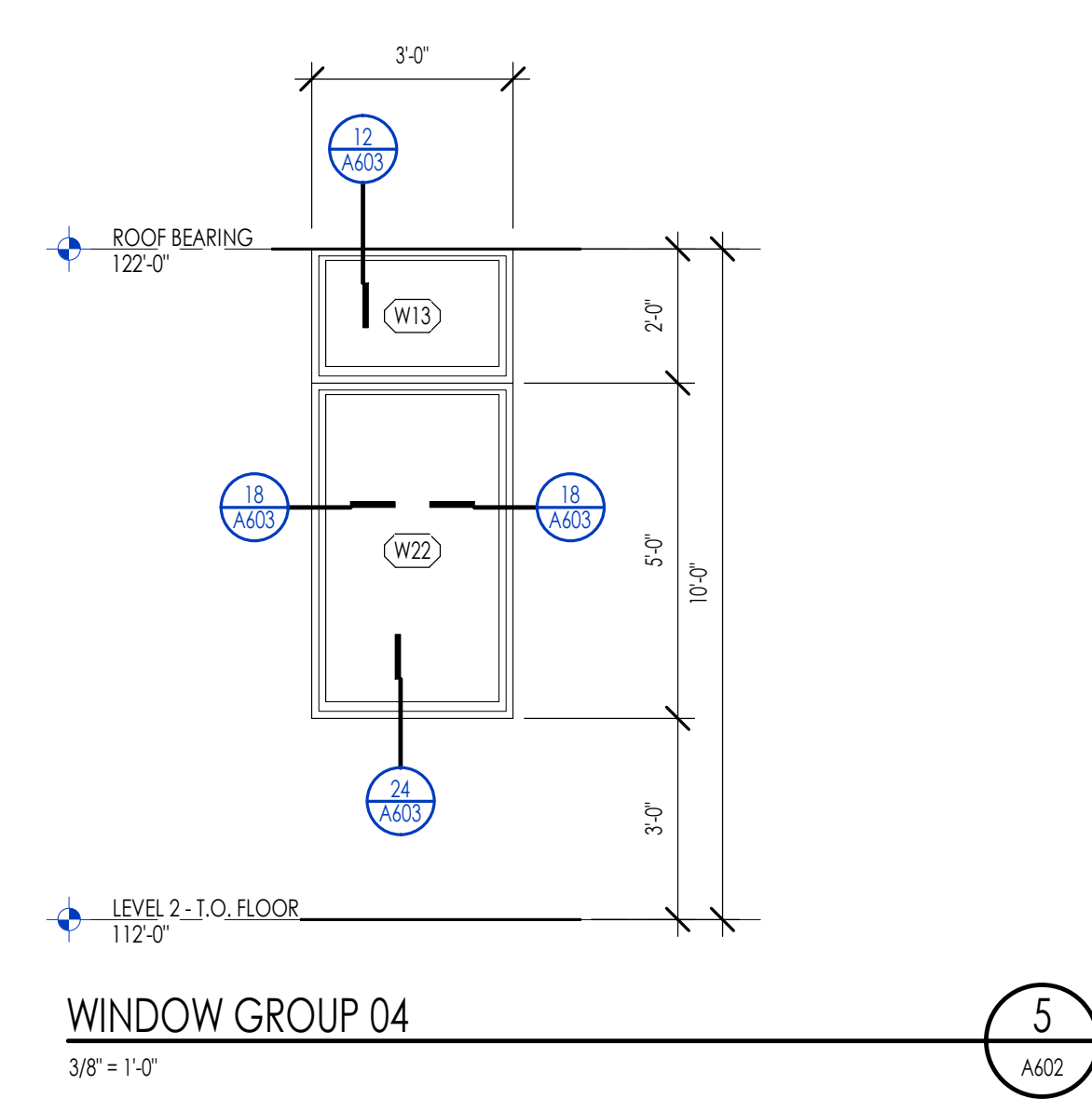
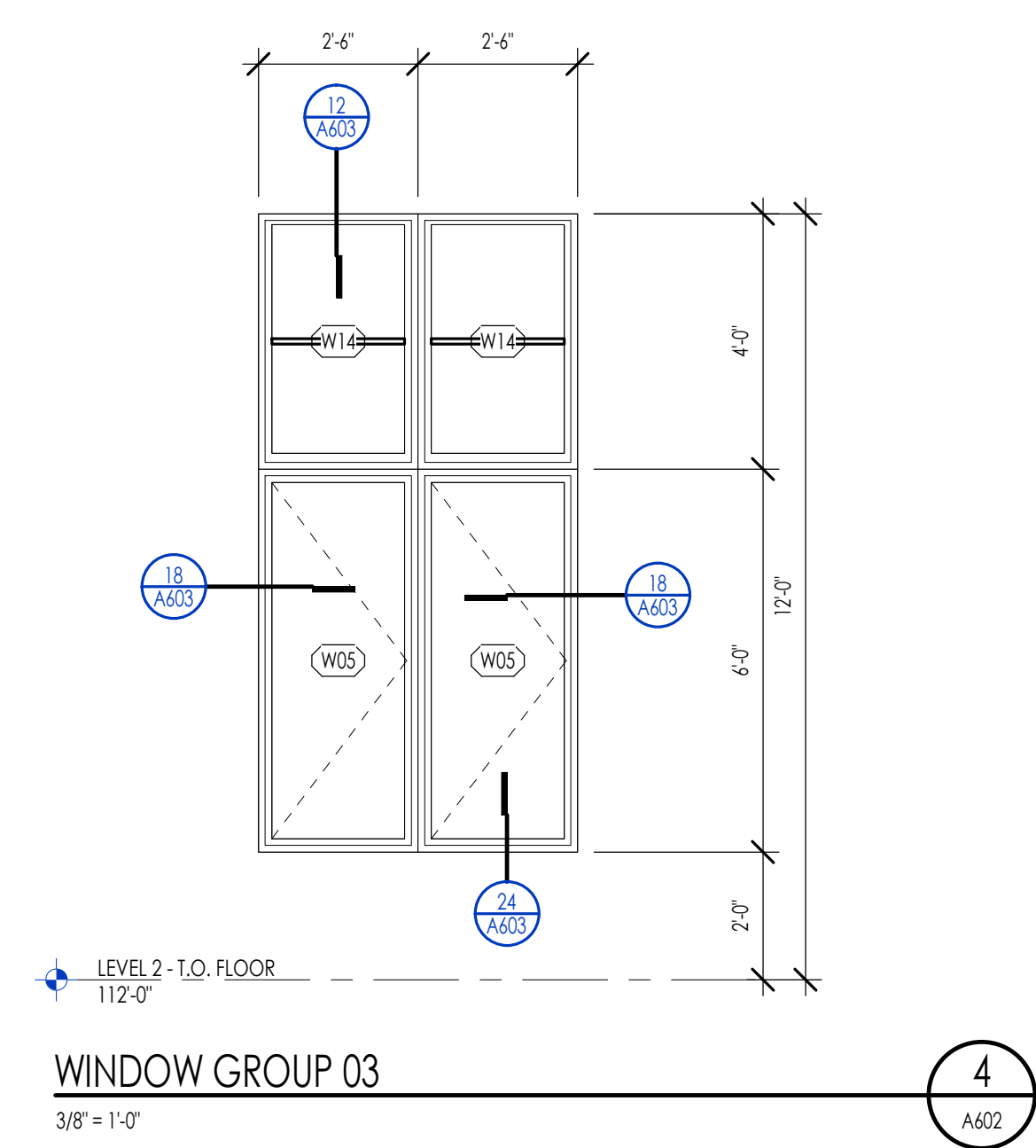
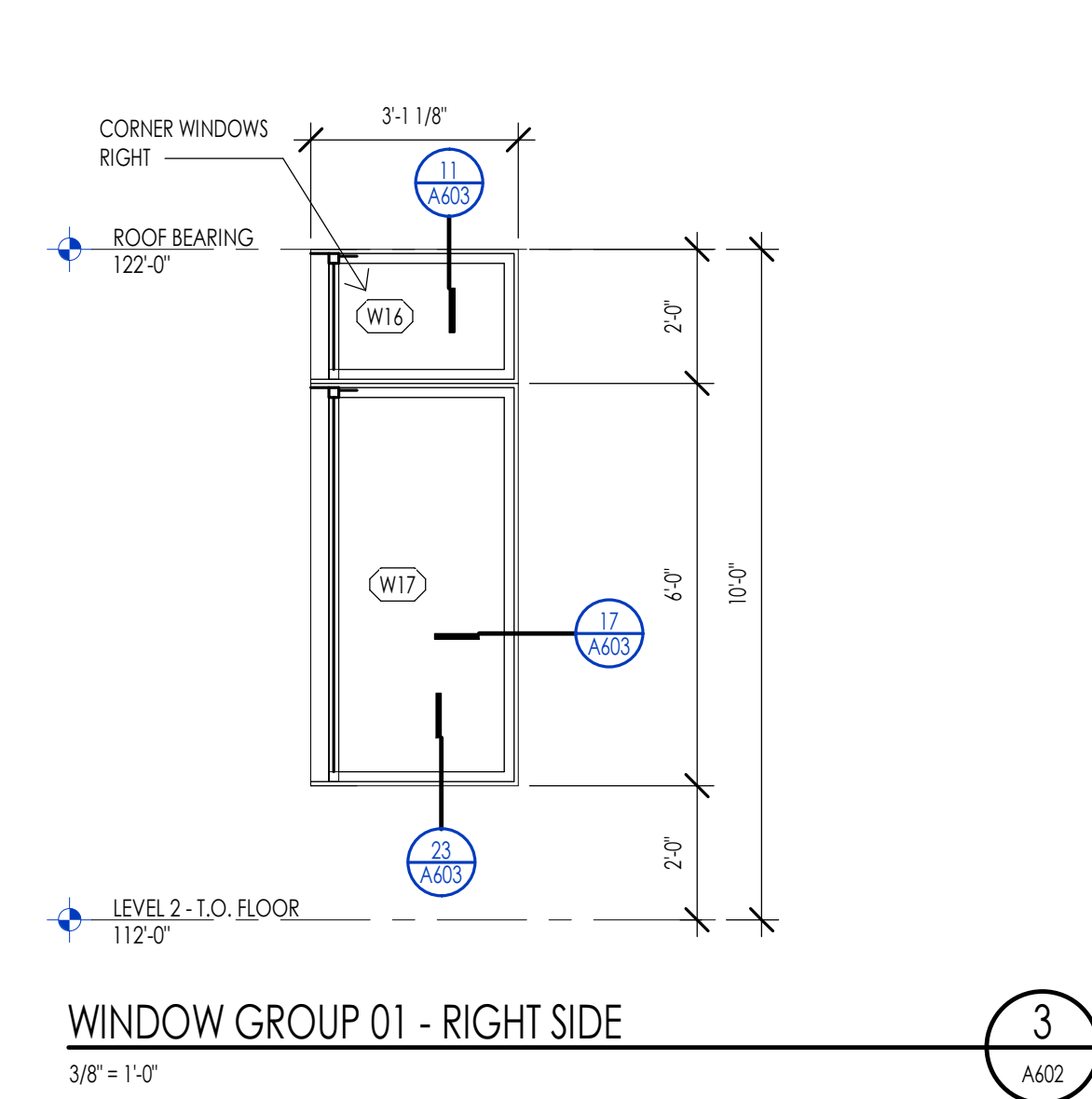
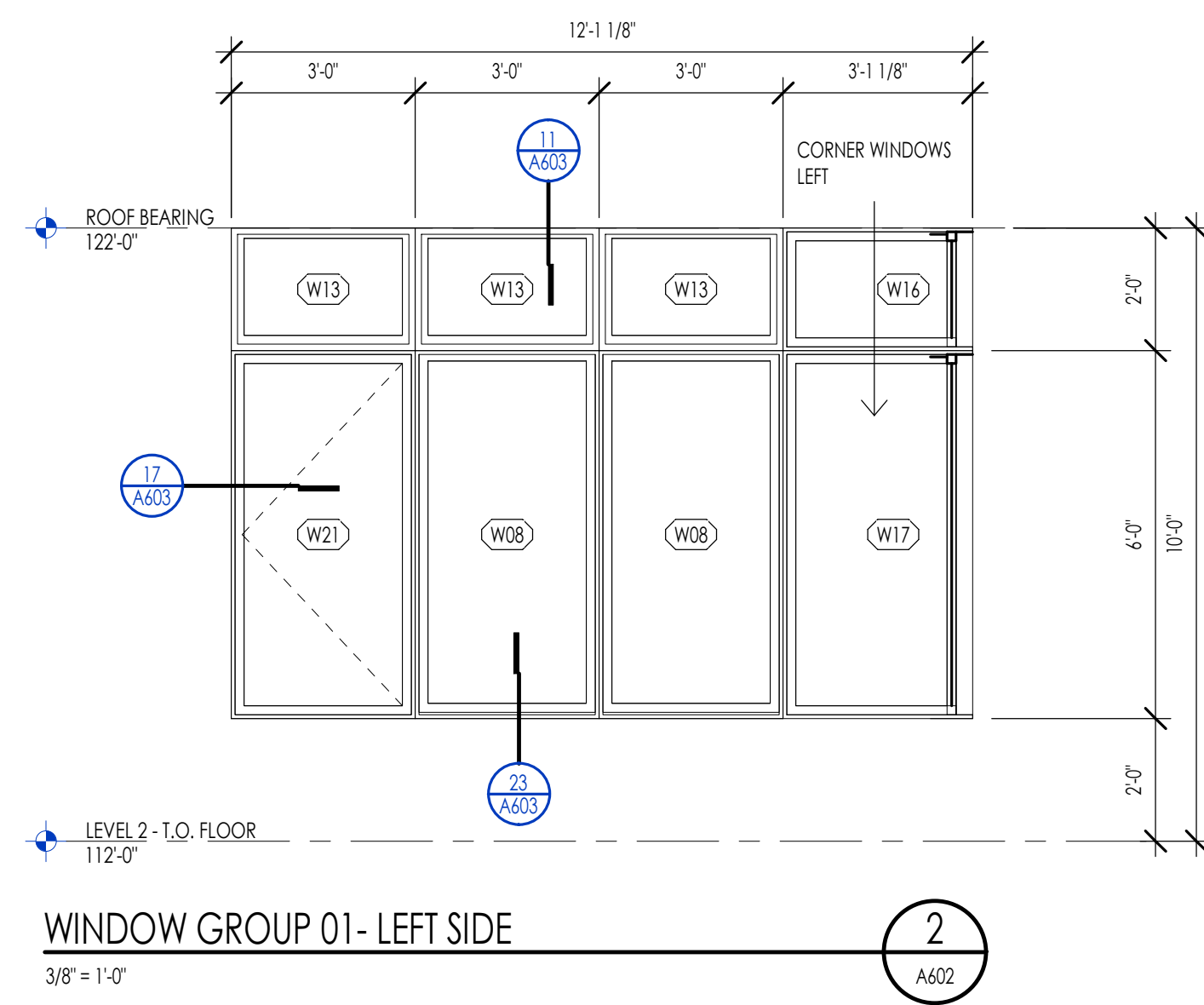
SYMBOL	DESCRIPTION
(T)	TEMPERED GLAZING LOCATIONS.
→	DIRECTION OF OPERABLE WINDOW DOOR.
(E)	WINDOW IS REQUIRED TO MEET EMERGENCY EGRESS.

WINDOW SPECIFICATIONS

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

WINDOW GENERAL NOTES

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.
 - RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BERGROOM 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 RINGS 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 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, BATHUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING 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. R308.4.4)
 - PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 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.

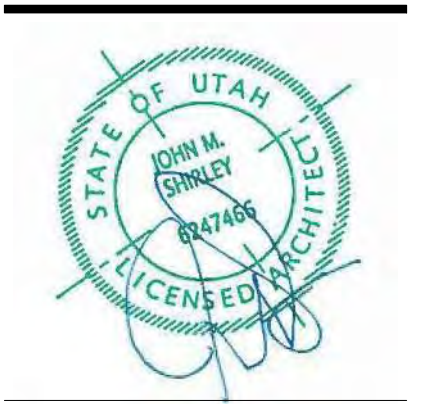


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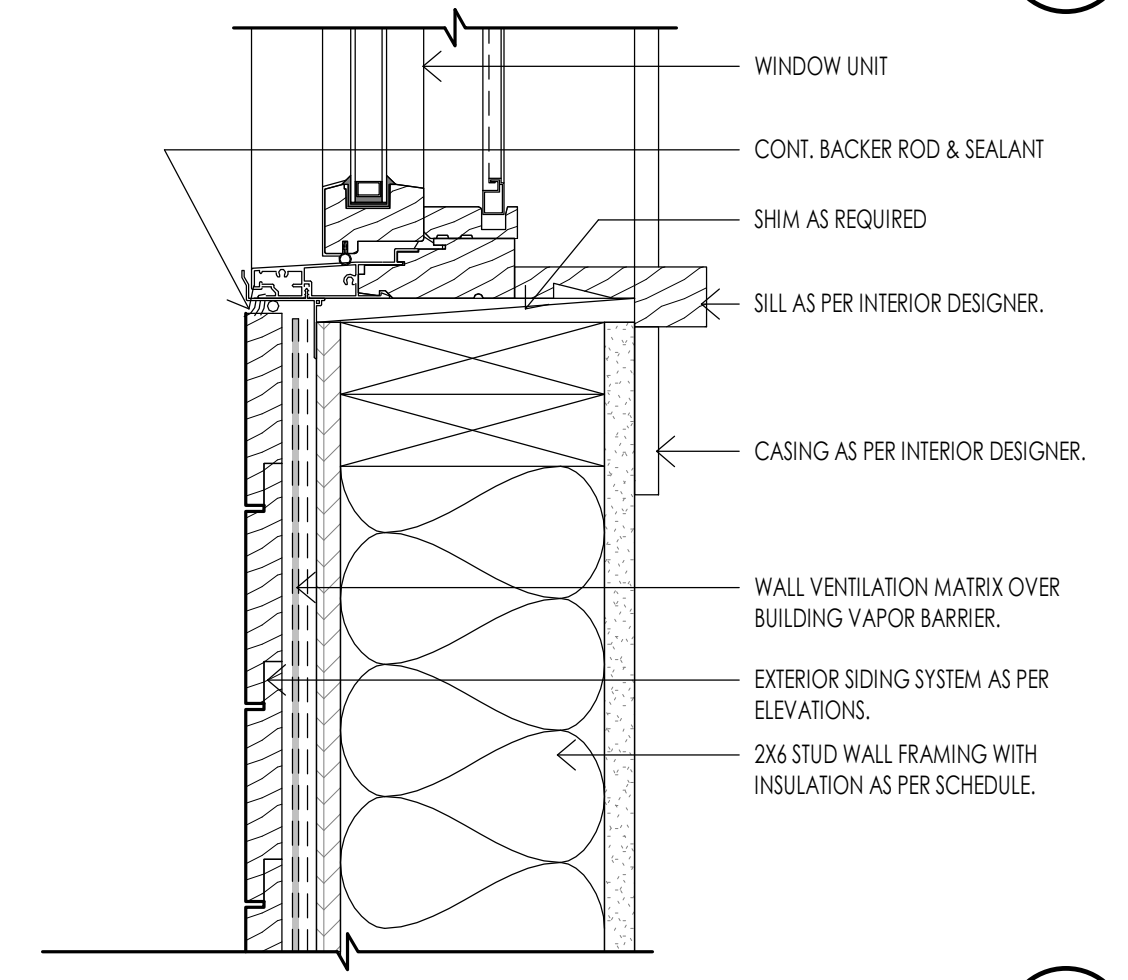
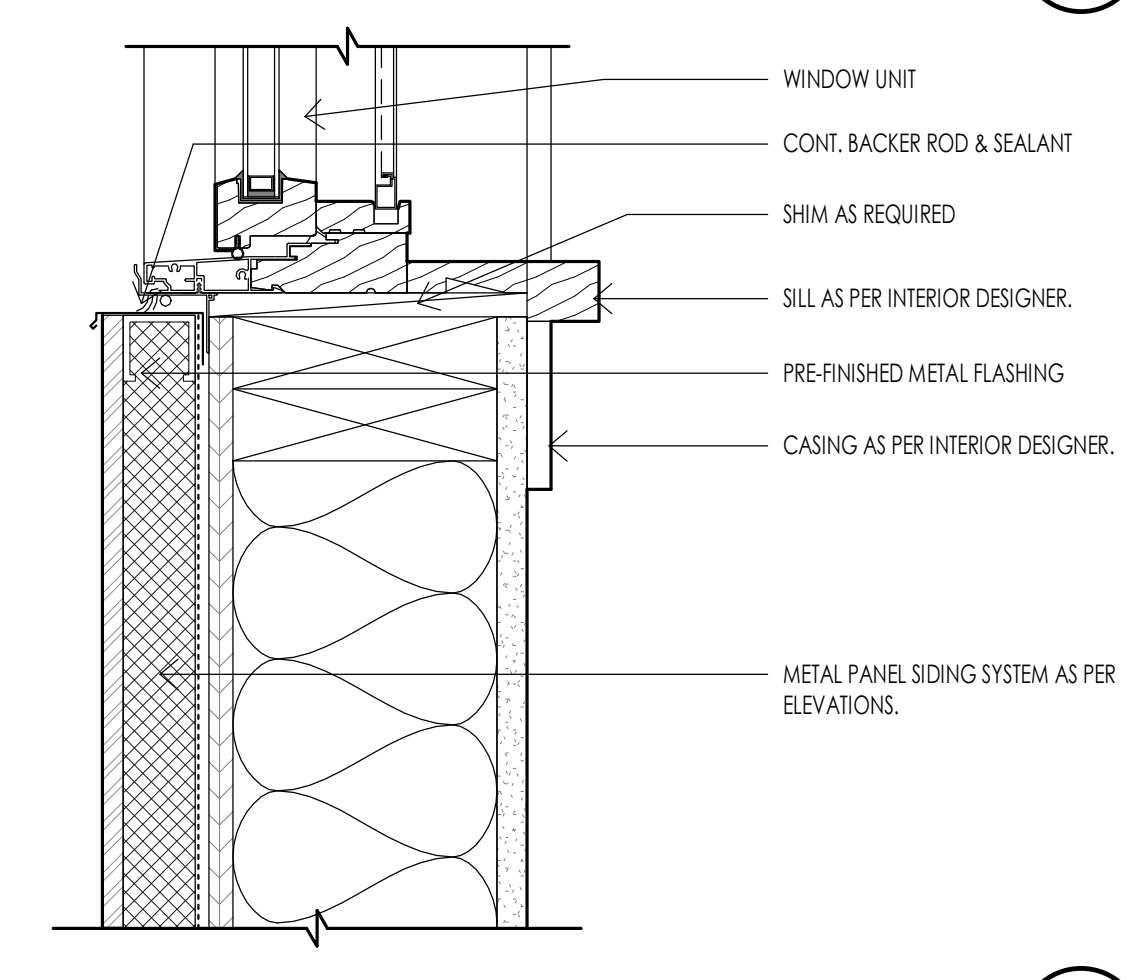
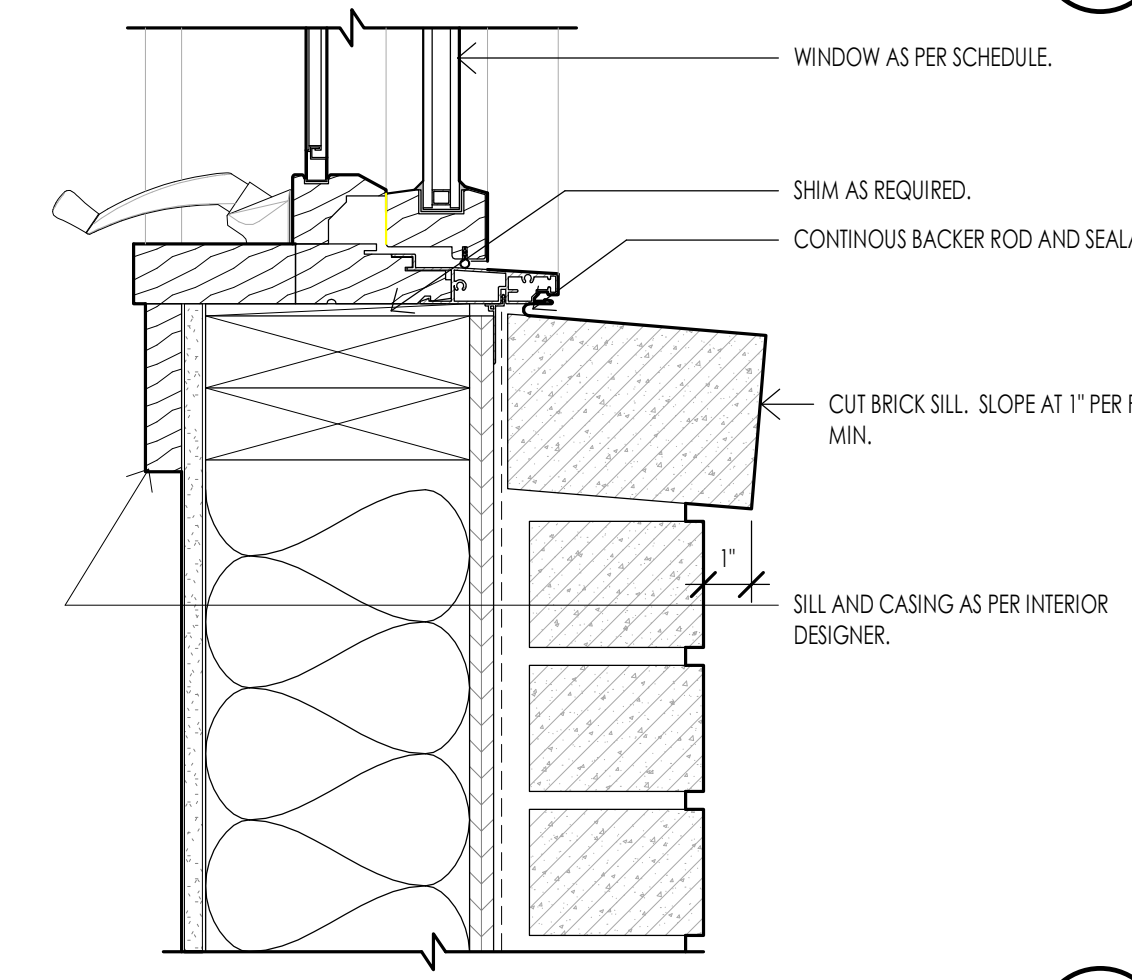
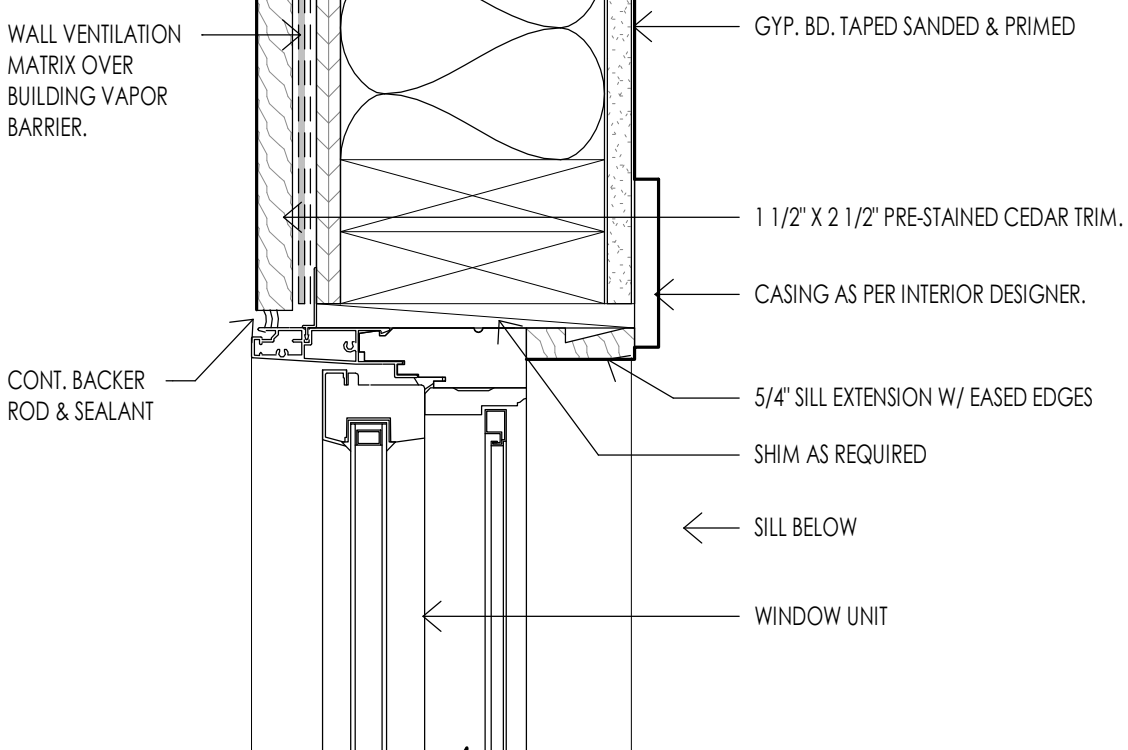
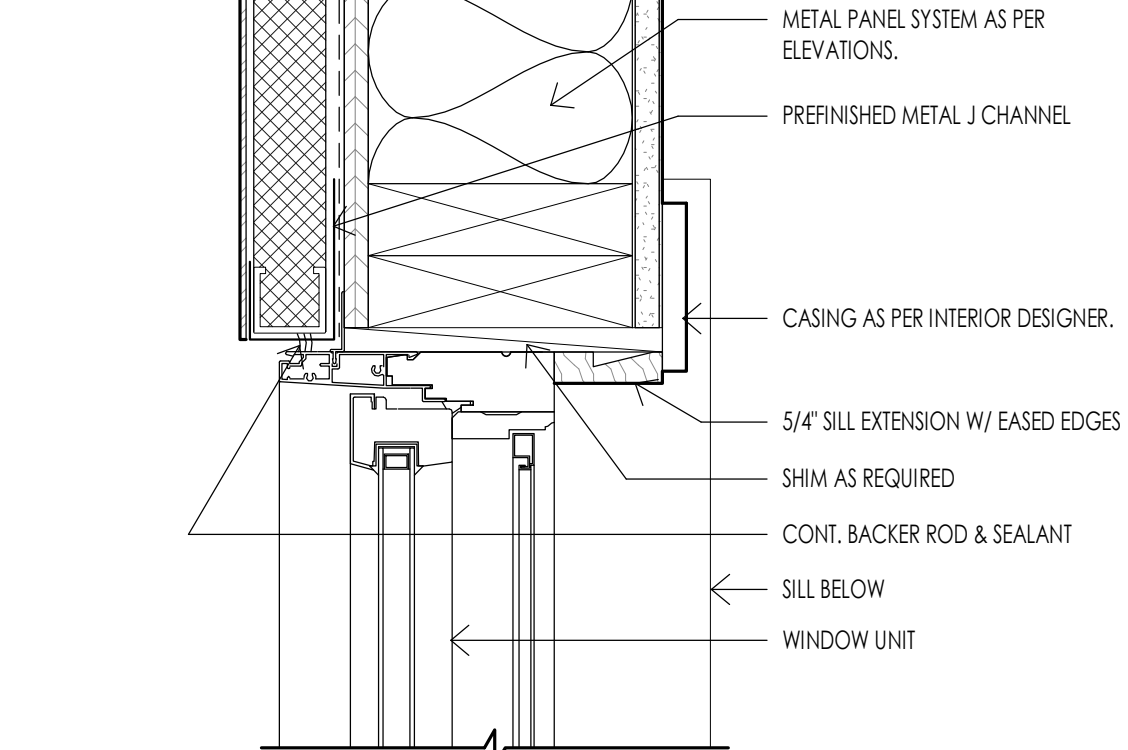
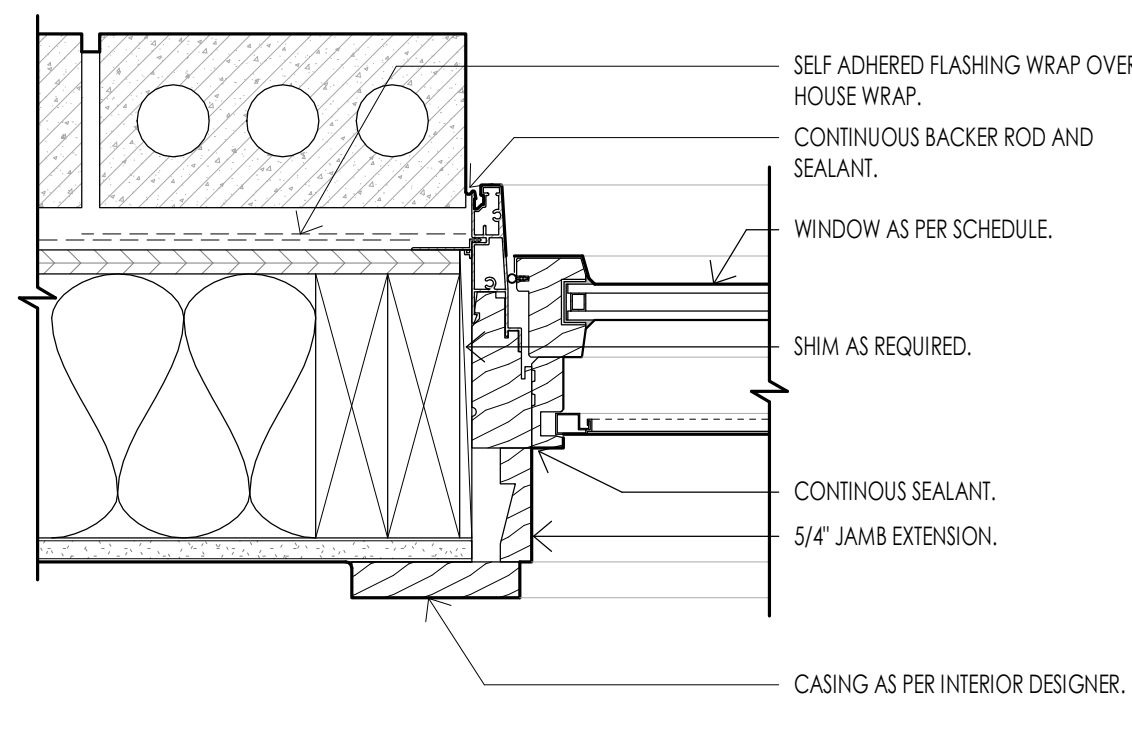
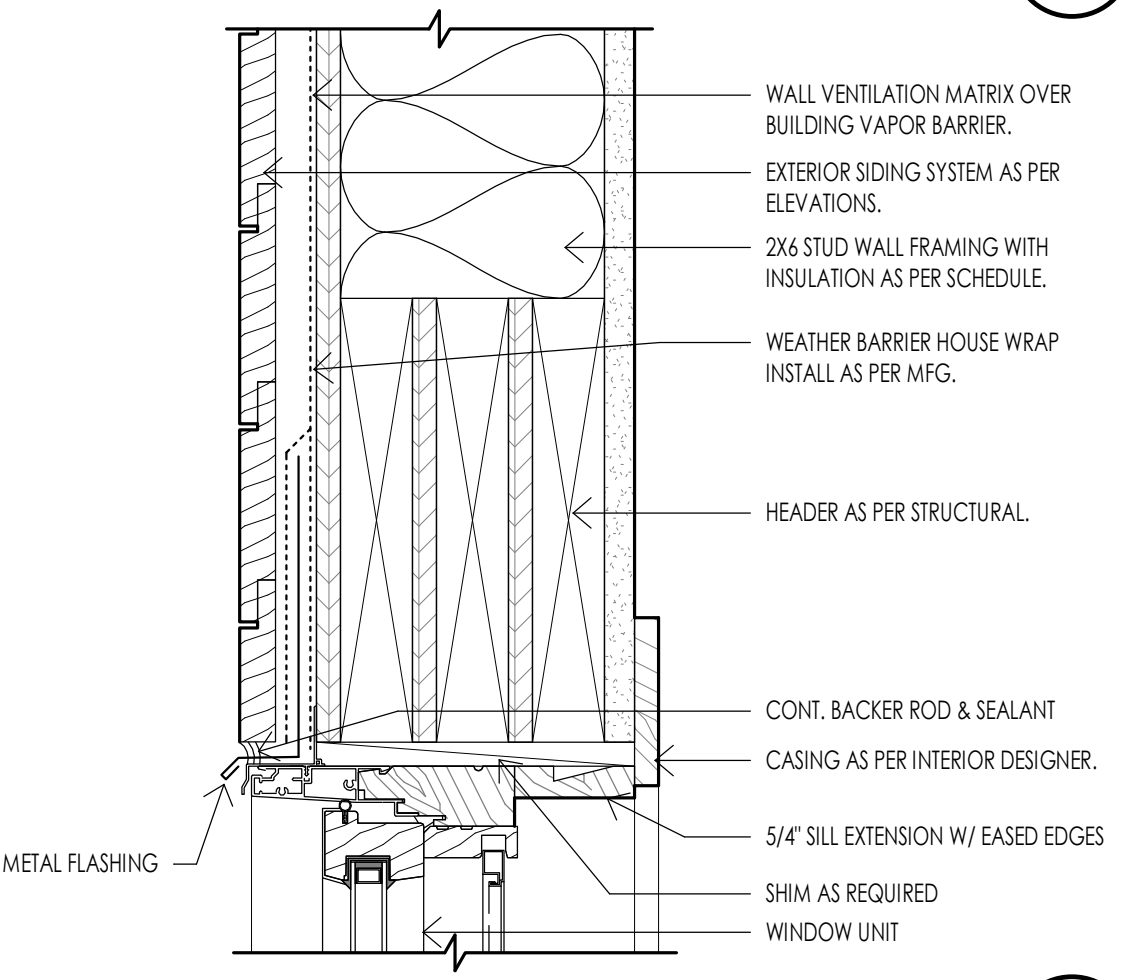
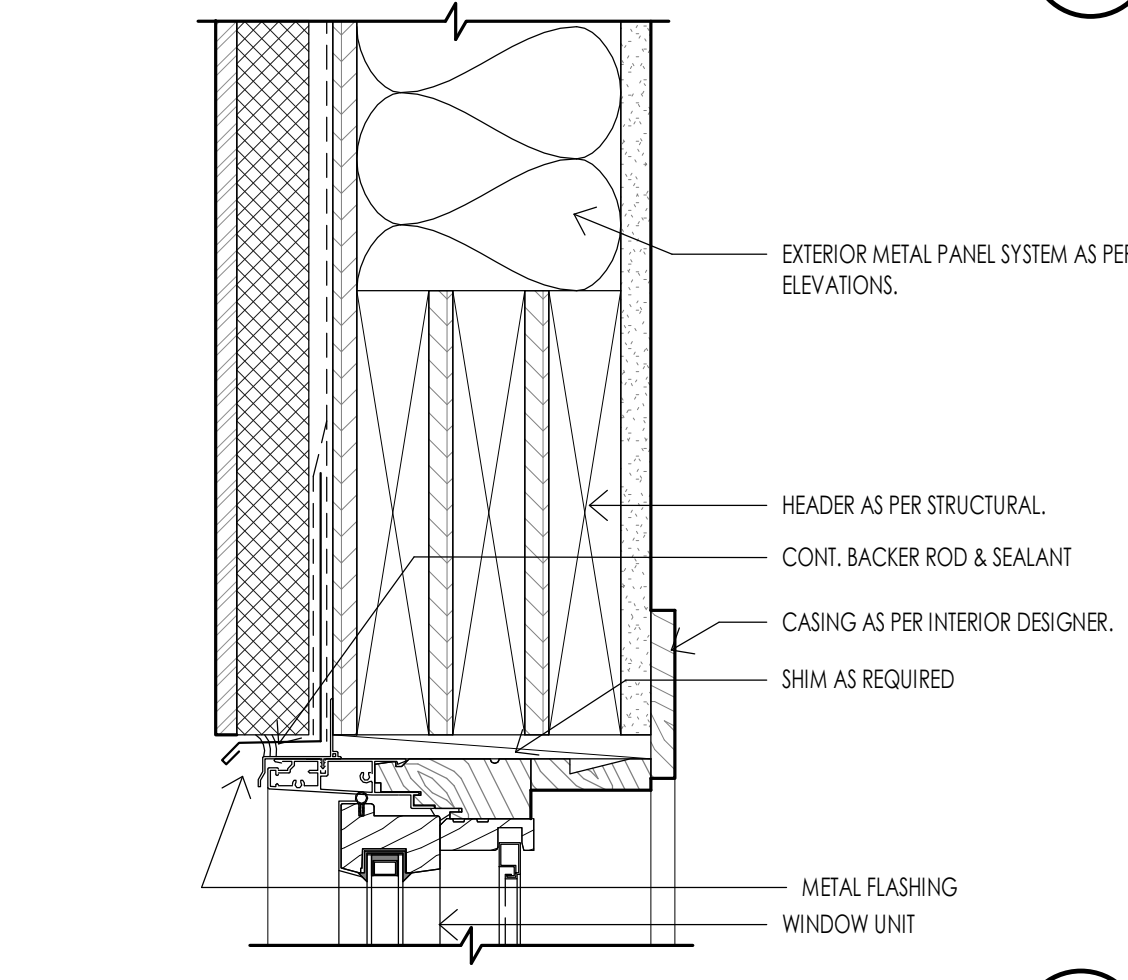
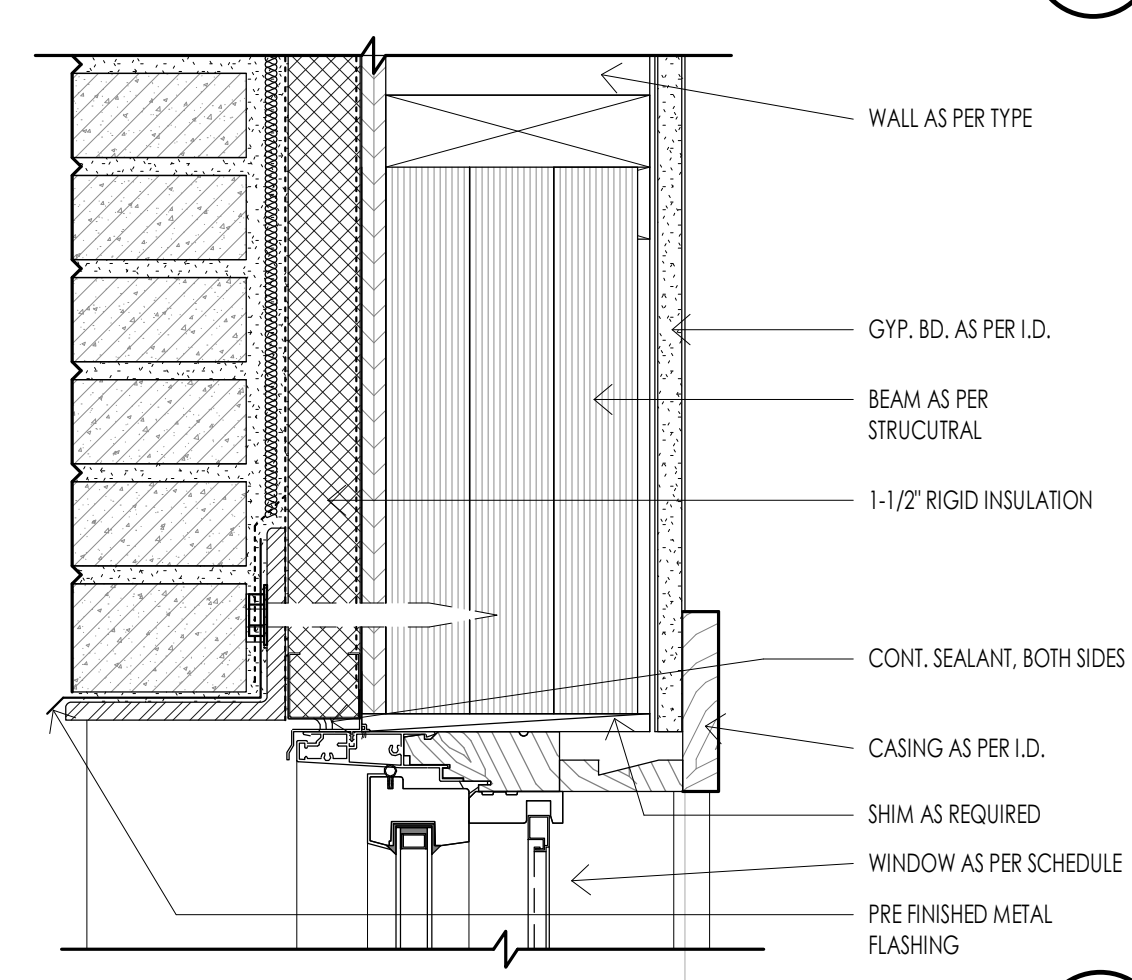
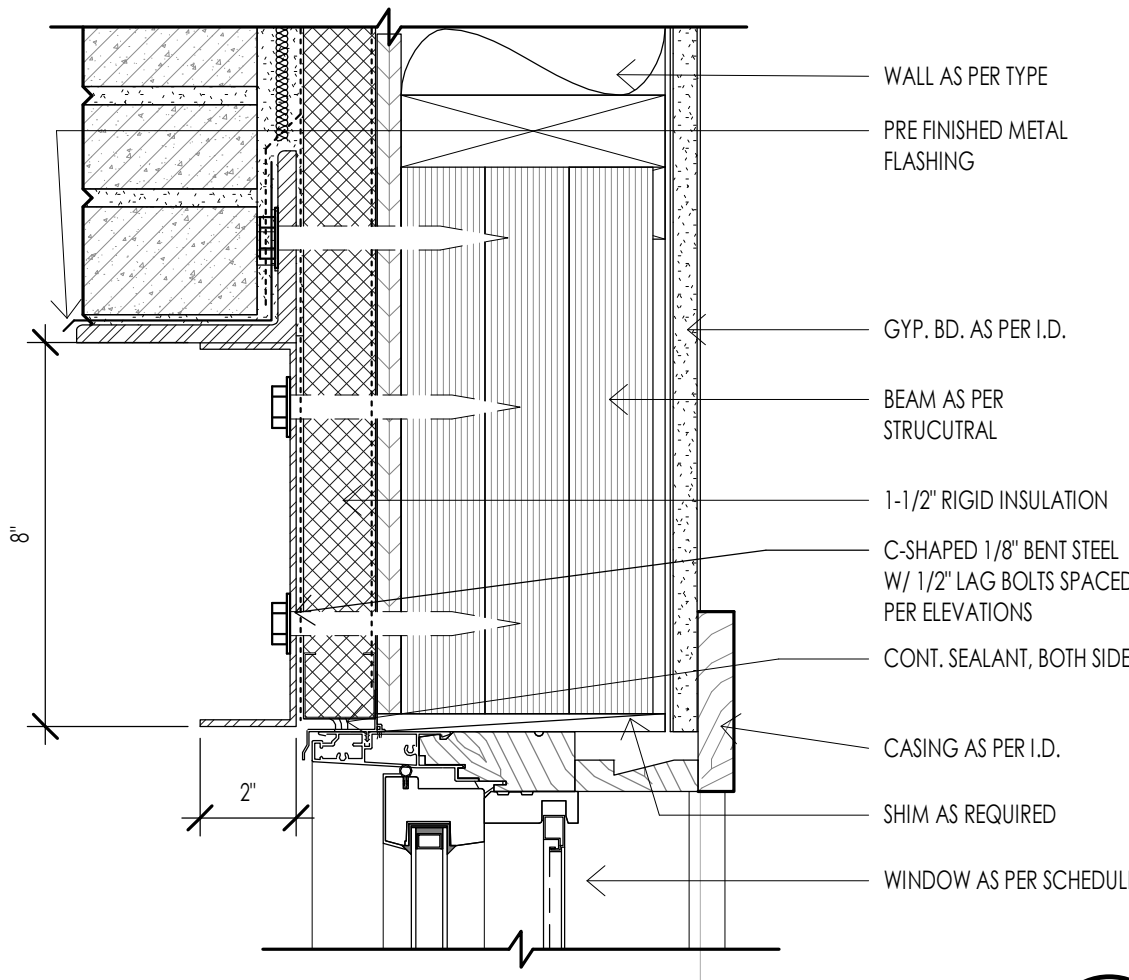
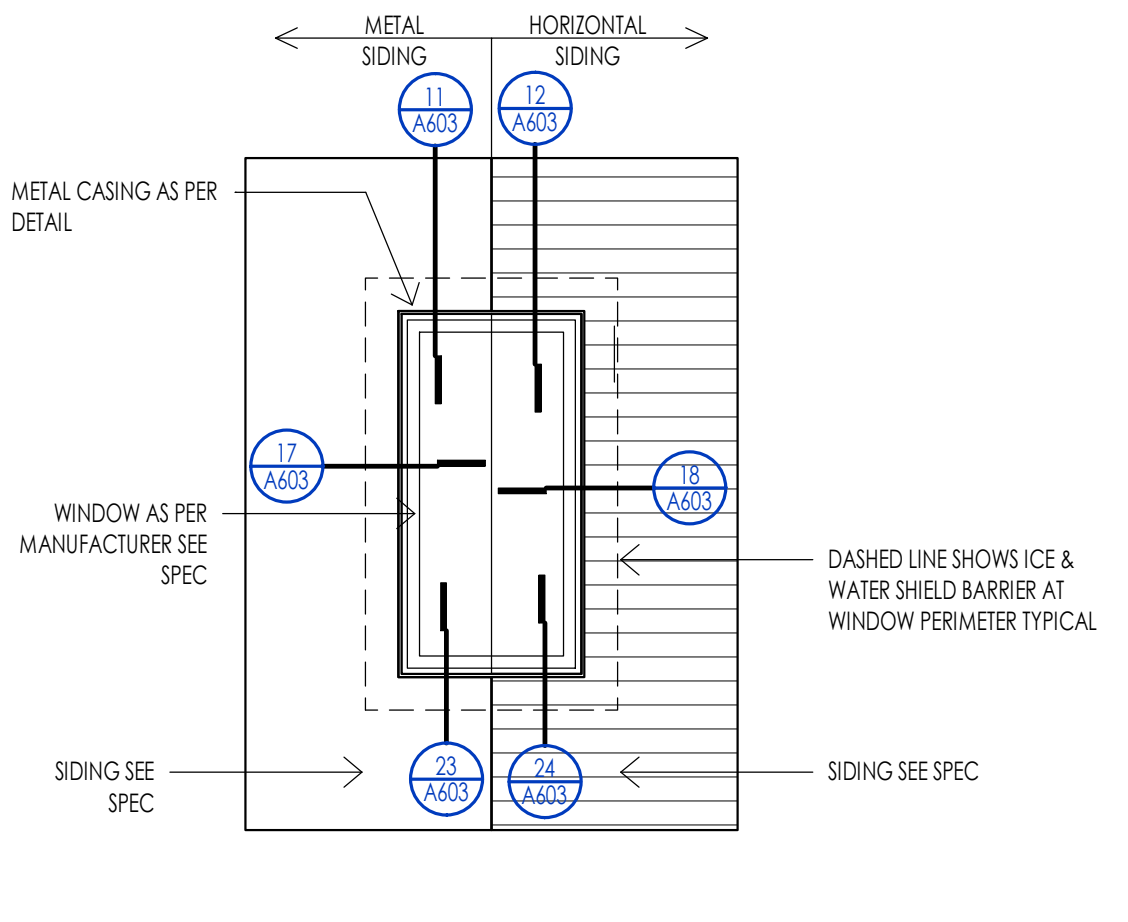
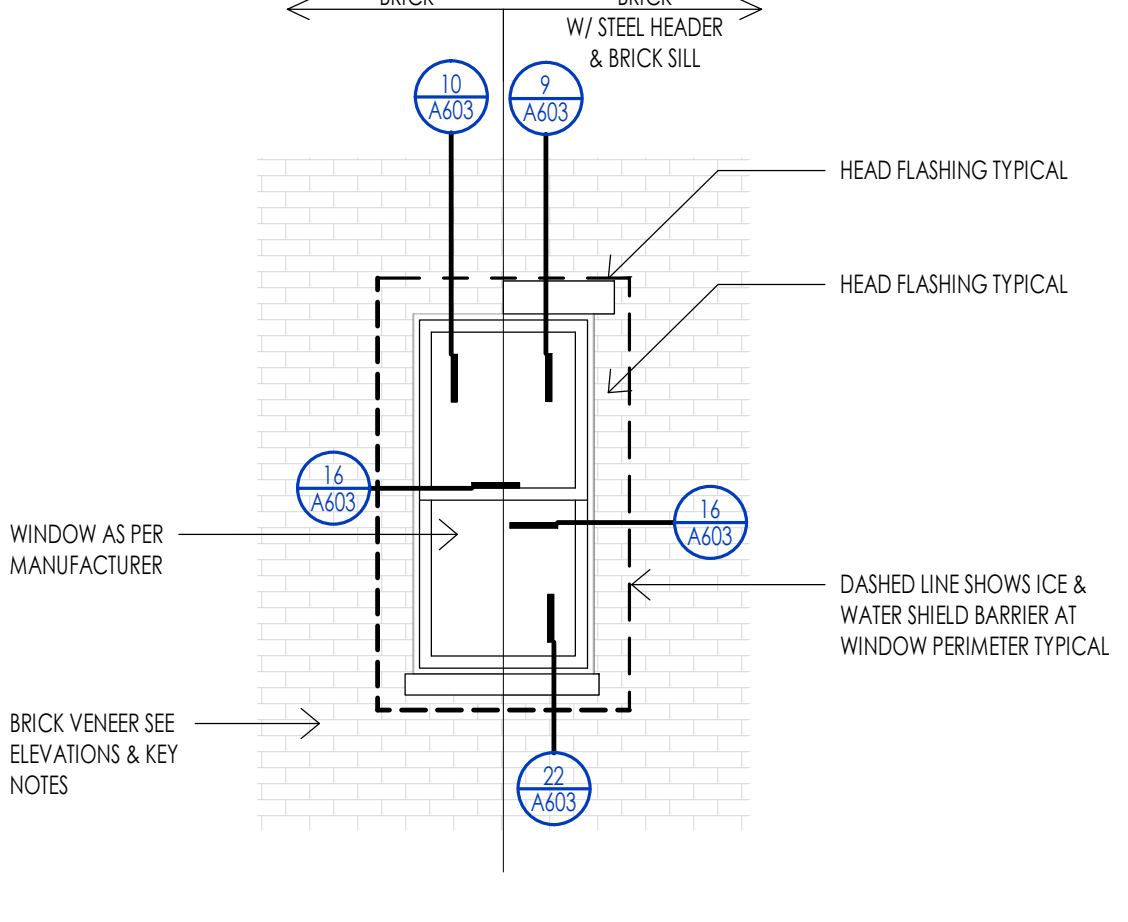
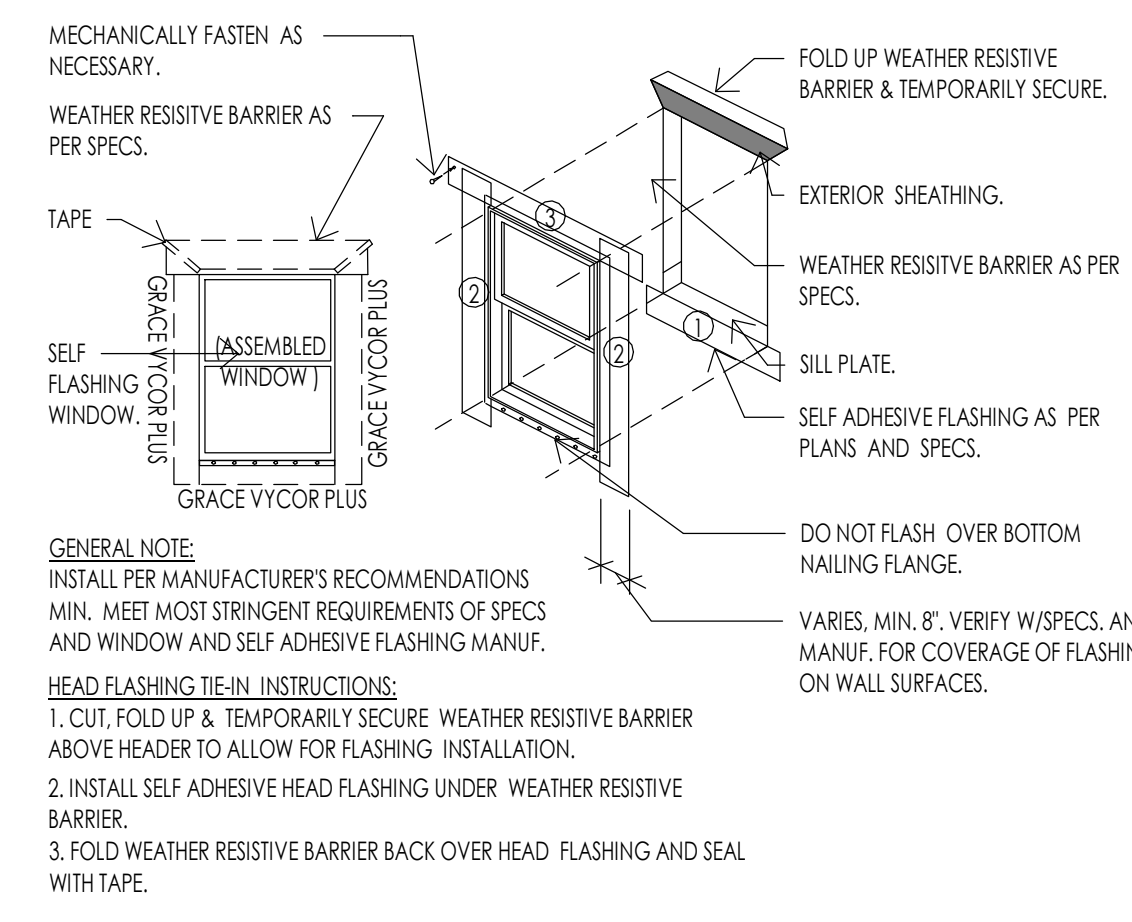
WARM SPRINGS RESIDENCE #34
 180 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE & ELEVATIONS

SHEET NUMBER:
A602

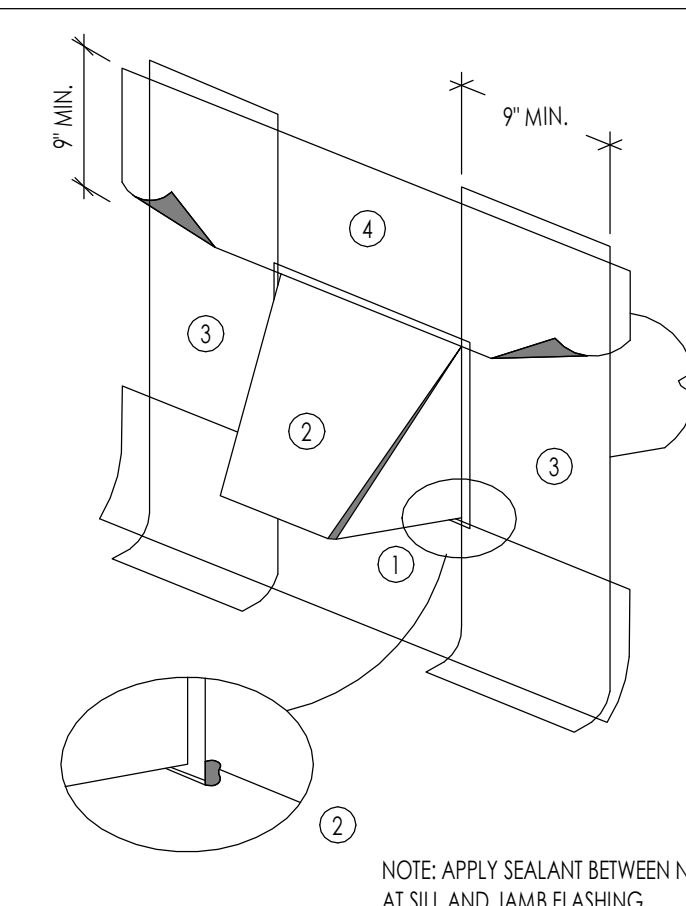
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MECHANICAL GENERAL NOTES

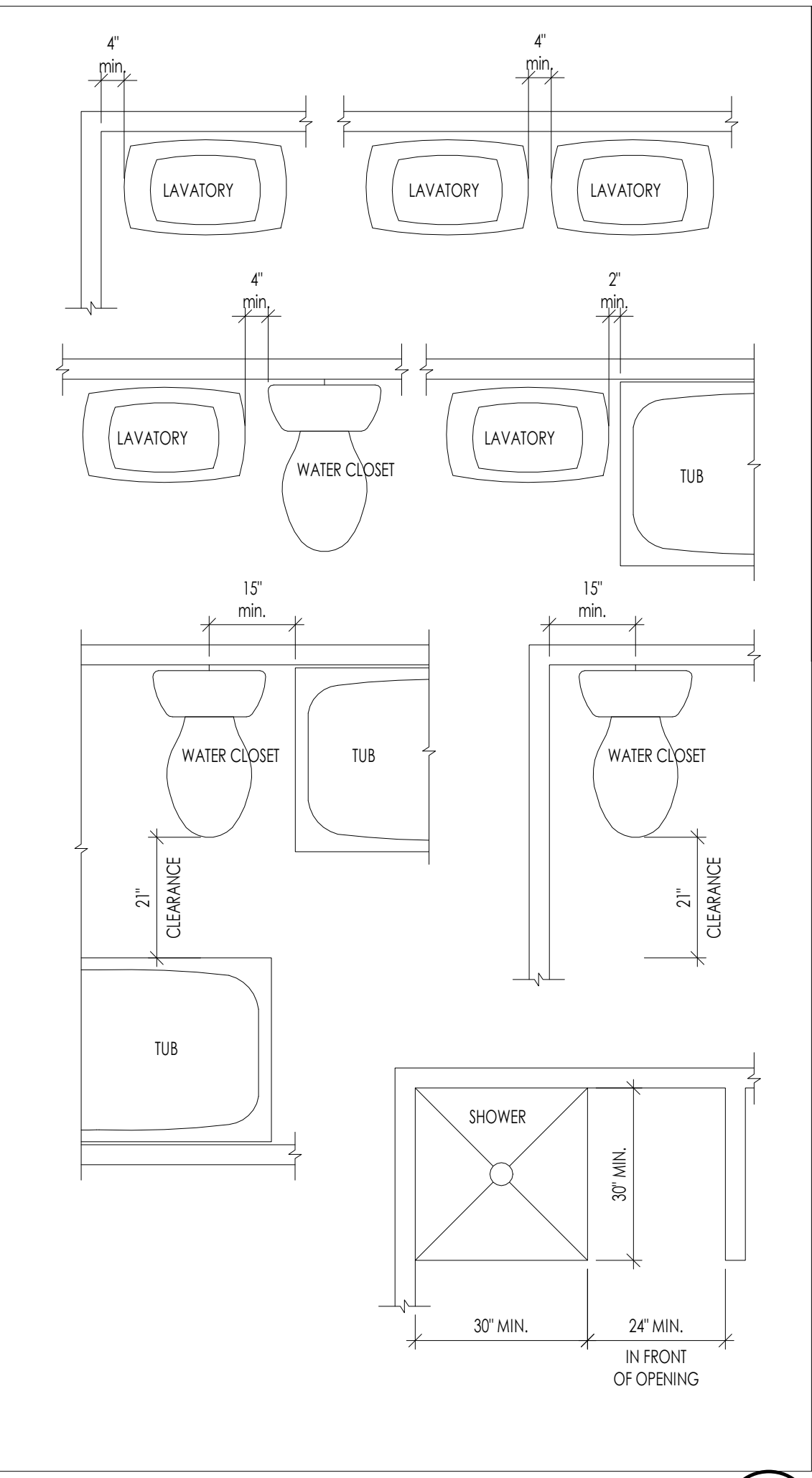
- PLUMBING GENERAL NOTES**
1. THE PLUMBING SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IPC AND IECC.
 2. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE PLUMBING SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
 3. THE PLUMBING CONTRACTOR SHALL REVIEW AND SHALL GANG ALL ROOF VENTS INTO SINGLE ROOF VENTS WHERE POSSIBLE, AND SHALL RUN THE VENTS OUT OF THE ROOF AT THE HIGHEST POINT POSSIBLE. ALL VENTS SHALL HAVE BLOCKING ON EACH SIDE OF THE VENT IN THE ROOF STRUCTURE TO ENSURE THE VENTS WILL NOT BE MOVED DUE TO SNOW ON THE ROOF. ALL VENTS SHALL BE SIZED PER THE BUILDING CODE, BUT SHALL NOT BE LESS THAN 3 INCH PIPES. THE PLUMBING CONTRACTOR SHALL COORDINATE THAT THE PROPER FLASHING HAS BEEN INSTALLED FOR EACH VENT.
 4. THE ROOF VENTS SHALL EXTEND ABOVE THE ROOF AS REQUIRED BY THE LOCAL JURISDICTION AND BUILDING CODES. THE PLUMBING CONTRACTOR SHALL COORDINATE THIS INSTALLATION.
 5. ALL PLUMBING FIXTURES ARE SPECIFIED ON THE MECHANICAL DRAWINGS, AND ON THE INTERIOR DRAWINGS. THE PLUMBING CONTRACTOR SHALL PROVIDE FULL AND COMPLETE SHOP DRAWING SUBMITTAL ON ALL PLUMBING FIXTURE ITEMS FOR APPROVAL BY OWNER AND DESIGN TEAM.
 6. THE PLUMBING FIXTURES SHALL HAVE THE FOLLOWING REQUIREMENTS:
 - a. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS
 - b. WATER CLOSETS SHALL HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSH
 - c. ALL NOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTERS
 7. 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.
 8. THE PLUMBING CONTRACTOR SHALL MAKE SURE THAT NO PLUMBING WILL BE INSTALLED WITHIN THE EXTERIOR WALL.
 9. PLUMBING CONTRACTOR SHALL ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE FOR MULTIPLE FUTURE USE SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
 10. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN TO THIS POINT. PROVIDE A FLOOR DRAIN AT THE LOCATIONS OF PLUMBING SYSTEM DRAIN.
 11. ALL SUPPLY WASTE AND GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER SUPPLY LINES IN THE BUILDING SHALL BE TYPE "1" COPPER. TO INCLUDE PIPING TO MANFOLDS, 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.
 12. ALL WATER LINES UNDERGROUND SHALL BE TYPE "1" COPPER. ALL FITTINGS AND JOINTS SHALL BE SWEAT SOLDER JOINTS TOGETHER.
 13. WASTE LINES SHALL BE PROVIDED WITH CLEAN OUT AS REQUIRED. EXTEND CLEAN OUT TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOORS UNLESS PREVIOUSLY APPROVED BY THE DESIGN TEAM AND OWNER.
 14. GAS PIPING SHALL BE INSTALLED AS PER THE LATEST CODE REQUIREMENTS FOR THIS TYPE OF PROJECT. ALL GAS PIPING SHALL BE FULLY TESTED AND INSPECTED FOR ANY LEAKS PRIOR TO FINAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL SHUT OFF VALVES AT EACH GAS APPLIANCE AND SHALL LOCATE THE VALVE TO HAVE ACCESS TO THE VALVE.
 15. PLUMBING CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING AND FITTINGS. ALL TEST SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
 16. ALL WATER LINES SHALL FULLY DISINFECTED UPON THE FINAL COMPLETION OF THE PROJECT, AND BEFORE CERTIFICATE OF OCCUPANCY AND TURN OVER TO THE OWNER.
 17. ALL DRAINS SHALL HAVE A TRAP PRIMER OR EQUIVALENT NECESSARY TO KEEP THE INTEGRITY OF THE PLUMBING TRAP.

- MECHANICAL GENERAL NOTES**
1. THE MECHANICAL SYSTEM SHALL BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR/ DESIGNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 IRC, IMC AND IECC.
 2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM INSTALLATION AND SHALL PROVIDE A (1) ONE YEAR WARRANTY BEGINNING FROM THE TIME OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. THE CONTRACTOR SHALL ALSO SET UP A TIME TO PROVIDE COMPLETE TRAINING OF THE SYSTEM TO THE OWNER.
 3. THE MECHANICAL CONTRACTOR SHALL 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.
 4. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE RAN, INSTALLED AND CONNECTED BY THE MECHANICAL CONTRACTOR OR THE MECHANICAL CONTRACTOR SHALL CONTRACT THE SCOPE OF WORK.
 5. ALL EQUIPMENT SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR MUST PROVIDE THE DOCUMENTATION THAT IT MEETS THE REQUIREMENTS OF THE ENERGY LEVELS BEING ACHIEVED WITHIN THIS BUILDING.
 6. THE MECHANICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE DRAWINGS FOR LOCATIONS OF ALL MECHANICAL ZONES.
 7. EXHAUST FANS WHERE SHOWN ON EITHER THE MECHANICAL OR ELECTRICAL PLANS SHALL BE SIZED FOR A MINIMAL RATE OF 30 CFM. ALL FANS SHALL BE HARD DUCTED WITH RIGID DUCT (NO FLEX DUCT SHALL BE ALLOWED), AND DIRECTED DIRECTLY TO THE EXTERIOR OF THE BUILDING IN A SOFFIT OR SIDE WALL. THE TERMINATION OF ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY OPERABLE WINDOW. TERMINATIONS SHALL BE INSTALLED AS NOT TO BE BLOCKED BY SNOW AND ICE. FANS SHALL BE A DIRECT DRIVE CENTRIFUGAL UNIT WITH SLOW SPEED MOTOR. PROVIDE AN ACOUSTICAL INSULATION, GRIPS, CAPS, ETC. AS REQUIRED.
 8. ALL GRILLS AND REGISTERS MUST BLEND TO THE ADJACENT FINISH, AND SHALL BE PROVIDED TO MEET THE REQUIREMENTS FOR THE FLOW RATE AS PER THE CFM REQUIREMENTS. ALL GRILLS SHALL BE EITHER PAINTED FOR METAL FINISH SELECTED.
 9. WATER HEATERS
 - a. THE REQUIRED NUMBER OF WATER HEATERS ARE SHOWN ON THE MECHANICAL PLANS. ALL WATER HEATERS SHALL BE 90% OR BETTER HIGH EFFICIENCY WATER HEATERS WITH RAPID RECOVERY. ALL WATER HEATERS SHALL BE INSTALLED WITH SEISMIC ANCHORING, AS PER DETAILS.
 - b. ALL WATER HEATERS SHALL BE VENTED TO THE EXTERIOR.
 - c. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN WHETHER SHOWN OR NOT AT THE BASE OF ALL WATER HEATERS. THE FLOOR DRAIN MUST BE LOCATED, AND THE FLOOR MUST SLOPE TOWARD THE DRAIN IN A POSITIVE FLOW.
 10. GAS FIRED FURNACES
 - a. 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.
 - b. THE GAS FIRED FURNACES SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
 - c. THE VENTING OF EACH GAS FIRED FURNACE SHALL BE PVC PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
 - d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED FURNACES FOR THE UNIT CONDENSATE LINES.
 11. GAS FIRED BOILERS
 - a. THE REQUIRED NUMBER OF GAS FIRED BOILERS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER. THE LOCATION IS SHOWN ON THE MECHANICAL DRAWINGS WHERE THE LOCATIONS ARE PROVIDED FOR THE GAS FIRED BOILERS.
 - b. THE GAS FIRED BOILER SHALL BE A MINIMUM OF 90% OR BETTER HIGH EFFICIENCY FURNACE. THE EXACT SIZE OF EACH OF THESE UNITS SHALL BE PER THE MECHANICAL DESIGNER/ ENGINEER.
 - c. THE VENTING OF EACH GAS FIRED BOILER SHALL BE PVC PIPE AND SHALL BE LOCATED AWAY FROM THE MAIN ENTRIES OF THE BUILDING, AND WINDOW LOCATIONS. COORDINATE THE EXACT LOCATION WITH THE OWNER AND ARCHITECT.
 - d. THE CONTRACTOR SHALL PROVIDE A FLOOR DRAIN BY THE GAS FIRED BOILER FOR THE UNIT CONDENSATE LINES.
 12. DUCTWORK
 - a. 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.
 - b. ALL DUCTWORK IN CEILINGS OF UNHEATED ROOM OR UNDER SLAB SHALL BE INSULATED DUCTWORK. ALL DUCTWORK WITHIN THE HEATING ENVELOPE OF THE STRUCTURE DOES NOT REQUIRE TO BE INSULATED, UNLESS SPECIFICALLY NOTED.
 - c. ALL DUCTWORK SHALL BE IN THE SPACE ALLOCATED, AND SHALL NOT BE DROPPED BELOW FLOOR JOISTS, UNLESS NOTED ON DRAWINGS, OR PREVIOUSLY APPROVED BY THE ARCHITECT AND OWNER.

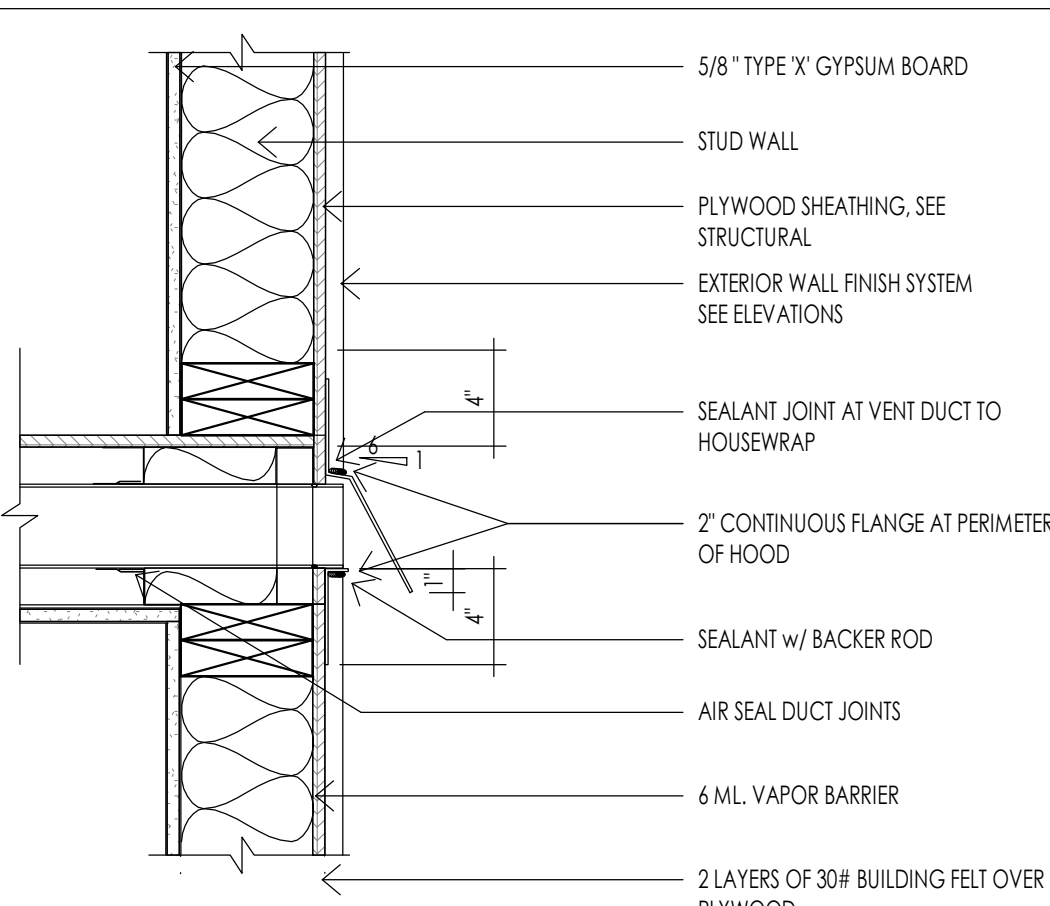


1. **SILL FLASHING**
9 INCH MIN. WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9 INCHES BEYOND ROUGH OPENING
- DO NOT OVERLAP THE TOP OF SILL FRAMING
- ADHERE ONLY AT TOP EDGE, LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH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

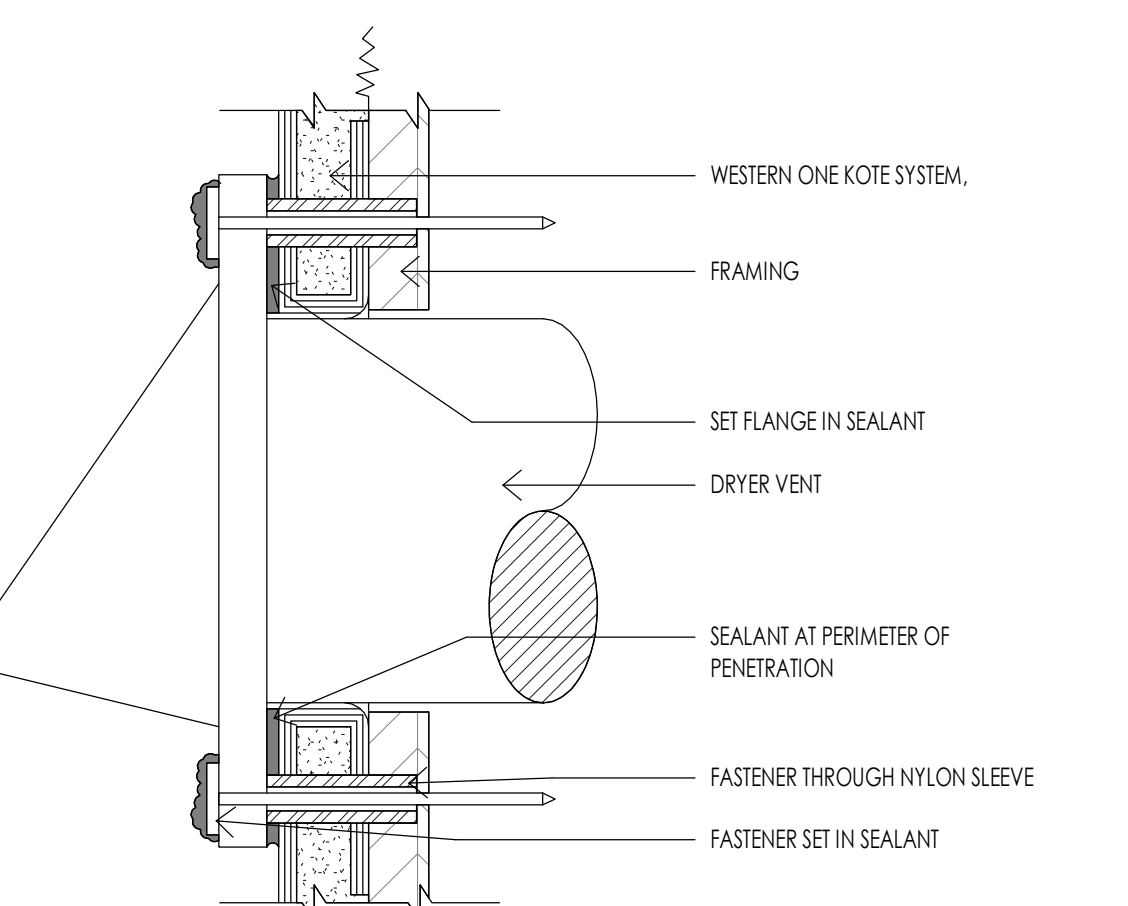
EXHAUST VENT DETAIL
1/1/2" = 1'-0"



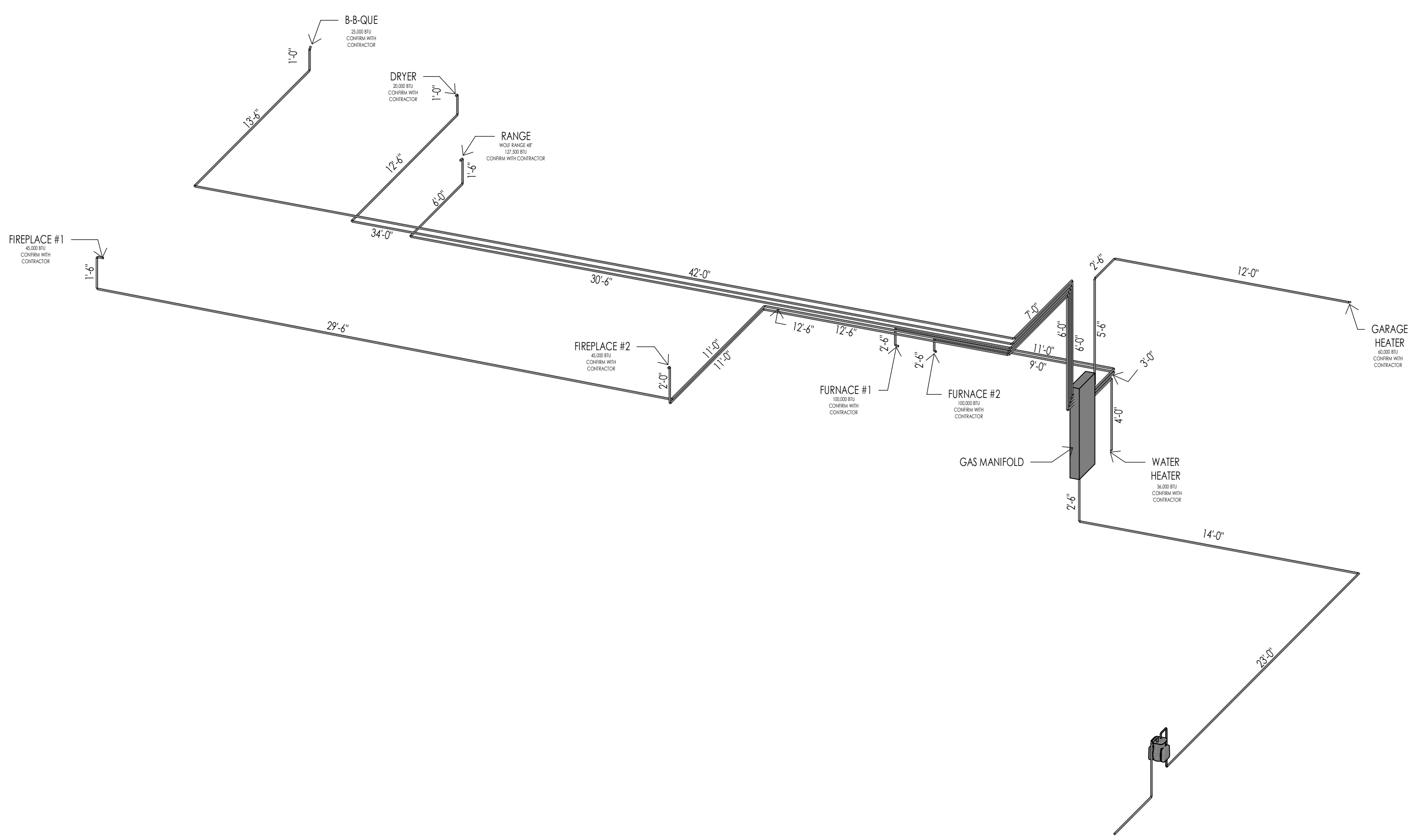
MINIMUM PLUMBING FIXTURE CLEARANCES
1/8" = 1'-0"



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



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



GAS SCHEMATIC

5
M101



Architecture
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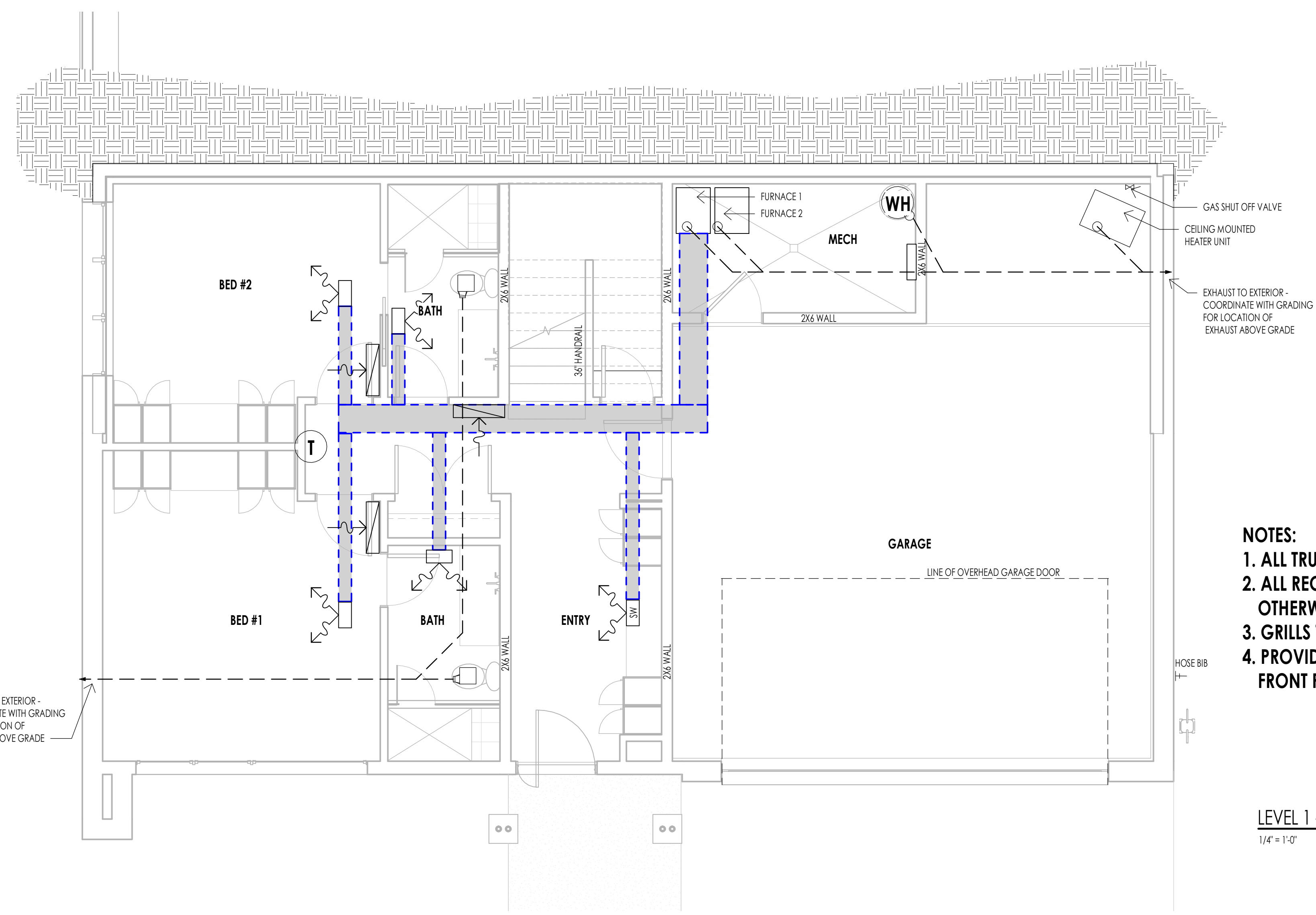
WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
MECHANICAL GENERAL NOTES

SHEET NUMBER:
M101

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

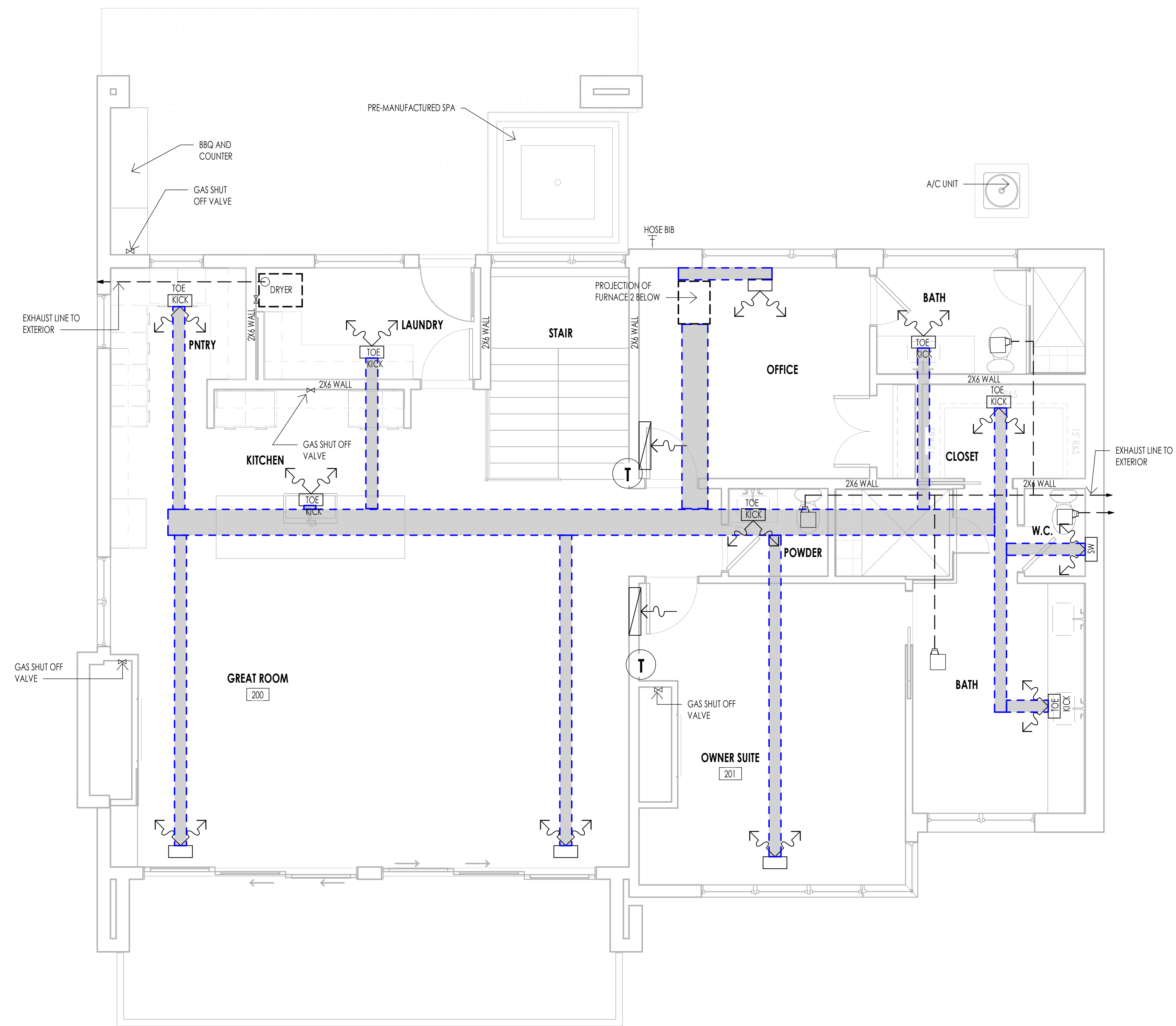
LEVEL 1 - MECHANICAL
1/4" = 1'-0"

1
M102

MECHANICAL LEGEND	
	FLOOR OR CEILING MOUNTED HVAC REGISTER
	SW = SIDE WALL TX = 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.



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

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

2
M102

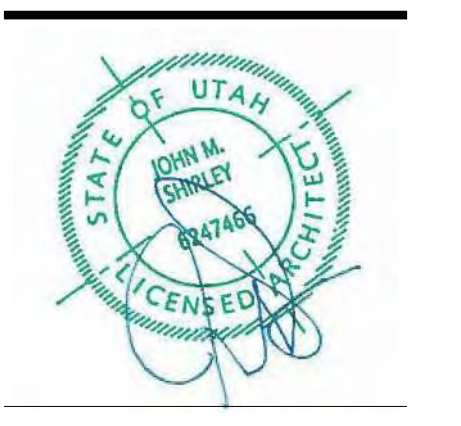


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WARM SPRINGS RESIDENCE #34

180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:

SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
M102

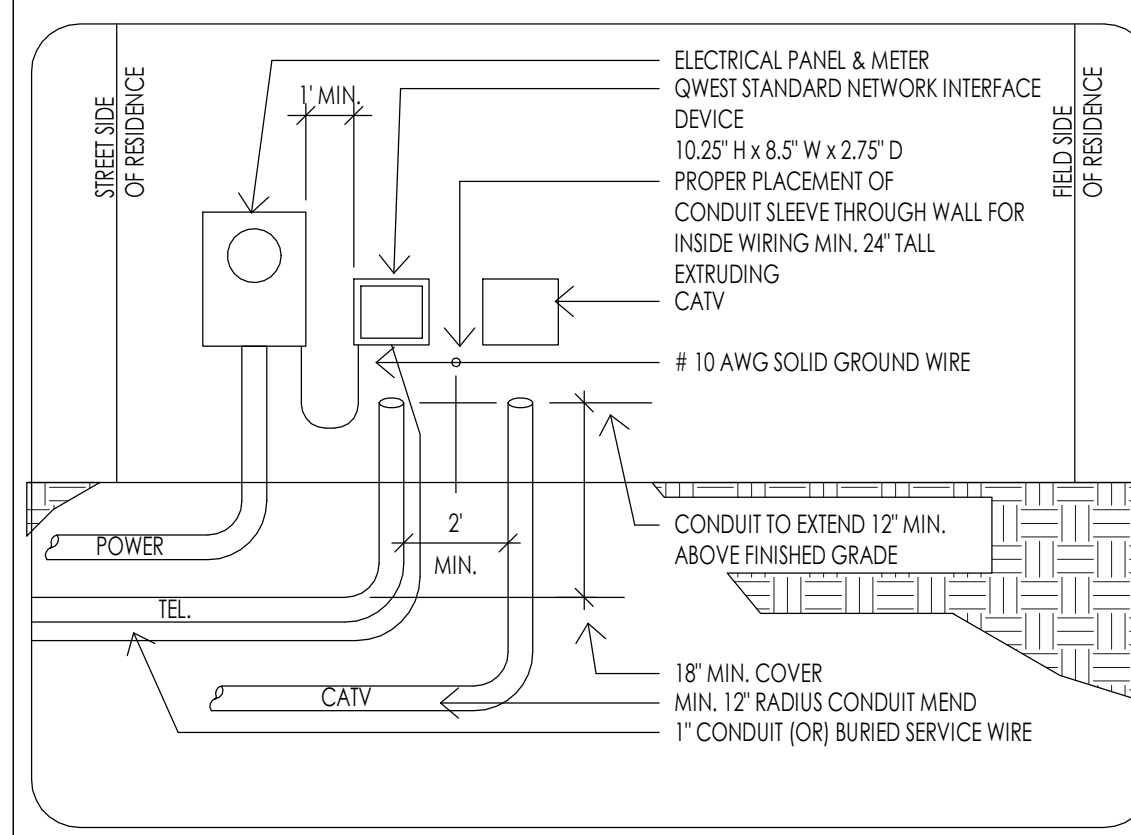
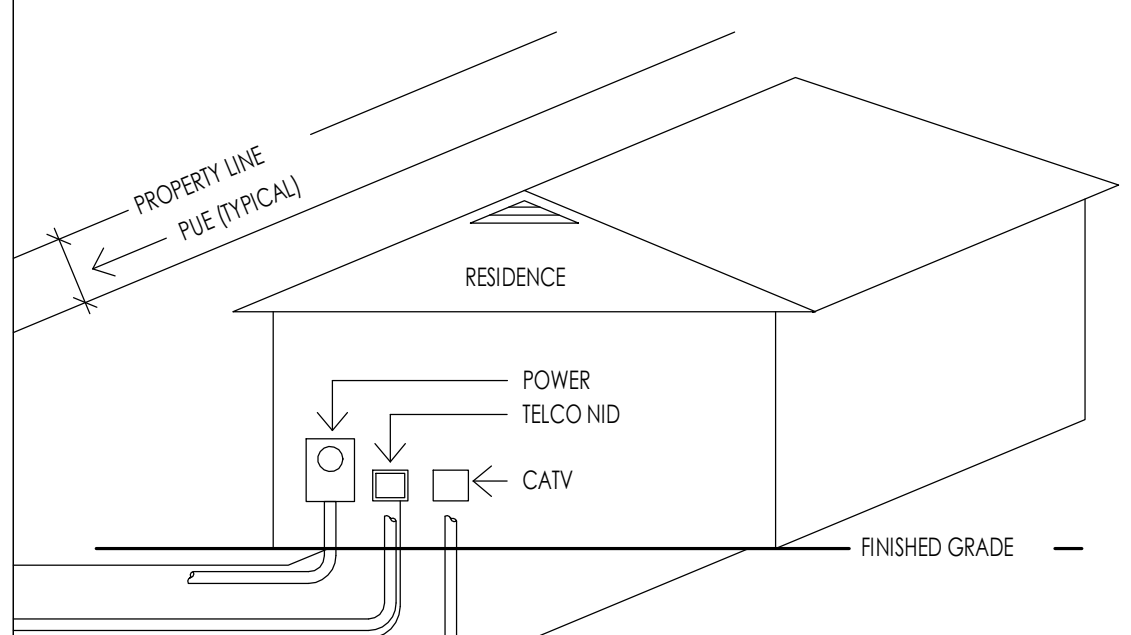
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ELECTRICAL GENERAL NOTES

- 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/ DESIGN TEAM.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE NATIONAL ELECTRICAL CODE. PANELS OR CABINETS INCLUDING 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: HL36SA20P927E0T0CAT, TR94FL40, TL36RMW

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

Options:
10 = 120V (nominal)
15 = 150V (nominal)
20 = 200V (nominal)

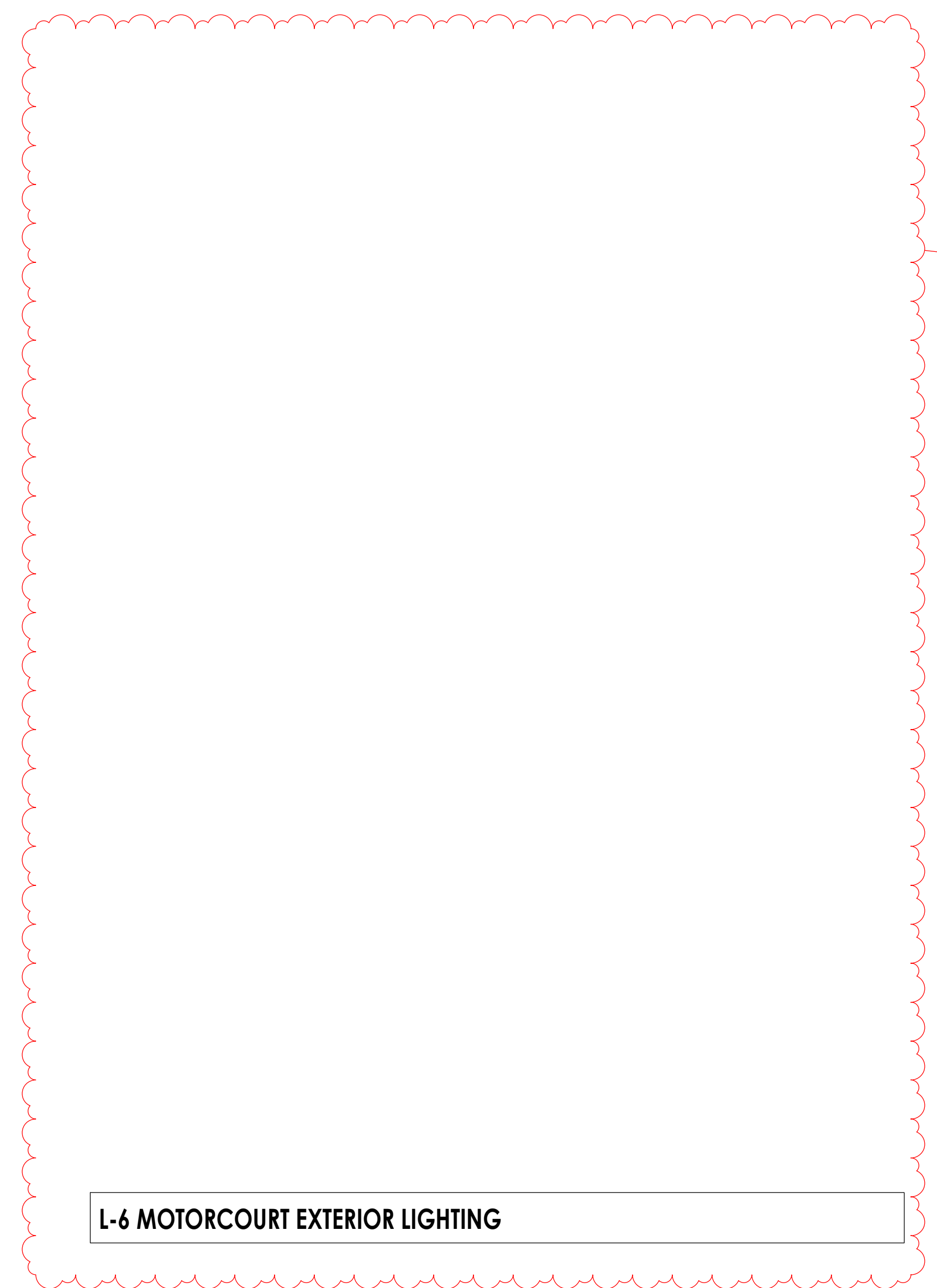
Accessories:
Blank = Purchase optic separately
SP = 10° beam
NFL = 25° beam
FL = 40° beam
WFL = 55° beam

Light Output:
100 = 1000 lumens
150 = 1500 lumens
200 = 2000 lumens
250 = 2500 lumens
300 = 3000 lumens
350 = 3500 lumens
400 = 4000 lumens
450 = 4500 lumens
500 = 5000 lumens
550 = 5500 lumens
600 = 6000 lumens
650 = 6500 lumens
700 = 7000 lumens
750 = 7500 lumens
800 = 8000 lumens
850 = 8500 lumens
900 = 9000 lumens
950 = 9500 lumens
1000 = 10000 lumens

Notes:
1. LED Optic is not included in the price.
2. LED Optic is available in 10000K CCT, dim to warm.
3. LED Optic is available in 10000K CCT, dim to warm.
4. LED Optic is available in 10000K CCT, dim to warm.
5. LED Optic is available in 10000K CCT, dim to warm.

L-1 RECESSED EXTERIOR SOFFIT LIGHT

L-2 DECORATIVE EXTERIOR WALL SCONCE



L-6 MOTORCOURT EXTERIOR LIGHTING

CHAMPEAUX LINEAR SCONCE

Starting at \$275.00
3392 Member

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

SHOP THE ENTIRE COLLECTION

FINISH OPTIONS

Polished Chrome, Lustrous Burnished Brass, Stone

DETAILS

DIMENSIONS

INSTALLATION INSTRUCTIONS

MAXIMUM OF 2,700K COLOR TEMPERATURE
MAXIMUM OF 700 LUMENS
CAP TOP DOWNLIGHT ONLY

CHAMPEAUX A LINE WE'RE HERE TO HELP

L-2 DECORATIVE EXTERIOR WALL SCONCE



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Scary, Utah 84094
ph: 801.269.0555
fax: 801.269.1425
www.thinkaiaec.com

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WARM SPRINGS RESIDENCE #34
180 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

PROJECT NC22023.34
DATE: 2023.06.30
REVISIONS:
1 04-27-2023 PER CITY COMMENTS

SHEET TITLE:
ELECTRICAL GENERAL NOTES

SHEET NUMBER:
E101

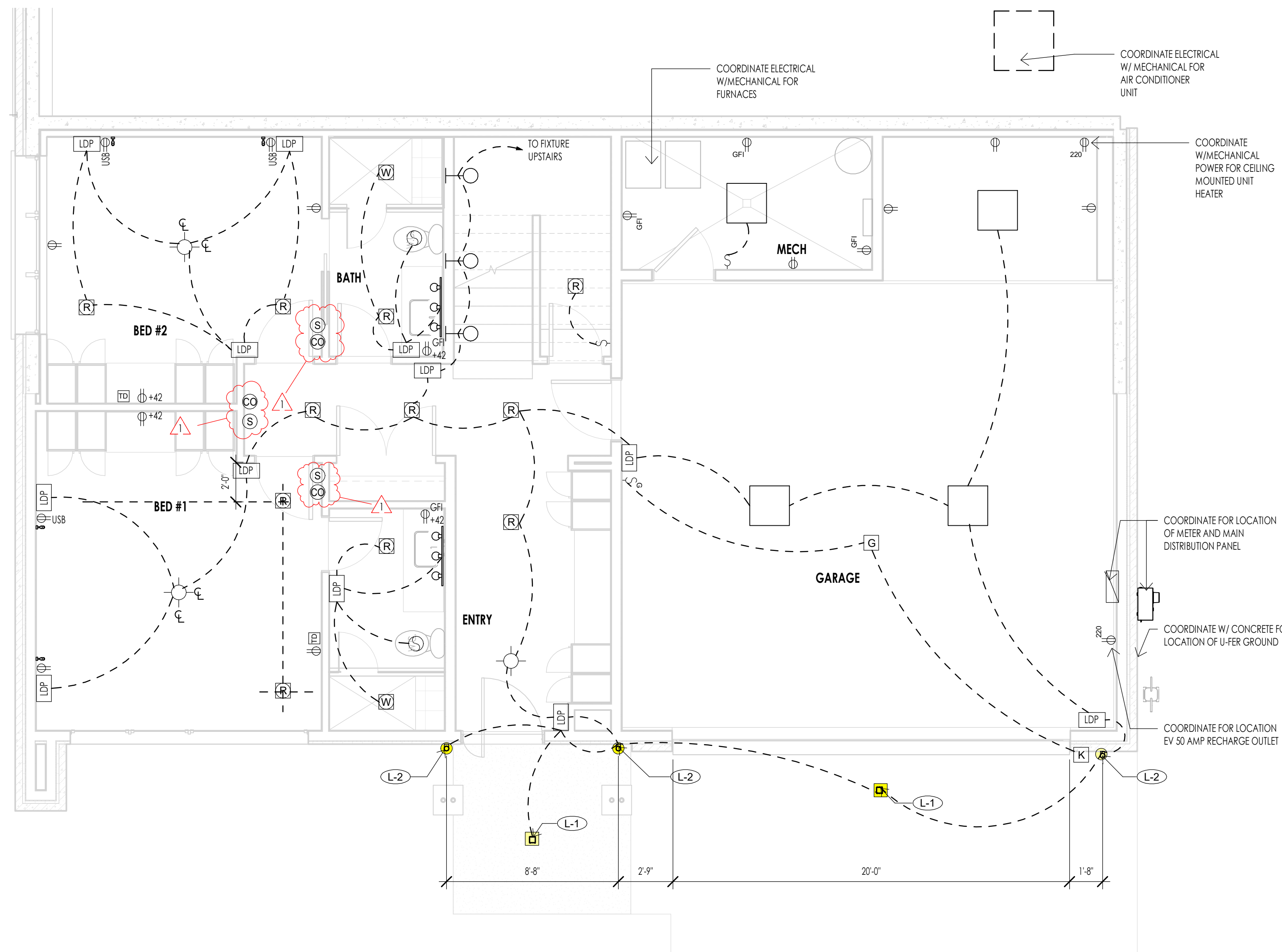
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PERMIT SET

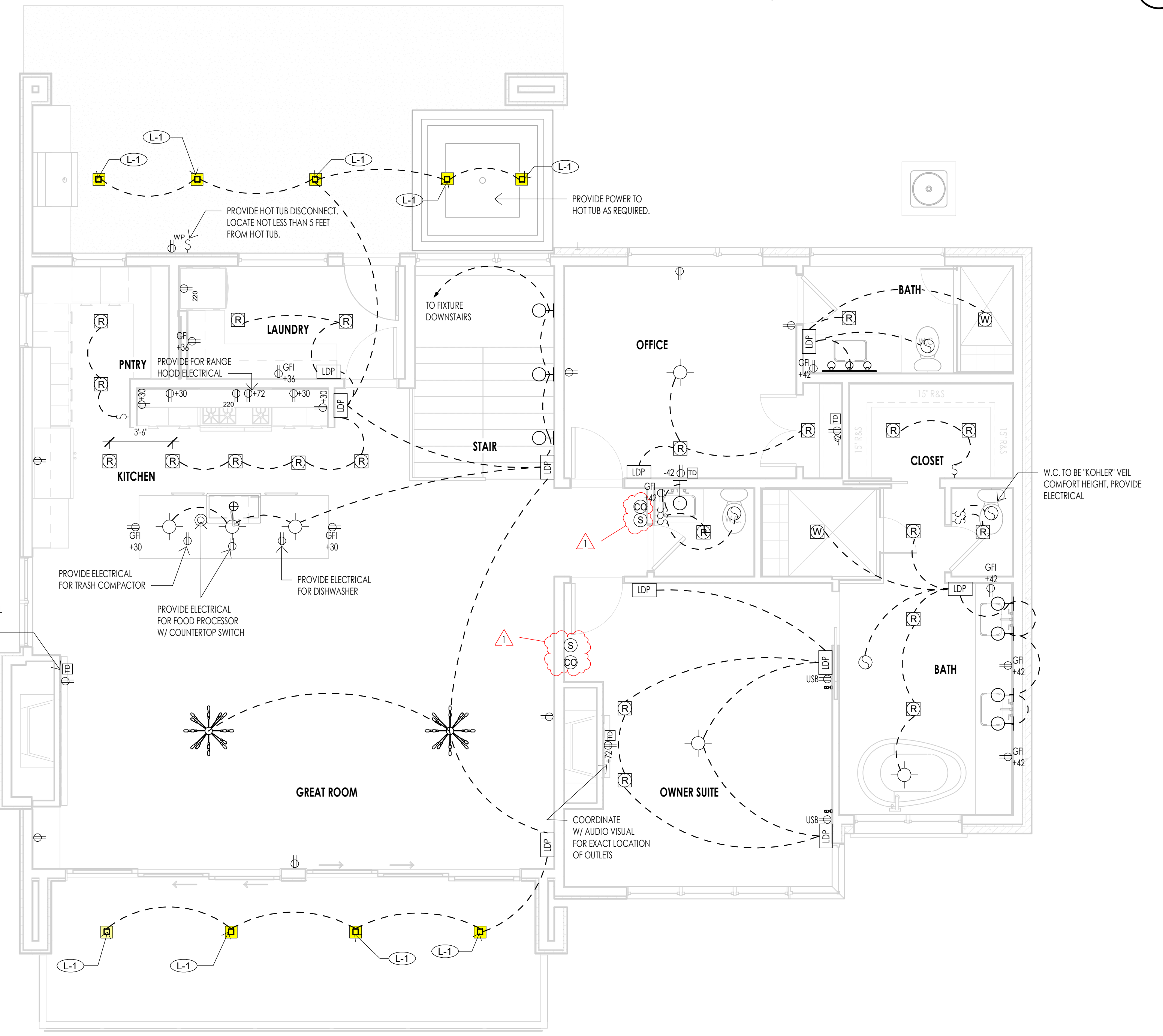


ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
S	SINGLE POLE TOGGLE SWITCH
S ³	THREE WAY TOGGLE SWITCH
S ⁴	FOUR WAY TOGGLE SWITCH
S ^G	GARAGE DOOR OPENER
S ^D	DIMMER TOGGLE SWITCH
Ⓛ	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
Ⓛ ^{GFI}	110 V GROUND FAULT INTERRUPTER
Ⓛ ^{WP}	110 V WATERPROOF GFI OUTLET
Ⓛ ²²⁰	220 V OUTLET
Ⓛ ^Q	QUADRUPLUX OUTLET
Ⓛ ^F	110 V FLOOR DUPLEX OUTLET
Ⓛ ^S	110 V SMOKE DETECTOR W/BATTI BACK-UP
Ⓛ ^{CD}	CARBON MONOXIDE DETECTOR
Ⓛ ^E	EXHAUST FAN
Ⓛ ^{EL}	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)
Ⓛ ^{CM}	CEILING MOUNT FIXTURE
Ⓛ ^{BWS}	BATHROOM WALL SCONCE
Ⓛ ^{WM}	WALL MOUNT FIXTURE
Ⓛ ^{2X2}	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
Ⓛ ^{FLS}	FLUORESCENT STRIP LIGHT
Ⓛ ^{UL}	LED UNDERCOUNTER LIGHTING
Ⓛ ^G	GARAGE DOOR OPENER
Ⓛ ^K	KEYLESS ENTRY
Ⓛ ^B	DOORBELL
Ⓛ ^T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
Ⓛ ^{MN}	MULTI-MEDIA NETWORK OUTLET (CAT 5E 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. (4) PORT OUTLET
Ⓛ ^{GD}	GARBAGE DISPOSAL
Ⓛ ^{LVC}	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
Ⓛ ^{DBS}	DOOR BELL SWITCH
Ⓛ ^{WBL}	WALL MOUNTED BED LIGHT

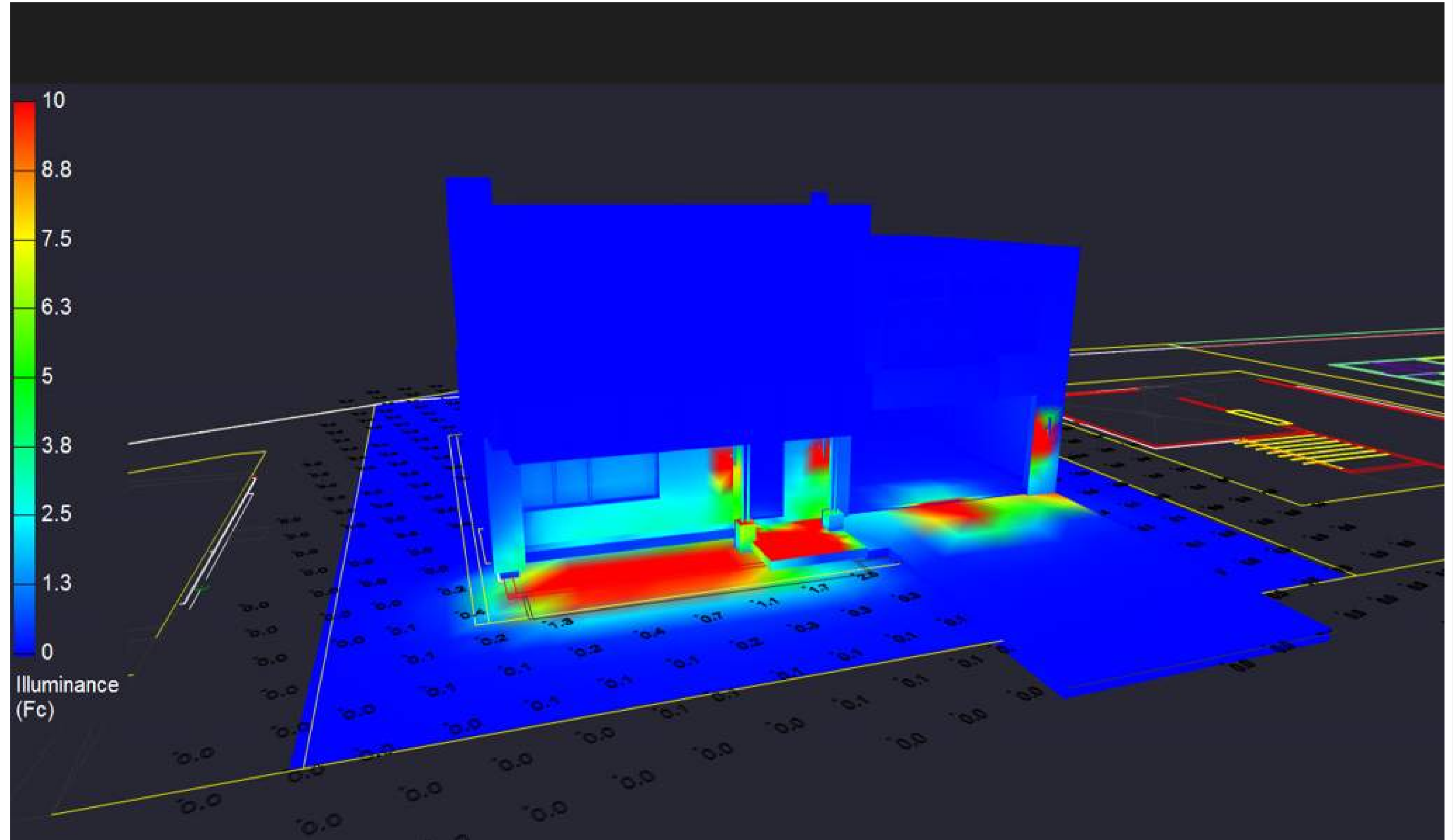
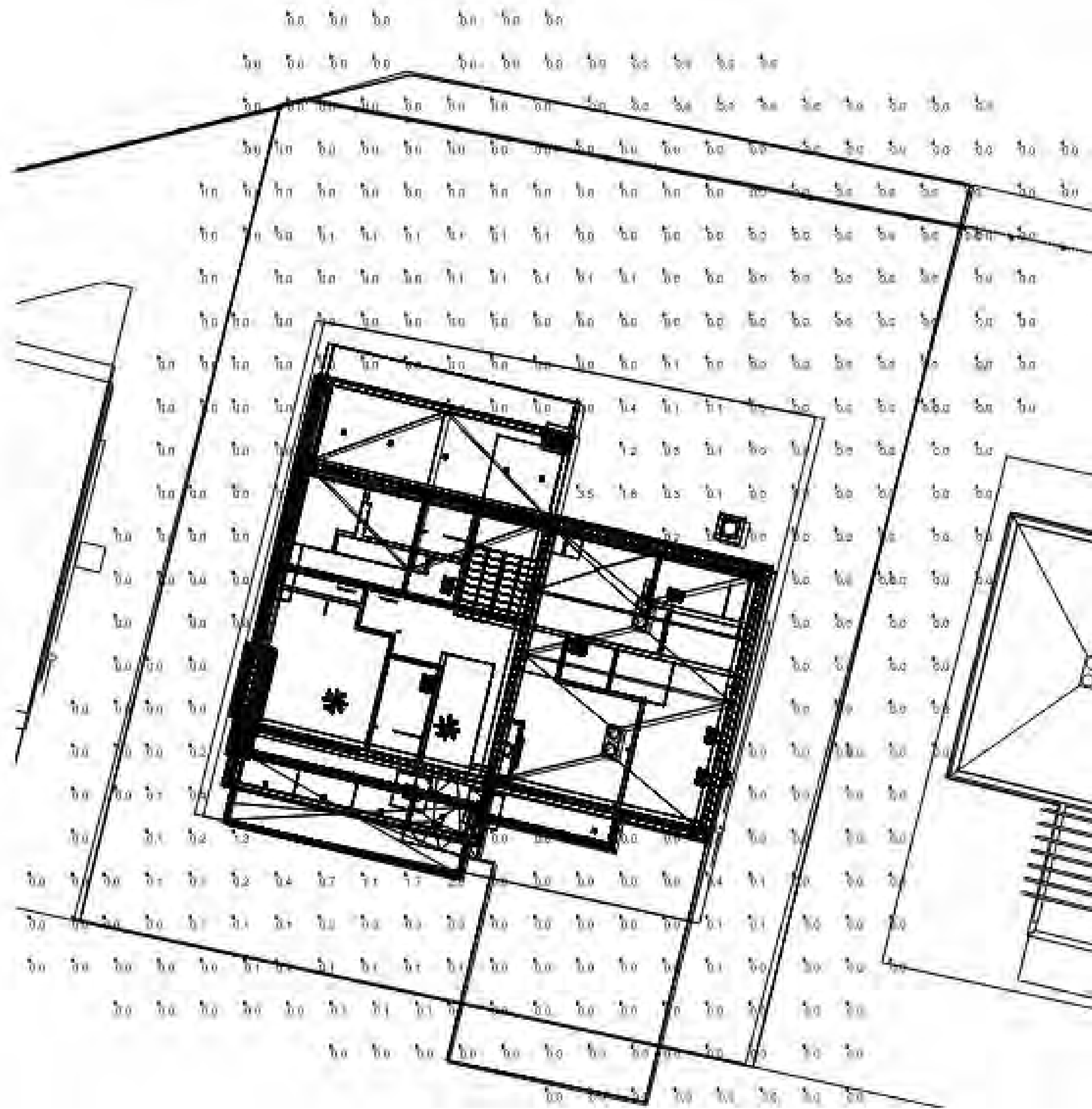
- ELECTRICAL GENERAL NOTES**
- SEE SPECS FOR ELECTRICAL INFORMATION.
 - ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
 - COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR 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.
 - 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 "TELEVISION" (O.A.E.) AND INCLUDE: A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.
 - 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.



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



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

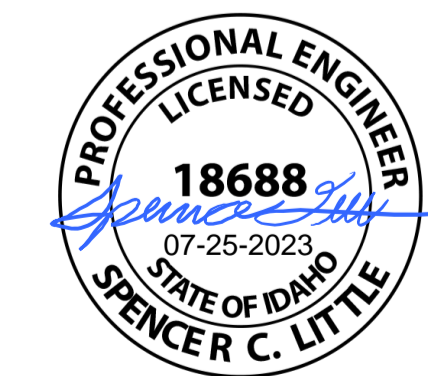



PSEUDO RENDERING WITH ILLUMINANCE SCALE

Luminaire Schedule					
Tag	Qty	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
L1	10	0.810	1255	14.2	142
L2	3	0.810	590	9.8	29.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.09	3.5	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)




WARM SPRING RESIDENCES
 KETCHUM, ID

LOT 34 CALCULATIONS AND
 RENDERINGS
SPECTRUM
 ENGINEERS



STEEL PLATE AWNING

STEEL PLATE SCREEN RAILING

WOOD SIDING

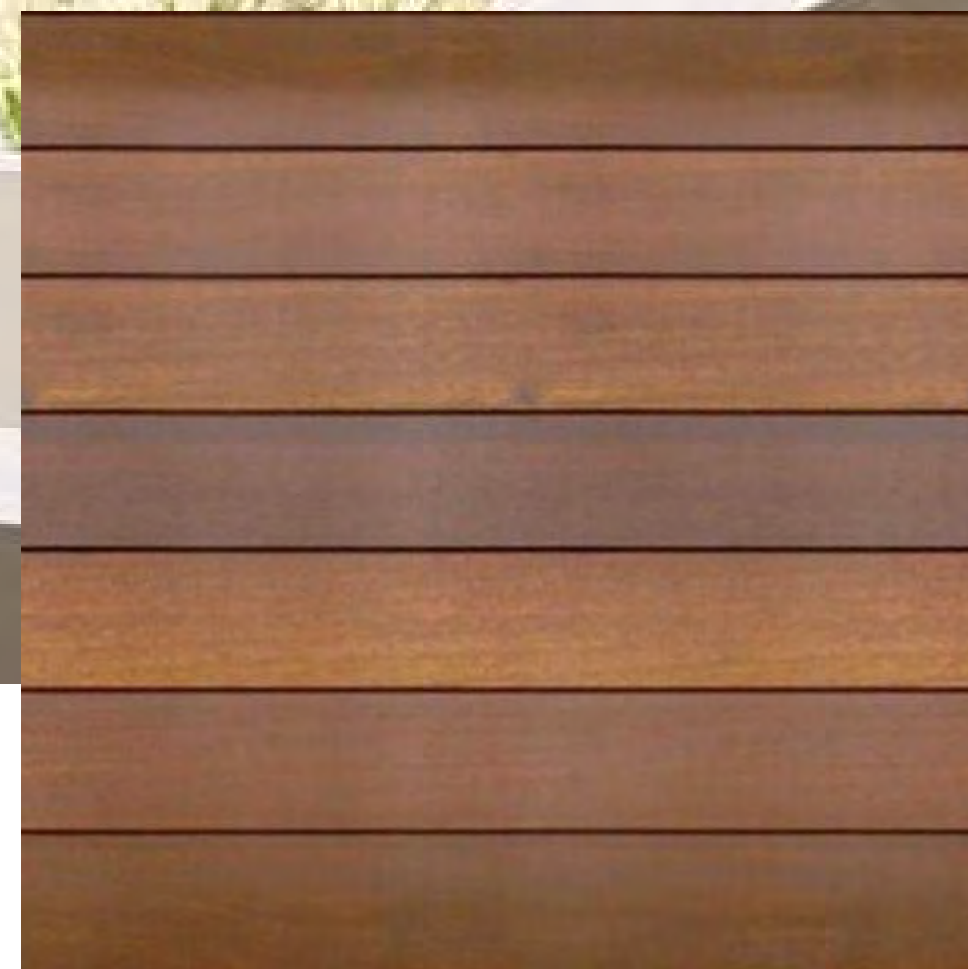
METAL SIDING

ALUMINUM GARAGE DOOR

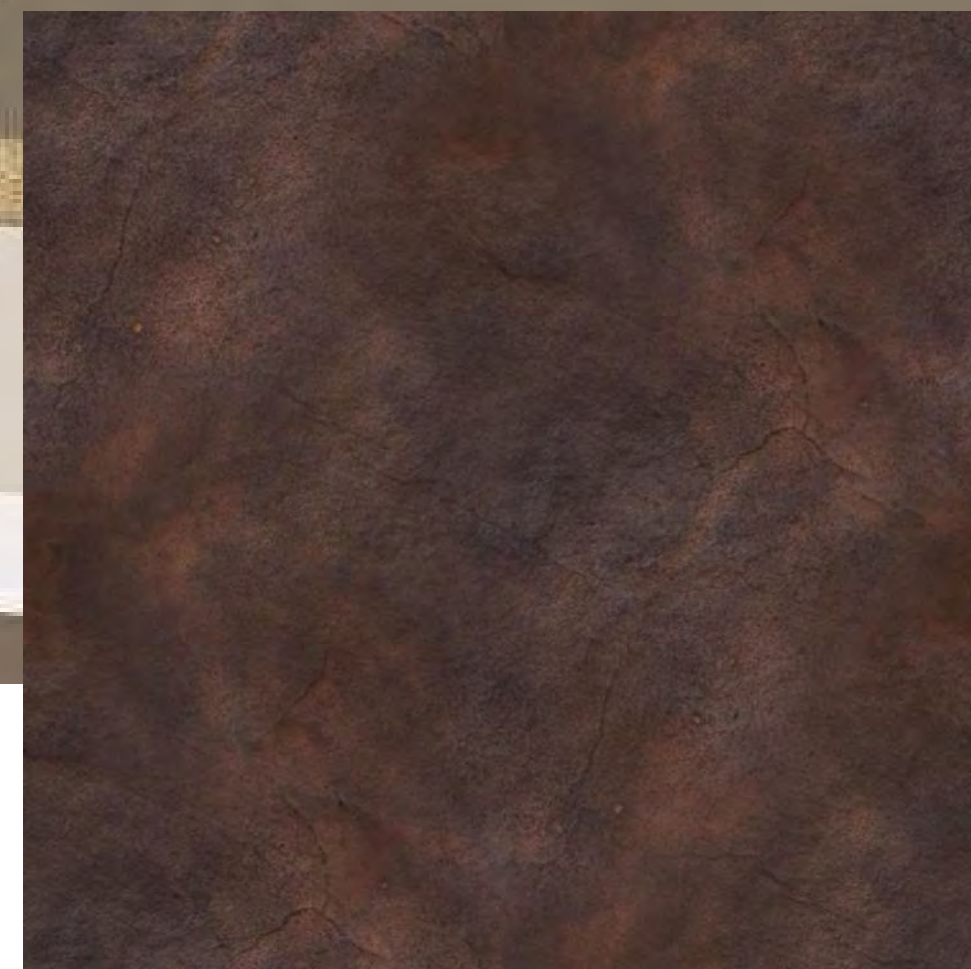
MASONRY VENEER



THINSET MASONRY:
ELDORADO STONE:
ROMA BRICK



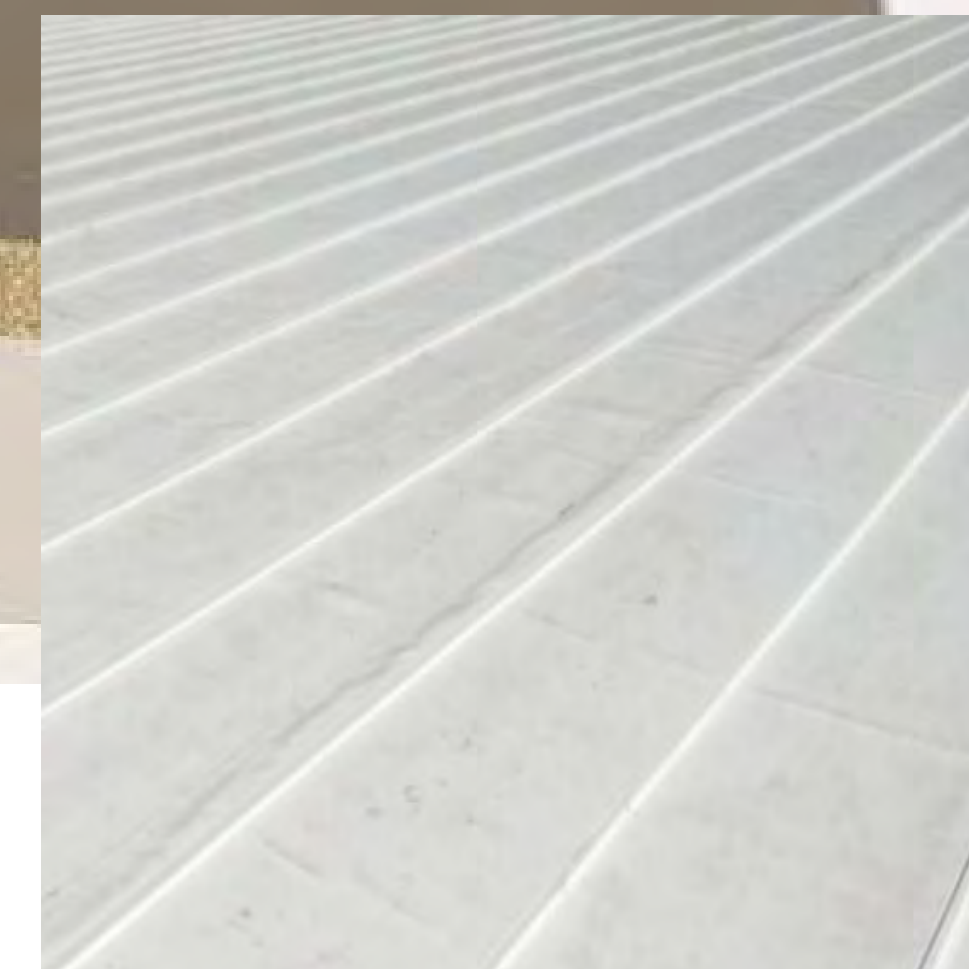
HORIZONTAL SHIP LAP ASH SIDING:
PRESTAINED ASH SIDING



METAL SIDING AND TRIM:
STEEL TRIM
COLOR: AGED STEEL, LIGHT RUST FINISH



WINDOWS:
ALUMINUM CLAD WOOD WINDOWS
COLOR: DARK BRONZE



TPO:
ROOFING MEMBRANE



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