



Ketchum Urban Renewal Agency

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

January 27, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

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

Summary

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

Background

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

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

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

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

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

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

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

Total: \$119,910

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

Reimbursement Calculations

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

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

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

Requested Funding

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

KURA Financial Impact

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

Recommendation and Motion

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

Attachments:

Attachment A: Applicant funding request

Attachment B: KURA Funding Criteria

Attachment A



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

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE KURA

Applicant and Project Information

Applicant Name:
Corey Street Mass, LLC

Name of Project:
380 First Ave N Mixed Use Building

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

Project Location: 380 First Ave N Ketchum, ID 83340

Date Submitted: 11/18/2024
Estimated Date of Completion: 12/15/2025

Application Submittal Requirements

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

Notes on Submittals

Four horizontal lines for notes on submittals.


Projects Questions:

- 1. Is this project identified within the Urban Renewal Plan for KURA?
2. If identified in the Urban Renewal Plan, indicate section and page:
3. Estimated assessed value of project after completion (taxable value):
4. Will any KURA board members or staff financially benefit from the project?
5. New or retained jobs resulting from project:
6. Approximate return on public fund investment. (I.e. Public\$/Private\$)
7. Funding amount requested:

Yes: [checked] No: []
Section: 3.2 Page: 6
\$ 6,000,000.00
Yes: [] No: [checked]
Full Time: 2 Part Time: 0
\$ 500,000.00
\$ 667,828.00

Applicant's Signature [Signature]
Property Owner's Signature (if different):

Date: 11/18/2024
Date:

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

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

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



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Owner.....	Corey Streey Mass, LLC	Project Duration Work days:	47	Addenda:	0

Spec.	Systems/Component	Notes	Responsibility	Quantity	UOM	\$/Unit	Total
33 10 00	6" Fire Line		Canyon Excavation	267	lf	219.06	58,488
33 10 00	4" Water Service		Canyon Excavation	90	lf	201.16	18,104
32 11 00	2" Minus pit run Asphalt Sub Base 8"		Canyon Excavation	4,030	sf	3.92	15,801
32 11 00	4" Crushed Aggregate		Canyon Excavation	4,030	sf	4.64	18,698
32 12 16	Asphalt Pavement	City of Ketchum Standard	Idaho Materials & Construction	3,364	sf	9.48	31,887
32 12 16	Sawcut Asphalt		CSDI Construction, Inc.	506	lf	12.00	6,072
32 17 23	Pavement Markings	Includes Cross Walk	CSDI Construction, Inc.	1.0	ea	3,250.00	3,250
32 80 00	Irrigations Systems		Native Evergreen Landscapes	100	lf	18.37	1,837
32 80 00	Topsoil		Native Evergreen Landscapes	90	cy	46.00	4,140
32 80 00	Landscaping/Improvements		Native Evergreen Landscapes	1	ls	1,040.00	1,040
32 80 00	Trees		Native Evergreen Landscapes	4	ea	978.01	3,912
32 80 00	Tree Grates		Native Evergreen Landscapes	4	ea	3,567.65	14,271
32 80 00	Silva Cells		Native Evergreen Landscapes	4	ea	31,638.00	31,638
32 80 00	Concrete Unit Pavers		Native Evergreen Landscapes	2,300	sf	18.96	43,611
32 80 00	Bench Seating	Includes Powder coating	Native Evergreen Landscapes	3	ea	5,253.50	15,761
32 80 00	Bike Racks	Includes Powder coating	Native Evergreen Landscapes	2	ea	1,850.00	3,700
33 33 00	Sanitary Sewer Utility	Includes Relocation to new tie in Location	Canyon Excavation	1	ea	4,000.00	4,000
Division Subtotal							562,204

SUBTOTAL - HARD COSTS							615,491
01100	Liability Insurance	0.52%				3,201	3,201
01106	Builders Risk Insurance	By Owner				0	-
01101	Building Permits	By Owner				-	-
	Overhead	5.25%				35,080	35,080
	Fee	2.10%				14,056	14,056
SUBTOTAL =							667,828
01151	State/Local Sales/use tax	0.00%				0	-
01151	Local/city tax	0.00%				0	-
01103	Bonding	Not included in total add \$8,049 if required.			0	0	-
01910	Owner Contingency	0.00%				0	-
BUDGET ESTIMATE TOTAL =							667,828

Java Primo

TNT

Washington Ave N

1st Ave N
4th St E

Smoky Mountain
Pizzeria G

Ketchyum

Harvey Art
Projects

V
A

Maude's Coffee
& Clothes

Sun Tone

Core Engine
Fitness

4th St W

Premier Cleaners

1st Ave N

380 N. 1ST AVE. MIXED-USE BUILDING

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

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

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

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

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

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

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

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

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

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



March 18, 2021
Satellite View
380 North First Avenue; Ketchum, Idaho
Scale: 1:984
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
Blaine County GIS
Made by: Blaine County GIS

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 5, BLOCK 37 KETCHUM

ADDRESS: 380 NORTH FIRST AVENUE KETCHUM, ID 83340

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

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

MAX BUILDING HEIGHT: 42'
[AVERAGE FRONT PROPERTY LINE ELEVATION = 5827.2'
AVERAGE REAR PROPERTY LINE ELEVATION = 5827.05'
MAX HEIGHT = 42' + 5827.05' = 5869.05']

CONSTRUCTION TYPE: V-B (IBC SECTION 602.5)

OCCUPANCY: OFFICE: BUSINESS GROUP B (IBC 304.1),
(2) RESIDENTIAL UNITS (APARTMENTS): RESIDENTIAL GROUP R-3 (IBC 310.4),
GARAGES: UTILITY AND MISCELLANEOUS GROUP U (IBC 312)
*BUILDING WILL NOT BE CONDOMINIUMIZED.

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OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR THE USE OF THE CLIENT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE HELD THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

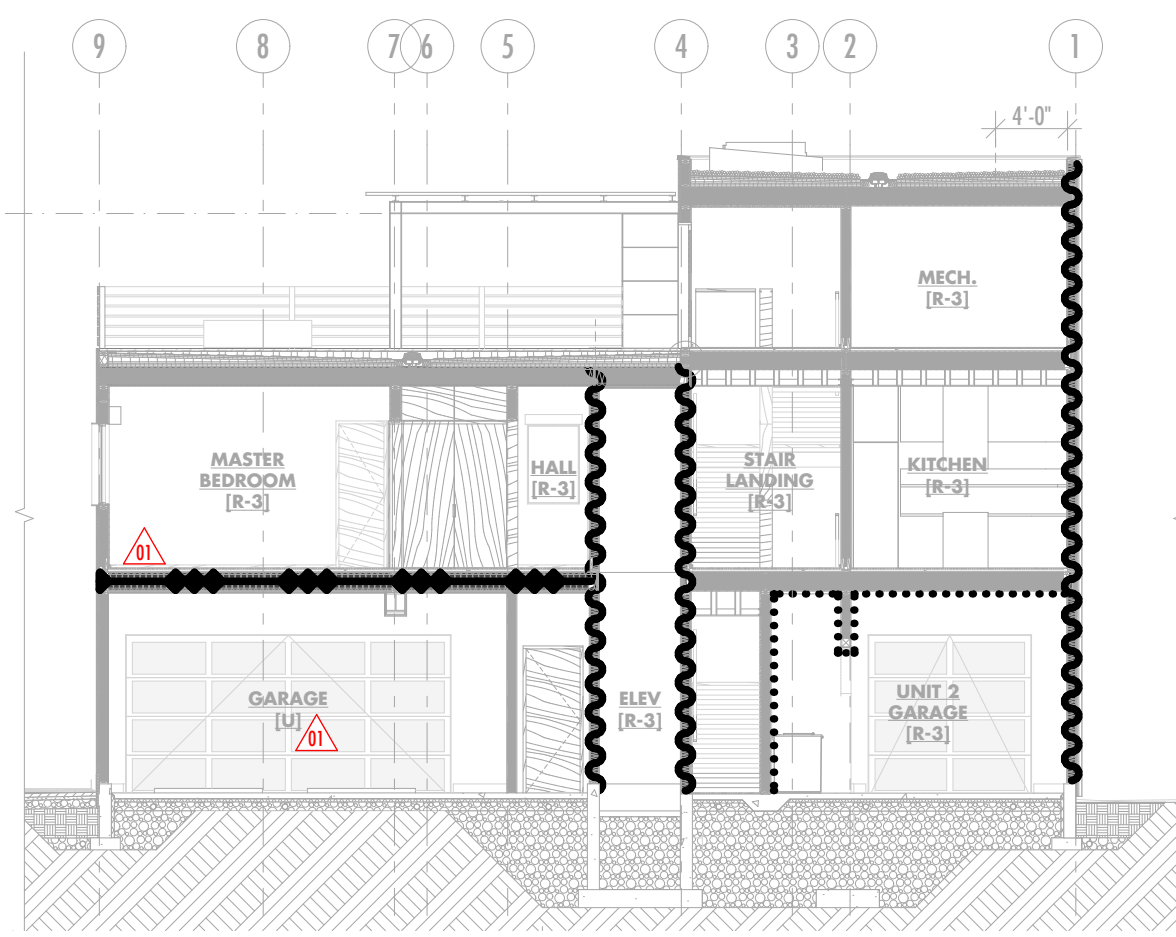
WILLIAMS PARTNERS

ARCHITECTS

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

DRAWINGS
DATE: 05/12/2021
ISSUED: COK SCHEMATIC PRESENTATION
06/10/2021 COK HPC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 PRICING SET
08/05/2022 PERMIT
ISSUED FOR CONSTRUCTION
REVISIONS
DATE: 08/02/2023
NUMBER: 01

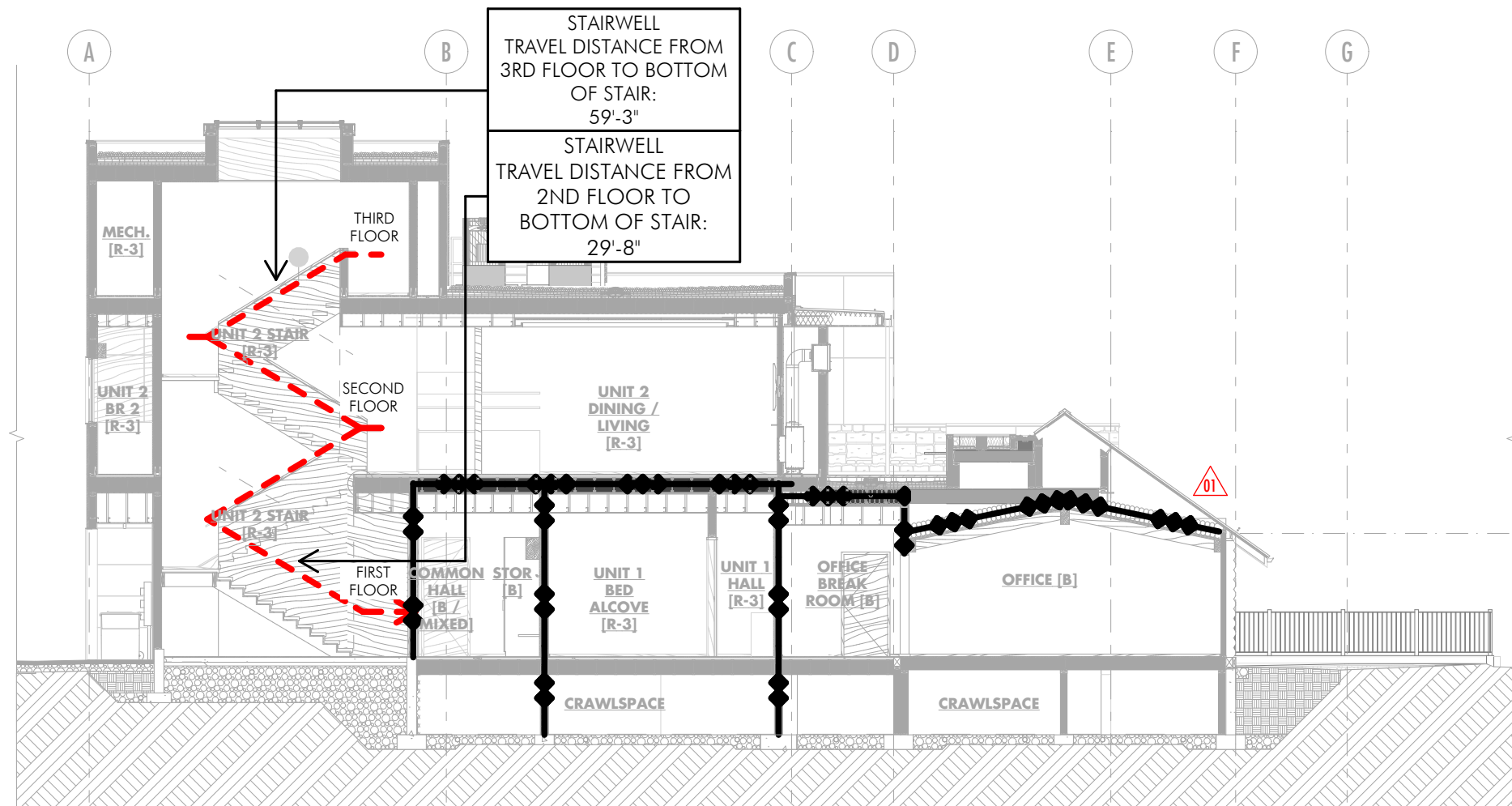
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BUILDING SECTION 'F' EGRESS AND FIRE RATING DIAGRAM

SCALE: 3/32" = 1'-0"

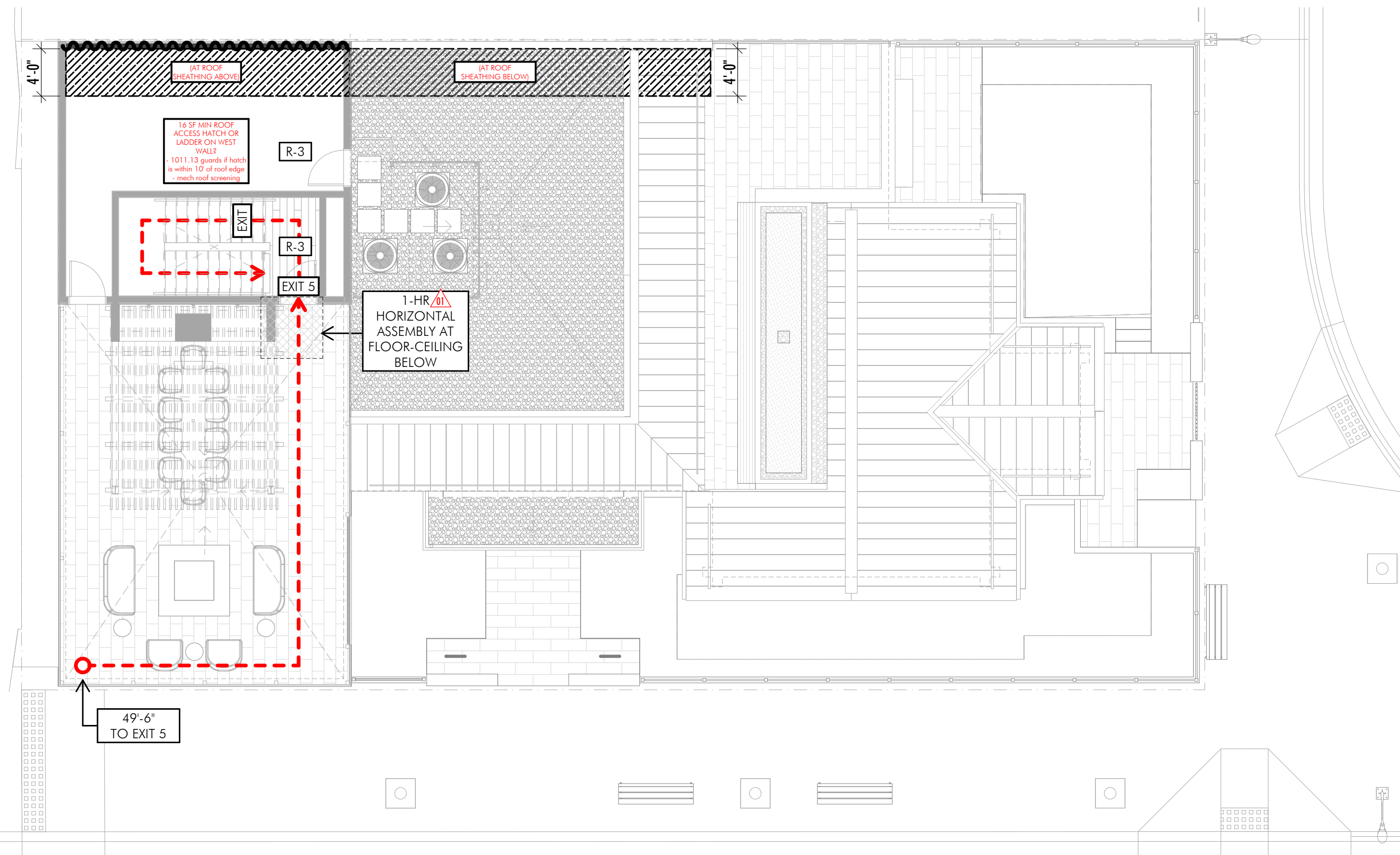
5



BUILDING SECTION 'B' EGRESS AND FIRE RATING DIAGRAM

SCALE: 3/32" = 1'-0"

4

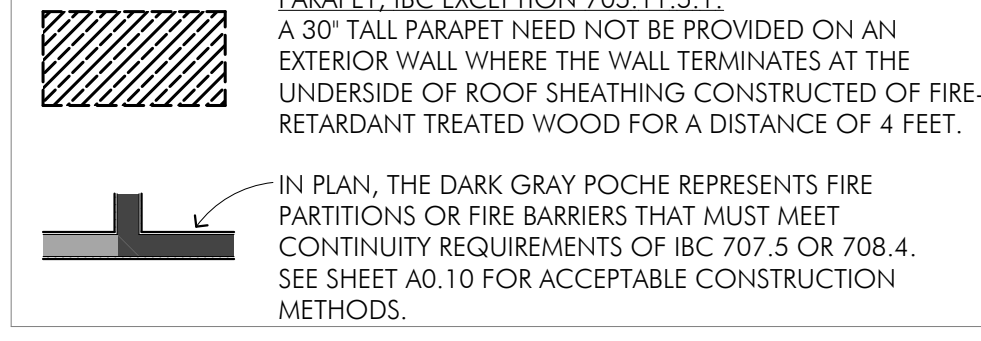


THIRD FLOOR EGRESS AND FIRE RATING DIAGRAM

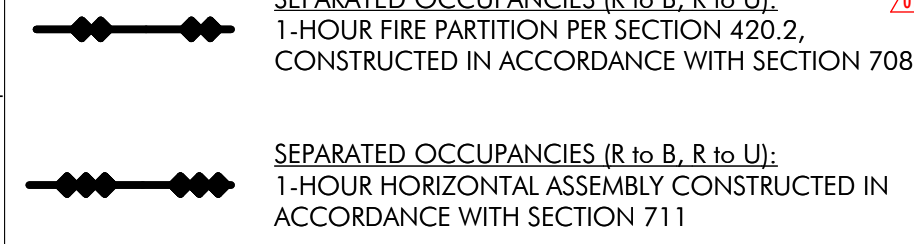
SCALE: 1/8" = 1'-0"

3

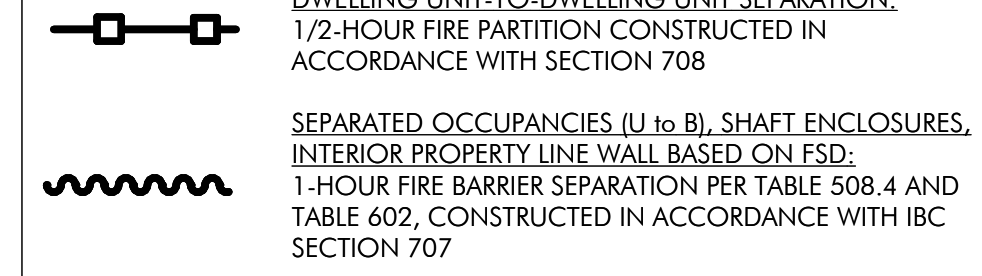
EGRESS AND FIRE RATING KEY



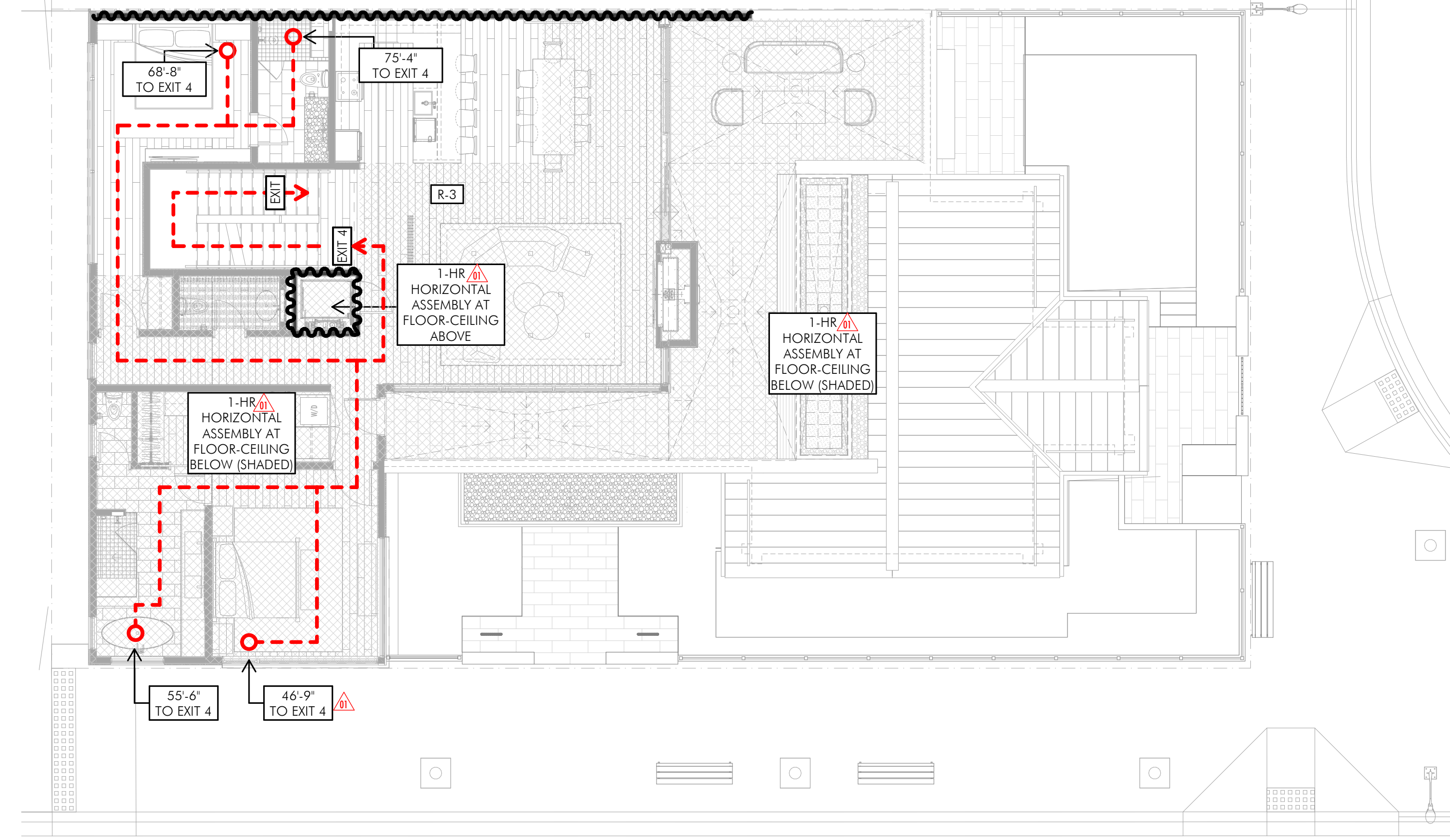
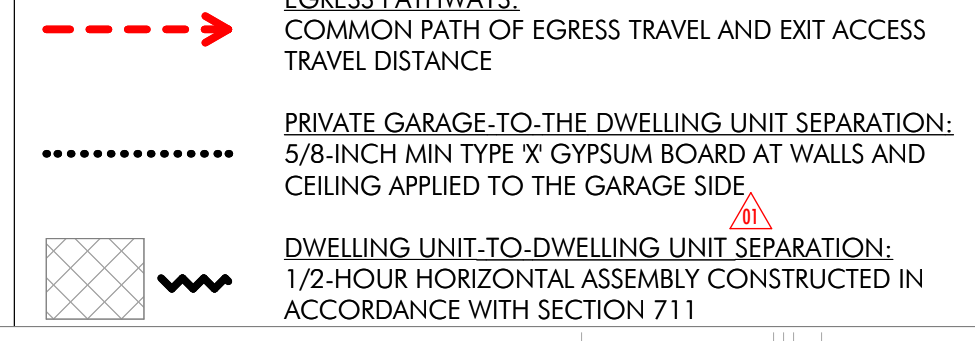
EGRESS AND FIRE RATING KEY



EGRESS AND FIRE RATING KEY



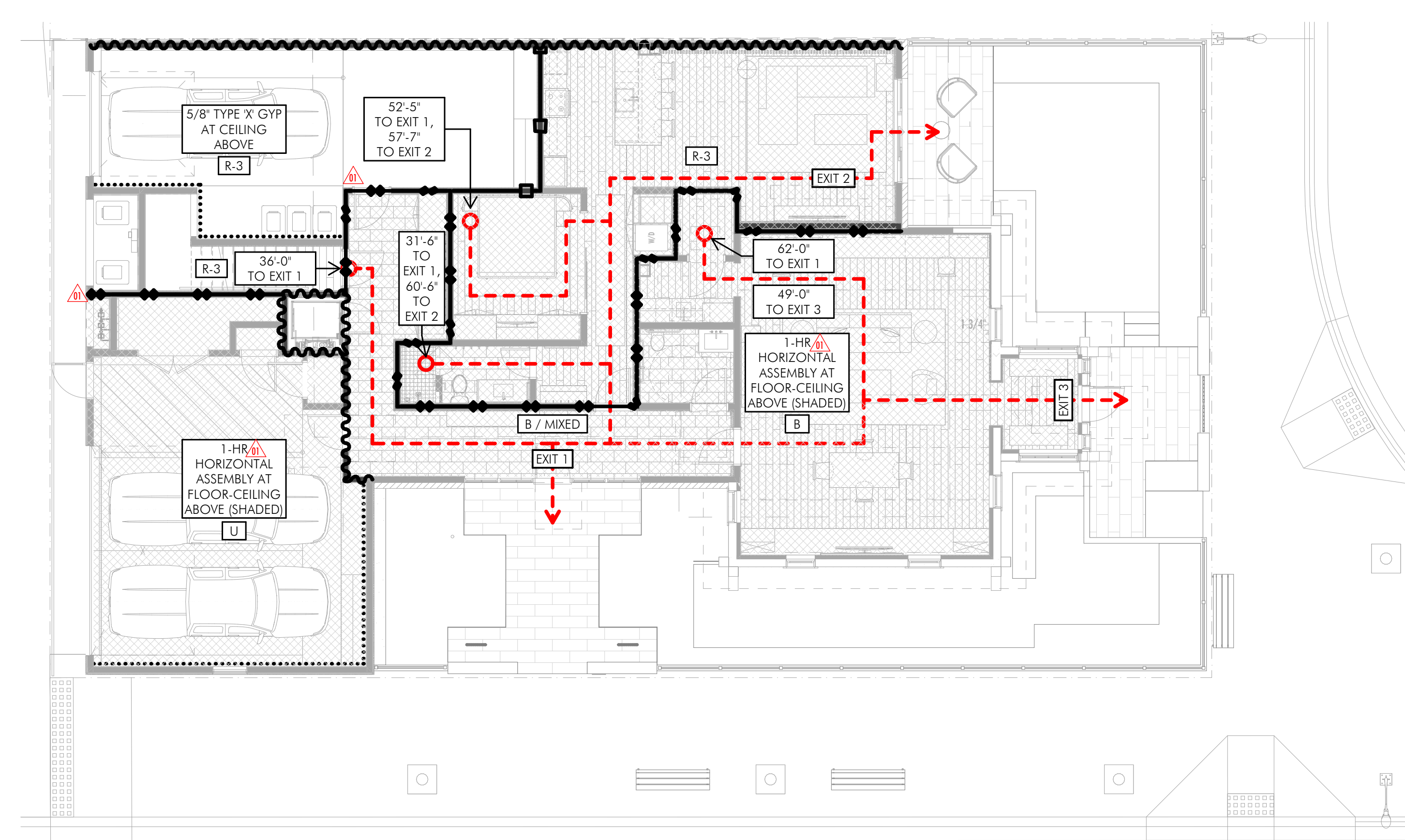
EGRESS AND FIRE RATING KEY



SECOND FLOOR EGRESS AND FIRE RATING DIAGRAM

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

2



FIRST FLOOR EGRESS AND FIRE RATING DIAGRAM

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

1

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

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

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

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

A 0.1

BUILDING INFORMATION / SYSTEMS

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380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS ARCHITECTS

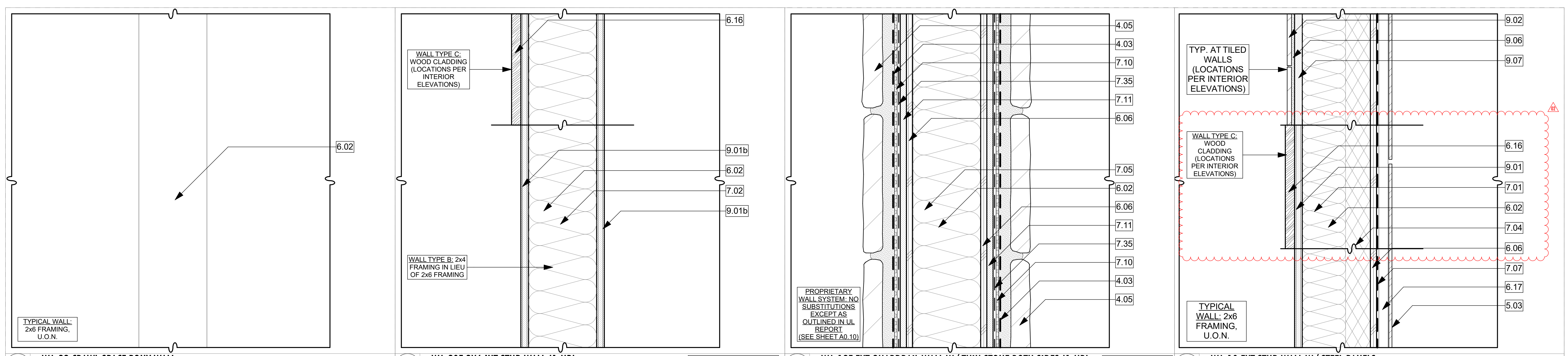
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DRAWINGS DATE: ISSUED: 04/18/2022 PERMITS SET 08/05/2022 PERMIT ISSUED FOR CONSTRUCTION 08/02/2023

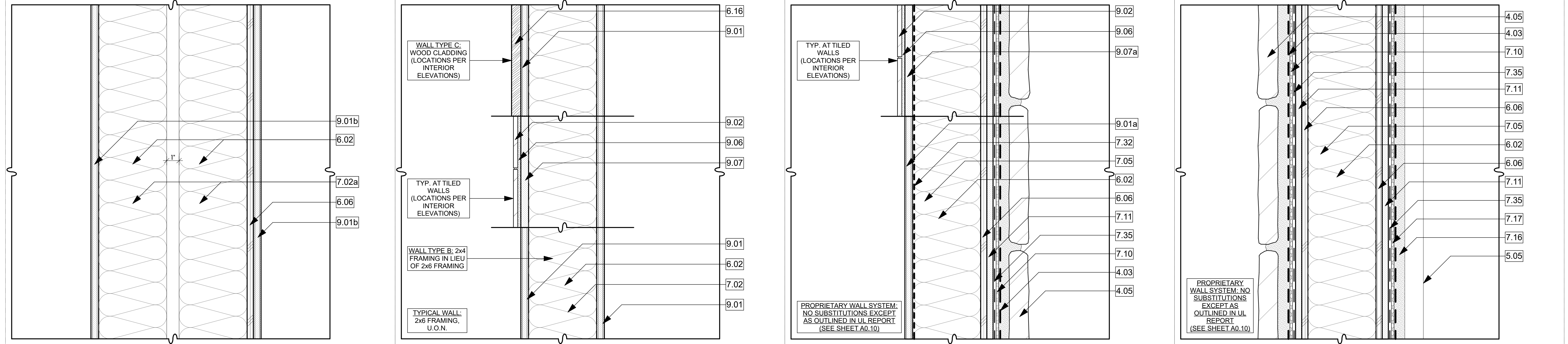
REVISIONS NUMBER: DATE: 01 02/17/2023 02 06/02/2023

REVISIONS 01 DATE: 02/17/2023 02 DATE: 06/02/2023

A0.6 BUILDING INFORMATION / SYSTEMS



WA-22 CRAWL SPACE PONY WALL, WA-20F 2X6 INT STUD WALL (1-HR), WA-12F EXT GUARDRAIL WALL W/ THIN STONE BOTH SIDES (1-HR), WA-10 EXT STUD WALL W/ STEEL PANELS



WA-21F DOUBLE 2X6 INT STUD WALL (1-HR), WA-20 2X6 INT. STUD WALL, WA-11F EXT STUD WALL W/ THIN STONE (1-HR), WA-9F EXT GUARDRAIL WALL W/ THIN STONE + STUCCO (1-HR)

KEYNOTES table with two columns listing notes 09000 through 11001, including finishes, thermal protection, and equipment specifications.

KEYNOTES table with two columns listing notes 02000 through 9010, including thermal protection, vapor barriers, and gypsum board specifications.

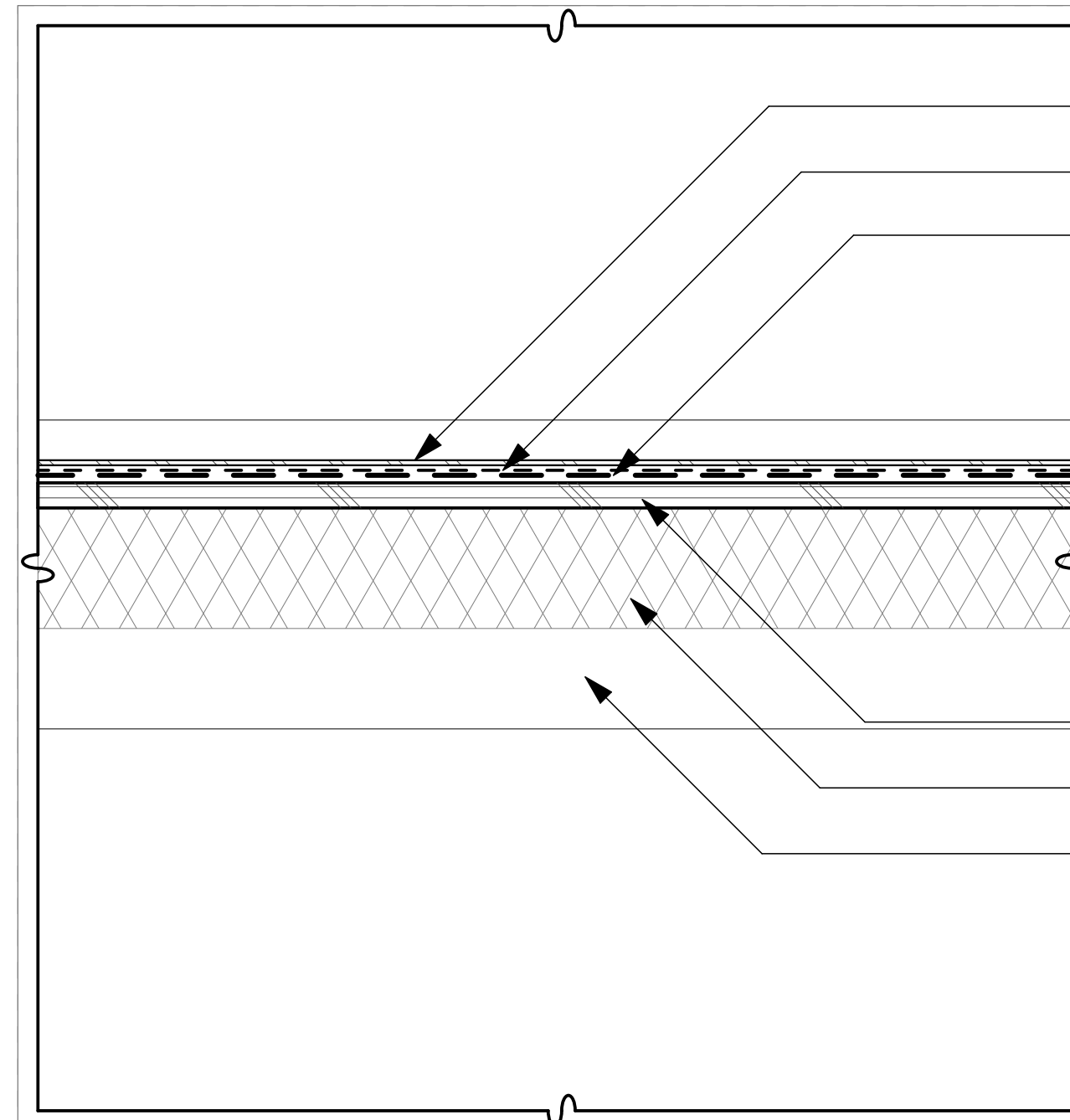
KEYNOTES table with two columns listing notes 07000 through 726, including thermal protection, vapor barriers, and fasteners.

KEYNOTES table with two columns listing notes 06000 through 708, including wood, insulation, and framing specifications.

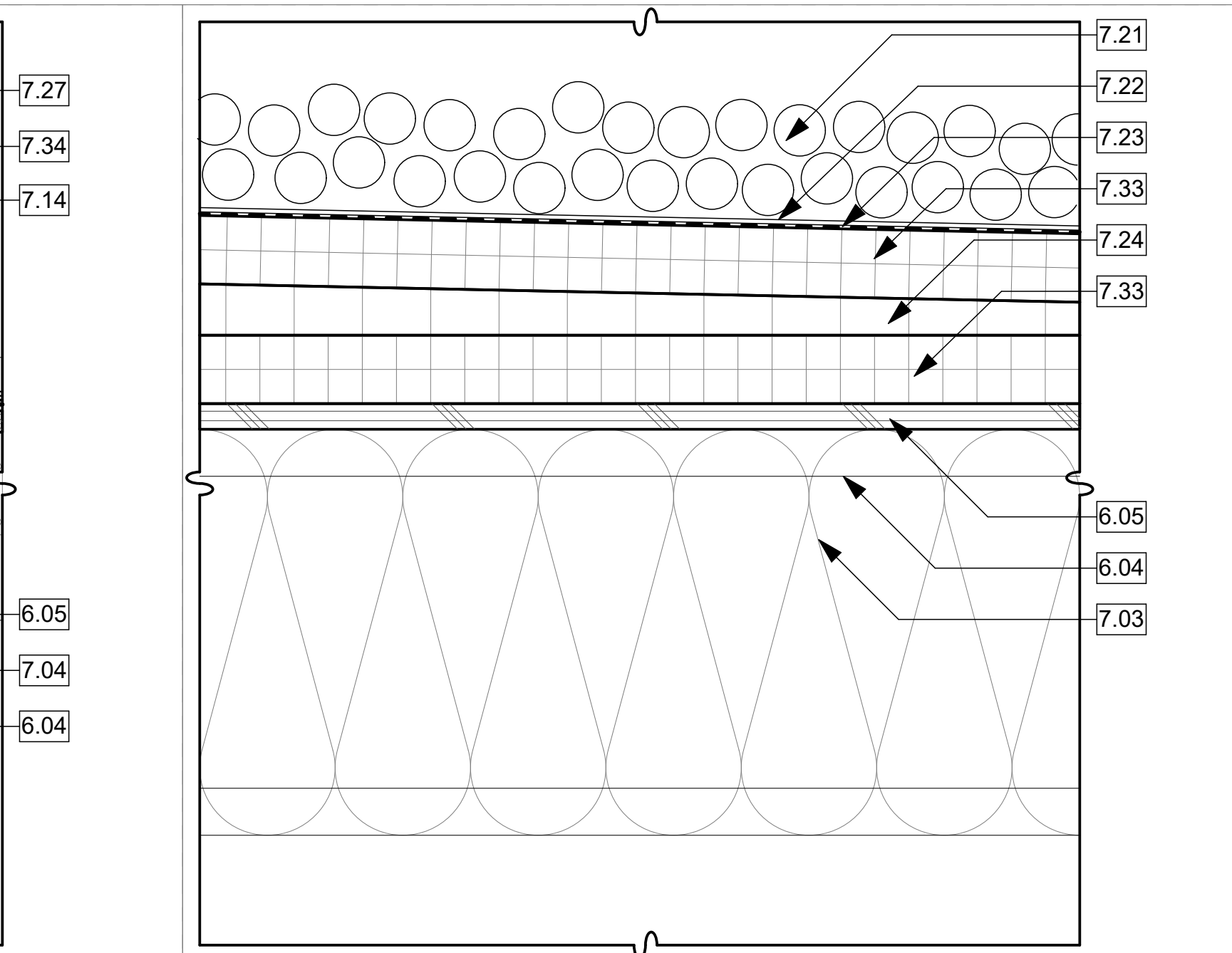
KEYNOTES table with two columns listing notes 05000 through 612, including metals, railings, and wood specifications.

KEYNOTES table with two columns listing notes 02000 through 0406, including site work, concrete, and masonry specifications.

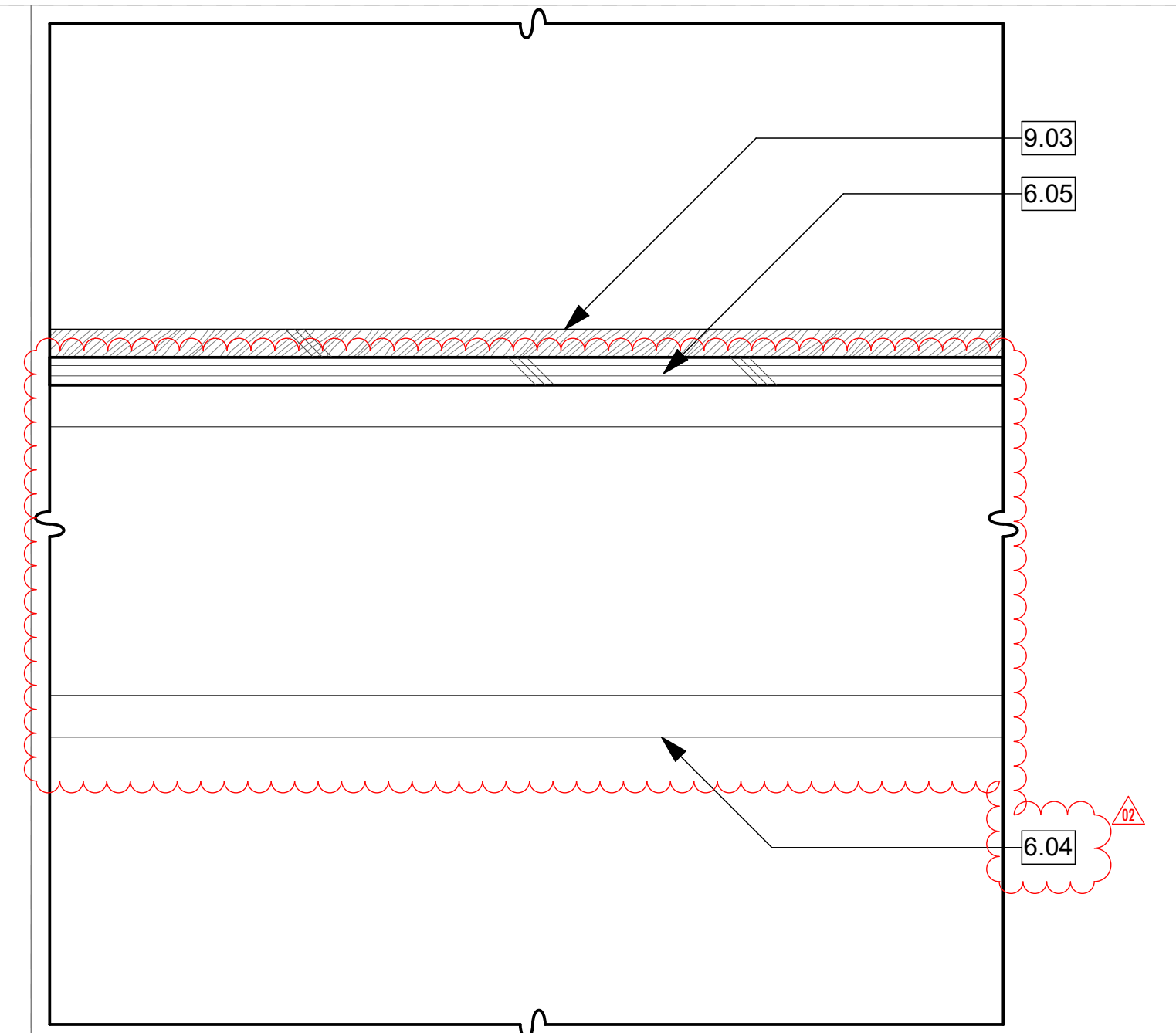
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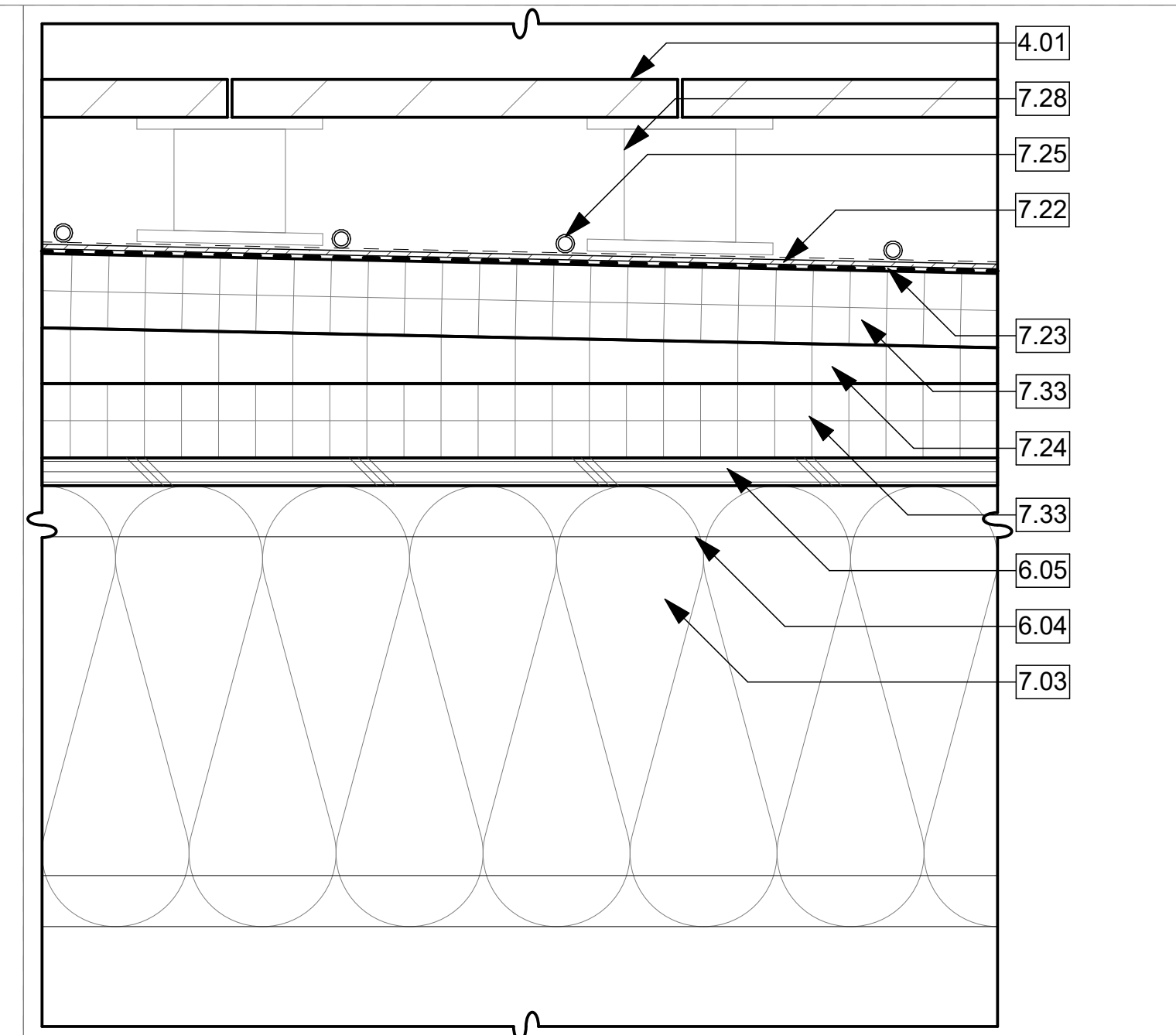
R-2 NEW STANDING SEAM ROOF
SCALE 3/8" = 1'-0"



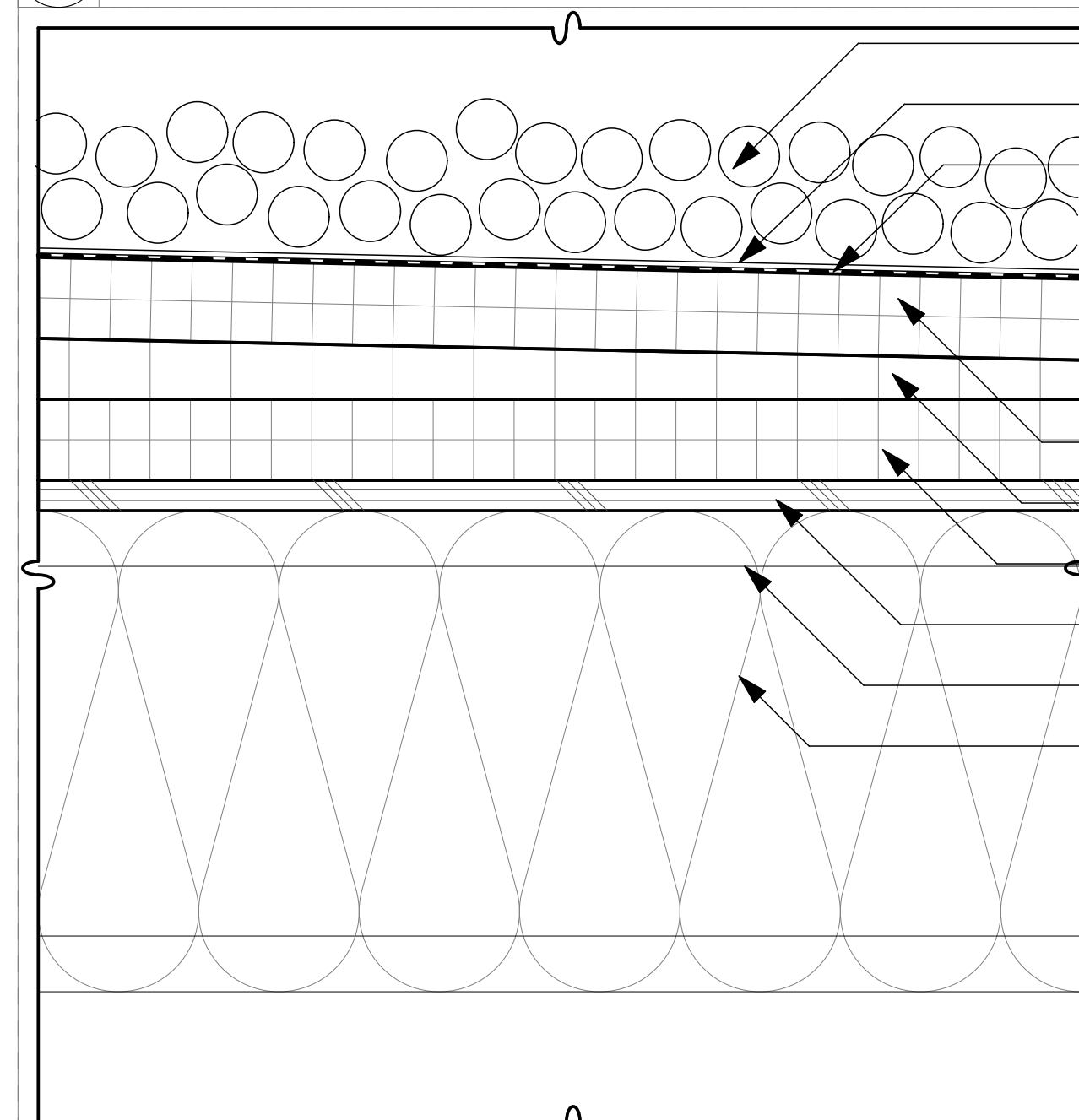
R-1 BALLASTED EPDM ROOF
SCALE 3/8" = 1'-0"



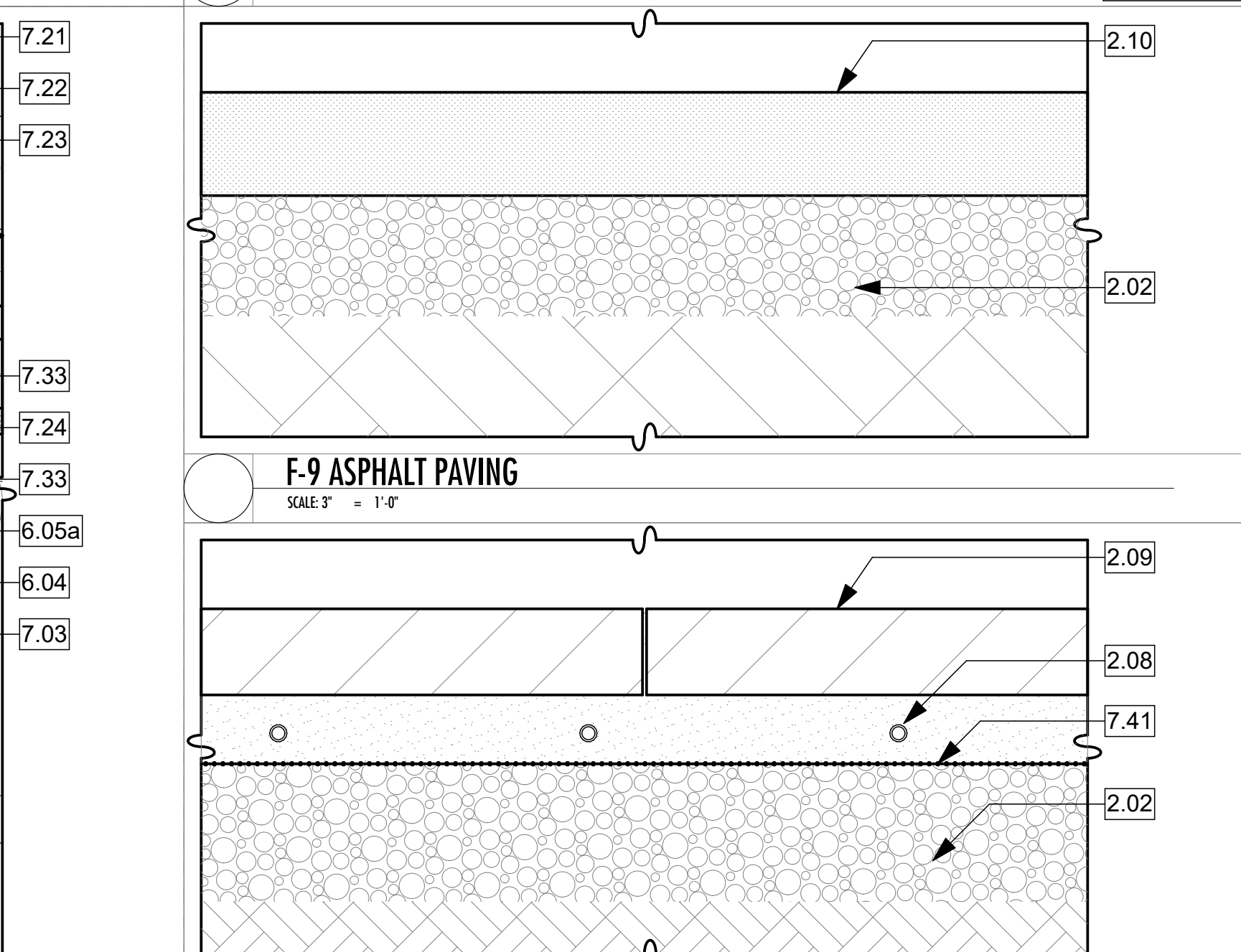
F-7 FLOOR FRAMING AT CABIN
SCALE 3/8" = 1'-0"



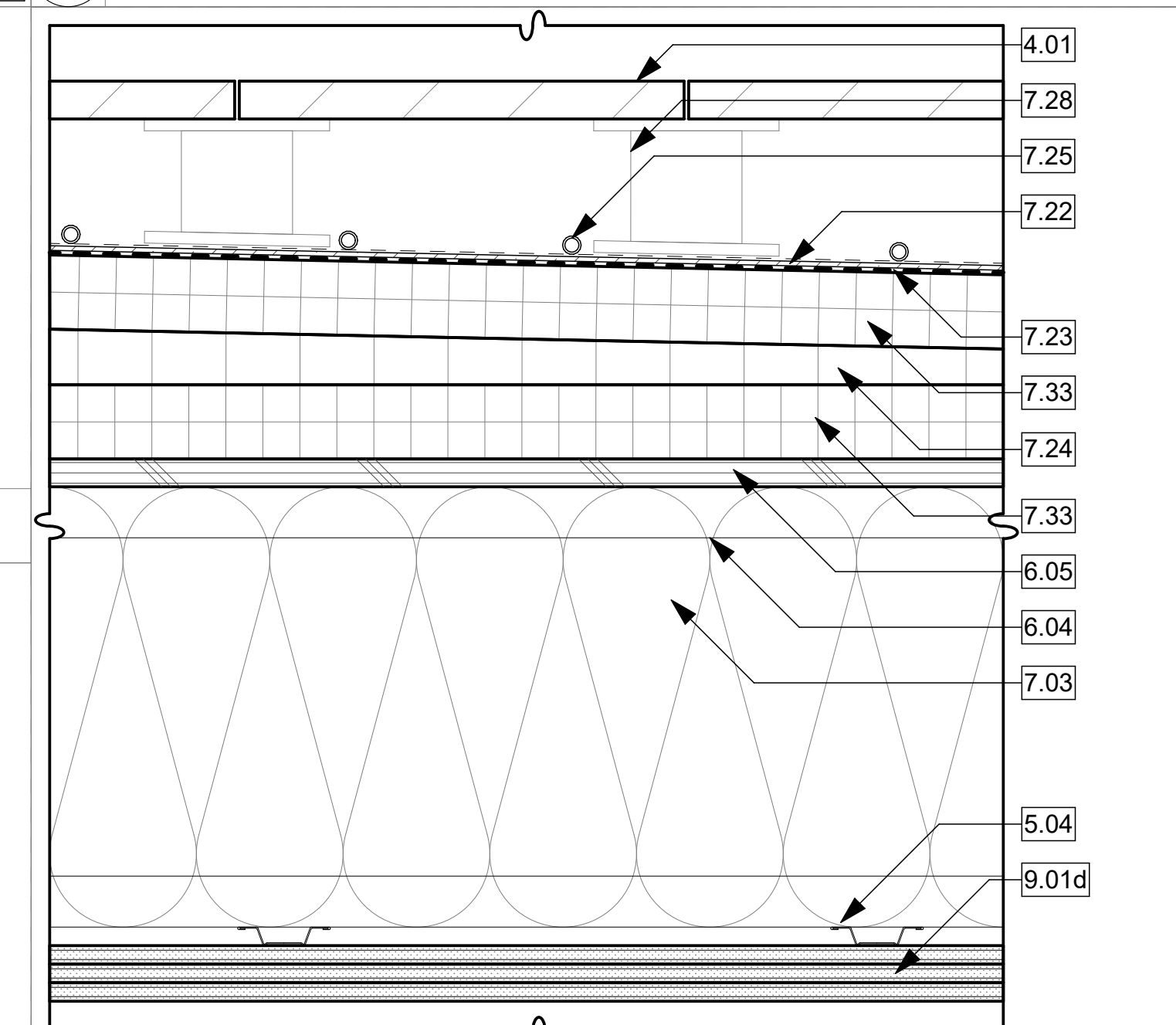
F-6 HEATED PAVERS ON PEDESTALS
SCALE 3/8" = 1'-0"



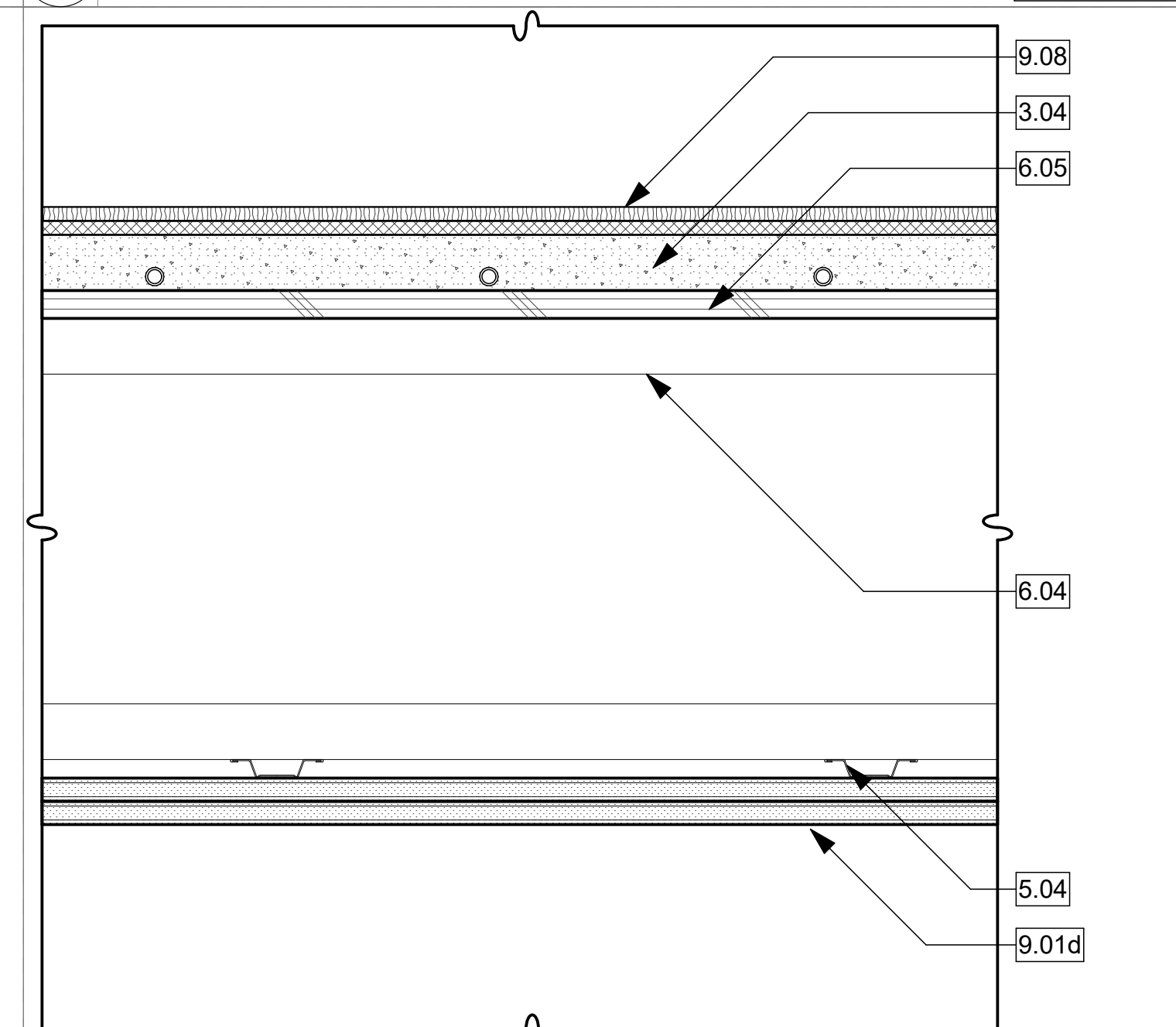
R-1F BALLASTED EPDM ROOM WITH FRIT PLYWOOD SHEATHING
SCALE 3/8" = 1'-0"



F-9 ASPHALT PAVING
SCALE 3/8" = 1'-0"



F-6F HEATED PAVERS ON PEDESTALS (1-HR)
SCALE 3/8" = 1'-0"



F-5F CARPET OVER FLR FRAMING W/ RADIANT HEAT (1-HR)
SCALE 3/8" = 1'-0"

KEYNOTES

- 09000 FINISHES (CONTINUED)
9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C-CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY)
9.02 Schluter-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9.06 THIN SET MORTAR
9.07 5/8" CEMENT BACKER BOARD
9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE)
9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
10000 SPECIALTIES
REFER TO PLAN NOTES.
11000 EQUIPMENT
11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
7.28 AWS DIAMOND HEAD SERIES PEDESTALS
7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURBS TO FORM A CONTINUOUS LAYER.
7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
7.35 VAPROSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.36 1/2" THICK DENSDECK PRIME ROOF BOARD
7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.39 PRE-VEGETATED (VEROOF) MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA, PRODUCT NO. 380S24RCS, OR APPROVED EQUAL.
7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
7.09 VAPROSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
7.10 VAPROSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 3/4" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
7.15 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
7.16 STEGO VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.17 HEOPRENE GASKETED SOIL SEALER.
7.18 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
7.19 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7.20 ASTM D 448 SMOOTH STONE BALLASTS (3/4" x 1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MINIMUM PER STRUCTURAL ENGINEER).
7.21 1/8" ASPHALT PROTECTION BOARD
7.22 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER. (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.
7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT).
7.27 16" ON CENTER STANDING SEAM PATTERNS. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.0321) (VERIFY WITH ARCHITECT).

KEYNOTES

- 06000 WOOD (CONTINUED)
6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
6.15 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6.16 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK, NOT USED.
6.17 POST PER STRUCTURAL DRAWINGS.
6.18 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
6.19 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.21 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
07000 THERMAL & MOISTURE PROTECTION
7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) INSULATION TO FILL FRAMING CAVITY.
7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).
7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
7.07 VAPROSHIELD REVEALFLASH IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7.08 VAPROSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

- 05000 METALS & RAILINGS
5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.03 1/8" THICK PLATE STEEL. MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RC2N), OR SIMILAR.
5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6, 13).
5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
06000 WOOD
6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
6.03 1/2" WOOD FIBERBOARD.
6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.1.1, EXCEPTION 5.1.
6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6.10 2x DROPPED CEILING FRAMING.
6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWI FIBER COMPANY, HUKOH ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK-UP FOR OWNER AND ARCHITECTS APPROVAL.

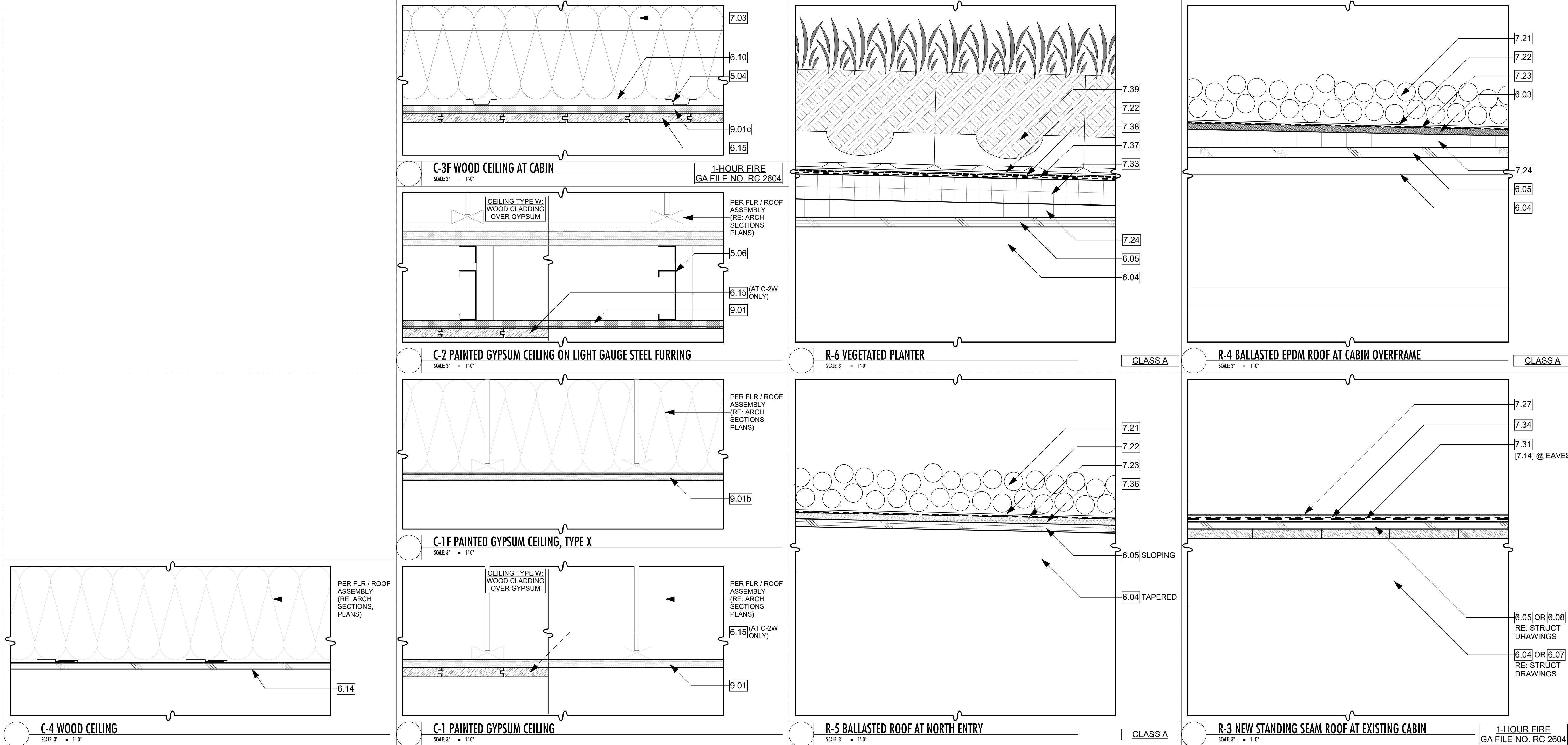
KEYNOTES

- INDICATES KEYNOTE [Symbol]
02000 SITEWORK
2.01 BACKFILL PER GEOTECHNICAL REPORT
2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
2.04 4" SAND OVER 6" (MIN) COMPACTED GRAVEL.
2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
2.06 4" OF 3/4" MINUS COMPACTED ROADMIX OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
2.09 CAST-ON OLYMPIC PAVERS (12"x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
2.10 ASPHALT PAVING PER CIVIL ENGINEER.
2.11 GRAVEL PER LANDSCAPE ARCHITECT.
03000 CONCRETE
3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
3.04 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
04000 MASONRY
4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE PER LANDSCAPE ARCHITECT SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.
4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.06 MASONRY TIES, REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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KEYNOTES

- 09000 FINISHES (CONTINUED)
- 9.01b 5/8" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE X GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY.)
- 9.02 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 9.03 3/4" THICK FINISHED WOOD FLOOR. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S / NATIONAL WOOD FLOOR ASSOCIATION (NWLFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

- 02000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT SLOTTED POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
- 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLEUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.39 PRE-VEGETATED (VEROOF) MAXX MODULAR ROOF SYSTEM (12"x12"x3/4" 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA). PRODUCT NO. 3808324RCS, OR APPROVED EQUAL.
- 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5). PERFORATE AT 12" O.C. EACH WAY.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRIN, OR APPROVED EQUAL. OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD, AT ROOFS. PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPORSHIELD VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SILL SEALER.
- 7.19 GRACE VYCOR PLUS SELF-ADHERED REUBERIALIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4" x 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM. TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEK AFFIXED TO WWF.
- 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDERIZED), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDERIZED), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.28 WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

KEYNOTES

- 06000 WOOD (CONTINUED)
- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
- 6.15 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.16 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK, NOT USED.
- 6.17 POST PER STRUCTURAL DRAWINGS.
- 6.18 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.19 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.21 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.

KEYNOTES

- 05000 METALS & RAILINGS
- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.03 1/8" THICK PLATE STEEL. MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCND), OR SIMILAR.
- 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6, 13].
- 5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
- 5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.

KEYNOTES

- 02000 SITEWORK
- 2.01 BACKFILL PER GEOTECHNICAL REPORT.
- 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
- 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
- 2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
- 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
- 2.06 4" OF 3/4" MINUS COMPACTED ROADBED OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT. CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
- 2.07 SNOWMELT TUBING IN 2" OF CLEAN SAND.
- 2.08 CAST-IN-PLACE OLIMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
- 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
- 2.11 GRAVEL PER LANDSCAPE ARCHITECT.

INDICATES KEYNOTE

- 10000 SPECIALTIES
- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

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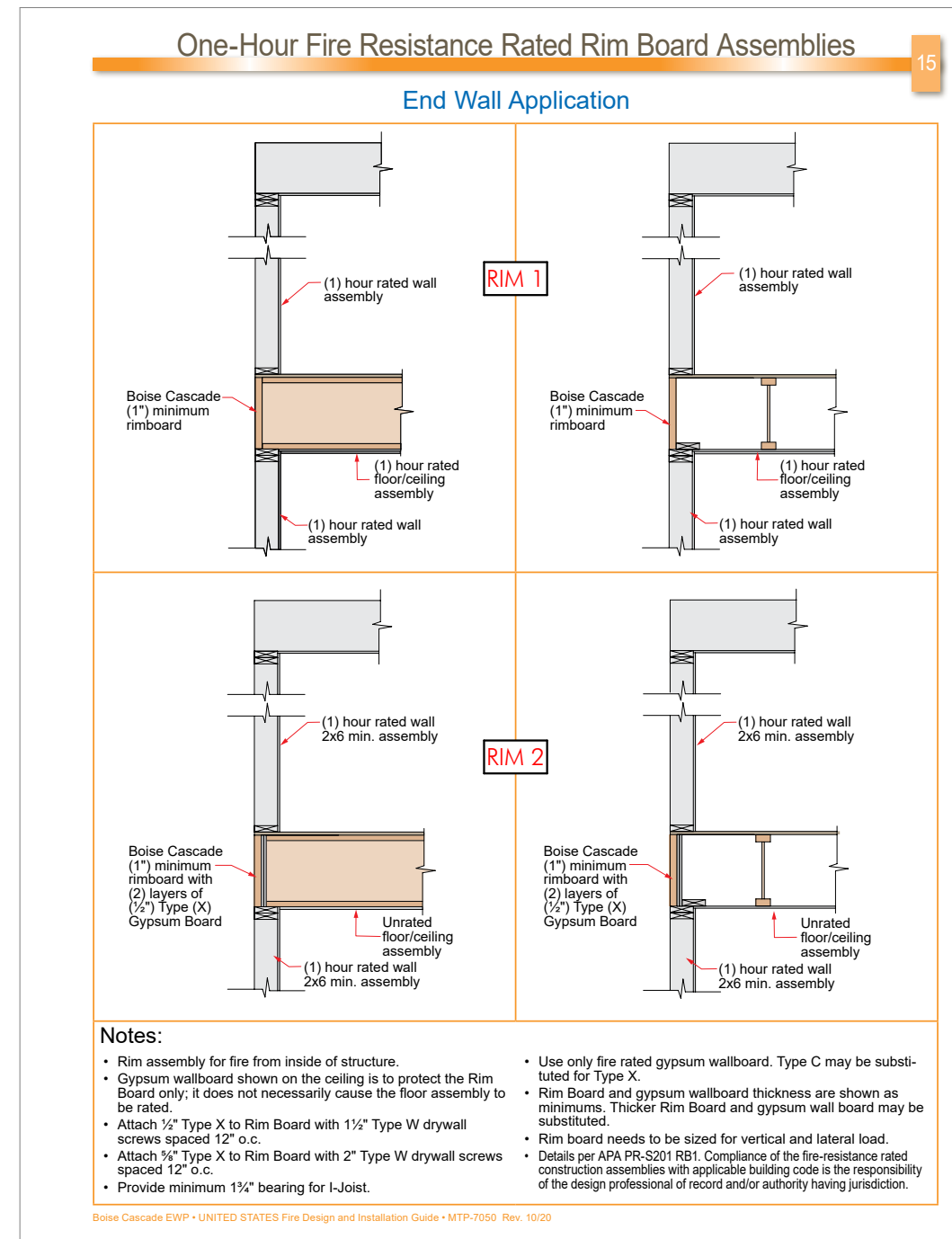
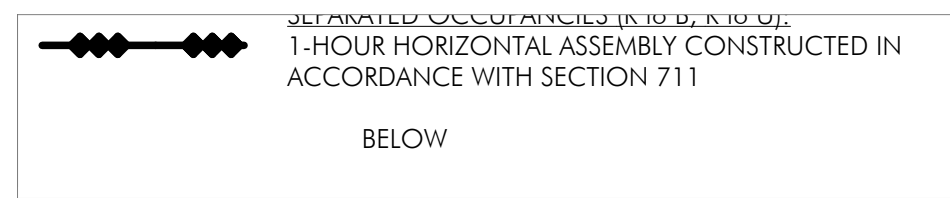
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DATE: 04/18/2022
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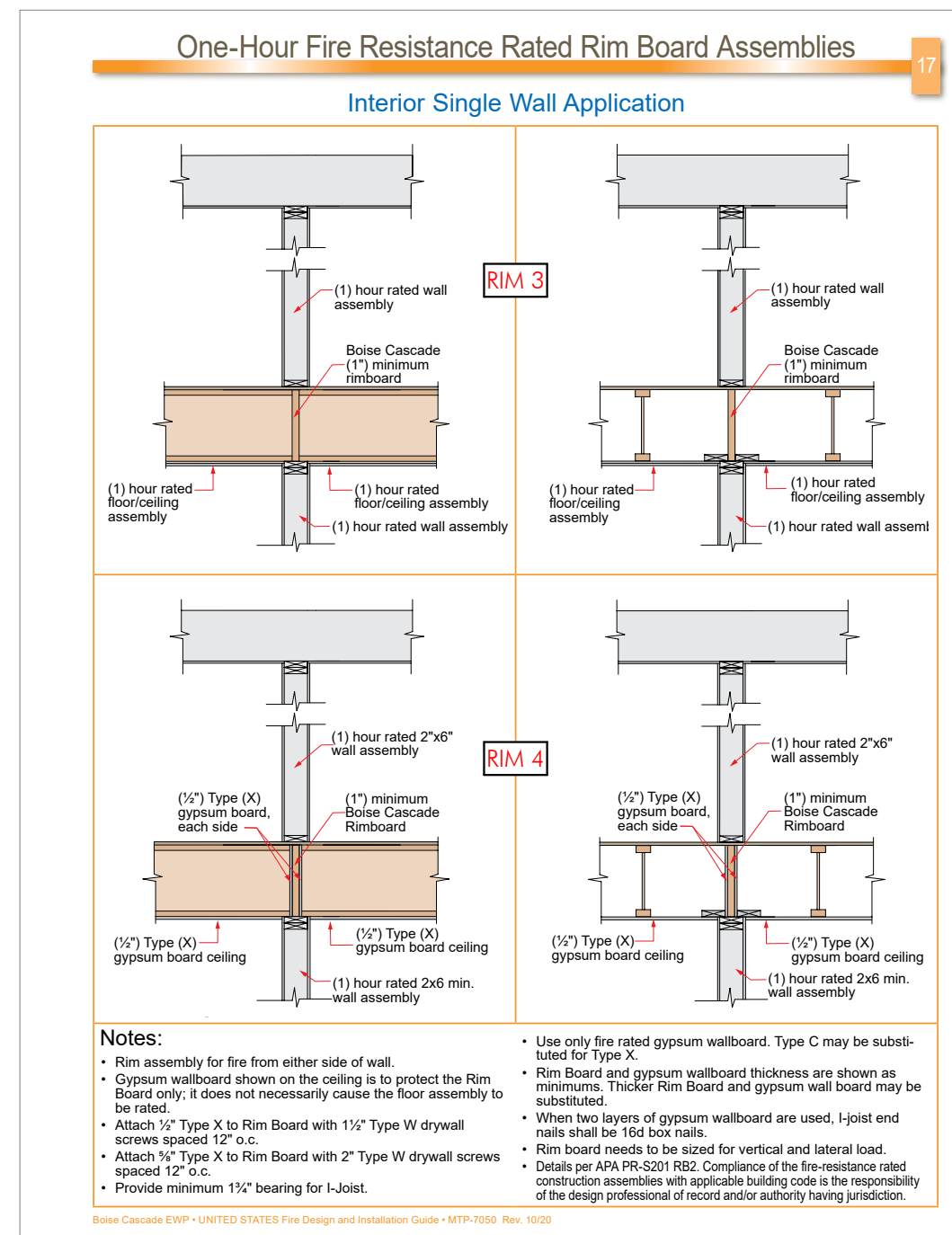
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DATE: 02/17/2023
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DATE: 08/02/2023

A 0.9
BUILDING INFORMATION / SYSTEMS



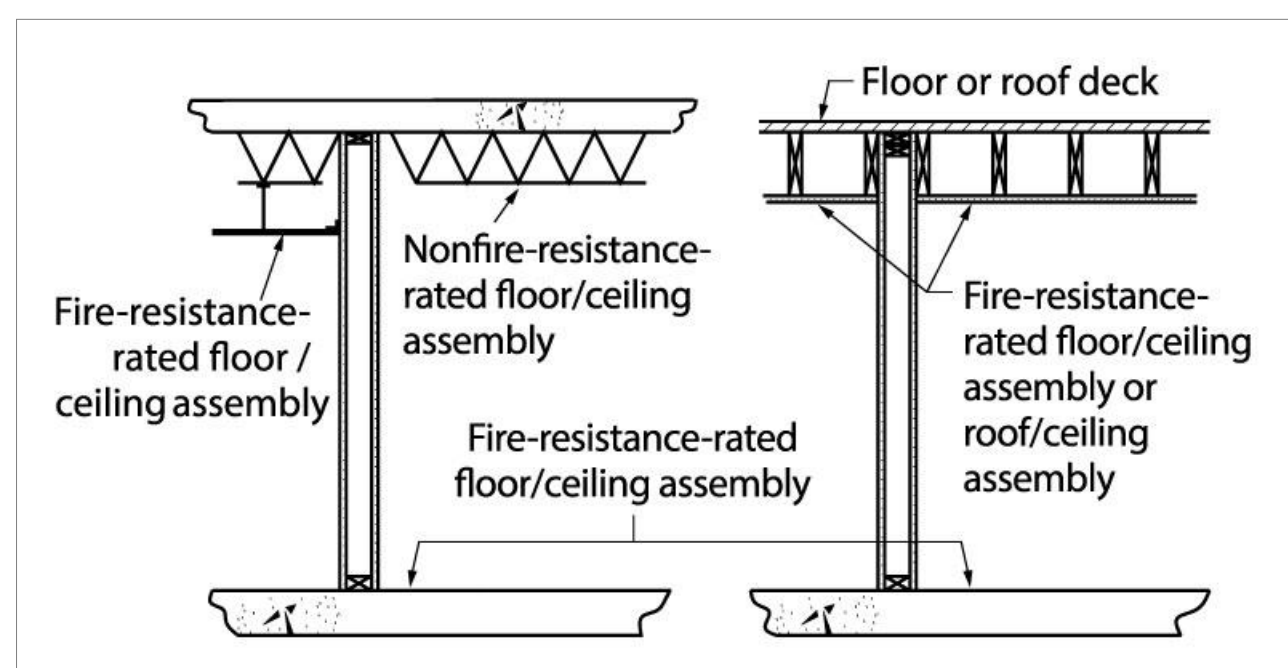
11 FIRE PARTITION AND BARRIER CONTINUITY AT EXTERIOR WALLS

SCALE: 1:1.54



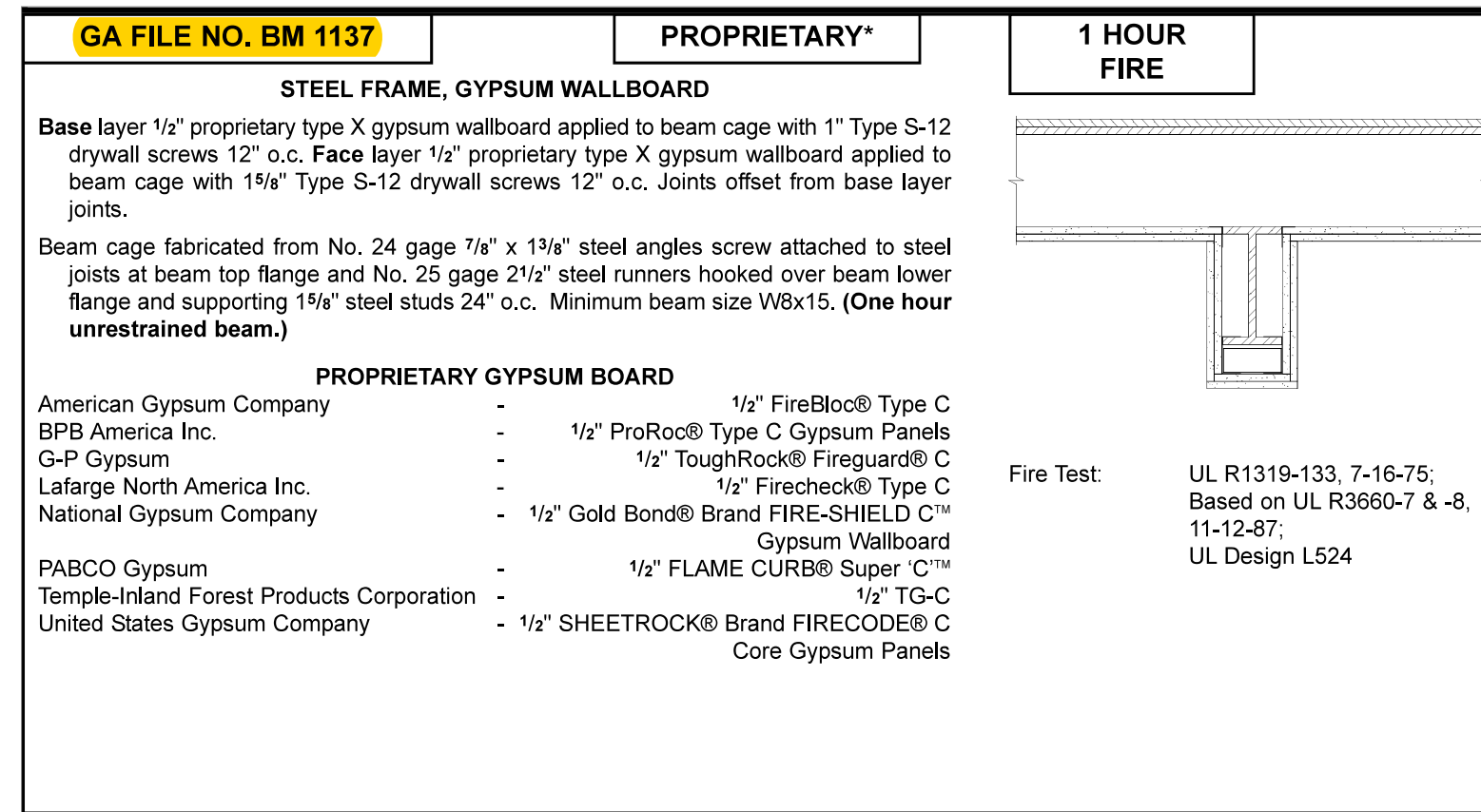
10 FIRE PARTITION AND BARRIER CONTINUITY AT INTERIOR WALLS

SCALE: 1:1.54



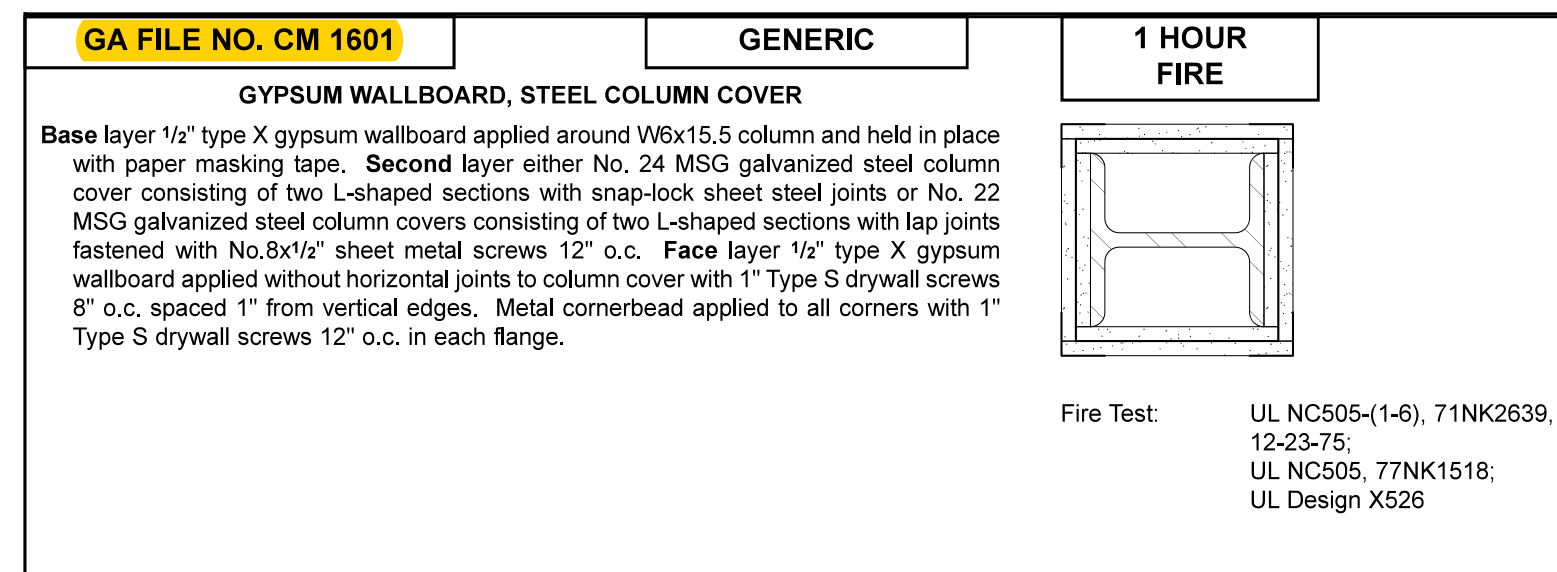
9 HORIZONTAL FIRE BARRIER AT CABIN (R-3 + C-3F)

SCALE: 1:1.47



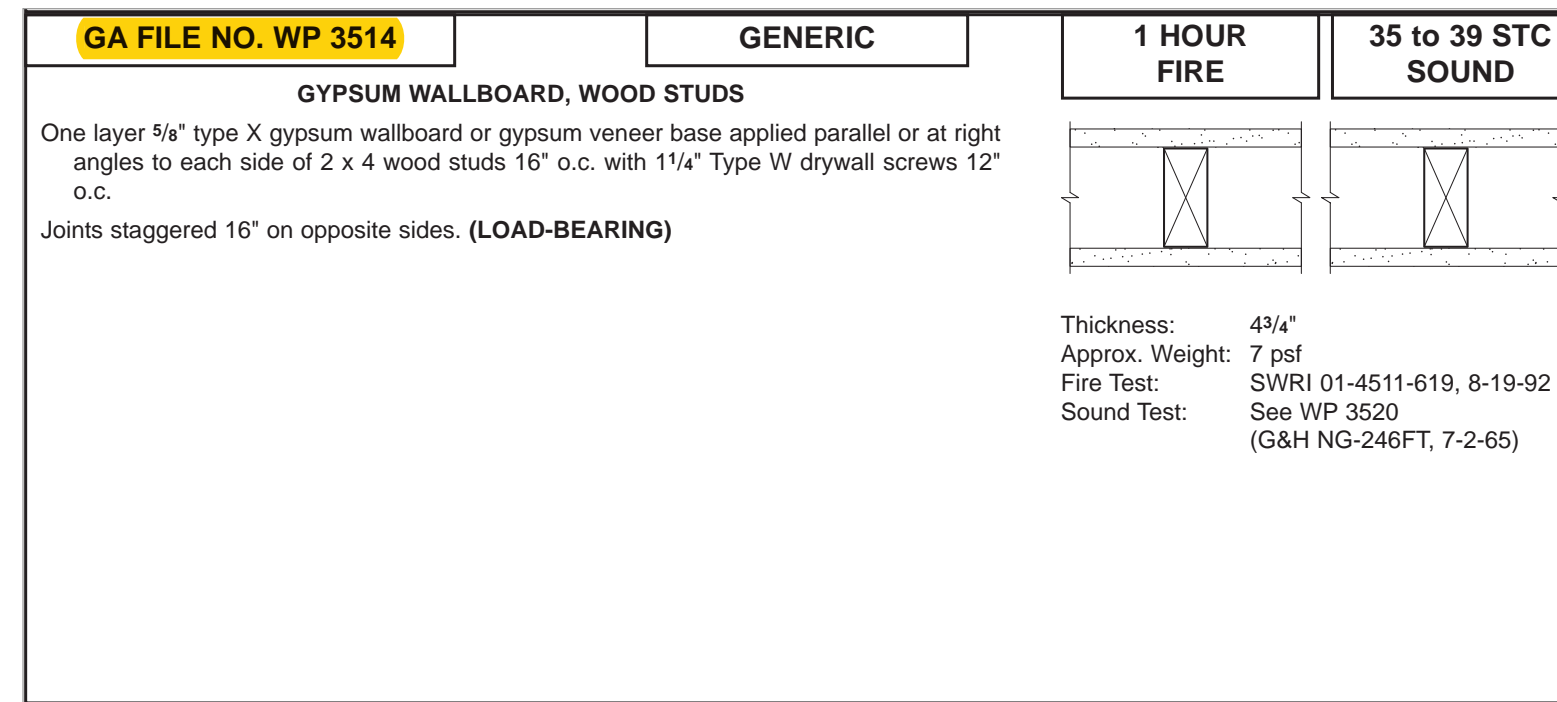
8 BEAM PROTECTION

SCALE: 1:1.25



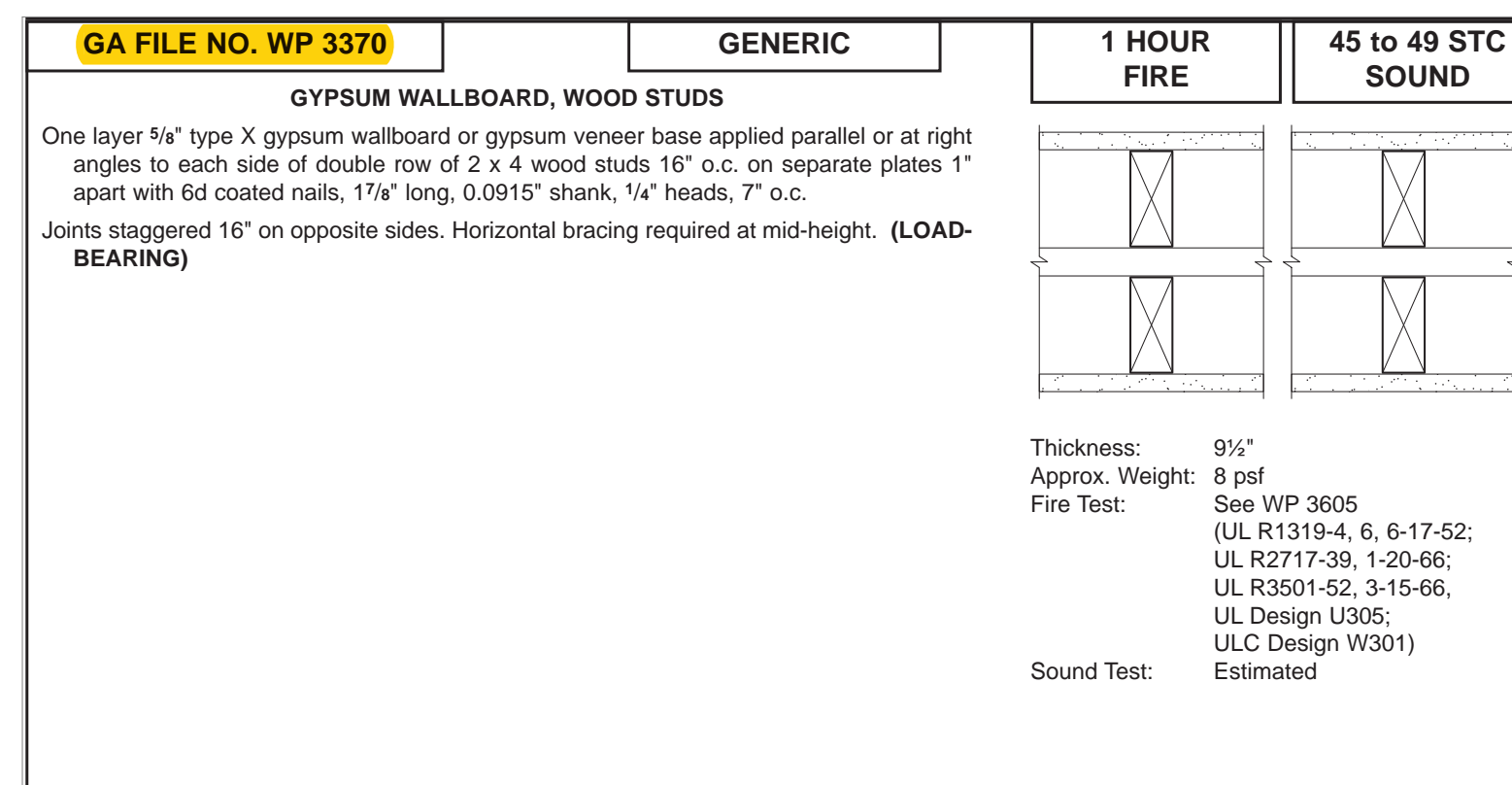
7 COLUMN PROTECTION

SCALE: 1:1.25



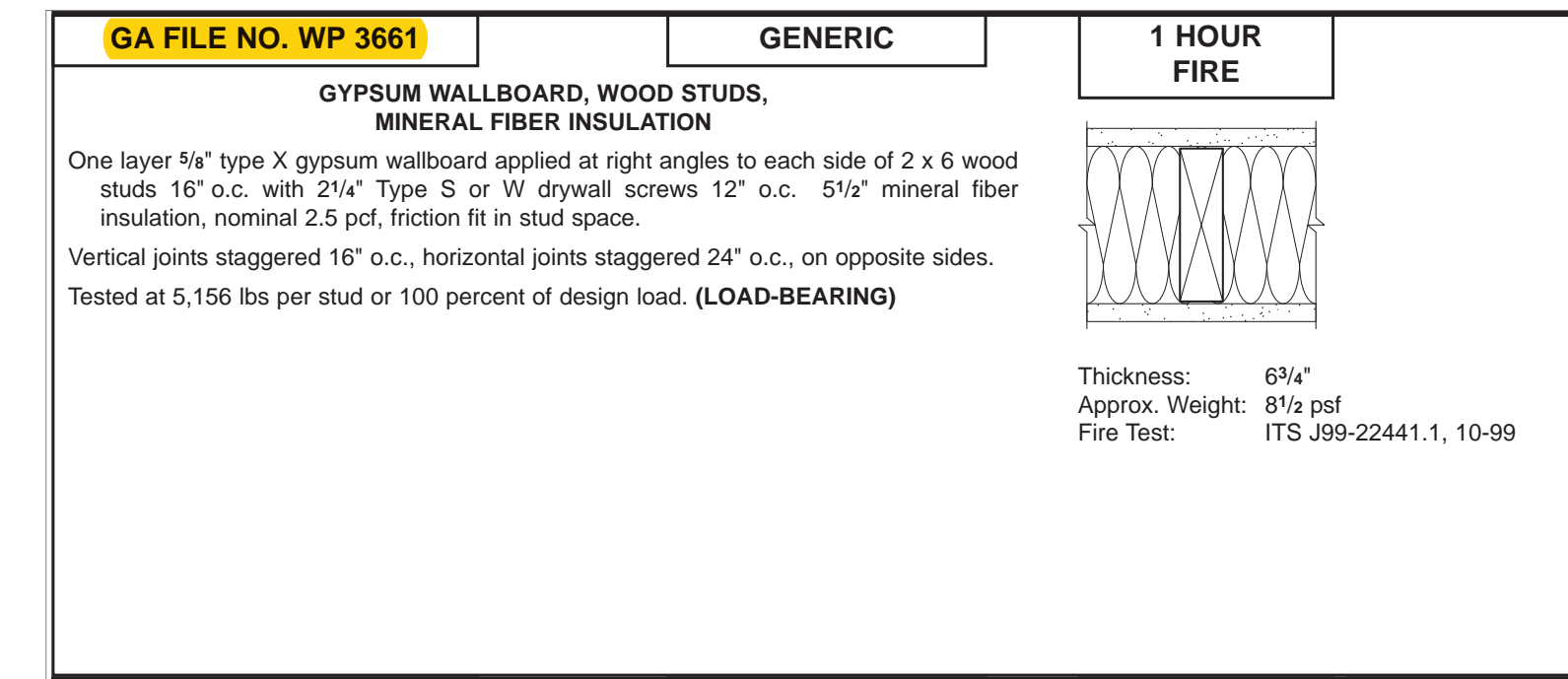
6 WA-22F CRAWL SPACE PONY WALL @ FIRE BARRIER

SCALE: 1:5.33



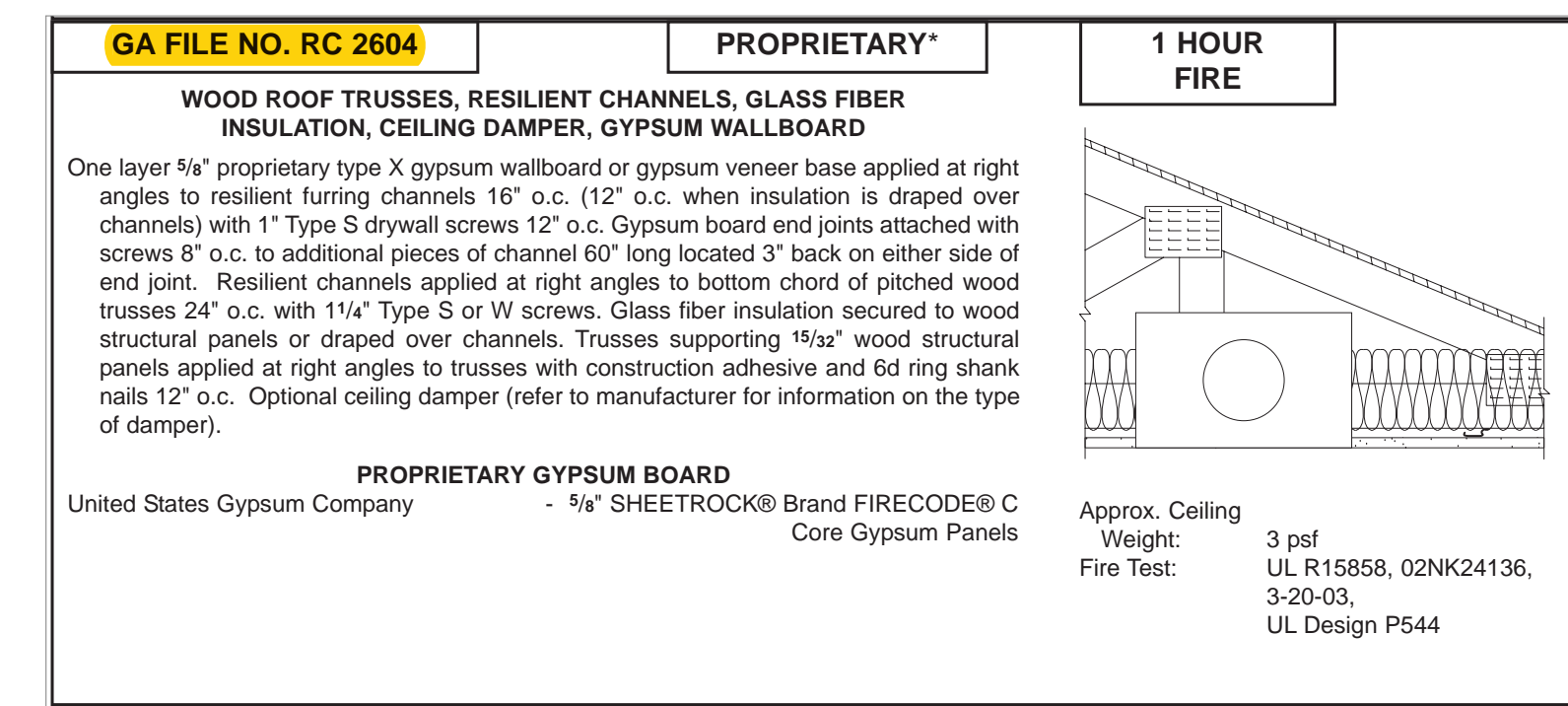
5 DOUBLE 2X6 INT STUD WALL (1-HR)

SCALE: 1:5.33



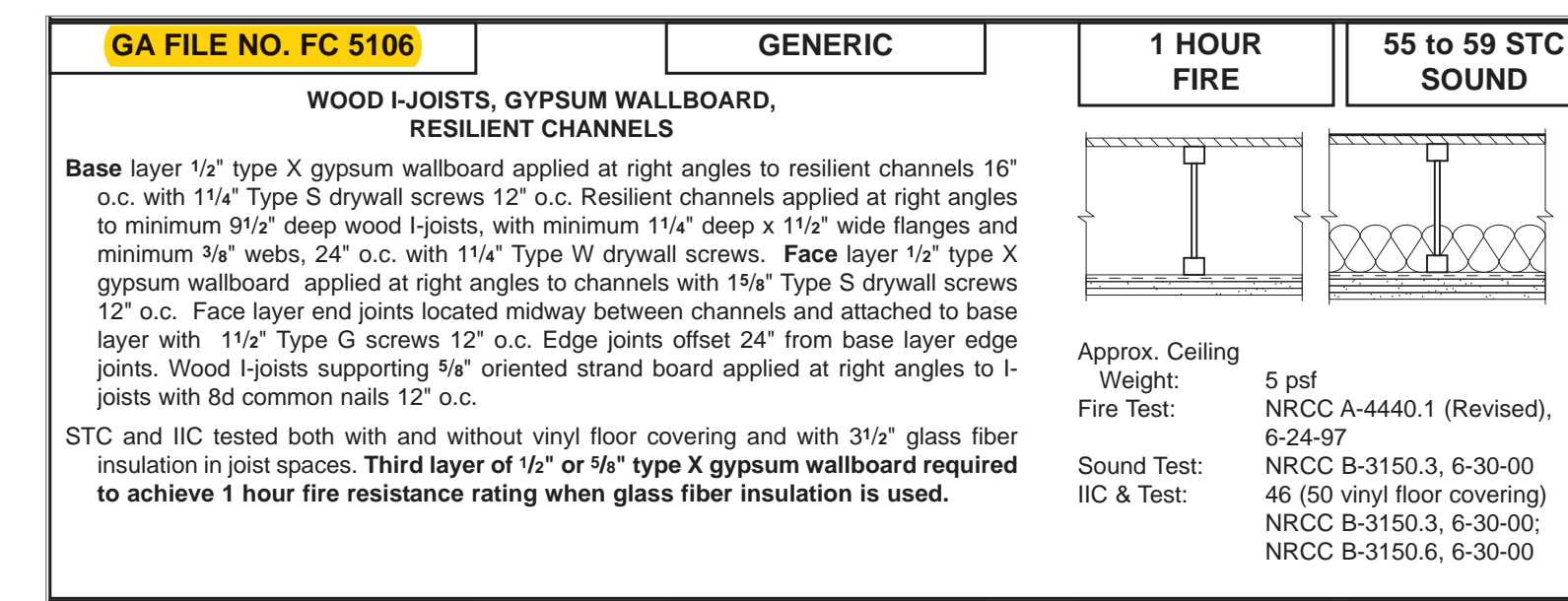
4 WA-20F 2X6 INT STUD WALL (1-HR)

SCALE: 1:5.33



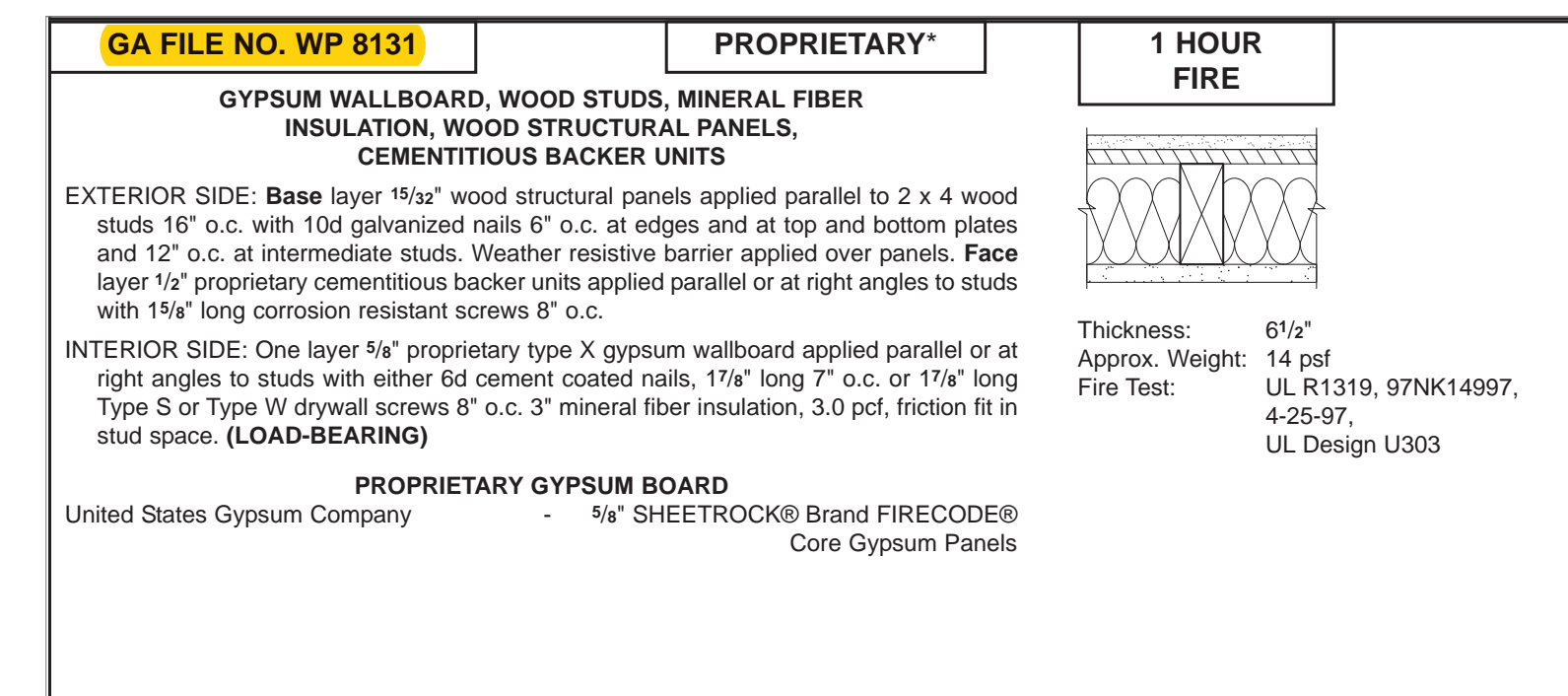
3 HORIZONTAL FIRE BARRIER AT CABIN (R-3 + C-3F)

SCALE: 1:5.33



2 HORIZONTAL FIRE BARRIER

SCALE: 1:5.33



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

SCALE: 1:5.33

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DRAWINGS

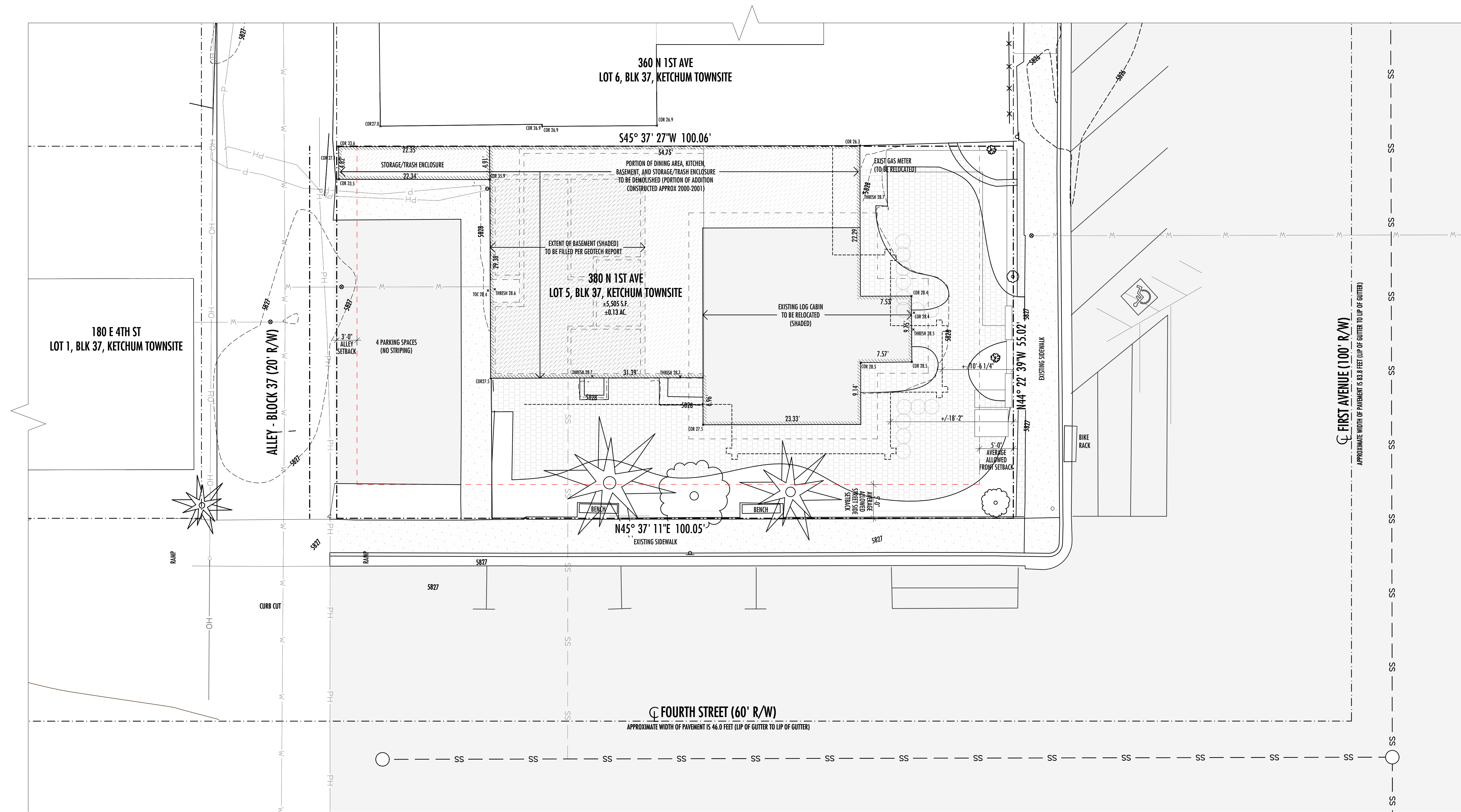
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CON SCHEMATIC PRESENTATION
06/10/2021 CON HPC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 PRICING SET
08/05/2022 PERMIT
08/02/2023 ISSUED FOR CONSTRUCTION

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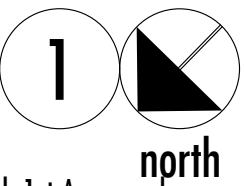
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BUILDING INFORMATION / SYSTEMS



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



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

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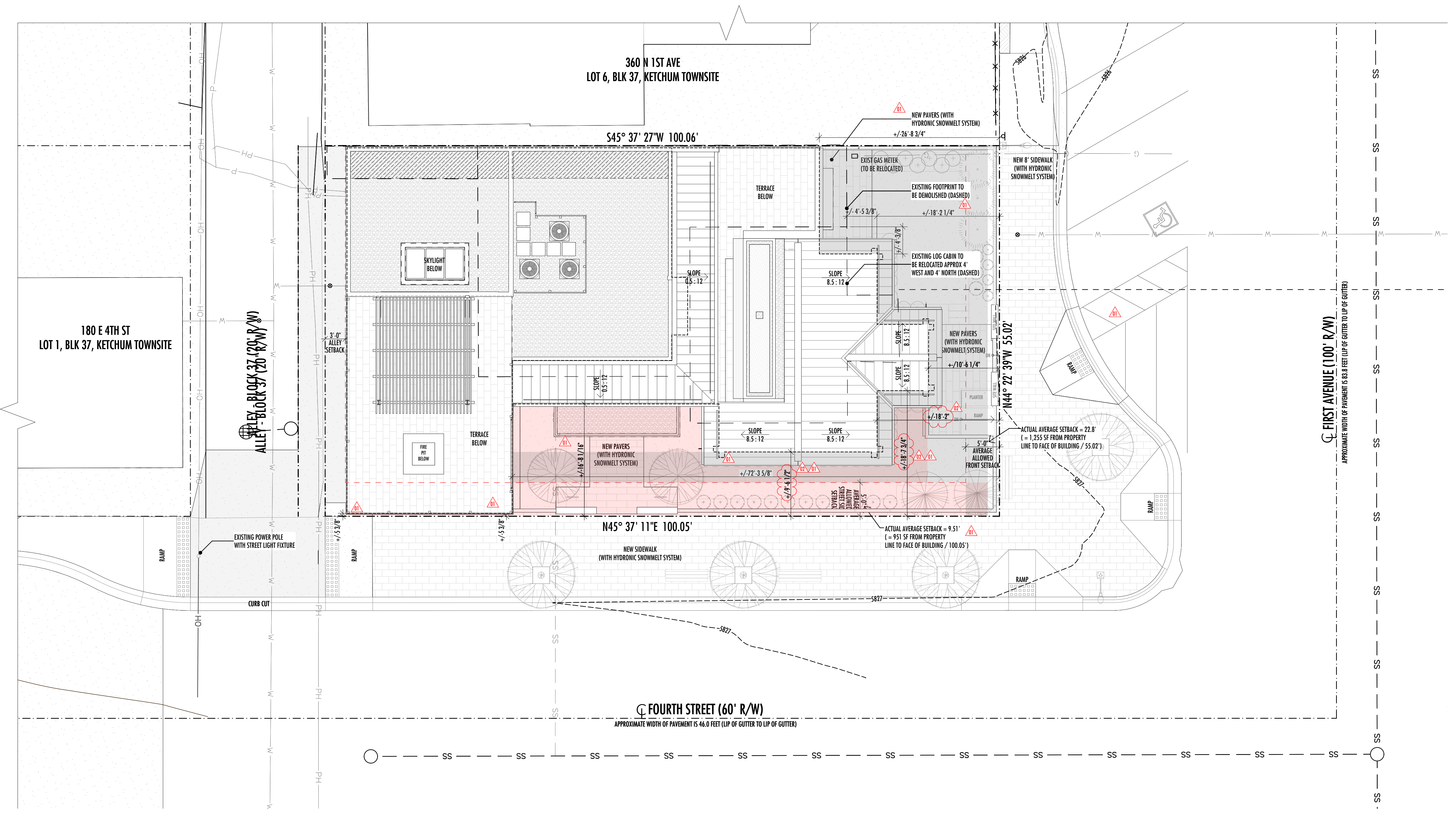
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A1.1
ARCHITECTURAL SITE PLAN

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EXTERIOR SNOWMELT

CITY OF KETCHUM SNOWMELT REQMTS. FOR COMMERCIAL PROJECTS:

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

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08/05/2022 PERMIT
08/02/2023 ISSUED FOR CONSTRUCTION

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

PLAN NOTES

- 75 cont. ... POWER SOURCE FOR HEAT TAPE SHALL BE 4" MIN FROM CENTER OF DRAIN. COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
- 76 2" W x 1" W WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
- 90 SHEET METAL GUTTER. REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
- 91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS. DOWNSPOUT, HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
- 94 VEHICULAR WHEEL STOP.
- 95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
- 96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADDL INFO.
- 97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP. REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

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

PLAN NOTES

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

PLAN NOTES

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

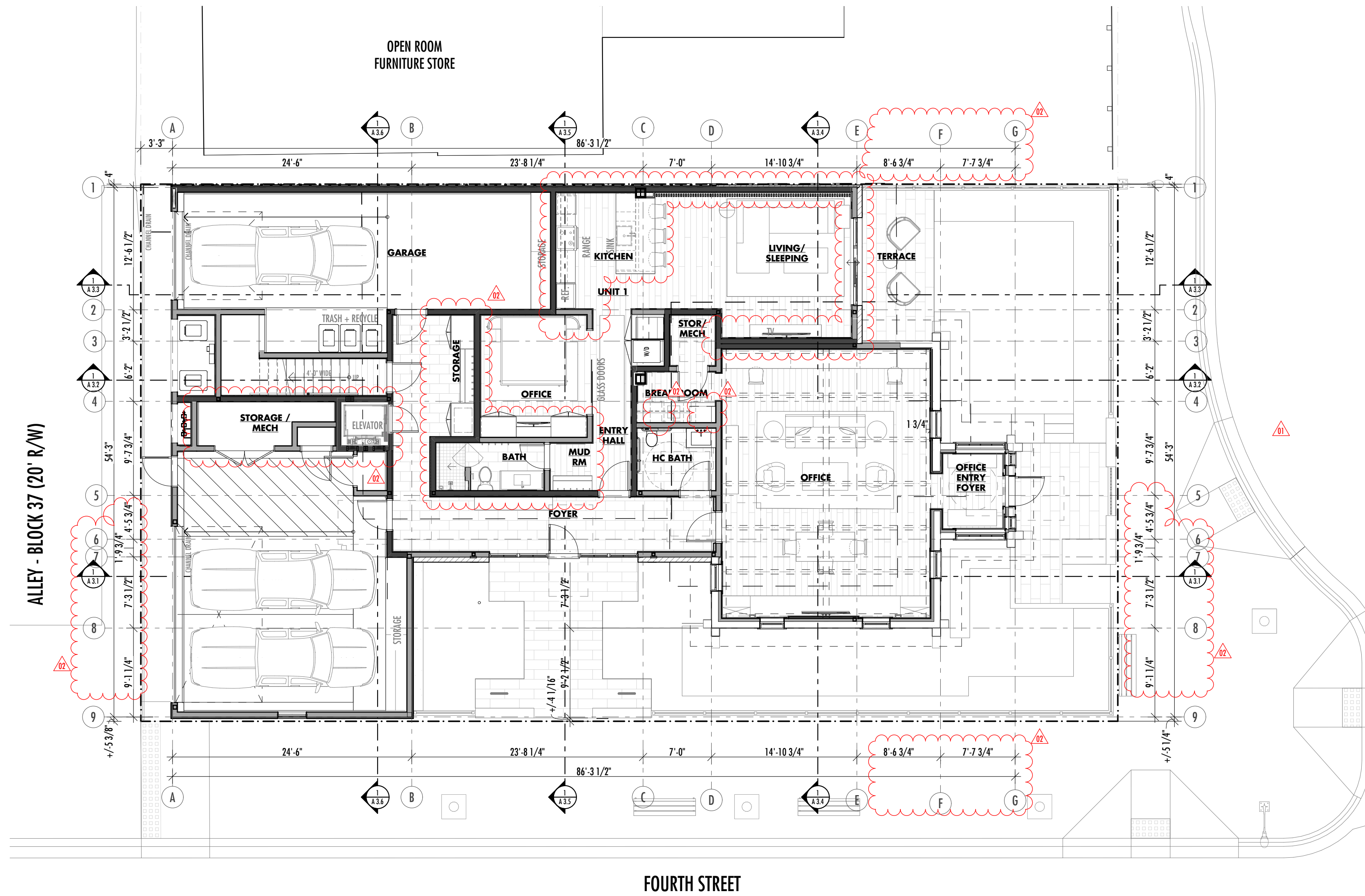
PLAN NOTES

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

PLAN NOTES

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

INDICATES PLAN NOTE



GENERAL NOTES

COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

DO NOT SCALE DRAWINGS.

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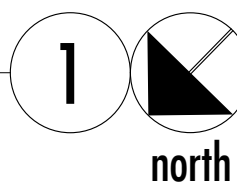
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ALL APPLICABLE BUILDING CODES SHALL BE FOLLOWED.

FIRST FLOOR PLAN - PROPOSED

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



380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



ARCHITECTS

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

DRAWINGS

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

REVISIONS

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

A 2.1

FLOOR PLANS

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PLAN NOTES

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- 76 2" W x 1" W WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
- 90 SHEET METAL GUTTER. REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
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- 95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
- 96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADDL INFO.
- 97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP. REFER TO INTERIOR DESIGNERS SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

- 65 EXTERIOR GAS FIRE PIT T.B.D.
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- 71 RETURN AIR GRILLE T.B.D., SEE SYSTEMS NOTES FOR ADDITIONAL INFORMATION.
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PLAN NOTES

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- 36 SHOWER DRAIN. REFER TO INTERIOR DESIGNERS SPECIFICATIONS.
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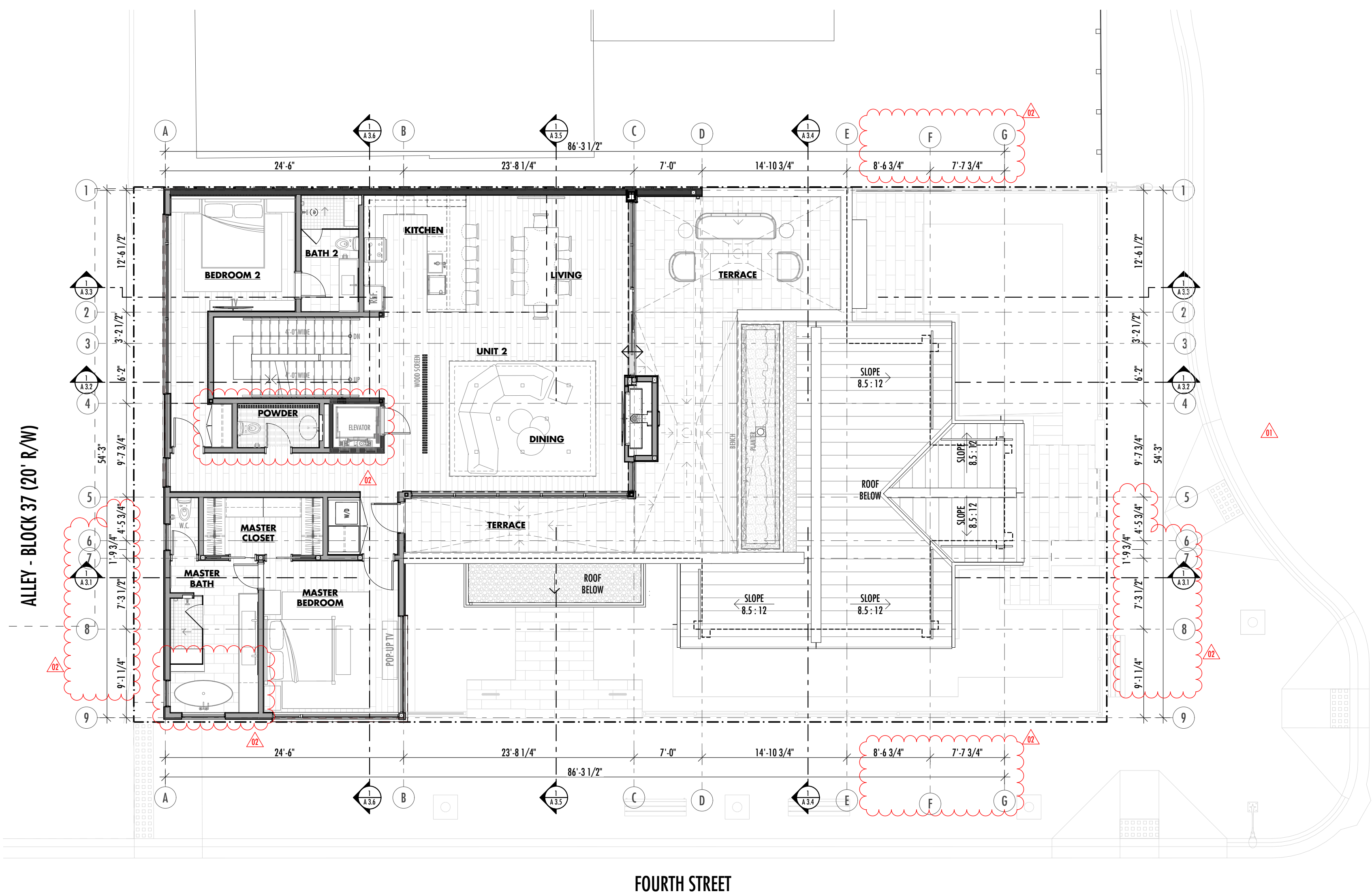
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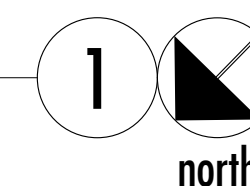


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SECOND FLOOR PLAN - PROPOSED

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



380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



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

DRAWINGS
 DATE: 05/12/2021
 ISSUED: COX SCHEMATIC PRESENTATION
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REVISIONS
 NUMBER: 01
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 02 08/02/2023

A 2.2

FLOOR PLANS

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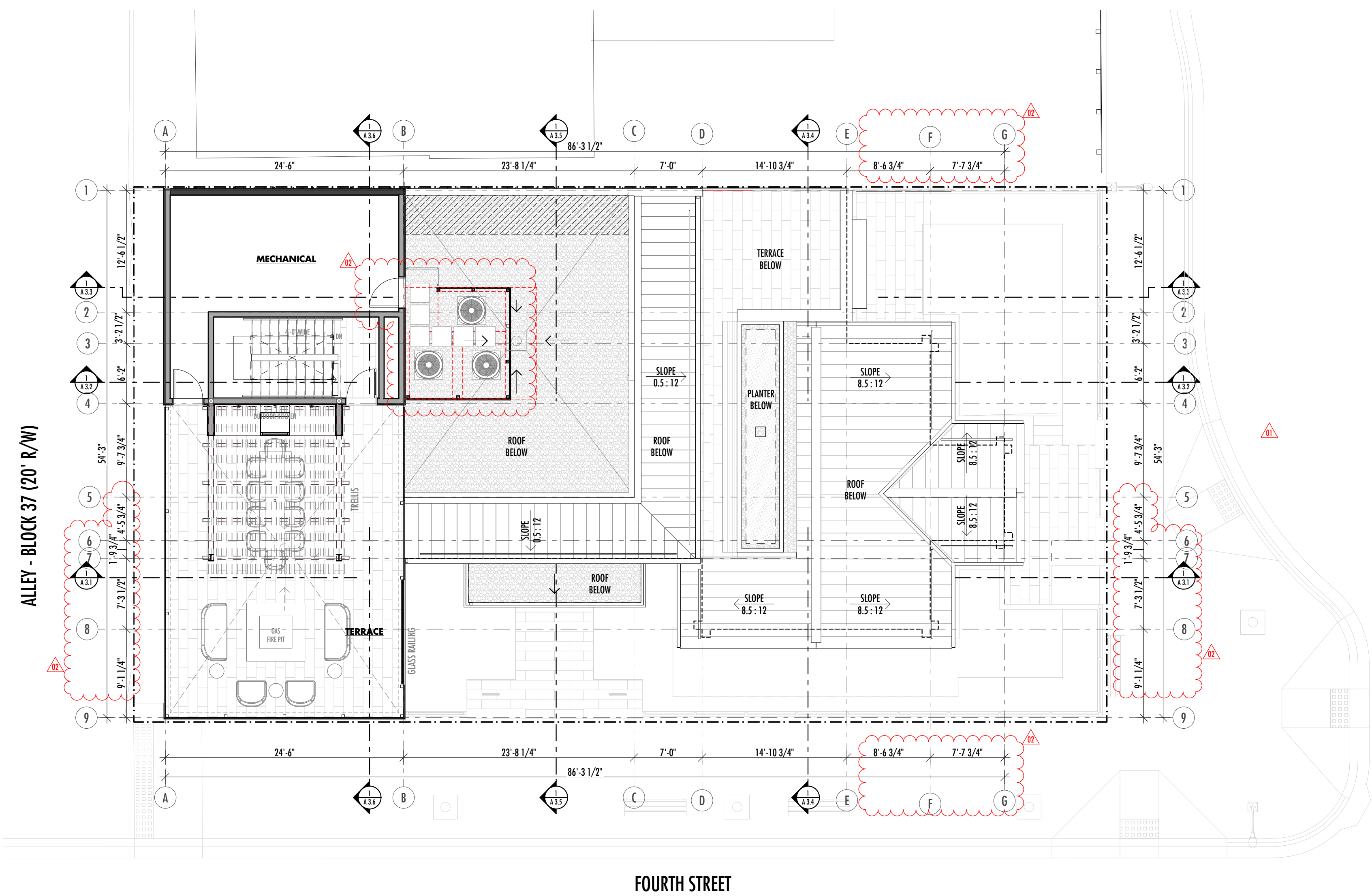
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Lot 5, Block 37, Ketchum, Idaho 83340



ARCHITECTS

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DRAWINGS

ISSUED:
05/12/2021 COX SCHEMATIC PRESENTATION
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REVISIONS

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

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

A 2.3
FLOOR PLANS

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- 75 cont. ...POWER SOURCE FOR HEAT TAPE SHALL BE 4" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
- 76 2" W x 1" W WOOD HANDRAIL AFFIXED TO WALL WITH STEEL HANDRAIL BRACKETS. RETURN TO WALL AT ENDS. ALLOW 1 1/2" MIN CLEAR TO ADJACENT WALL SURFACE. MOUNT 36" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS TO MEET 2018 IBC.
- 90 SHEET METAL GUTTER. REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
- 91 SHEET METAL DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM. PROVIDE HEAT TAPE TO 30" MIN. BELOW GRADE. PROVIDE ELECTRICAL FOR HEAT TAPE. REFER TO ARCHITECTURAL DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 92 TWO-STOP RESIDENTIAL ELEVATOR T.B.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS. DOWNSPOUT. HARDPIPE TO SUBSURFACE DRAIN SYSTEM.
- 94 VEHICULAR WHEEL STOP.
- 95 TRASH PULL-OUT. REFER TO INTERIOR DESIGNER INTERIOR ELEVATIONS.
- 96 15" ICE MAKER. REFER TO INTERIOR DESIGNER SPECS FOR ADDL INFO.
- 97 24" UNDERCOUNTER REFRIGERATOR BELOW COUNTERTOP. TOP-MOUNT AUTOMATIC COFFEE MACHINE ABOVE COUNTERTOP. REFER TO INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

PLAN NOTES

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

PLAN NOTES

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

PLAN NOTES

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

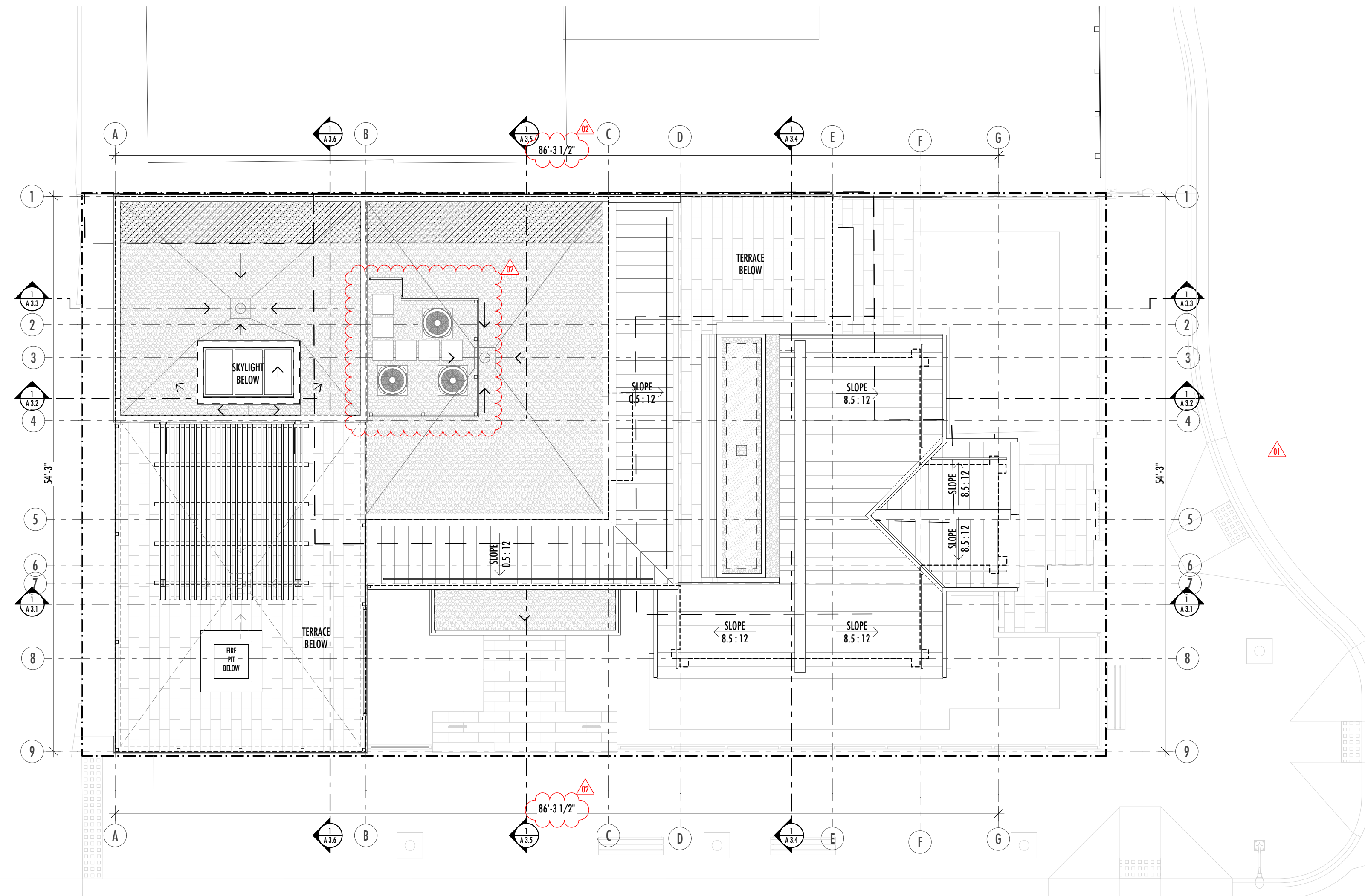
PLAN NOTES

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- 25 CLOSET CABINETS (ABOVE SHOWN DASHED), REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
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- 27 HOOKS, REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDL INFO.
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PLAN NOTES

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

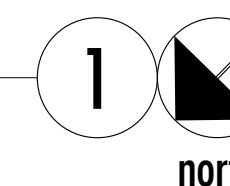
INDICATES PLAN NOTE



GENERAL NOTES

- COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
- CONTRACTOR SHALL PATCH, REPAIR AND REFINISH ANY EXISTING ELEMENTS REMOVED OR DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION.
- PROTECTION SHALL BE PROVIDED TO ALL EXISTING BUILDING ELEMENTS AS REQUIRED.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLANS, FOOTING LOCATIONS AND SIZES.
- BUILDING SECTIONS DO NOT DEPICT EXACT STRUCTURAL CONDITIONS FOR ALL STRUCTURAL COMPONENTS OF THE BUILDING. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COMPONENTS AND SPECIFICATIONS.
- PROVIDE BACKING / BLOCKING PER MANUFACTURER'S RECOMMENDATIONS FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND CASEWORK. FOLLOW ALL RECOMMENDATIONS FOR INSTALLATION FOR THEIR SPECIFIC PRODUCT.
- INTERIOR AND EXTERIOR ELEVATIONS EXIST THAT MAY NOT BE DEPICTED IN ELEVATION, BUT ARE CLEARLY SHOWN AND REFERENCED IN PLAN. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR / SUB-CONTRACTORS TO IDENTIFY AND INCLUDE ALL SUCH AREAS IN THEIR PROJECT PRICING AND/OR BID SCOPE OF WORK.
- ADVANCED FRAMING TECHNIQUES SHALL BE PERFORMED.
- ALL APPLICABLE BUILDING CODES SHALL BE FOLLOWED.

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



380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



ARCHITECTS

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KETCHUM, IDAHO
83340
PHONE 208.726.0020
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WWW WILLIAMS-PARTNERS.COM

DRAWINGS

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

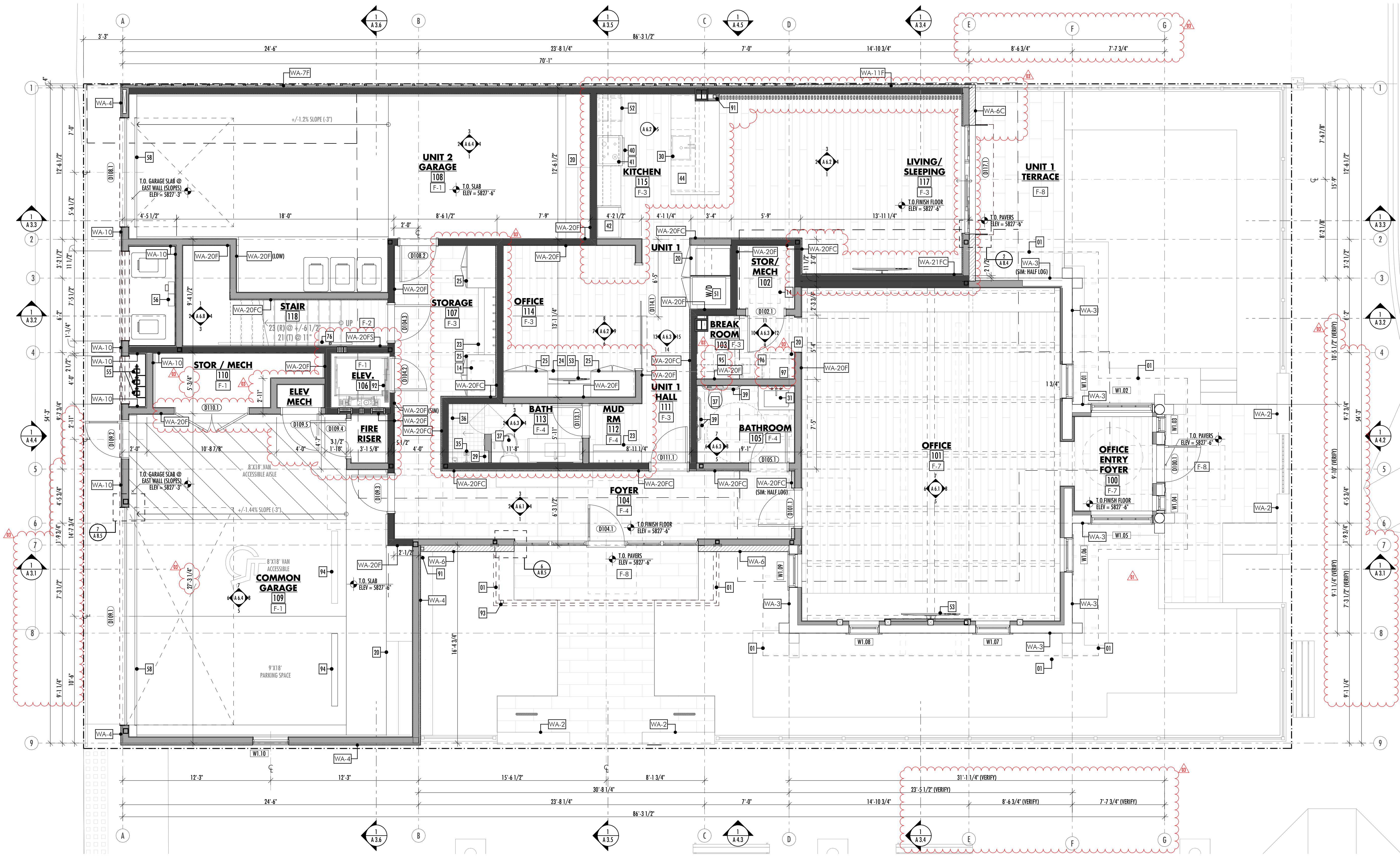
REVISIONS

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

A 2.4

FLOOR PLANS

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FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 1
 north

PLAN NOTES

- 75 cont. ... POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE).
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PLAN NOTES

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PLAN NOTES

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- 14 CRAWL SPACE ACCESS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 15 BENCH.
- 16 WOOD SCREEN. REFER TO ARCHITECTURAL DETAILS.

WILLIAMS PARTNERS

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DRAWINGS
 ISSUED: 05/12/2021
 06/10/2021
 09/30/2021
 04/22/2022
 08/05/2022
 08/02/2023

REVISIONS
 NUMBER: 01
 DATE: 02/17/2023
 02 04/20/2023 PERMIT REVISION
 03 08/02/2023

A 2.5

FLOOR PLANS

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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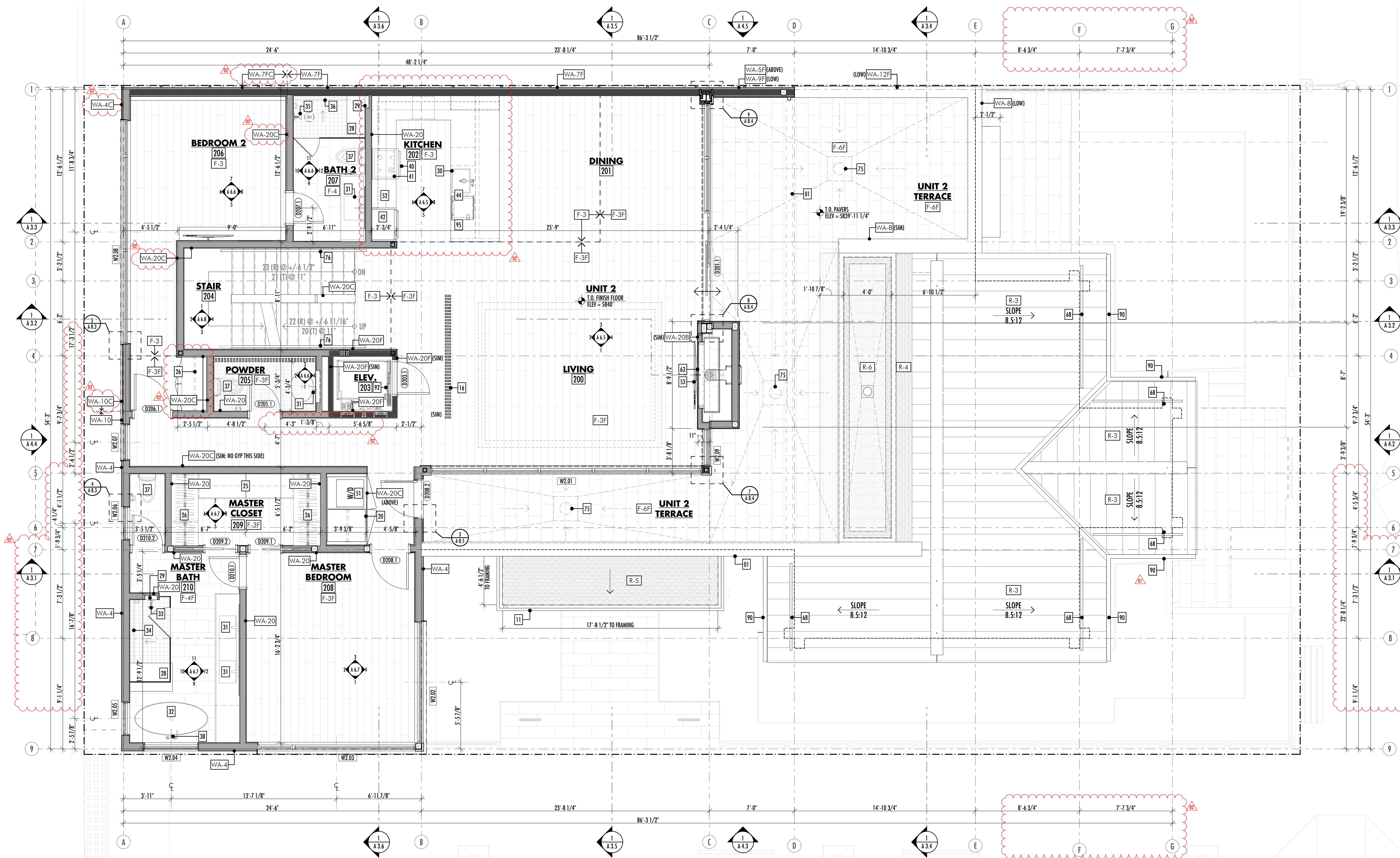
DATE: 05/12/2021
ISSUED: 06/10/2021
COX HPC REVIEW
DESIGN REVIEW
PRICING SET
PERMIT
ISSUED FOR CONSTRUCTION

REVISIONS
DATE: 02/17/2023
02 08/02/2023

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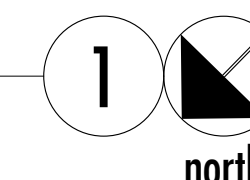
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SECOND FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"



PLAN NOTES

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- 51 STACK WASHER / DRYER T.B.D., REFER TO INTERIOR DESIGNER'S DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
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- 56 ELECTRICAL METERS, GC TO COORDINATE WITH IDAHO POWER.
- 57 PHONE / CABLE / BRIGATION EQUIPMENT.
- 58 GARAGE TRENCH DRAIN WITH SAND AND OIL INTERCEPTOR.
- 59 HIGH EFFICIENCY WATER HEATER AND BOILERS T.B.D.
- 60 CAST IRON ROOF DRAIN AND DOME WITH MEMBRANE FLASHING CAP. VERIFY WITH FINAL FOAM PLAN).
- 61 AC UNITS AS REQUIRED ON CONCRETE PAD.
- 62 OUTDOOR REFRIGERATOR T.B.D.
- 63 MONTROGO DEXIMPAR R520. GLASS VIEW SIZE: 61 1/4" X 18 1/8". HORIZONTAL FLUSH LOUVERED POWER VENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PLAN NOTES

- 29 SHOWER NICHE. REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 30 KITCHEN SINK, FAUCET, AND DISPOSAL PER INTERIOR DESIGNER'S SPECIFICATIONS.
- 31 SINK AND FAUCET PER INTERIOR DESIGNER'S SPECIFICATIONS.
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- 33 MASTER BATH SHOWER HEAD AND THERMOSTATIC CONTROLS. PER INTERIOR DESIGNER'S SPECIFICATIONS.
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- 36 SHOWER HEAD AND THERMOSTATIC CONTROLS PER INTERIOR DESIGNER'S SPECIFICATIONS.
- 37 SHOWER DRAIN. REFER TO INTERIOR DESIGNER'S SPECIFICATIONS.
- 38 TOILET. PER INTERIOR DESIGNER'S SPECIFICATIONS.
- 39 BATH TUB FILLER PER INTERIOR DESIGNER'S SPECIFICATIONS.
- 40 GRAB BAR. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT.
- 41 KITCHEN RANGE T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADDL INFORMATION.
- 42 KITCHEN RANGE HOOD T.B.D., REFER TO INTERIOR DESIGNER'S SPECS FOR ADDL INFORMATION.
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- 27 INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 28 HOOKS. REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDL INFO.
- 29 SHOWER BENCH. REFER TO INTERIOR ELEVATIONS AND INTERIOR DESIGNER'S SPECS FOR ADDITIONAL INFORMATION.

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- 13 STEEL COLUMN. REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 CRAWL SPACE ACCESS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 15 BENCH.
- 16 WOOD SCREEN. REFER TO ARCHITECTURAL DETAILS.

INDICATES PLAN NOTE

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

MAIL P.O.B. 4373
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WWW.WILLIAMS-PARTNERS.COM

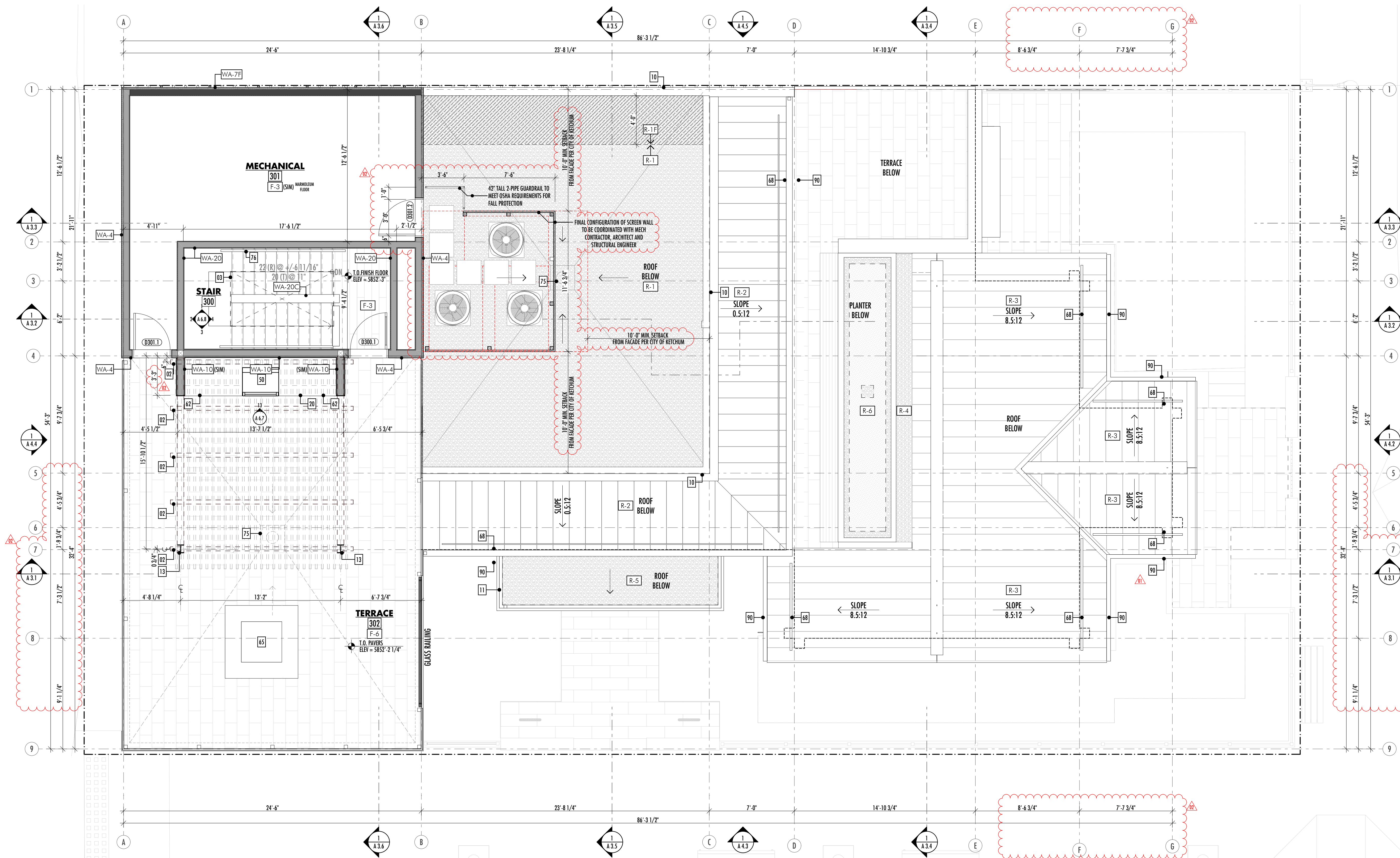
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DATE: 02/17/2023
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REVISIONS
DATE: 02/17/2023
02 08/02/2023

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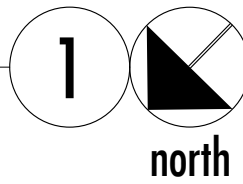
FLOOR PLANS

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THIRD FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"



PLAN NOTES

- 75 cont. ... POWER SOURCE FOR HEAT TAPE SHALL BE 48" MIN FROM CENTER OF DRAIN, COORDINATE WITH ROOFING SUB. PROVIDE CAST IRON OVERFLOW DRAIN, STUB 30" FROM MAIN DRAIN BODY (SET TOP OF OVERFLOW DRAIN 2" ABOVE TOP OF MEMBRANE);
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PLAN NOTES

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- 68 SNOW RETENTION BARS. REFER TO KEYNOTE (S.07) AND ARCHITECTURAL DETAILS FOR MORE INFORMATION.
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INDICATES PLAN NOTE

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



ARCHITECTS

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

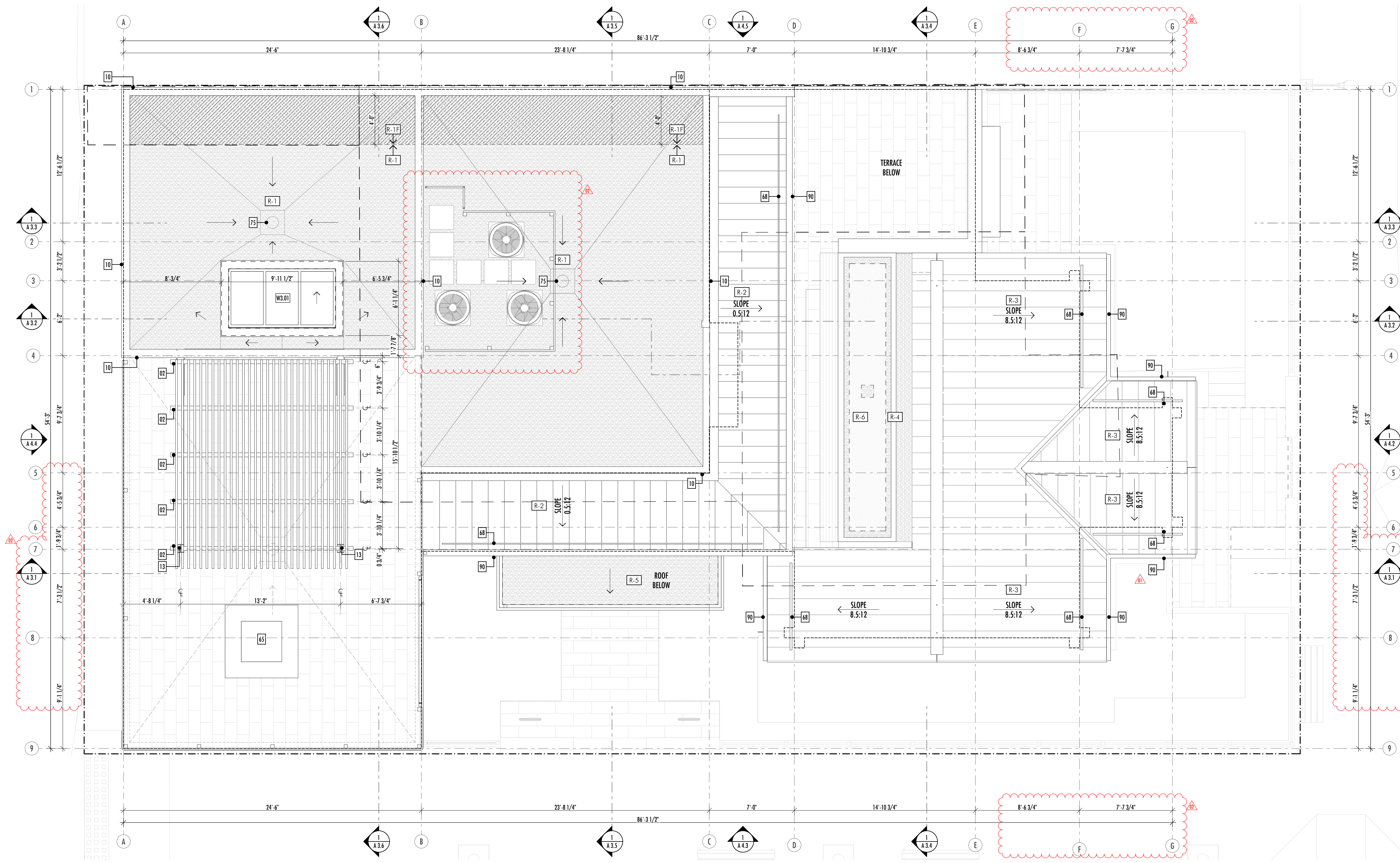
ISSUED: 05/12/2021
06/10/2021
09/30/2021
04/22/2022
08/05/2022
08/02/2023

REVISIONS
DATE: 02/17/2023
02/08/2023

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FLOOR PLANS

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ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"
1
north

PLAN NOTES

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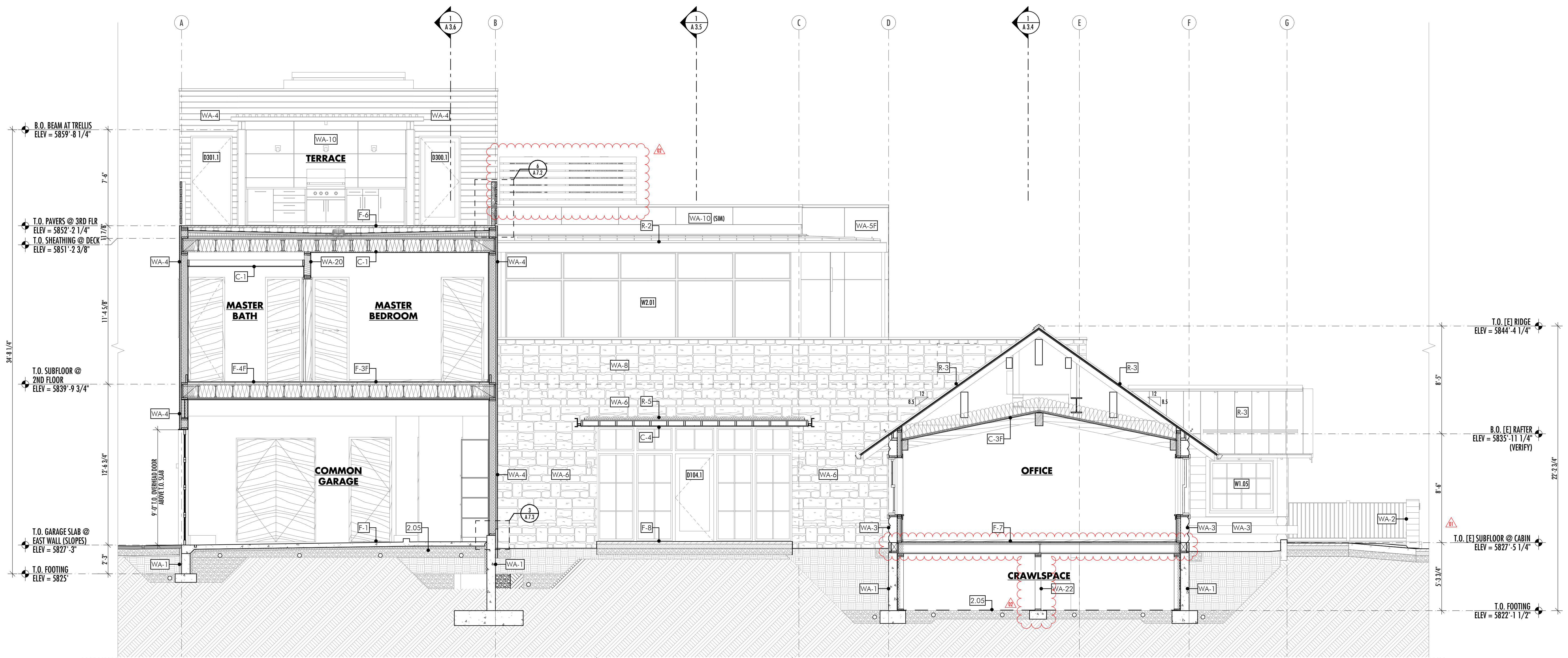
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- 12 LINE OF FOOTING. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 13 STEEL COLUMN. REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 CRAWL SPACE ACCESS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 15 BENCH.
- 16 WOOD SCREEN. REFER TO ARCHITECTURAL DETAILS.

INDICATES PLAN NOTE



BUILDING SECTION A
SCALE 1/4" = 1'-0"
1

- ### KEYNOTES
- 09000 FINISHES (CONTINUED)
 - 9.016 5/8" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
 - 9.01c 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD; SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
 - 9.01d TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE X GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY. TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
 - 9.02 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S / NATIONAL WOOD FLOOR ASSOCIATION (NWWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
 - 9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
 - 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 9.06 THIN SET MORTAR.
 - 9.07 5/8" CEMENT BACKER BOARD.
 - 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
 - 9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
 - 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 10000 SPECIALTIES
REFER TO PLAN NOTES.
 - 11000 EQUIPMENT
 - 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

- ### KEYNOTES
- 03000 THERMAL & MOISTURE PROTECTION (CONTINUED)
 - 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
 - 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
 - 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
 - 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
 - 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 7.33 2" (20 PSI NOMINAL) FLAT SLOTTED POLYSOCYANURATE RIGID INSULATION BOARD (LTHR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING; POLYSTYRENE TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURBS TO FORM A CONTINUOUS LAYER.
 - 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
 - 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 7.36 1/2" THICK DENSDRACK PRIME ROOF BOARD.
 - 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 7.38 45 MIL LOOSE-LAID EPDM SLEEP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3.1/4" 0.0930" OPENING [SQUARE], 21 GAUGE, 55% OPEN AREA). PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.
 - 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.
 - 09000 FINISHES
 - 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
 - 9.01a 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD; SHEETROCK® BRAND FIRECODE

- ### KEYNOTES
- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
 - 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS. 2.75" INTO R.O. AND 9" ON FACE.
 - 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
 - 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFR'S SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
 - 7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
 - 7.14 GRADE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
 - 7.15 GRADE ULTRA BUTYL ROOFING UNDERLAYMENT.
 - 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
 - 7.17 VAPORSHIELD VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 7.18 NEOPRENE GASKETED SEALER.
 - 7.19 GRADE VYCOR PLUS SELF-ADHERED REBUILT ASPHALT FLASHING.
 - 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SUB ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4" x 1 1/2" DIAMETER), 11 LBS / SF LAD AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
 - 7.22 1/8" ASPHALT PROTECTION BOARD.
 - 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH TO BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFEED TO W/AF.
 - 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
 - 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDING/PROFF). MIN 24 GAUGE
 - 7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDING/PROFF). MIN 24 GAUGE

- ### KEYNOTES
- 06000 WOOD (CONTINUED)
 - 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
 - 6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
 - 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - 6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.
 - 6.18 NOT USED.
 - 6.19 POST PER STRUCTURAL DRAWINGS.
 - 6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
 - 6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
 - 6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
 - 07000 THERMAL & MOISTURE PROTECTION
 - 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
 - 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
 - 7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
 - 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
 - 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
 - 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).
 - 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
 - 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- ### KEYNOTES
- 05000 METALS & RAILINGS
 - 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
 - 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
 - 5.03 1/8" THICK PLATE STEEL, MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.
 - 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCND), OR SIMILAR.
 - 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].
 - 5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
 - 5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
 - 06000 WOOD
 - 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
 - 6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
 - 6.03 1/2" WOOD FIBERBOARD.
 - 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
 - 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
 - 6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY LOCATION WITH STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
 - 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
 - 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
 - 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
 - 6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 6.10 2x DROPPED CEILING FRAMING.
 - 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
 - 6.12 NOT USED.
 - 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWNI TRIMMER COMPANY. HURON ACCENTIA EXTERIOR CLADDING: 5.3/8"

- ### KEYNOTES
- 02000 SITEWORK
 - 2.01 BACKFILL PER GEOTECHNICAL REPORT.
 - 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
 - 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
 - 2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
 - 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
 - 2.06 4" OF 3/4" MINUS COMPACTED ROADBASE OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
 - 2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
 - 2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
 - 2.09 CASTONH OLYMPIC PAVERS (12"x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.
 - 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
 - 2.11 GRAVEL PER LANDSCAPE ARCHITECT.
 - 03000 CONCRETE
 - 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
 - 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
 - 04000 MASONRY
 - 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
 - 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.
 - 4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IREGULAR SANDSTONE OR CORTANA LIMESTONE. PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL.
 - 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
 - 4.06 MASONRY TIES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

WILLIAMS PARTNERS

ARCHITECTS

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DRAWINGS

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

REVISIONS

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

A 3.1

380 N. 1st Ave. Mixed-Use Building

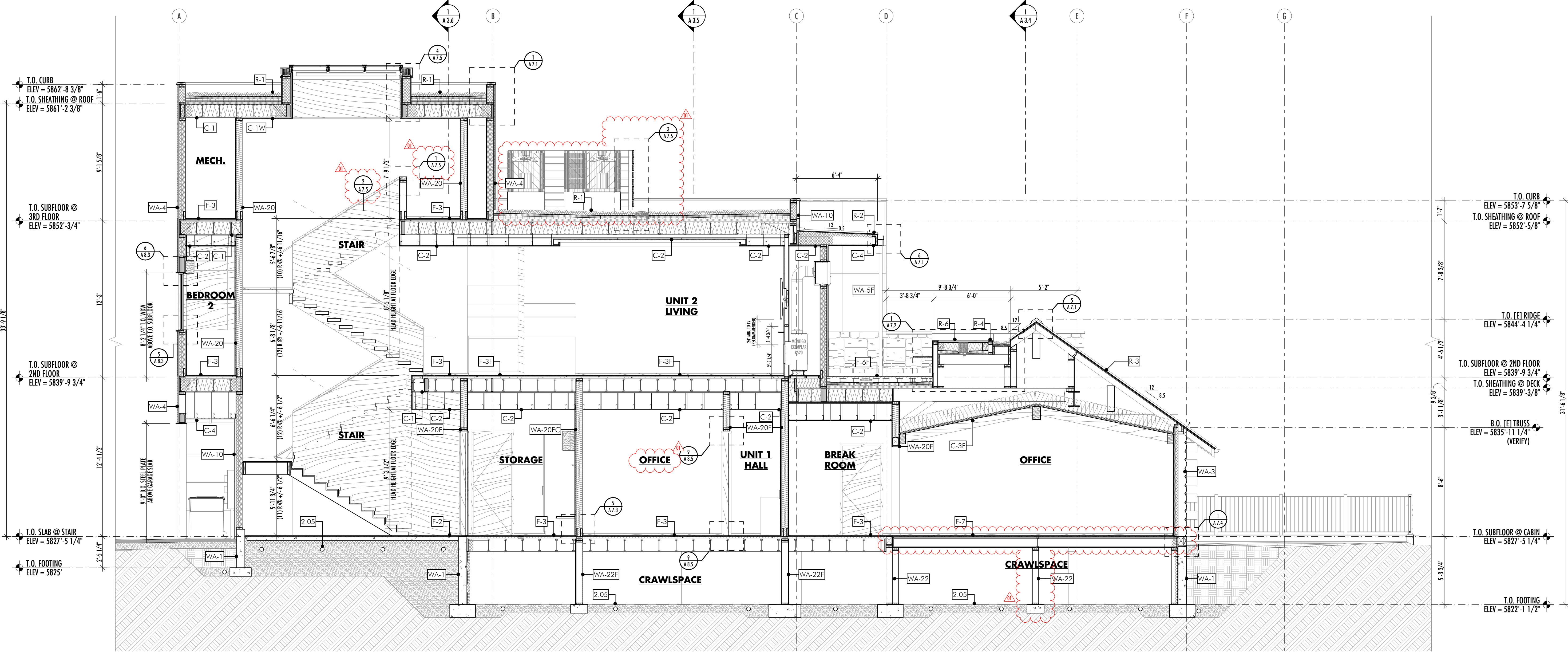
Lot 5, Block 37, Ketchum, Idaho 83340

OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

OWNERSHIP OF DOCUMENTS: THE INSTRUMENTS OF SERVICE HEREBY ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



BUILDING SECTION B SCALE: 1/4" = 1'-0" 1

KEYNOTES

- 09000 FINISHES (CONTINUED)
09.016 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
09.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
09.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.
09.02 TILES. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
09.03 3/4" THICK FINISHED WOOD FLOOR. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS SPECIFICATIONS.
09.04 WALL PAPER. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
09.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
09.06 THIN SET MORTAR.
09.07 5/8" CEMENT BACKER BOARD.
09.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
09.08 CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
09.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
10000 SPECIALTIES
REFER TO PLAN NOTES.
11000 EQUIPMENT
11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 02000 THERMAL & MOISTURE PROTECTION (CONTINUED)
7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7.33 2" (20 PSI NOMINAL) FLAT STOK POLYSOCYANURATE RIGID INSULATION BOARD (LTR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING; POLYSTO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPE AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURBS TO FORM A CONTINUOUS LAYER.
7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3.14" CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
7.40 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM. TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER. REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS. COORDINATE COMPRESSIVE STRENGTH TO BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEK AFFIXED TO WRB.
09000 FINISHES
9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.13 MIRADRIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
7.17 VAPORSHIELD VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
7.18 NEOPRENE GASKETED SILL SEALER.
7.19 GRACE WYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LB / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
7.22 1/8" ASPHALT PROTECTION BOARD.
7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.
7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER. REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS. COORDINATE COMPRESSIVE STRENGTH TO BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEK AFFIXED TO WRB. WESTERN STATES SHEET METAL FLASHING (COLOR: MATT BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
WESTERN STATES SHEET METAL FLASHING (COLOR: BROWN/BRN), MIN 24 GAUGE

KEYNOTES

- 06000 WOOD (CONTINUED)
6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
6.15 INTERIOR WOOD CEILING. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.16 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6.17 3/4" THICK VERTICAL WOOD BATTERIES. PAINT MATT BLACK, NOT USED.
6.18 POST PER STRUCTURAL DRAWINGS.
6.19 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
6.20 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.21 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
07000 THERMAL & MOISTURE PROTECTION
7.01 BLOWN IN BLANKET (B.I.B.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
7.02 BATT OR BLOWN IN BLANKET (B.I.B.) SOUND INSULATION TO FILL FRAMING CAVITY.
7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
7.03 BLOWN IN BLANKET (B.I.B.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12) ABOVE CEILING (REFER TO CEILING TYPE C-3F).
7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8 / INCH).
7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS. VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.

KEYNOTES

- 05000 METALS & RAILINGS
5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.03 1/8" THICK PLATE STEEL. MATT BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RC2N), OR SIMILAR.
5.05 2X2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6, 13).
5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
06000 WOOD
6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
6.03 1/2" WOOD FIBERBOARD.
6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY LOCATION WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.09 2X OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6.10 DROPPED CEILING FRAMING.
6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
6.12 NOT SIDING.
6.13 EXTERIOR USED: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. HURON ACCENTIA EXTERIOR CLADDING: 5.3/8"

KEYNOTES

- 02000 SITEWORK
2.01 BACKFILL PER GEOTECHNICAL REPORT
2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
2.06 4" OF 3/4" MINUS COMPACTED ROADBASE OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
2.09 CAST-ON OLYMPIC PAVERS (12"x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
2.10 ASPHALT PAVING PER CIVIL ENGINEER.
2.11 GRAVEL PER LANDSCAPE ARCHITECT.
03000 CONCRETE
3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
3.04 CONCRETE SLAB ON GRADE WITH RADIAN HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.05 1 1/2" THICK CONCRETE SLAB WITH RADIAN HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
04000 MASONRY
4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.
4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.04 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.05 MASONRY TIES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4.06

INDICATES KEYNOTE

WILLIAMS PARTNERS ARCHITECTS

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

DRAWINGS
DATE: 05/12/2021
ISSUED: COX SCHEMATIC PRESENTATION
06/10/2021 COX HPC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 PERMITS SET
08/05/2023 PERMIT ISSUED FOR CONSTRUCTION
REVISIONS
DATE: 01/08/2023

A 3.2 BUILDING SECTIONS

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

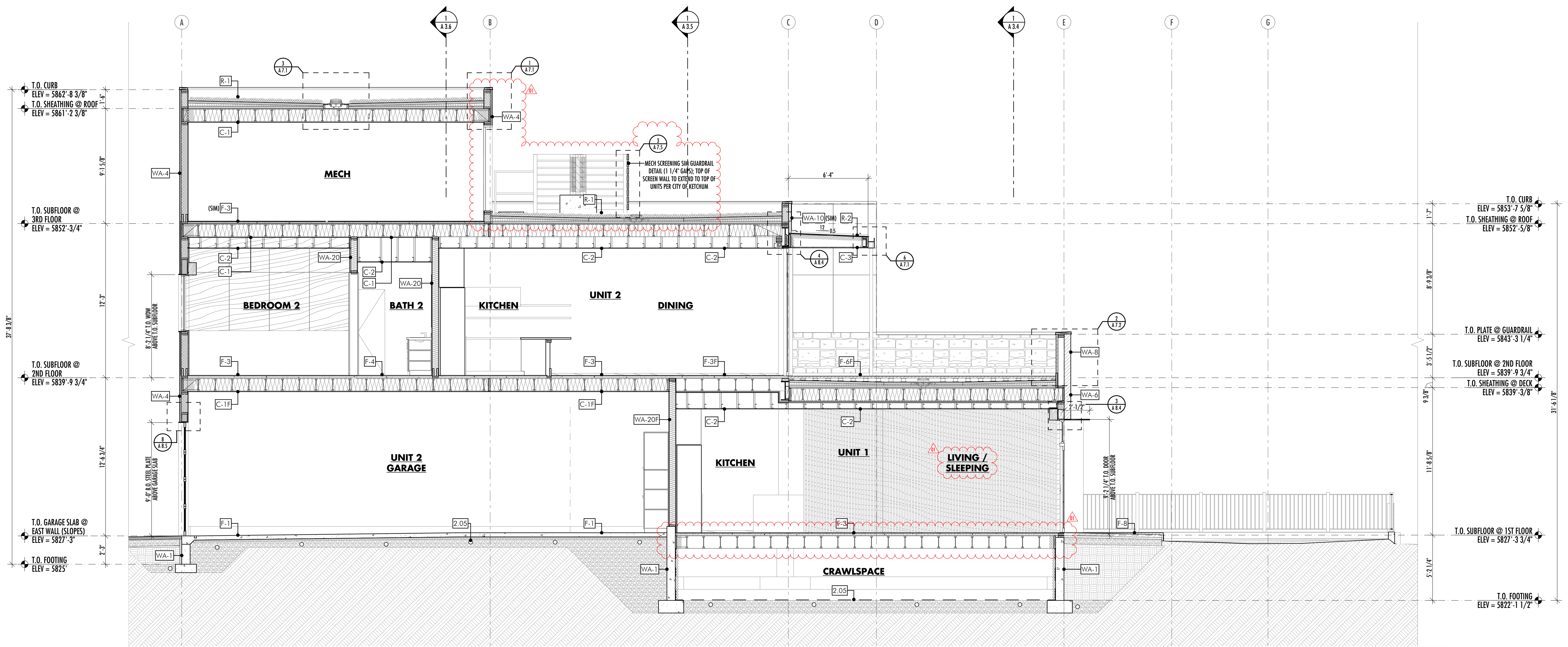
MAIL P.O. B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

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

REVISIONS
DATE: 01/08/2023

A 3.3

BUILDING SECTIONS



BUILDING SECTION C
SCALE 1/4" = 1'-0"
1

KEYNOTES

- 09000 FINISHES (CONTINUED)
- 9.01b 5/8" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD; SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE X GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.
- 9.02 TILE. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.03 3/4" THICK FINISHED WOOD FLOOR. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 10000 SPECIALTIES
REFER TO PLAN NOTES.
- 11000 EQUIPMENT
- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 02000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT SLOTTED POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING; POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURBS TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
- 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.39 PRE-VEGETATED LIVEROOF MAX MODULAR ROOF SYSTEM (12x12x3 1/4" CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION).
- 7.40 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BETWEEN PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
- 7.41 1/8" ASPHALT PROTECTION BOARD.
- 09000 FINISHES
- 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
- 9.01a 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD; SHEETROCK® BRAND FIRECODE

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPORSHIELD VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SILL SEALER.
- 7.19 GRACE VVOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4" x 1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BETWEEN PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
- 7.24 HYDRONIC PEX AFFIXED TO WWF.
- 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATT BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BOND/FRUITED), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BOND/FRUITED), MIN 24 GAUGE (VERIFY WITH ARCHITECT).

KEYNOTES

- 06000 WOOD (CONTINUED)
- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
- 6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATT BLACK, NOT USED.
- 6.18 POST PER STRUCTURAL DRAWINGS.
- 6.19 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.20 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.21 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
- 07000 THERMAL & MOISTURE PROTECTION
- 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
- 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
- 7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
- 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
- 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
- 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8/INCH).
- 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
- 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

- 05000 METALS & RAILINGS
- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.03 1/8" THICK PLATE STEEL. MATT BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.
- 5.05 2X2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD).
- 5.06 SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6, 13).
- 5.07 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
- ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
- 06000 WOOD
- 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
- 6.02 2X STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATION WITH STRUCTURAL DRAWINGS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.03 1/2" WOOD FIBERBOARD.
- 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
- 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY LOCATION WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
- 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
- 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.09 2X OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6.10 2x DROPPED CEILING FRAMING.
- 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
- 6.12 NOT USED.
- 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY REASAWN TIMBER COMPANY. HURON ACCENTIA EXTERIOR CLADDING: 5.3/8"

KEYNOTES

- 02000 SITEWORK
- 2.01 BACKFILL PER GEOTECHNICAL REPORT.
- 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
- 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
- 2.04 4" SAND OVER 6" (MIN) COMPACTED GRAVEL.
- 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
- 2.06 4" OF 3/4" MINUS COMPACTED ROADBASE OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVELS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
- 2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
- 2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
- 2.09 CAST-IN-PLACE OLYMPIC PAVERS (12x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
- 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
- 2.11 GRAVEL PER LANDSCAPE ARCHITECT.
- 03000 CONCRETE
- 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
- 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
- 04000 MASONRY
- 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
- 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.
- 4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.04 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.05 MASONRY TIES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4.06

INDICATES KEYNOTE

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

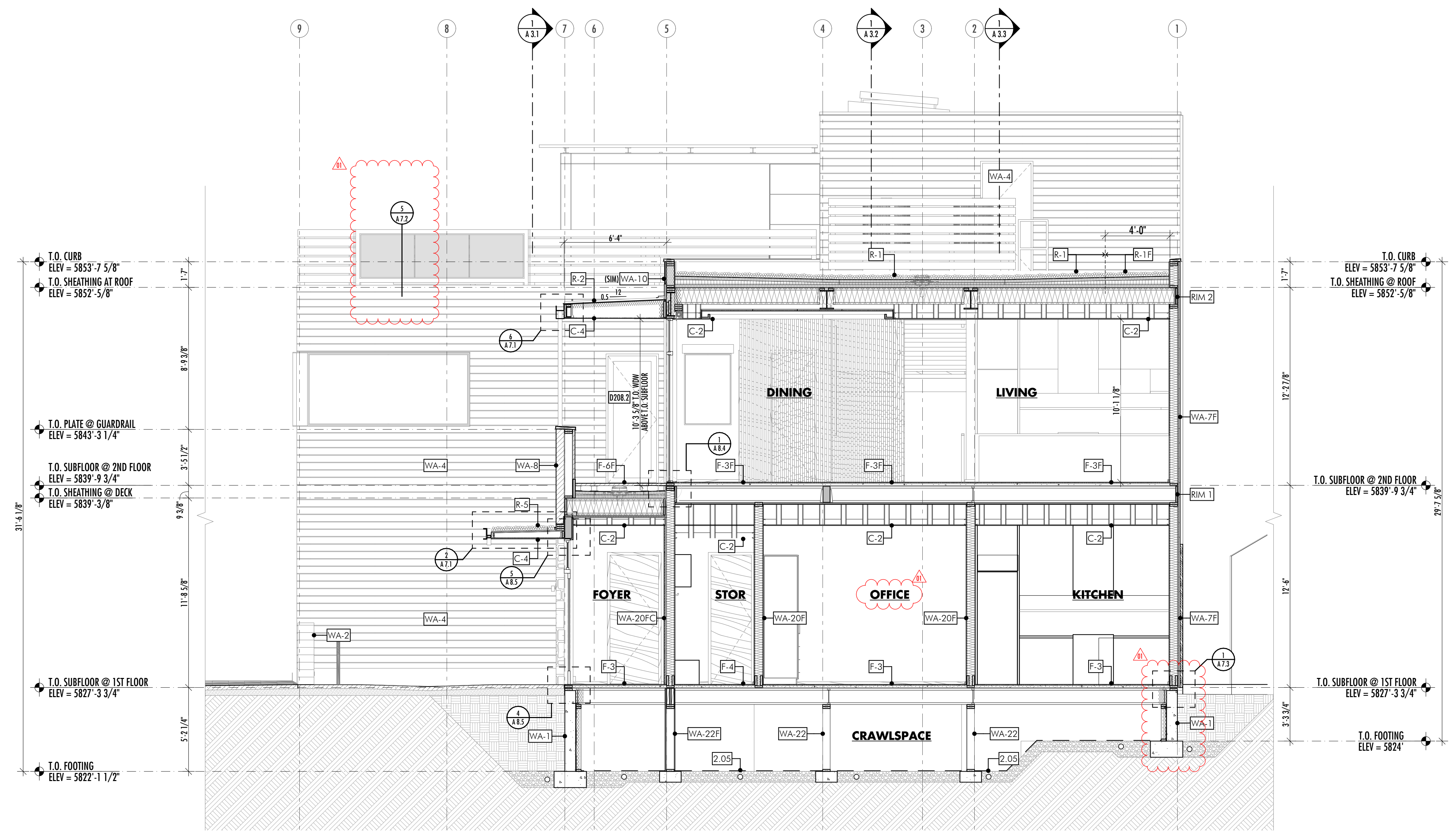
MAIL P.O. B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

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

REVISIONS
DATE:
01 08/02/2023

A 3.5

BUILDING SECTIONS



BUILDING SECTION E
SCALE 1/4" = 1'-0"
1

KEYNOTES

- 09000 FINISHES (CONTINUED)
- 9.016 5/8" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE X GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY).
- 9.02 TILE. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.03 3/4" THICK FINISHED WOOD FLOOR. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 10000 SPECIALTIES
REFER TO PLAN NOTES.
- 11000 EQUIPMENT
- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINEED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT STICK POLYISOCYANURATE RIGID INSULATION BOARD (LTPR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURBS TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
- 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12"x12"x3.1/4" 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA). PRODUCT NO. 3808324BC5, OR APPROVED EQUAL.
- 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.
- 09000 FINISHES
- 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
- 9.01a 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRAN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD. AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPORSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SILL SEALER.
- 7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPs, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DENSITY (2" MAXIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.
- 7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BETWEEN PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIX TO WAIF.
- 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATT BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BOND/BR/FF/PF), MIN 24 GAUGE

KEYNOTES

- 06000 WOOD (CONTINUED)
- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
- 6.15 INTERIOR WOOD FINISH. 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.16 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.17 3/4" THICK VERTICAL WOOD BATTERIES. PAINT MATT BLACK.
- 6.18 NOT USED.
- 6.19 POST PER STRUCTURAL DRAWINGS.
- 6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
- 07000 THERMAL & MOISTURE PROTECTION
- 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
- 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
- 7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
- 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12" ABOVE CEILING (REFER TO CEILING TYPE C-3)).
- 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
- 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3.8 / INCH).
- 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
- 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.

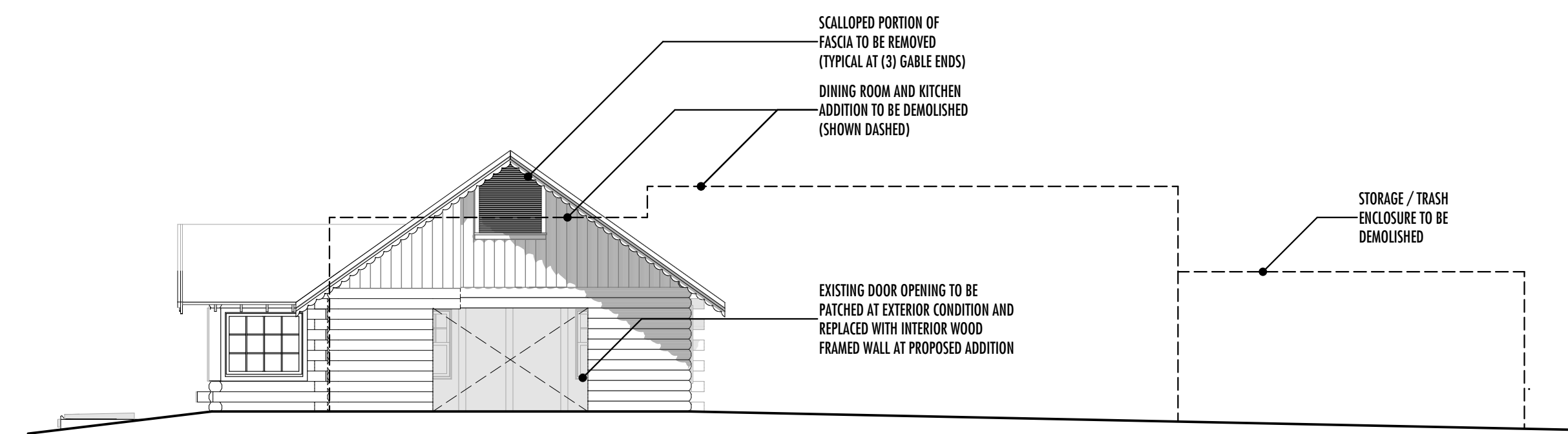
KEYNOTES

- 05000 METALS & RAILINGS
- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.03 1/8" THICK PLATE STEEL. MATT BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RC2N), OR SIMILAR.
- 5.05 2x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6.13).
- 5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
- 5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
- 06000 WOOD
- 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
- 6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.03 1/2" WOOD FIBERBOARD.
- 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
- 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY LOCATION WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
- 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
- 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6.10 2x DROPPED CEILING FRAMING.
- 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
- 6.12 NOT USED.
- 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. HURON ACCENTIA EXTERIOR CLADDING: 5.3/8"

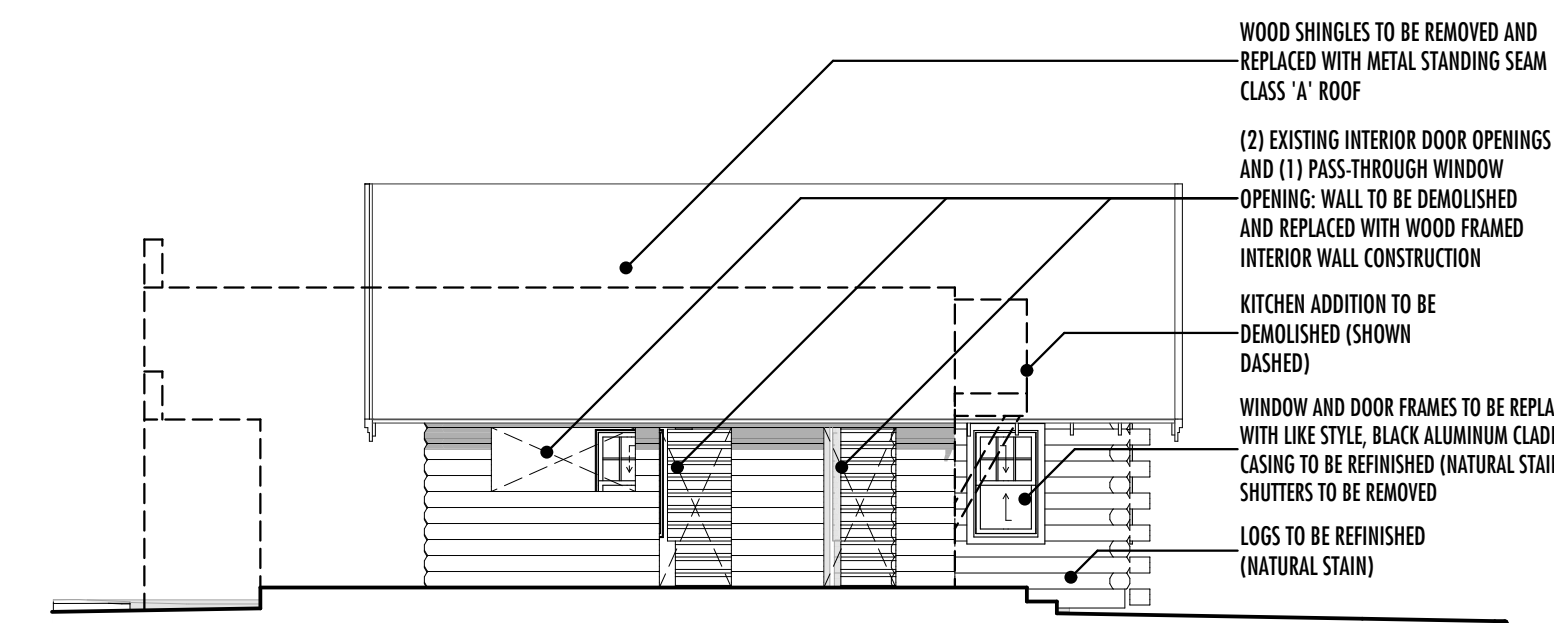
KEYNOTES

- 02000 SITEWORK
- 2.01 BACKFILL PER GEOTECHNICAL REPORT
- 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
- 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
- 2.04 4" SAND OVER 6" (MIN) COMPACTED GRAVEL.
- 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
- 2.06 4" OF 3/4" MINUS COMPACTED ROADBANK OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
- 2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
- 2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
- 2.09 CAST-ON LYMPIC PAVERS (12"x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
- 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
- 2.11 GRAVEL PER LANDSCAPE ARCHITECT.
- 03000 CONCRETE
- 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
- 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
- 04000 MASONRY
- 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
- 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4.03 LATH AND SCRATCH COAT AS REQUIRED.
- 4.04 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDITIONAL INFORMATION.

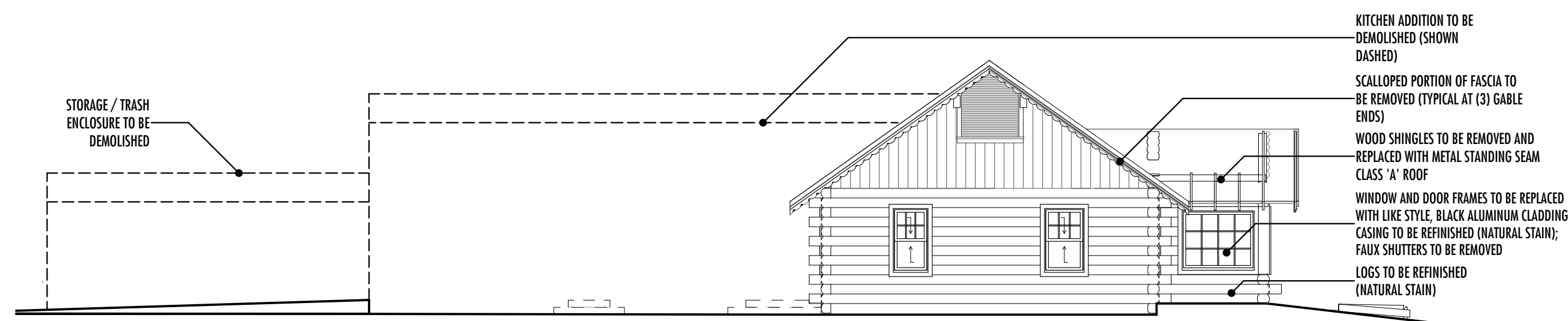
INDICATES KEYNOTE



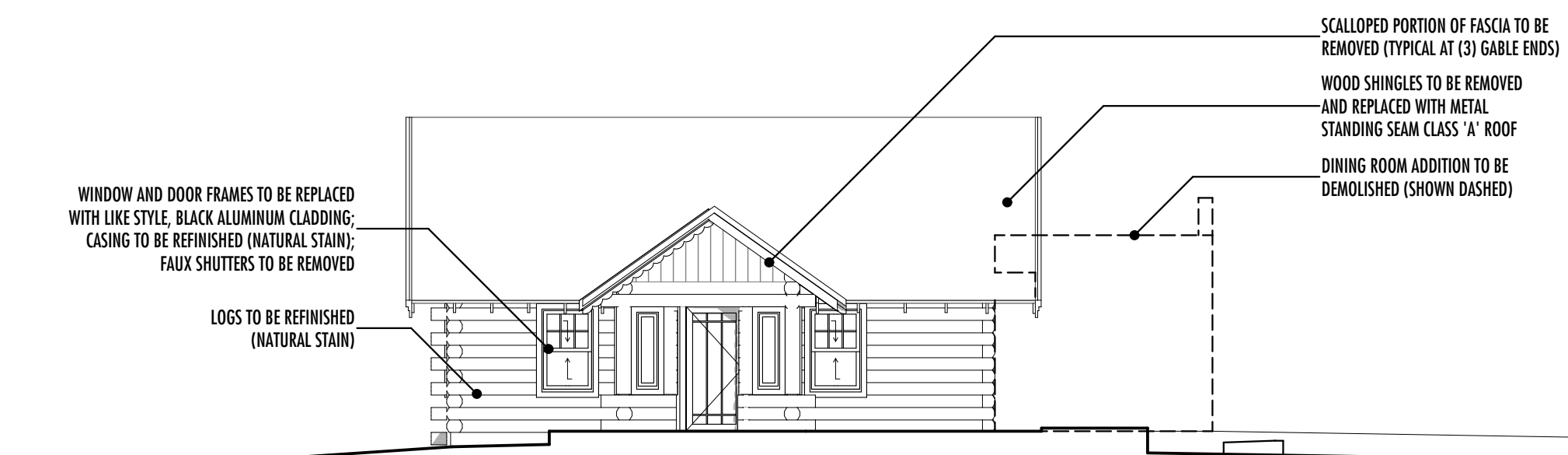
SOUTH ELEVATION - EXISTING 4



EAST ELEVATION - EXISTING 2



NORTH ELEVATION - EXISTING 3



WEST ELEVATION - EXISTING 1

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

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WWW WILLIAMS-PARTNERS.COM

DRAWINGS

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

REVISIONS

NUMBER: DATE:

A 4.1

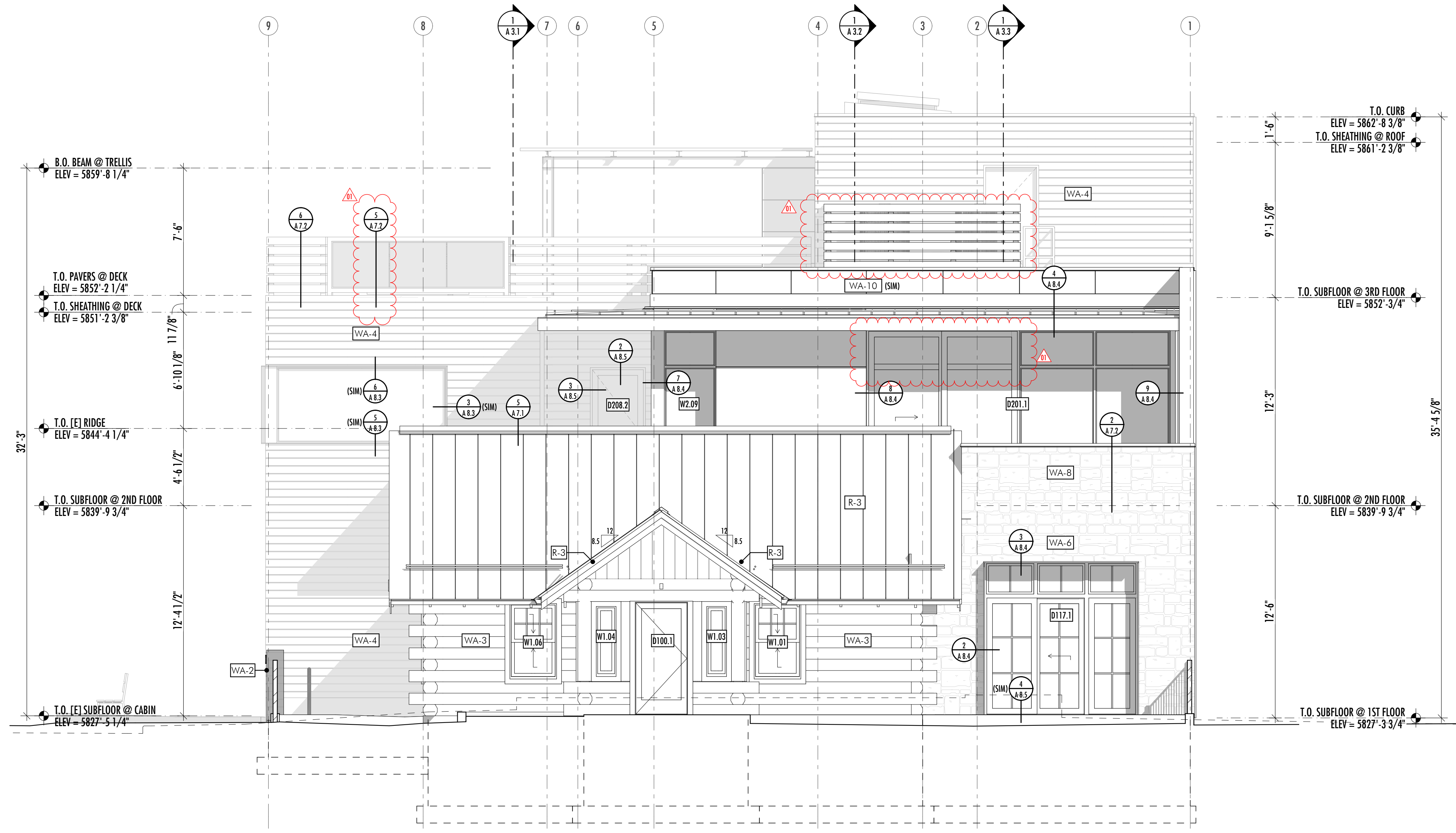
EXTERIOR ELEVATIONS

OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE HELD THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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

KEYNOTES

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9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
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9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURERS' SPECIFICATIONS.
10000 SPECIALTIES
REFER TO PLAN NOTES.
11000 EQUIPMENT
11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILD WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 02000 THERMAL & MOISTURE PROTECTION (CONTINUED)
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7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS' SPECIFICATIONS.
7.33 2" (20 PSI NOMINAL) FLAT STOCK POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING; POLYSTYRO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
7.34 GAF VERSHIELD ROOF DECK PROTECTION.
7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS' SPECIFICATIONS.
7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS' SPECIFICATIONS.
7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS' SPECIFICATIONS.
7.39 PRE-VEGETATED (VEROOF) MAXX MODULAR ROOF SYSTEM (12'-12"x3-1/4" CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION).
7.40 MCHNICHOLS WIRE MESH - SQUARE STAINLESS STEEL, TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA; PRODUCT NO. 380S24BC5, OR APPROVED EQUAL.
7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.
09000 FINISHES
9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
9.01a 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD: SHEETROCK® BRAND FIRECODE

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS' SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS' SPECIFICATIONS.
7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.13 MIRA-DRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
7.17 VAPORSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS' SPECIFICATIONS.
7.18 NEOPRENE GASKETED SILL SEALER.
7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.
7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
7.22 1/8" ASPHALT PROTECTION BOARD.
7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM. TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM). TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BETWEEN PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
7.24 HYDRONIC PEX AFFIXED TO WWF.
7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATT BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDIFRUFRED), MIN 24 GAUGE

KEYNOTES

- 06000 WOOD (CONTINUED)
6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATT BLACK.
6.18 NOT USED.
6.19 POST PER STRUCTURAL DRAWINGS.
6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
6.21 WOOD BEAM WRAPS OVER PLYWOOD ARCHITECT. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
07000 THERMAL & MOISTURE PROTECTION
7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF. FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS), RE: BUILDING SECTIONS.
7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL (R-3 @/INCH).
7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS [WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION]) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS' SPECIFICATIONS.

KEYNOTES

- 05000 METALS & RAILINGS
5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
5.03 1/8" THICK PLATE STEEL, MATT BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR.
5.05 2X2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD).
5.06 SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6, 13).
5.07 2X2" STUD FRAMING PER STRUCTURAL DRAWINGS.
5.08 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
06000 WOOD
6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
6.02 2X STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
6.03 1/2" WOOD FIBERBOARD.
6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.1.1, EXCEPTION S.1.
6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6.10 2x DROPPED CEILING FRAMING.
6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
6.12 NOT USED.
6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY REASAWN TIMBER COMPANY. HURON ACCENTIA EXTERIOR CLADDING: 5.3/8"

KEYNOTES

- 02000 SITEWORK
2.01 BACKFILL PER GEOTECHNICAL REPORT.
2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
2.06 4" OF 3/4" MINUS COMPACTED ROADBED OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVELS AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT. CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT. SNOWMELT TUBING IN 2" OF CLEAN SAND.
2.07 CAST-ON OLYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
2.08 ASPHALT PAVING PER CIVIL ENGINEER.
2.09 GRAVEL PER LANDSCAPE ARCHITECT.
03000 CONCRETE
3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
04000 MASONRY
4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.
4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.04 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
4.05 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDITIONAL INFORMATION.
4.06

INDICATES KEYNOTE



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

DRAWINGS
DATE: ISSUED:
05/12/2021 CON SCHEMATIC PRESENTATION
06/10/2021 COX HPC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 DESIGN SET
08/02/2023 PERMIT
08/02/2023 ISSUED FOR CONSTRUCTION
REVISIONS
DATE:
01 08/02/2023

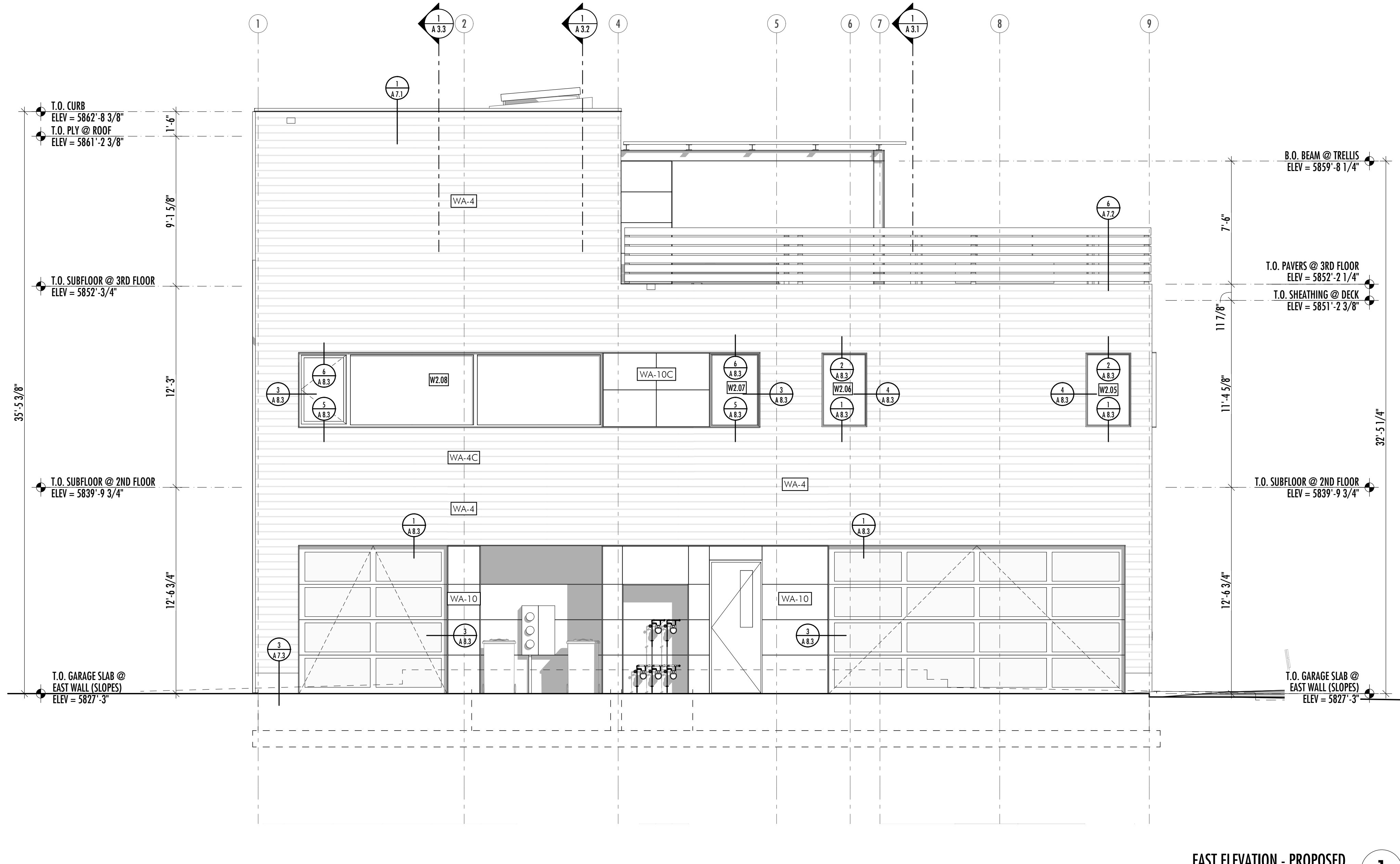
A 4.2

EXTERIOR ELEVATIONS

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

OWNERSHIP OF DOCUMENTS: THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS CONSULTANTS SHALL BE HELD BY THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



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

KEYNOTES

- 09000 FINISHES (CONTINUED)
- 9.01b 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD; SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.
- 9.02 TILES, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.03 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 10000 SPECIALTIES
- REFER TO PLAN NOTES.
- 11000 EQUIPMENT
- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 02000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT STICK POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING; POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
- 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.39 PRE-VEGETATED LIVEROOF MAXX MODULAR ROOF SYSTEM (12'-12" x 3' 1/4" CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION).
- 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.
- 09000 FINISHES
- 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
- 9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD; SHEETROCK® BRAND FIRECODE

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRAN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPORSHIELD VAPROMAT 3 MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SILL SEALER.
- 7.19 GRACE VYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH TO BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
- 7.24 HYDRONIC PEK AFFIXED TO W/W.
- 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BOND/PURPLE), MIN 24 GAUGE
- 7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BOND/PURPLE), MIN 24 GAUGE

KEYNOTES

- 06000 WOOD (CONTINUED)
- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
- 6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.17 3/4" THICK VERTICAL WOOD BATTENS. PAINT MATTE BLACK.
- 6.18 NOT USED.
- 6.19 POST PER STRUCTURAL DRAWINGS.
- 6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.21 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
- 07000 THERMAL & MOISTURE PROTECTION
- 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
- 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) INSULATION TO FILL FRAMING CAVITY.
- 7.02a 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
- 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, FLOOR R-49 MIN (12" ABOVE CEILING (REFER TO CEILING TYPE C-3F)).
- 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS), RE. BUILDING SECTIONS.
- 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131), THERMAFIBER SAFB, OR APPROVED EQUAL. (R-3.8 / INCH).
- 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
- 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.

KEYNOTES

- 05000 METALS & RAILINGS
- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.03 1/8" THICK PLATE STEEL, MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RC2N), OR SIMILAR.
- 5.05 2X2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD).
- 5.06 SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6. 13).
- 5.07 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
- 5.08 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
- 06000 WOOD
- 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
- 6.02 2X STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.03 1/2" WOOD FIBERBOARD.
- 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
- 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
- 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
- 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6.10 2x DROPPED CEILING FRAMING.
- 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
- 6.12 NOT USED.
- 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWN TIMBER COMPANY. HURON ACCENTIA EXTERIOR CLADDING: 5.3/8"

KEYNOTES

- 02000 SITEWORK
- 2.01 BACKFILL PER GEOTECHNICAL REPORT.
- 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
- 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
- 2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
- 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
- 2.06 4" OF 3/4" MINUS COMPACTED ROADBED OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.
- 2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT.
- 2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND.
- 2.09 CAST-ON LYMPIC PAVERS (12"x36", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.
- 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
- 2.11 GRAVEL PER LANDSCAPE ARCHITECT.
- 03000 CONCRETE
- 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
- 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
- 04000 MASONRY
- 4.01 MUTUAL MATERIALS VANCLOVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
- 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4.03 LATH AND SCRATCH COAT AS REQUIRED.
- 4.04 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.06 MASONRY TIES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

WILLIAMS PARTNERS ARCHITECTS

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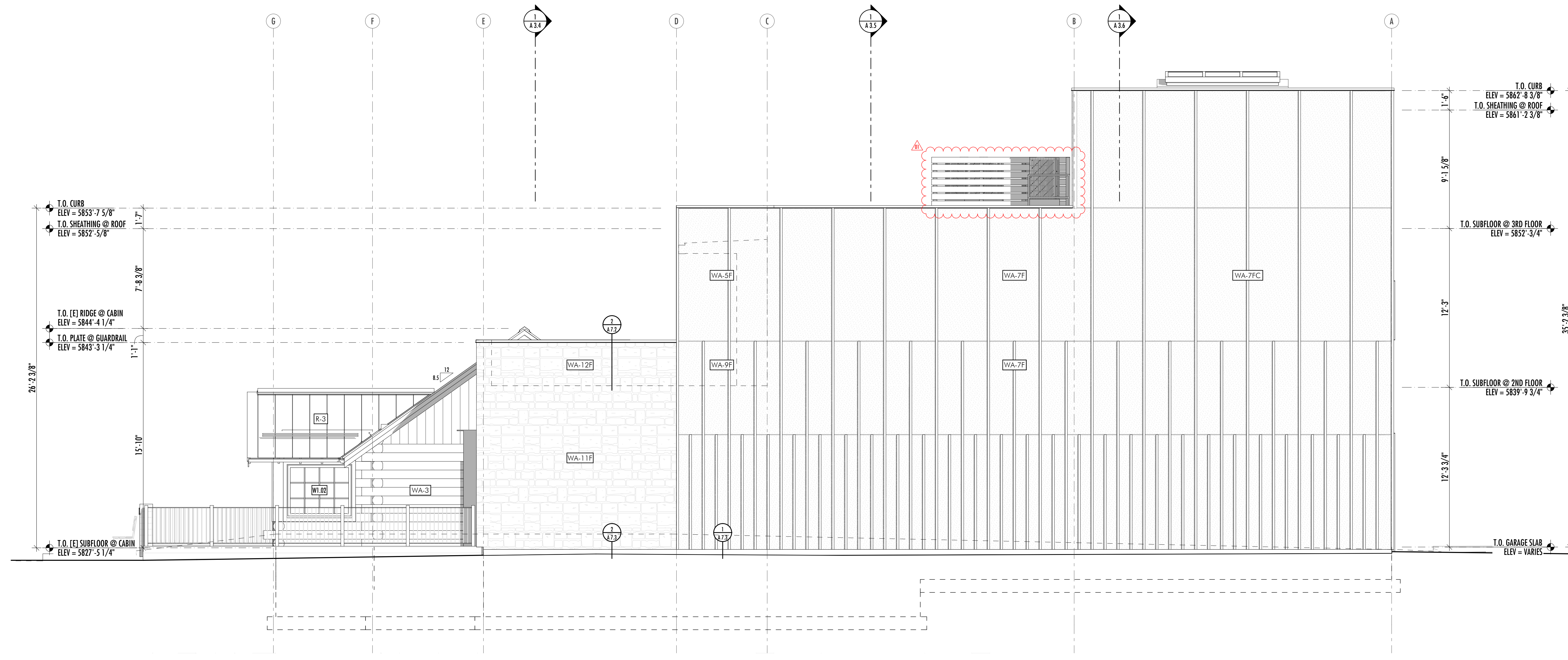
DRAWINGS
DATE: 05/12/2021
ISSUED: CON SCHEMATIC PRESENTATION
06/10/2021 CON HPC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 DESIGN SET
08/05/2022 PERMIT ISSUED FOR CONSTRUCTION
08/02/2023 REVISIONS
NUMBER: DATE:

A 4.4

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"
1

<p>KEYNOTES</p> <p>09000 FINISHES (CONTINUED) 9.016 5/8" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES. 9.01c 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10). 9.01d TWO LAYERS OF 1/2" THICK TYPE 'X' GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE 'X' GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES, REFER TO BUILDING SECTIONS FOR APPLICABILITY. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. 9.02 3/4" THICK FINISHED WOOD FLOOR, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS' SPECIFICATIONS. NATIONAL WOOD FLOOR ASSOCIATION (NWFBA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE. 9.04 WALL PAPER, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS' INSTALLATION INSTRUCTIONS. 9.06 THIN SET MORTAR. 9.07 5/8" CEMENT BACKER BOARD. 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE). 9.08 CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE, INSTALL PER MANUFACTURERS' SPECIFICATIONS.</p> <p>10000 SPECIALTIES REFER TO PLAN NOTES.</p> <p>11000 EQUIPMENT 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.</p>	<p>KEYNOTES</p> <p>07000 THERMAL & MOISTURE PROTECTION (CONTINUED) 7.28 AWS DIAMOND HEAD SERIES PEDESTALS. 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH. 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH. 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF. 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS' SPECIFICATIONS. 7.33 2" (20 PSI NOMINAL) FLAT SLOPE POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYSTO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER. 7.34 GAF VERSHIELD ROOF DECK PROTECTION. 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS' SPECIFICATIONS. 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD. 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS' SPECIFICATIONS. 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS' SPECIFICATIONS. 7.39 PRE-VEGETATED LIQUOR® MAX MODULAR ROOF SYSTEM (12'-12"x3 1/4" 380S24BCS, OR APPROVED EQUAL). 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.</p> <p>09000 FINISHES 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS. 9.01a 5/8" THICK PROPRIETARY TYPE 'X' GYPSUM BOARD: SHEETROCK® BRAND FIRECODE</p>	<p>KEYNOTES</p> <p>07000 THERMAL & MOISTURE PROTECTION (CONTINUED) 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS' SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE. 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS' SPECIFICATIONS. 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10). 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS. 7.13 MIRADRAIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS. 7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN) AT EAVES (24" MIN INSIDE OF WALL LINE), VERIFY WITH ARCHITECT. 7.15 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. 7.18 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAD AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER). 7.22 1/8" ASPHALT PROTECTION BOARD. 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOFING MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH WITH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). 7.24 HYDRONIC PEK AFFIXED TO WWF. 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATT BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT). 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDIFRUFED), MIN 24 GAUGE (VERIFY WITH ARCHITECT). 7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDIFRUFED), MIN 24 GAUGE (VERIFY WITH ARCHITECT).</p>	<p>KEYNOTES</p> <p>06000 WOOD (CONTINUED) 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL. 6.15 INTERIOR WOOD CEILING: 1x6 STAINED WOOD. GRADE, SPECIES, AND FINISH TO BE DETERMINED. 6.16 INTERIOR WOOD WALLS: REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION. 6.17 3/4" THICK VERTICAL WOOD BATTERIES. PAINT MATT BLACK, NOT USED. 6.18 POST PER STRUCTURAL DRAWINGS. 6.19 BEAM OR HEADER PER STRUCTURAL DRAWINGS. 6.20 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED. 6.22 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.</p> <p>07000 THERMAL & MOISTURE PROTECTION 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL). 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY. 7.02b 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661). 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3). 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS. 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL. (R-3.8/INCH). 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS. 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS' SPECIFICATIONS.</p>	<p>KEYNOTES</p> <p>05000 METALS & RAILINGS 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL. 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL. 5.03 1/8" THICK PLATE STEEL. MATT BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL. 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCDN), OR SIMILAR. 5.05 2x12" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). 5.06 BEAM OR HEADER PER STRUCTURAL DRAWINGS. 5.07 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS. 5.08 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.</p> <p>06000 WOOD 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT. 6.02 2x STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS). 6.03 1/2" WOOD FIBERBOARD. 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS. 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS. 6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.1.1, EXCEPTION 5.1. 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS. 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS. 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS. 6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 6.10 2x DROPPED CEILING FRAMING. 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT. 6.12 NOT USED. 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY REASAWN TIMBER COMPANY. HURON ACCOYIA EXTERIOR CLADDING: 5.3/8"</p>	<p>KEYNOTES</p> <p>02000 SITEWORK 2.01 BACKFILL PER GEOTECHNICAL REPORT. 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT. 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC. 2.04 4" SAND OVER 6" (MIN) COMPACTED GRAVEL. 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE. 2.06 4" OF 3/4" MINUS COMPACTED ROADBED OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT. 2.07 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER, SEE REPORT. 2.08 SNOWMELT TUBING IN 2" OF CLEAN SAND. 2.09 CAST-IN-PLACE OLYMPIC PAVERS (12"x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT. 2.10 ASPHALT PAVING PER CIVIL ENGINEER. 2.11 GRAVEL PER LANDSCAPE ARCHITECT.</p> <p>03000 CONCRETE 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER). 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.</p> <p>04000 MASONRY 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER. 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED. 4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLER FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL). 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLER FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL). 4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDITIONAL INFORMATION.</p>
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WILLIAMS PARTNERS

ARCHITECTS

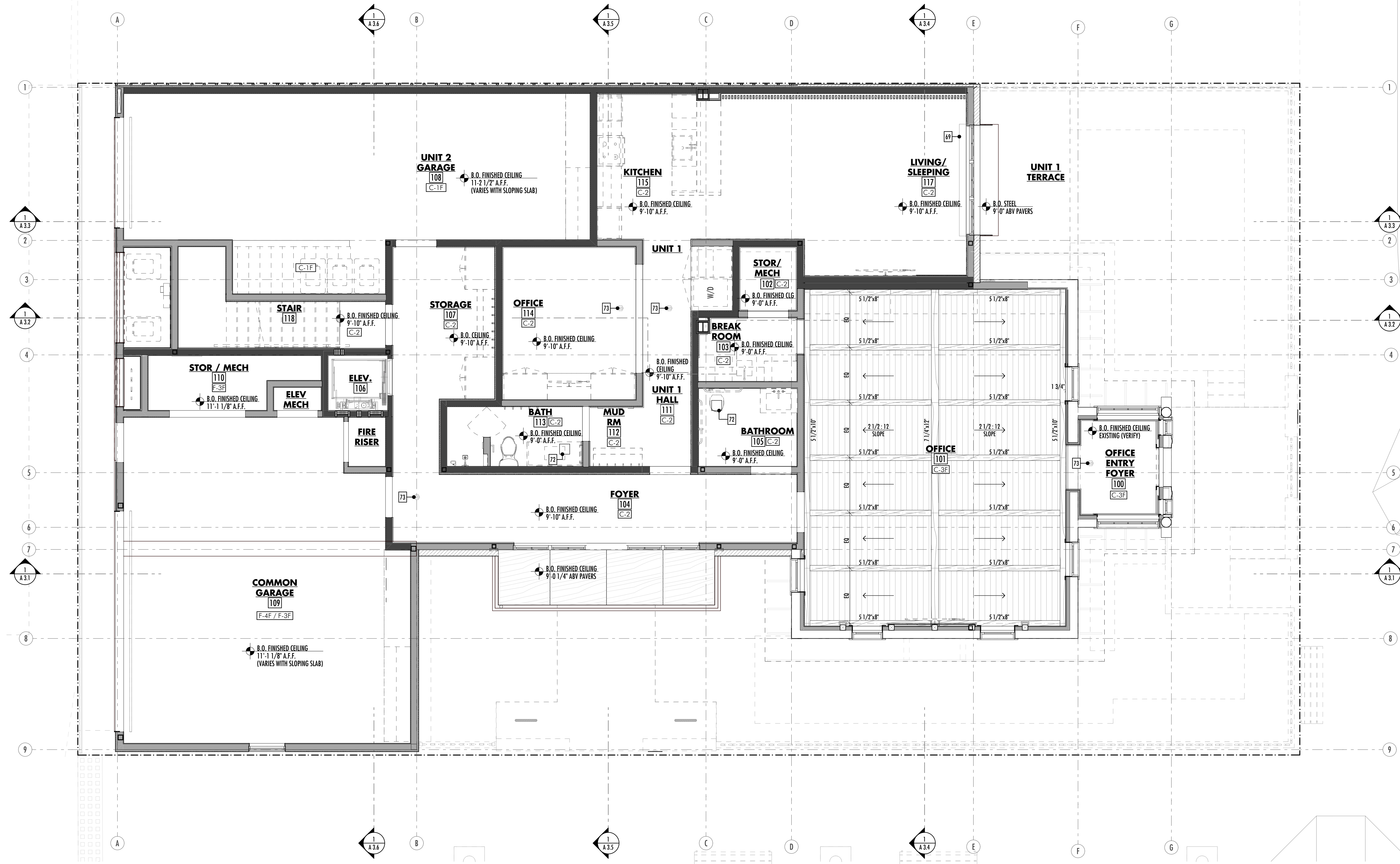
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DRAWINGS
 DATE: 05/12/2021 ISSUED:
06/10/2021 CON SCHEMATIC PRESENTATION
09/30/2021 CON HPC REVIEW
04/22/2022 DESIGN SET
08/02/2022 PERMIT
08/02/2023 ISSUED FOR CONSTRUCTION

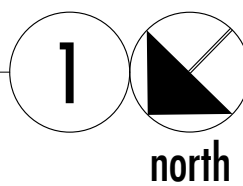
REVISIONS
 DATE: 01 08/02/2023

A 4.5

EXTERIOR ELEVATIONS



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES INDICATES PLAN NOTE - XX
REFER TO A2.1 - A2.4 FOR PLAN NOTES

SYSTEMS NOTES INDICATES SYSTEM NOTE - X-XX
REFER TO A0.1 - A0.2 FOR SYSTEMS NOTES

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

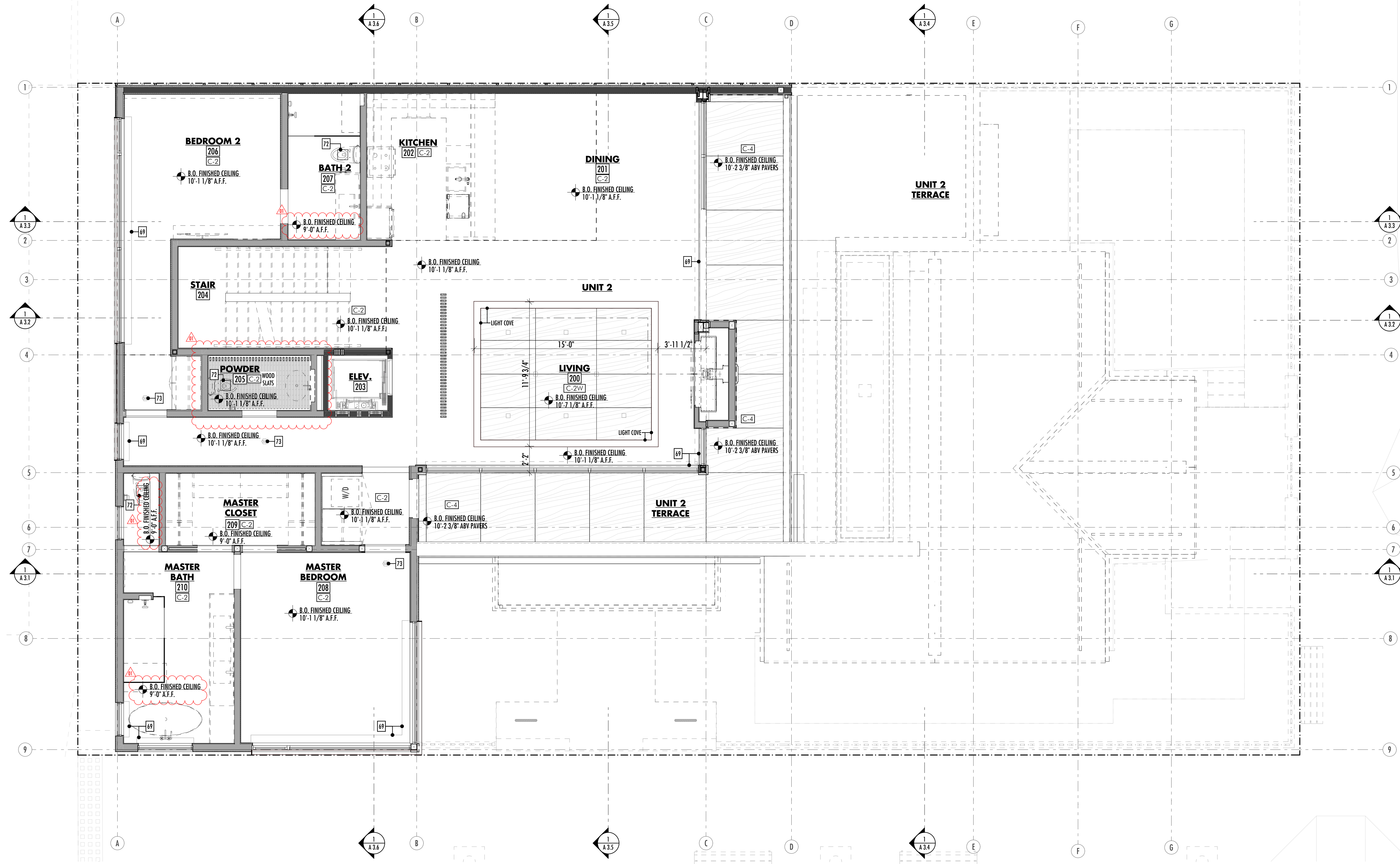
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DRAWINGS
DATE: 05/12/2021
ISSUED: COX SCHEMATIC PRESENTATION
06/10/2021 COX HPC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 PRICING SET
08/05/2022 PERMIT
08/02/2023 ISSUED FOR CONSTRUCTION
REVISIONS
NUMBER: DATE:

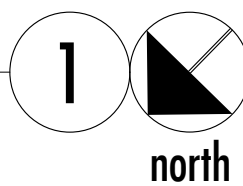
A 5.1

REFLECTED CEILING PLANS

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SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES INDICATES PLAN NOTE **XX**
REFER TO A2.1 - A2.4 FOR PLAN NOTES

SYSTEMS NOTES INDICATES SYSTEM NOTE **XXX**
REFER TO A0.1 - A0.2 FOR SYSTEMS NOTES

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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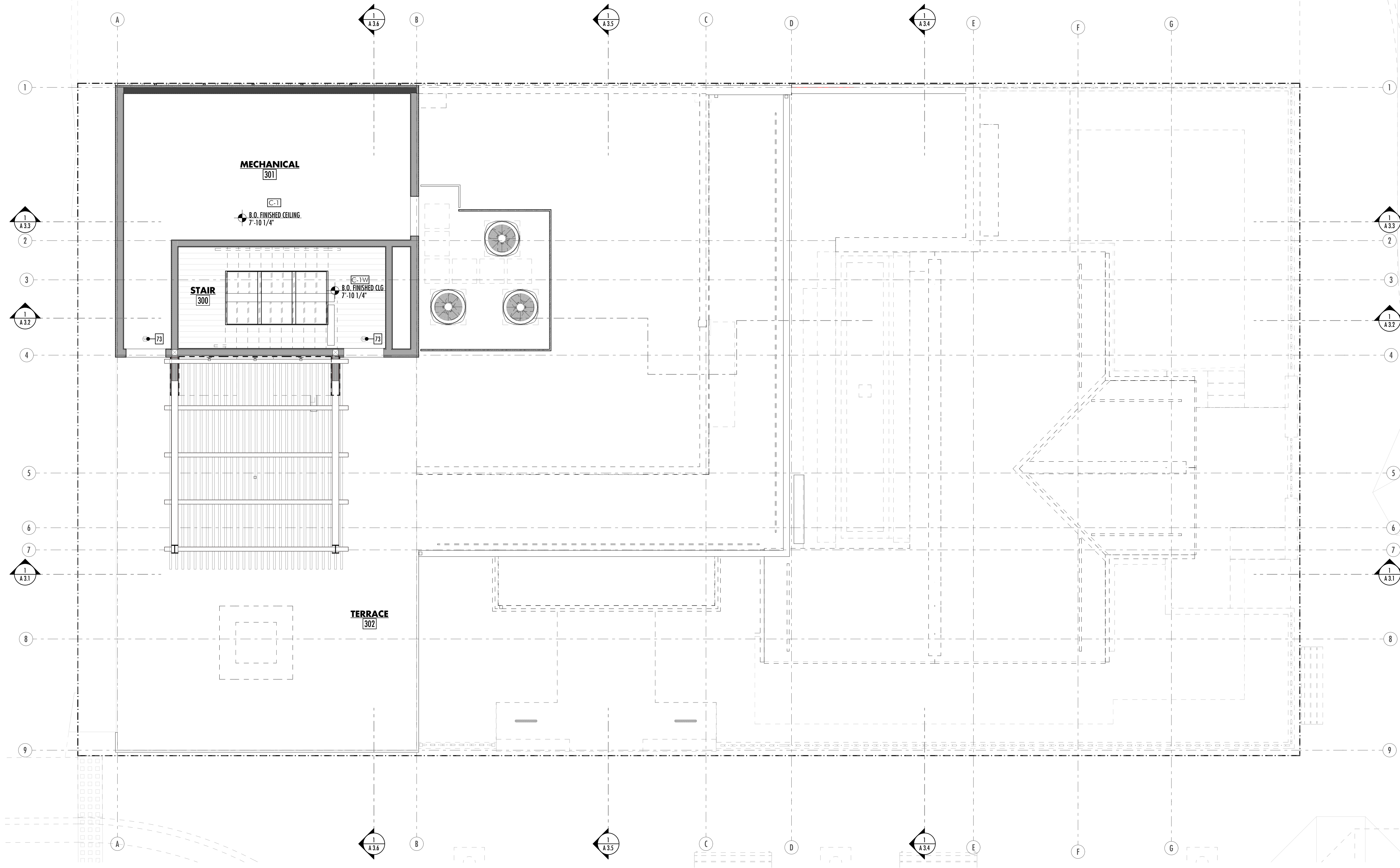
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DATE: 08/02/2023

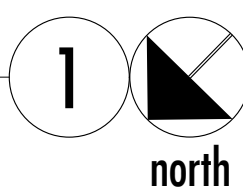
A 5.2

REFLECTED CEILING PLANS

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THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES

REFER TO A2.1 - A2.4 FOR PLAN NOTES

INDICATES PLAN NOTE X

SYSTEMS NOTES

REFER TO A0.1 - A0.2 FOR SYSTEMS NOTES

INDICATES SYSTEM NOTE X-XX

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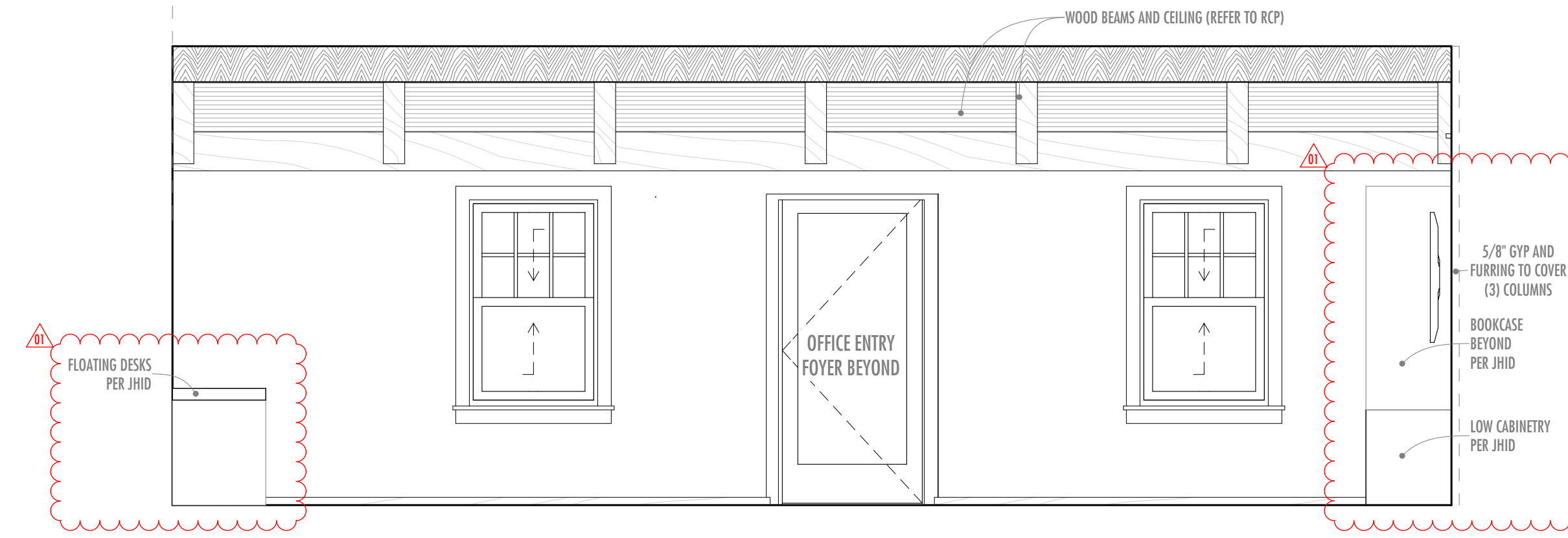
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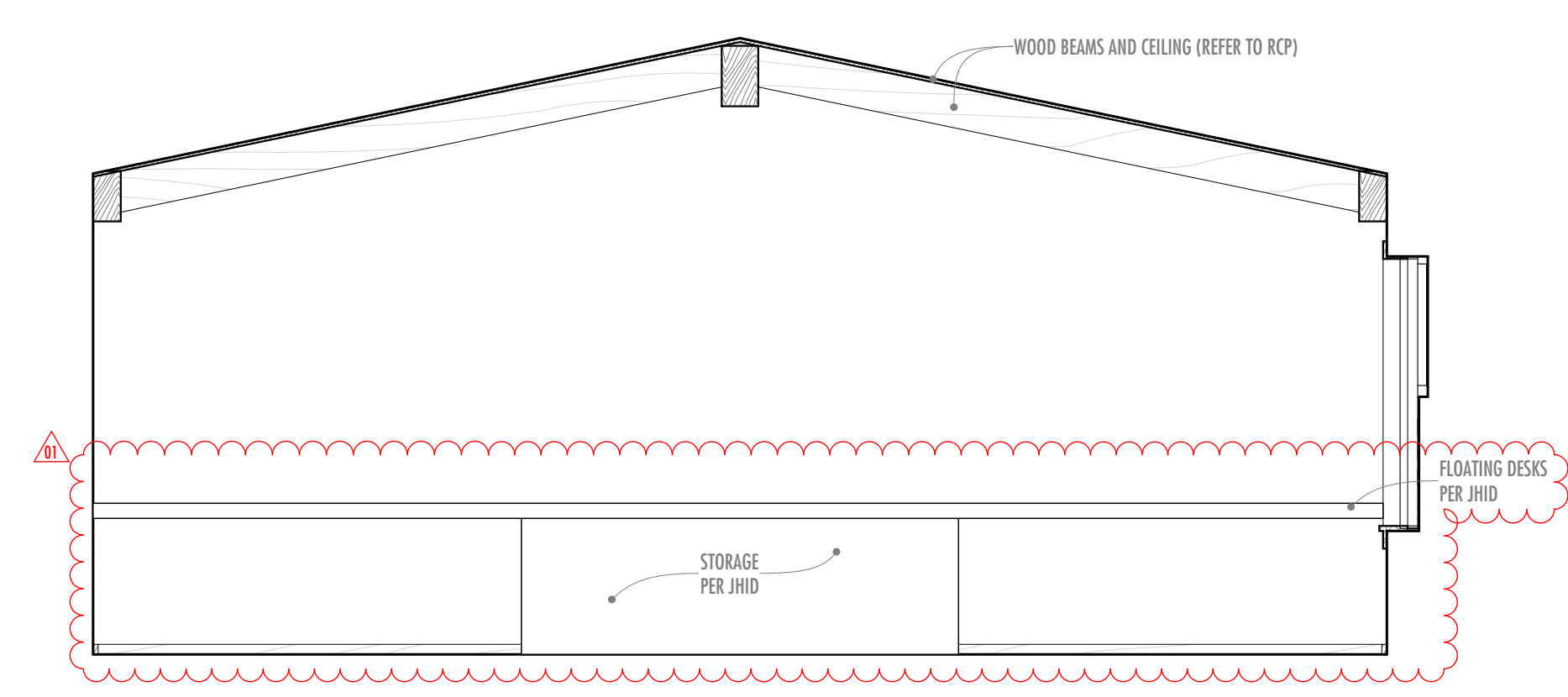
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REFLECTED CEILING PLANS

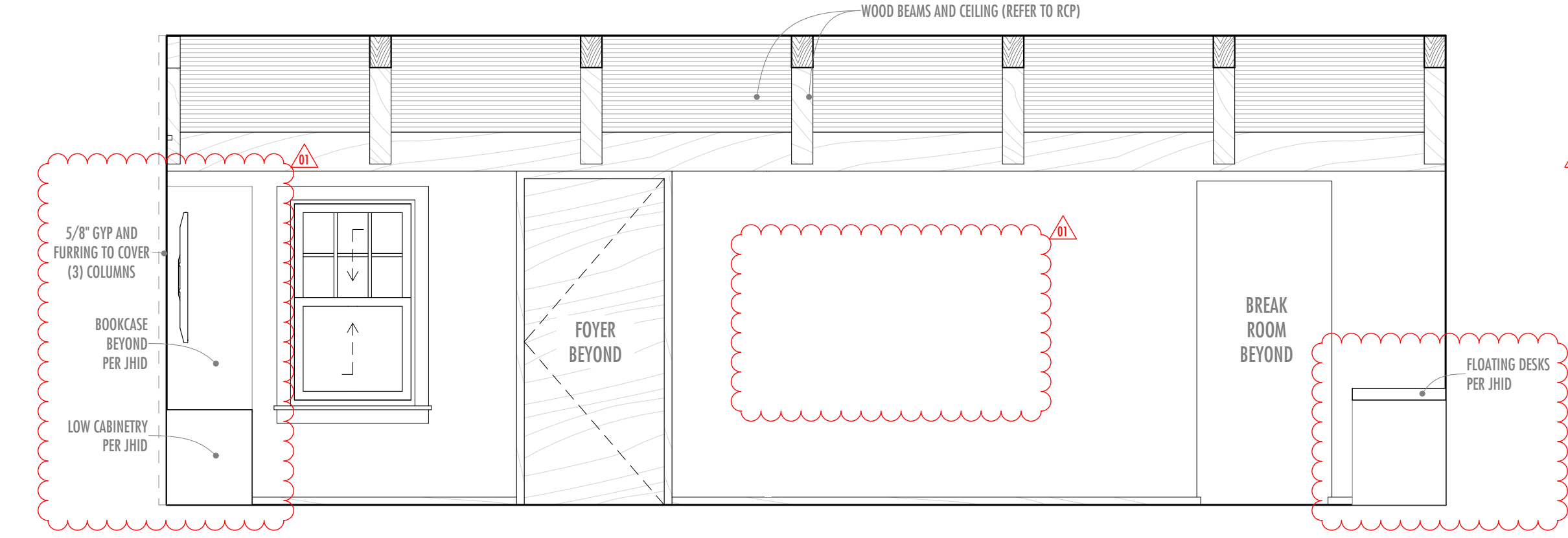
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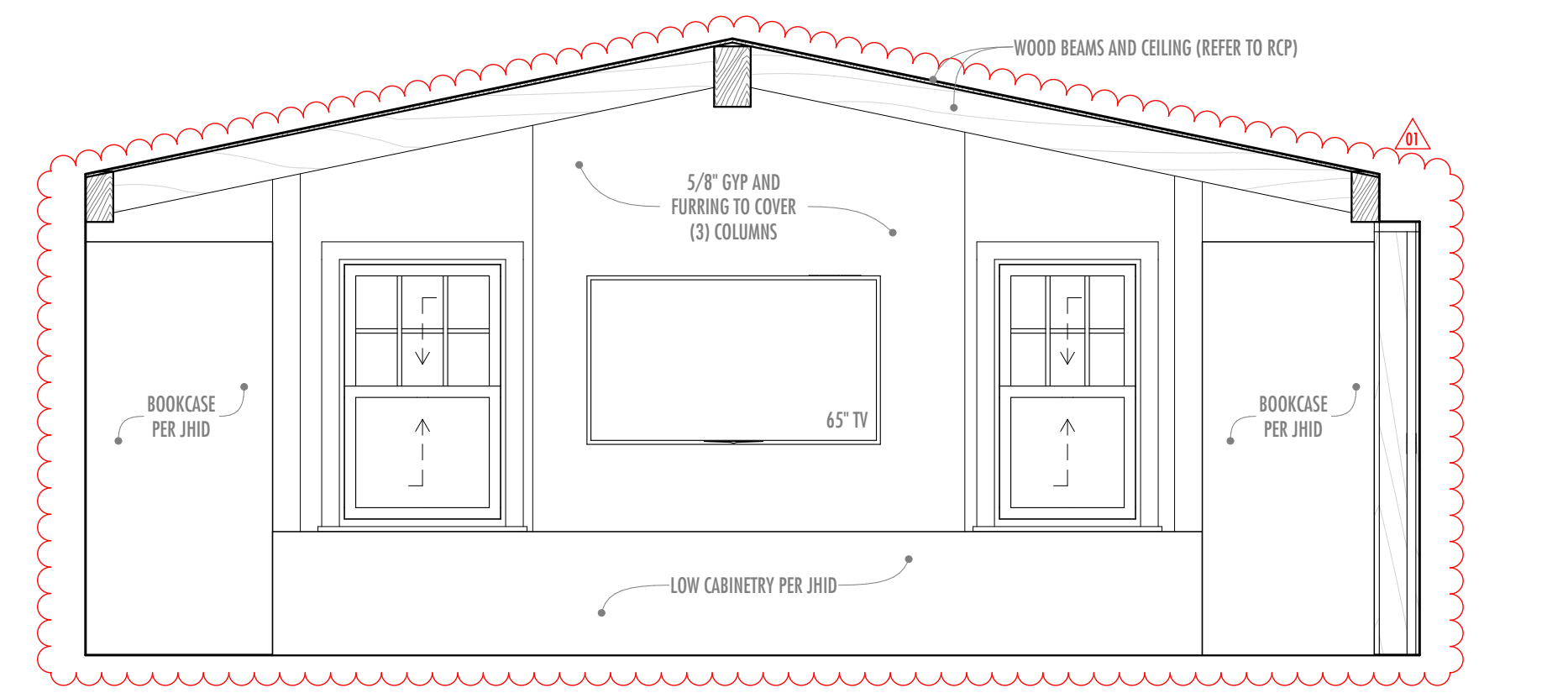
101 OFFICE - WEST
SCALE: 3/8" = 1'-0" 8



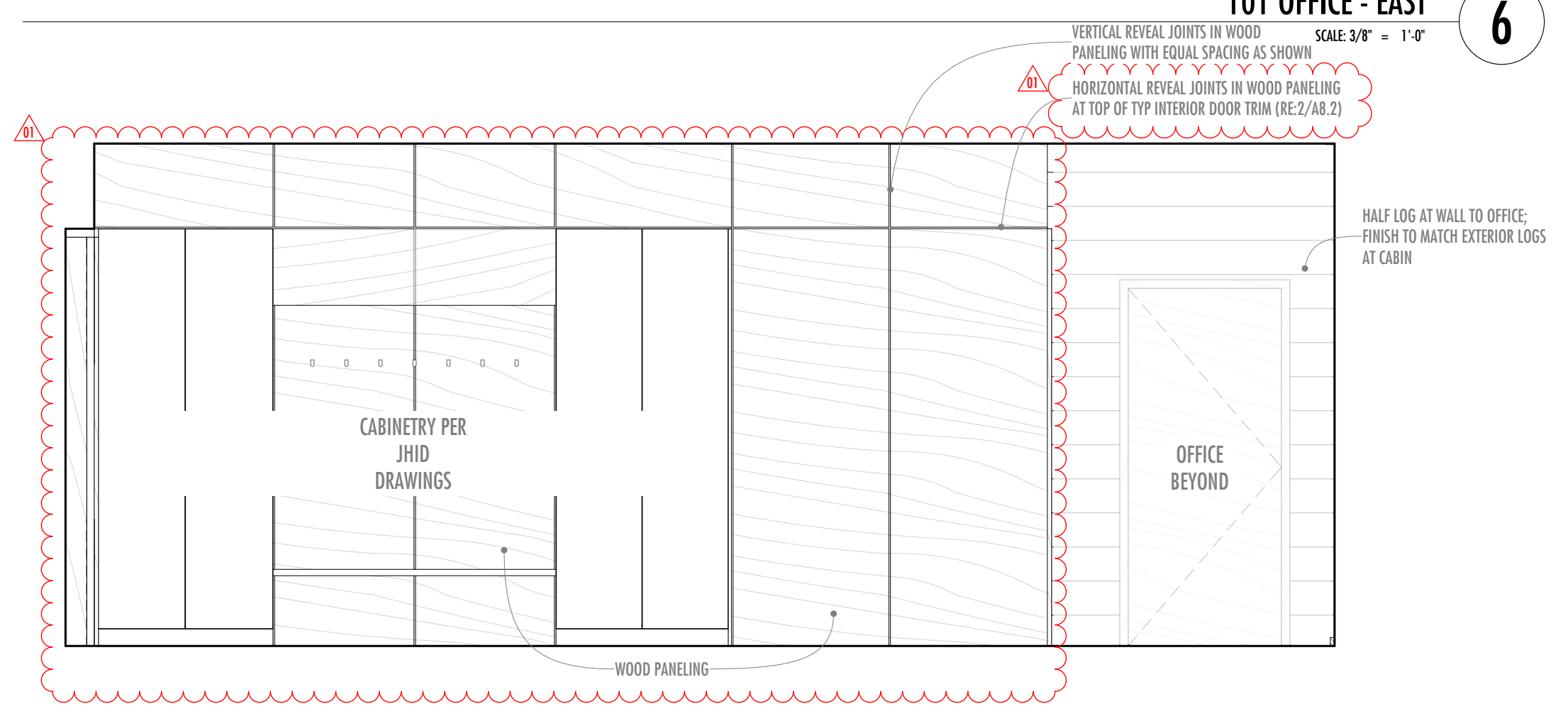
101 OFFICE - SOUTH
SCALE: 3/8" = 1'-0" 7



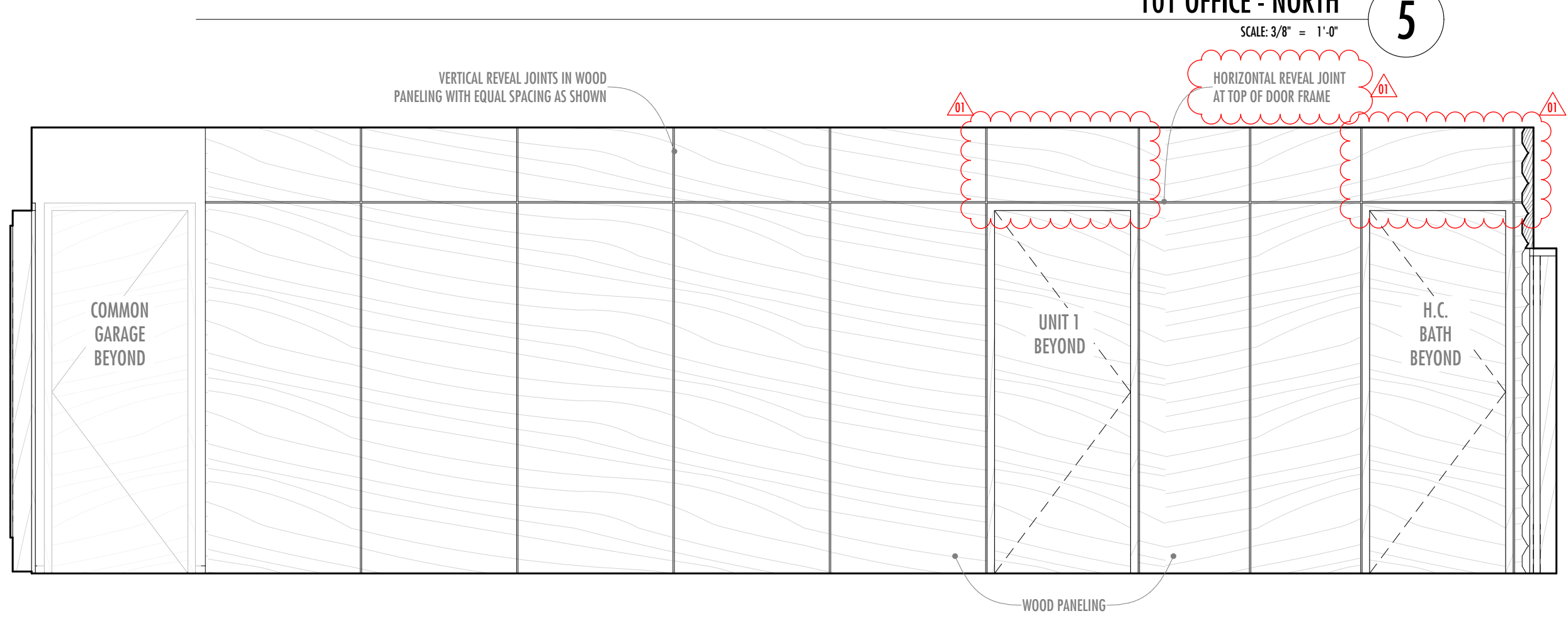
101 OFFICE - EAST
SCALE: 3/8" = 1'-0" 6



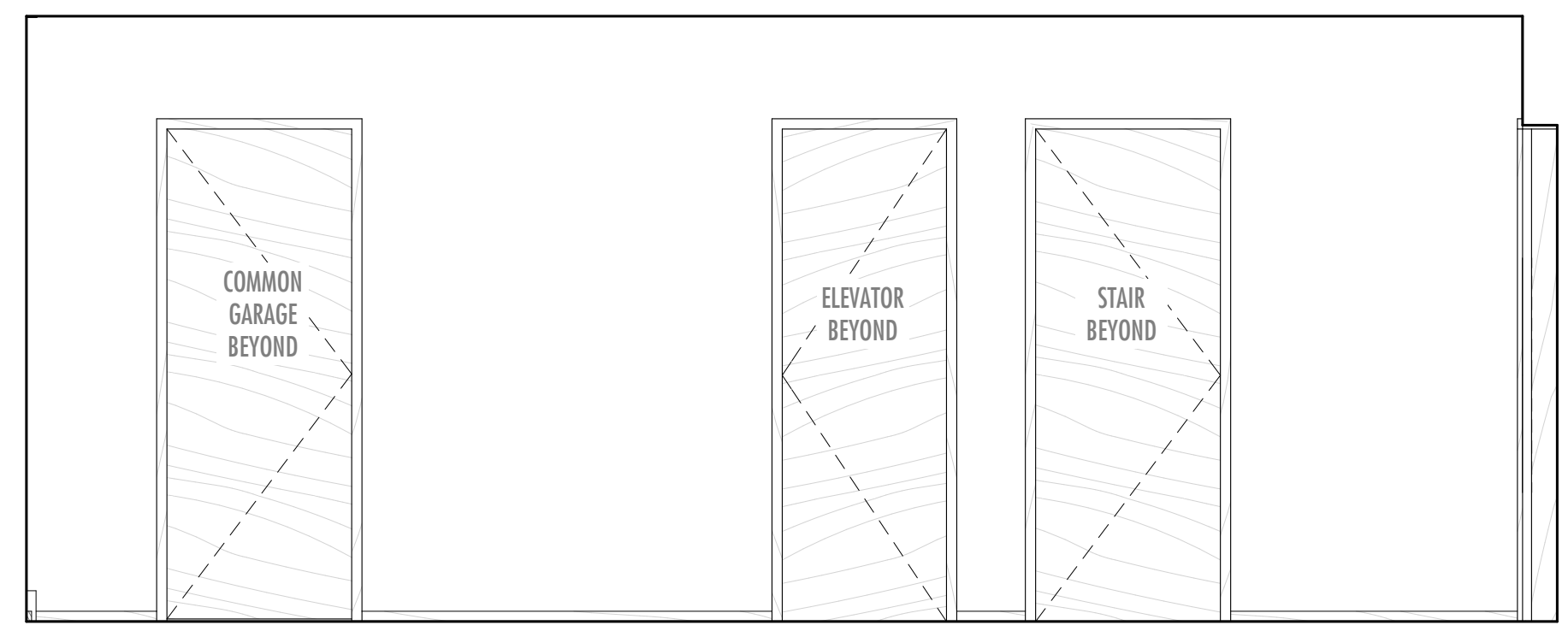
101 OFFICE - NORTH
SCALE: 3/8" = 1'-0" 5



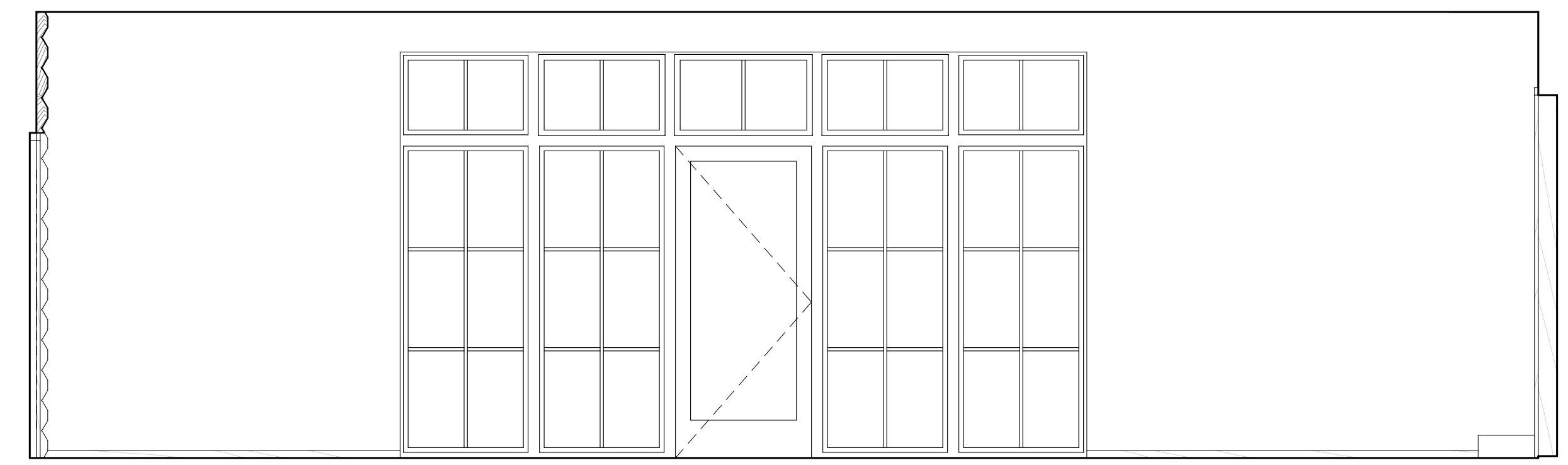
104 FOYER - WEST
SCALE: 3/8" = 1'-0" 4



104 FOYER - SOUTH
SCALE: 3/8" = 1'-0" 3



104 FOYER - EAST
SCALE: 3/8" = 1'-0" 2



104 FOYER - NORTH
SCALE: 3/8" = 1'-0" 1

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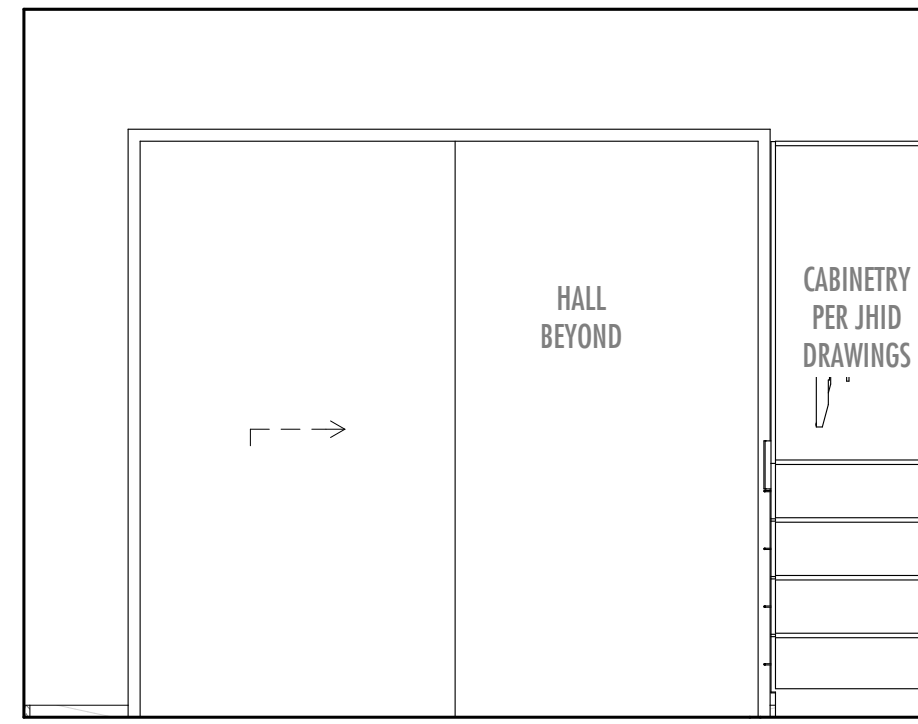
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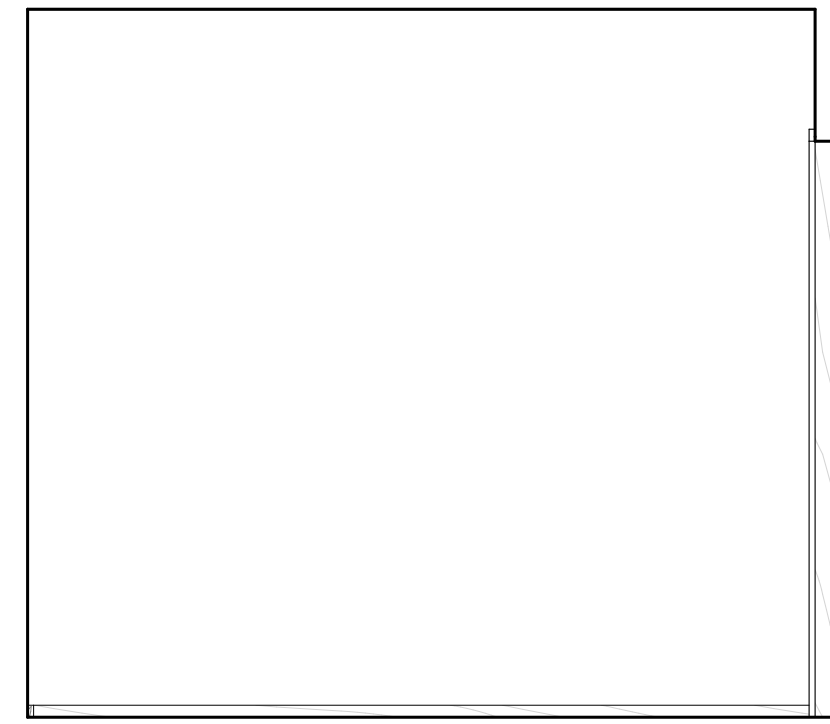
A 6.1

INTERIOR ELEVATIONS

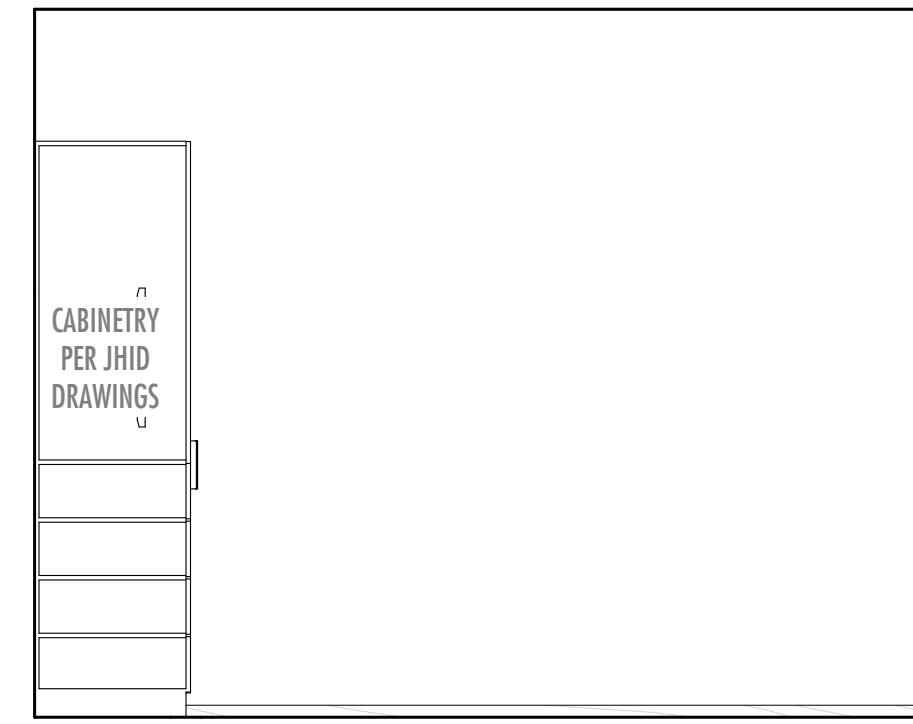
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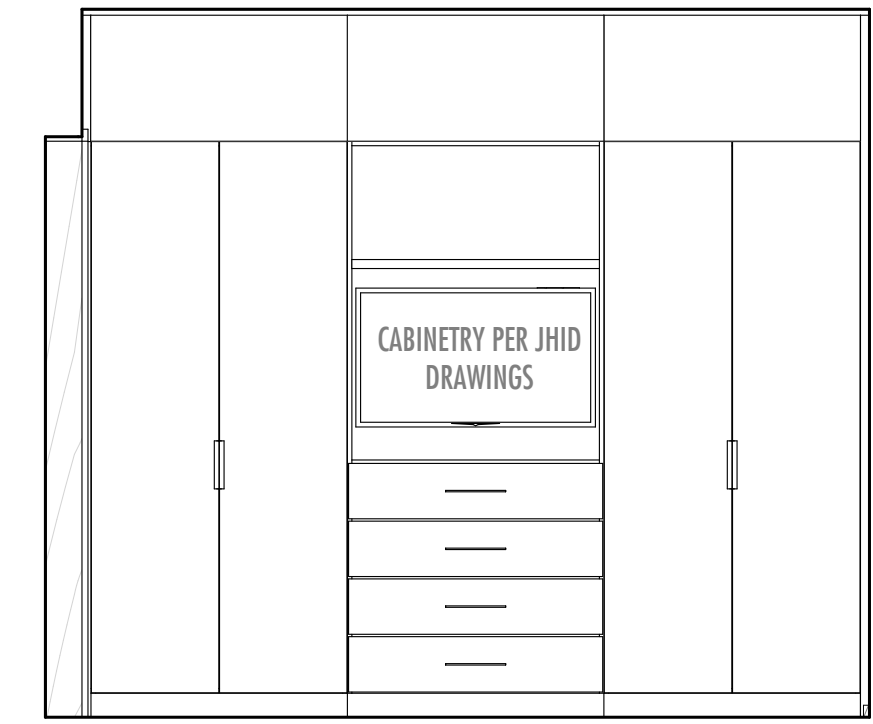
114 UNIT 1 BED ALCOVE - WEST
SCALE: 3/8" = 1'-0" 9



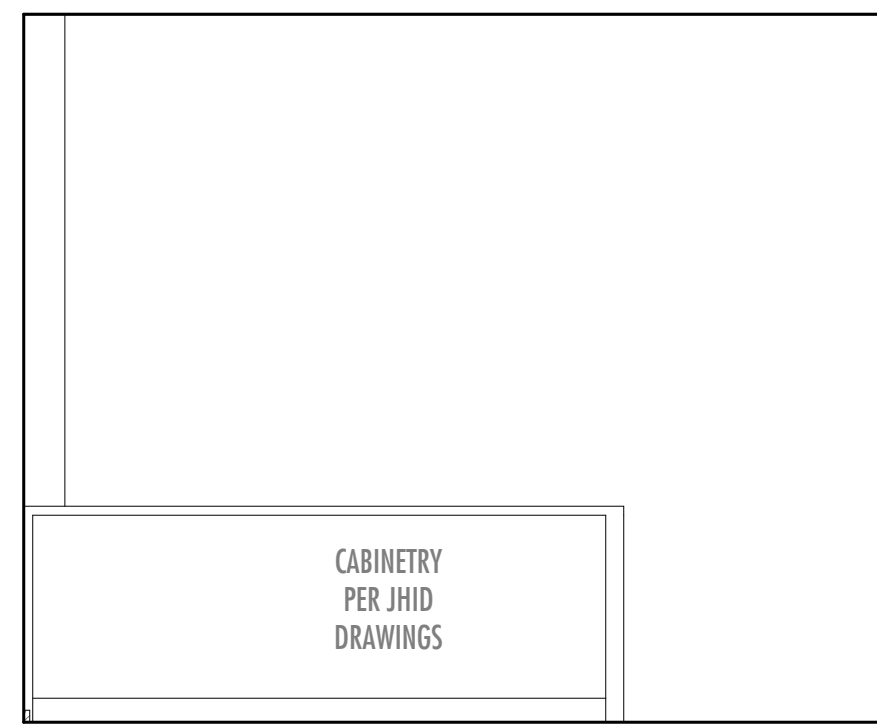
114 UNIT 1 BED ALCOVE - SOUTH
SCALE: 3/8" = 1'-0" 8



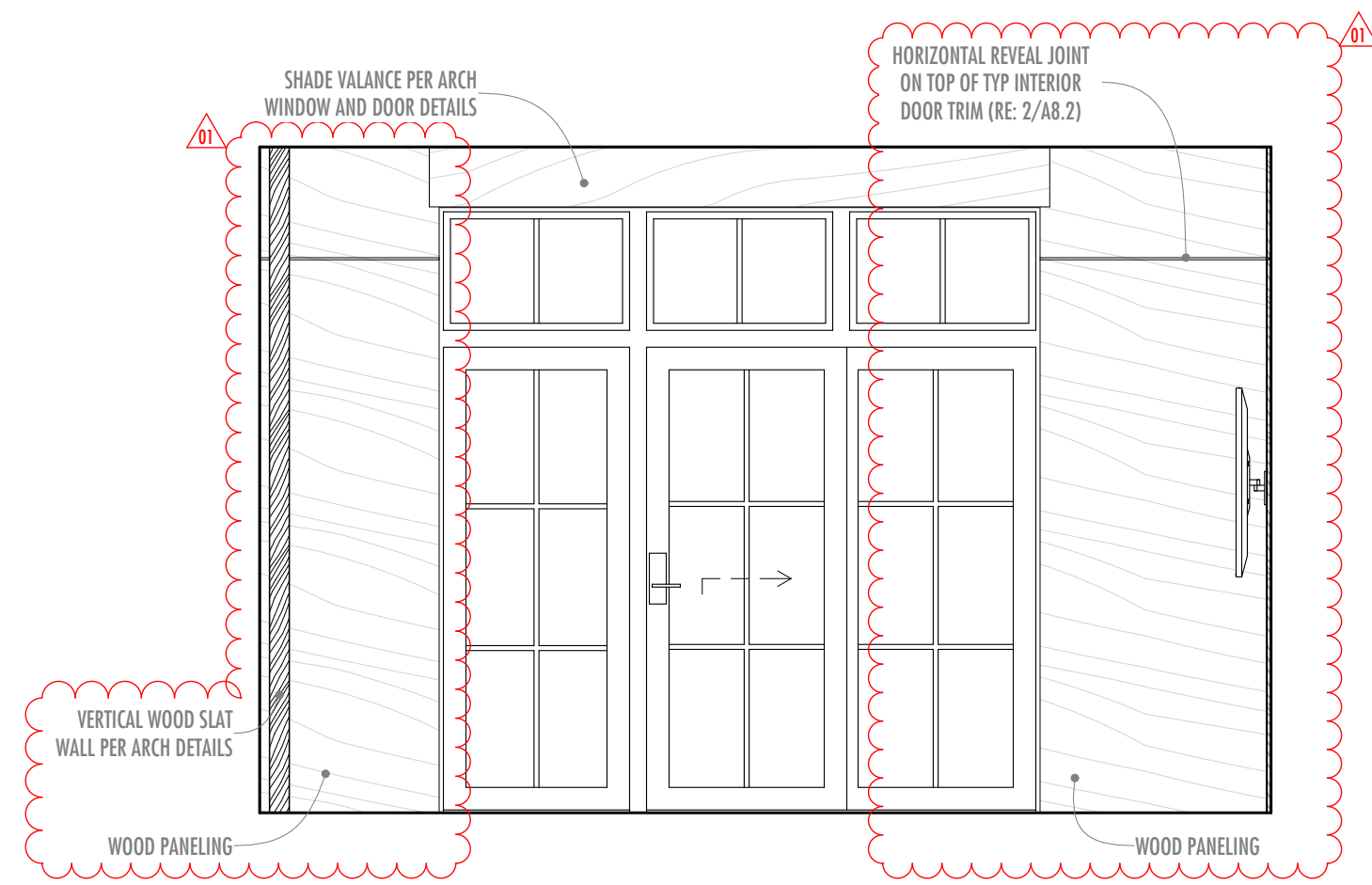
114 UNIT 1 BED ALCOVE - EAST
SCALE: 3/8" = 1'-0" 7



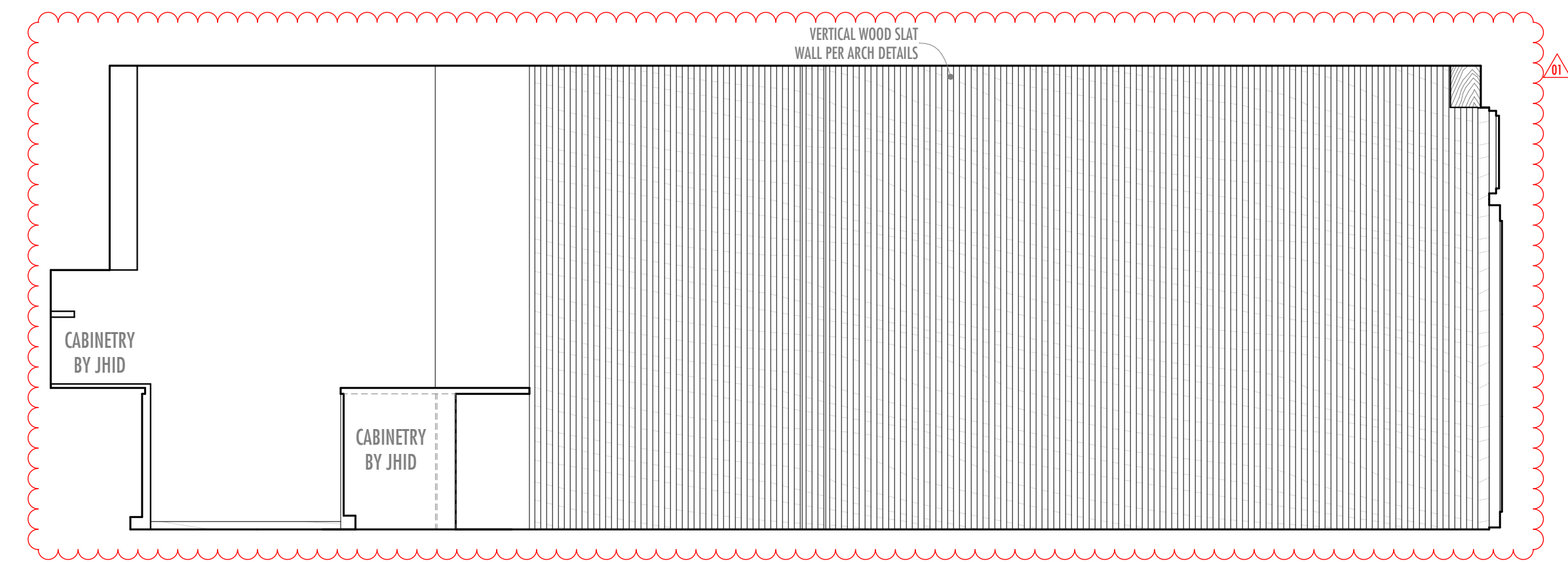
114 UNIT 1 BED ALCOVE - NORTH
SCALE: 3/8" = 1'-0" 6



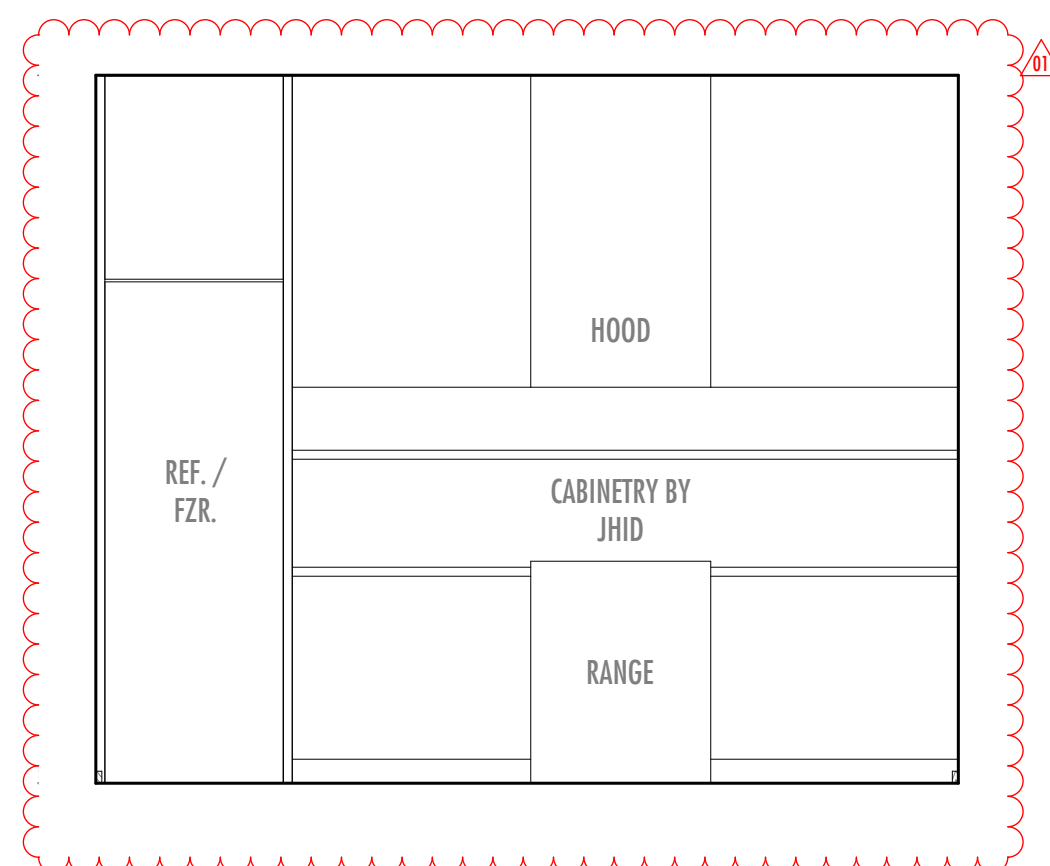
115 ISLAND - WEST
SCALE: 3/8" = 1'-0" 5



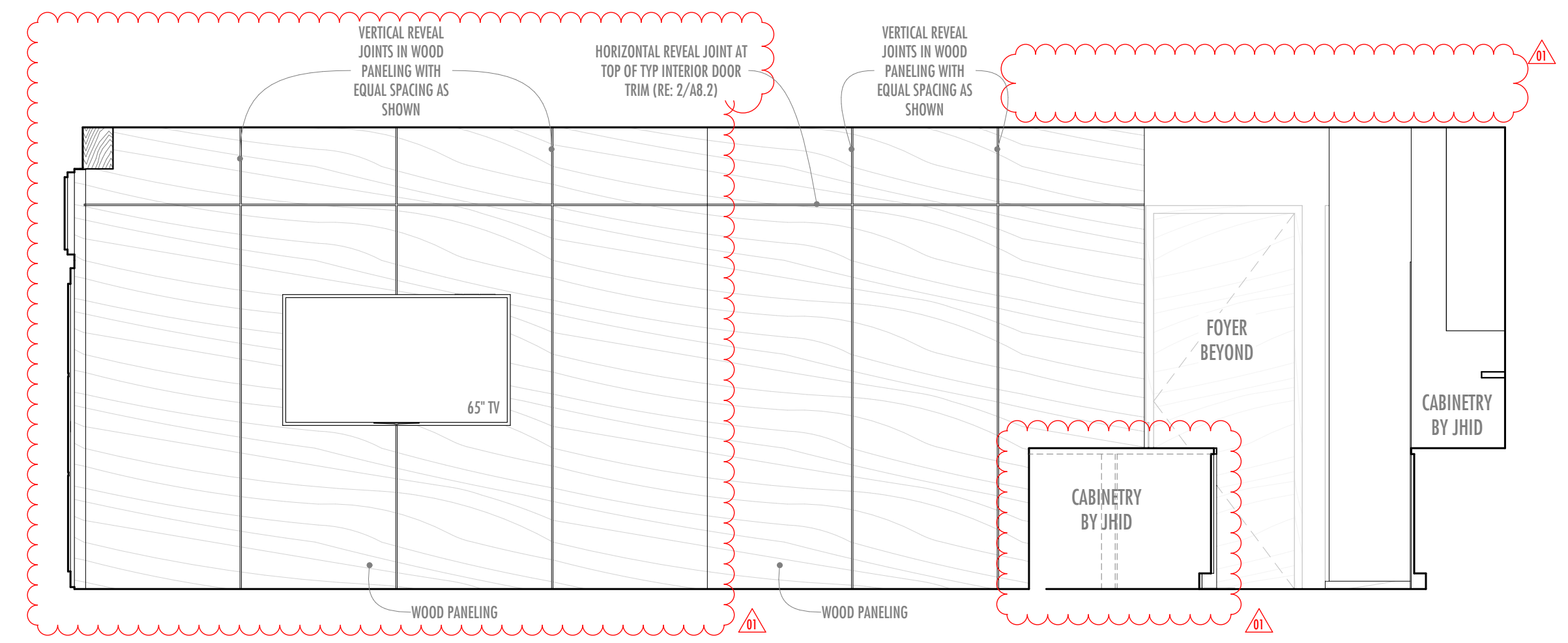
115/116/117 UNIT 1 LIVING / KITCHEN / DINING - WEST
SCALE: 3/8" = 1'-0" 4



115/116/117 UNIT 1 LIVING / KITCHEN / DINING - SOUTH
SCALE: 3/8" = 1'-0" 3



115/116/117 UNIT 1 LIVING / KITCHEN / DINING - EAST
SCALE: 3/8" = 1'-0" 2



115/116/117 UNIT 1 LIVING / KITCHEN / DINING - NORTH
SCALE: 3/8" = 1'-0" 1

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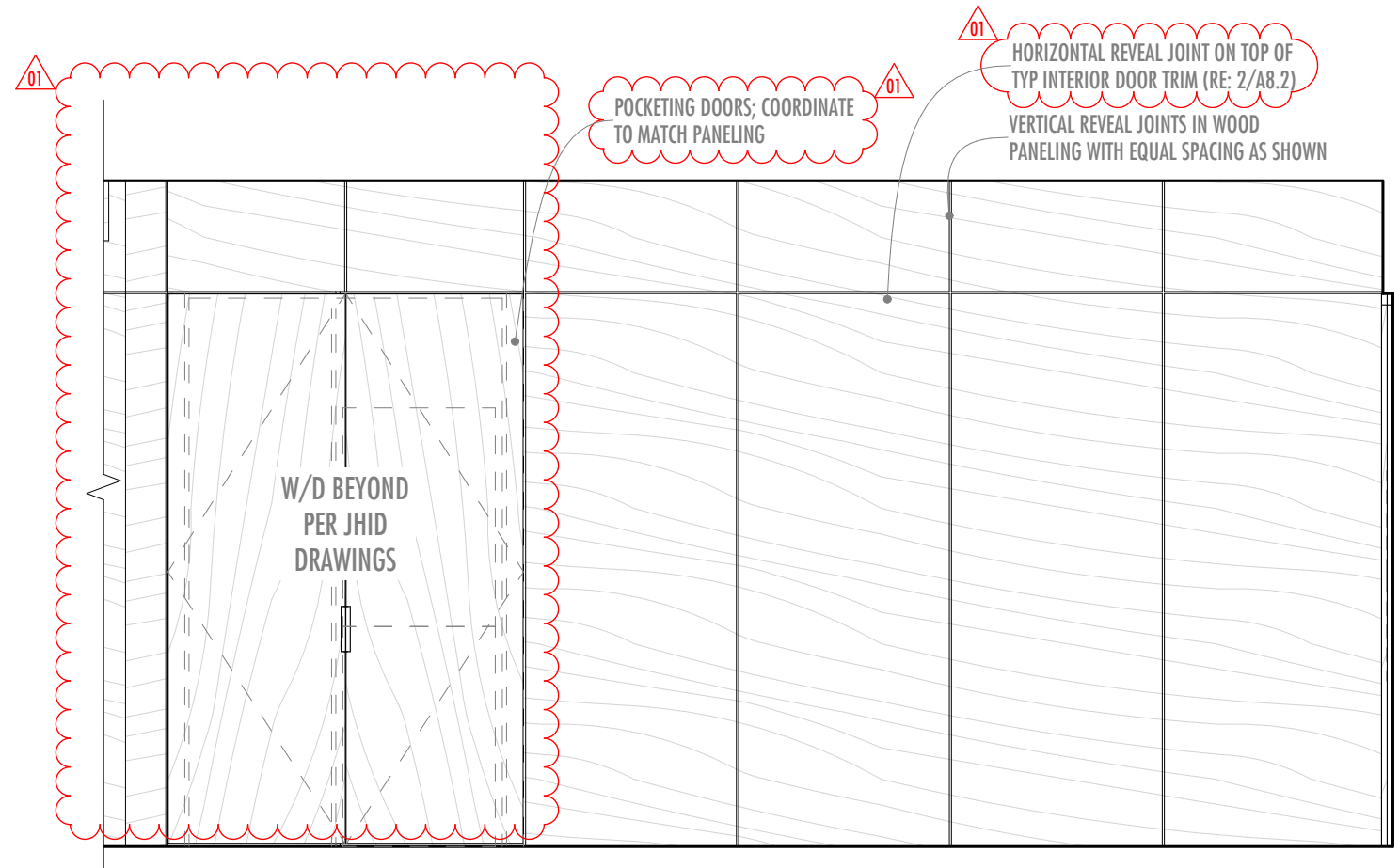
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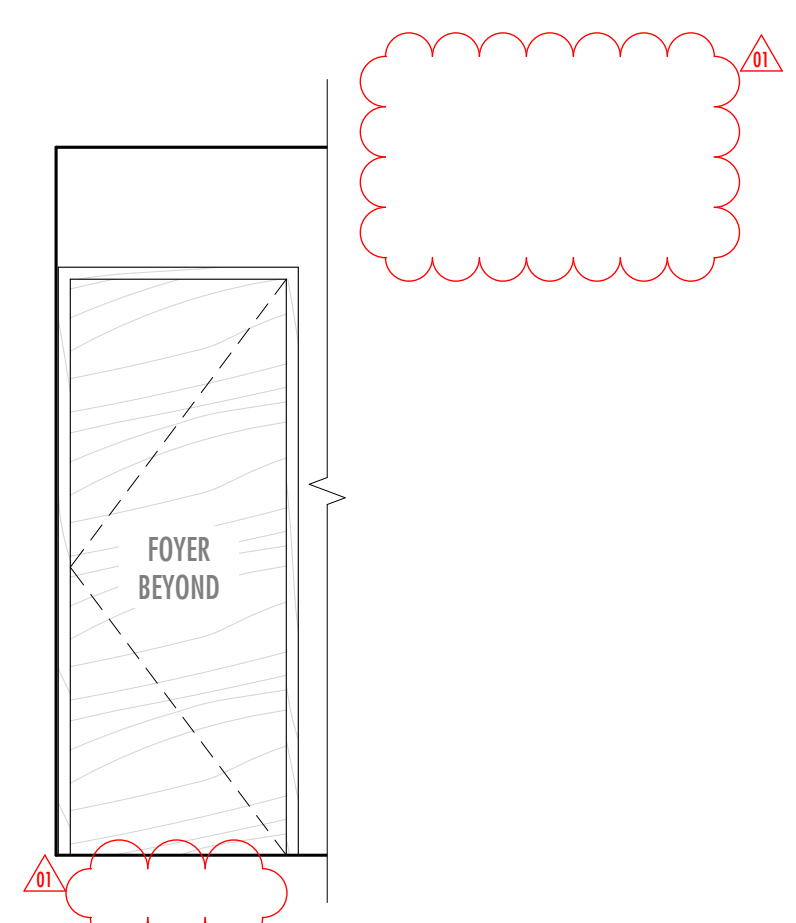
A 6.2

INTERIOR ELEVATIONS

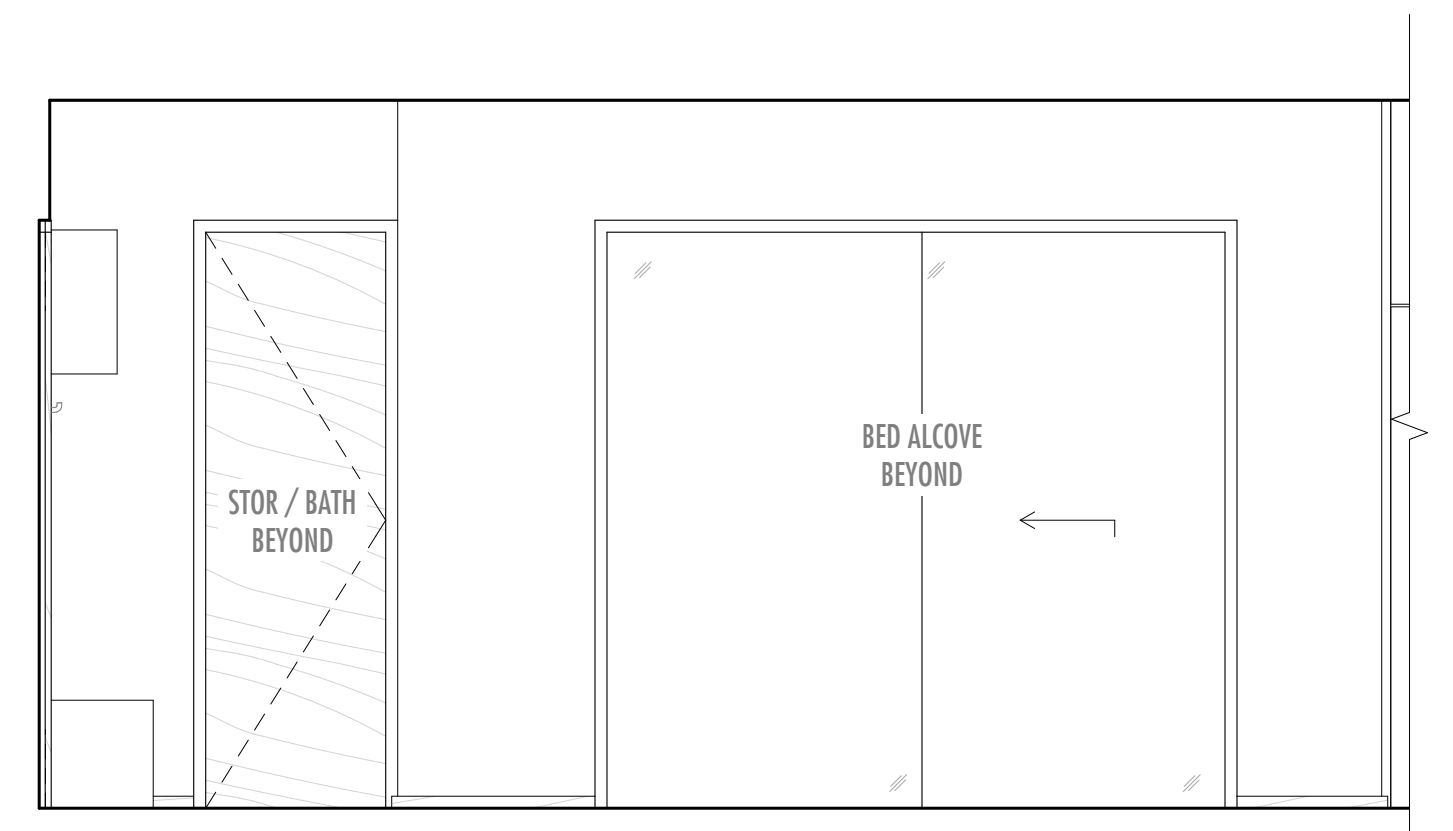
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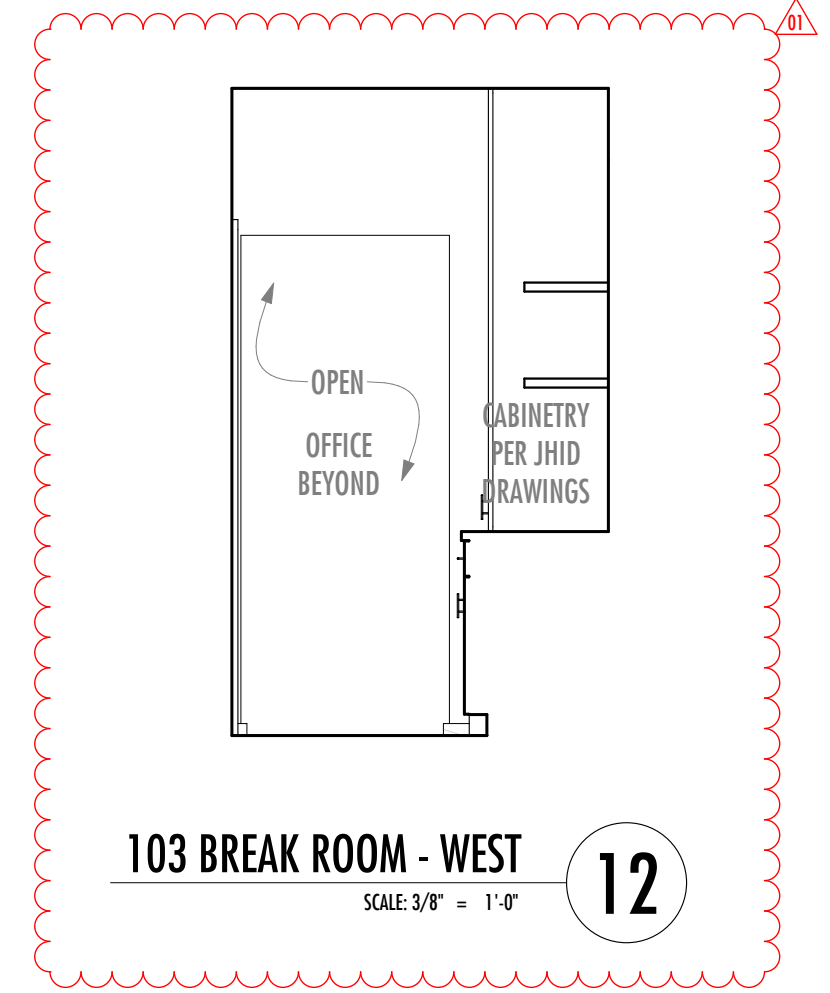
111 UNIT 1 HALL - WEST
SCALE: 3/8" = 1'-0" 15



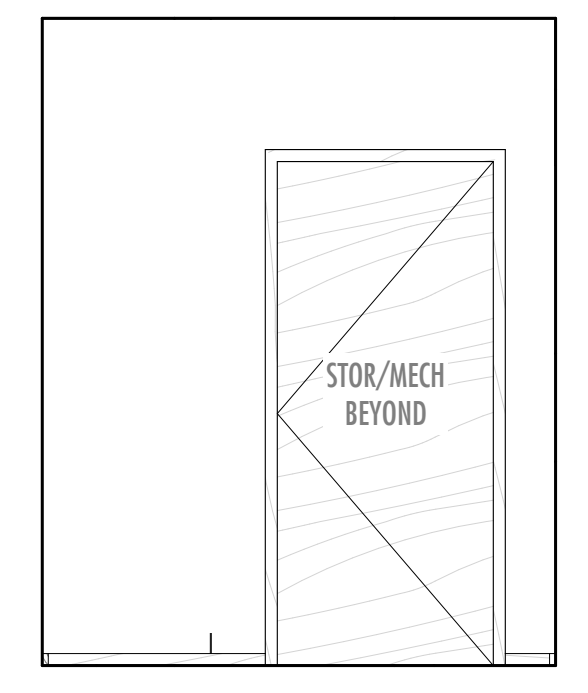
111 UNIT 1 HALL - NORTH
SCALE: 3/8" = 1'-0" 14



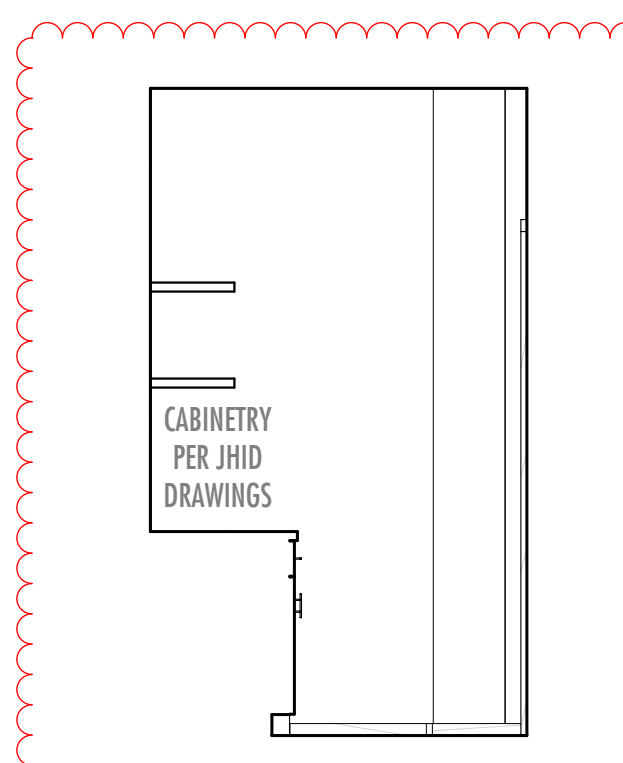
111 UNIT 1 HALL - EAST
SCALE: 3/8" = 1'-0" 13



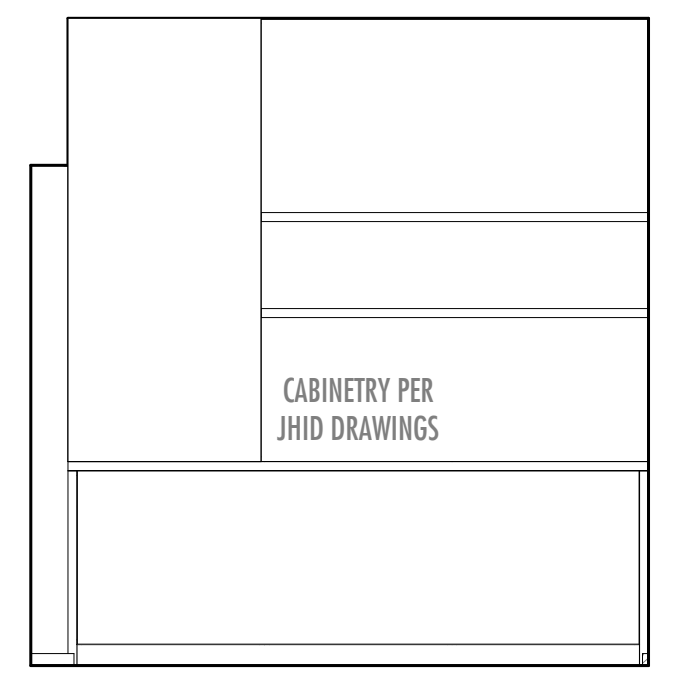
103 BREAK ROOM - WEST
SCALE: 3/8" = 1'-0" 12



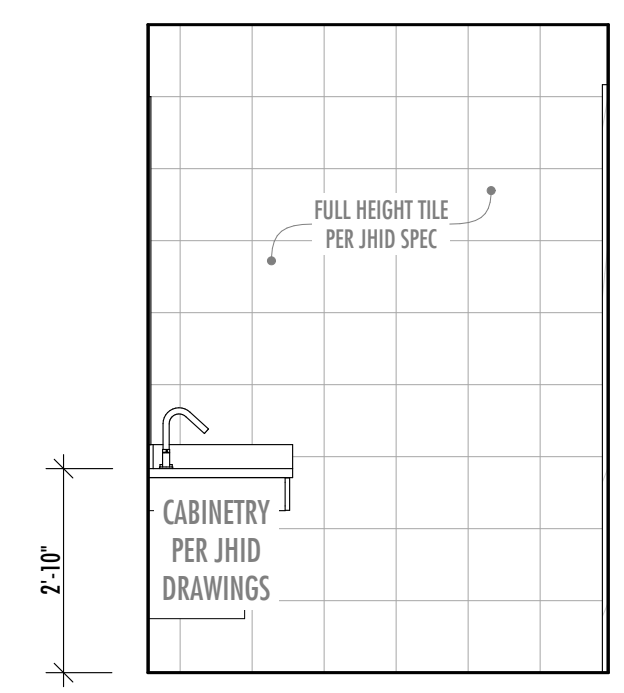
103 BREAK ROOM - SOUTH
SCALE: 3/8" = 1'-0" 11



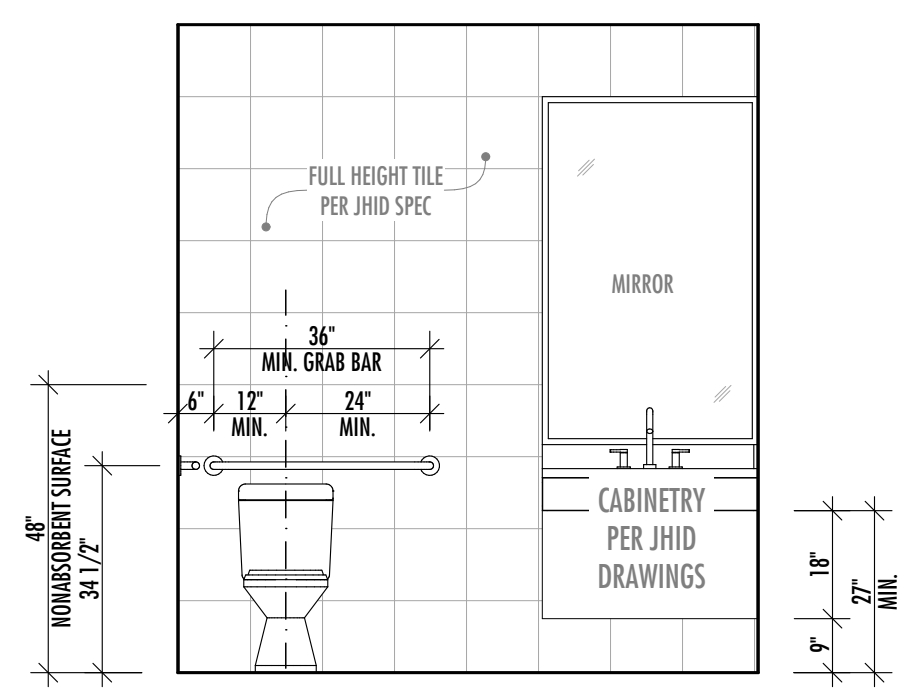
103 BREAK ROOM - EAST
SCALE: 3/8" = 1'-0" 10



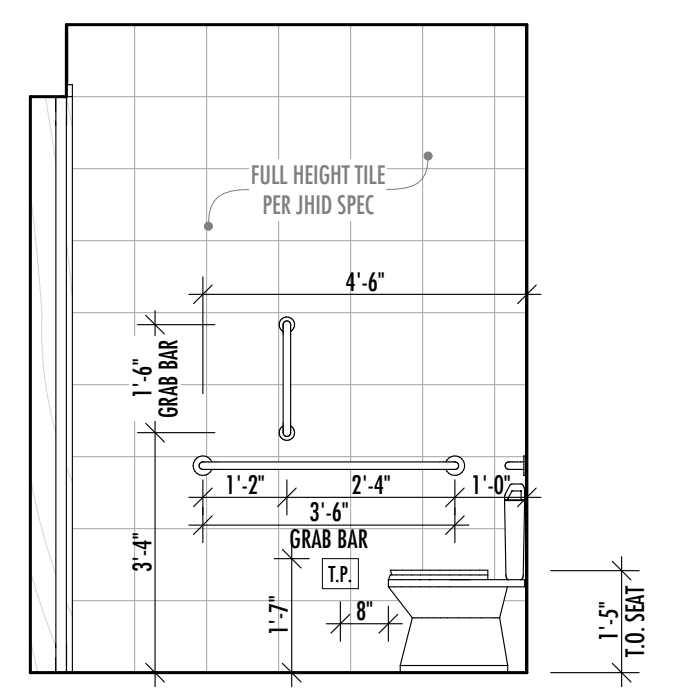
103 BREAK ROOM - NORTH
SCALE: 3/8" = 1'-0" 9



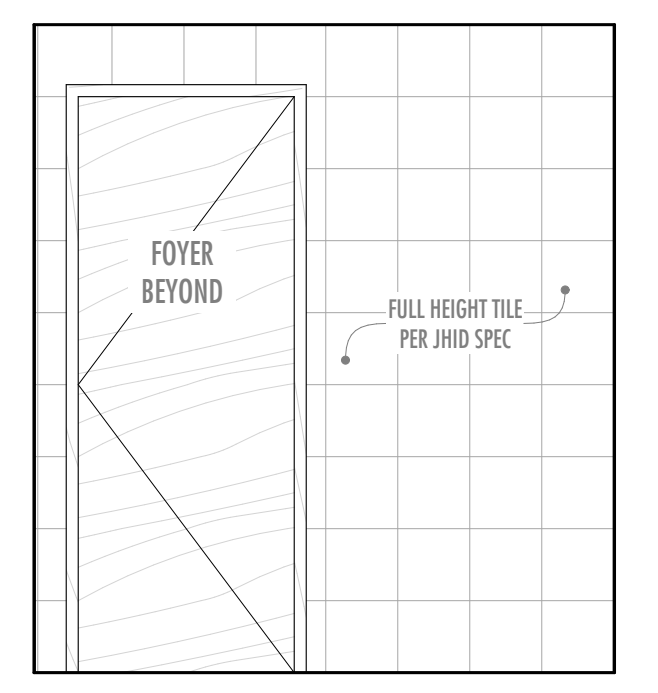
105 HC BATH - WEST
SCALE: 3/8" = 1'-0" 8



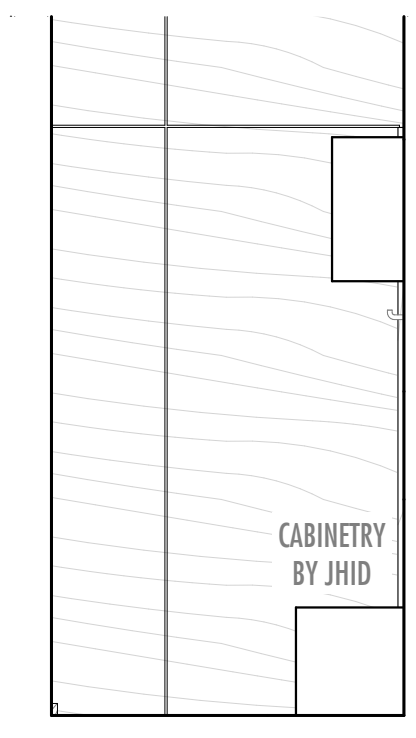
105 HC BATH - SOUTH
SCALE: 3/8" = 1'-0" 7



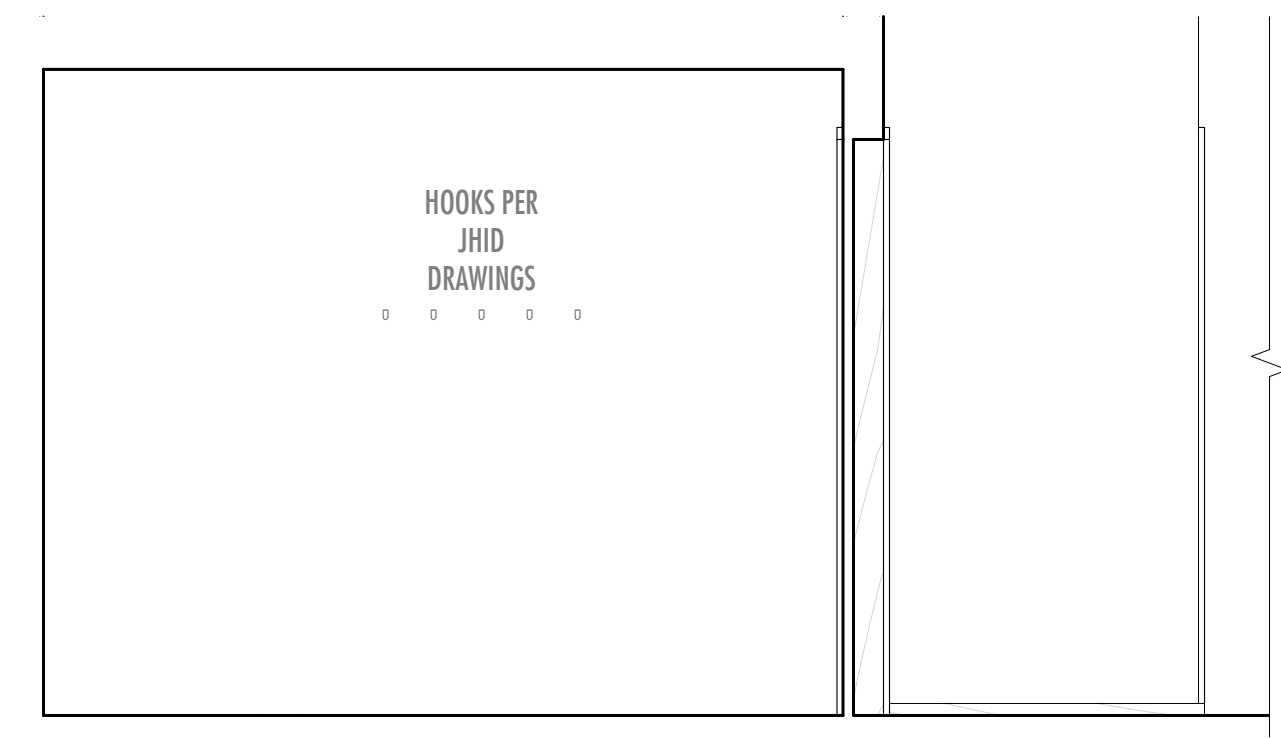
105 HC BATH - EAST
SCALE: 3/8" = 1'-0" 6



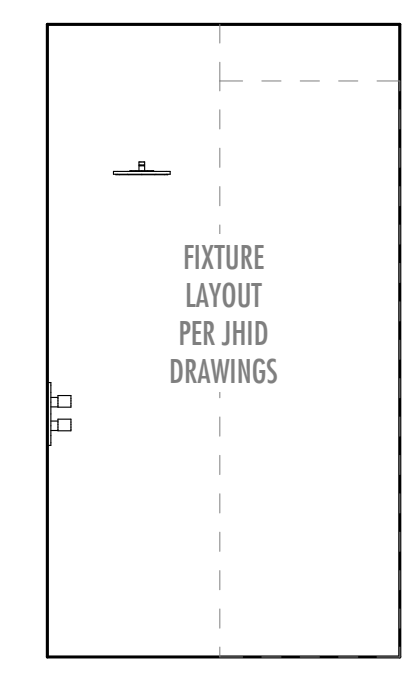
105 HC BATH - NORTH
SCALE: 3/8" = 1'-0" 5



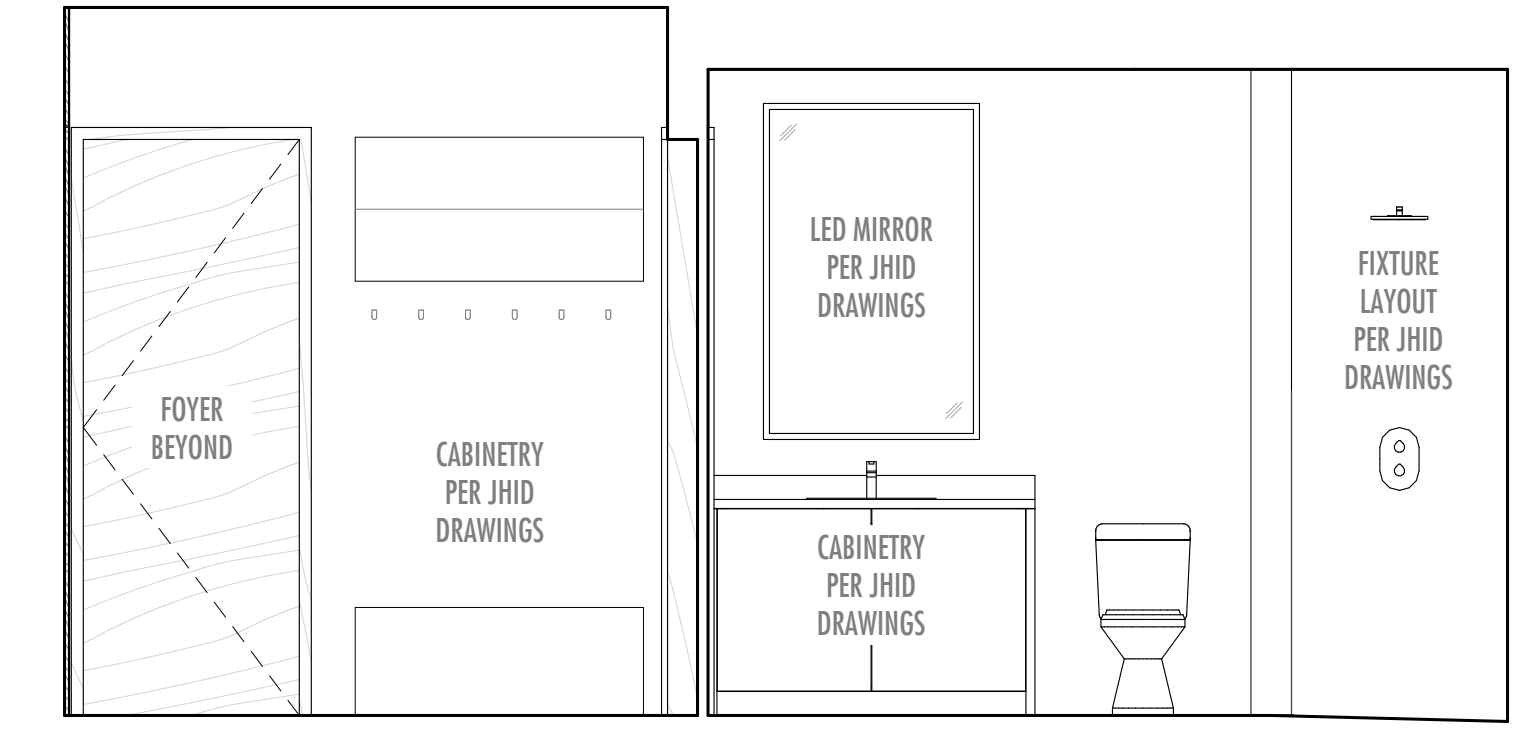
113 UNIT 1 BATH / MUD RM - WEST
SCALE: 3/8" = 1'-0" 4



UNIT 1 BATH / MUD RM - SOUTH
SCALE: 3/8" = 1'-0" 3



113 UNIT 1 BATH / MUD RM - EAST
SCALE: 3/8" = 1'-0" 2



113 UNIT 1 BATH / MUD RM - NORTH
SCALE: 3/8" = 1'-0" 1

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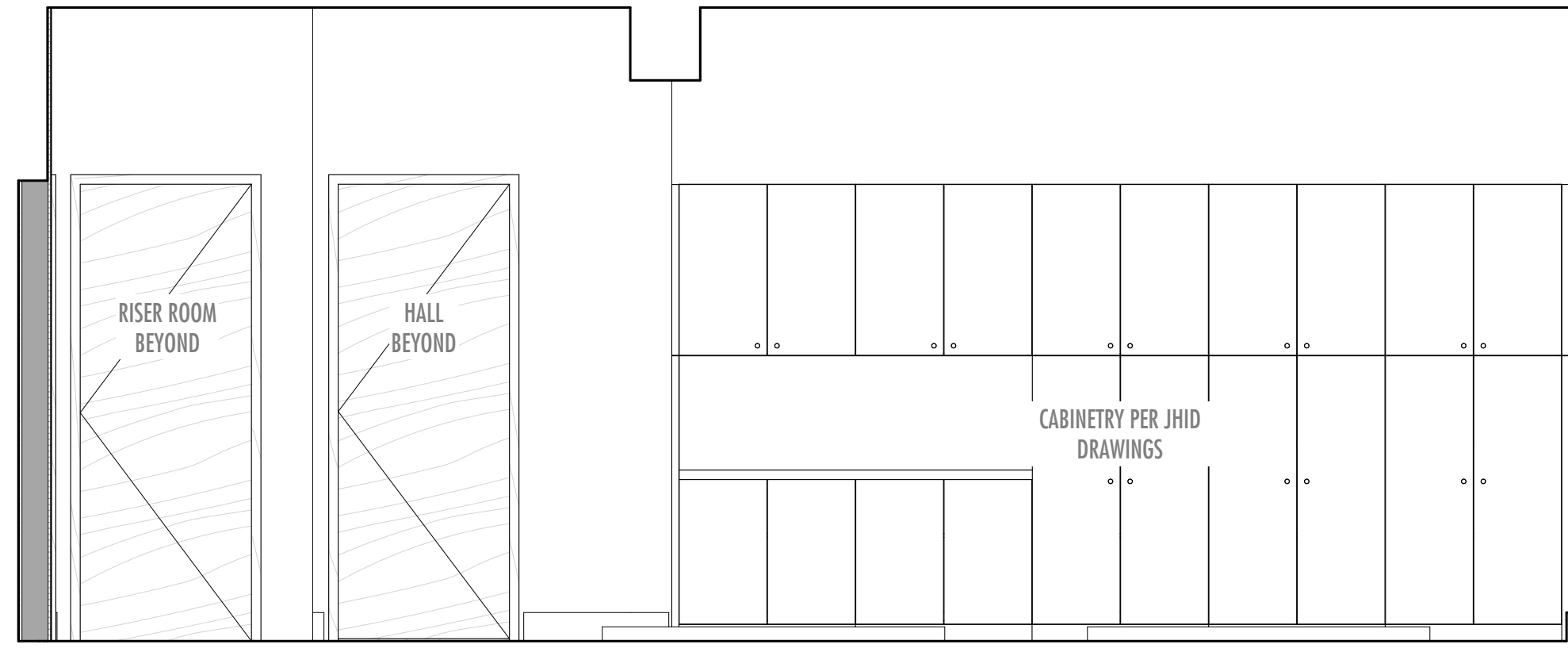
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A 6.3

INTERIOR ELEVATIONS

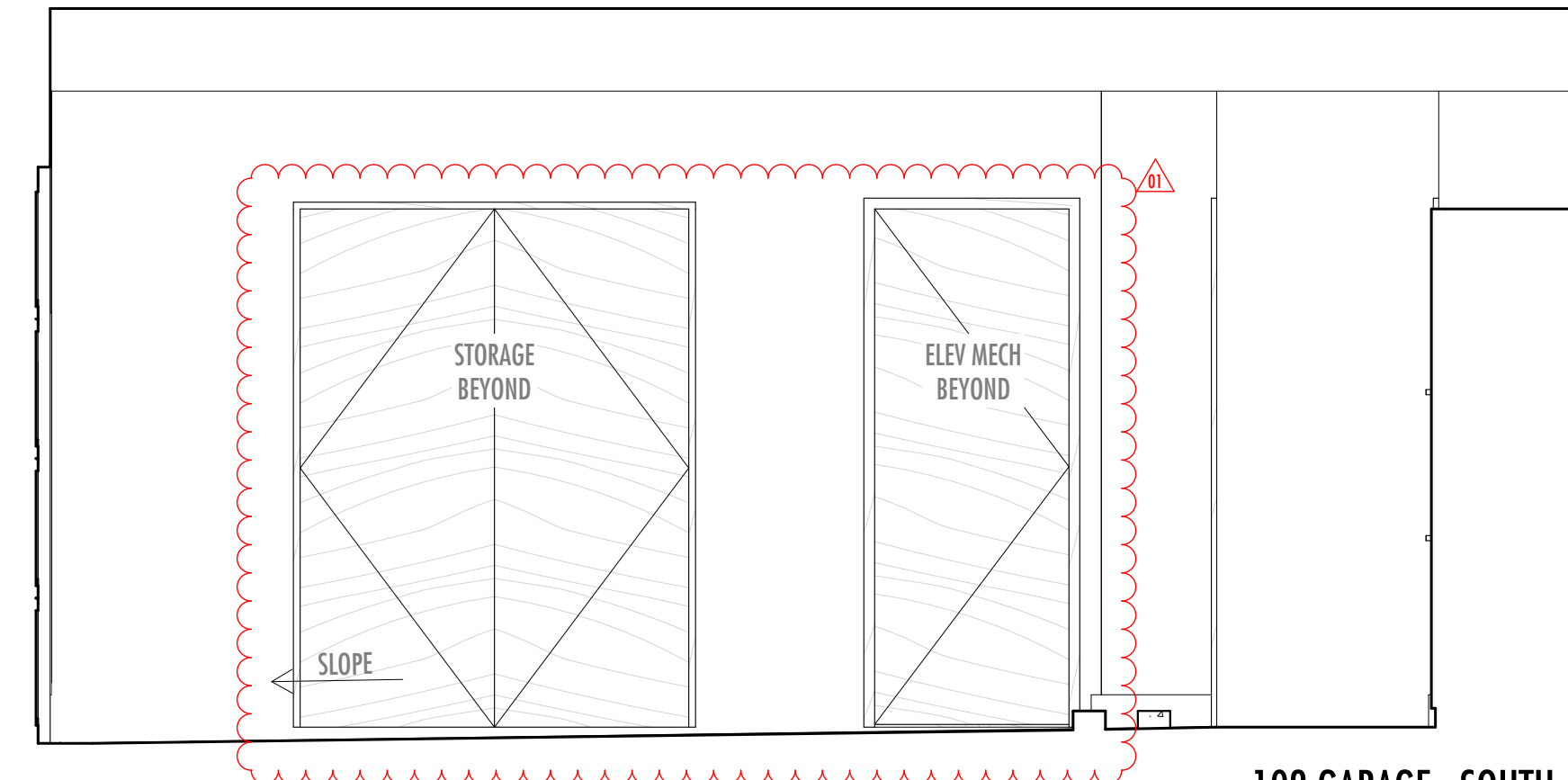
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109 GARAGE - WEST

SCALE: 3/8" = 1'-0"

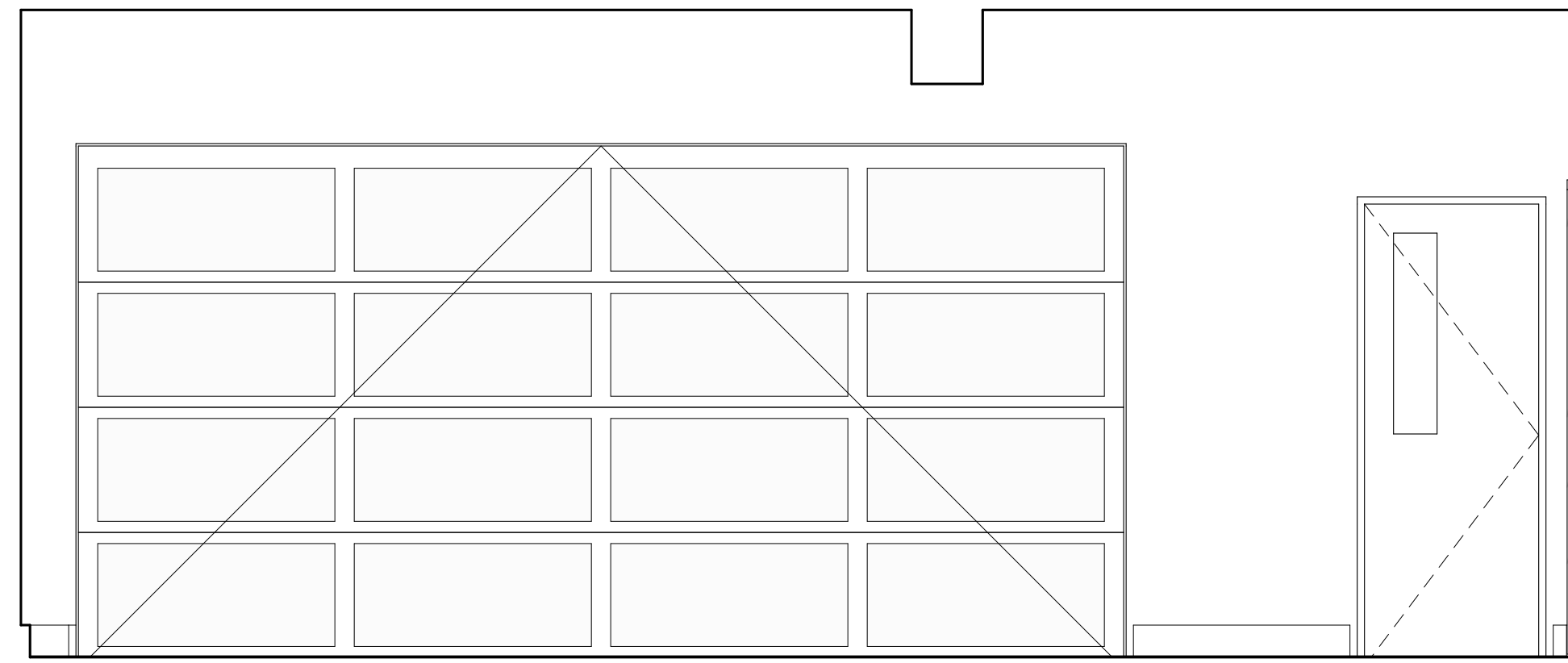
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109 GARAGE - SOUTH

SCALE: 3/8" = 1'-0"

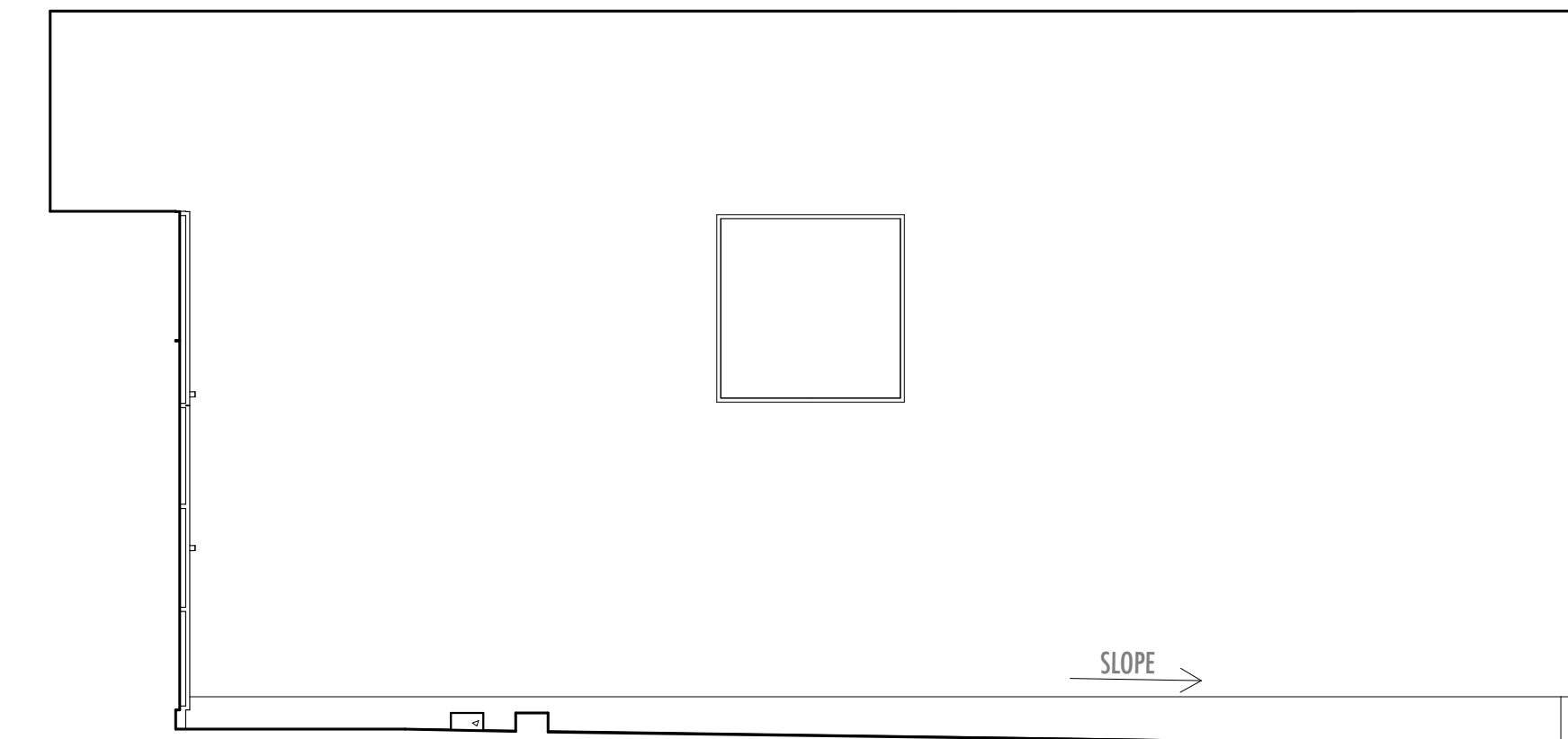
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109 GARAGE - EAST

SCALE: 3/8" = 1'-0"

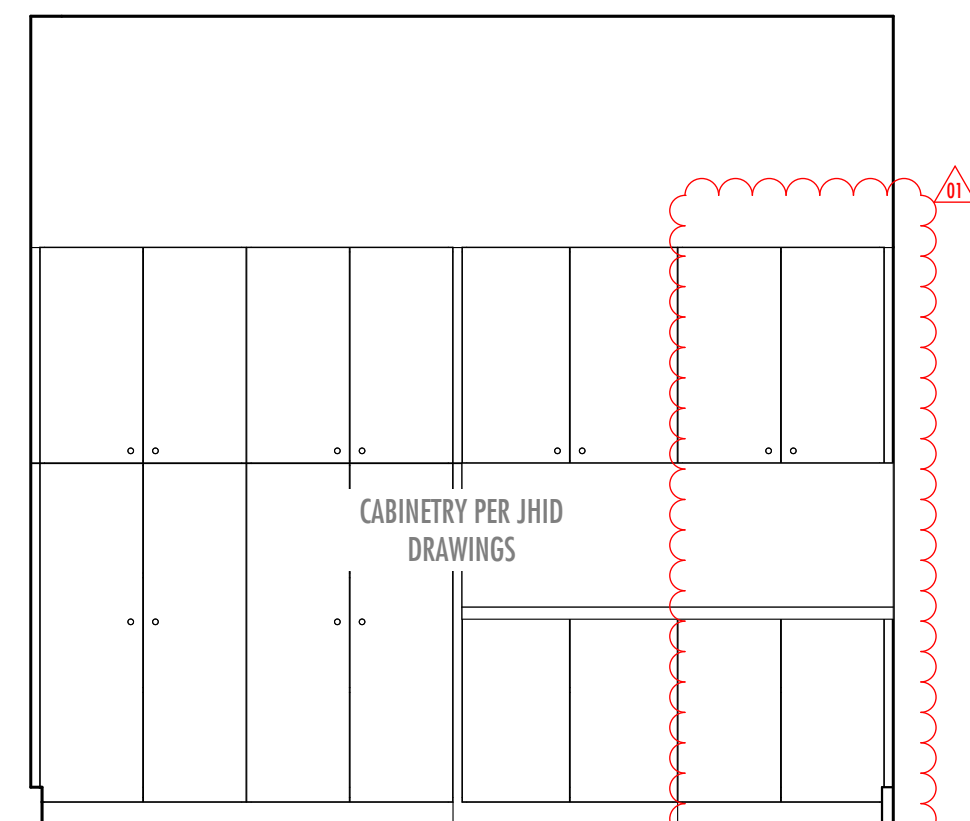
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109 GARAGE - NORTH

SCALE: 3/8" = 1'-0"

5



108 GARAGE - WEST

SCALE: 3/8" = 1'-0"

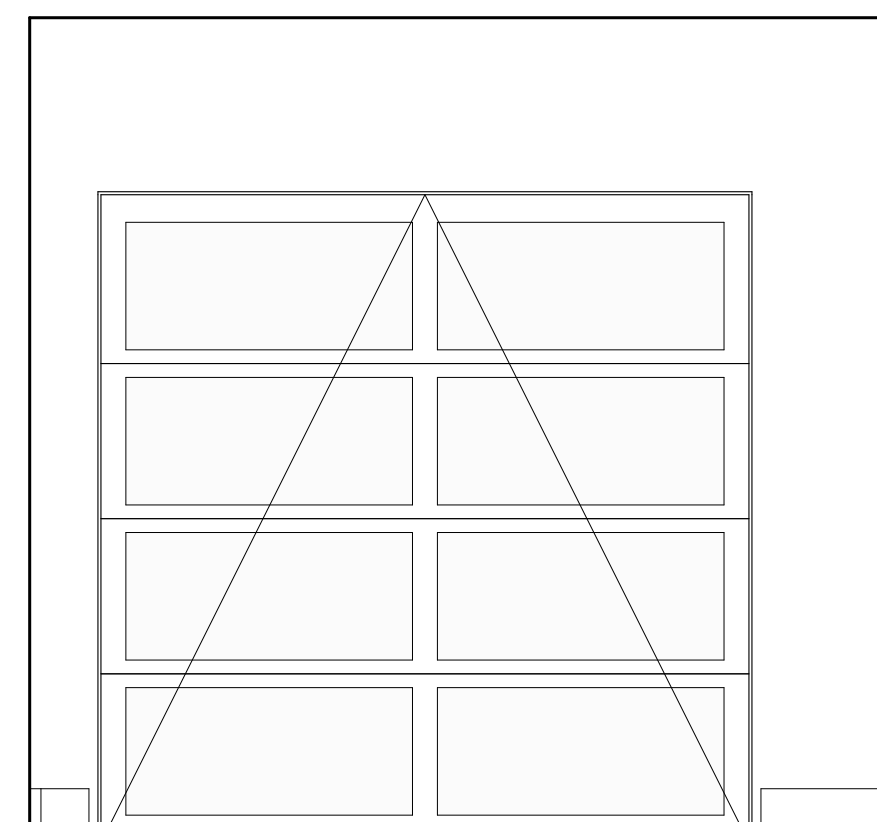
4



108 GARAGE - SOUTH

SCALE: 3/8" = 1'-0"

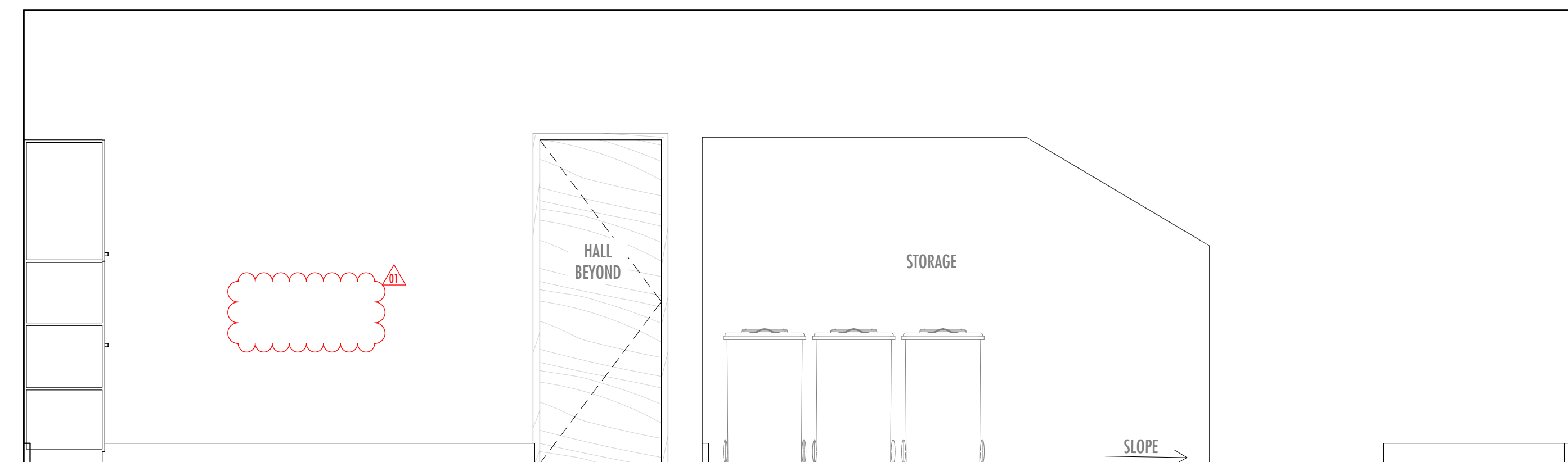
3



108 GARAGE - EAST

SCALE: 3/8" = 1'-0"

2



108 GARAGE - NORTH

SCALE: 3/8" = 1'-0"

1

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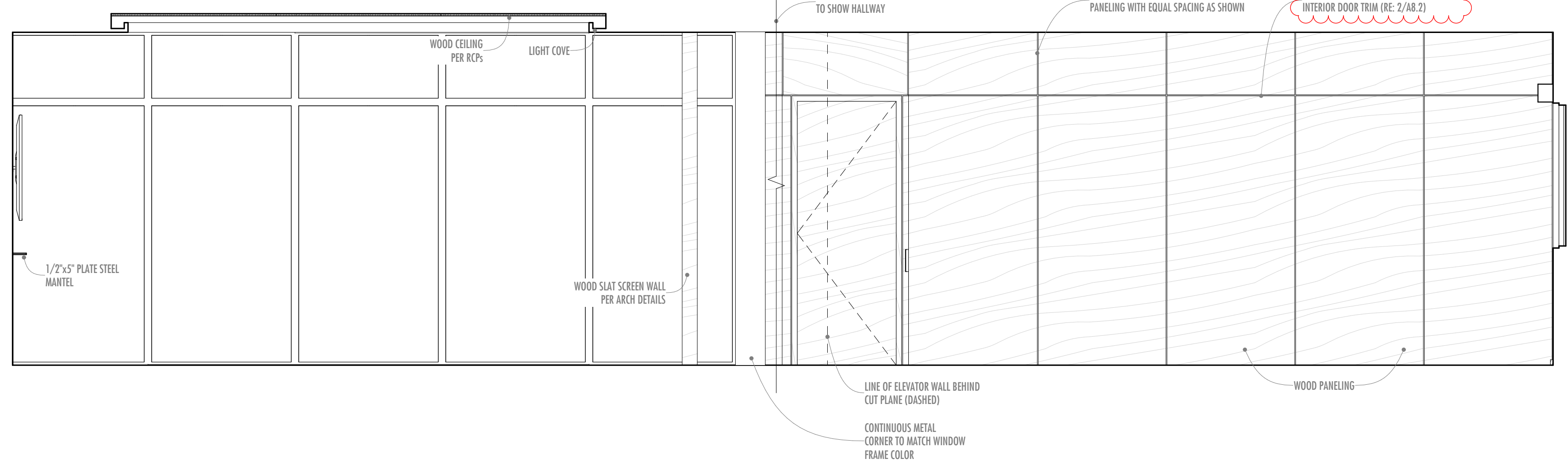
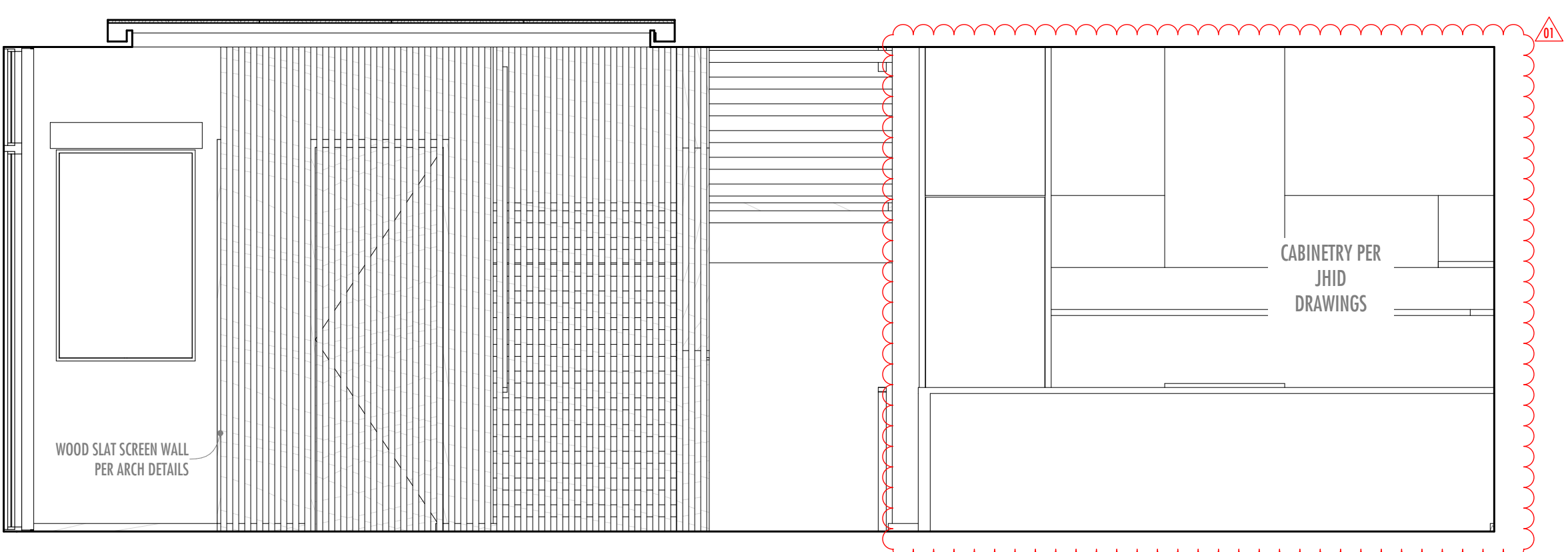
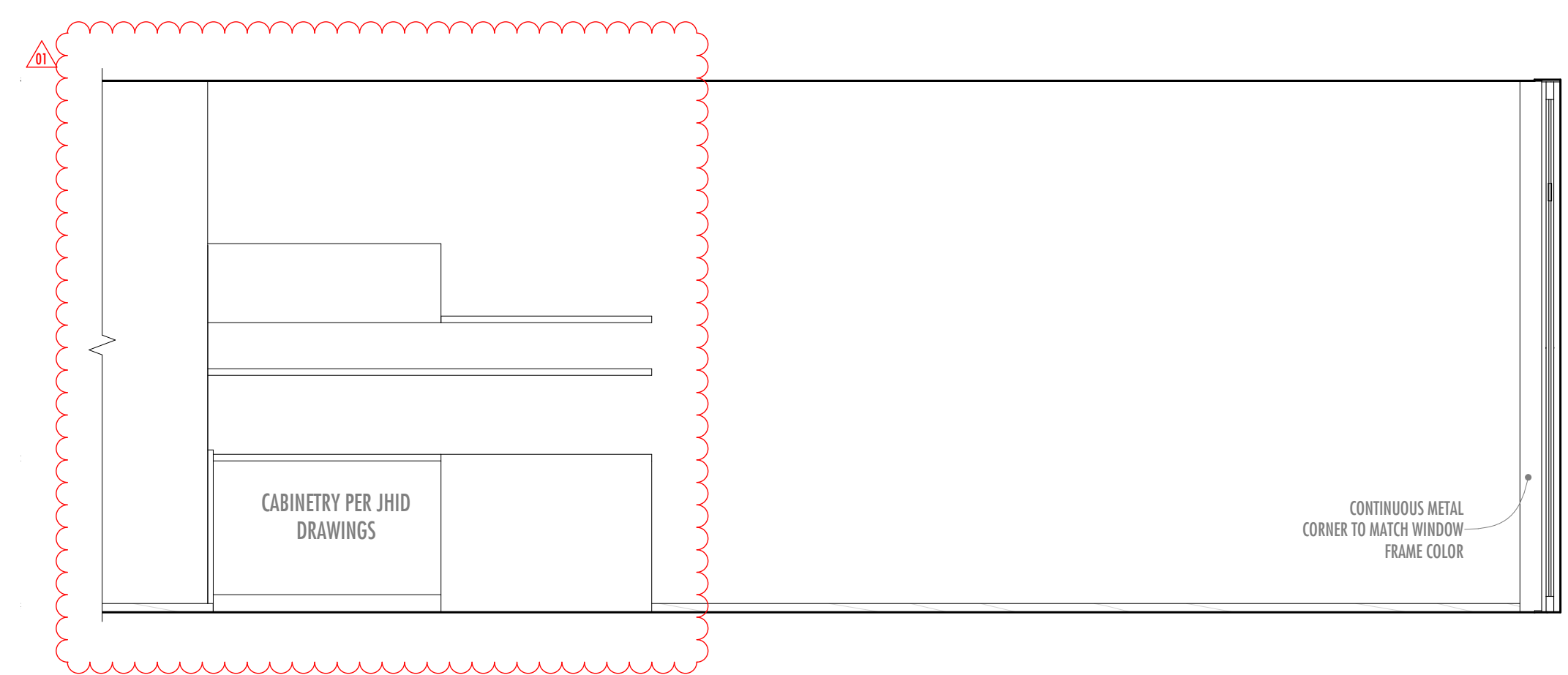
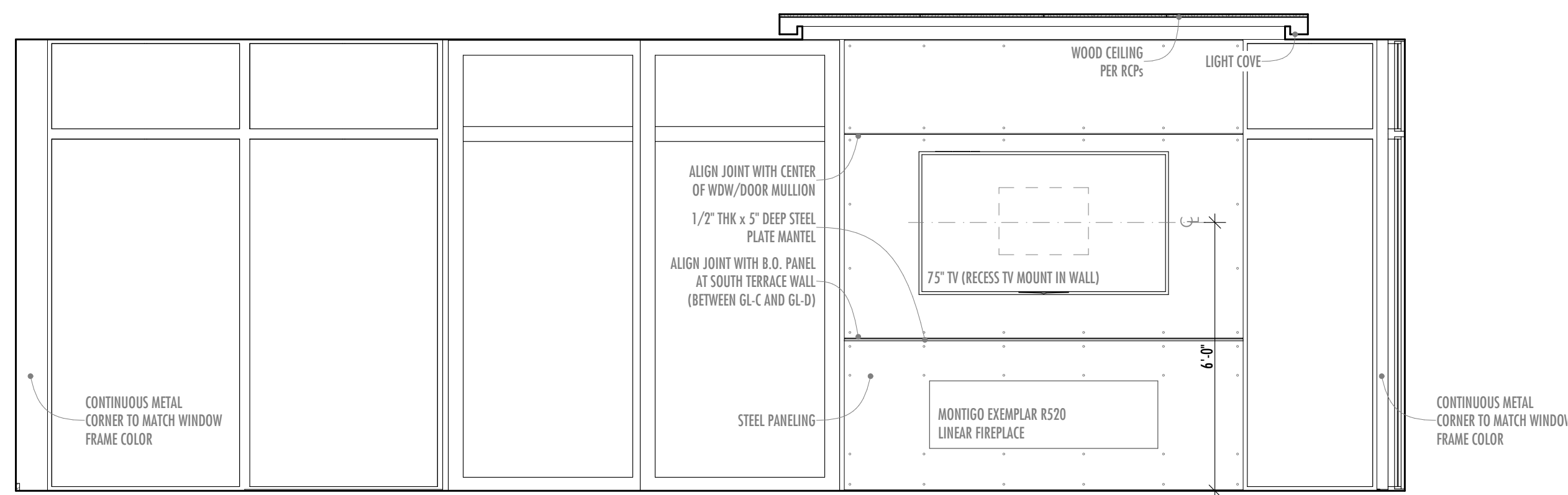
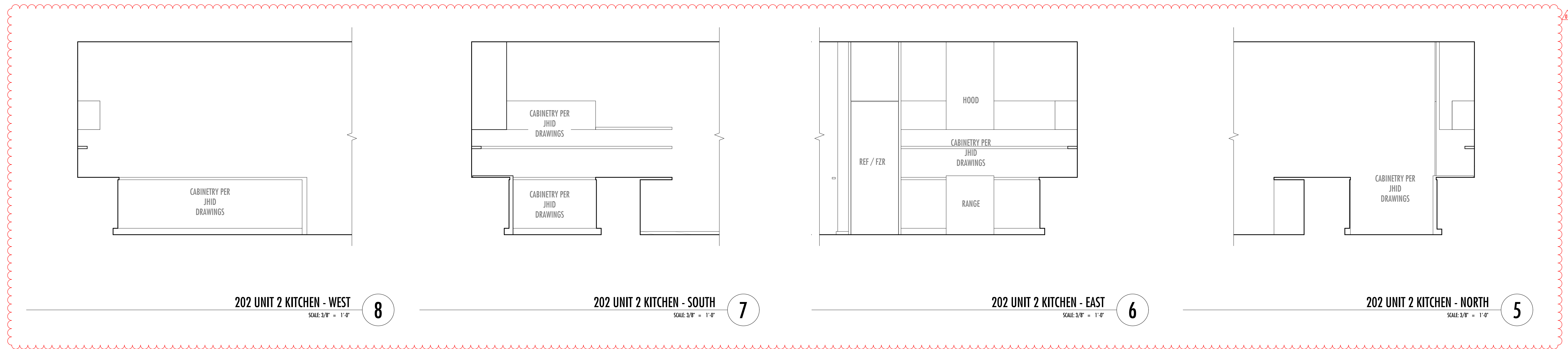
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A 6.4

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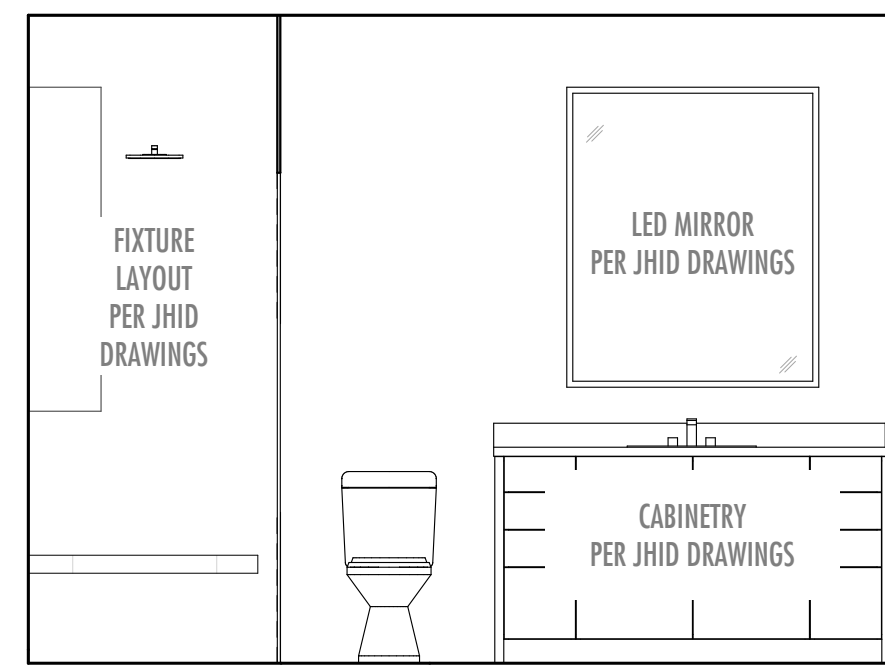
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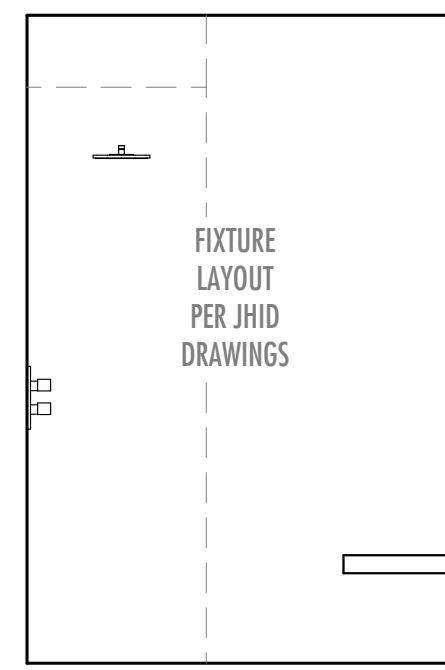
A 6.5

INTERIOR ELEVATIONS

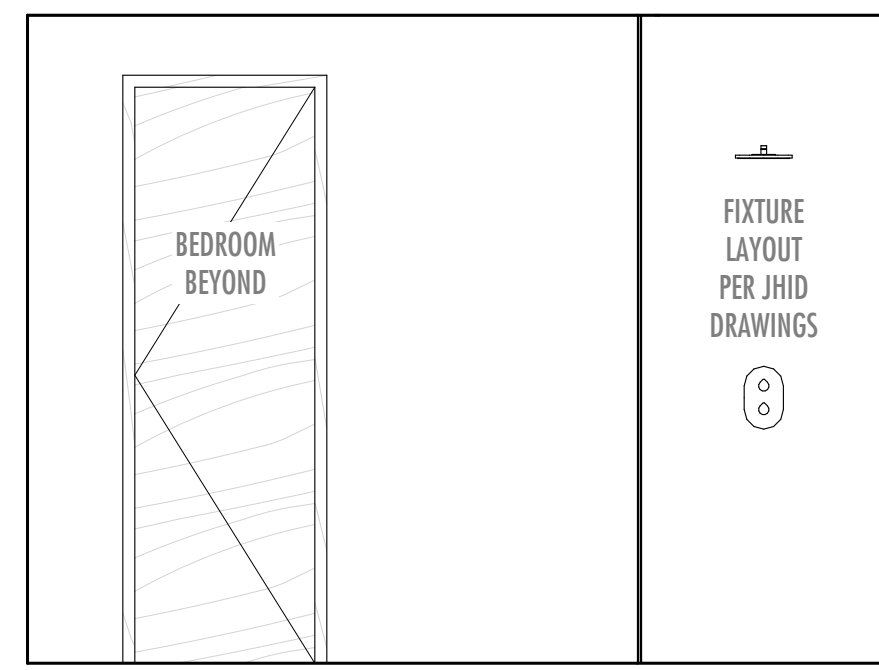
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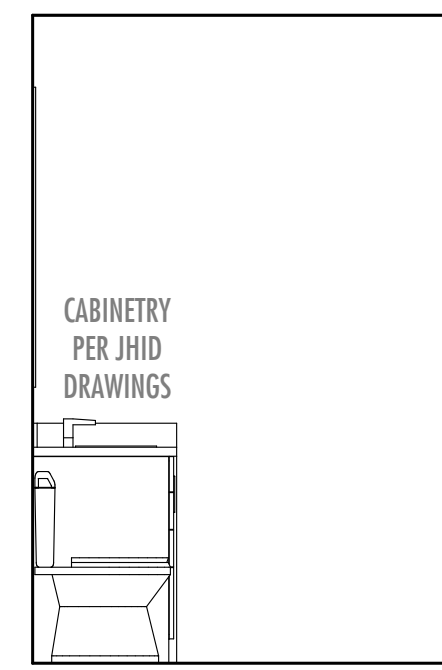
207 BATH 2 - WEST
SCALE: 3/8" = 1'-0" **12**



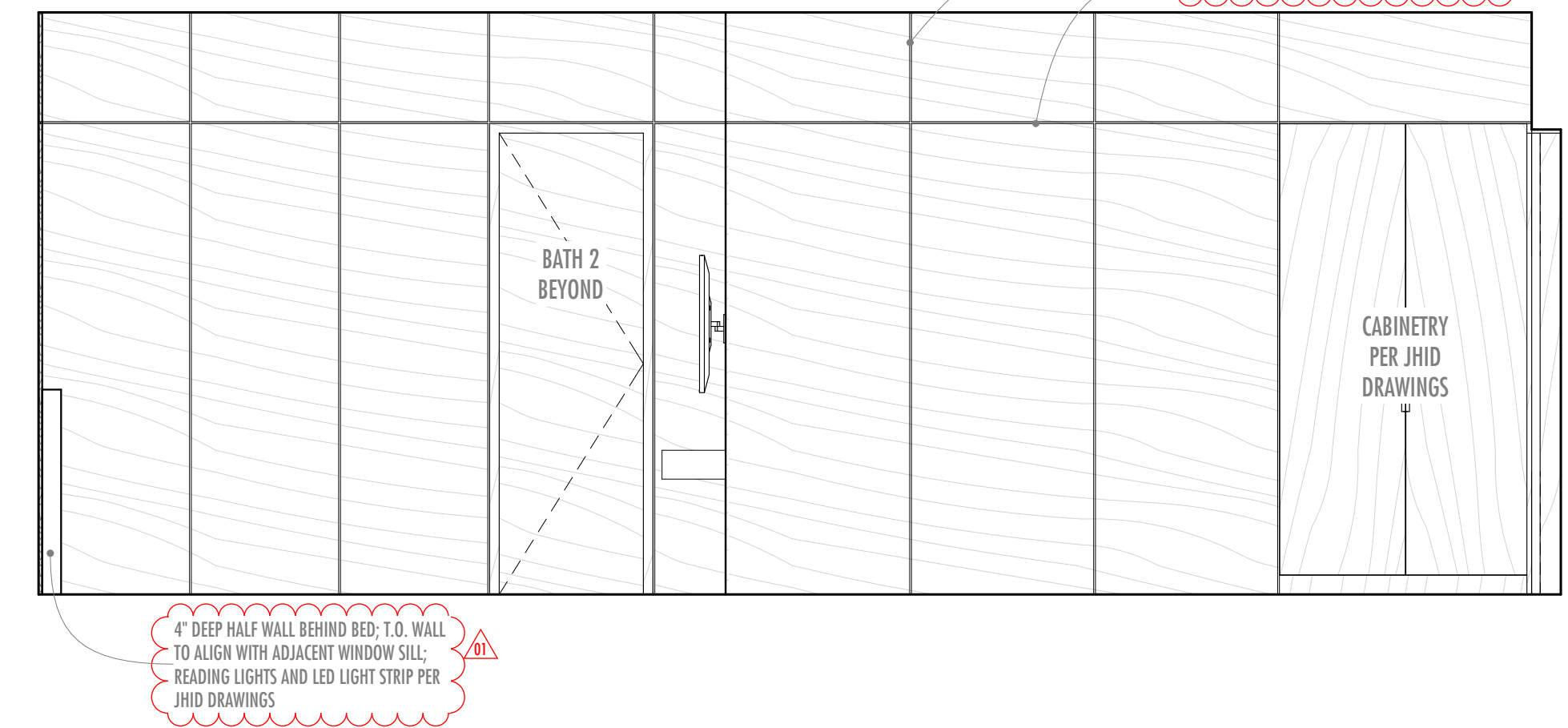
207 BATH 2 - SOUTH
SCALE: 3/8" = 1'-0" **11**



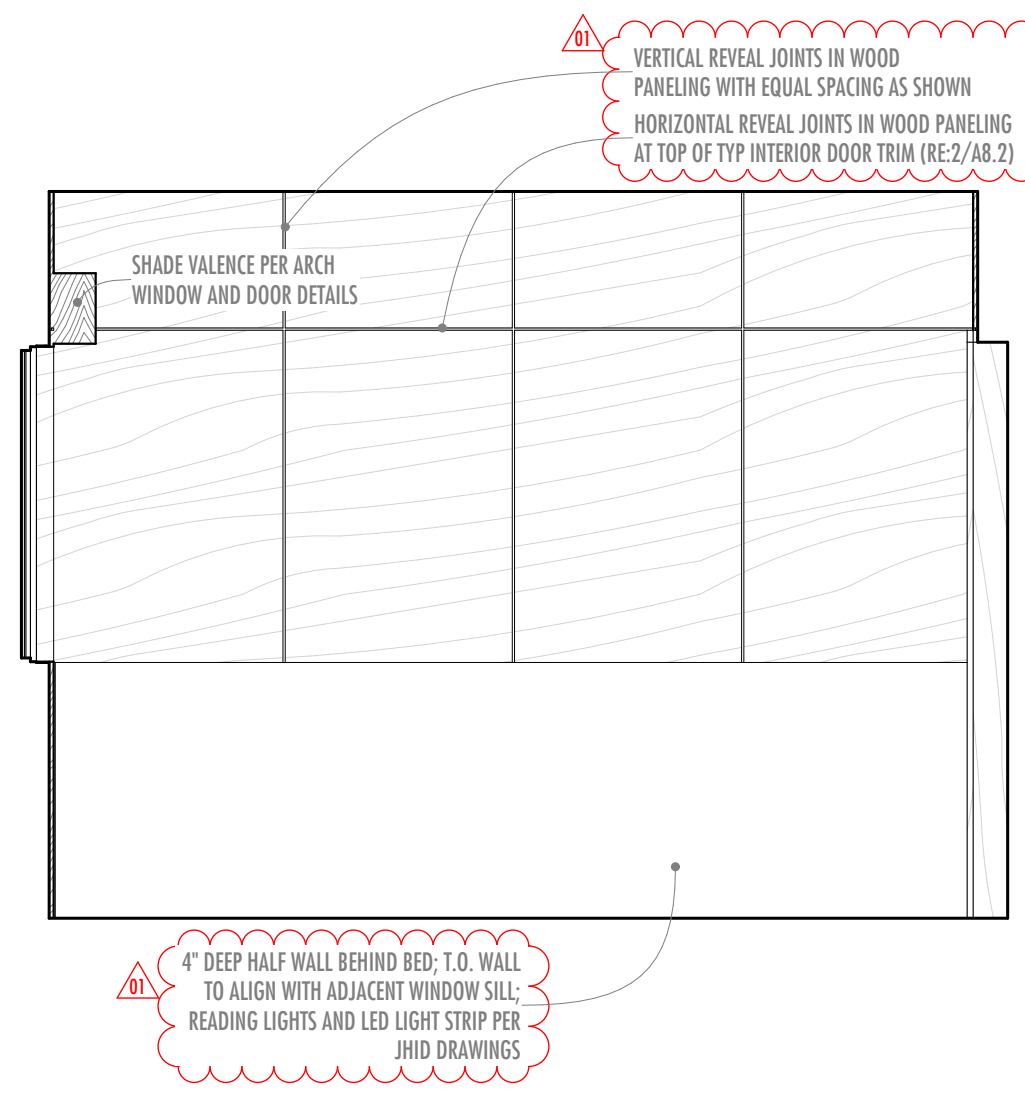
207 BATH 2 - EAST
SCALE: 3/8" = 1'-0" **10**



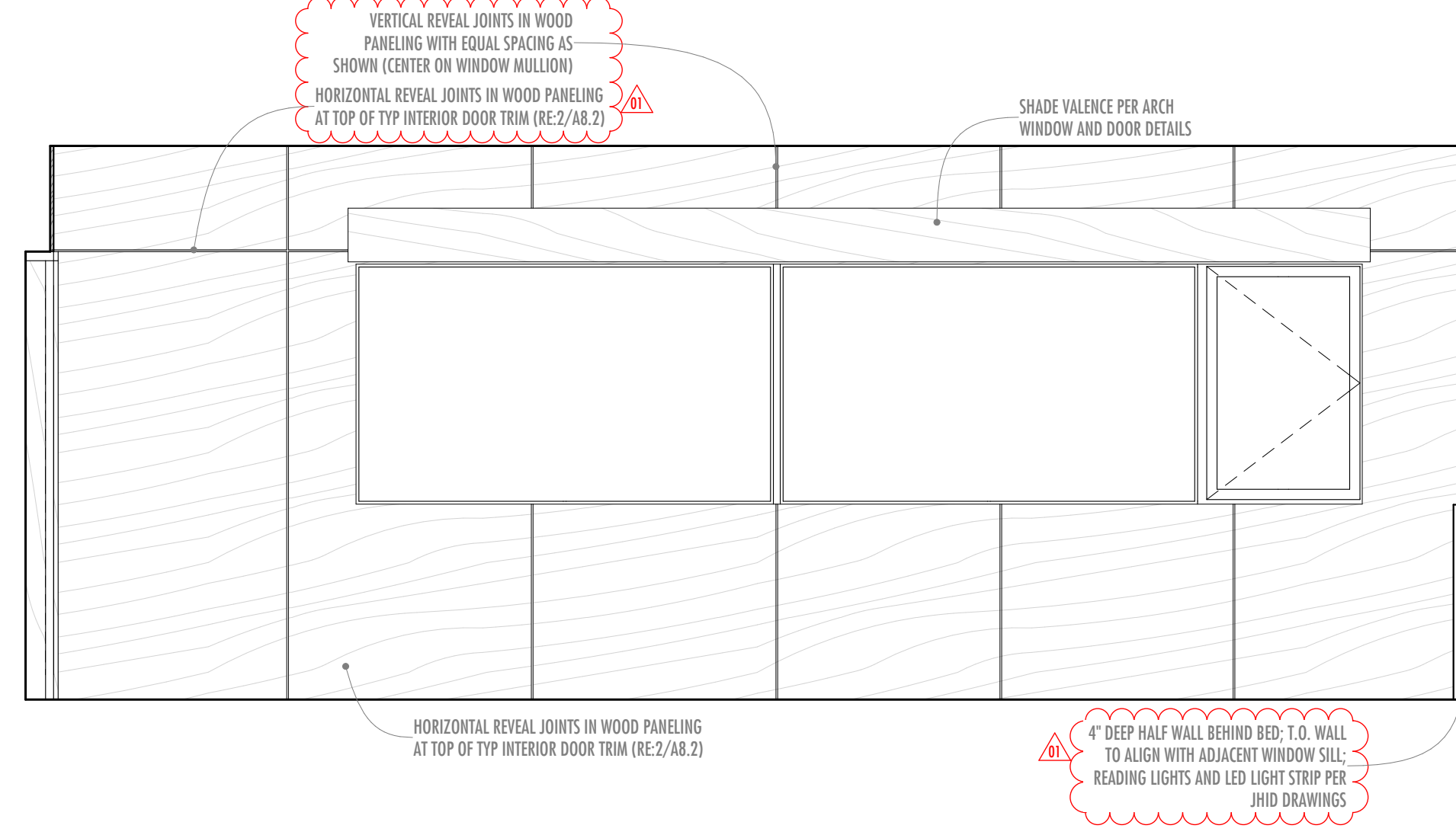
207 BATH 2 - NORTH
SCALE: 3/8" = 1'-0" **9**



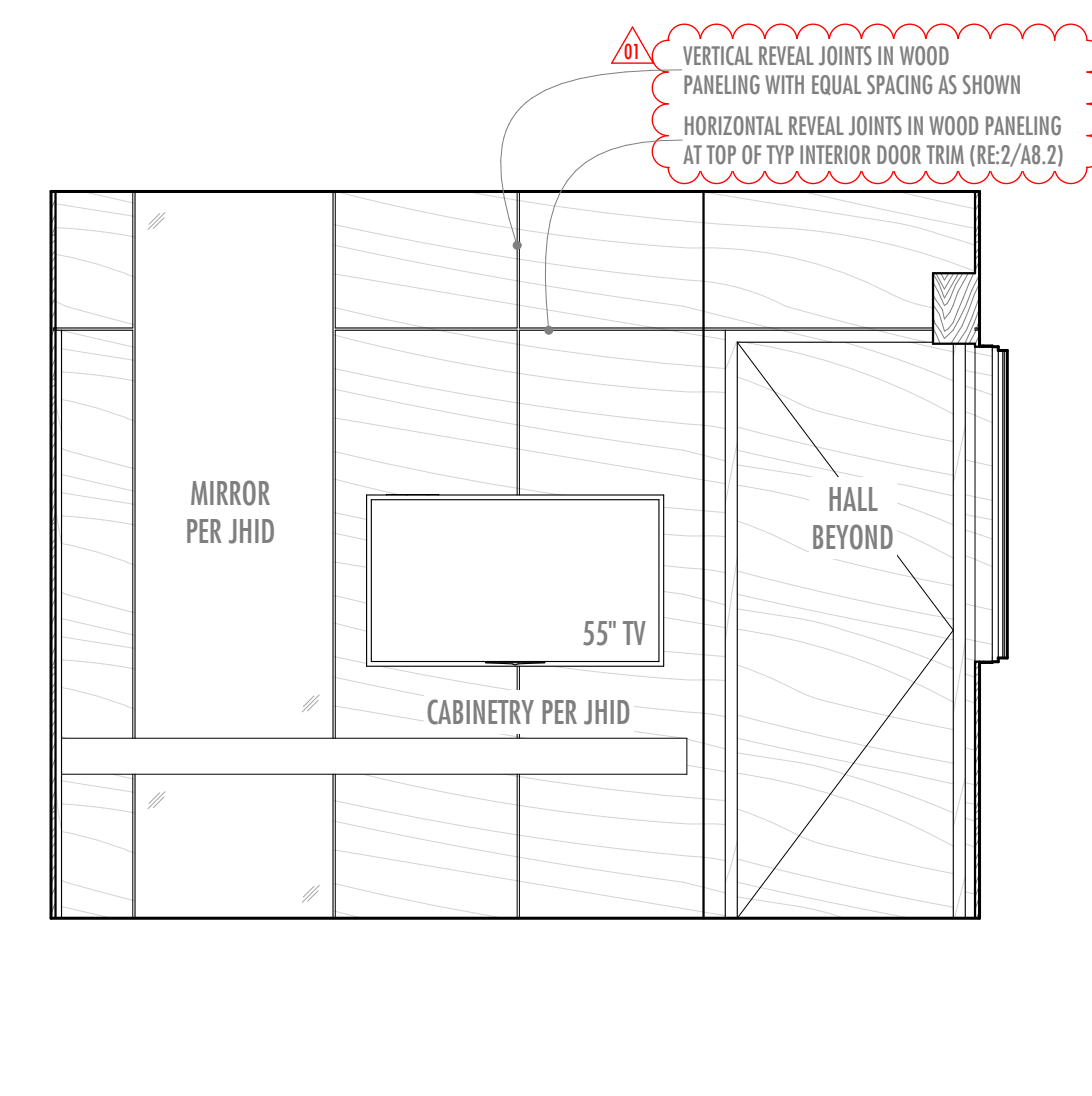
206 BEDROOM 2 - WEST
SCALE: 3/8" = 1'-0" **8**



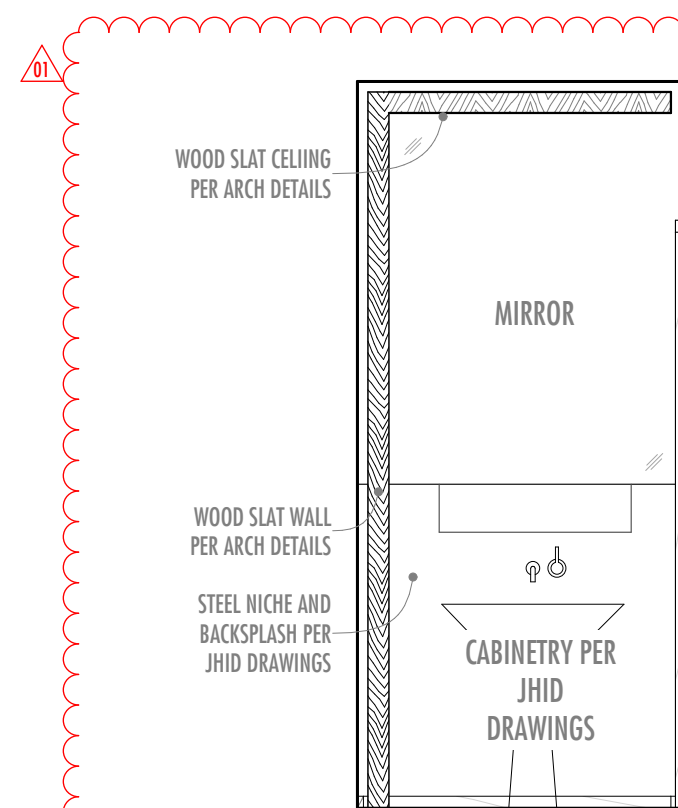
206 BEDROOM 2 - SOUTH
SCALE: 3/8" = 1'-0" **7**



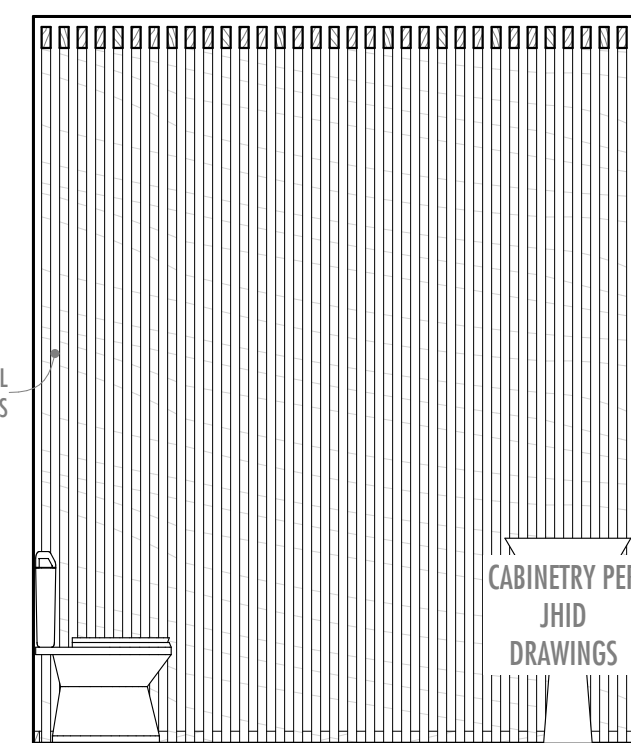
206 BEDROOM 2 - EAST
SCALE: 3/8" = 1'-0" **6**



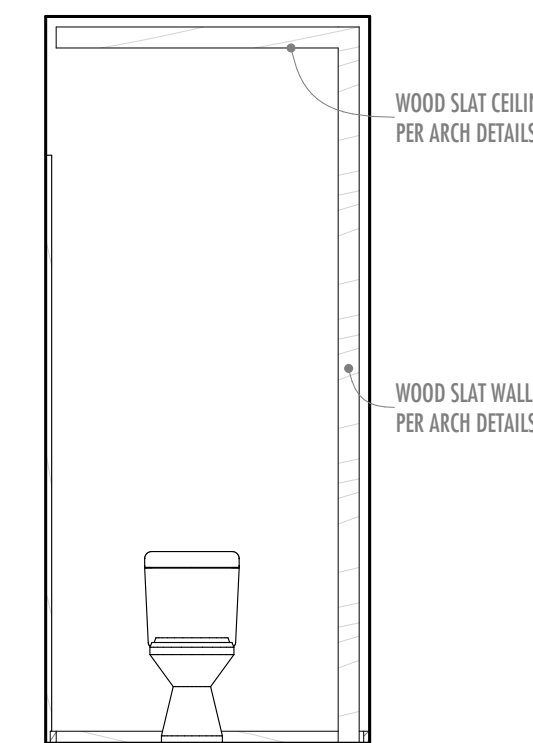
206 BEDROOM 2 - NORTH
SCALE: 3/8" = 1'-0" **5**



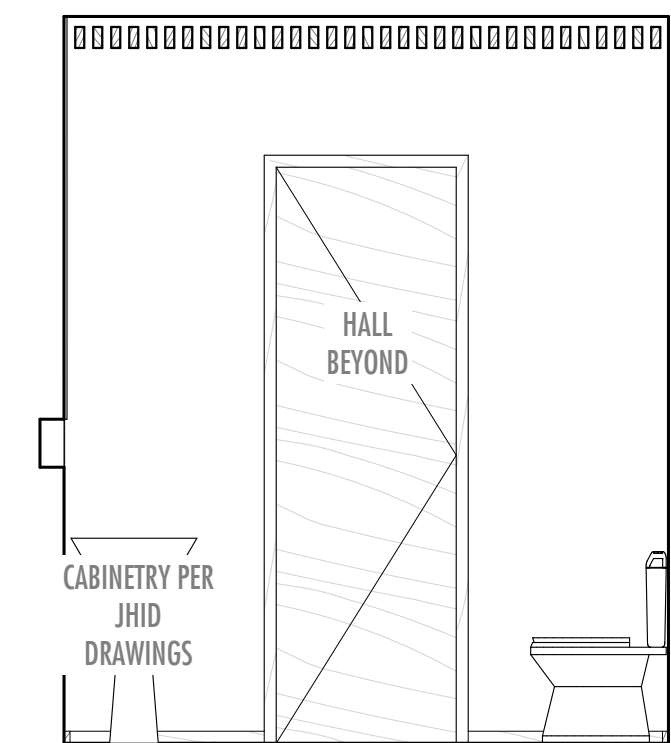
205 POWDER - WEST
SCALE: 3/8" = 1'-0" **4**



205 POWDER - SOUTH
SCALE: 3/8" = 1'-0" **3**



205 POWDER - EAST
SCALE: 3/8" = 1'-0" **2**



205 POWDER - NORTH
SCALE: 3/8" = 1'-0" **1**

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

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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DRAWINGS

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

REVISIONS

NUMBER: 01
DATE: 08/02/2023

A 6.6

INTERIOR ELEVATIONS

OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

380 N. 1st Ave. Mixed-Use Building

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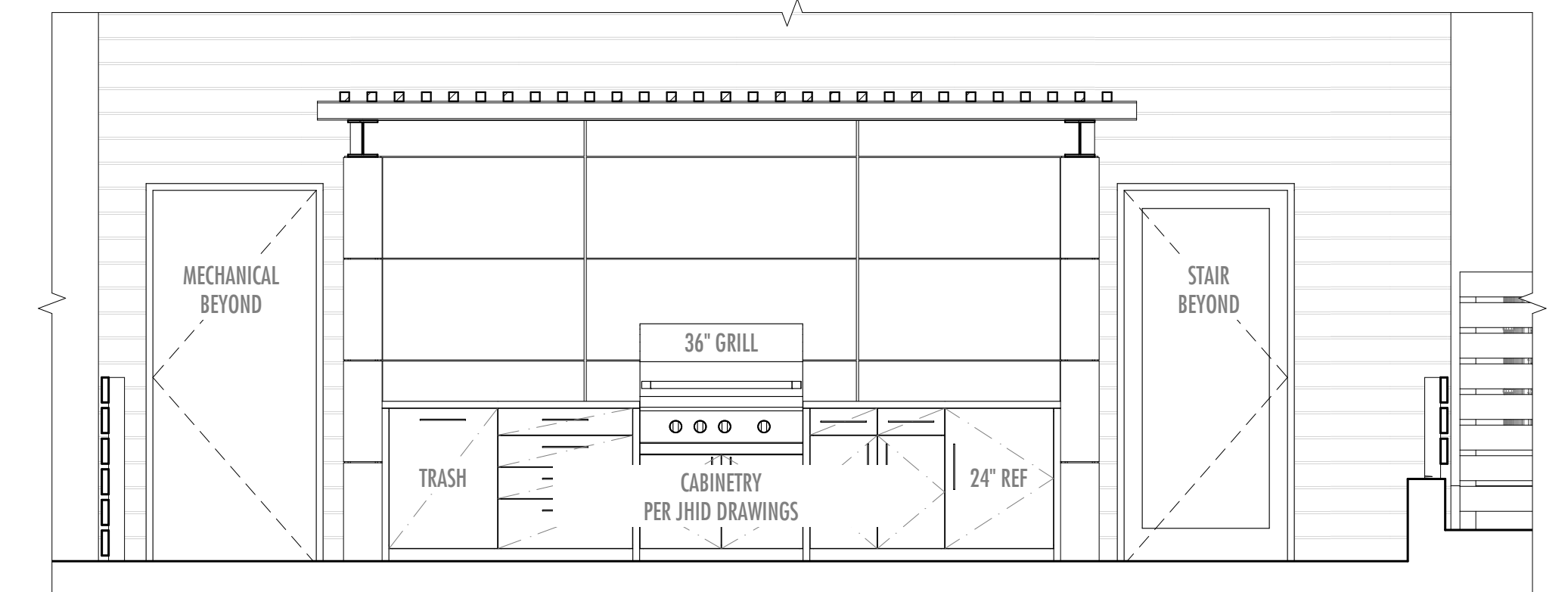
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06/10/2021 COX HFC REVIEW
09/30/2021 DESIGN REVIEW
04/22/2022 PRICING SET
08/05/2022 PERMIT
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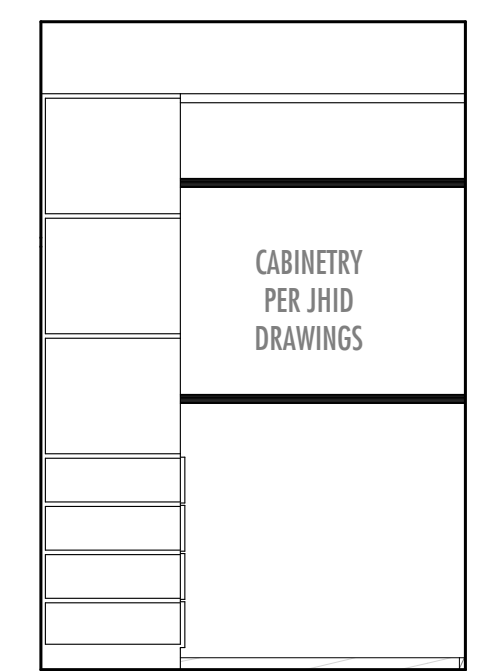
A 6.7

INTERIOR ELEVATIONS

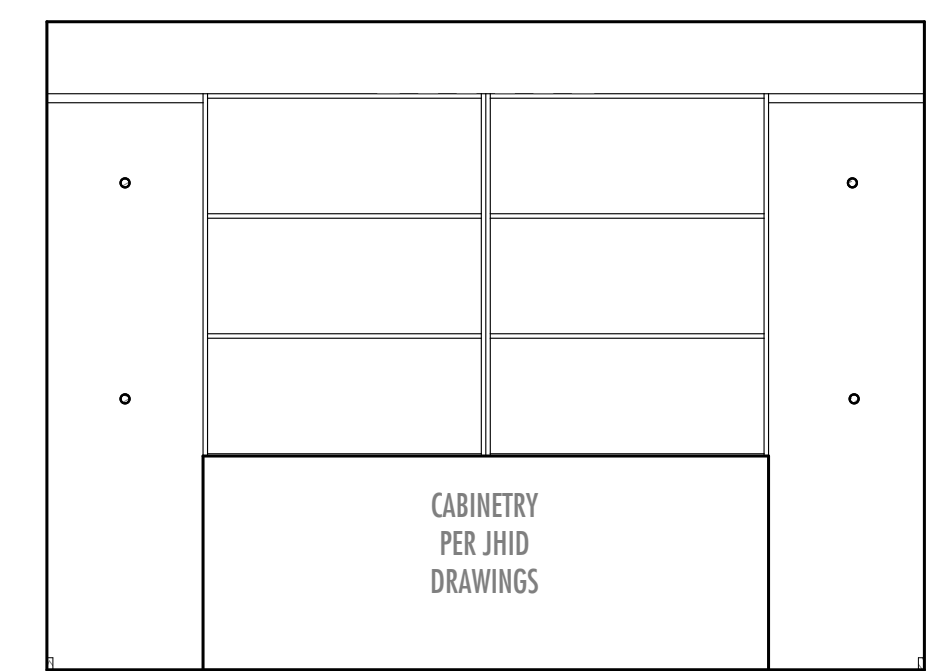
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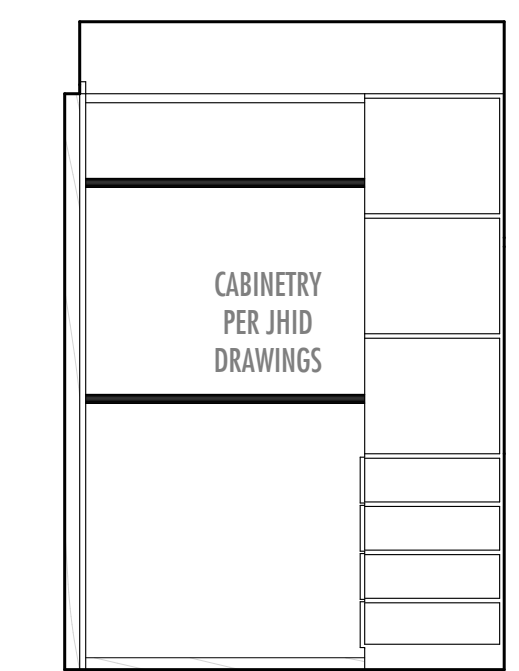
302 OUTDOOR KITCHEN
SCALE: 3/8" = 1'-0" **13**



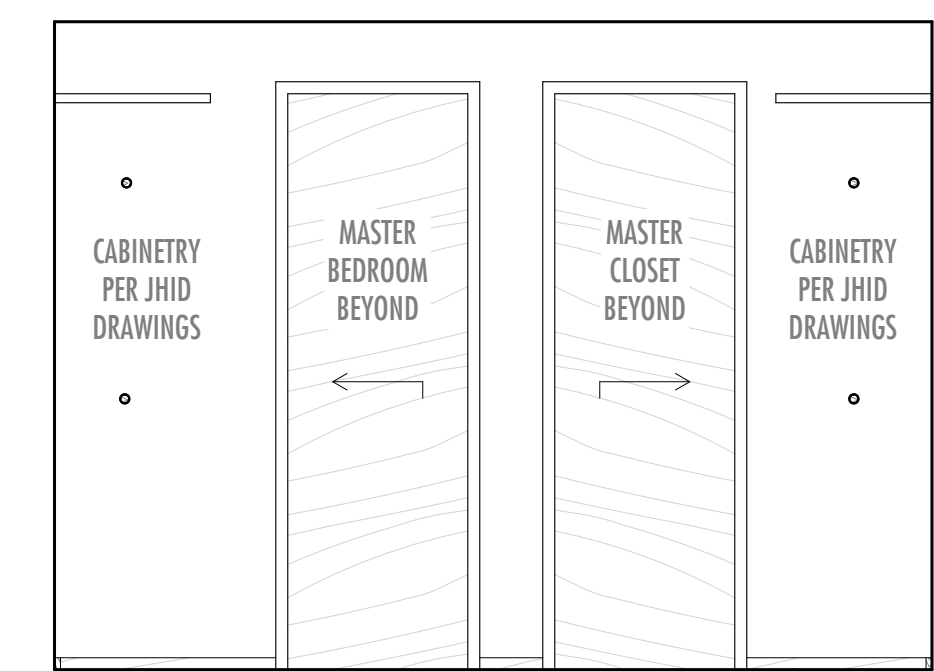
209 MASTER CLOSET - WEST
SCALE: 3/8" = 1'-0" **8**



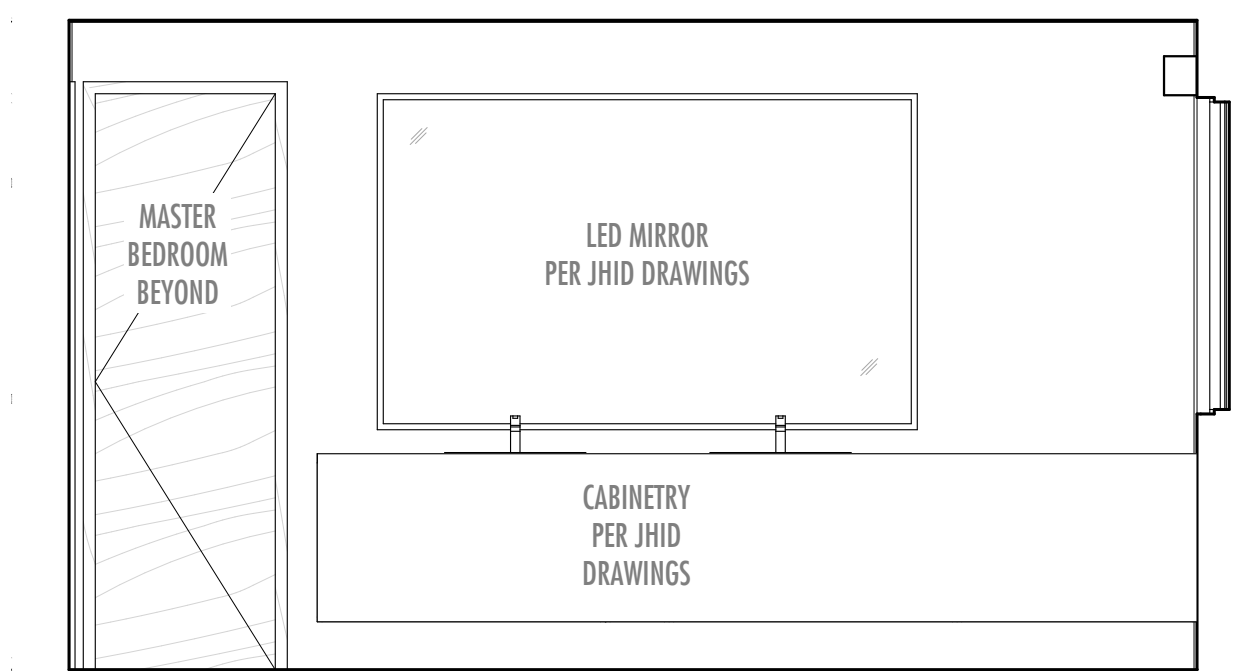
209 MASTER CLOSET - SOUTH
SCALE: 3/8" = 1'-0" **7**



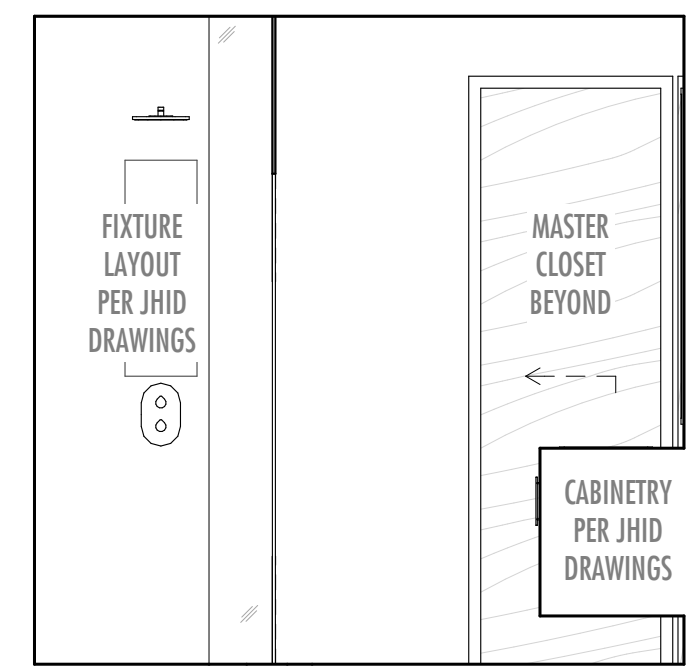
209 MASTER CLOSET - EAST
SCALE: 3/8" = 1'-0" **6**



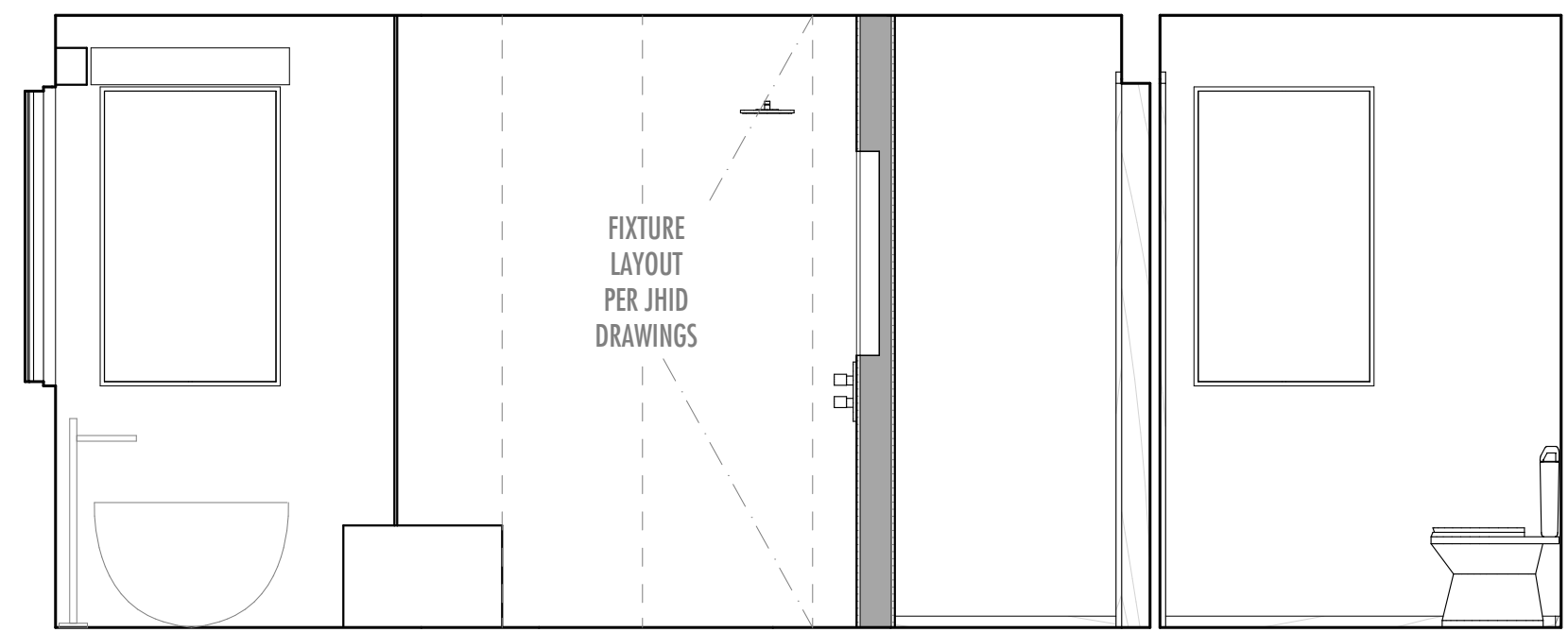
209 MASTER CLOSET - NORTH
SCALE: 3/8" = 1'-0" **5**



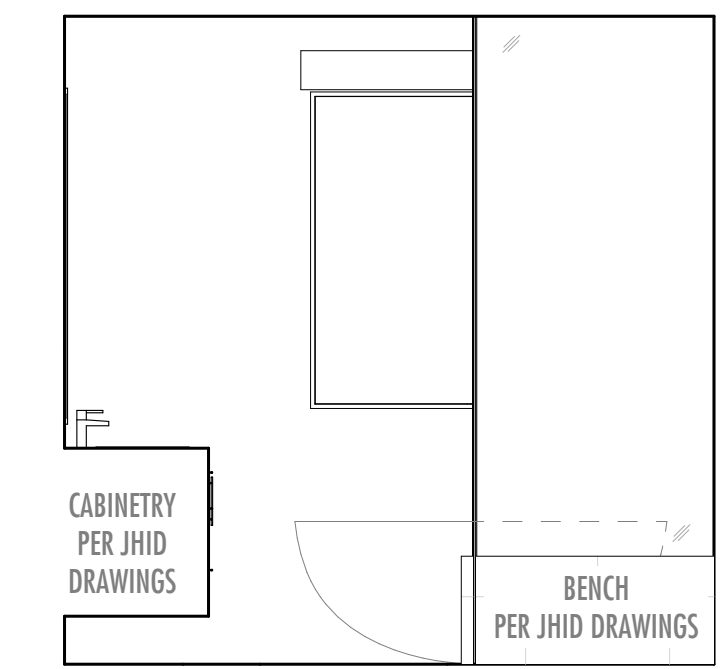
210 MASTER BATH - WEST
SCALE: 3/8" = 1'-0" **12**



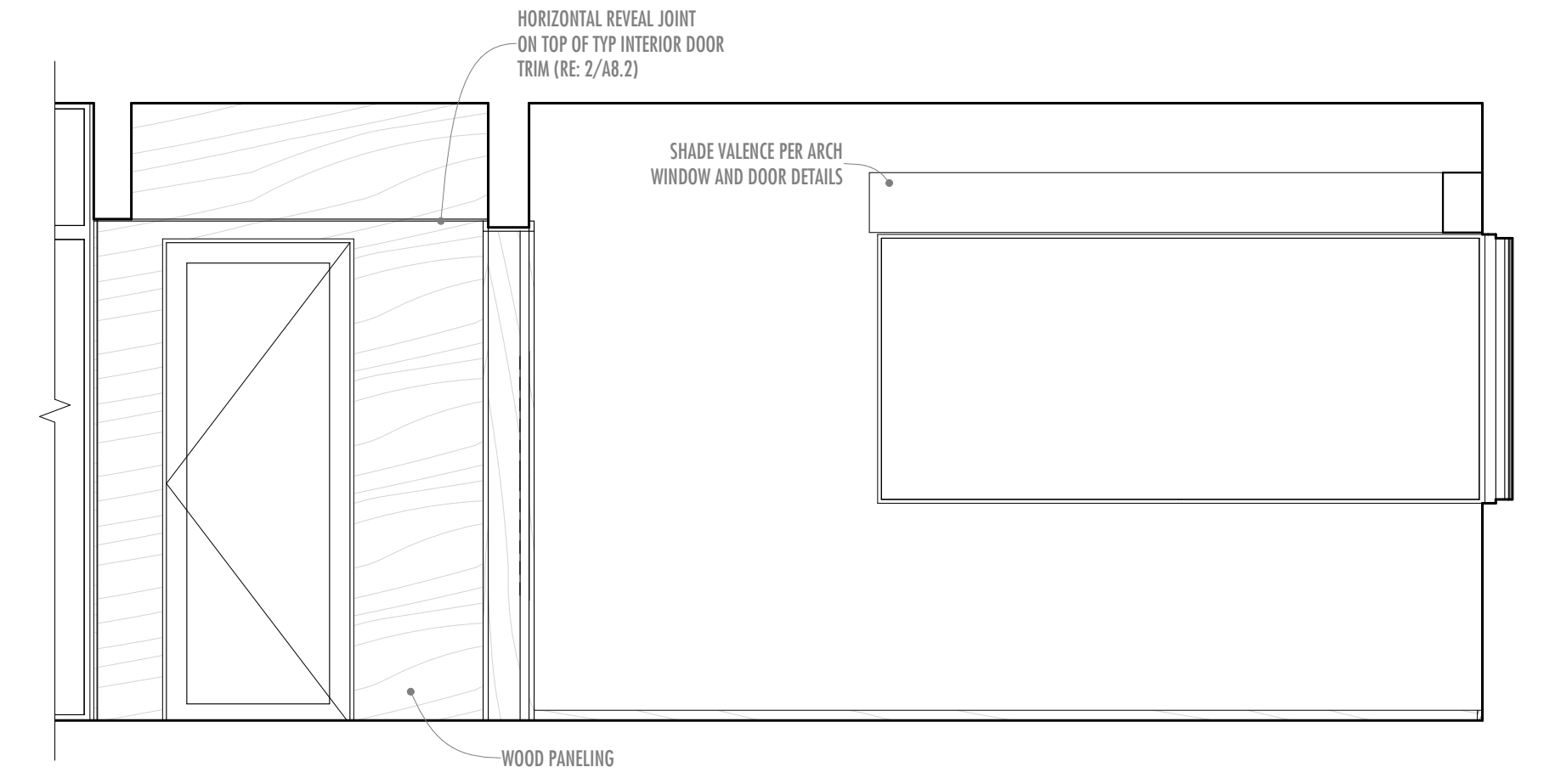
210 MASTER BATH - SOUTH
SCALE: 3/8" = 1'-0" **11**



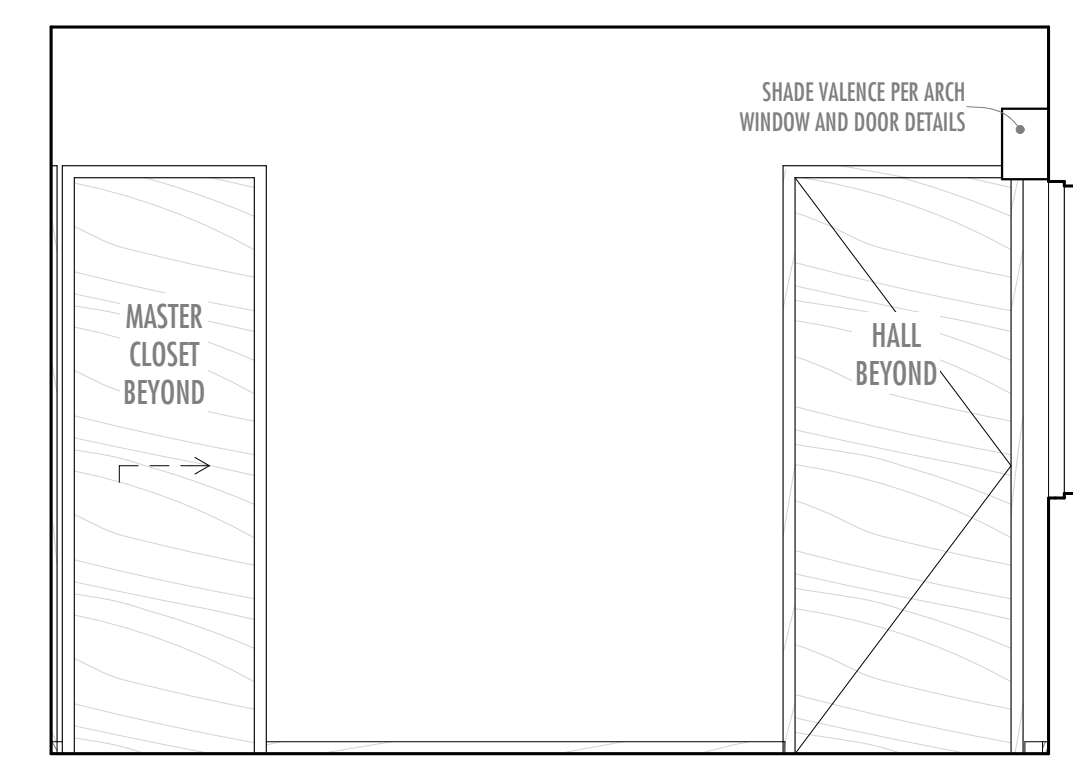
210 MASTER BATH - EAST
SCALE: 3/8" = 1'-0" **10**



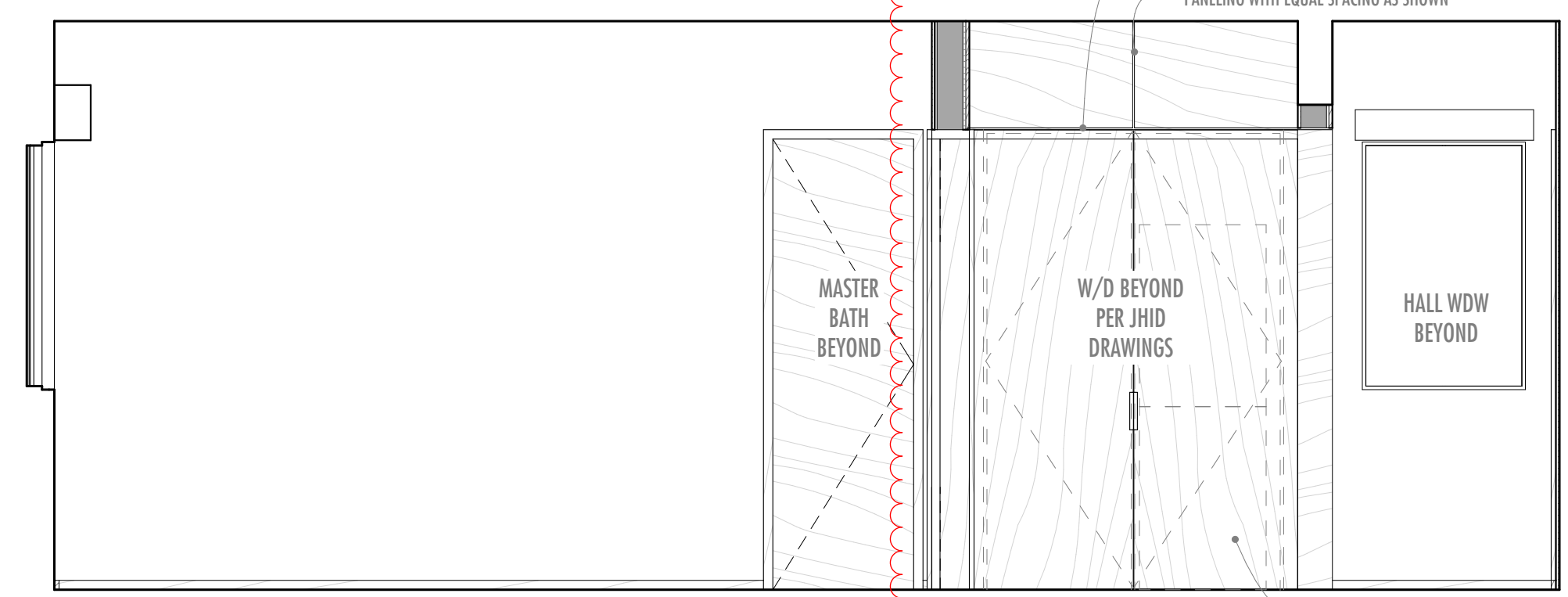
210 MASTER BATH - NORTH
SCALE: 3/8" = 1'-0" **9**



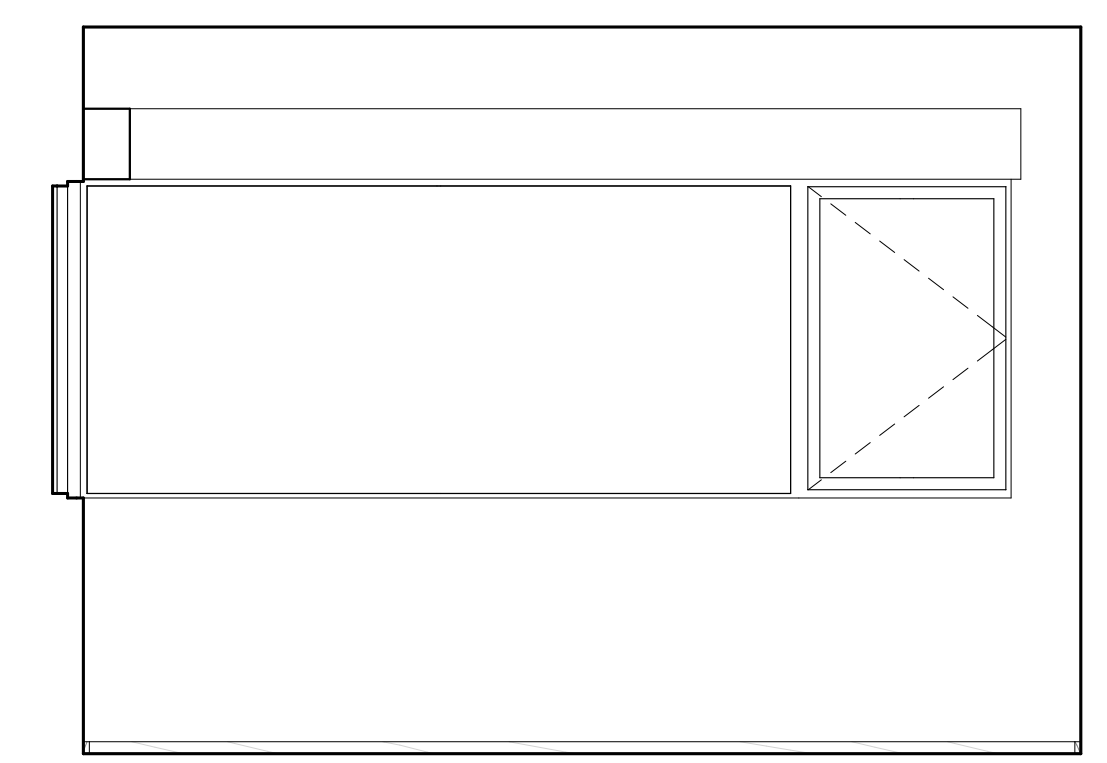
208 MASTER BEDROOM - WEST
SCALE: 3/8" = 1'-0" **4**



208 MASTER BEDROOM - SOUTH
SCALE: 3/8" = 1'-0" **3**



208 MASTER BEDROOM / HALL - EAST
SCALE: 3/8" = 1'-0" **2**



208 MASTER BEDROOM - NORTH
SCALE: 3/8" = 1'-0" **1**

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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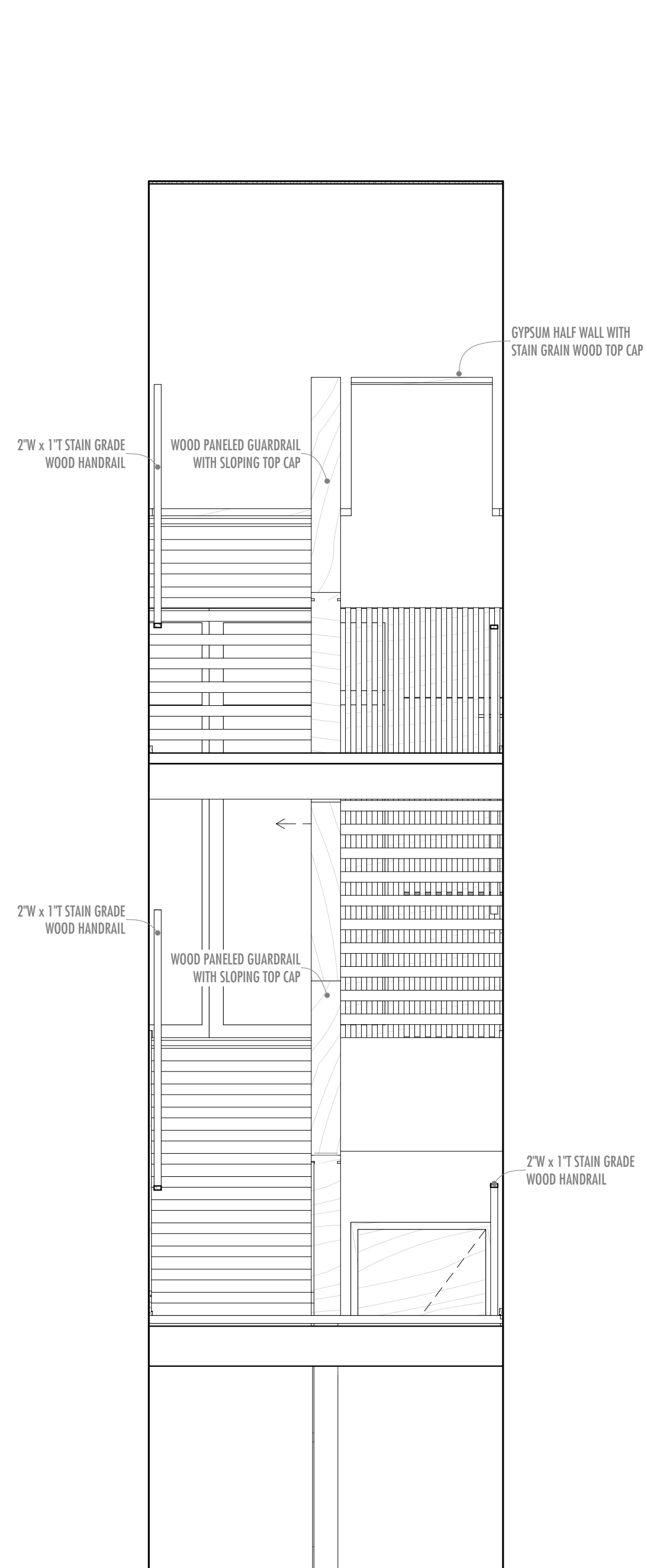
REVISIONS

NUMBER: DATE:

A 6.8

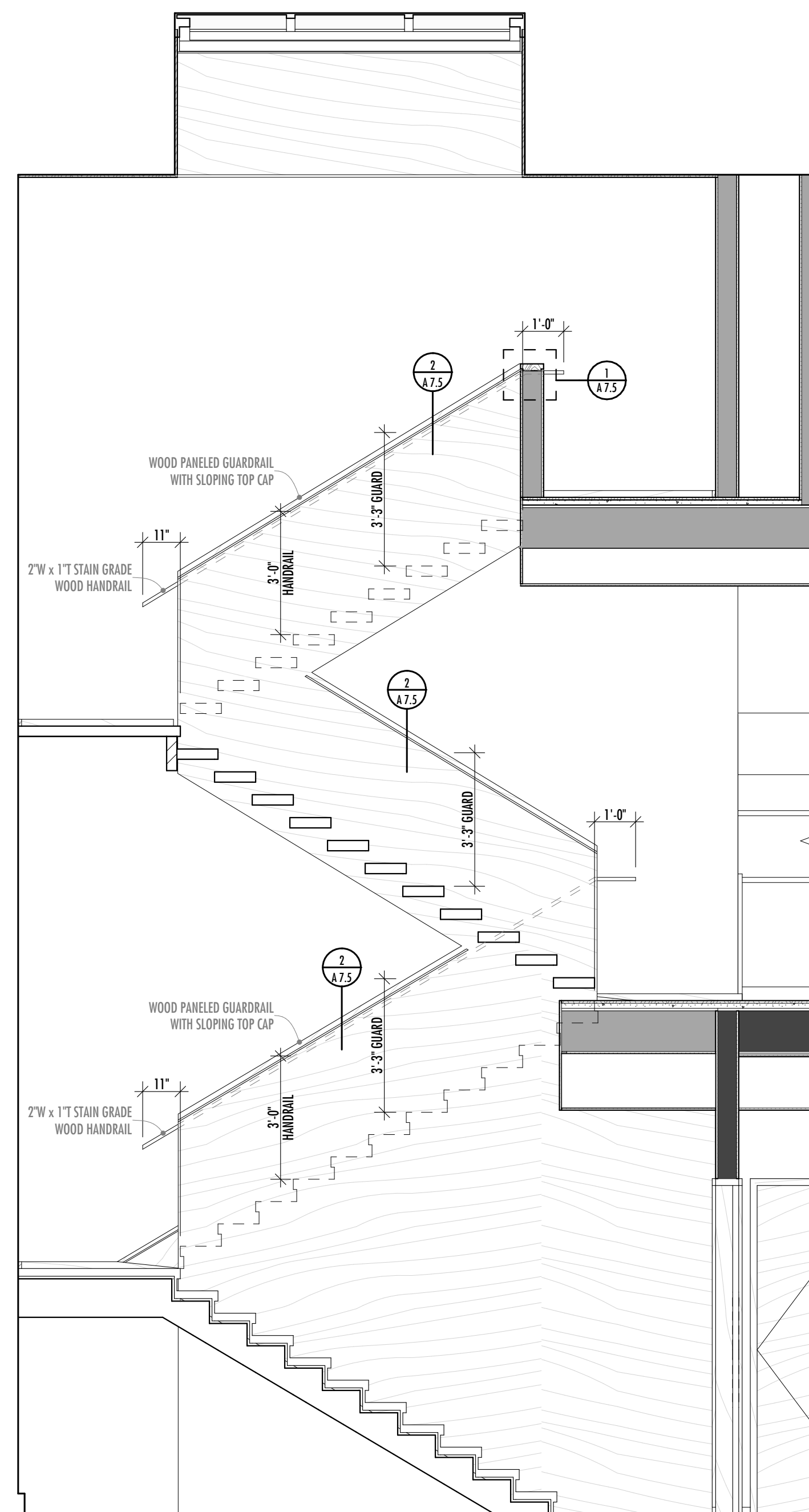
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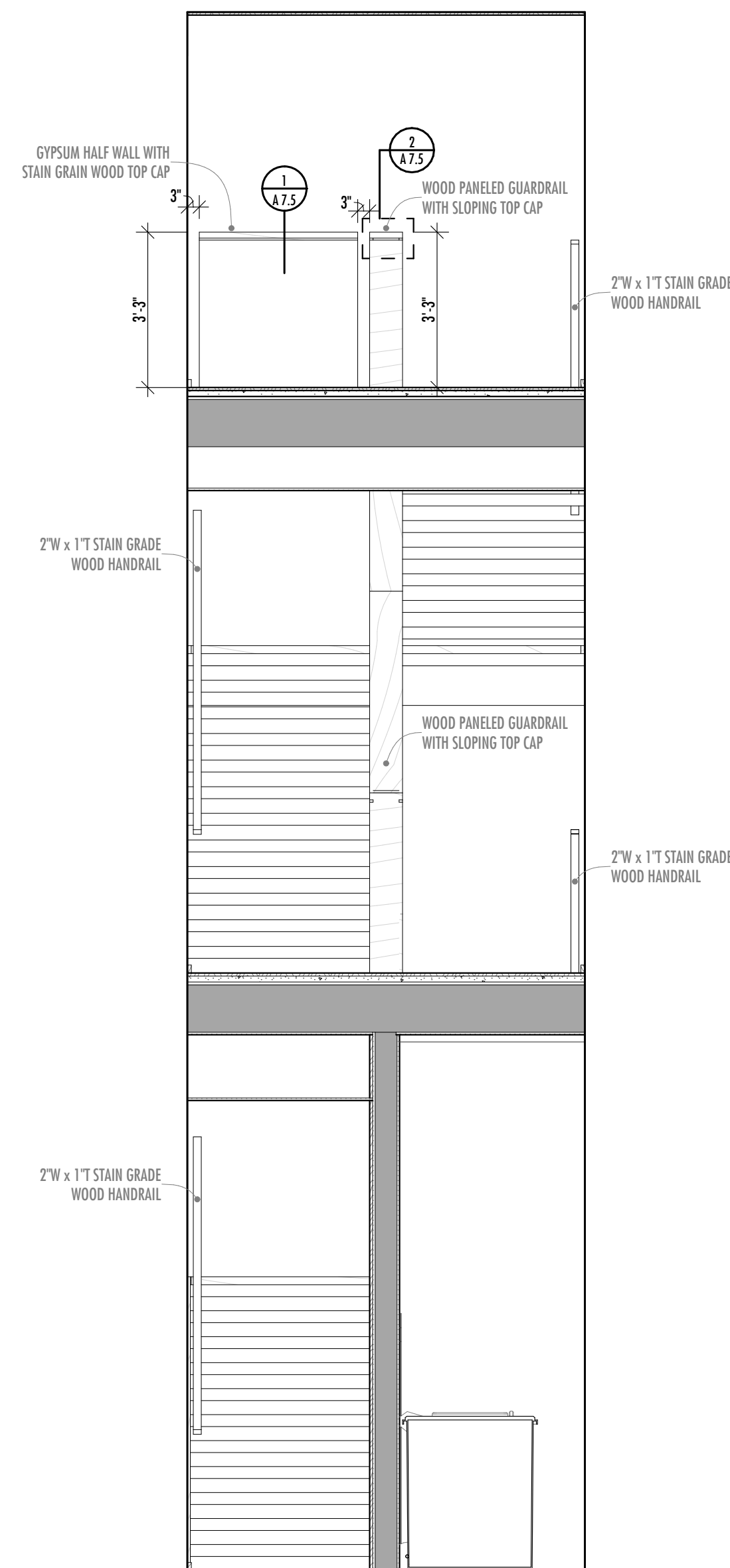
118 / 204 / 300 STAIR - WEST
SCALE: 3/8" = 1'-0"

4



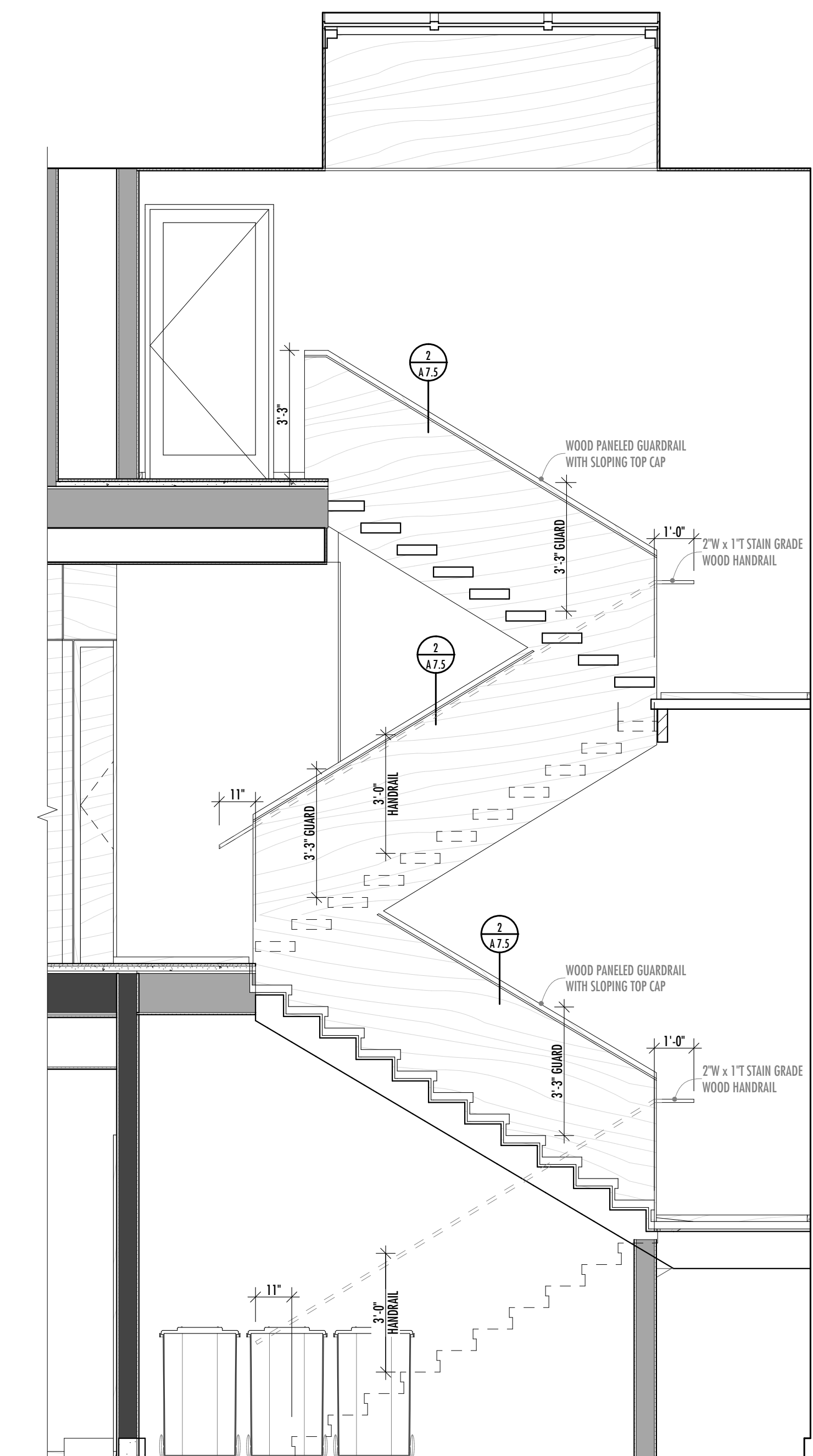
118 / 204 / 300 STAIR - SOUTH
SCALE: 3/8" = 1'-0"

1



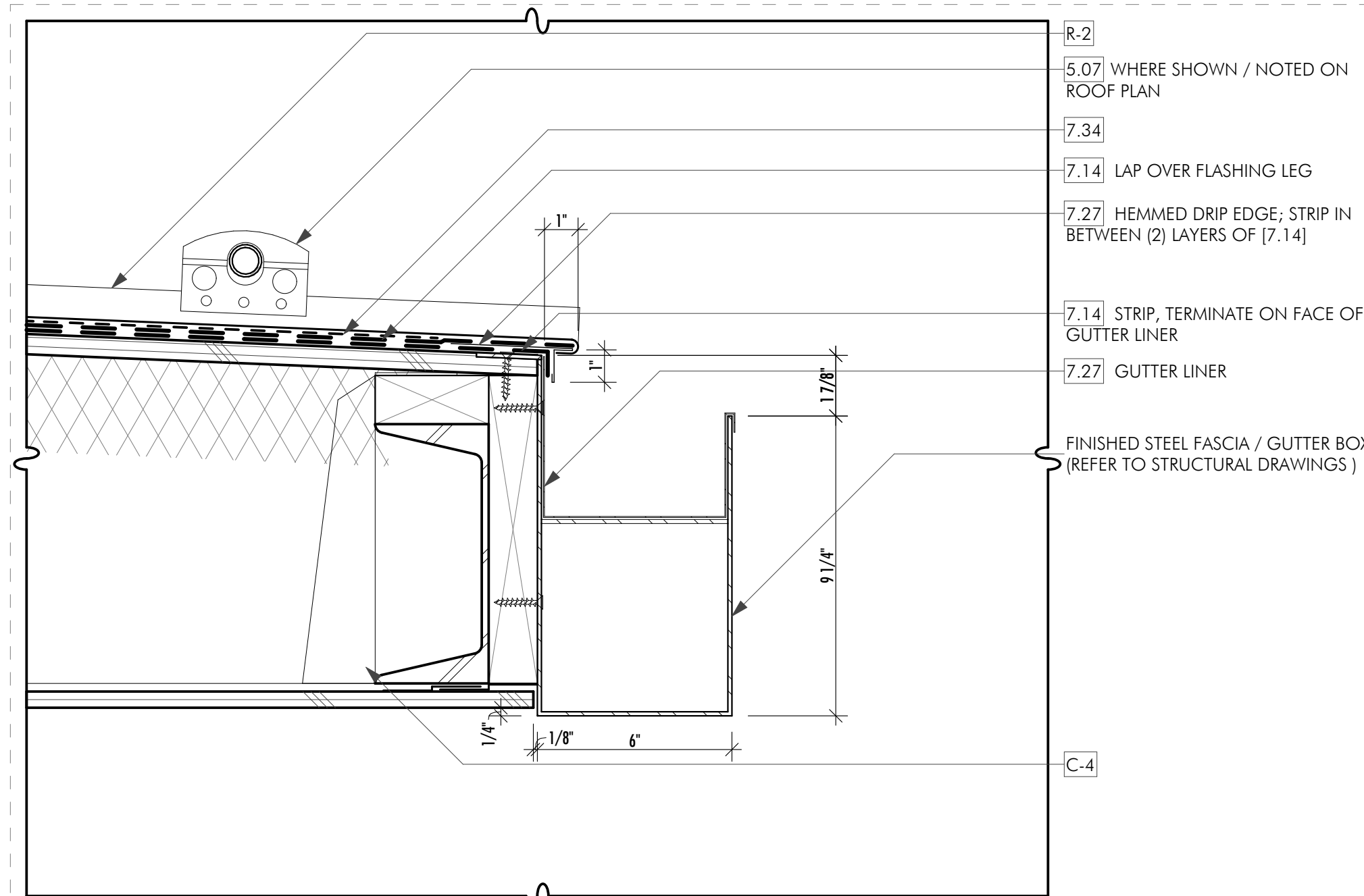
118 / 204 / 300 STAIR - EAST
SCALE: 3/8" = 1'-0"

2

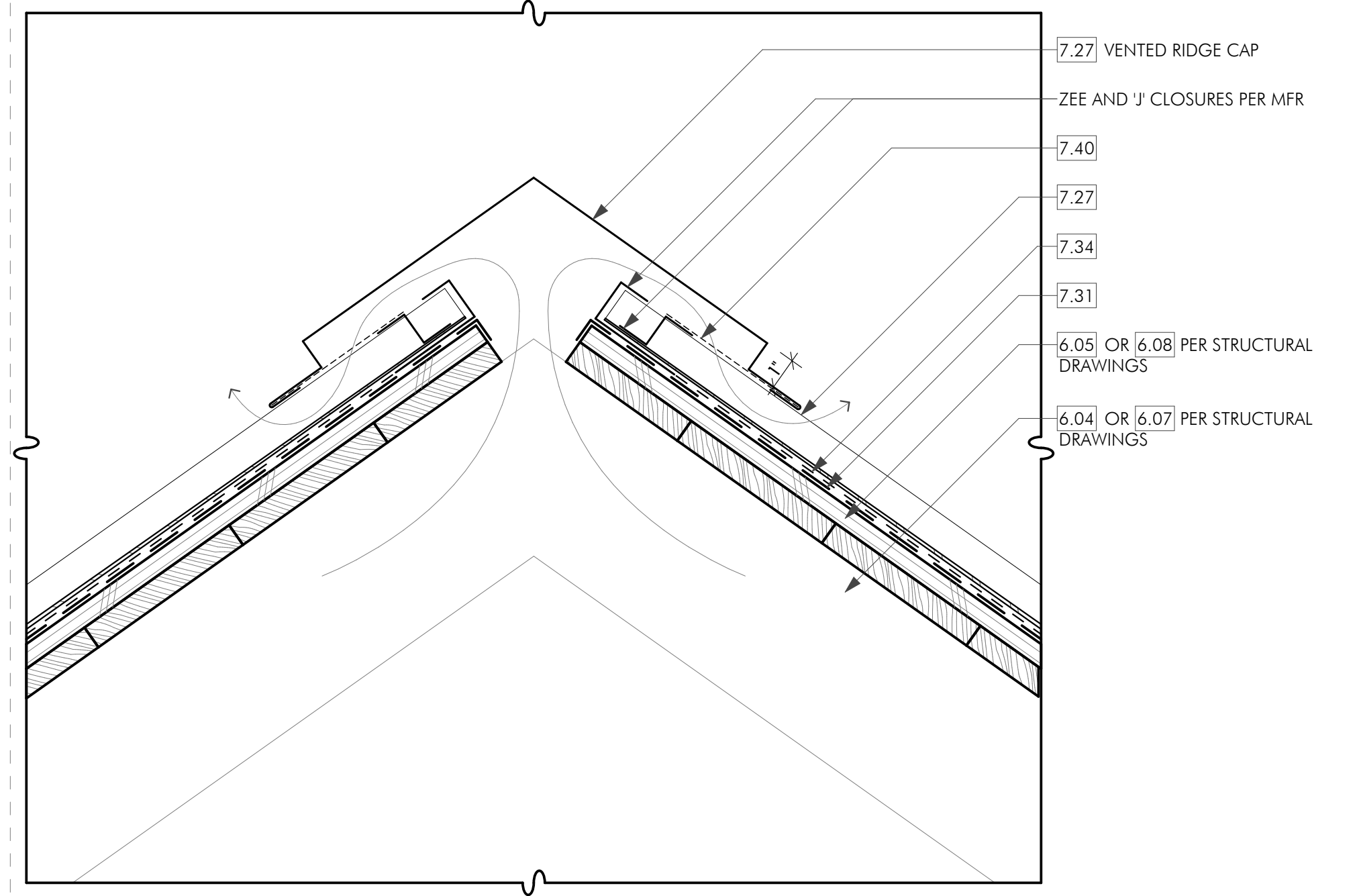


118 / 204 / 300 STAIR - NORTH
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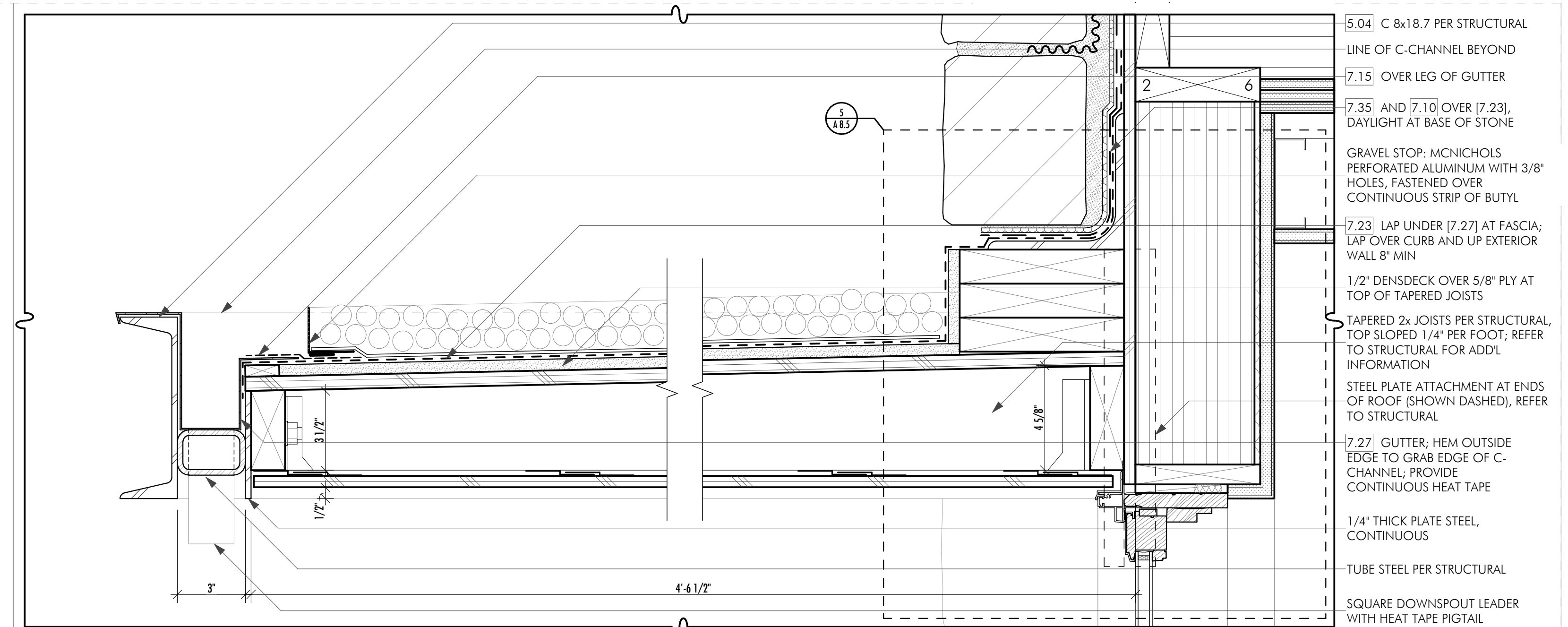
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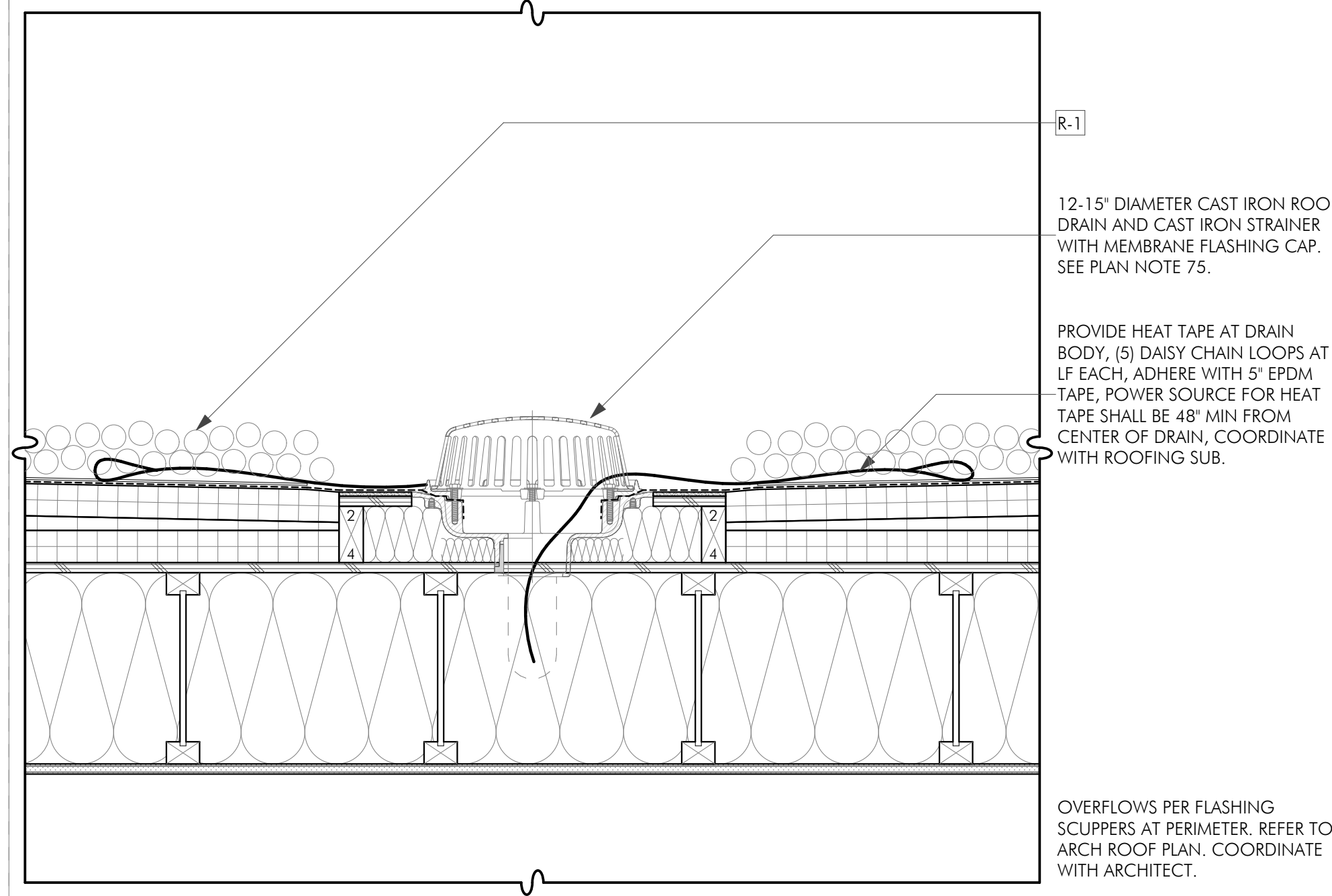
6 EAVE DETAIL AT UNIT 2 STANDING SEAM ROOF OVERHANG
SCALE: 3" = 1'-0"



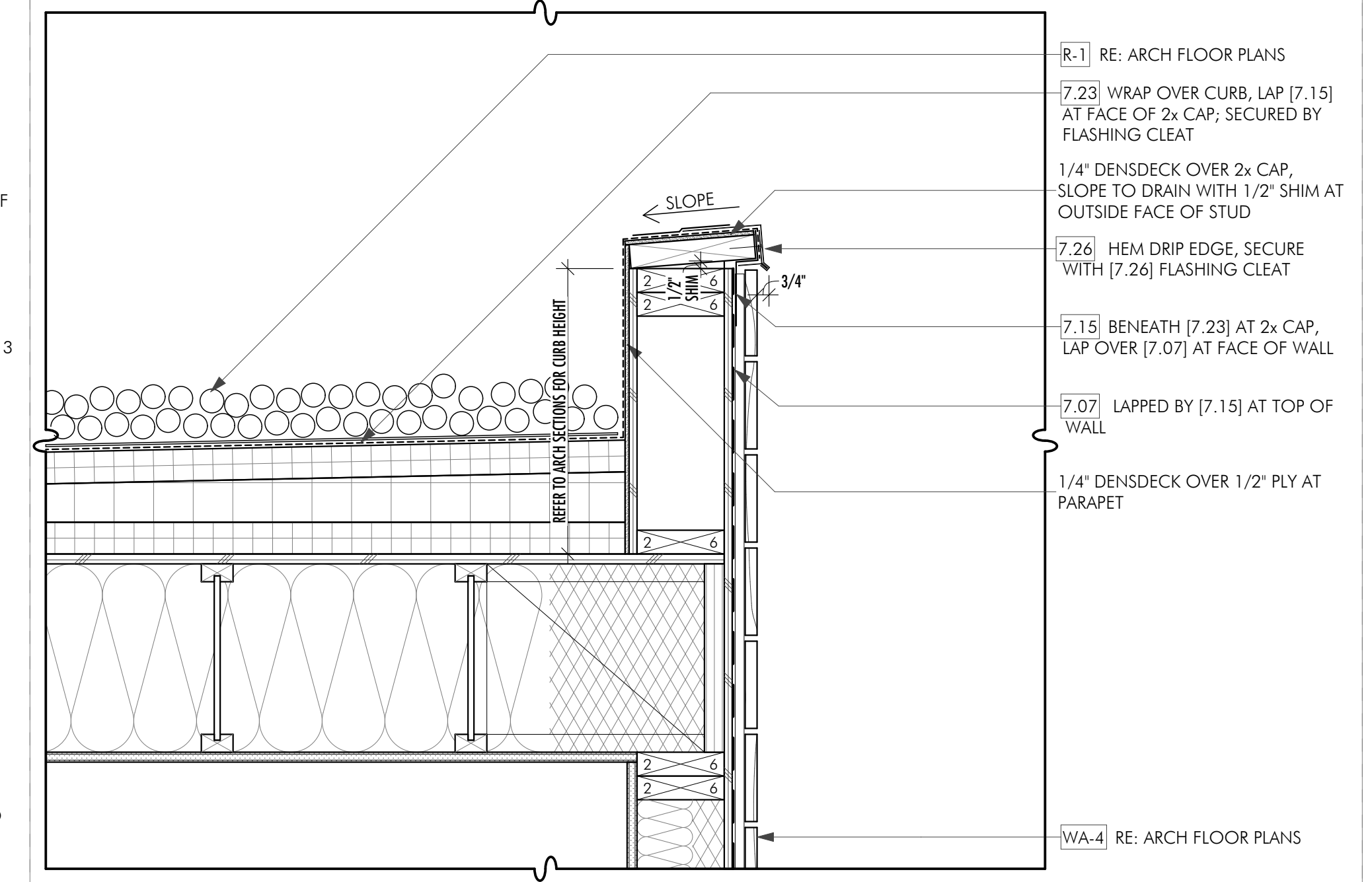
5 RIDGE CAP DETAIL AT CABIN
SCALE: 3" = 1'-0"



2 NORTH ENTRY BALLAST ROOF FASCIA AND WALL CONNECTION DETAIL
SCALE: 3" = 1'-0"



3 TYPICAL ROOF DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"



KEYNOTES

- 09000 FINISHES (CONTINUED)
- 9.01b 5/8" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD: SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE X GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. REFER TO BUILDING SECTIONS FOR APPLICABILITY.
- 9.02 TILE, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.03 3/4" THICK FINISHED WOOD FLOOR. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL OVER MANUFACTURER / NATIONAL WOOD FLOOR ASSOCIATION (NWFA) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST READING OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 10000 SPECIALTIES
REFER TO PLAN NOTES.
- 11000 EQUIPMENT
- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT STICK POLYISOCYANURATE RIGID INSULATION BOARD (ITR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING: POLYISO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSHIELD ROOF DECK PROTECTION.
- 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.39 PRE-VEGETATED (VEROOF) MAXX MODULAR ROOF SYSTEM (12x12x3 1/4" CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION).
- 7.40 MCNICHOLS WIRE MESH - SQUARE STAINLESS STEEL, TYPE 304, WOVEN, 0.0930" x 0.0930" OPENING (SQUARE), 21 GAUGE, 55% OPEN AREA, PRODUCT NO. 3808324BCS, OR APPROVED EQUAL.
- 7.41 SLAB SHIELD FOIL-FACED INSULATION (R-5), PERFORATE AT 12" O.C. EACH WAY.
- 09000 FINISHES
- 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL VET LOCATIONS). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
- 9.01a 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD: SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRAN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPORSHIELD VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SEALER.
- 7.19 GRACE WYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4" x 1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MINIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BETWEEN PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).
- 7.24 HYDRONIC PEX AFFIXED TO W/IF.
- 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.26 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDZERZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDZERZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.28 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDZERZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT).

KEYNOTES

- 06000 WOOD (CONTINUED)
- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
- 6.15 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.16 3/4" THICK VERTICAL WOOD BATTERIES. PAINT MATTE BLACK.
- 6.17 NOT USED.
- 6.18 POST PER STRUCTURAL DRAWINGS.
- 6.19 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.20 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.21 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
- 07000 THERMAL & MOISTURE PROTECTION
- 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
- 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
- 7.02b 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
- 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
- 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON-GRADE (R 4.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
- 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL. (R-3.8 / INCH).
- 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
- 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.08 VAPORSHIELD LIQUIFLASH. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

- 05000 METALS & RAILINGS
- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.03 1/8" THICK PLATE STEEL, MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RCND), OR SIMILAR.
- 5.05 2X2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH (6, 13).
- 5.07 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
- 5.07 ICE CONTROL ENGINEERING SC-2 DOUBLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A SLOPE GREATER THAN 3:12. ICE CONTROL ENGINEERING SC-1 SINGLE BAR SNOW RETENTION DEVICE FOR STANDING SEAM METAL ROOFS AT ALL ROOFS WITH A 3:12 OR LESSER SLOPE.
- 06000 WOOD
- 6.01 EXISTING LOGS. REMOVE PAINT AND REFINISH WITH A NATURAL STAIN AND SEALER. VERIFY FINISH WITH ARCHITECT.
- 6.02 2X STUD FRAMING PER STRUCTURAL DRAWINGS. COORDINATE ALL SHEAR WALL LOCATIONS WITH STRUCTURAL DRAWINGS. (PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS).
- 6.03 1/2" WOOD FIBERBOARD.
- 6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.
- 6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.05b FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.1.1, EXCEPTION 5.1.
- 6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.
- 6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.
- 6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.
- 6.09 2x OR LVL BLOCKING, AS REQUIRED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6.10 2x DROPPED CEILING FRAMING.
- 6.11 3/4" THICK WOOD FASCIA BOARD. FINISH TO MATCH EXTERIOR SIDING FINISH. VERIFY WITH ARCHITECT.
- 6.12 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWI TIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK-UP FOR OWNER AND ARCHITECTS APPROVAL.

KEYNOTES

- 02000 SITEWORK
- 2.01 BACKFILL PER GEOTECHNICAL REPORT.
- 2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.
- 2.03 4" DIAMETER PERFORATED PVC DRAIN TILE IN WASHED GRAVEL W/ FILTER FABRIC.
- 2.04 4" SAND OVER 6" (MIN.) COMPACTED GRAVEL.
- 2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.
- 2.06 4" OF 3/4" MINUS COMPACTED ROADBED OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT. CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.
- 2.07 SNOWMELT TUBING IN 2" OF CLEAN SAND.
- 2.08 CAST-IN-OLYMPIC PAVERS (12x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN, VERIFY WITH LANDSCAPE ARCHITECT.
- 2.10 ASPHALT PAVING PER CIVIL ENGINEER.
- 2.11 GRAVEL PER LANDSCAPE ARCHITECT.
- 03000 CONCRETE
- 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
- 3.04 CONCRETE SLAB ON GRADE WITH RADIANT HEAT TUBES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
- 04000 MASONRY
- 4.01 MUTUAL MATERIALS VANCOUVER BAY SERIES (12x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
- 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.
- 4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE. PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL.
- 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDL INFORMATION.

WILLIAMS PARTNERS ARCHITECTS

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

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

REVISIONS
NUMBER: DATE:

A 7.1
ARCHITECTURAL DETAILS

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

OWNERSHIP OF DOCUMENTS:
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380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS

ARCHITECTS

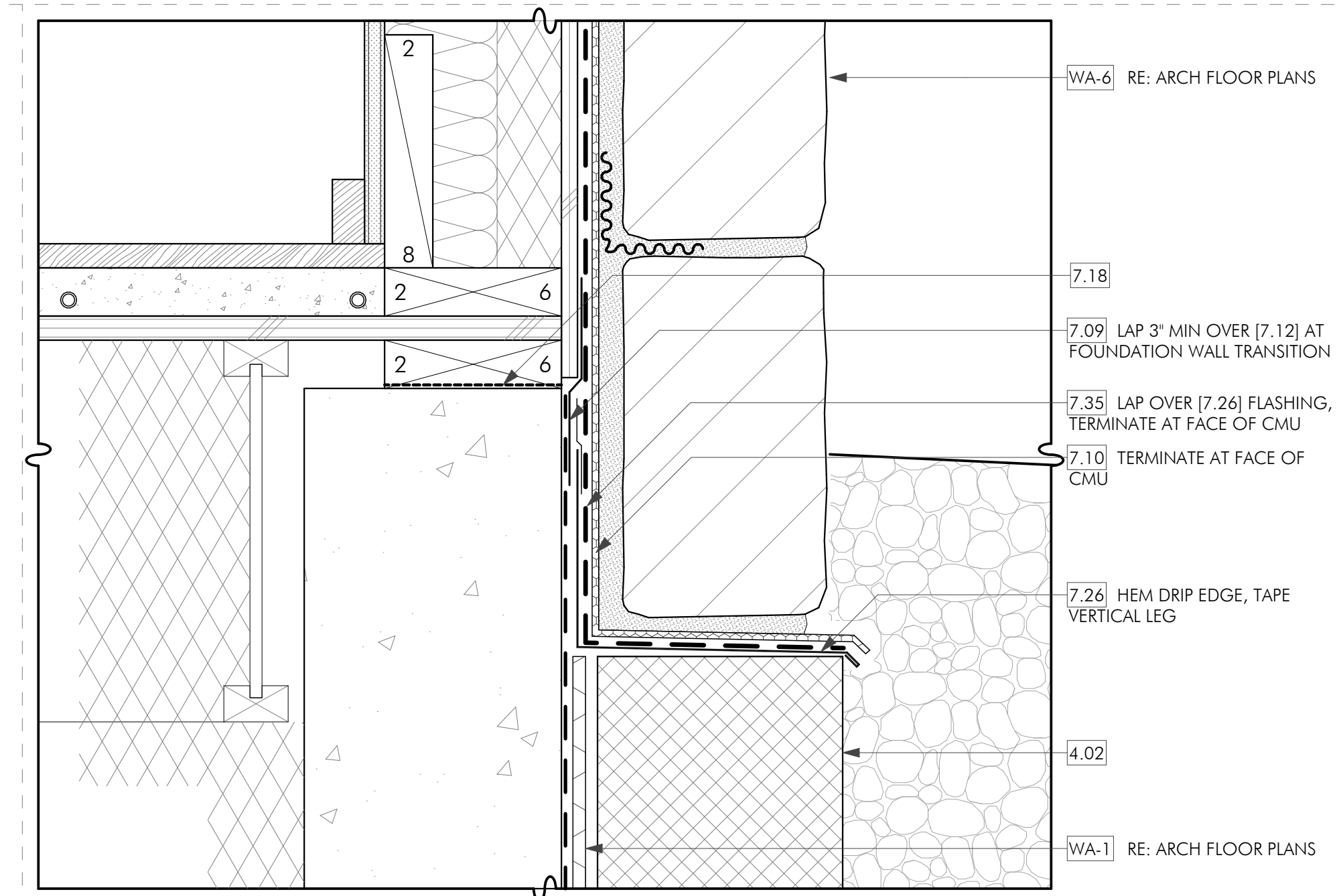
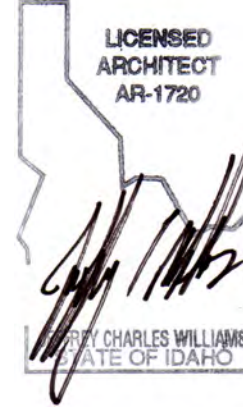
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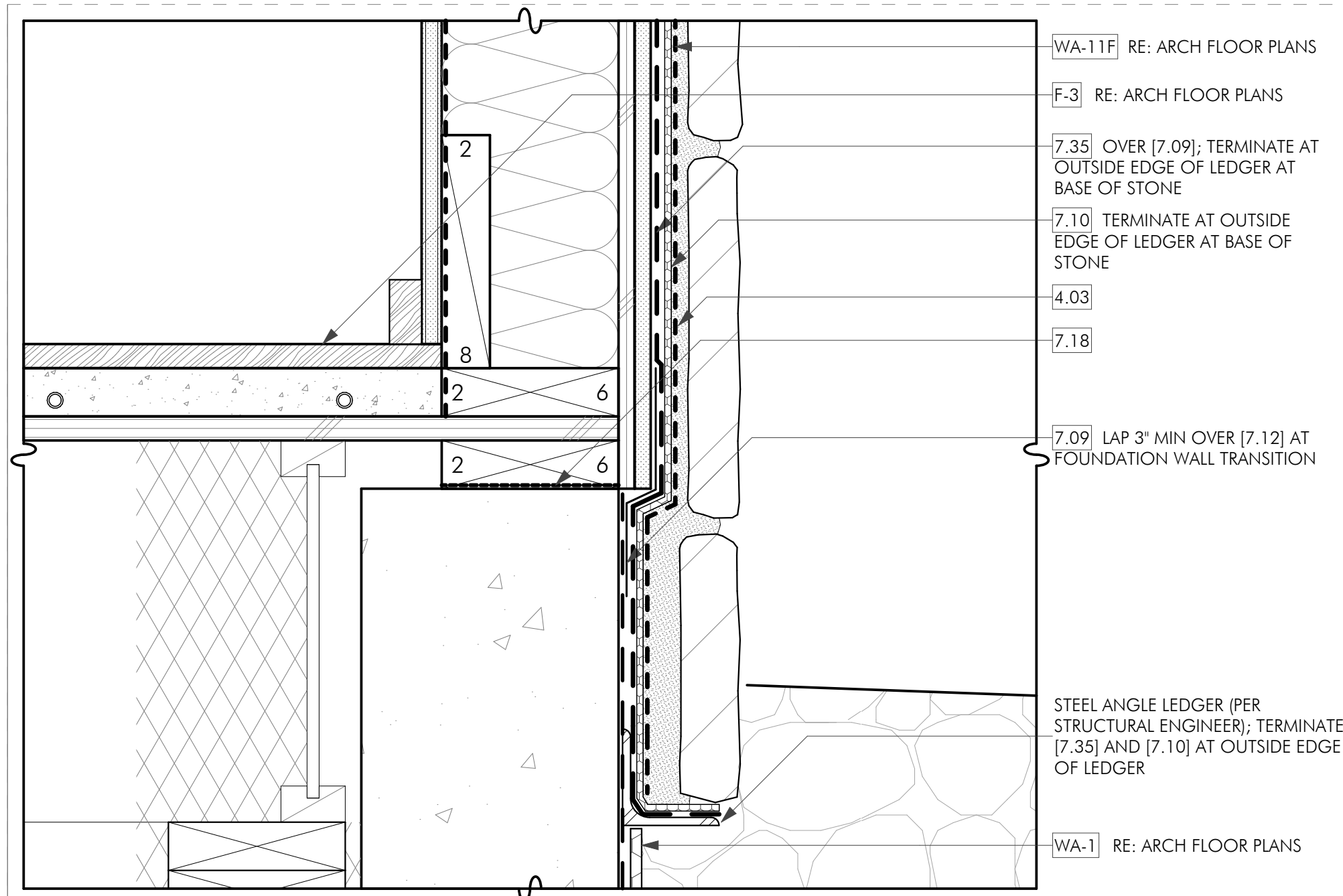
REVISIONS
DATE: 08/02/2023
NUMBER: 01

A 7.3
ARCHITECTURAL DETAILS

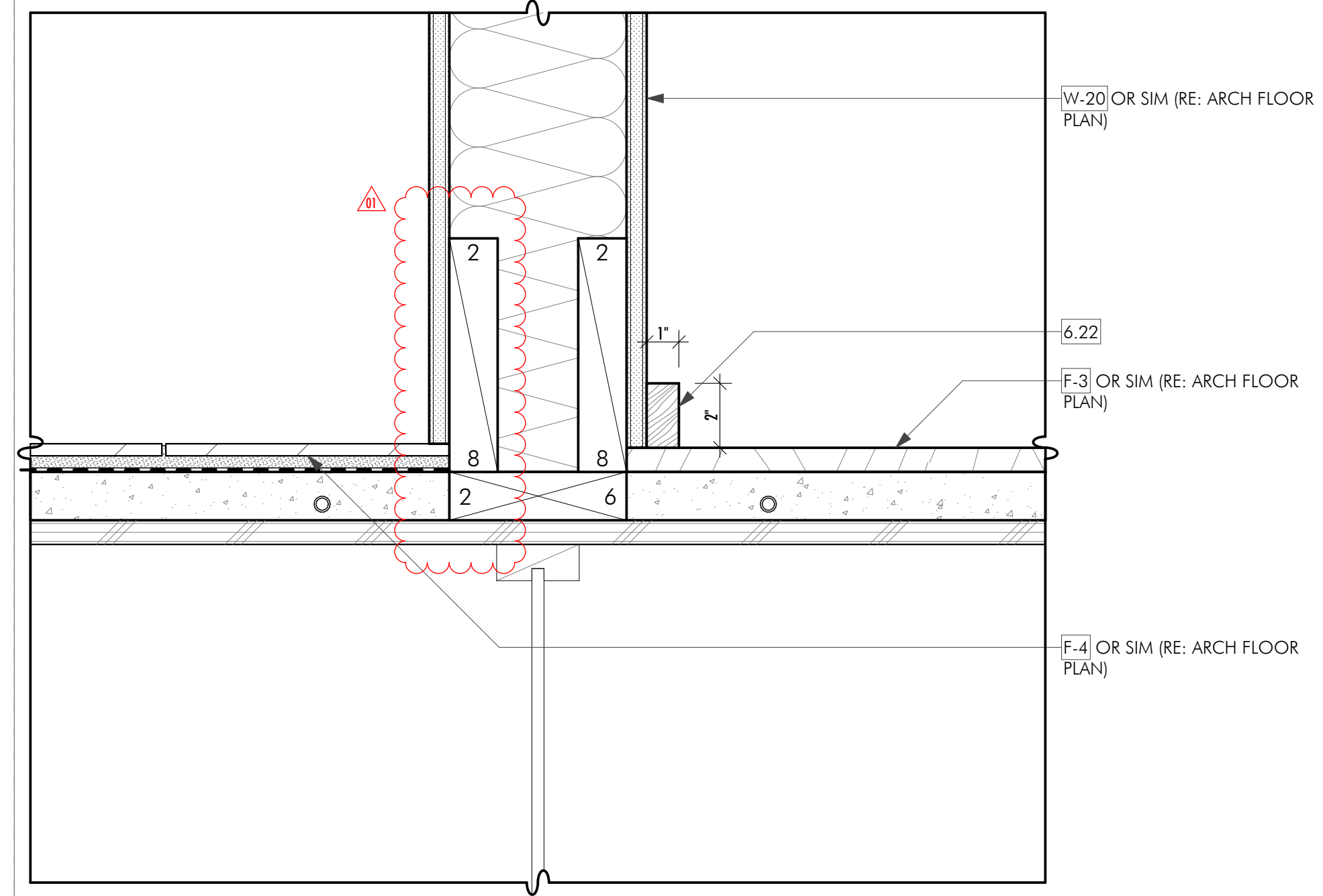
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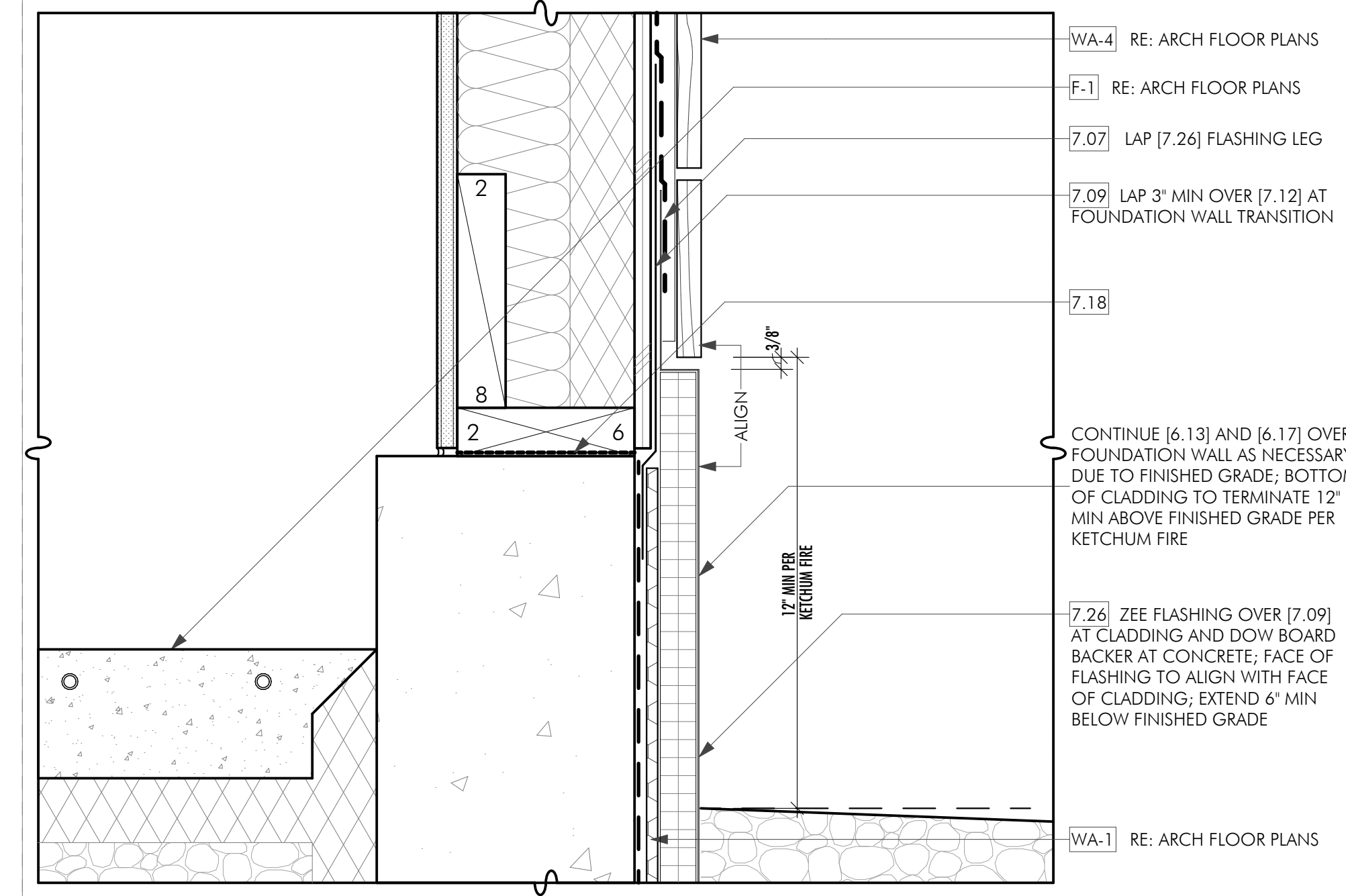
4 TYPICAL BASE OF WALL DETAIL AT STONE VENEER
SCALE: 3/4" = 1'-0"



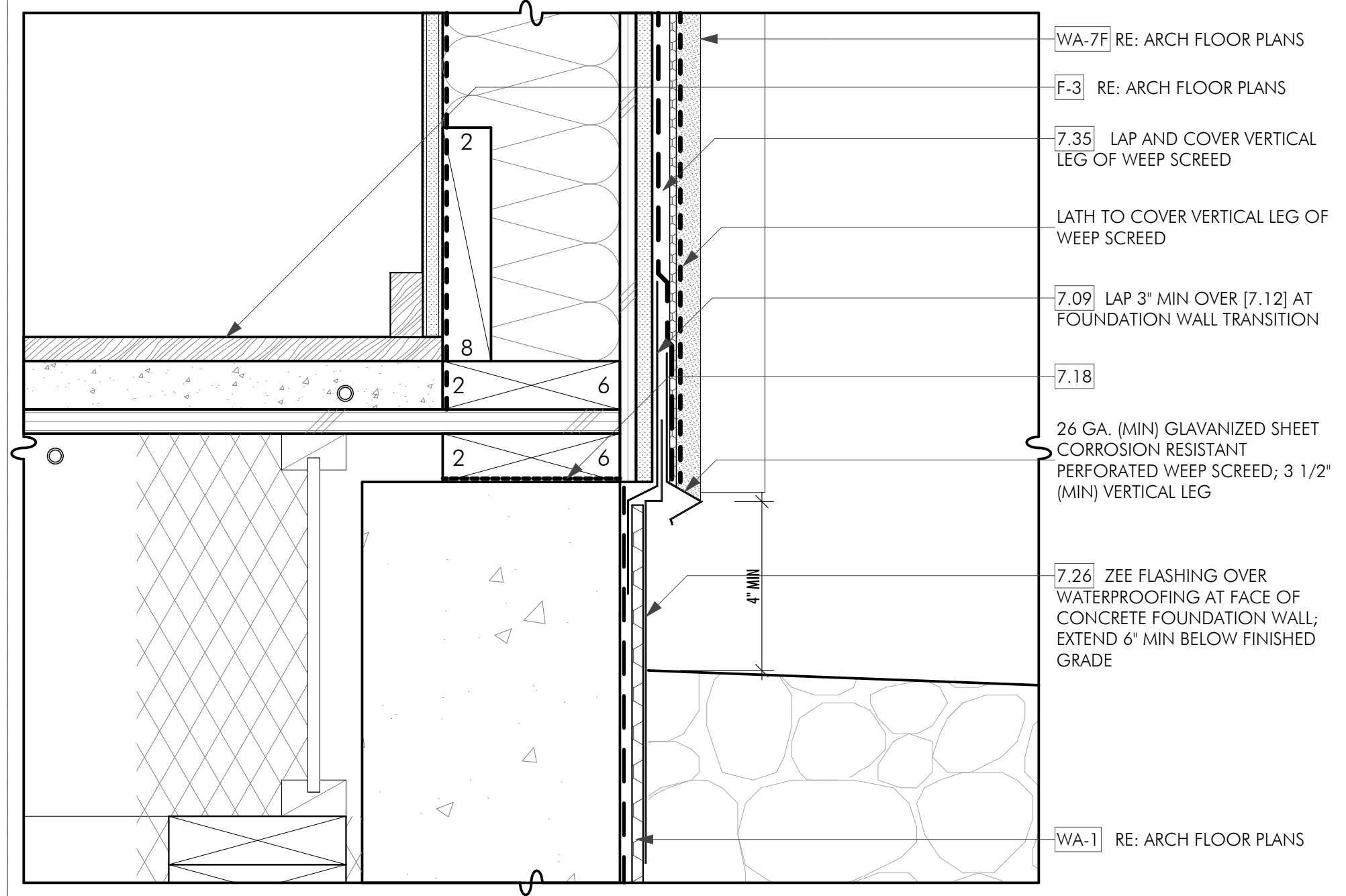
2 BASE OF WALL DETAIL AT THIN STONE
SCALE: 3/4" = 1'-0"



5 TYPICAL BASE TRIM DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL BASE OF WALL DETAIL AT RAINSCREEN SIDING
SCALE: 3/4" = 1'-0"



1 TYPICAL BASE OF WALL DETAIL AT STUCCO
SCALE: 3/4" = 1'-0"

KEYNOTES

- 09000 FINISHES (CONTINUED)
- 9.01b 5/8" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES.
- 9.01c 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD; SHEETROCK® BRAND FIRECODE C CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. RC 2604, RE: SHEET AD 10).
- 9.01d TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD OF ANY MANUFACTURER. A THIRD LAYER OF 1/2" THICK TYPE X GYPSUM BOARD IS REQUIRED WHEN GLASS FIBER INSULATION IS USED IN THE FRAMING CAVITY. INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION AS APPLIES. (REFER TO BUILDING SECTIONS FOR APPLICABILITY).
- 9.02 TILE. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.03 3/4" THICK FINISHED WOOD FLOOR. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS SPECIFICATIONS. NATIONAL WOOD FLOOR ASSOCIATION (NWF) RECOMMENDED VAPOR RETARDER AS APPLIES FOLLOWING ACCEPTABLE MOISTURE TEST RESULTS OF CONCRETE / SUBSTRATE.
- 9.04 WALL PAPER. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.05 SCHLUTER-DITRA UNCOUPLING MEMBRANE OVER SCHLUTER ALL-SET, SCHLUTER FAST-SET, OR MODIFIED THIN SET MORTAR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 9.06 THIN SET MORTAR.
- 9.07 5/8" CEMENT BACKER BOARD.
- 9.07a 5/8" THICK USG DUROCK® BRAND CEMENT GLASS-MAT TILE BACKERBOARD (SUBSTITUTED FOR 5/8" USG SHEETROCK® BRAND FIRECODE GYPSUM PANELS AS ALLOWED FOR IN USG FIRE-RATING LITERATURE).
- 9.08 CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION.
- 9.09 EPOXY FLOOR COATING WITH NON-SLIP ADDITIVE / AGGREGATE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 10000 SPECIALTIES
REFER TO PLAN NOTES.
- 11000 EQUIPMENT
- 11.01 MECHANICAL EQUIPMENT SHALL BE DESIGN BUILT WITH ARCHITECT / CONTRACTOR / MECHANICAL SUB CONTRACTOR.

KEYNOTES

- 02000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.28 AWS DIAMOND HEAD SERIES PEDESTALS.
- 7.29 BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.30 3/8" DIA BACKER ROD AND BASF MASTERSEAL NP 150 SEALANT (OR APPROVED EQUAL). SEALANT TO MATCH ADJACENT FINISH.
- 7.31 30 LB. FELT ROOFING UNDERLAYMENT. PROTECT FROM MOISTURE PRIOR TO INSTALLATION OF METAL ROOF.
- 7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.33 2" (20 PSI NOMINAL) FLAT STOP POLYISOCYANURATE RIGID INSULATION BOARD (LTHR R-5.6 / INCH, MINIMUM) WITH FIBERGLASS FACERS AT BOTH SIDES. AT BOTTOM-MOST COURSE OVER ROOF SHEATHING; POLYSTO TO BE AN AIR-IMPERMEABLE CLASS II VAPOR RETARDER AND TAPED AT ALL SEAMS, INCLUDING AT THE PERIMETER TO THE ROOF CURB TO FORM A CONTINUOUS LAYER.
- 7.34 GAF VERSASHIELD ROOF DECK PROTECTION.
- 7.35 VAPORSHIELD WRAPSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.
- 7.37 60 MIL SINGLE PLY FULLY-ADHERED EPDM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6" MIN. SEAM TAPE WITH 12" MIN. COVER TAPE AT ALL SEAMS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3" MIN AND GLUE WITH IMPERVIOUS ROLL-OUT ADHESIVE. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.39 PRE-VEGETATED (VEROOF) MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" CARPET AND PAD, REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION).
- 7.40 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM, TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.
- 02000 FINISHES
- 9.01 5/8" THICK GYPSUM WALL BOARD (PROVIDE 5/8" GREENBOARD AT ALL WET LOCATIONS); LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.
- 9.01a 5/8" THICK PROPRIETARY TYPE X GYPSUM BOARD; SHEETROCK® BRAND FIRECODE CORE GYPSUM PANELS (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10). LEVEL 4 FINISH OR PLASTER. LOCATIONS PER INT. SPECS.

KEYNOTES

- 07000 THERMAL & MOISTURE PROTECTION (CONTINUED)
- 7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: 2.75" INTO R.O. AND 9" ON FACE.
- 7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.11 1/2" THICK USG DUROCK® BRAND CEMENT BOARD (INSTALL AS SPECIFIED IN GA FILE NO. WP 8131, RE: SHEET AD 10).
- 7.12 BITUTHENE 3000, OR APPROVED EQUAL. INSTALL PER MFRS SPECIFICATIONS. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.13 MIRADRIN, OR APPROVED EQUAL, OVER FOUNDATION WATERPROOFING. REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS.
- 7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36" WIDE LAYER (MIN.) AT EAVES (24" MIN INSIDE OF WALL LINE). VERIFY WITH ARCHITECT.
- 7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.
- 7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4" SCRATCH COAT WITH EMBEDDED SELF-FURRING LATH (NAILED TO SHEATHING)), 1/2" BROWN COAT). COORDINATE CONTROL JOINT LOCATIONS WITH ARCHITECT. COLOR: NATURAL / WARM BEIGE. PROVIDE SAMPLE FOR APPROVAL.
- 7.17 VAPORSHIELD VAPROMAT 3MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.18 NEOPRENE GASKETED SEAL.
- 7.19 GRACE WYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.
- 7.20 STEGO WRAP 15 MIL VAPOR BARRIER. SEAL ALL LAPS, PENETRATIONS, PERIMETER EDGES, AND TERMINATIONS AIR TIGHT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. INSTALL IN COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4"-1 1/2" DIAMETER), 11 LBS / SF LAID AT A UNIFORM DEPTH (2" MAXIMUM PER STRUCTURAL ENGINEER).
- 7.22 1/8" ASPHALT PROTECTION BOARD.
- 7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM.
- 7.24 TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN). HYDRONIC PEX AFFIXED TO WWF.
- 7.25 WESTERN STATES SHEET METAL FLASHING (COLOR: MATTE BLACK), MIN 24 GAUGE (VERIFY WITH ARCHITECT).
- 7.26 WESTERN STATES SHEET METAL ROOFING (COLOR: BONDERIZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT), 16" ON CENTER STANDING SEAM PATTERN. AT SHEET METAL GUTTERS AND DOWNSPOUTS: WESTERN STATES SHEET METAL (COLOR: BONDERIZED), MIN 20 GAUGE (0.032) (VERIFY WITH ARCHITECT).

KEYNOTES

- 06000 WOOD (CONTINUED)
- 6.14 EXTERIOR SOFFIT: 1/2" PLYWOOD PANELS WITH REVEAL JOINTS ON 1/4" CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.
- 6.15 1/8" THICK PLATE STEEL, MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
- 6.16 INTERIOR WOOD WALLS. REFER TO INTERIOR DESIGNERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 6.17 3/4" THICK VERTICAL WOOD BATTERS. PAINT MATTE BLACK, NOT USED.
- 6.18 POST PER STRUCTURAL DRAWINGS.
- 6.19 BEAM OR HEADER PER STRUCTURAL DRAWINGS.
- 6.20 WOOD BEAM WRAPS OVER PLYWOOD BACKING. GRADE, SPECIES, AND FINISH TO BE DETERMINED.
- 6.21 STAIN GRADE WOOD TRIM (TBD). REFER TO ARCHITECTURAL DETAILS AND FINISH SCHEDULE.
- 07000 THERMAL & MOISTURE PROTECTION
- 7.01 BLOWN IN BLANKET (B.I.B.S.) INSULATION AT FRAMING CAVITY, FILL ENTIRE REMAINING CAVITY (R-15 MIN AT TYPICAL 2x6 WALL).
- 7.02 BATT OR BLOWN IN BLANKET (B.I.B.S.) SOUND INSULATION TO FILL FRAMING CAVITY.
- 7.02b 5 1/2" MINERAL FIBER INSULATION, 2.5 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 3661).
- 7.03 BLOWN IN BLANKET (B.I.B.S.) INSULATION, AT ROOF/FLOOR FRAMING: FILL ENTIRE REMAINING CAVITY. AT CABIN COLD-ROOF, PROVIDE R-49 MIN (12") ABOVE CEILING (REFER TO CEILING TYPE C-3F).
- 7.04 2" MINIMUM CLOSED CELL POLYURETHANE FOAM INSULATION AT EXTERIOR WALLS AND BENEATH CONCRETE SLAB ON GRADE (R-6.5 / INCH). FILL JOIST CAVITY TO FULL DEPTH ADJACENT TO EXTERIOR WALLS (6" MIN THICKNESS). RE: BUILDING SECTIONS.
- 7.05 3" MINIMUM MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE (IN ACCORDANCE WITH GA FILE NO. WP 8131). THERMAFIBER SAFB, OR APPROVED EQUAL. (R-3.8 / INCH).
- 7.06 3" CLOSED CELL POLYURETHANE FOAM INSULATION AT CRAWL SPACE PERIMETER (R-15 MIN IF INSULATION IS CONTINUOUS (WHERE THERE IS NO PONY WALL FRAMING INTERRUPTION) AND R-19 MIN AT CAVITY (AT PONY WALL FRAMING) PER 2018 IECC REQUIREMENTS.
- 7.07 VAPORSHIELD REVEALSHIELD IT INTEGRATED TAPE WRB. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 7.08 VAPORSHIELD LIQUIFLASH. INSTALL PER MANUFACTURERS SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1" ON FACE. 12-15 WET MIL THICKNESS.

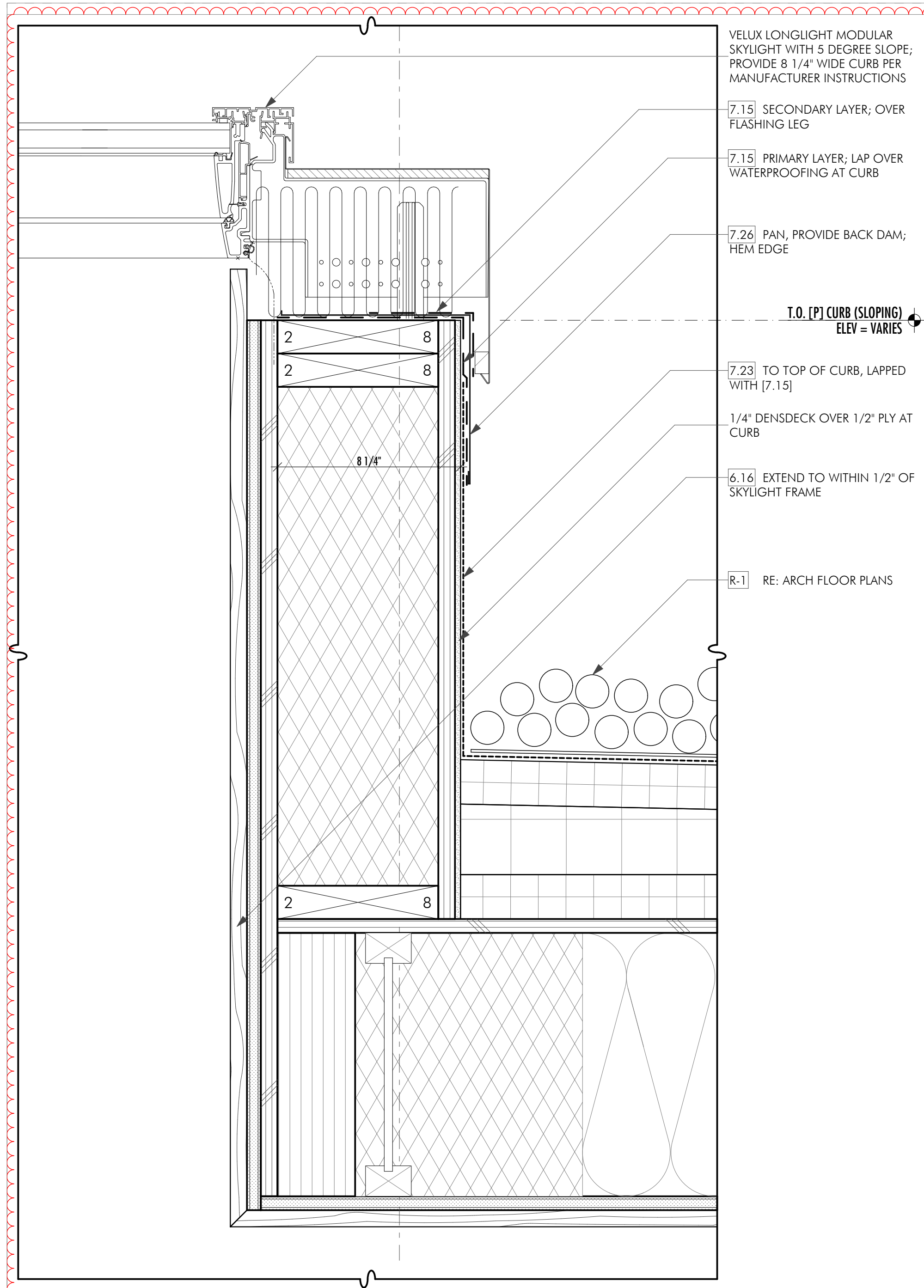
KEYNOTES

- 05000 METALS & RAILINGS
- 5.01 W SECTION PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.02 TUBE STEEL PER STRUCTURAL DRAWINGS. PROVIDE PAINT FINISH SAMPLE ON STEEL FOR ARCHITECTS APPROVAL.
- 5.03 1/8" THICK PLATE STEEL, MATTE BLACK THEMIC FINISH AT EXTERIOR. BLACKENED PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECTS APPROVAL.
- 5.04 RESILIENT CHANNELS FORMED OF MIN 25 MSG GALVANIZED STEEL (INSTALL AS SPECIFIED IN THE GA FILE DESCRIPTION, AS APPLIES). CLARK DIETRICH RC-2 PRO RESILIENT CHANNEL (RC2N), OR SIMILAR.
- 5.05 2"x2" ALUMINUM BATTEN WITH WOOD VENEER OR WOOD-LOOK FILM (TBD). SPACING PER EXTERIOR ELEVATIONS AND ARCH DETAILS. FINISH TO MATCH [6.13].
- 5.06 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.
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- 6.12 NOT USED.
- 6.13 EXTERIOR SIDING: 3/4" X 5 3/8" HORIZONTAL OPEN JOINT RAINSCREEN SIDING BY RESAWNTIMBER COMPANY, "HURON" ACCOYA EXTERIOR CLADDING. 5 3/8" ACTUAL FACE DIMENSION WITH 3/8" GAP. PROVIDE SAMPLE AND MOCK-UP FOR OWNER AND ARCHITECTS APPROVAL.

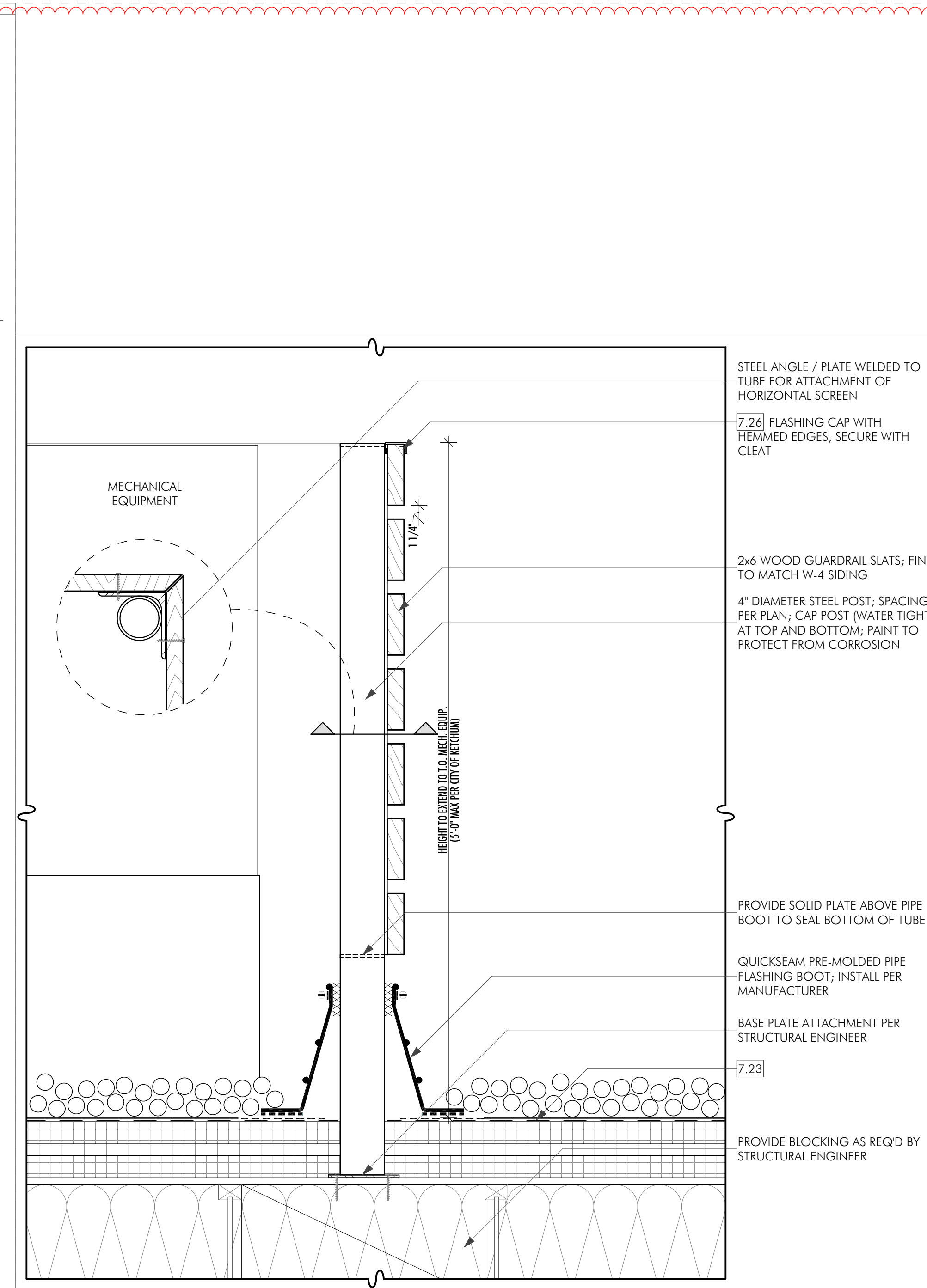
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- 03000 CONCRETE
- 3.01 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.02 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.03 BOARD-FORMED CONCRETE SITE WALL (VERIFY FINISH WITH ARCHITECT AND OWNER).
- 3.04 5 1/2" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 3.05 1 1/2" THICK CONCRETE SLAB WITH RADIANT HEAT TUBES AND 2x SLEEPERS. PROVIDE REINFORCEMENT AS REQUIRED.
- 04000 MASONRY
- 4.01 MUTUAL MATERIALS VANCOVER BAY SERIES (12"x24", COLOR: GRAY) PAVING STONE (PER LANDSCAPE ARCHITECT) SET OVER PEDESTALS. CONFIRM AND COORDINATE WEIGHT OF FINAL SPEC WITH STRUCTURAL ENGINEER.
- 4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4.03 LATH AND SCRATCH COAT AS REQUIRED.
- 4.04 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.05 1 1/2" THICK THIN STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).
- 4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDITIONAL INFORMATION.

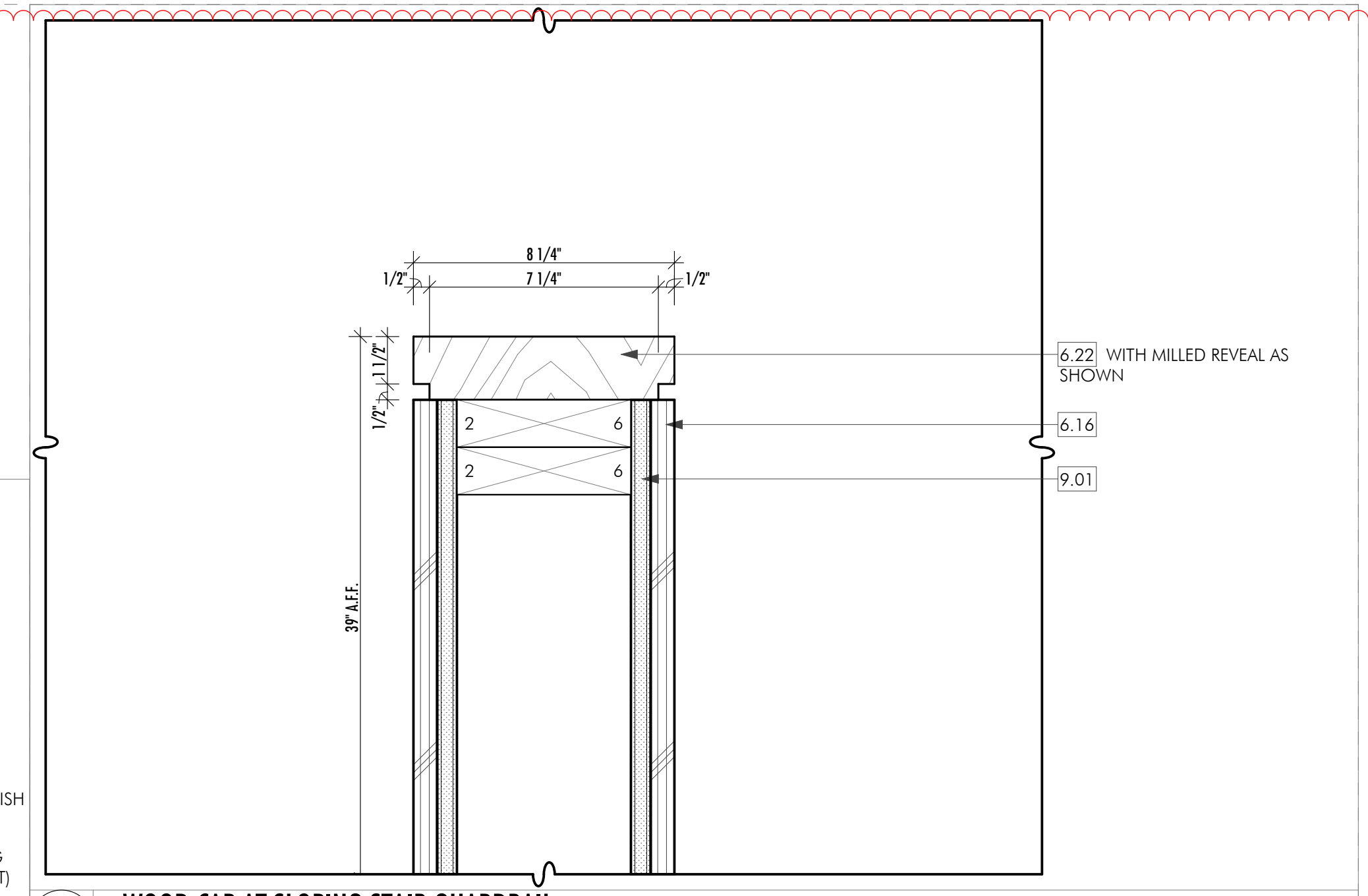
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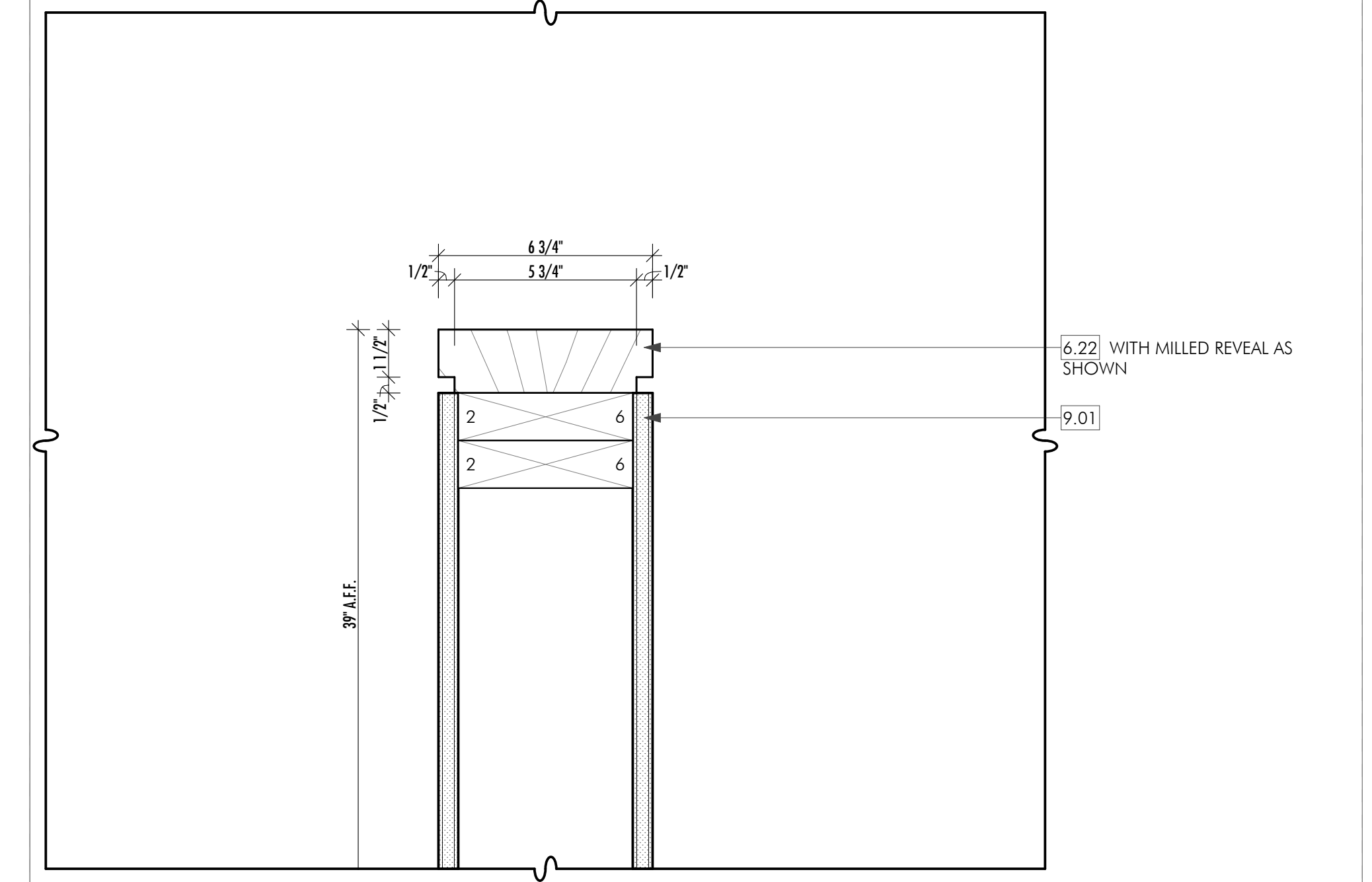
4 SKYLIGHT CURB DETAIL
SCALE: 3/4" = 1'-0"



3 MECH SCREEN AT THIRD FLOOR ROOF ACCESS
SCALE: 1/2" = 1'-0"



2 WOOD CAP AT SLOPING STAIR GUARDRAIL
SCALE: 3/4" = 1'-0"



1 WOOD CAP AT GUARDRAIL HEIGHT WALL
SCALE: 3/4" = 1'-0"

KEYNOTES

09000 FINISHES (CONTINUED)

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

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

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

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

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

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

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

9.06 THIN SET MORTAR.

9.07 5/8" CEMENT BACKER BOARD.

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

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

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

10000 SPECIALTIES
REFER TO PLAN NOTES.

11000 EQUIPMENT

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

KEYNOTES

02000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

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

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

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

7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

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

7.36 1/2" THICK DENSDECK PRIME ROOF BOARD.

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

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

7.39 PRE-VEGETATED LIVEROCK MAXX MODULAR ROOF SYSTEM (12"x12"x3 1/4" CARPET AND PAD. REFER TO INTERIOR SPECIFICATIONS BOOK FOR ADDITIONAL INFORMATION).

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

09000 FINISHES

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

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

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

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

7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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

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

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

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

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

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

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

7.18 NEOPRENE GASKETED SEALER.

7.19 GRACE WYCOR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

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

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

7.22 1/8" ASPHALT PROTECTION BOARD.

7.23 60 MIL SINGLE PLY LOOSE LAID EPDM WATERPROOF MEMBRANE SYSTEM. TAPERED EPS INSULATION (SLOPE 1/4" / FOOT MINIMUM), TAPER TO 1/2" THICKNESS AT DRAIN BODIES, TYPICAL. CONSTANT THICKNESS AT PERIMETER (REFER TO ARCHITECTURAL CURB AND PARAPET DETAILS). TYPICAL. COORDINATE COMPRESSIVE STRENGTH BENEATH PAVERS ON PEDESTALS (20 PSI NOMINAL, MIN).

7.24 HYDRONIC PEX AFFEED TO WWF.

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

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

7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDZERZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT).

7.28 WESTERN STATES SHEET METAL FLASHING (COLOR: BONDZERZED), MIN. 24 GAUGE (VERIFY WITH ARCHITECT).

KEYNOTES

06000 WOOD (CONTINUED)

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

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

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

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

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

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

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

07000 THERMAL & MOISTURE PROTECTION

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

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

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

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

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

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

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

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

7.08 VAPORSHIELD LIQUIFLASH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: FULL DEPTH OF WINDOW/DOOR FRAME DEPTH AT R.O. AND 1'-0" ON FACE. 12-15 WET MIL THICKNESS.

KEYNOTES

05000 METALS & RAILINGS

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

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

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

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

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

5.07 STEEL STUD FRAMING PER STRUCTURAL DRAWINGS.

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

06000 WOOD

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

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

6.03 1/2" WOOD FIBERBOARD.

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05a FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.1.1, EXCEPTION 1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

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

6.10 2x DROPPED CEILING FRAMING.

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

6.12 NOT USED.

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

KEYNOTES

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT.

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

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

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

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4" OF 3/4" MINUS COMPACTED ROADBED OVER 6" MINIMUM COMPACTED FIT RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT. CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT. SNOWMELT TUBING IN 2" OF CLEAN SAND.

2.07 CAST-ON OLYMPIC PAVERS (12"x24", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.

2.08 ASPHALT PAVING PER CIVIL ENGINEER.

2.11 GRAVEL PER LANDSCAPE ARCHITECT.

03000 CONCRETE

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

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

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

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

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

04000 MASONRY

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

4.02 CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. LATH AND SCRATCH COAT AS REQUIRED.

4.03 6-7" THICK STONE VENEER, MORTAR, AND GROUT. SELECT STONE TUMBLED FRONTIER, IRREGULAR SANDSTONE OR CORTANA LIMESTONE (PROVIDE SAMPLES AND MOCK-UP FOR OWNER/ARCHITECT APPROVAL).

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

4.06 MASONRY TIES. REFER TO STRUCT DRAWINGS FOR ADDITIONAL INFORMATION.

WILLIAMS PARTNERS ARCHITECTS

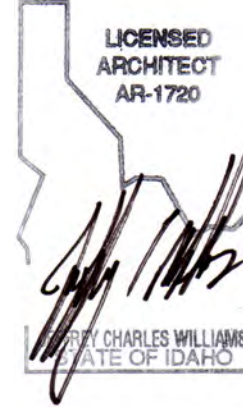
MAIL P.O. B. 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW WILLIAMS-PARTNERS.COM

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

REVISIONS
DATE: 01 08/02/2023

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



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A 7.5
ARCHITECTURAL DETAILS

NOTES

EXTERIOR WINDOWS:

- 2ND AND 3RD FLOORS:
 - WEATHERSHIELD VUE COLLECTION, SQUARE BEAD
 - **HOLLOW CORE METAL AT MECH ROOM DOOR?**
- 1ST FLOOR:
 - SIERRA PACIFIC ALUMINUM CLAD WOOD AT ALL CABIN REPLACEMENT OPENINGS; AT NEW CONSTRUCTION: SIERRA PACIFIC ALUMINUM CLAD WOOD OR WEATHERSHIELD VUE COLLECTION, SQUARE BEAD (TBD)
- 3RD FLOOR SKYLIGHT: VELUX FIXED CURB-MOUNTED LONGLIGHT (5 DEGREES) MODULAR SKYLIGHT OR ALADDIN (TBD).
- EXTERIOR FINISH: ALUMINUM COLOR: 'BLACK' (VERIFY WITH ARCHITECT).
- INTERIOR FINISH (@ SIERRA PACIFIC): FIR, UNFINISHED, SHALL BE FINISHED ON-SITE.
- DOUBLE GLAZING, TYPICAL (0.30 MAX U-FACTOR), LOW-E 272. **PLEASE PROVIDE PRICING FOR TRIPLE GLAZING FOR THE MASTER BEDROOM AND 2ND FLOOR LIVING/DINING WINDOW WALL.**
- PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE (IBC 2018).
- EXTERIOR WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM THE EXTERIOR.

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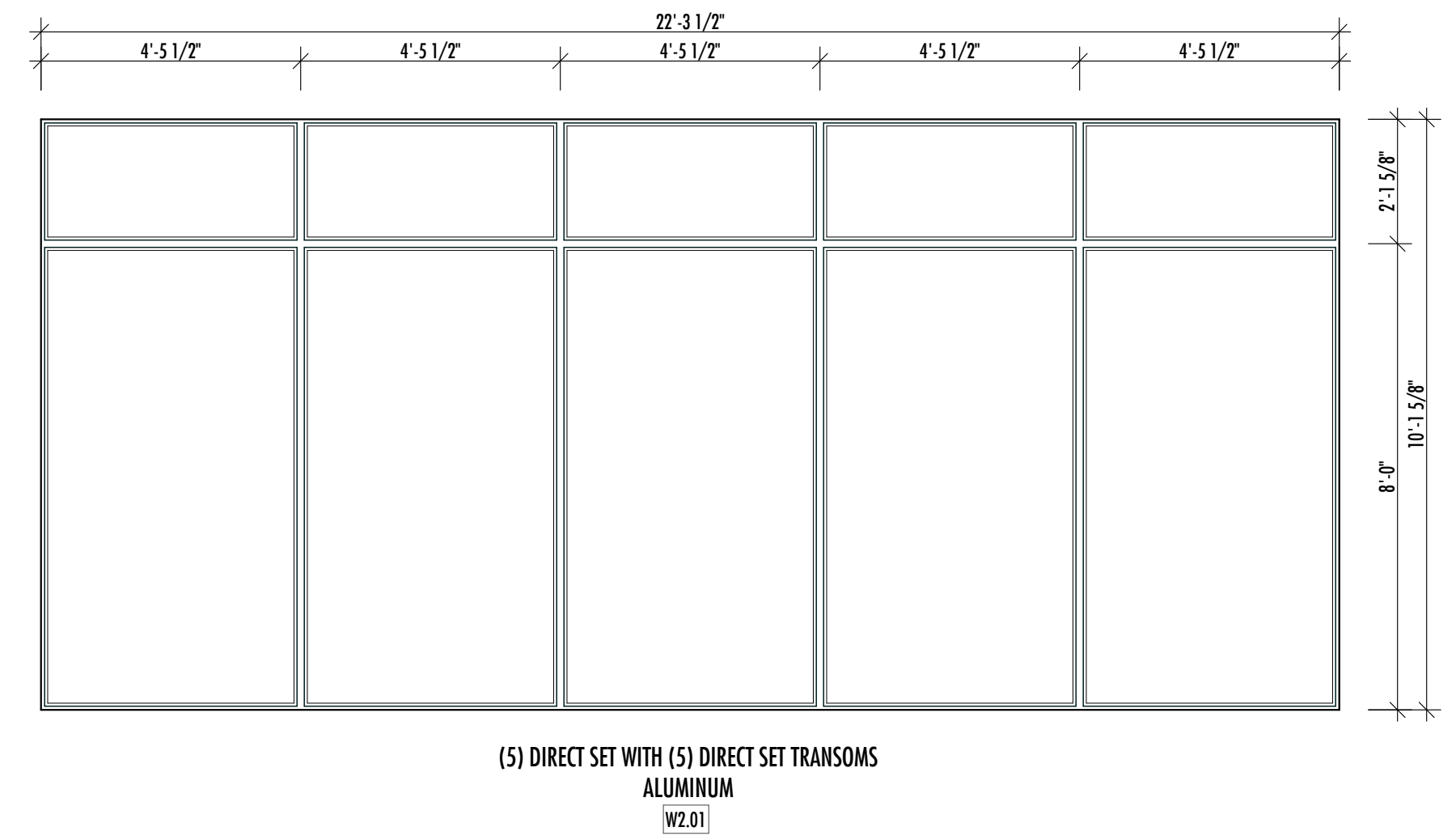
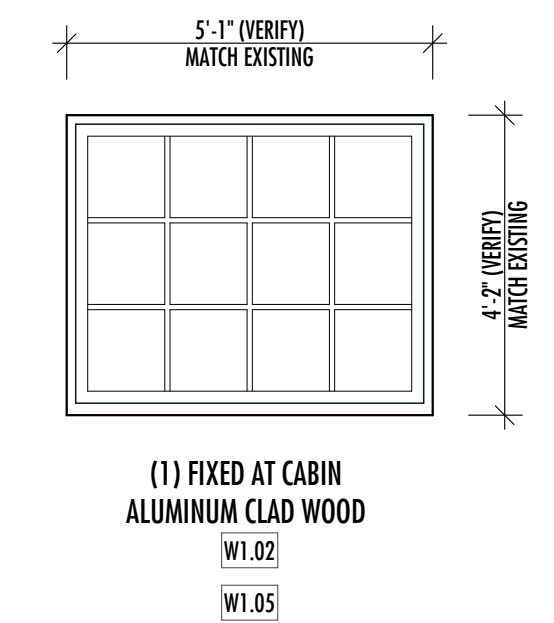
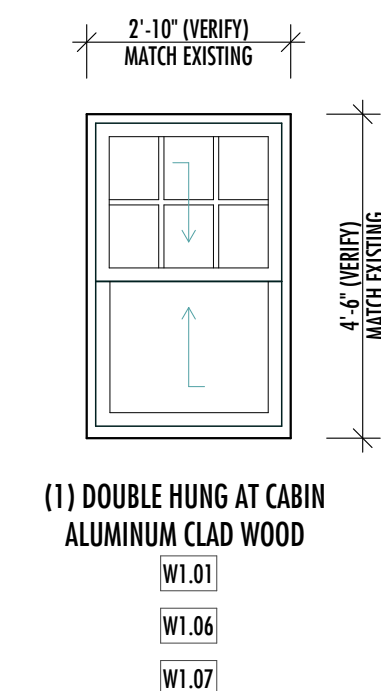
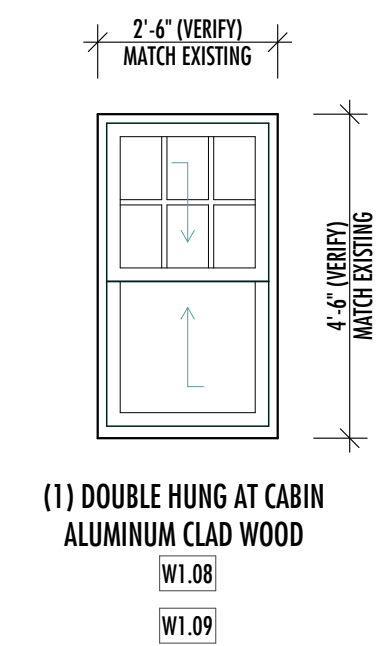
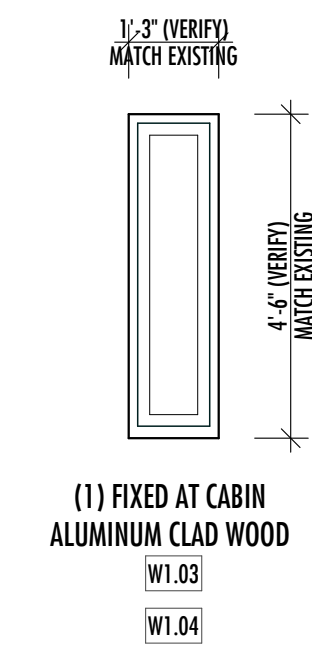
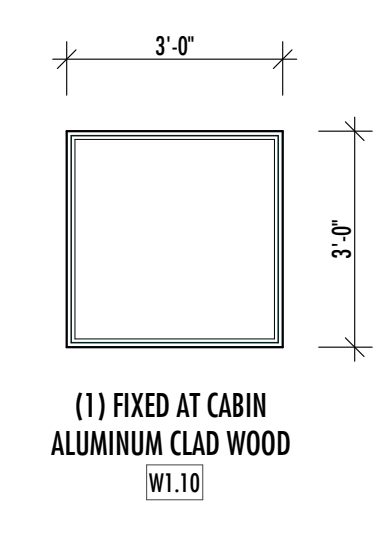
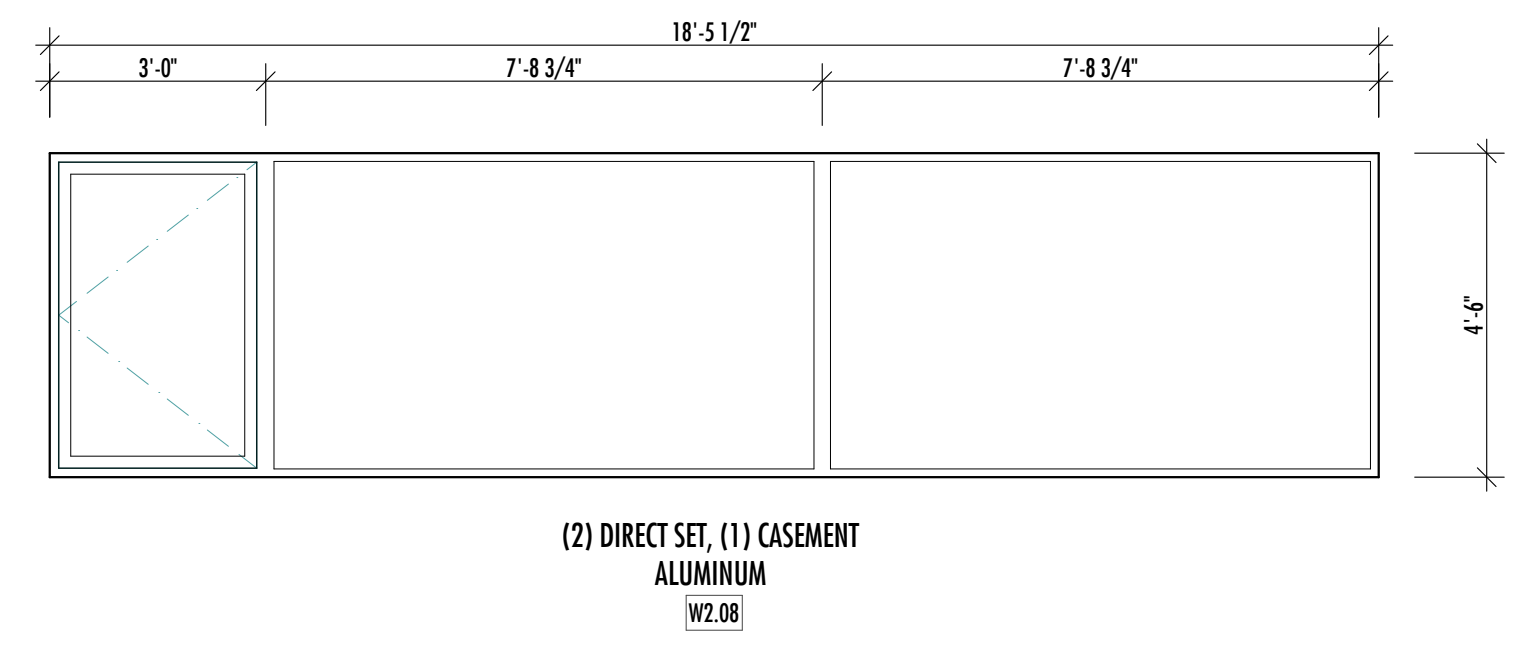
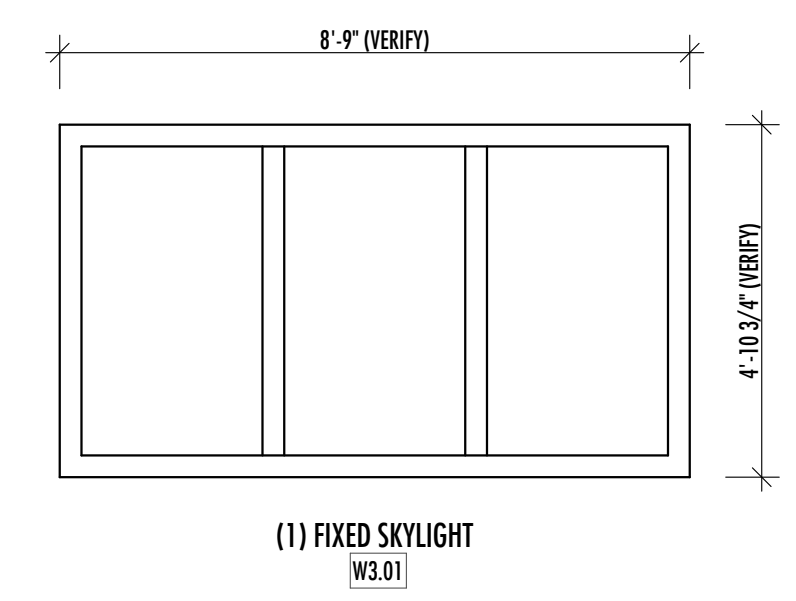
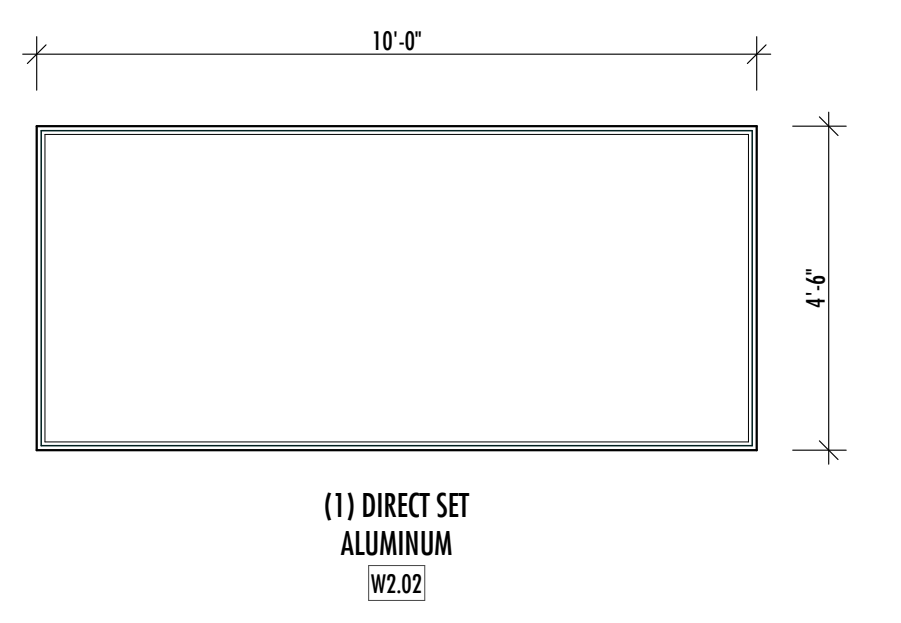
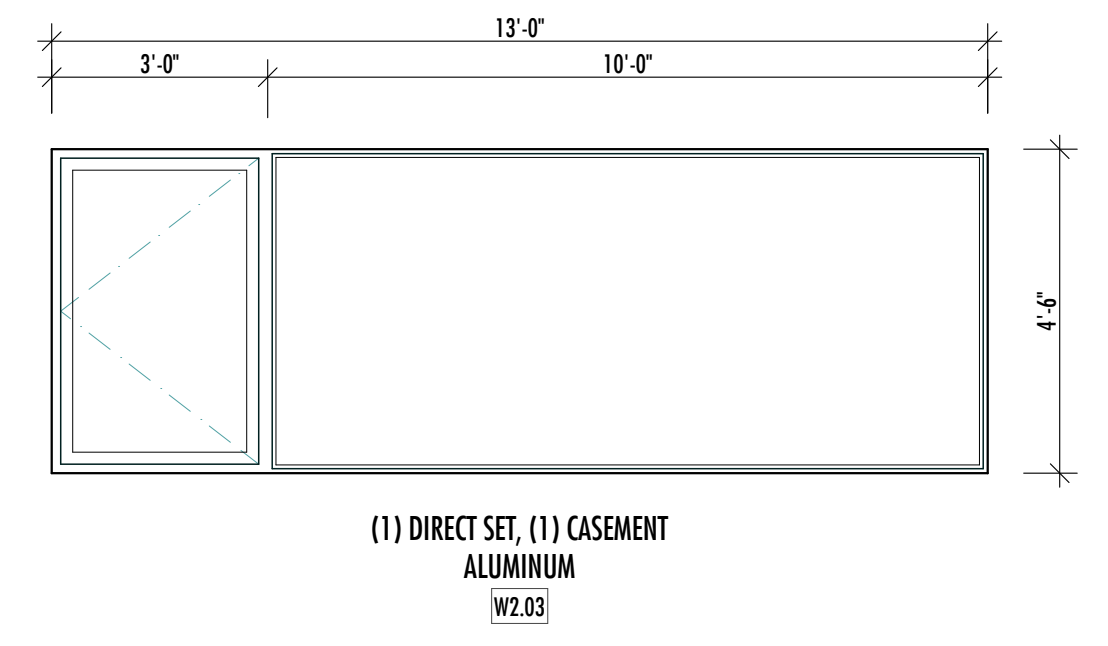
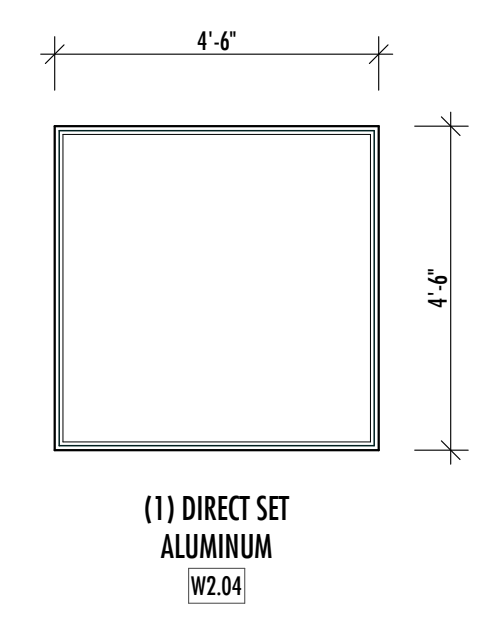
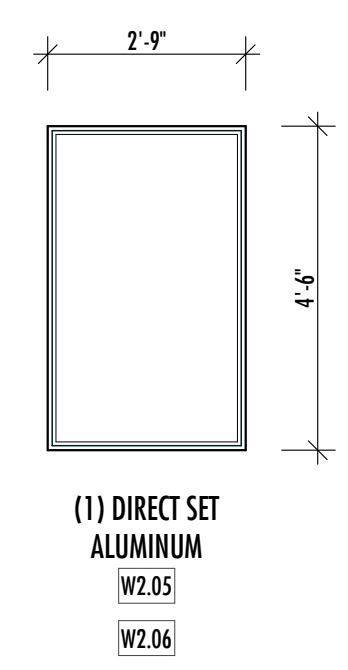
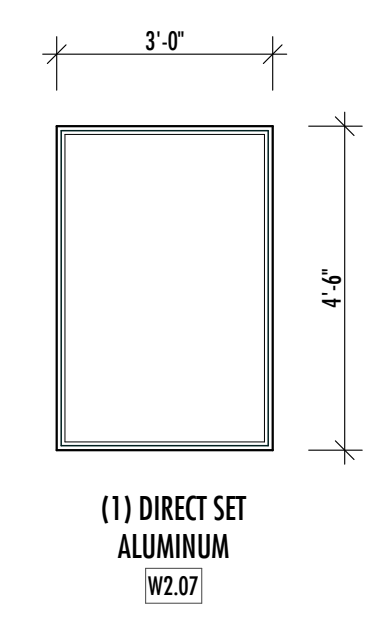
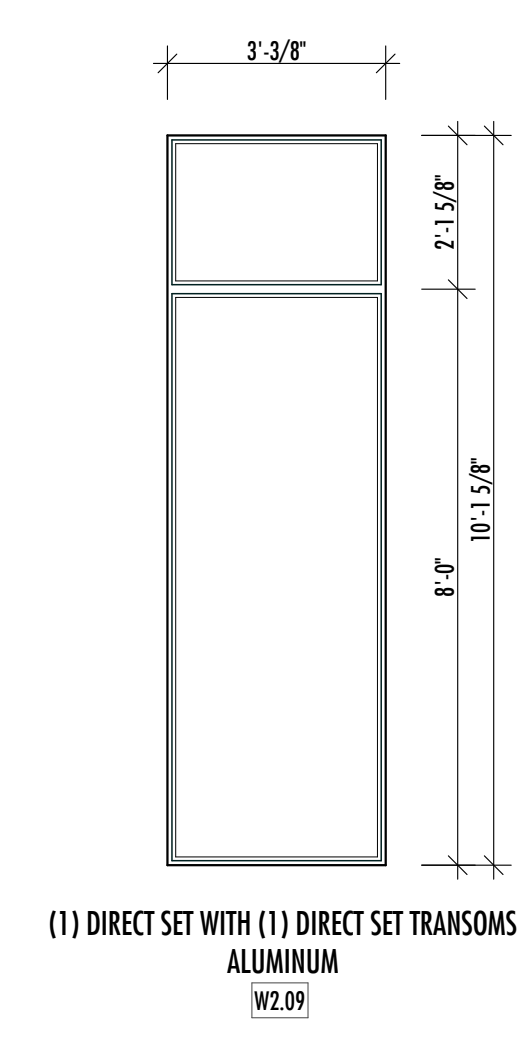
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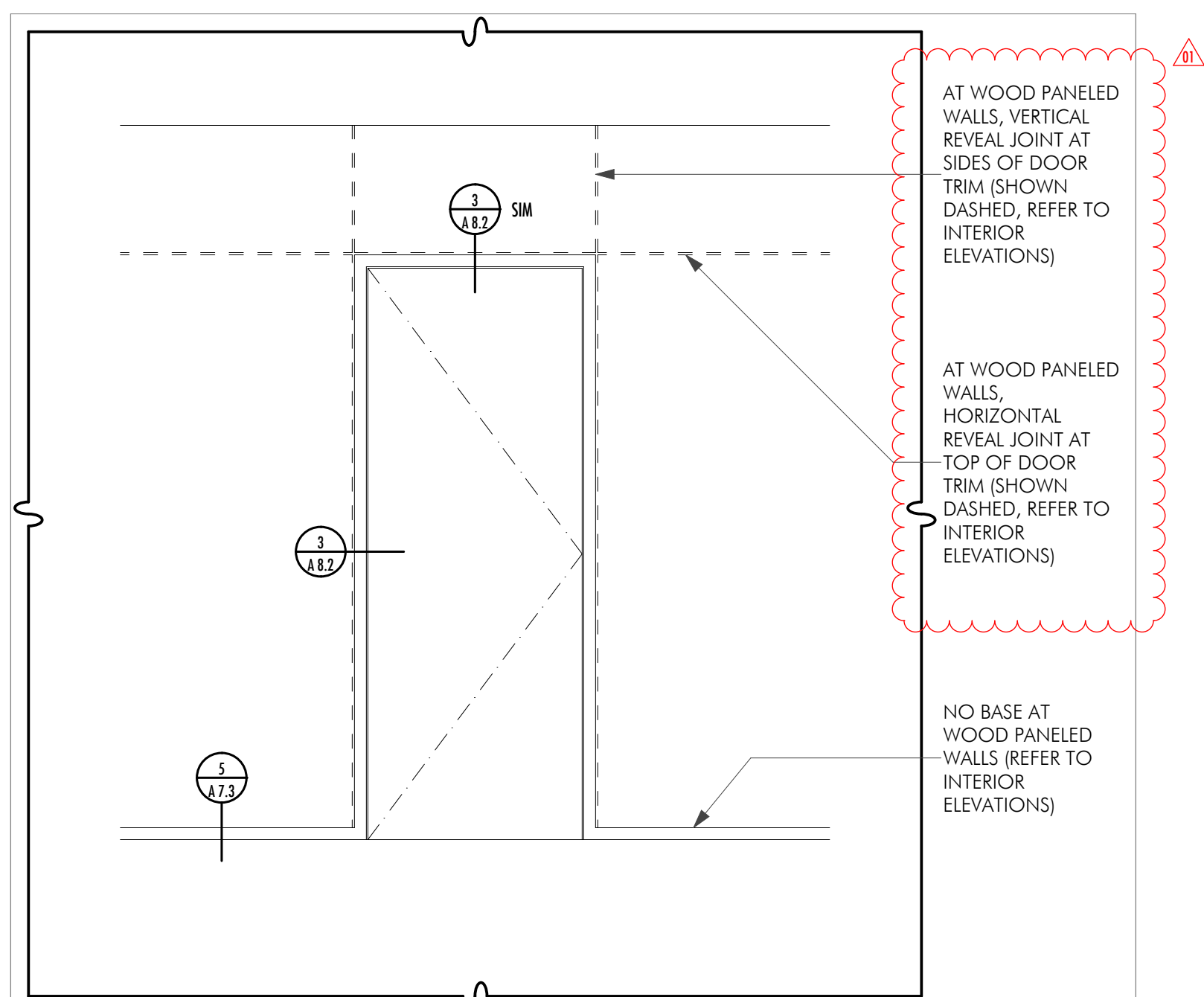


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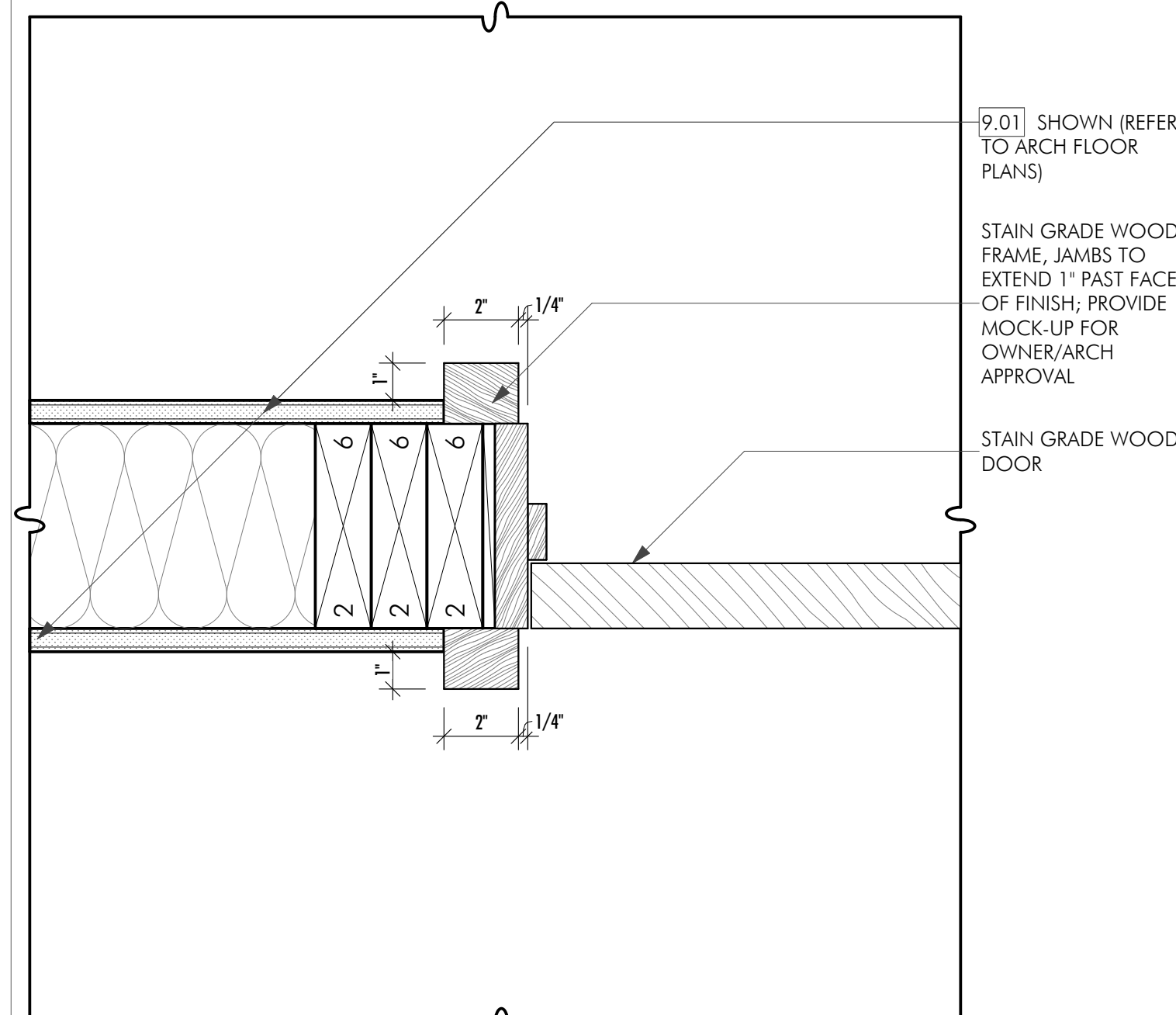
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DRAWINGS
 DATE: 05/12/2021
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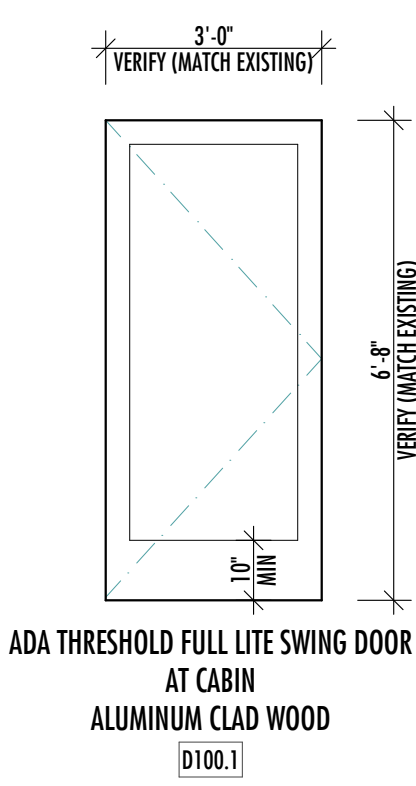
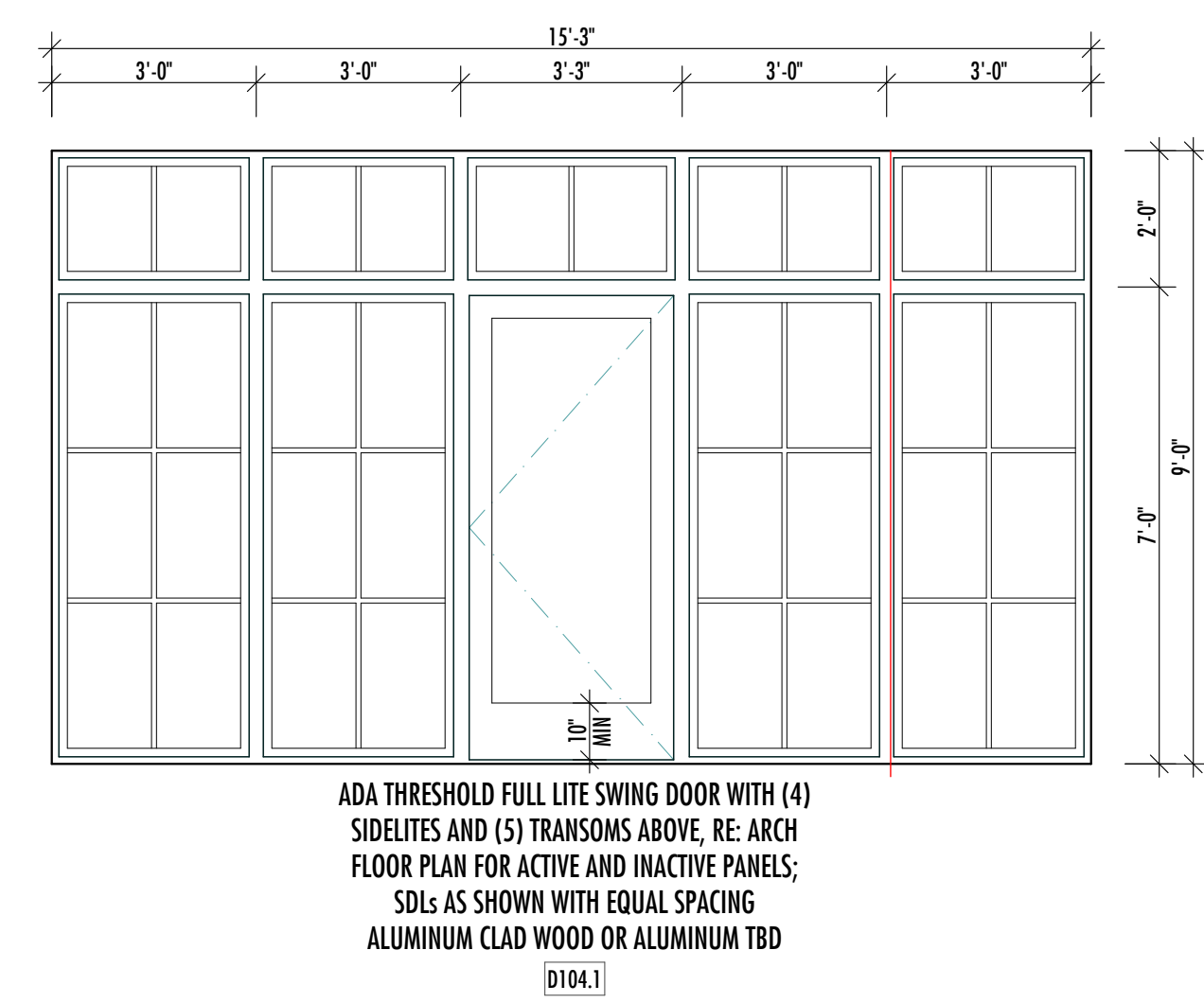
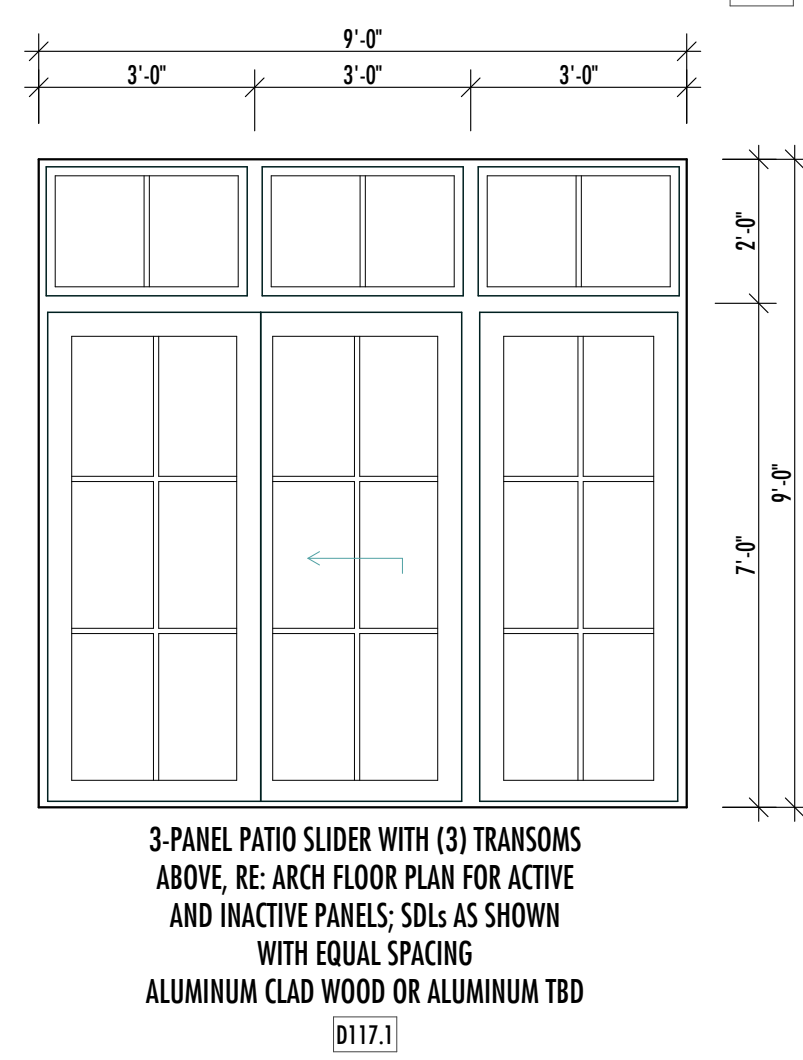
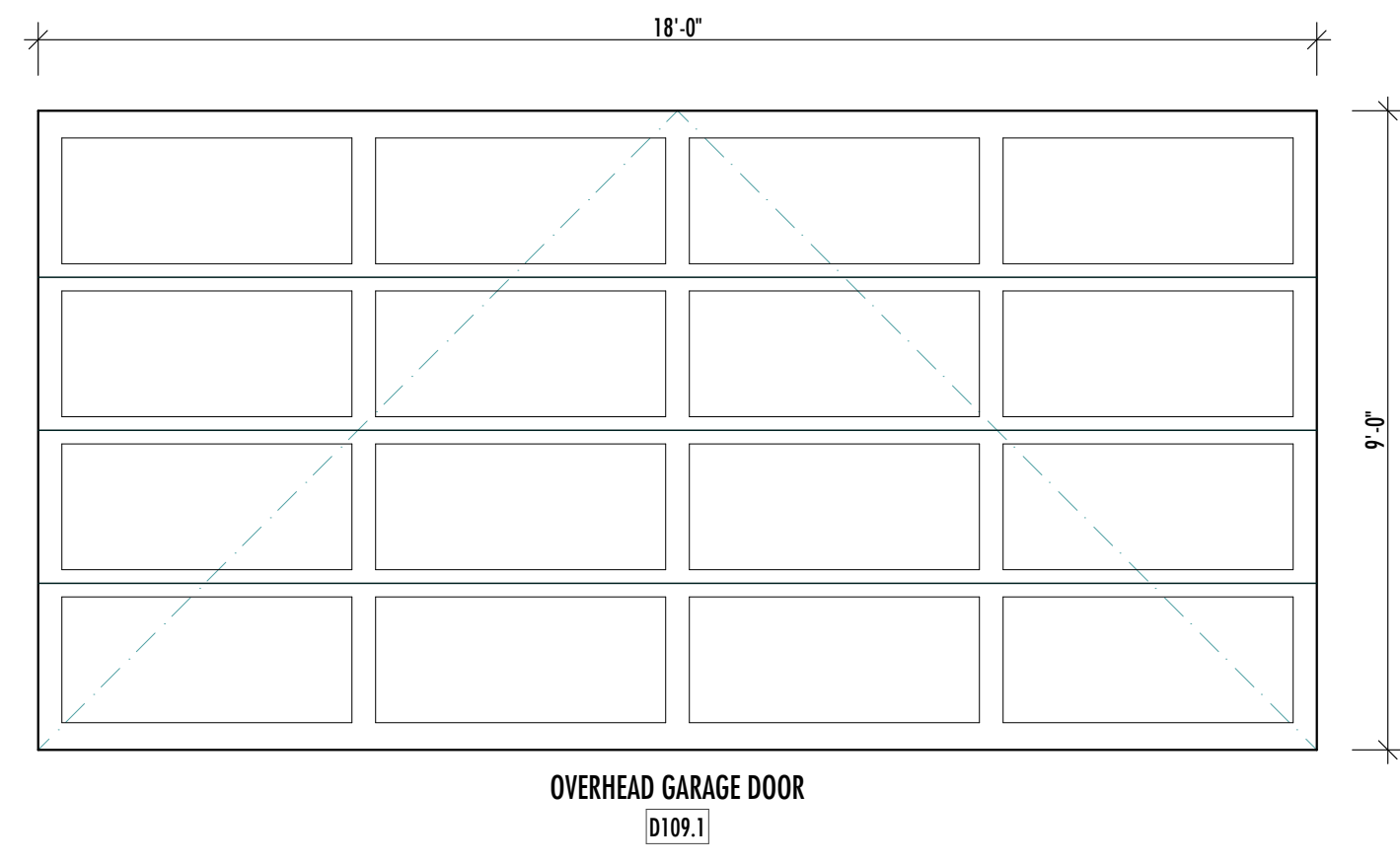
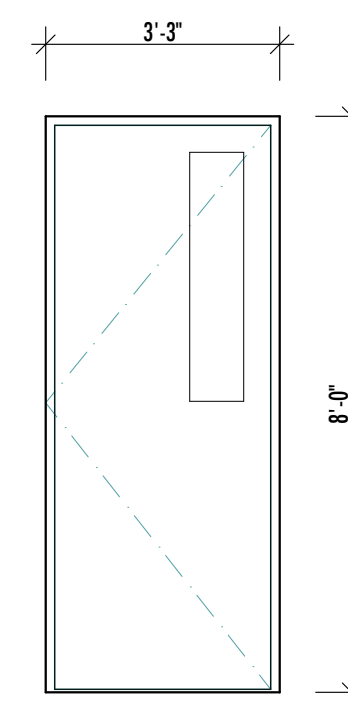
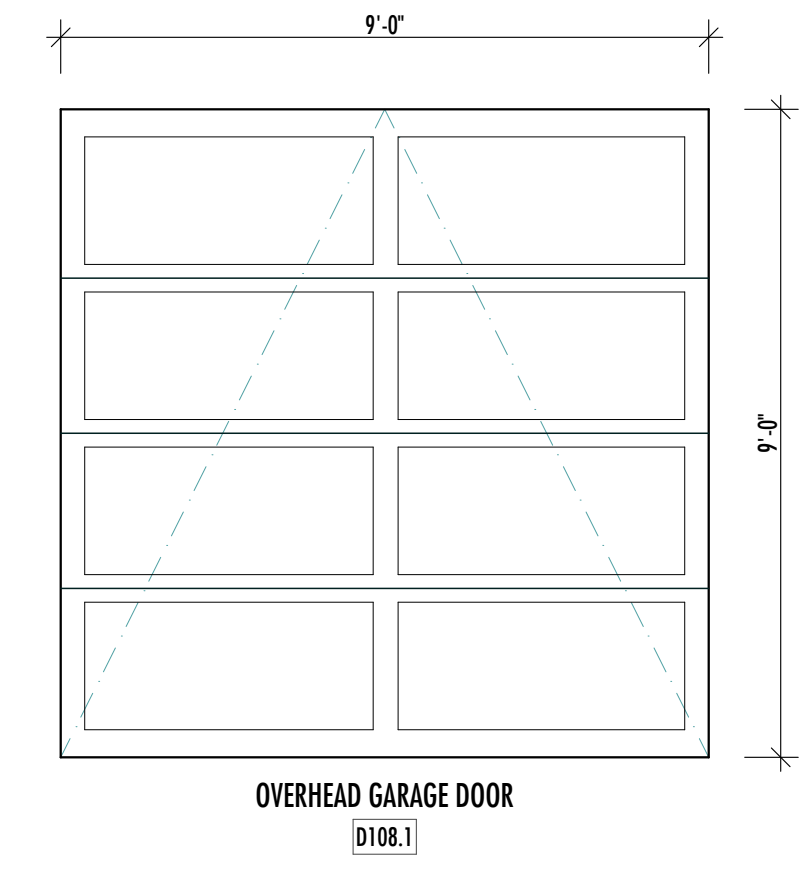
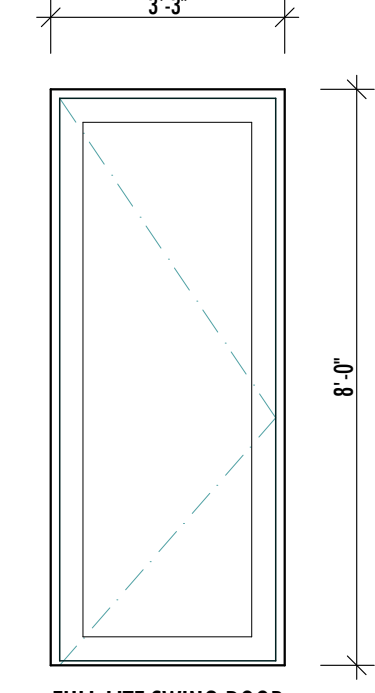
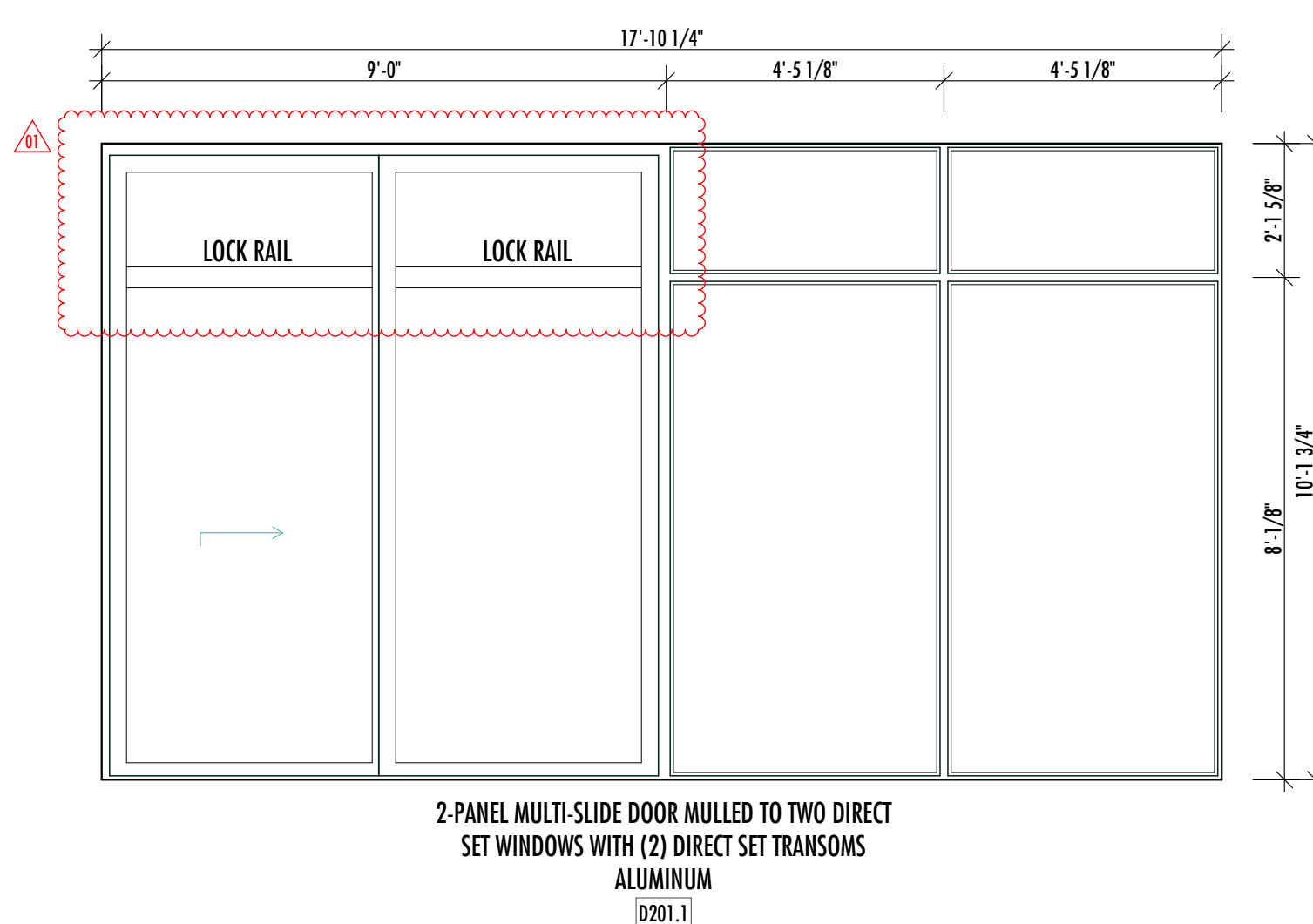
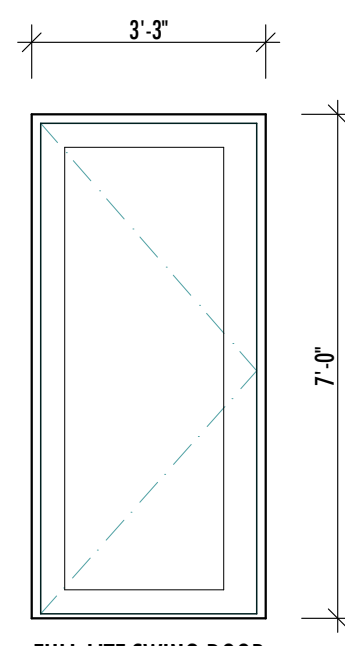
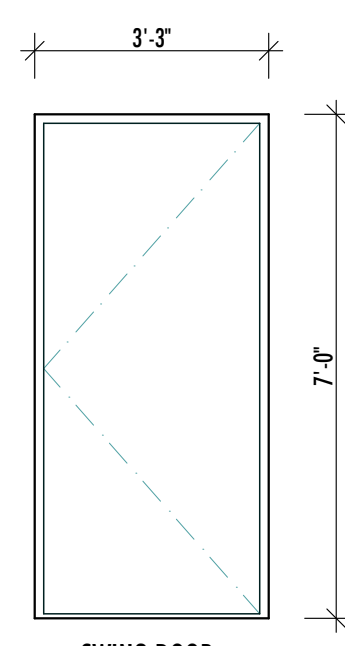
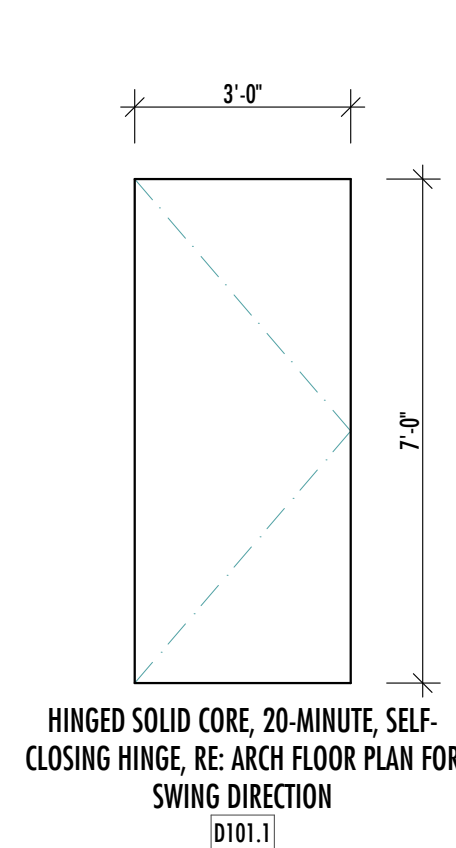
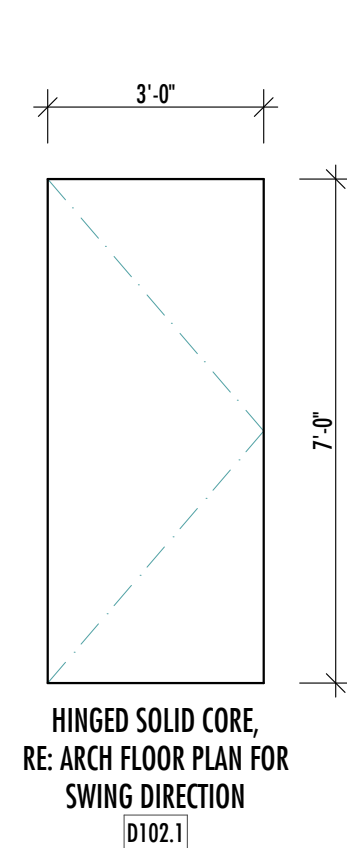
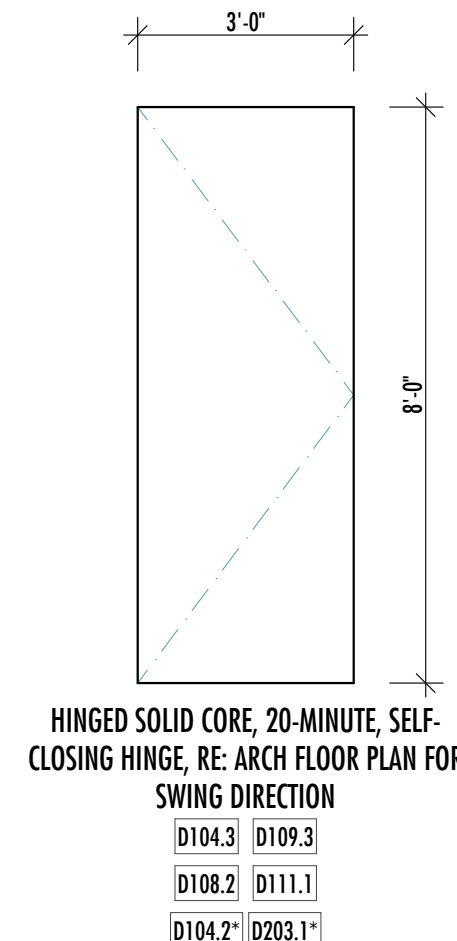
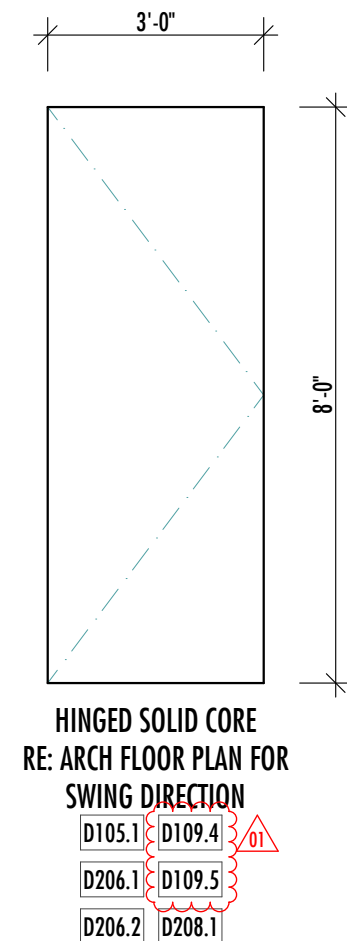
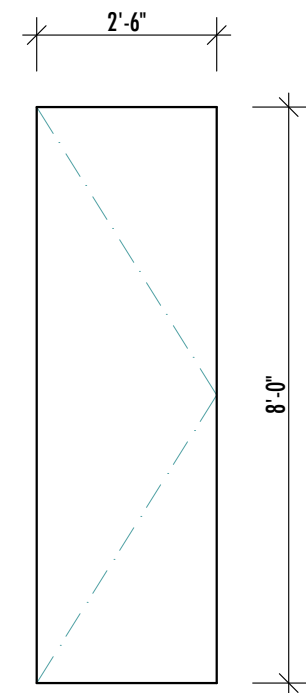
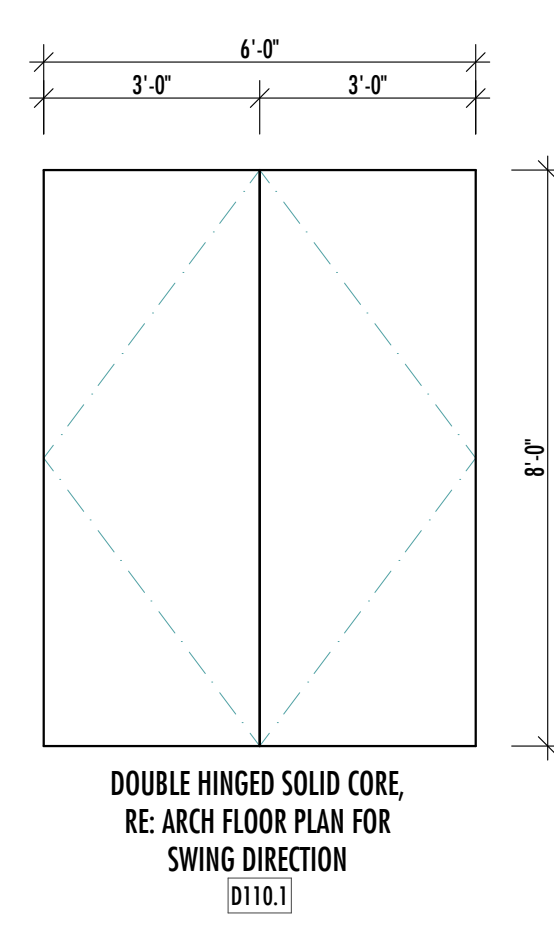
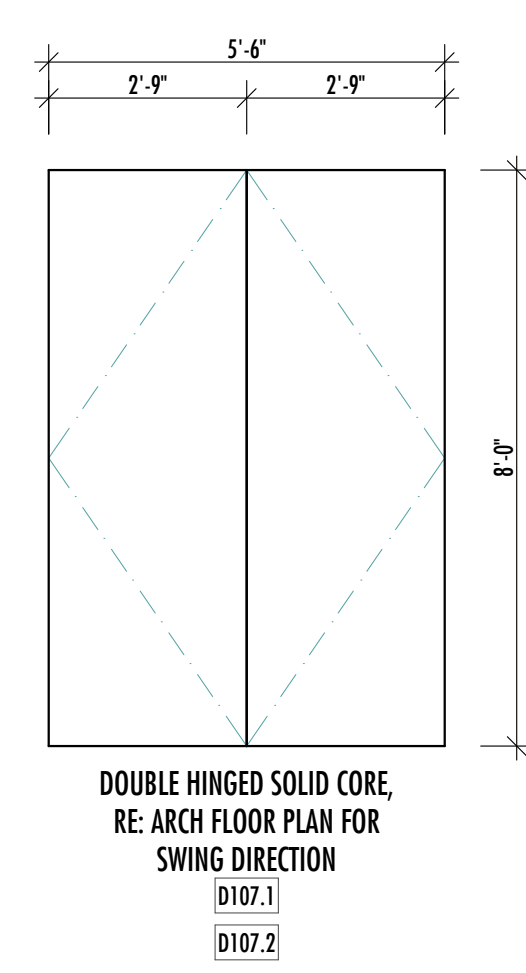
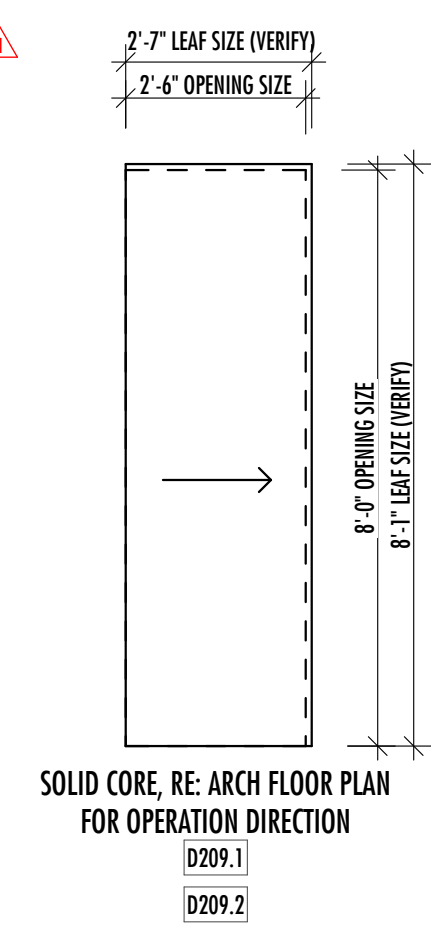
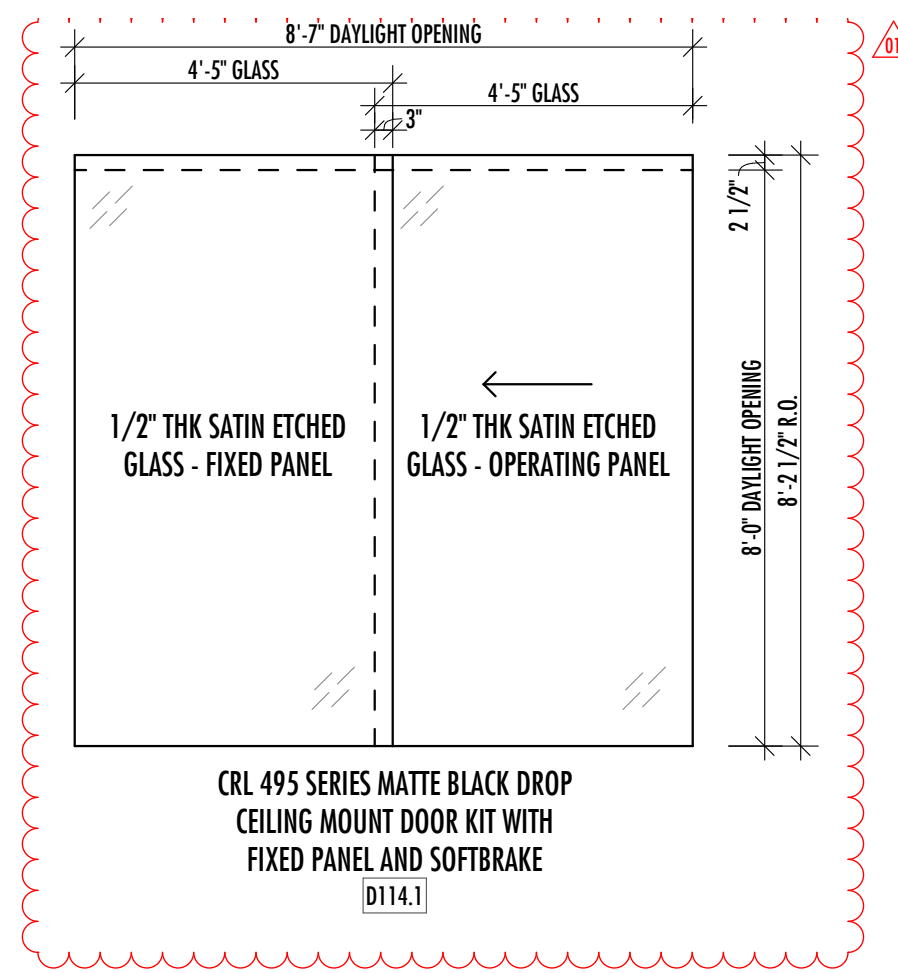




2 TYPICAL INTERIOR DOOR TRIM
SCALE: 1/2" = 1'-0"



3 TYPICAL INTERIOR DOOR JAMB (HEAD SIM)
SCALE: 3/4" = 1'-0"



NOTES

- EXTERIOR DOORS:**
- 2ND AND 3RD FLOORS:
 - WEATHERSHIELD VUE COLLECTION, SQUARE BEAD
 - HOLLOW CORE METAL AT MECH ROOM DOOR TBD
 - 1ST FLOOR:
 - SIERRA PACIFIC ALUMINUM CLAD WOOD AT ALL CABIN REPLACEMENT OPENINGS; AT NEW CONSTRUCTION: SIERRA PACIFIC ALUMINUM CLAD WOOD OR WEATHERSHIELD VUE COLLECTION, SQUARE BEAD (TBD)
 - HOLLOW CORE METAL AT GARAGE MAN DOOR TBD
 - EXTERIOR FINISH: ALUMINUM COLOR: "BLACK" (VERIFY WITH ARCHITECT).
 - INTERIOR FINISH (@ SIERRA PACIFIC): FIR, UNFINISHED, SHALL BE FINISHED ON SITE.
 - DOUBLE GLAZING, TYPICAL LOW-E 272.
 - PLEASE PROVIDE PRICING FOR TRIPLE GLAZING FOR THE MASTER BEDROOM AND 2ND FLOOR LIVING/DINING WINDOW WALL.
 - EXTERIOR WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM THE EXTERIOR. REFER TO PLANS FOR SWING DIRECTION, WHERE APPLICABLE.
 - GARAGE DOORS: NORTHWEST DOOR "MODERN CLASSIC" (OR APPROVED EQUAL).
 - FRAME: POWDER COATED OR ANODIZED ALUMINUM (COLOR: BLACK, VERIFY WITH ARCHITECT).
 - PANEL: 1/2" SATIN ETCHED, INSULATED GLASS, VERIFY WITH ARCHITECT.
 - PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE (IBC 2018).
- INTERIOR DOORS:**
- STAIN GRADE WOOD, TYPICAL U.O.N.
 - DIMENSIONED SIZE IS LEAF SIZE.
 - REFER TO FLOOR PLANS FOR SWING DIRECTION.
 - POCKET DOOR WIDTHS AND HEIGHTS SHOWN APPROXIMATE.
 - VERIFY FINAL SIZE WITH HARDWARE AND INSTALLATION GUIDELINES.

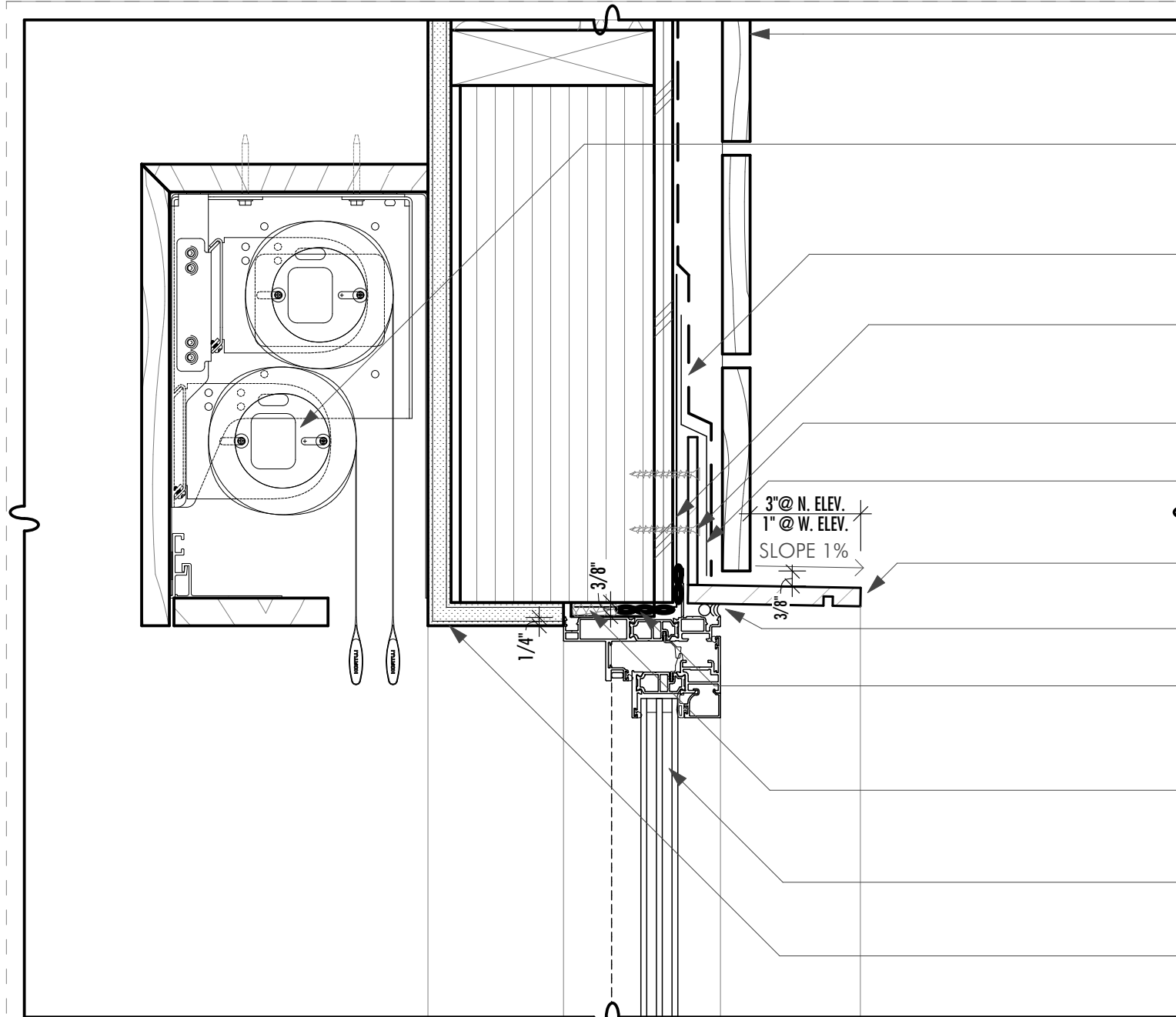


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REVISIONS
NUMBER: 01
DATE: 08/02/2023

OWNERSHIP OF DOCUMENTS:
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE HELD THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



W-4

LUTRON SIVOIA DUAL WALL MOUNT ROLL SHADE IN 7x11\"/>

7.07 LAP OVER ALL HEAD FLASHING LAYERS; SEE MFRS INSTRUCTIONS

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

ATTACHMENT TABS AT WALL, SPACING PER STRUCTURAL

7.09 OVER STEEL TABS AND/OR WDW NAILING FLANGE

1/2\"/>

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

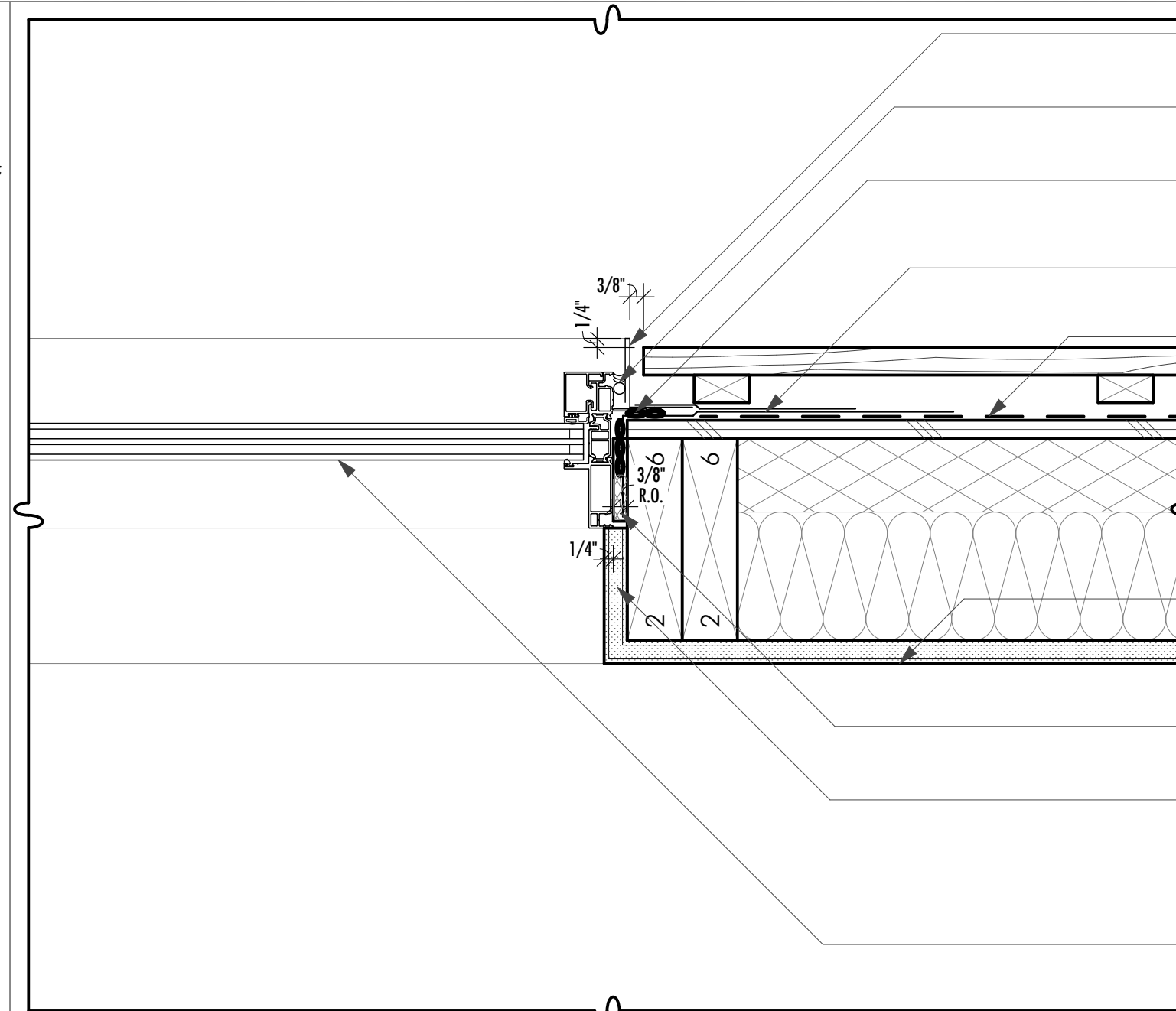
7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFR INSTALLATION INSTRUCTIONS

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

WEATHERSHIELD VUE CASEMENT WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDL INFO

9.01 OVERLAP FRAME BY 1/4\"/>

6 WINDOW HEAD DETAIL AT STEEL WINDOW FRAME (CASEMENT SHOWN, FIXED SIMILAR)
SCALE: 3/4\"/>



7.26 FLASHING, HEM EDGE; TAPE LEG WITH (7.09)

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.09 JAMB FLASHING PER MFRS INSTALLATION INSTRUCTIONS

7.07

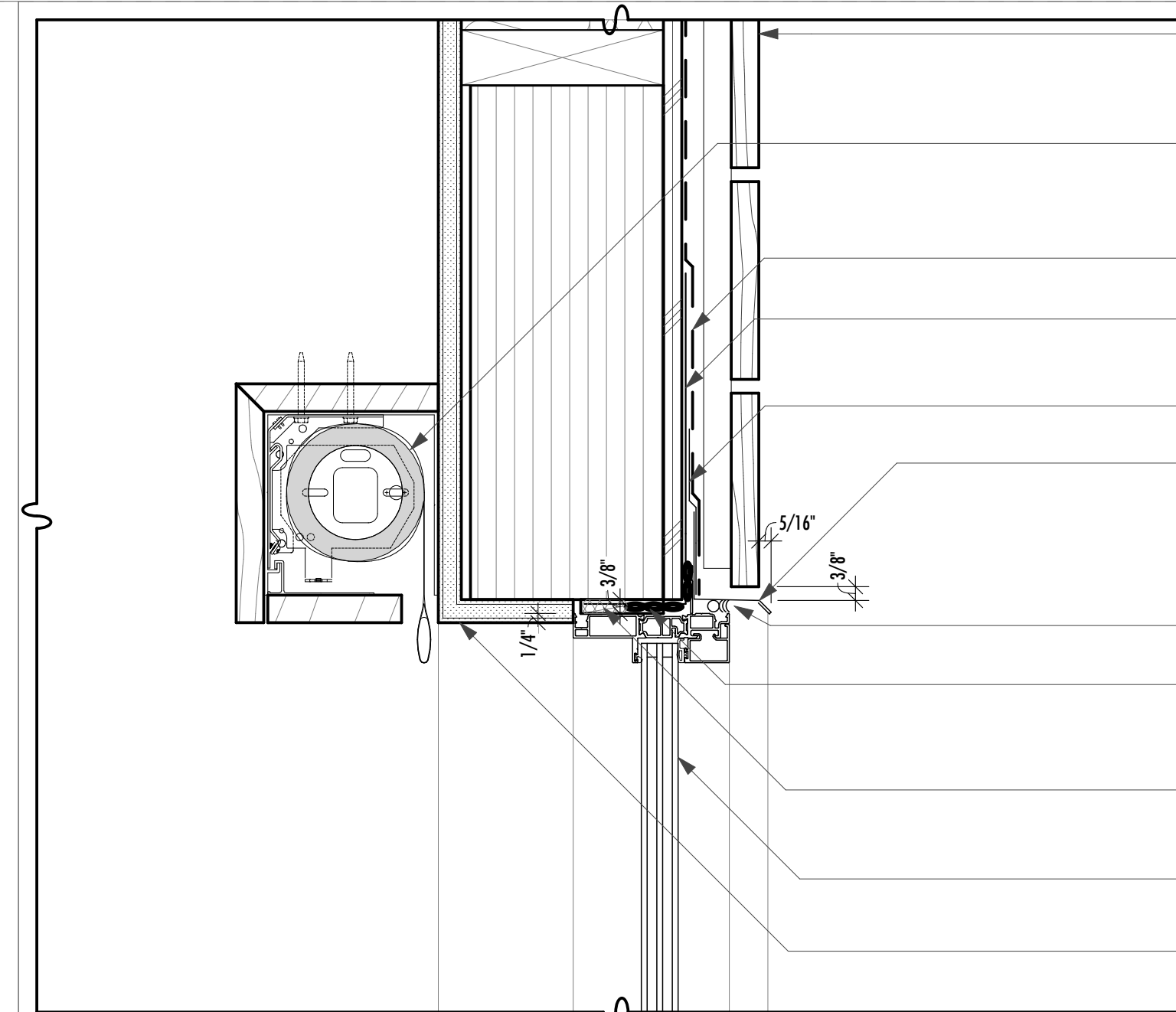
W-4 (REFER TO ARCH FLOOR PLANS)

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

9.01 OVERLAP FRAME BY 1/4\"/>

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

4 TYPICAL FIXED WINDOW JAMB DETAIL
SCALE: 3/4\"/>



W-4

LUTRON SIVOIA 4 3/4x5.5\"/>

7.07 LAP OVER ALL HEAD FLASHING LAYERS; SEE MFRS INSTRUCTIONS

7.09 HEAD FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS

7.09 LAP OVER LEG OF WDW HEAD FLASHING; SEE MFRS INSTRUCTIONS

7.26 FLASHING, HEM EDGE AND 1/4\"/>

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

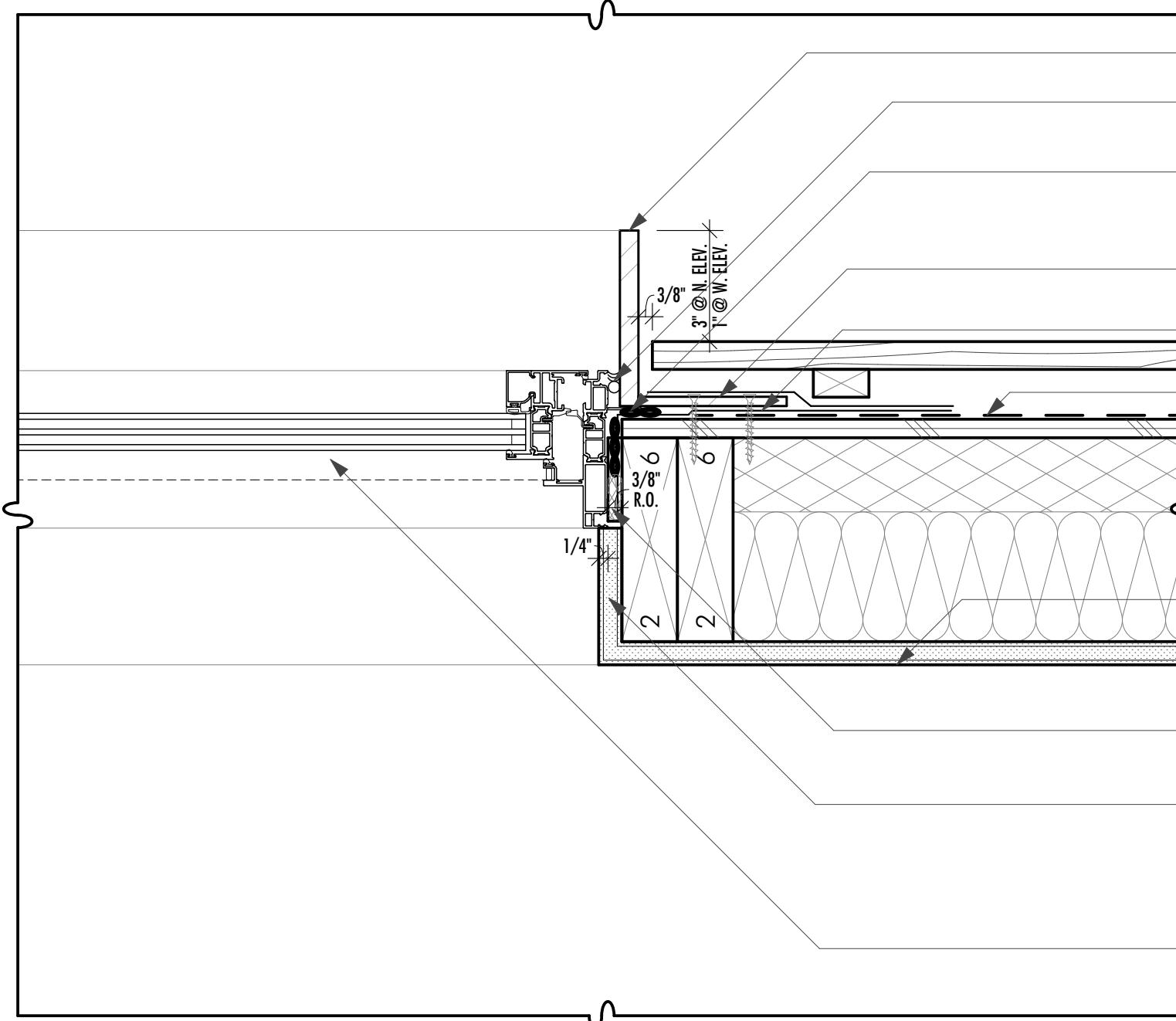
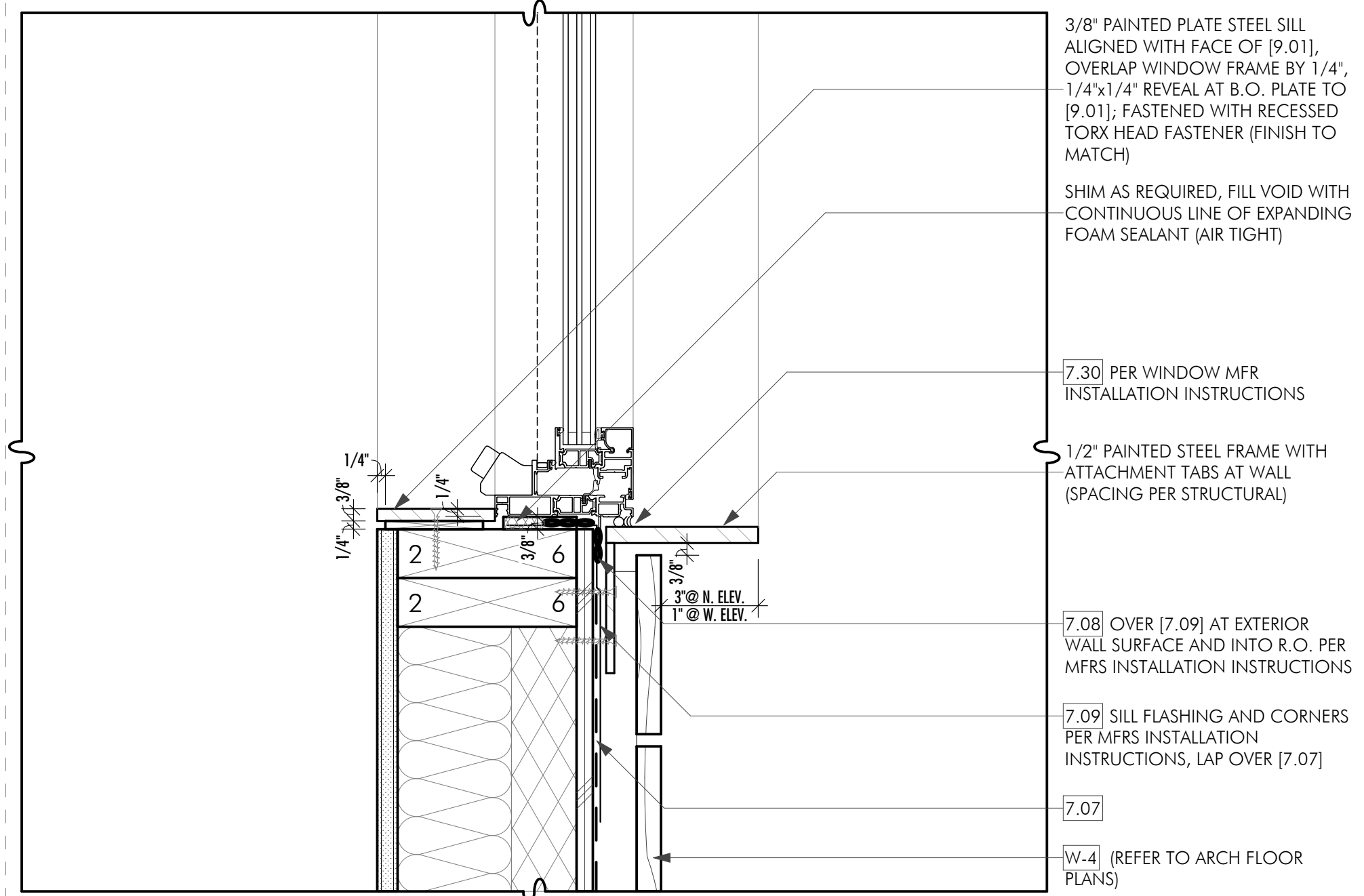
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SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDL INFO

9.01 OVERLAP FRAME BY 1/4\"/>

2 TYPICAL FIXED WINDOW HEAD DETAIL
SCALE: 3/4\"/>



1/2\"/>

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.08 OVER 7.09 AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

ATTACHMENT TABS AT WALL, SPACING PER STRUCTURAL

7.09 JAMB FLASHING PER MFRS INSTALLATION INSTRUCTIONS

7.07

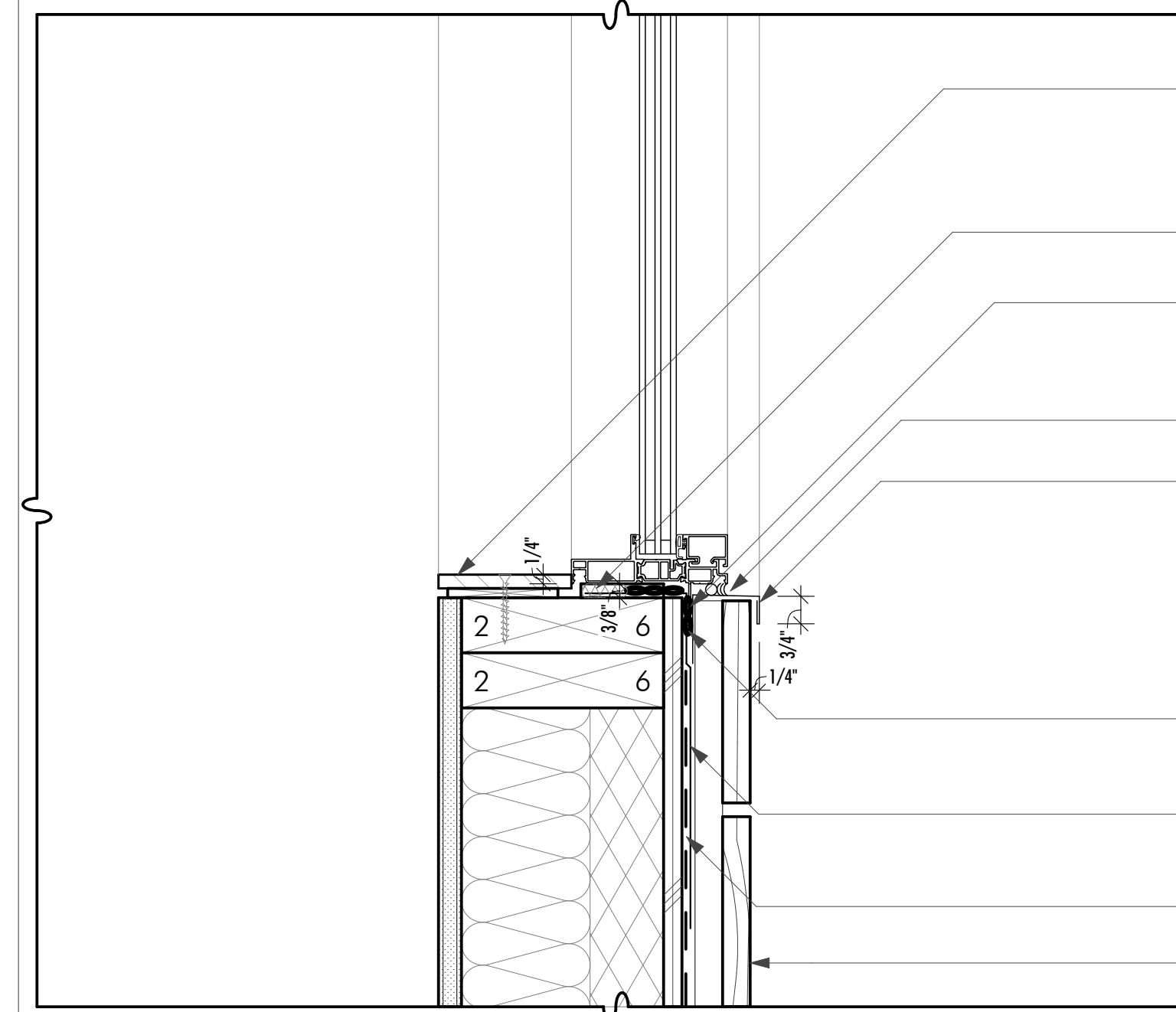
W-4 (REFER TO ARCH FLOOR PLANS)

SHIM AS REQUIRED, FILL VOID WITH CONTINUOUS LINE OF EXPANDING FOAM SEALANT (AIR TIGHT)

9.01 OVERLAP FRAME BY 1/4\"/>

WEATHERSHIELD VUE DIRECT SET WINDOW, INSTALL PER MFR INSTRUCTIONS; SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

3 WINDOW JAMB DETAIL AT STEEL WINDOW FRAME (CASEMENT SHOWN, FIXED SIMILAR)
SCALE: 3/4\"/>



3/8\"/>

7.08

7.30 PER WINDOW MFR INSTALLATION INSTRUCTIONS

7.26 FLASHING, HEM EDGE AT EXTERIOR FACE, TURN DOWN AND BEHIND 3/4\"/>

7.08 OVER (7.09) AT EXTERIOR WALL SURFACE AND INTO R.O. PER MFRS INSTALLATION INSTRUCTIONS

7.09 SILL FLASHING AND CORNERS PER MFRS INSTALLATION INSTRUCTIONS, LAP OVER (7.07)

7.07

W-4 (REFER TO ARCH FLOOR PLANS)

1 TYPICAL FIXED WINDOW SILL DETAIL
SCALE: 3/4\"/>

KEYNOTES

09000 FINISHES (CONTINUED)

9.01b 5/8\"/>

9.01c 5/8\"/>

9.01d TWO LAYERS OF 1/2\"/>

9.02 3/4\"/>

9.03 3/4\"/>

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

9.06 5/8\"/>

9.07 5/8\"/>

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

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

10000 SPECIALTIES
REFER TO PLAN NOTES.

11000 EQUIPMENT

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

KEYNOTES

02000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.28 AWS DIAMOND HEAD SERIES PEDESTALS.

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

7.30 3/8\"/>

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

7.32 CERTAINTED MEMBRAN SMART VAPOR RETARDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.33 2\"/>

7.34 GAF VERSASHIELD ROOF DECK PROTECTION.

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

7.36 1/2\"/>

7.37 60 MIL SINGLE PLY FULLY-ADHERED FROM WATERPROOFING MEMBRANE SYSTEM. PROVIDE 6\"/>

7.38 45 MIL LOOSE-LAID EPDM SLIP SHEET / ROOF BARRIER. OVERLAP SEAMS 3\"/>

7.39 PRE-VEGETATED (LIVER) MAX MODULAR ROOF SYSTEM (12x12x3 1/4\"/>

7.41 380S24BCS, OR APPROVED EQUAL.

09000 FINISHES

9.01 5/8\"/>

9.01a 5/8\"/>

KEYNOTES

07000 THERMAL & MOISTURE PROTECTION (CONTINUED)

7.09 VAPORSHIELD REVEALFLASHING SA SELF-ADHERED FLASHING TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. AT OPENINGS: 2.75\"/>

7.10 VAPORSHIELD VAPROMAT 2MM DRAINAGE MATRIX WITH ATTACHED FILTER FABRIC (INSTALL WITH FILTER FABRIC SIDE FACING OUT). INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7.11 1/2\"/>

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

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

7.14 GRACE ICE AND WATER SHIELD, AT ROOFS, PROVIDE CONTINUOUS 36\"/>

7.15 GRACE ULTRA BUTYL ROOFING UNDERLAYMENT.

7.16 STUCCO FINISH COAT OVER CEMENT PLASTER BASE COAT (1/4\"/>

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

7.18 NEOPRENE GASKETED SILL SEALER.

7.19 GRACE VVCR PLUS SELF-ADHERED RUBBERIZED ASPHALT FLASHING.

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

7.21 ASTM D 448 SMOOTH STONE BALLASTS (3/4\"/>

7.22 1/8\"/>

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

7.24 TAPERED EPS INSULATION (SLOPE 1/4\"/>

7.25 HYDRONIC PEX AFFIXED TO W/AF.

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

7.27 WESTERN STATES SHEET METAL FLASHING (COLOR: BROWN/BRN), MIN 24 GAUGE

KEYNOTES

06000 WOOD (CONTINUED)

6.14 EXTERIOR SOFFIT: 1/2\"/>

6.15 CONCEALED FASTENER ZEE CHANNELS. SPECIES TBD. NATURAL OR SLIGHTLY WASHED, WARM FINISH. PROVIDE SAMPLE FOR APPROVAL.

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

6.17 3/4\"/>

6.18 NOT USED.

6.19 POST PER STRUCTURAL DRAWINGS.

6.20 BEAM OR HEADER PER STRUCTURAL DRAWINGS.

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

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

07000 THERMAL & MOISTURE PROTECTION

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

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

7.02b 5 1/2\"/>

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

7.04 2\"/>

7.05 3\"/>

7.06 3\"/>

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

KEYNOTES

05000 METALS & RAILINGS

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

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

5.03 1/8\"/>

5.04 4\"/>

5.05 2x2\"/>

5.06 PATINA AT INTERIOR. PROVIDE FINISH SAMPLES ON STEEL FOR ARCHITECT'S APPROVAL.

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

06000 WOOD

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

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

6.03 1/2\"/>

6.04 ROOF OR FLOOR JOIST PER STRUCTURAL DRAWINGS.

6.05 ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

6.05b FIRE-RETARDANT TREATED (FRT) SHEATHING FOR A DISTANCE OF 4 FEET FROM ANY FIRE-RESISTANCE RATED EXTERIOR WALLS PER IBC 707.1.1, EXCEPTION 5.1.

6.06 WALL SHEATHING PER STRUCTURAL DRAWINGS.

6.07 EXISTING ROOF OR FLOOR FRAMING PER STRUCTURAL DRAWINGS.

6.08 EXISTING ROOF OR FLOOR SHEATHING PER STRUCTURAL DRAWINGS.

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

6.10 2x DROPPED CEILING FRAMING.

6.11 3/4\"/>

6.12 NOT USED.

6.13 EXTERIOR SIDING: 3/4\"/>

KEYNOTES

02000 SITEWORK

2.01 BACKFILL PER GEOTECHNICAL REPORT.

2.02 SUBGRADE PREP PER GEOTECHNICAL REPORT.

2.03 4\"/>

2.04 4\"/>

2.05 RADON VENTING SYSTEM UNDER SLAB AND IN CRAWLSPACE.

2.06 4\"/>

2.07 RUN SAND AND GRAVEL AS DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.

2.08 CUTOFF TRENCH - DIRECTED BY GEOTECHNICAL ENGINEER. SEE REPORT.

2.09 SNOWMELT TUBING IN 2\"/>

2.10 CAST-ON OLYMPIC PAVERS (12x24\", COLOR: CHARCOAL) IN RUNNING BOND PATTERN. VERIFY WITH LANDSCAPE ARCHITECT.

2.11 ASPHALT PAVING PER CIVIL ENGINEER.

03000 CONCRETE

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

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

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

3.04 5 1/2\"/>

3.05 1 1/2\"/>

04000 MASONRY

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

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

4.03 LATH AND SCRATCH COAT AS REQUIRED.

4.04 6-7\"/>

4.05 1 1/2\"/>

4.06 MASONRY TIES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

WILLIAMS PARTNERS

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DRAWINGS

DATE: 04/18/2022
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REVISED: FOR CONSTRUCTION

REVISIONS

NUMBER: DATE:

A 8.3

DOOR AND WINDOW SCHEDULES

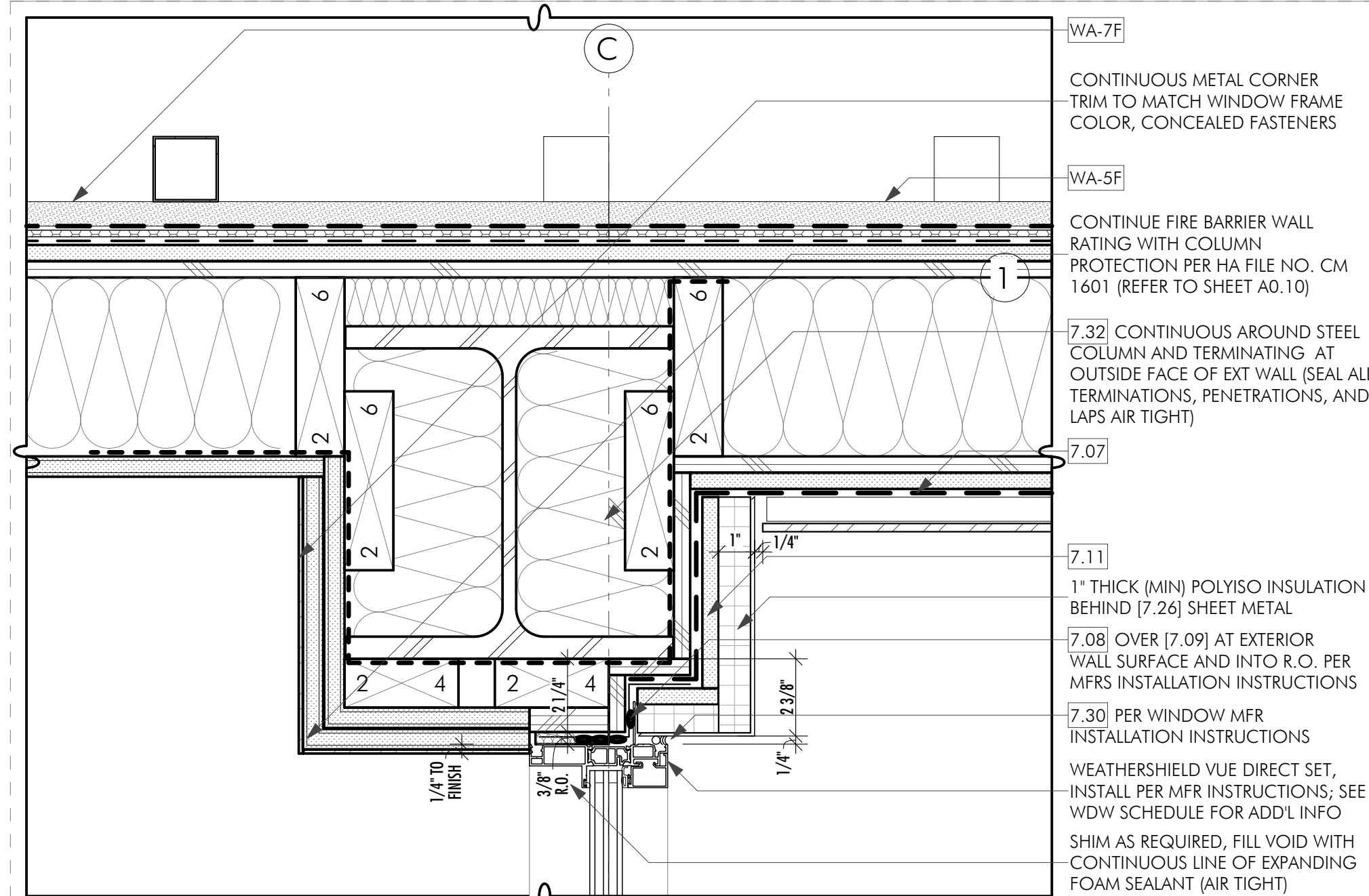
380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

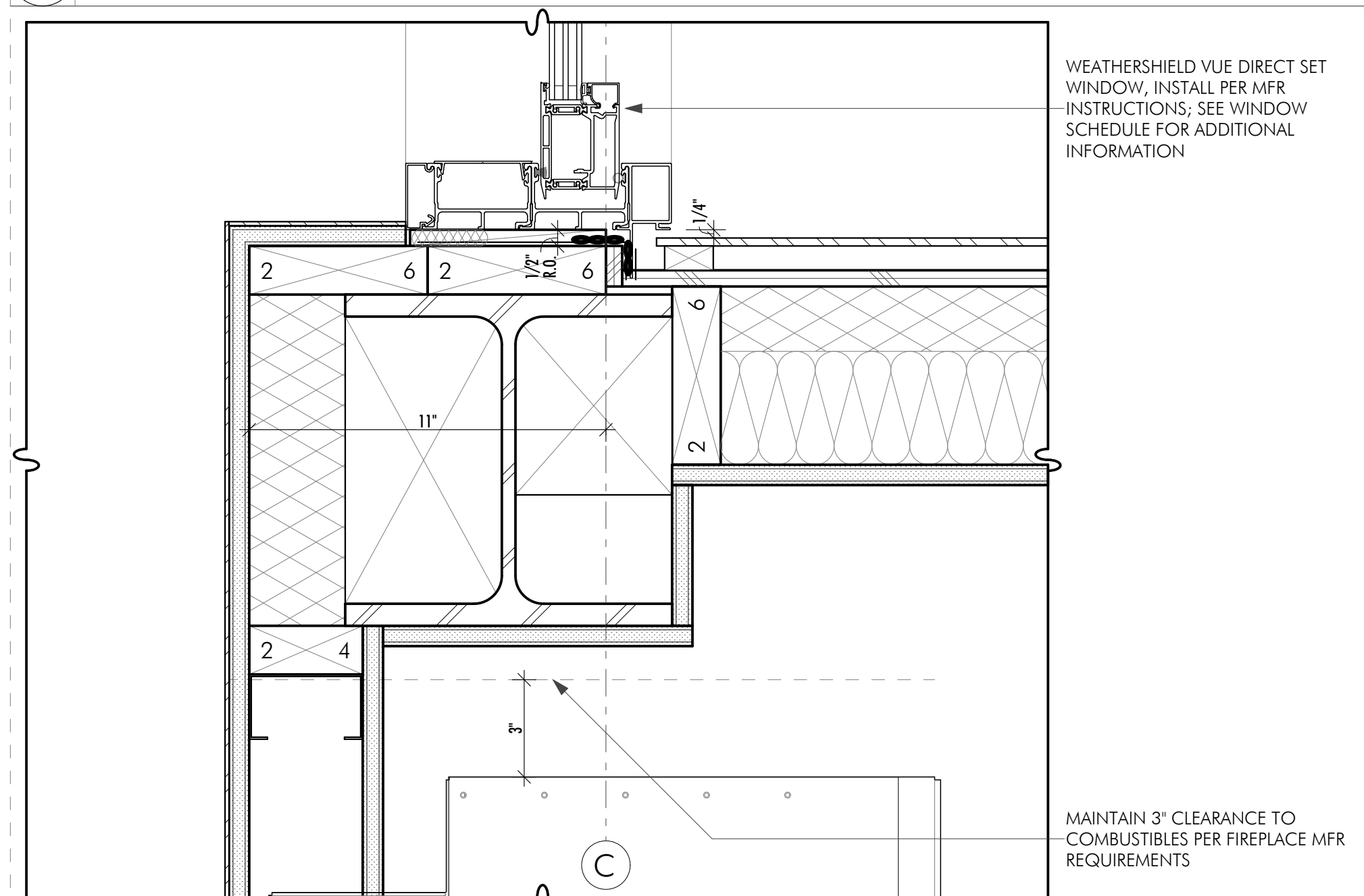
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LOEBMIED ARCHITECT AR-1720

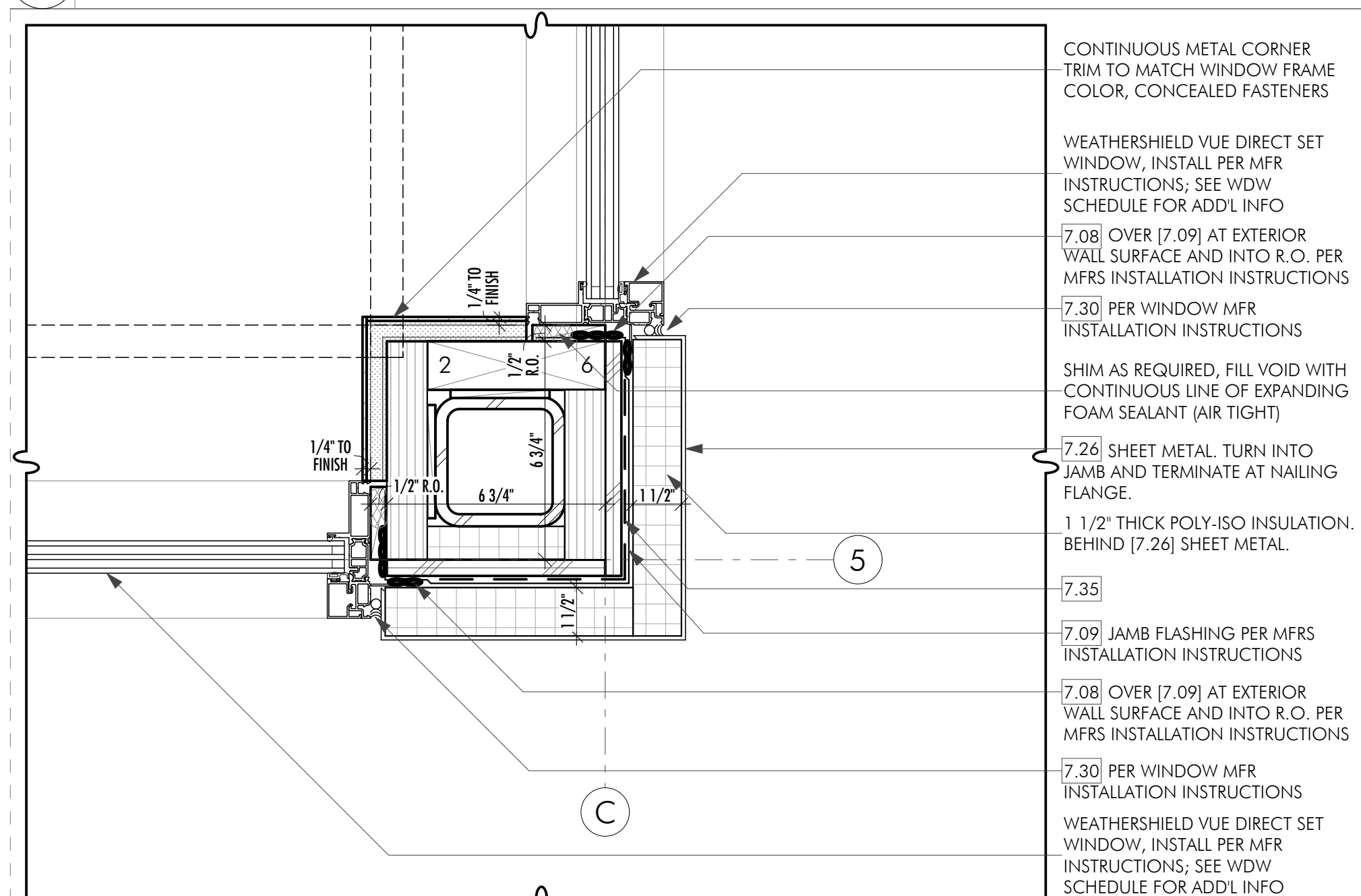
CHARLES WILLIAMS STATE OF IDAHO



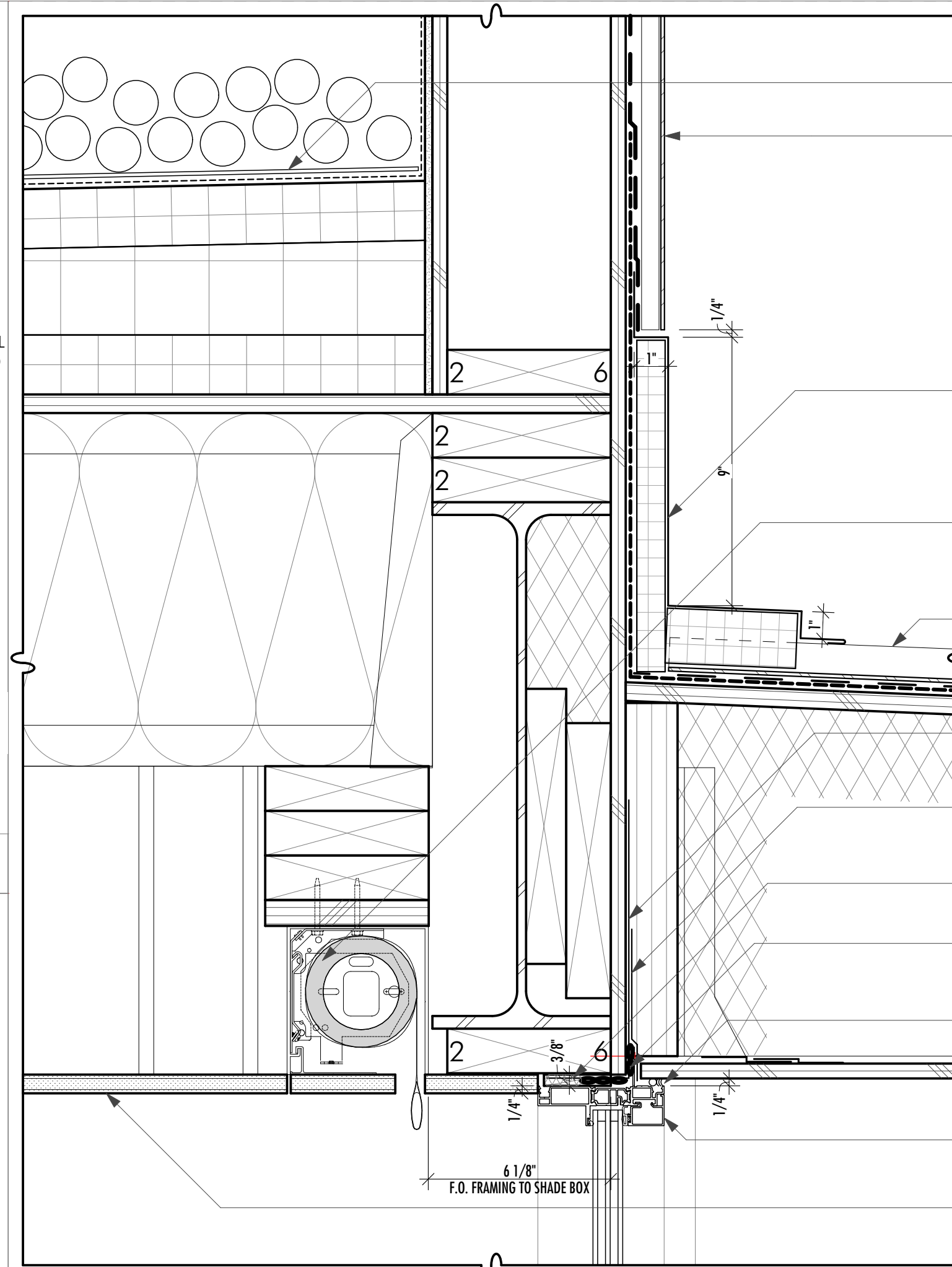
9 WINDOW JAMB DETAIL AT D201.1
SCALE: 3/4" = 1'-0"



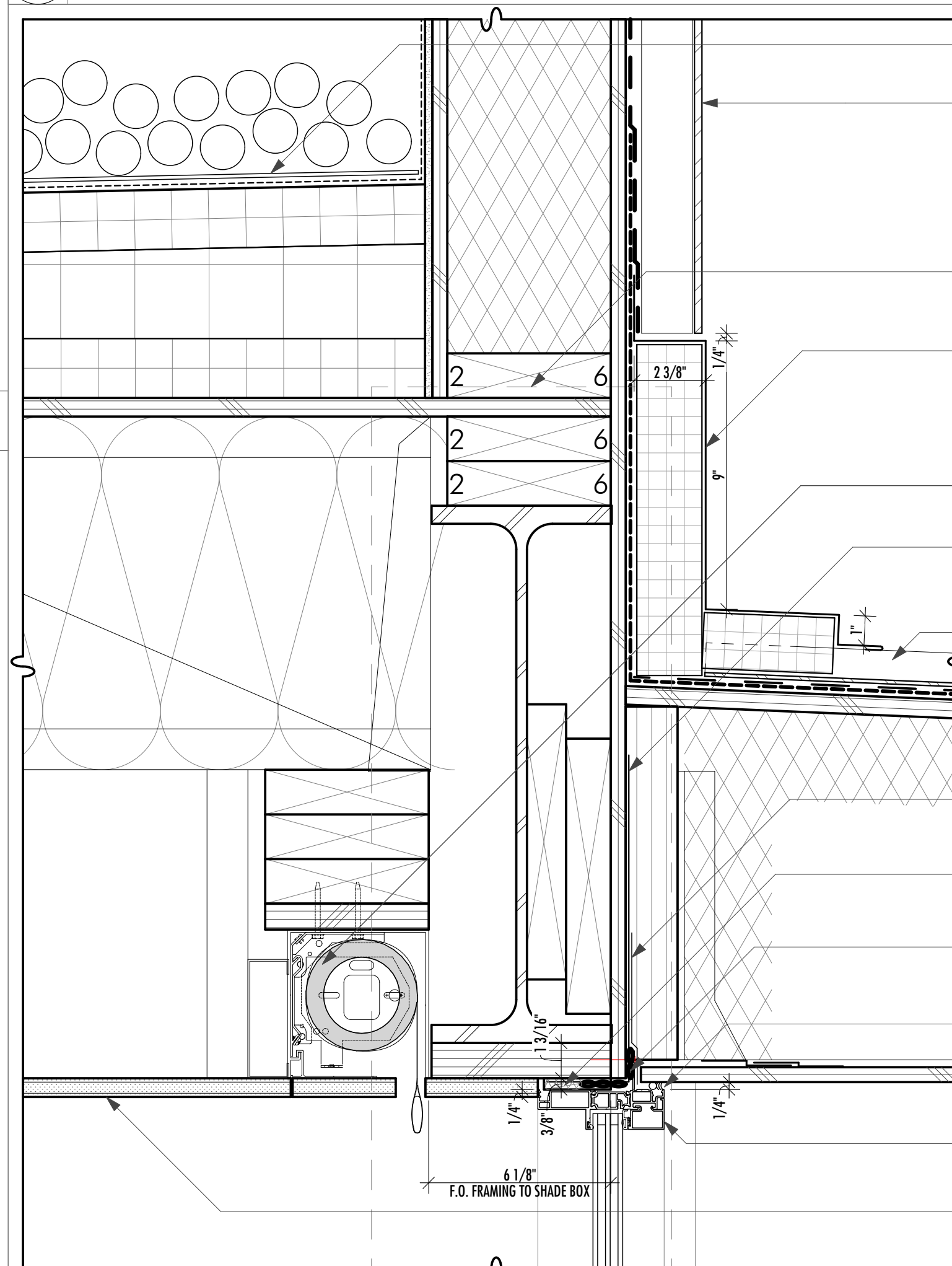
8 DOOR JAMB DETAIL AT D201.1
SCALE: 3/4" = 1'-0"



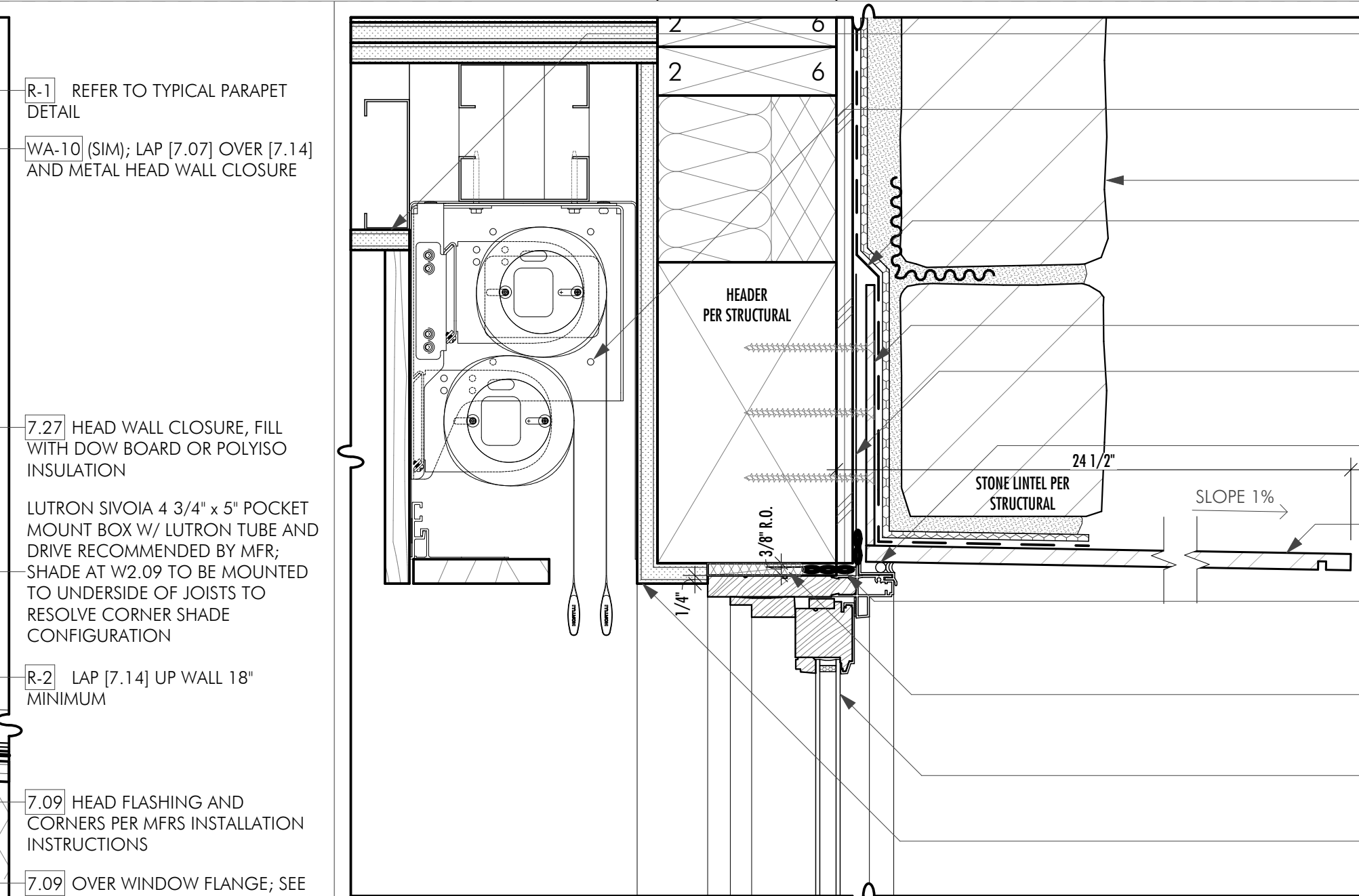
7 WINDOW JAMB DETAIL AT W2.09/W2.01
SCALE: 3/4" = 1'-0"



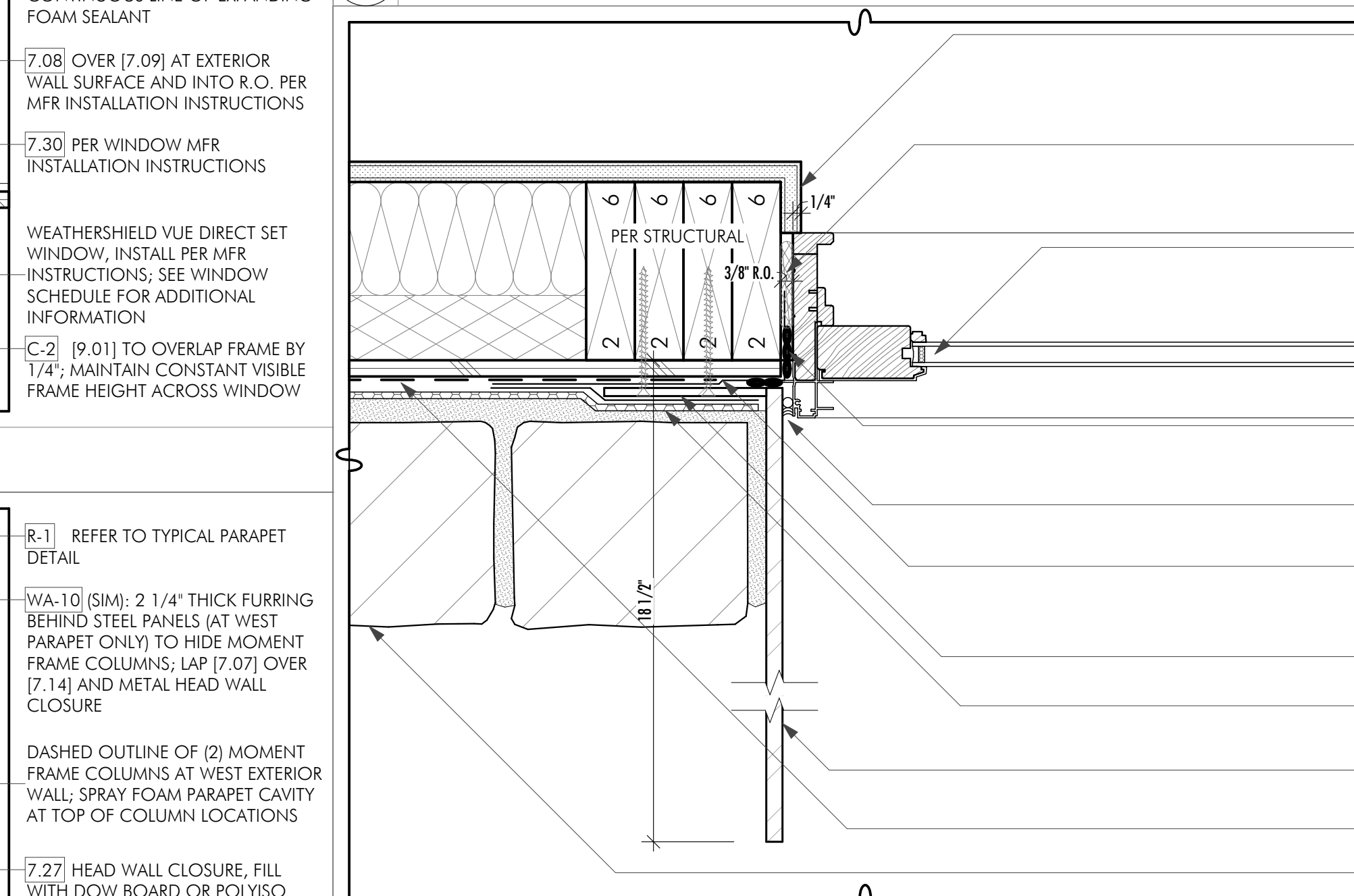
5 FIXED WINDOW HEAD AT W2.01 (NORTH WALL)
SCALE: 3/4" = 1'-0"



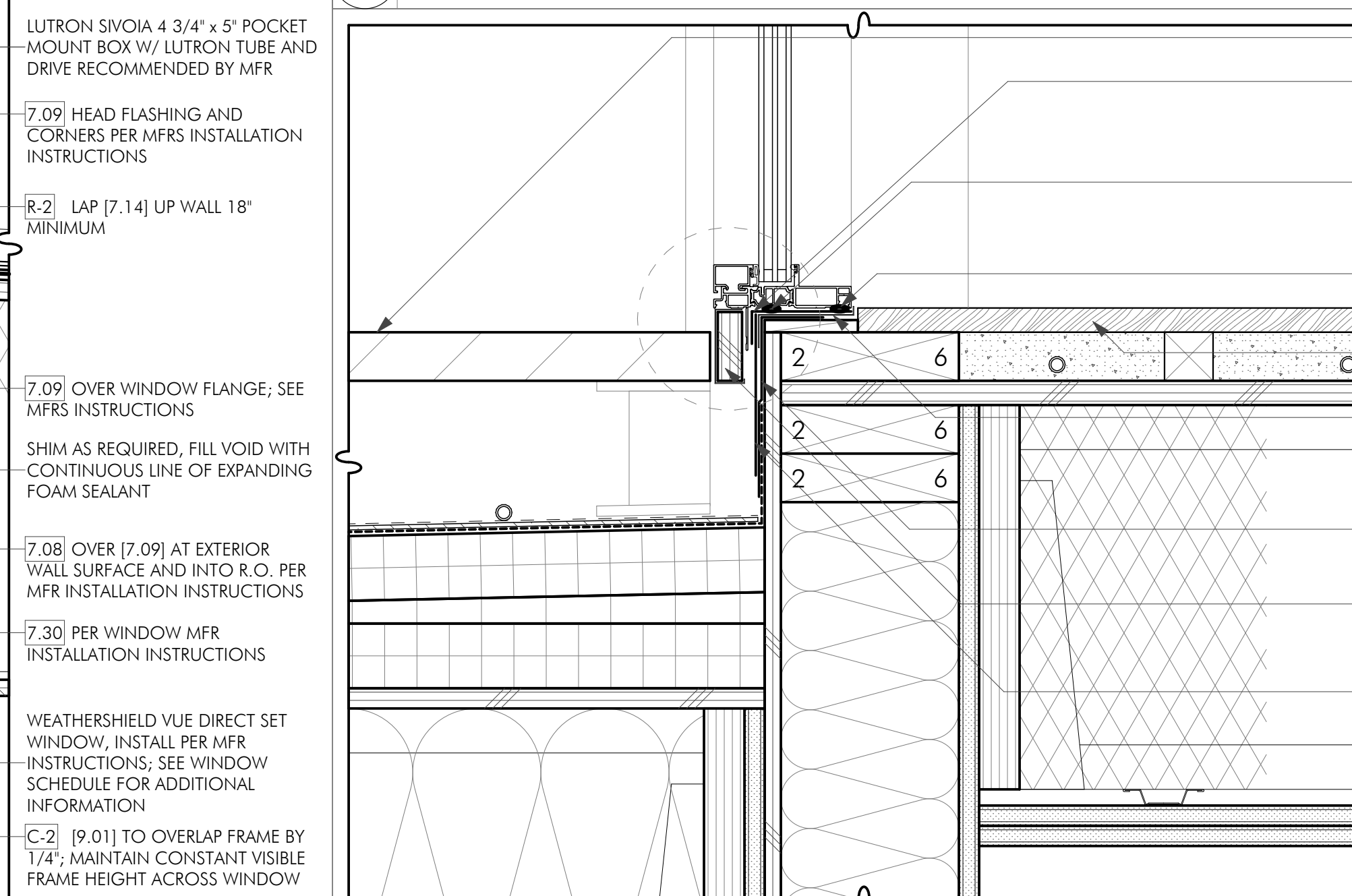
4 FIXED WINDOW HEAD AT D201.1, W2.09 (WEST WALL)
SCALE: 3/4" = 1'-0"



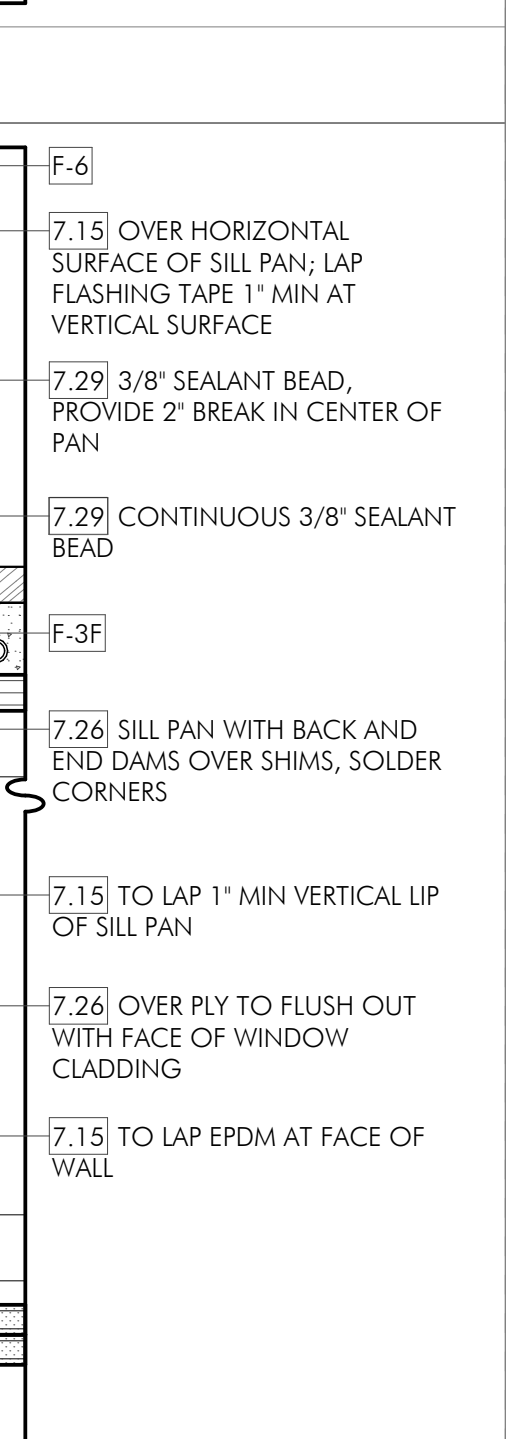
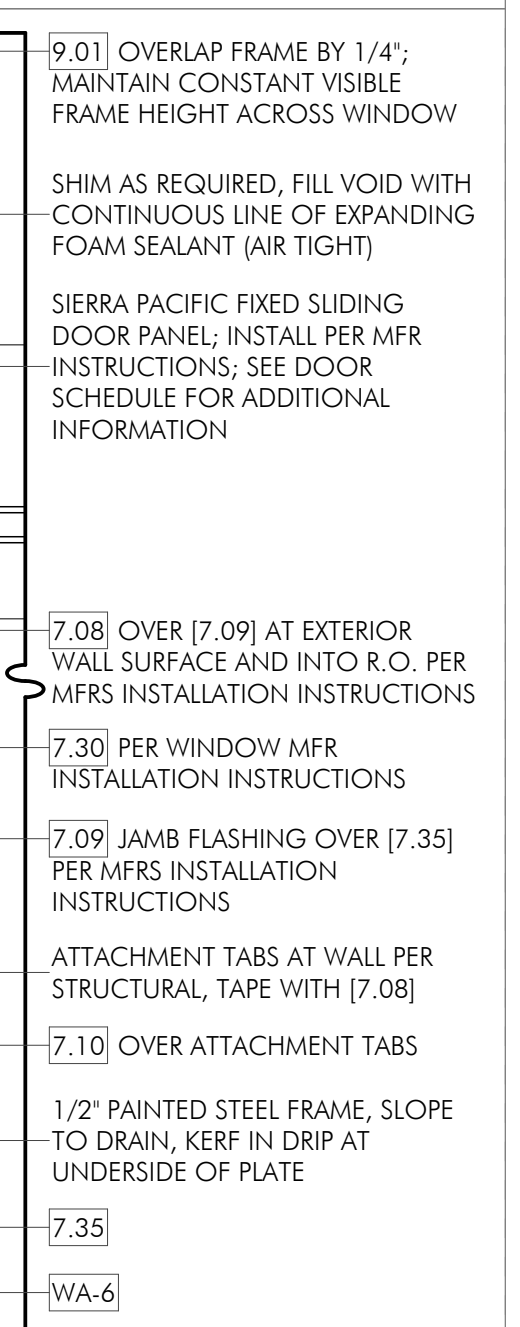
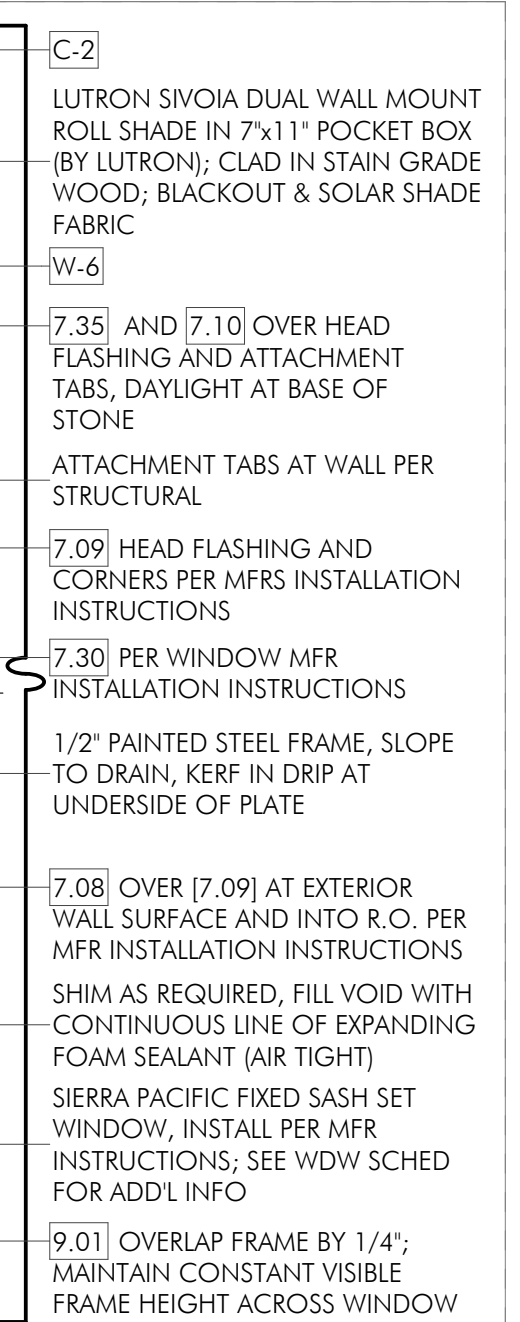
3 FIXED WINDOW HEAD DETAIL AT D117.1 TRANSOM
SCALE: 3/4" = 1'-0"



2 DOOR JAMB DETAIL AT D117.1
SCALE: 3/4" = 1'-0"



1 WINDOW SILL DETAIL AT PAVERS OVER PEDESTALS
SCALE: 3/4" = 1'-0"



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380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS PARTNERS ARCHITECTS

MAIL: P.O. B. 4373
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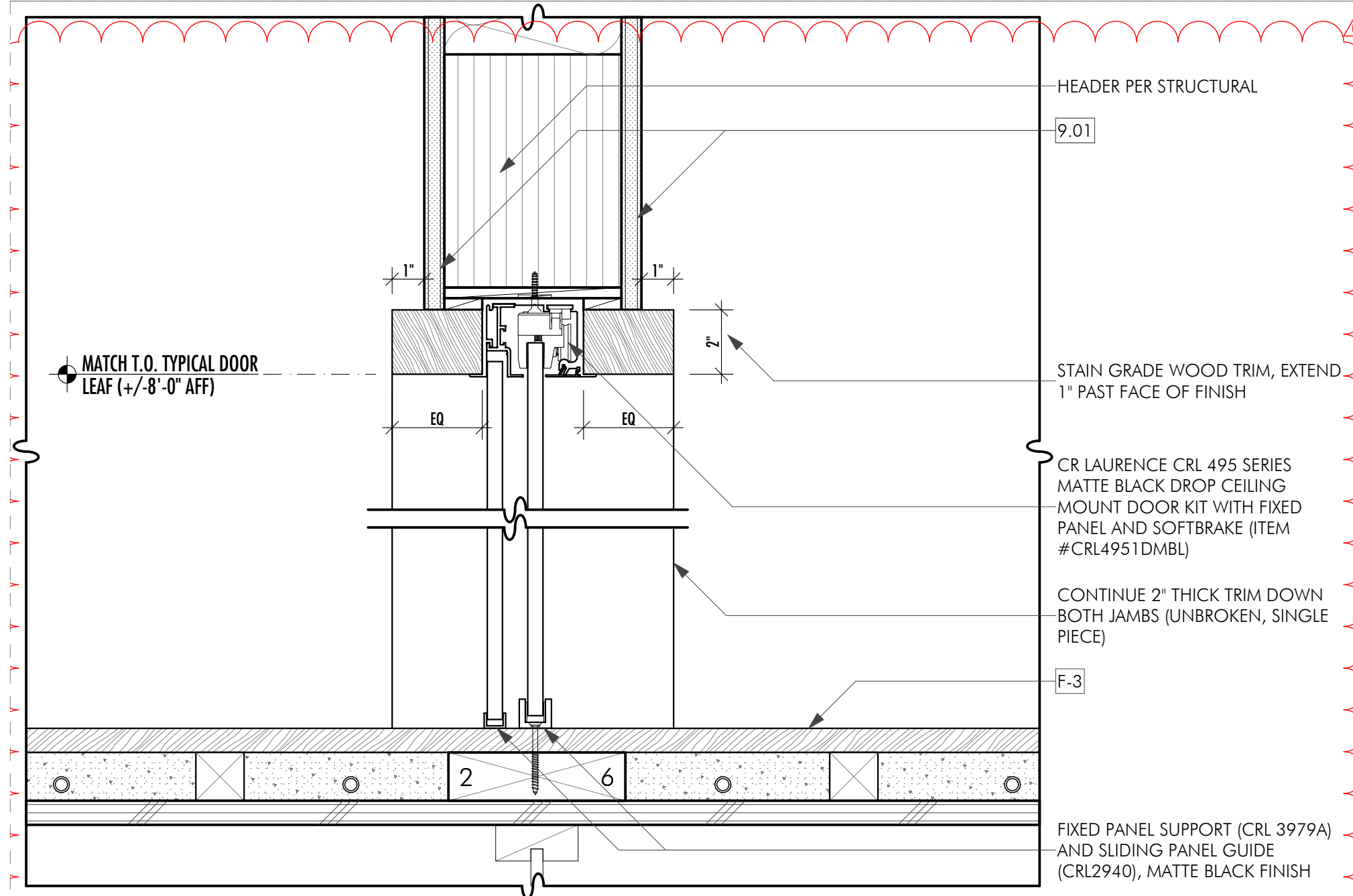
ISSUED: 04/18/2022
PRICING SET: 08/05/2022
PERMIT: 08/02/2023

ISSUED FOR CONSTRUCTION

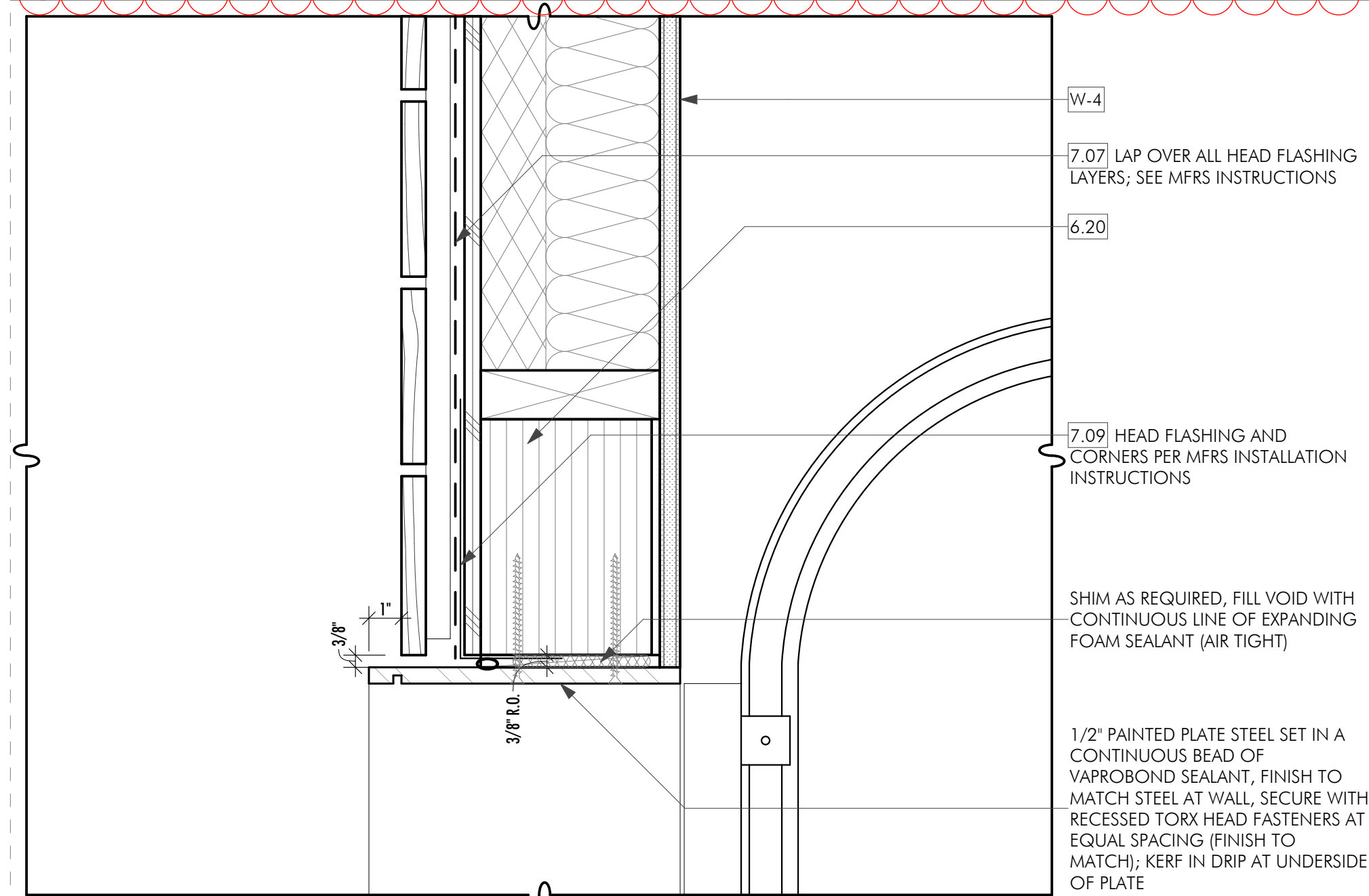
REVISIONS: NUMBER: DATE:

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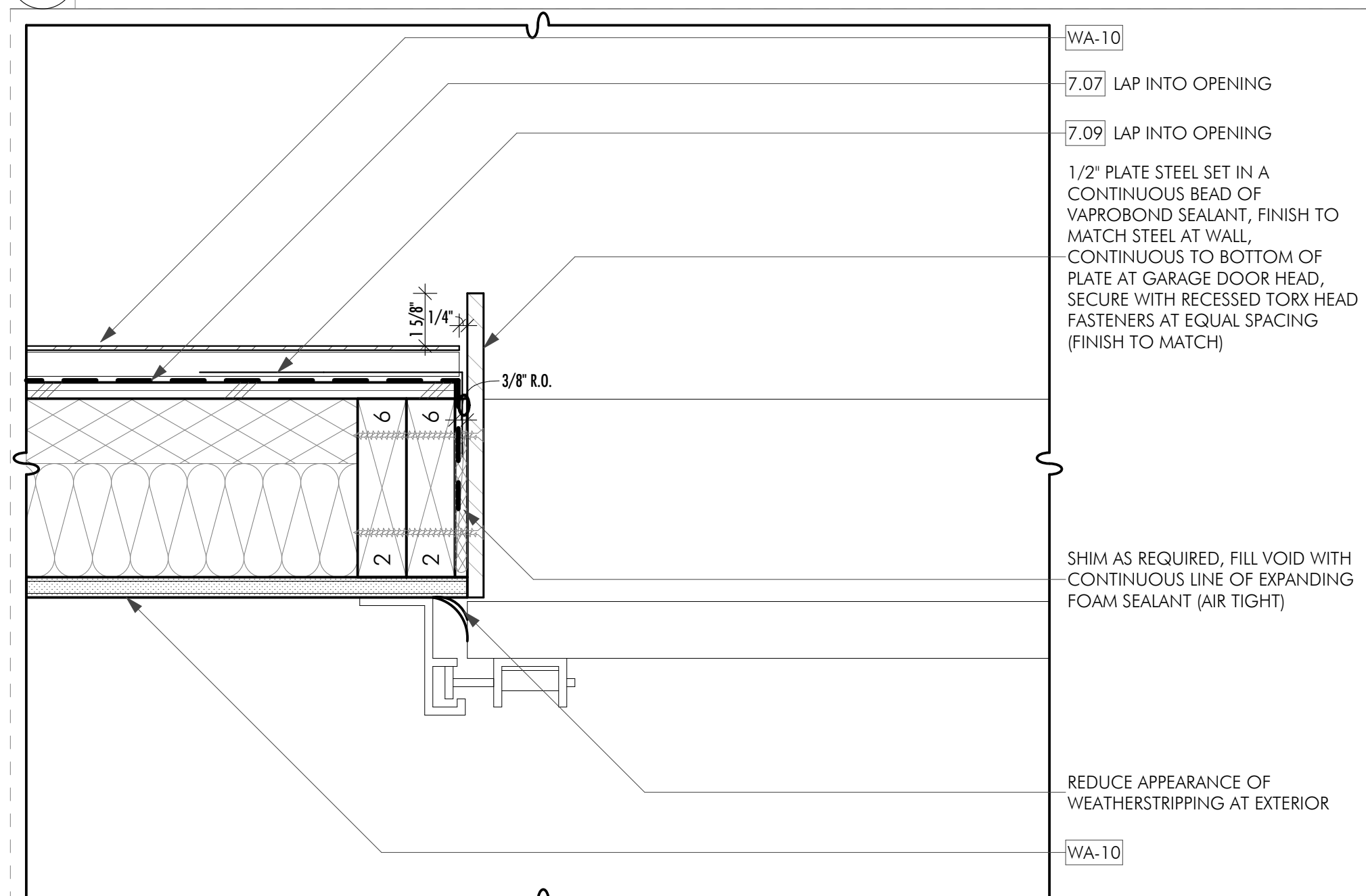
DOOR AND WINDOW SCHEDULES



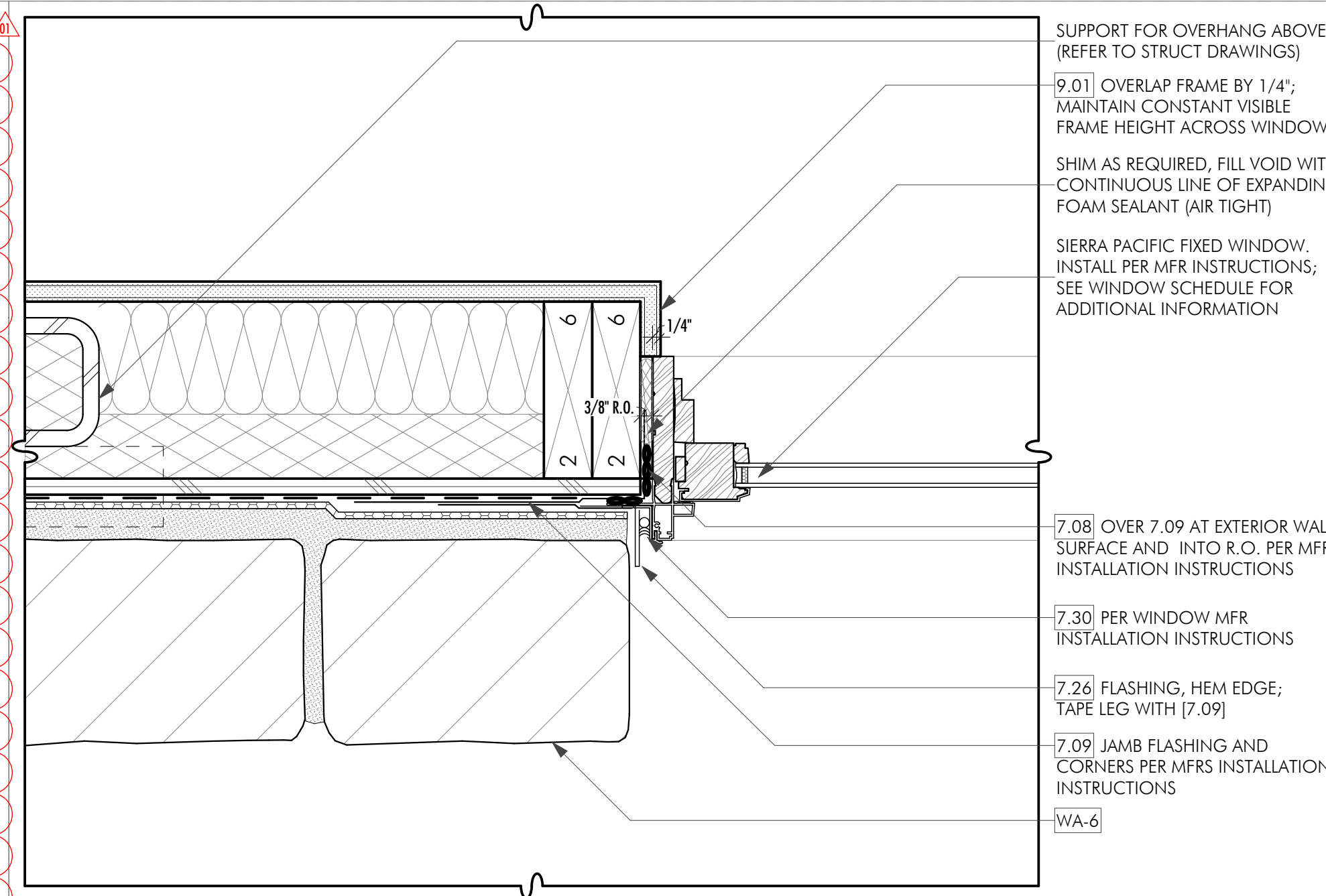
9 DOOR HEAD DETAIL AT D114.1
SCALE: 3/4" = 1'-0"



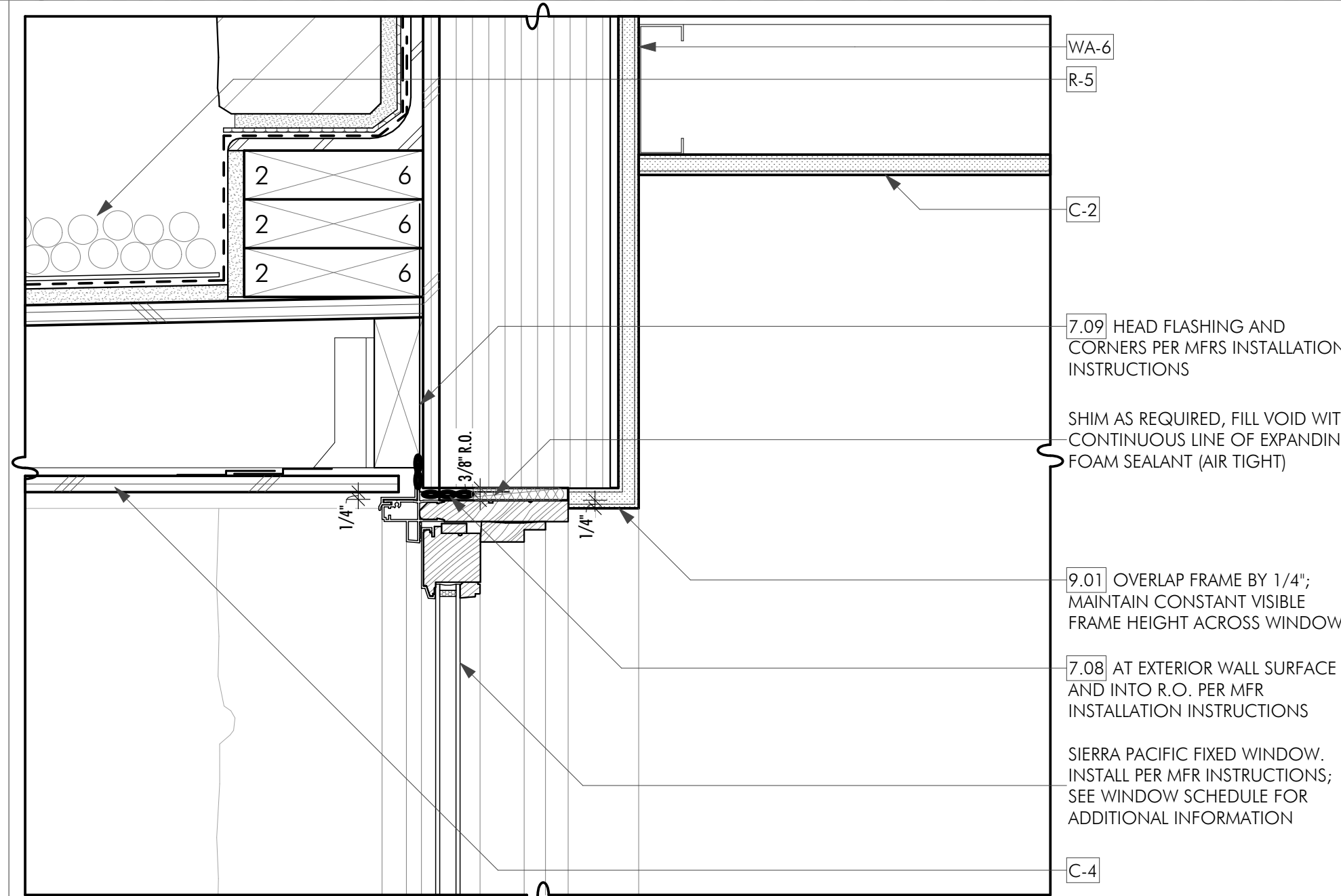
8 TYPICAL GARAGE DOOR HEAD DETAIL
SCALE: 3/4" = 1'-0"



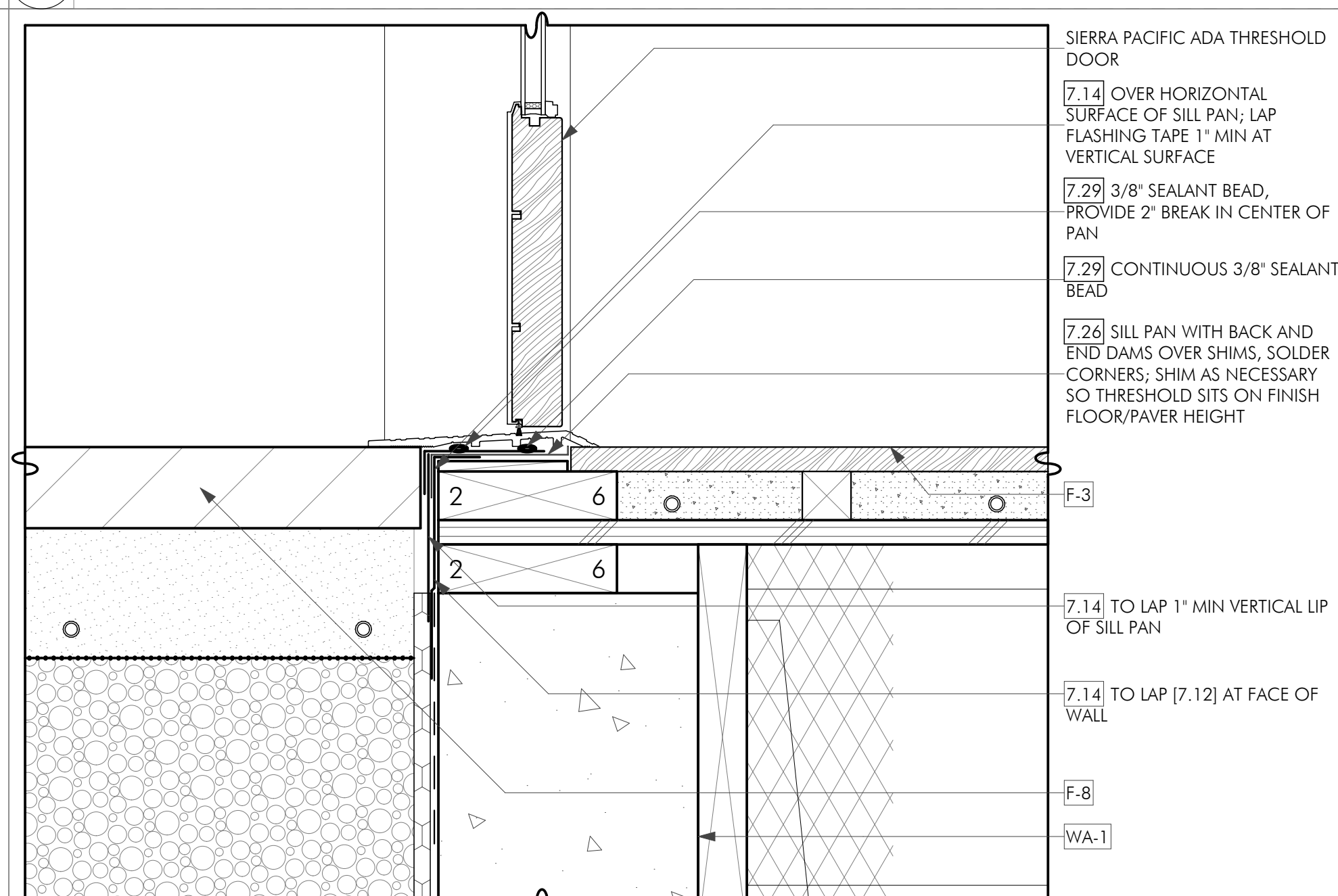
7 TYPICAL GARAGE DOOR JAMB DETAIL
SCALE: 3/4" = 1'-0"



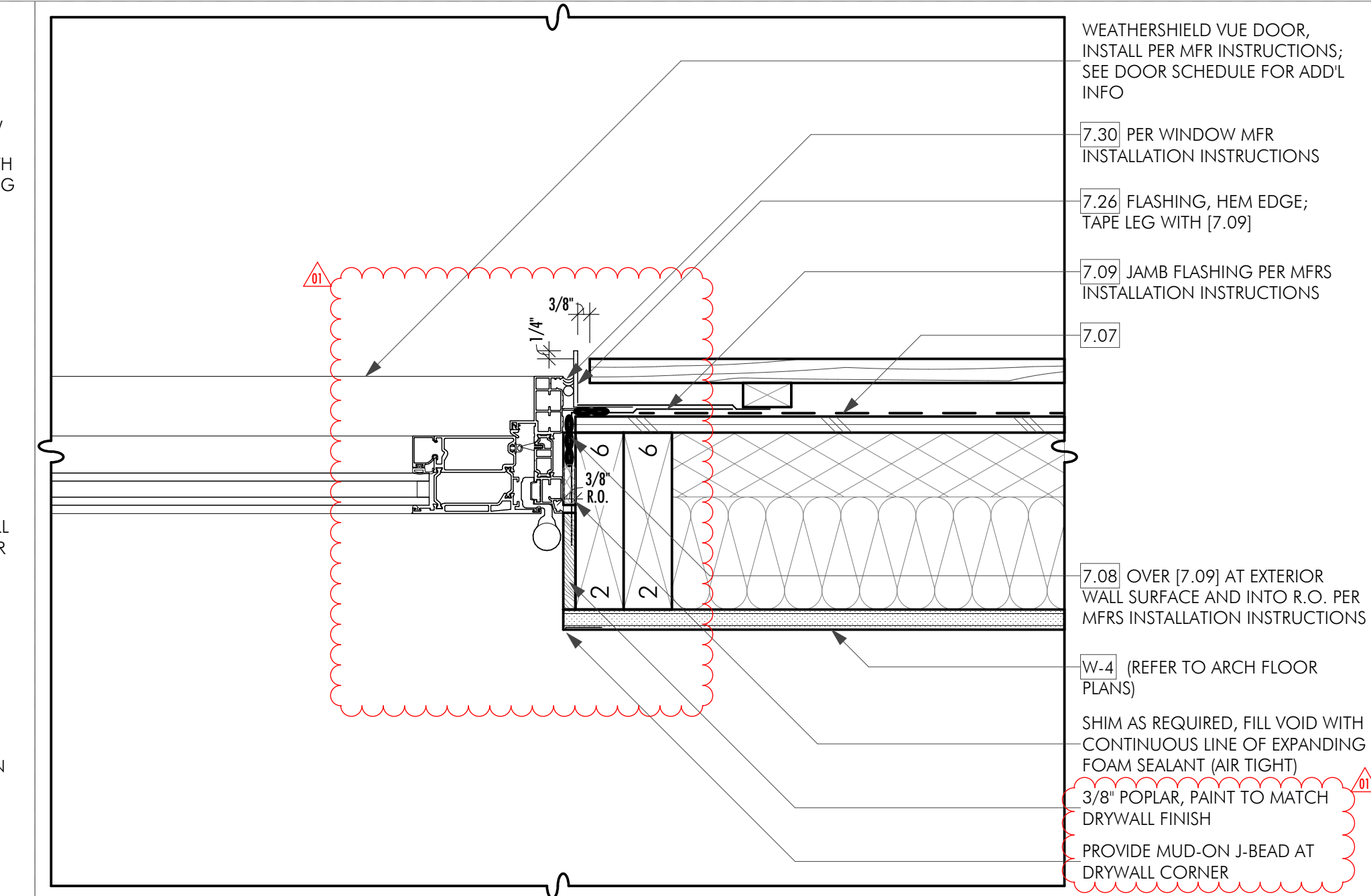
6 FIXED WINDOW JAMB DETAIL AT D104.1 SIDELITE
SCALE: 3/4" = 1'-0"



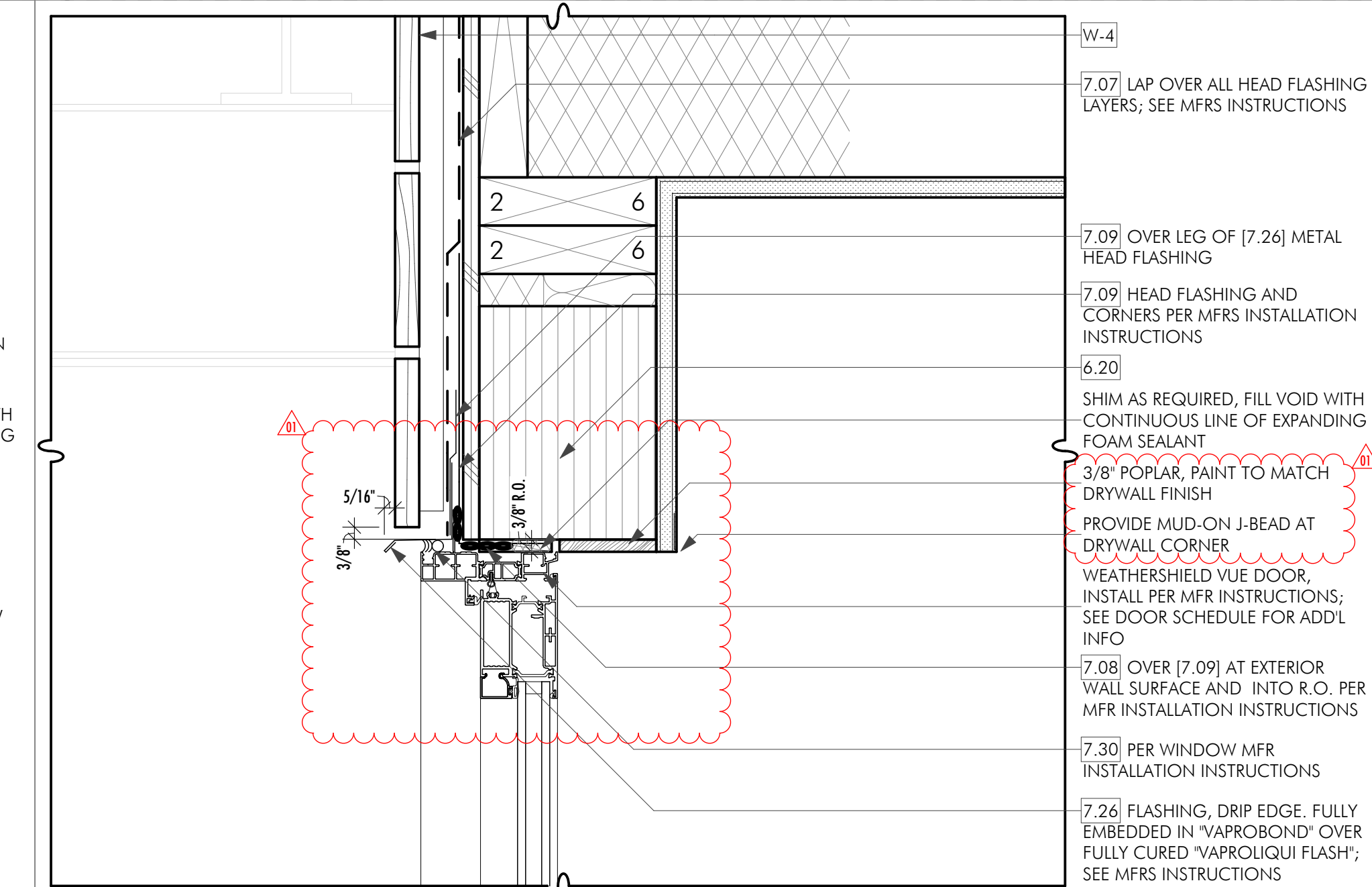
5 FIXED WINDOW HEAD DETAIL AT D104.1 TRANSOM
SCALE: 3/4" = 1'-0"



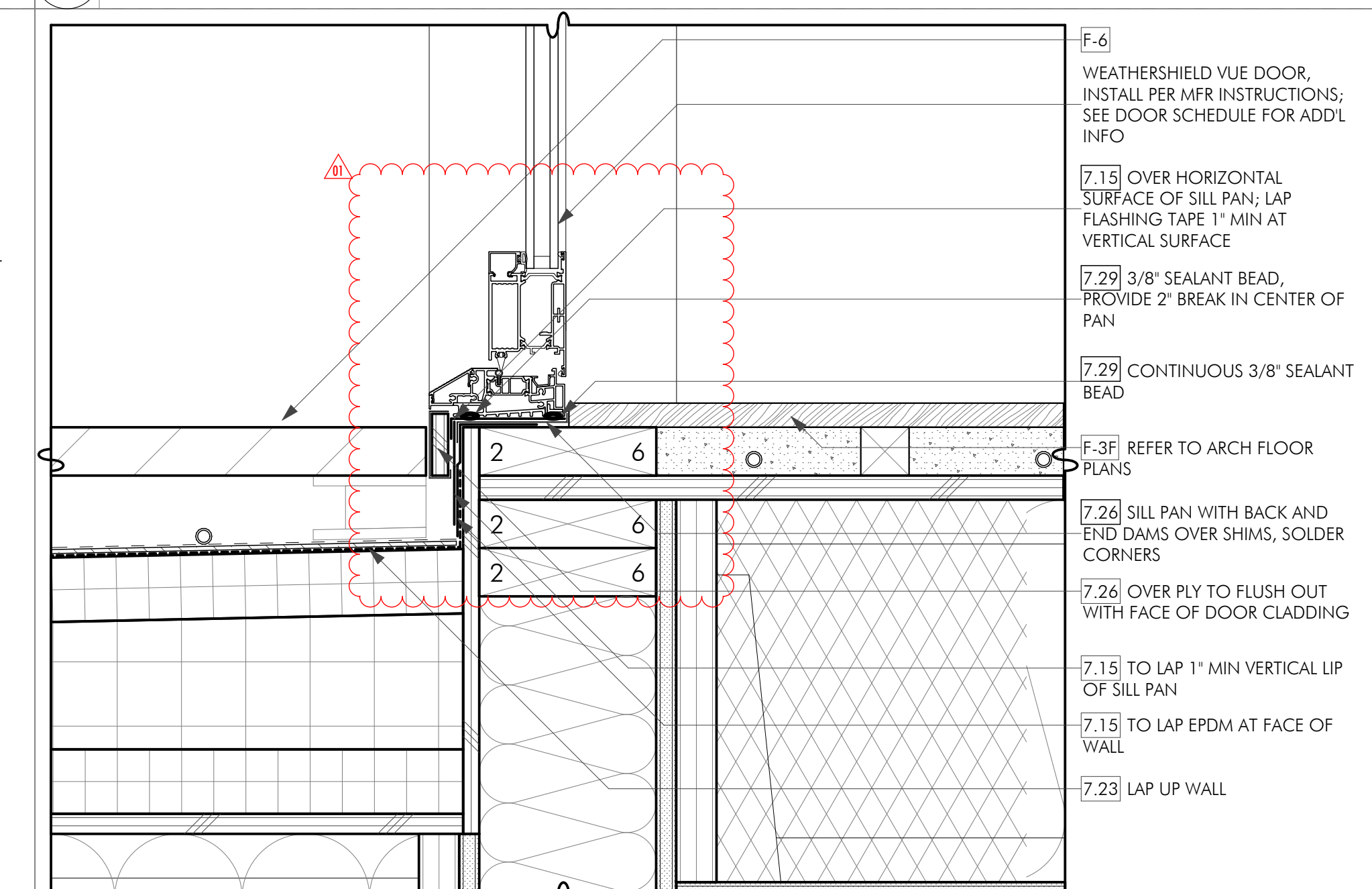
4 D104.1 SILL DETAIL AT SAND SET PAVERS
SCALE: 3/4" = 1'-0"



3 INSWING DOOR JAMB DETAIL AT D208.2 (SIM @ D300.1)
SCALE: 3/4" = 1'-0"



2 INSWING DOOR HEAD DETAIL AT D300.1 (SIM @ D208.2)
SCALE: 3/4" = 1'-0"



1 INSWING DOOR SILL DETAIL AT D300.1 PAVERS OVER PEDESTALS (SIM @ D208.2)
SCALE: 3/4" = 1'-0"

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LOEMBIED ARCHITECT AR-1720
CHARLES WILLIAMS
DATE OF BIRTH

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

WILLIAMS | PARTNERS

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WWW WILLIAMS-PARTNERS.COM

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

REVISIONS
NUMBER: 01
DATE: 08/02/2023

A 8.5

DOOR AND WINDOW SCHEDULES



VIEW LOOKING SOUTH 1



VIEW LOOKING NORTH 2



VIEW LOOKING SOUTHEAST 3



VIEW LOOKING NORTHEAST 4

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

REVISIONS
NUMBER: 01
DATE: 02/17/2023

A 9.1

3D VIEWS

OWNERSHIP OF DOCUMENTS:
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Attachment B

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AMENDING THE AGENCY'S PARTICIPATION POLICY; AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter the Ketchum Urban Renewal Agency is referred to as the "Agency."

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20 (the "Law"), and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (the "Act");

WHEREAS, the City of Ketchum (the "City") by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the "2006 Plan") to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the amended Ketchum Urban Renewal Plan (the "Amended Plan");

WHEREAS, the Agency Board adopted a formal participation policy that sets out the criteria for funding projects requested by various entities on May 16, 2016;

WHEREAS, since May 16, 2016, the Agency has considered several requests for funding through the Participation Policy, which has raised the prospect for greater discretion and flexibility in response to requests for funding through the Participation Policy;

WHEREAS, by virtue of those requests, Agency staff has determined a need for an amendment to the Participation Policy;

WHEREAS, at the Agency Board meeting of June 19, 2017, the Board considered amendments to the Participation Policy;

WHEREAS, Agency adopted amendments to the Participation Policy July 17, 2017:

WHEREAS, the Agency adopted additional amendments to the Participation Policy on June 27, 2022;

WHEREAS, the Board finds it in the best interests of the Agency and the public to approve and adopt the Amended Participation Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Participation Policy, as amended, set forth below is hereby approved and adopted by the Agency Board, and that the Chair and Executive Director are authorized and directed to take all action to implement the Amended Participation Policy.

**Participation Policy
KURA Funding Criteria for Projects**

Section 1: General Funding Criteria for All Projects:

- A. The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.
- B. Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publically owned infrastructure and for infrastructure that serves a direct public purpose.
- C. Public infrastructure located below ground or at-grade shall be given priority.
- D. In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.
- E. Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.
- F. All requests for Tax Increment Financing shall be made no later than thirty (30) days after the applicant applies for a building permits.
- G. The Agency shall not consider requests to fund public infrastructure that ~~have~~ ~~has~~ been required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.
- H. Funding approvals are valid for the duration of the fiscal year in which the request was granted, unless otherwise stated in an agreement between the Agency and the entity.

Section 2: Project Funding Categories

- A. Reimbursement to Private Entities for Public Infrastructure**
 - 1. Tax increment funds generated by a project within the Revenue Allocation Area may be allocated for reimbursement of public infrastructure expenses incurred by the private development.
 - 2. Reimbursement for public infrastructure shall commence after the project is generating a tax increment benefit to the Agency.
 - 3. No more than 50% of the total tax increment revenue generated from a project may be used for reimbursement to the project developer
 - 4. Commitments for reimbursement in Owner Participation Agreements shall not be greater than five years from the time the project is generating property tax revenue to the Agency.
 - 5. KURA may fund 40% of the cost of the following:
 - a. Cost differential between concrete sidewalks and paver sidewalks, snowmelt systems will not be funded
 - b. Installation of street trees
 - c. Art or other public amenities in the public right-of way
- B. Direct Funding of Public Infrastructure as Defined in Idaho Code §§ 50-2018(10), 50-2903(13) and 50-2903 (14):**
 - 1. Tax increment funds may be used to directly finance public infrastructure without a reimbursement agreement.
 - 2. In these cases, payments should be made directly to a public entity, public utility, or other public or semi-public entity that will own and maintain the infrastructure.
- C. Funding for Non-Infrastructure Requests:**
 - 1. Requests for funding non-infrastructure may only be considered when a good, service, or benefit is received by the KURA in exchange for funds. In these cases, the approval of funds would result in a benefit to the revenue allocation area that the KURA could not have achieved on its own.
 - 2. Entities requesting funding must be a legally recognized Idaho non-profit corporation organized under Chapter 30, Title 30, Idaho Code or equivalent or a public governmental entity and must have a proven track record of success.
 - 3. Non-infrastructure funding request must result in a net financial benefit to the KURA.
 - 4. Requests for funding administrative or operational costs shall not be considered except as may be proportionally allocated for the project.
- D. Funding of Residential Projects:**
 - 1. Only residential projects that incorporate community housing, as defined by the City of Ketchum, will be considered for tax increment funding. Funding will be proportionate to the amount of community housing the project provides. For example, if ten out of 100 residential units are considered community housing, the Agency may consider funding 10% of infrastructure costs. All other residential projects will not be considered.
 - 2. Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.

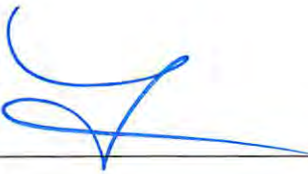
Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Ketchum, Idaho, on June 27, 2022. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on June 27, 2022.

URBAN RENEWAL AGENCY OF KETCHUM

By Susan Scovell (CHAIR)
Susan Scovell, Chair

ATTEST:

By 
Secretary