



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 25, 2025 Staff Member/Dept: Ben Whipple – Public Works

Agenda Item: Recommendation to approve Change Order for Warm Springs Preserve with Conrad Brothers to construct Welcome Building

Recommended Motion:

"I move to approve Change Order for Warm Springs Preserve with Conrad Brothers to construct Welcome Building"

Reasons for Recommendation:

- Conrad Brothers was the sole original bidder for all of WSP – Package 3 scope in March 2024. Package 3 scope included Grading, Paving and Utilities that have already been awarded to Conrad Brothers. The Welcome Building bid was originally well above the City's budget for the building.
- Staff then proceeded into direct negotiations with Conrad Brothers to value engineering of the building scope to get cost within target budget.
- Fundraising efforts to raise all the funds needed to complete the major pieces of the Warm Springs Master Plan have continued since March 2024 but have come just \$250,000 short of the goal to fund the Welcome Building
- Delaying the construction of the Welcome Building till 2026 would very likely result in higher construction costs. Factors that contribute to this are: remobilization of contractors and equipment, renewed traffic and pedestrian closures, increased material cost, increased labor rates. Additionally, it is advantageous to utilize the current park closures and traffic control to get the work done in lieu
- Breakdown of Construction Funds:
 - Total Funds - \$6,866,386
 - Public Donations – 67% of total at \$4.19M
 - BOR Grant – 25% of total at \$1.7M
 - City of Ketchum – 5% of total at \$315k
 - KURA (pending approval) – 4% of total at \$250k

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

No impact

Financial Impact:

None OR Adequate funds exist in account:	Between the donations received at the WRLT & City of Ketchum, BOR's grant, KURA (pending approval) and City of Ketchum contributions there are adequate funds to award the \$899,806 for the building and complete the majority of the Warm Springs Preserve Master Plan.
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Attachments:

1. Conrad Brothers Change Order #2 – Add Welcome Building
2. Welcome Building Drawings

CHANGE ORDER NO. #2

Date of Issuance: August 21, 2025 Effective Date: _____

Project: WARM SPRINGS PRESERVE RESTORATION PROJECT Owner: City of Ketchum Owner's Contract No.: _____

Contract: Work Package #3 - Add Welcome Build Date of Contract: July 24, 2025

Contractor: Conrad Brothers of Idaho Engineer's Project No.: _____

105 Lewis St. Suite 101, Ketchum, ID 8334

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Add Welcome Building, Covered Patio and Restrooms/Mech. Rm.
Please see attached Conrad Change Order #2 for Details

Attachments: (List documents supporting change):

Conrad Change Order #2 that defines the VE revisions included

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 304,260.00

[Increase] [Decrease] from previously approved Change Orders No. #1 to No. _____:

\$ 33,315.00

Contract Price prior to this Change Order:

\$ 337,575.00

[Increase] [Decrease] of this Change Order:

\$ 899,806.00

Contract Price incorporating this Change Order:

\$ 1,237,381.00

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): collaboration w/Aqua Terra and City of Ketchum

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

RECOMMENDED:

By: _____
Engineer (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: Conrad Brothers of Idaho
Contractor (Authorized Signature)

Date: August 21, 2025



Conrad Brothers

General Contractors and Builders
P.O. Box 3432 - Hailey, Idaho 83333
208-726-3830 Fax 208-726-5788
www.conradbrothersconstruction.com

CHANGE ORDER

Project: Warm Springs Preserve - Utilites and Welcome Building **C/O No.:** 002
Date: 8/21/2025
Job #: 2516

Location: Warm Springs Preserve - Work Package #3
Section 11 & 12 T4 N R17 E B.M.
Ketchum, ID. 83340

To: Ketchum City Attn: Ben Whipple
PO Box 2315 191 5th Street West
Ketchum, Idaho 83340

Subject: **Welcome Building**
Add Welcome Building including the VE Items that were Adopted away from the Original Plans for the Building. VE Items include: Siding Revision to new Siding Budget, Remove Hunter Panels; install Batt Insulation, Remove Board Form Concrete; install regular finished Concrete, Remove Acid Edge Finish; install regular finish Concrete, Remove Light Bollards, Remove Snow Bars, Remove Landscape (stair location) Boulders. 8/13/25 Additional VE Revisions are revise the Specification for the Drinking Fountain/Dog Water Fixture under covered Patio, Revise Cabinetry, Revise Bath Tile to a Wainscot Height, Revised some Plumbing Fixtures, Revised Electrical Fixtures, Remove Panel 2 in the RR Mechanical Room, Add a simple Dog-Wash Station, and Reduce Total from Contractor Contributions.

Description of Change:	Cost Code	Deductions	Additions
1 REVISED VE Bid Package #3 8/1/25 (see previous submitted Work Package #3) Per Meeting 8/13/25 Additional Revised VE items to get as low as we can.	separate		\$ 966,056.00
2 Revise specifications at the Drinking Fountain/Dog Water Fixture	22 40 00	\$ 10,000.00	
3 Revise Cabinetry specification and unit price/l.f. for Cabinets in Shop/Mech.	12 32 00	\$ 17,500.00	
4 Revise the Wall Tile from full height to a Wainscot in the M/W Restrooms	09 30 13	\$ 7,500.00	
5 Remove the unnecessary Electrical Panel 2 in the Mechaical Room of the RR	26 00 00	\$ 8,250.00	
6 Contractor Contributions	donors	\$ 23,000.00	
Subtotal:		\$ 66,250.00	\$966,056.00

Cost of Additions: \$966,056.00
Cost of Deductions: **\$ (66,250.00)**
Subtotal \$899,806.00
Liability Insurance, and Builders Fee (with Building) included

Total Change Order: ADD WELCOME BUILDING \$899,806.00

Contractor's Signature: Brad Echeverria *cm/for Conrad Brothers* Date: August 21, 2025
Ketchum City PM Signature: _____ Date: _____

Issued By: Brad Echeverria PM/Contract Administrator 8/21/2025
Name Title Date

WSP PACKAGE #3 - UTILITIES, WELCOME BUILDING & PARKING

BID TAB

PREPARED BY: Brad Echeverria

Conrad Brothers of Idaho

DATE SUBMITTED: REVISED 8/21/25 Change Order #2

REVISED BID PACKAGE #3 8/21/25

Quantities should reflect the bidder's estimate of quantities. Quantities will be used as a basis of comparing bids and verifying the accuracy of bid. The contract will be awarded on a lump sum basis regardless of the quantities included on this form.

GRADING & EARTHWORKS

Item	Unit	Quantity	Unit Rate	Total
Rough Grading & General Earthworks at Lopey Lane, Parking Lot, Welcome Building and Parking Lot Drainage				
				Contract Awarded

SITE UTILITIES (Excluding Irrigation)

Item	Unit	Quantity	Unit Rate	Total
Potable Water				
Civil - Water Line for Welcome Building (2" Diam. PE, Bored)				Contract Awarded
Sanitary Sewer				
Storm Sewer				"
Electrical and Lighting				
Panel Board P1 and P2				"
Pad-Mounted Transformer by Idaho Power				
Electrical Service/Meter				
Main Distribution Panel				
Underground Electrical Feeder from MDP to PanelBoard				"
Underground Electrical Primary by Idaho Power				see change order 1
Light Bollards VE removed from project				removed
				Contract Awarded

ENTRY DRIVE & PARKING

Item	Unit	Quantity	Unit Rate	Total
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BE 8/21/25

Vehicular Asphalt				Contract Awarded
Overflow Parking - Gravel				need Change Order
Striping				
Contract Awarded \$304,260 plus CO #1 \$33,315 = \$337,575.00				\$337,575.00
				Contract Awarded

WELCOME BUILDING AND ALL INTERNAL UTILITIES

Item	Unit	Quantity	Unit Rate	Total
Welcome Building (Including All Internal Utilities, Not Including Items Below) VE collaborate notes				\$899,806.00
Exterior Concrete Paving (Exterior Concrete Slab at Welcome Building Under Roof and At Garage Entry)				w/building
Board-Form Concrete Walls - VE remove from bid			removed	\$0.00
Wood Siding Material and Installation - VE this line item				w/building
			Sub-Total	\$899,806.00

STEPS, HANDRAILS, BOULDERS

Item	Unit	Quantity	Unit Rate	Total
Stone Slab Steps - allowance				w/building
Steel Handrails - VE Desing Build - included with Building				w/building
Boulders at Retaining Walls - VE remove Boulders from project			removed	\$0.00
			Sub-Total	\$0.00

Overall Sub-Total				\$899,806.00
Mobilization - removed				\$ -
Contingency taken out Ben W. is carrying Contingency				\$ -
GRAND TOTAL PACKAGE #3 Utilities and Welcome Building				\$1,237,381.00

BE 8/21/25

EXISTING	FEATURE	PROPOSED	EXISTING	FEATURE	PROPOSED
	100' CONTOUR			SPOT ELEVATION	
	PROPERTY LINE			FIRE HYDRANT	
	CENTER LINE			VALVE	
	EASEMENT/SETBACK			UTILITY POLE	
	RIGHT OF WAY			TRANSFORMER	
	FENCE			LIGHT	
	STORM DRAIN			SIGN	
	SANITARY SEWER			MONUMENT	
	WATER LINE			METER PIT	
	ELECTRIC LINE			MANHOLE	
	GAS LINE			CATCH BASIN	
	TELEPHONE LINE			CLEAN OUT	
	DRAINAGE LINE			OUTFALL/HEADWALL	
	LIMIT OF WORK			BENCHMARK	
	MATCH LINE			BORING LOCATION	
				EXISTING TREE	
				TREE TO BE REMOVED	
				TRIANGULATION POINT	

	BUILDING SECTION (PLAN)		BUILDING SECTION NUMBER SHEET WHERE DRAWN
	WALL SECTION		WALL SECTION NUMBER SHEET WHERE DRAWN
	DETAIL BLOW-UP		DETAIL NUMBER SHEET WHERE DRAWN
	DETAIL CUT AND SECTION		DETAIL NUMBER SHEET WHERE DRAWN
	ELEVATIONS		ELEVATION NUMBER SHEET WHERE DRAWN
	ROOM TAG		ROOM NAME ROOM NUMBER

PLAN AND SECTION			ELEVATION		
	EARTH / TOP SOIL		PLYWOOD		SIDING - WOOD
	WASHED ROCK		FINISH WOOD		SIDING - FIBER CEMENT PANEL
	ASPHALT PAVING / ROADBED MATL.		SAND, PLASTER, GYPSUM BOARD		BRICK
	CONCRETE		BATT INSULATION		CONCRETE
	BRICK		BIBS INSULATION		STUCCO
	CONCRETE MASONRY UNIT		RIGID INSULATION		GLASS
	CUT STONE		SPRAY FOAM INSULATION		CONCRETE MASONRY UNIT
	STEEL		WALL - NEW CONSTRUCTION		
	ALUMINUM		WALL - EXISTING TO REMAIN		
			WALL - TO BE DEMOLISHED		

PARCEL NUMBER:	RPK05780060000
STREET ADDRESS:	201-311 BALD MOUNTAIN ROAD KETCHUM, IDAHO 83340
LEGAL DESCRIPTION:	WARM SPRINGS RANCH RESORT PUD BLK 6
ZONING:	T-TOURIST
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY TYPE:	S-1, U
BUILDING AREA (GROSS):	TOTAL: 1,260 SF
FIRE SPRINKLER SYSTEM:	N/A
SITE AREA:	195,622 (4.5) ACRES
CODES:	2018 INTERNATIONAL BUILDING CODE (2018 IBC) AS ADOPTED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	CITY OF KETCHUM PLANNING & ZONING CITY OF KETCHUM BUILDING DEPARTMENT CITY OF KETCHUM FIRE DEPARTMENT

[illegible][illegible]

A0.01	TITLE SHEET
A0.15	ADA ACCESSIBILITY DETAILS
A0.20	GENERAL NOTES, PLAN NOTES, MATERIAL IDS
A0.30	CONSTRUCTION ASSEMBLIES
A1.00	ARCHITECTURAL SITE PLAN
A2.02	1ST FLOOR DIMENSION PLAN
A2.03	1ST FLOOR NOTATION PLAN
A2.04	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS
A5.01	ENLARGED PLANS & INTERIOR ELEVATIONS - RESTROOMS
A6.01	PROPOSED REFLECTED CEILING PLAN / EXTERIOR LIGHTING
A8.01	ARCHITECTURAL DETAILS
A8.20	FIRESTONE EPDM DETAILS
A8.21	FIRESTONE EPDM DETAILS
A9.01	DOOR AND FRAME SCHEDULE
Grand total: 17	

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PURPOSE	DATE
FOR PERMIT	11/8/2024

[illegible]

CHECKED: MFA

SHEET TITLE:

Michael Doty Associates

Post Office Box 2792

Ketchum, ID 83340
Tel. 208. 726. 4228
www.mda-arc.com

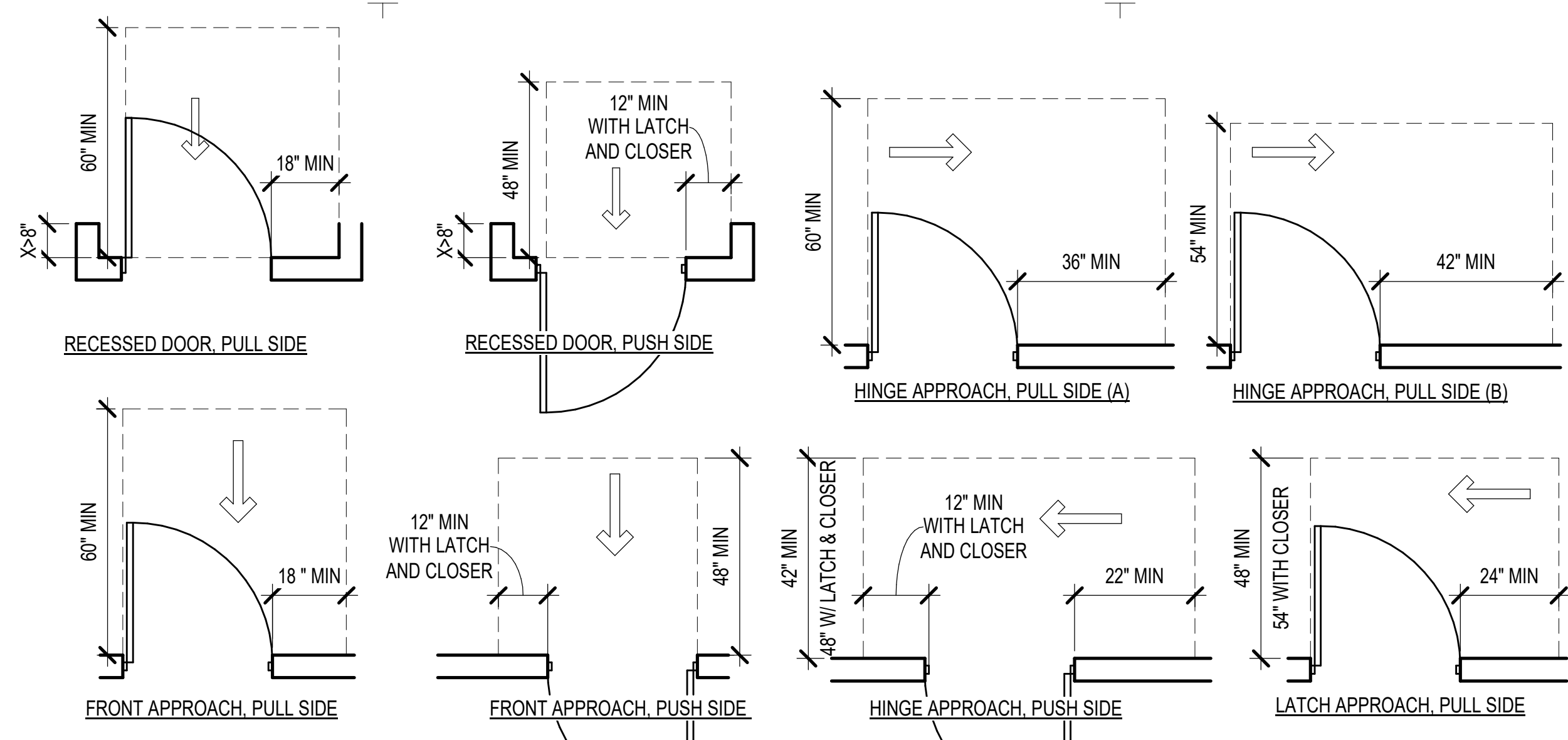
LICENSED
ARCHITECT

Year	Percentage of population aged 15 and over who are illiterate
1950	16
1960	12
1970	13
1980	5
1990	5

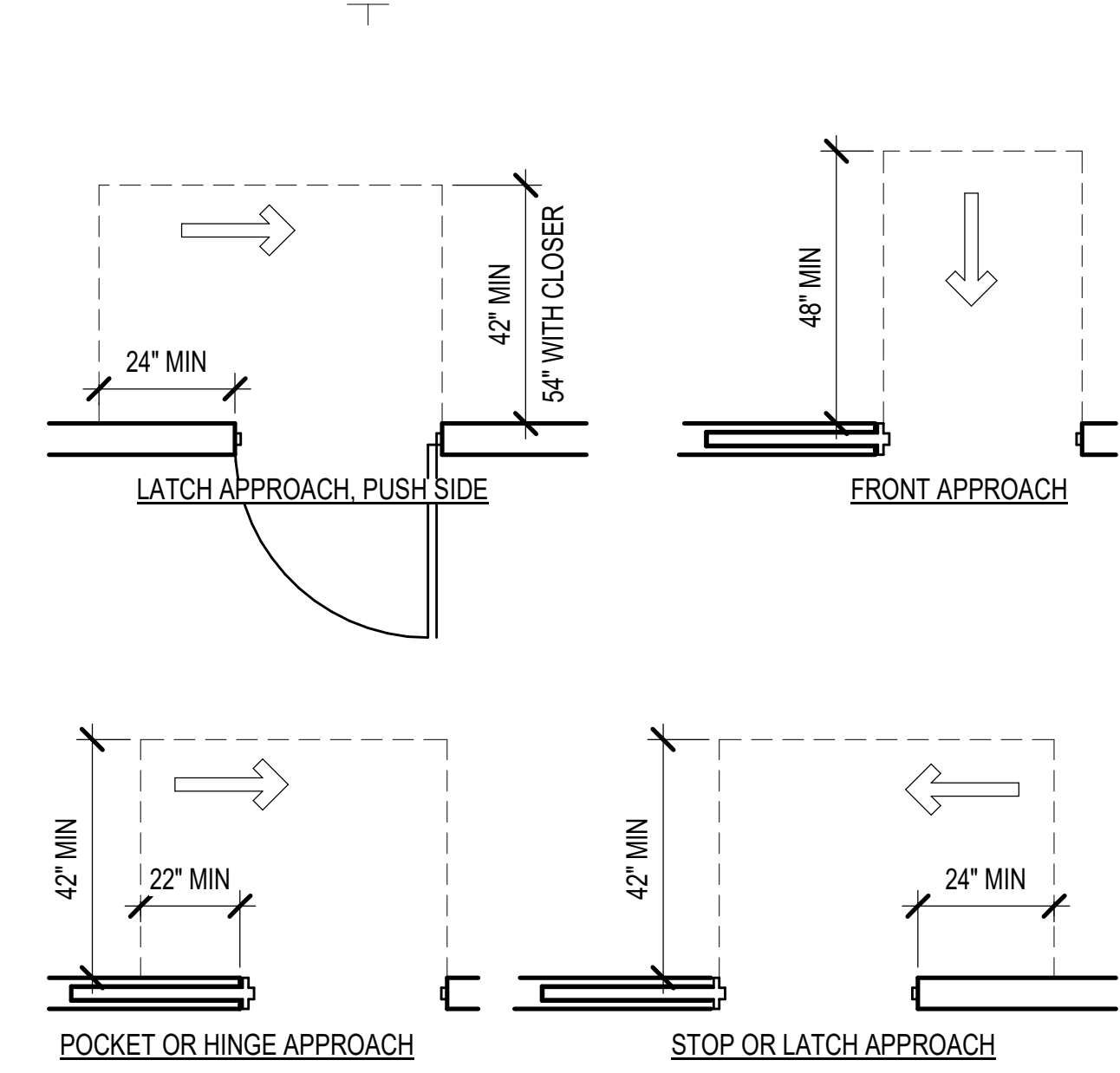
MICHAEL R. DOTY
STATE OF IDAHO

SHEET	OF
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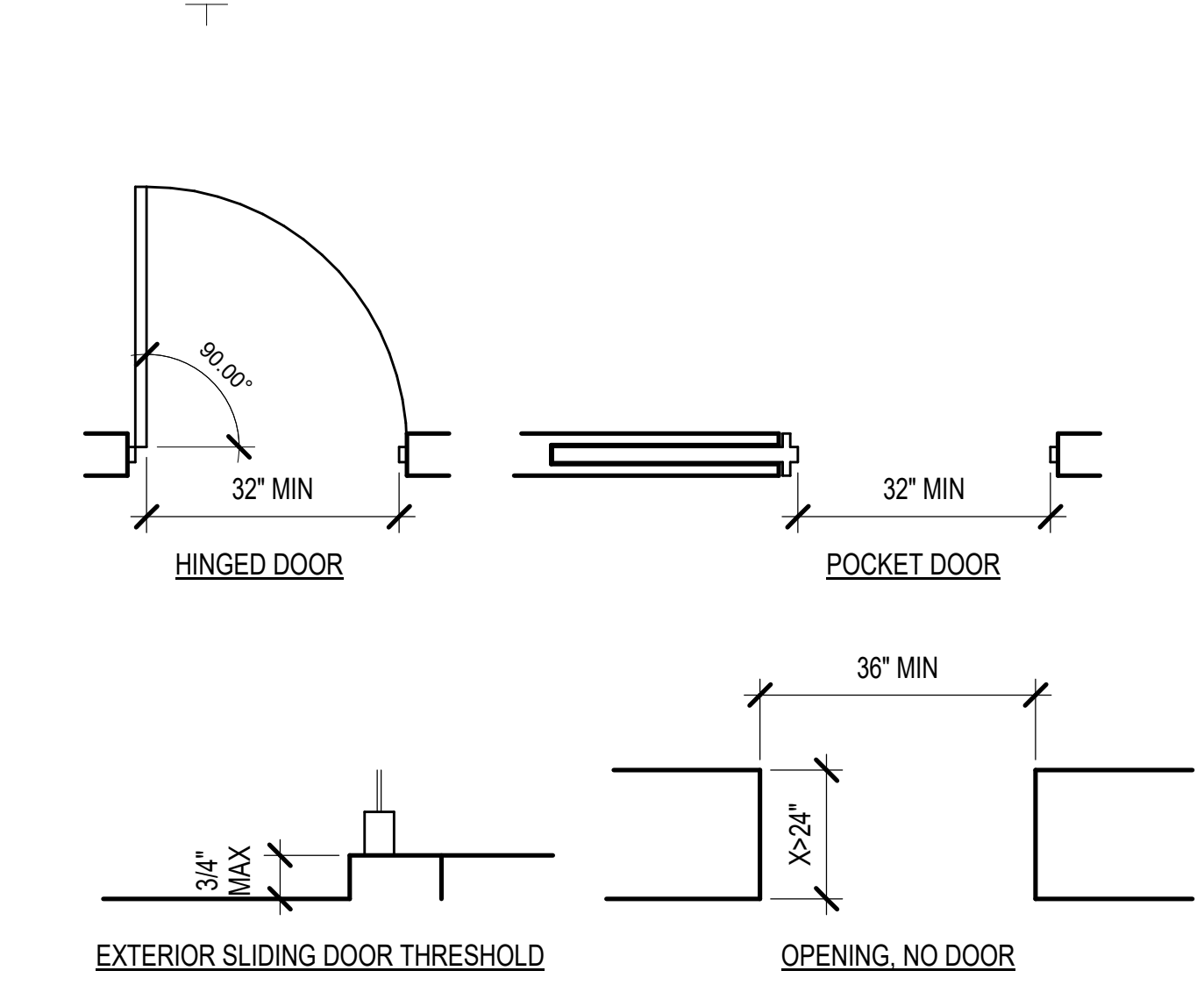
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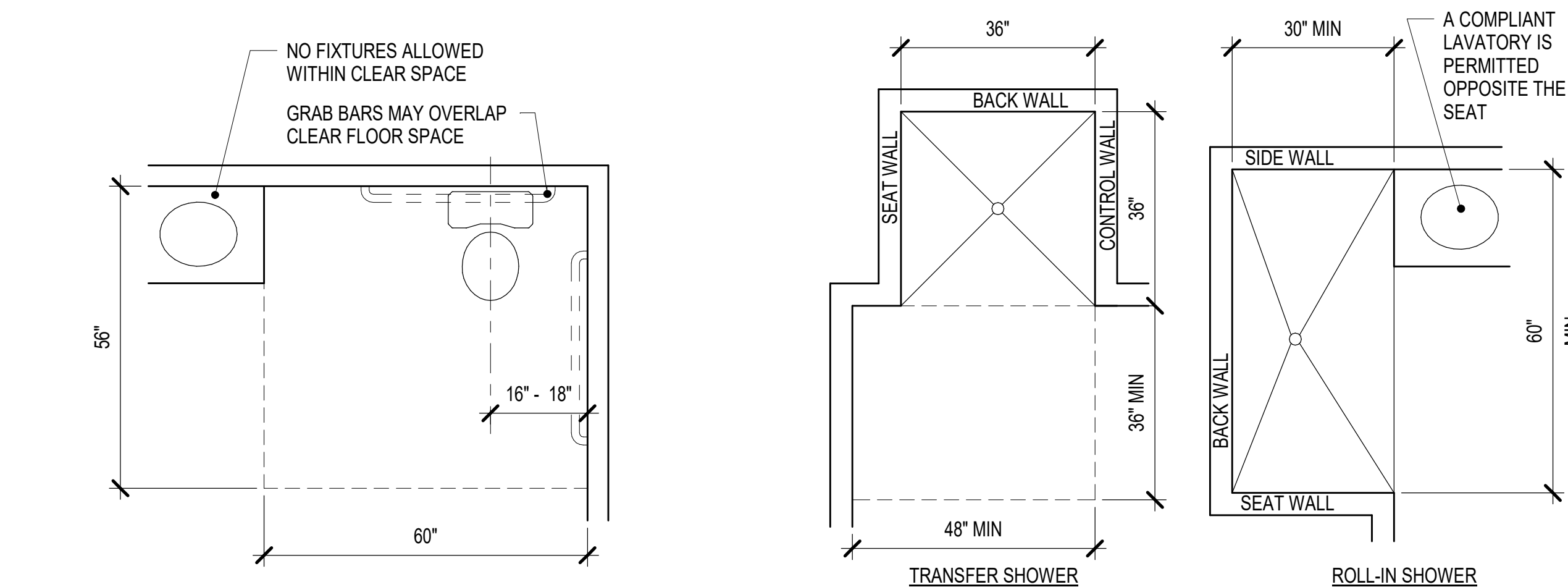
14 MANEUVERING CLEARANCE AT DOORS AND DOORWAYS
RE: ANSI A117.1-2009 SECTION 404.2.3; 2010 ADA STANDARDS SECTION 404.2.4 (MOST STRINGENT REQUIREMENTS ARE SHOWN)



6 DOORS IN SERIES
RE: ANSI A117.1-2009 SEC. 404.2.5; 2010 ADA STANDARDS SEC. 404.2.6



3 CLEAR DOOR WIDTH
RE: ANSI A117.1-2009 SEC. 404.2.2; 2010 ADA STANDARDS SEC. 404.2.3

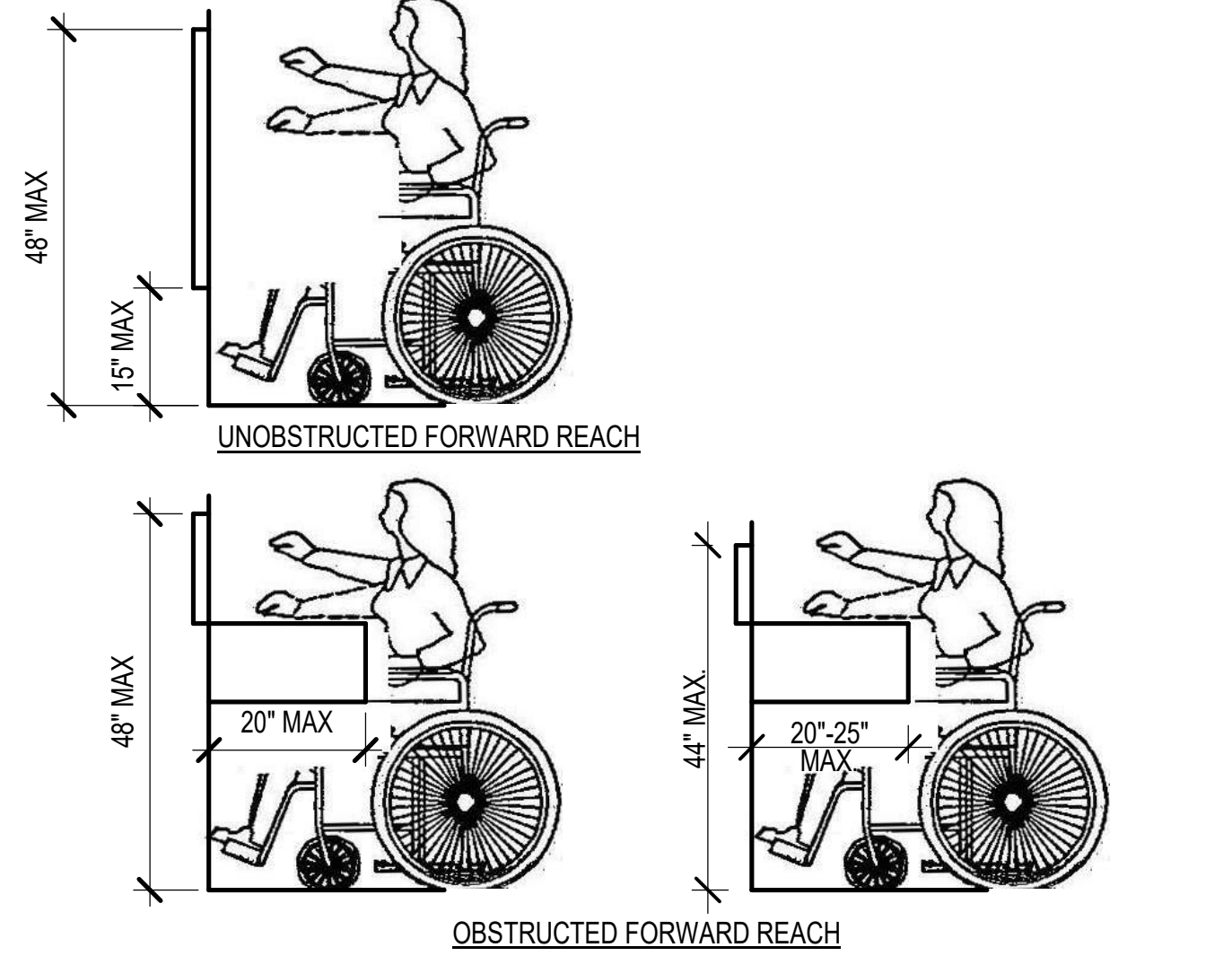
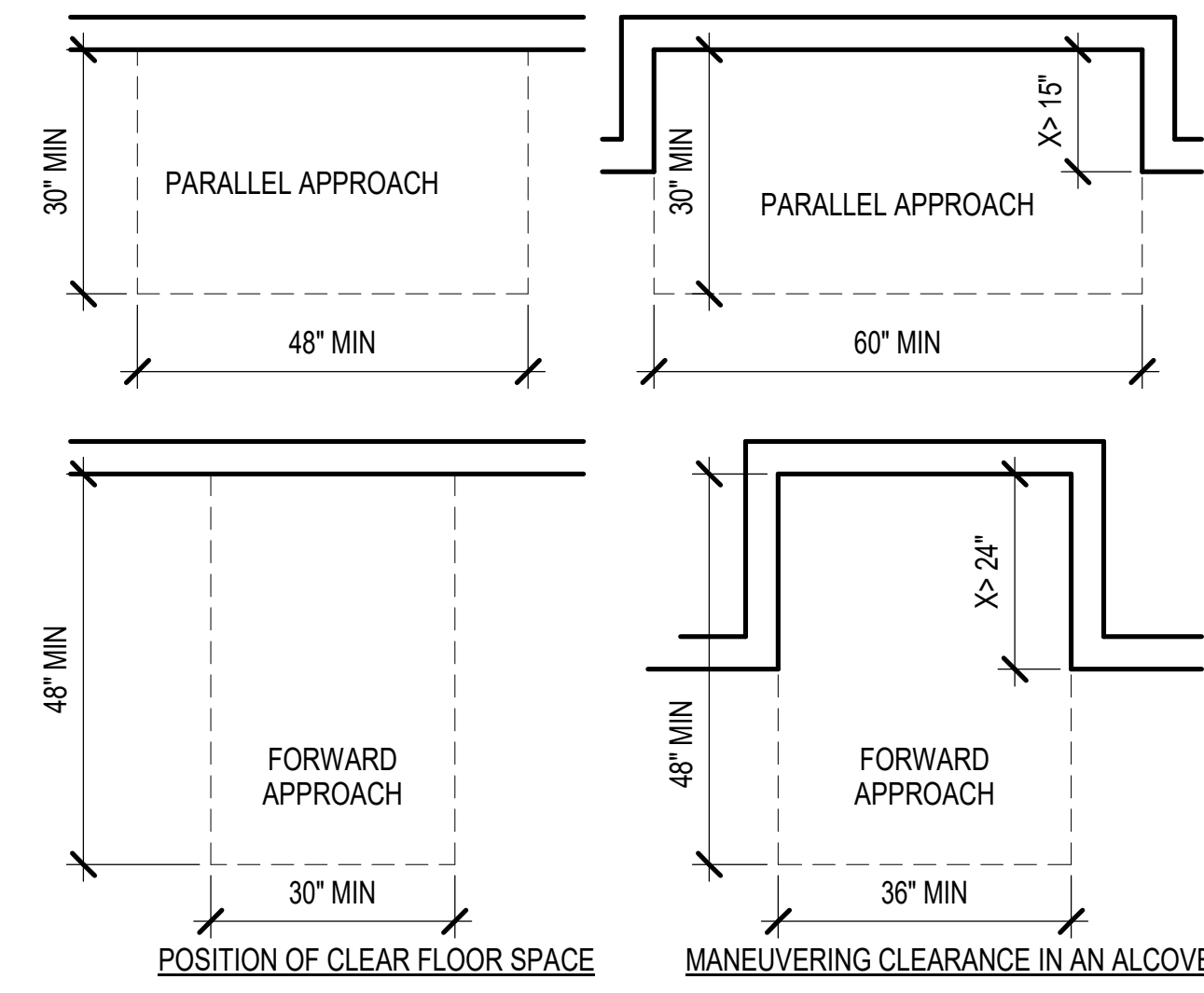


13 WATER CLOSET CLEAR FLOOR SPACE
SEE ANSI A117.1-2009 SEC. 604.3; 2010 ADA STANDARDS SEC. 604.3

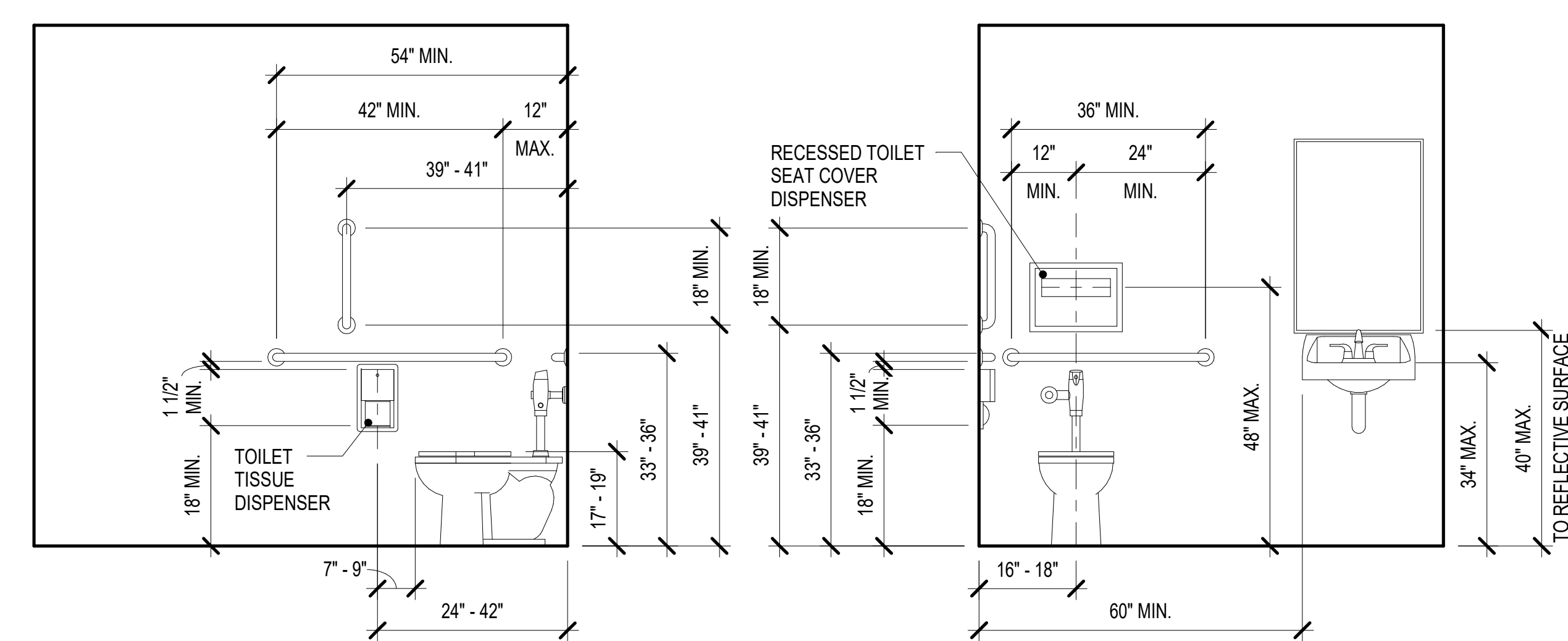
12 SHOWERS
SEE ANSI A117.1-2009 SEC. 608; 2010 ADA STANDARDS SEC. 608

- PROVIDE PARALLEL OR FORWARD (UNLESS OTHERWISE STATED) CLEAR FLOOR SPACE AT:
- WASHERS & DRYERS
 - TOILETS
 - SHOWERS/TUBS
 - LAVATORIES (FORWARD APPROACH ONLY)
 - RANGES OR COOKTOPS (PARALLEL APPROACH UNLESS KNEE AND TOE CLEARANCE ARE PROVIDED)
 - OVEN
 - REFRIGERATOR/FREEZER
 - TRASH COMPACTOR
 - DRINKING FOUNTAINS (FORWARD APPROACH ONLY)
- CLEAR FLOOR SPACE AT FIXTURES CAN INCLUDE:
- KNEE AND TOE CLEARANCE SPACE
 - OVERLAP BETWEEN TWO CLEAR GROUND SPACES
- CANNOT INCLUDE:
- SPACE USED BY DOOR SWING, UNLESS THE ROOM IS FOR INDIVIDUAL USE AND ADDITIONAL FLOOR SPACE IS PROVIDED CLEAR OF DOOR SWING.

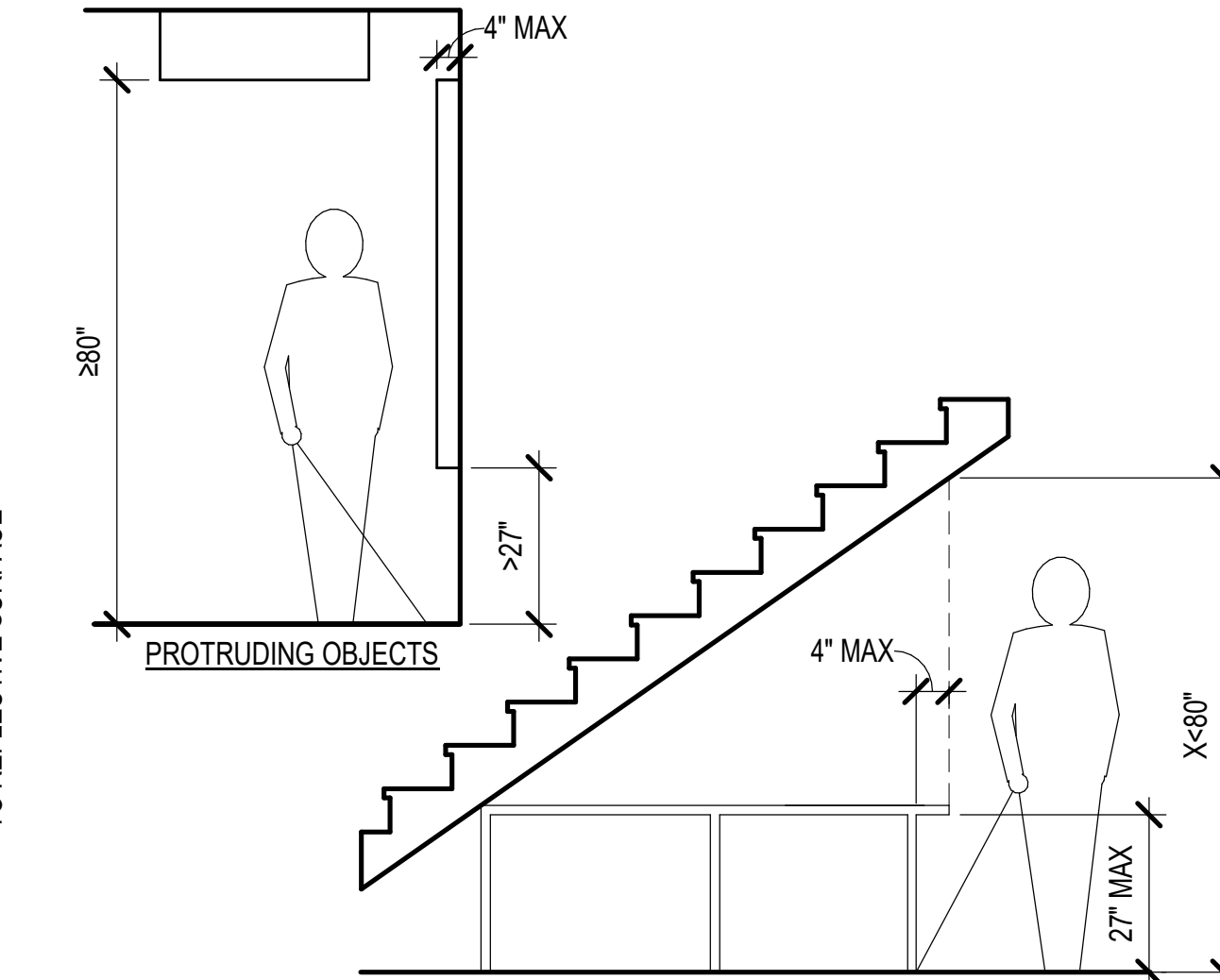
9 CLEAR FLOOR SPACE
RE: ANSI A117.1-2009 SEC. 305; 2010 ADA STANDARDS SEC. 305



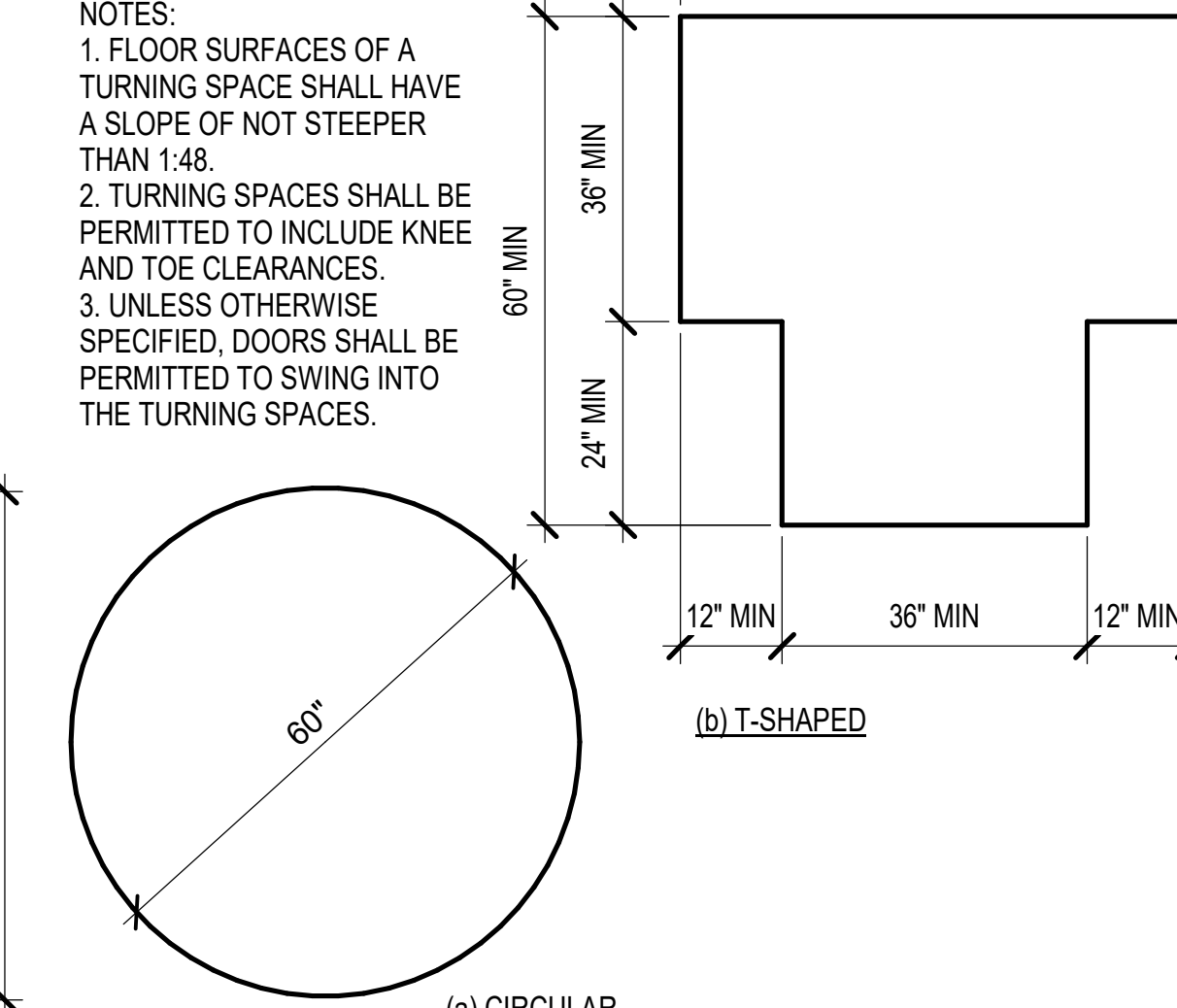
2 REACH RANGES
RE: ANSI A117.1-2009 SEC. 308; 2010 ADA STANDARDS SEC. 308



11 WATER CLOSET GRAB BAR AND ACCESSORY MOUNTING
SEE ANSI A117.1-2009 SEC. 604; 2010 ADA STANDARDS SEC. 604



8 PROTRUDING OBJECTS
SEE ANSI A117.1-2009 SEC. 307; 2010 ADA STANDARDS SEC. 307



5 TURNING SPACE
RE: ANSI A117.1 2003, SECTION 304

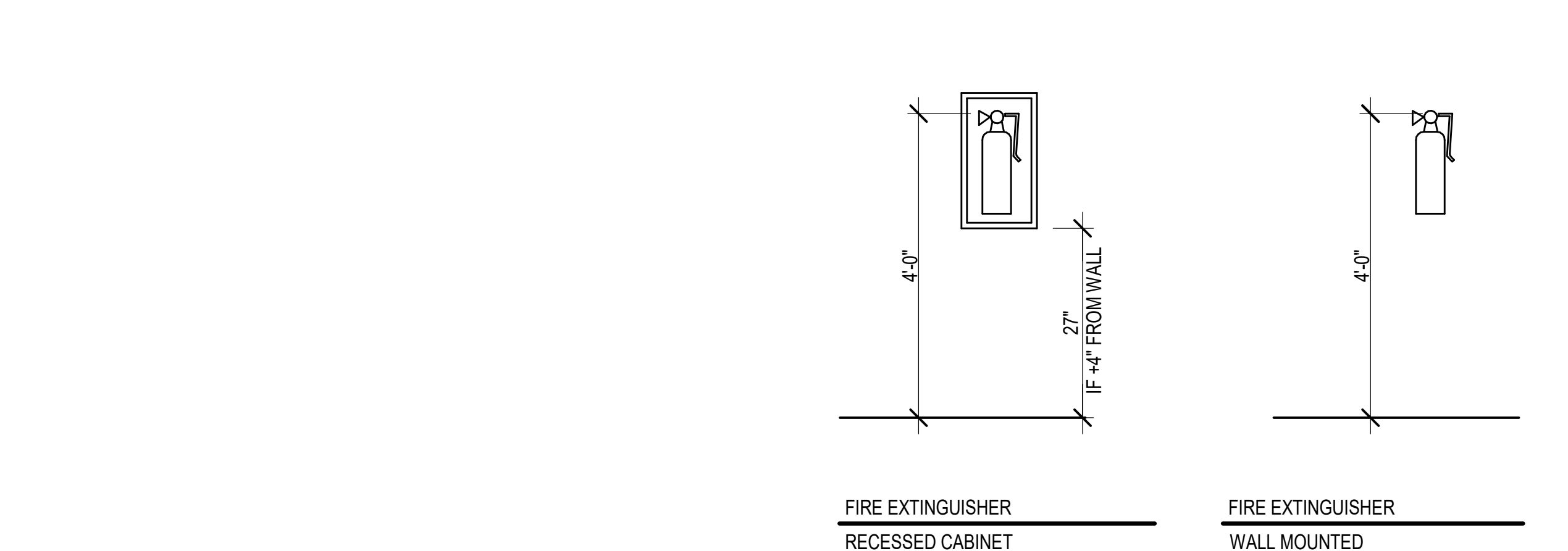
ACCESSIBILITY NOTES

THE DETAILS SHOWN ON THIS SHEET ARE INTENDED AS A GENERAL GUIDE ONLY. REFER TO PLANS, ELEVATIONS, SECTIONS AND DETAILS FOR SPECIFIC DETAILED REQUIREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN PLAN SET AND DETAILS ON THIS SHEET.

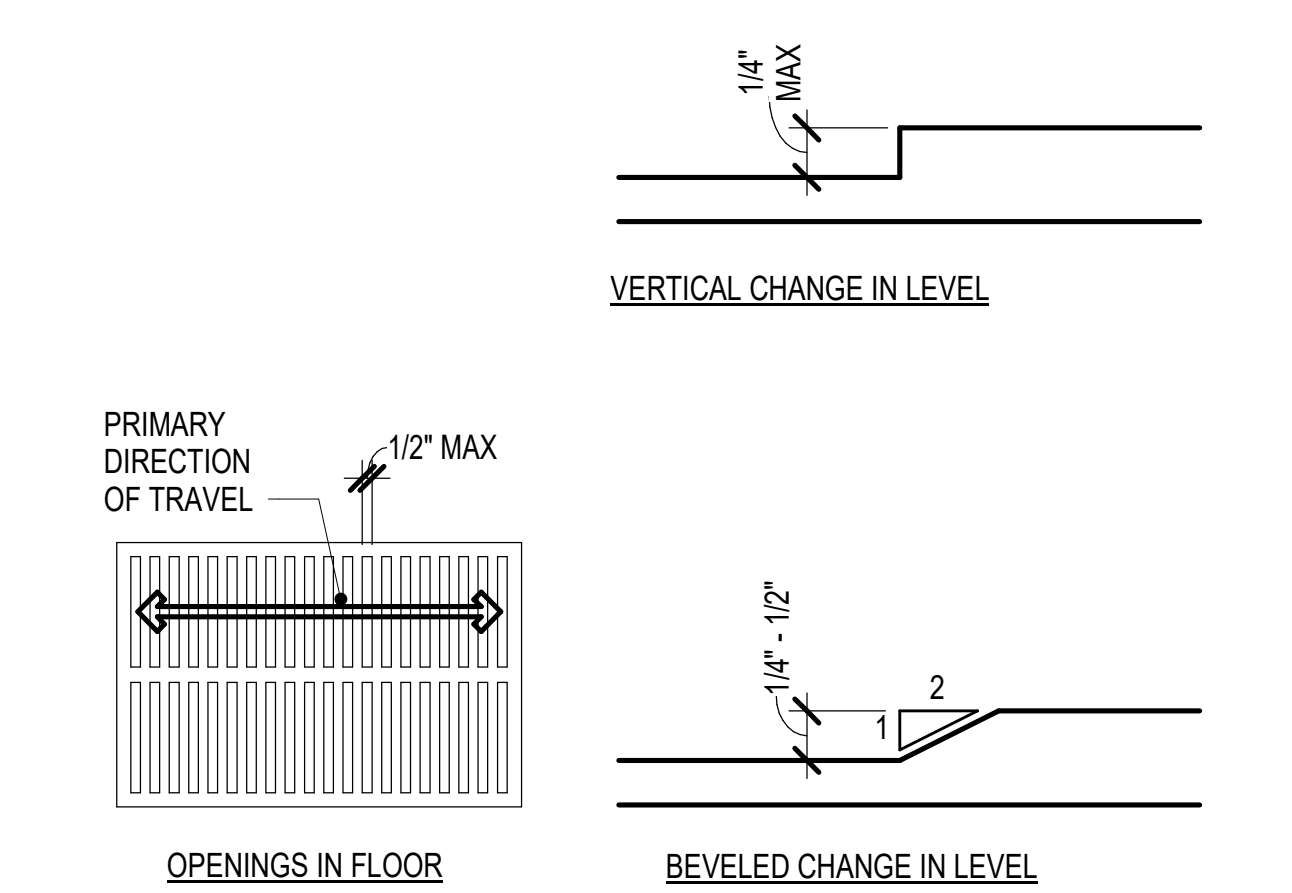
ALL CONTROLS SHALL BE MOUNTED BETWEEN 15" AND 48" AFF. WHERE CONTROLS ARE MOUNTED OVER OBSTRUCTIONS, REFER TO ICC ANSI 117-2009 SEC. 308, 2010 ADA STANDARDS SEC. 308, AND INTERIOR ELEVATIONS FOR MOUNTING HEIGHT. NOTIFY ARCHITECT PRIOR TO MOUNTING ANY CONTROLS NOT DEFINED ON INTERIOR ELEVATIONS OVER OBSTRUCTING ELEMENTS.

ALL ACCESSIBLE ELEMENTS SHALL MEET THE REQUIREMENTS OF ICC A117.1-2009 AND THE 2010 ADA GUIDELINES. WHERE DISCREPANCIES OCCUR, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

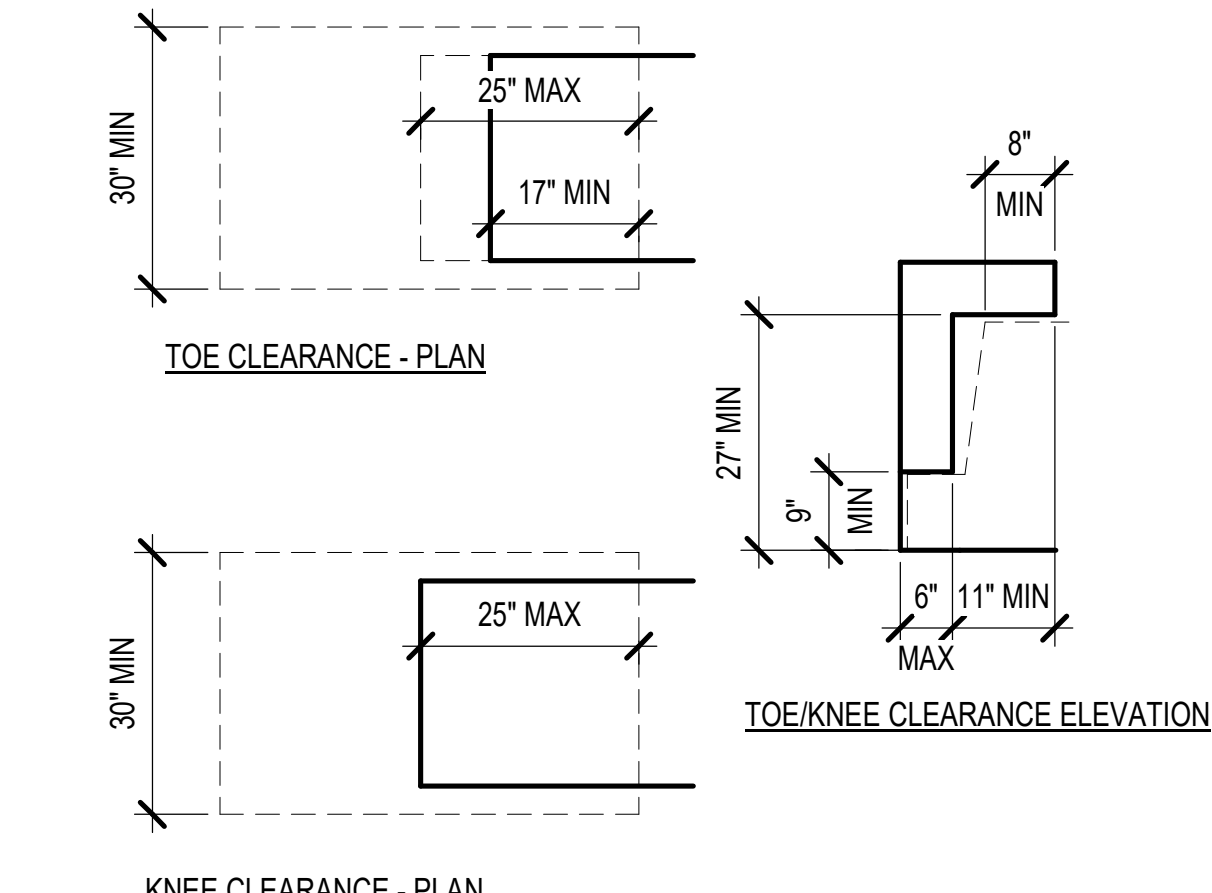
WHERE EXPOSED WATER SUPPLY AND DRAINPIPES ARE PRESENT UNDER ACCESSIBLE LAVATORIES, INSULATION OR OTHER MATERIALS SHALL BE PROVIDED TO PROTECT AGAINST CONTACT WITH PIPES. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. PROTECTIVE MATERIALS SHALL NOT INTRUDE ON KNEE AND TOE CLEARANCES.



10 FIRE EXTINGUISHERS
RE: ANSI A117.1-2003 SECTION 405, 505



7 FLOOR SURFACES
RE: ANSI A117.1-2009 SEC. 303; 2010 ADA STANDARDS SEC. 303



4 KNEE AND TOE CLEARANCES
RE: ANSI A117.1-2009 SEC. 306; 2010 ADA STANDARDS SEC. 306

1 ACCESSIBILITY NOTES

ACCESSIBILITY REQUIREMENTS

RE: ANSI A117.1-2009 AND 2010 ADA STANDARDS - MOST STRINGENT REQUIREMENTS SHOWN

PROJECT NO. 2318.0
SET NO. CD-

WARM SPRINGS PRESERVE WELCOME BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

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PRINT RECORD
PURPOSE: FOR PERMIT
DATE: 11/8/2024

REVISION RECORD
NO. CHANGE DATE

DRAWN: AR
CHECKED: MFA
DATE: 11/8/2024
SHEET TITLE: ADA ACCESSIBILITY DETAILS

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LICENSED ARCHITECT AR-1612
MICHAEL R. DOTY
STATE OF IDAHO
11/8/2024

SHEET A0.15
OF TOTAL

● XX-1 INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.

«RSV - 1»	RAINSCREEN SIDING VENT: CORAVENT SV-3 3/8" RAINSCREEN SIDING VENT. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. UTILIZE SV-3 AT WALL BASE AND AROUND WINDOWS AND DOORS, AND UTILIZE STURDI-STRIPS IN THE FIELD.
«RSV - 2»	RAINSCREEN SIDING VENT: VAPROSHIM SA SELF ADHERED EPDM SHIM. 1/8" THICK UNLESS NOTED OTHERWISE.
«SLNT - 1»	MASTERSEAL NP 150 (OR APPROVED EQUIVALENT) SILY-TERMINATED POLYETHER HIGH PERFORMANCE SEALANT. COLOR TO MATCH OR COMPLEMENT ADJACENT MATERIALS. SUBMIT COLOR SAMPLE TO ARCHITECT FOR APPROVAL. INSTALL IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
«SMF - 1»	SHEET METAL FLASHING: 24 GAUGE KYNAR 500 / HYLAR 5000 METAL FLASHING BY WESTERN STATES METAL FLASHING. COLOR: VINTAGE. APPLY A CONTINUOUS BEAD OF «SLNT - 1» AT ALL SHEET METAL FLASHING JOINTS, LAPS, AND TERMINATIONS.

 INDICATES PLAN NOTE.

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 **Architects**

Michael Doty Associates

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371 Washington
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Tel. 208.726.4228
www.mda-arc.com

SHEET	OF
A0.20	TOTAL

PROJECT NO.	2318.0
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SET NO.
CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

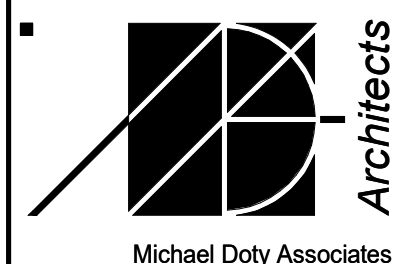
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PRINT RECORD	
PURPOSE	DATE
FOR PERMIT	11/8/2024

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN:	AR
CHECKED:	MFA
DATE:	11/8/2024

SHEET TITLE:
CONSTRUCTION
ASSEMBLIES



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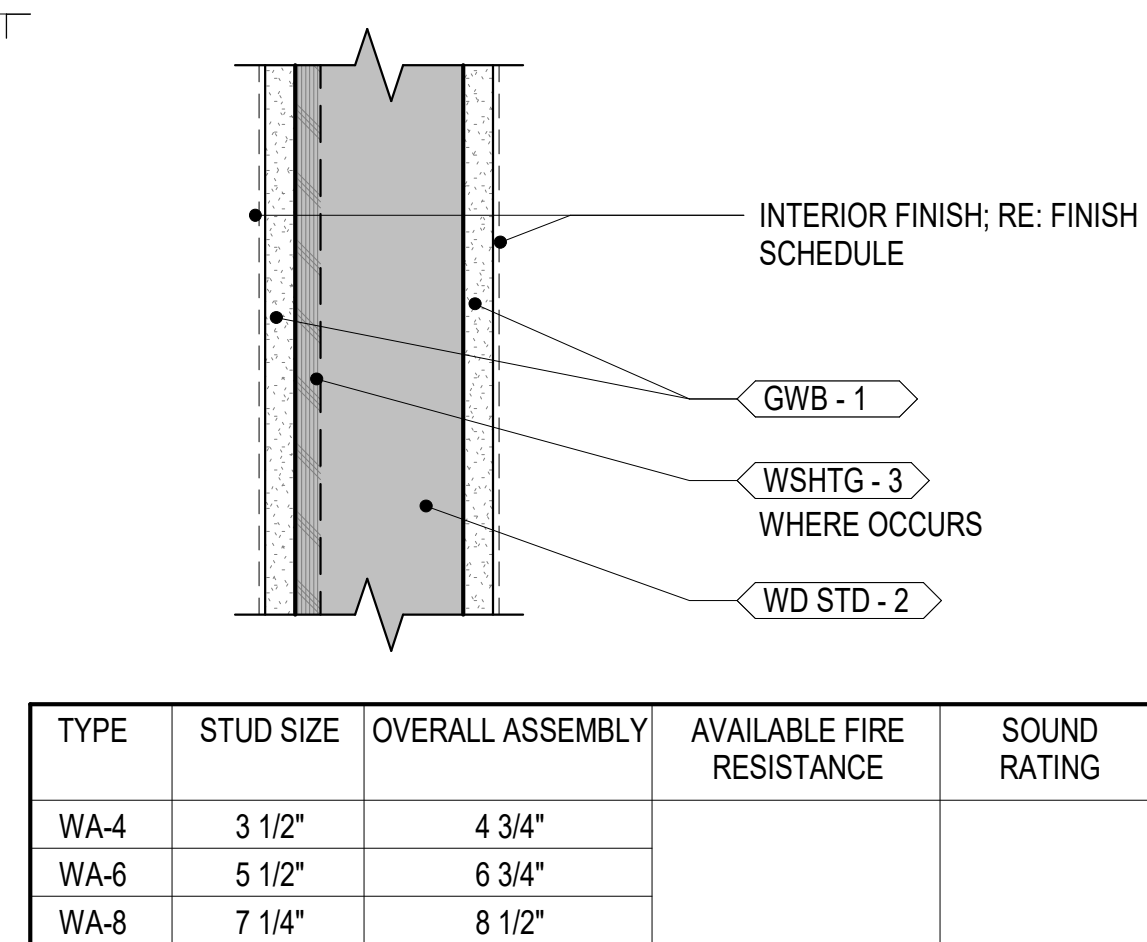
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ARCHITECT
AR-1612

[Signature]

MICHAEL R. DOTY
STATE OF IDAHO

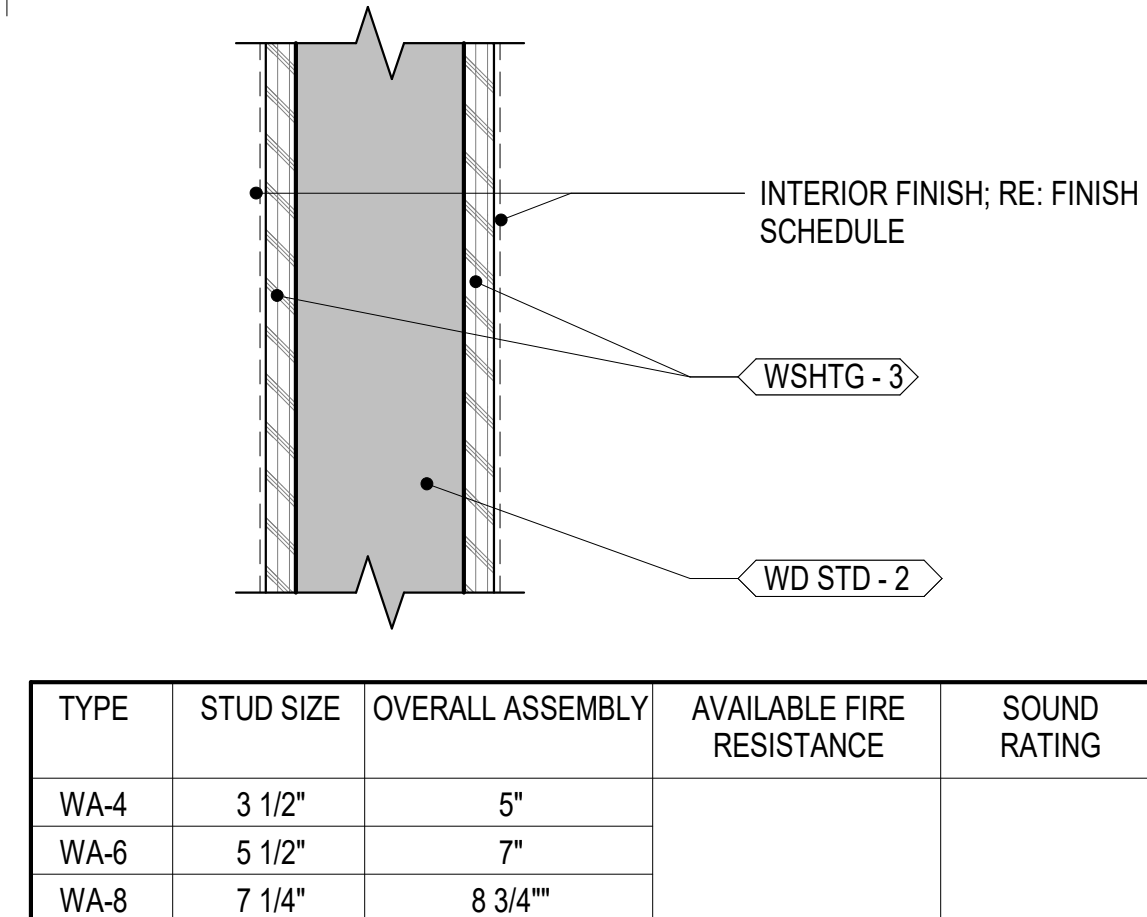
11/8/2024

SHEET	OF
A0.30	TOTAL



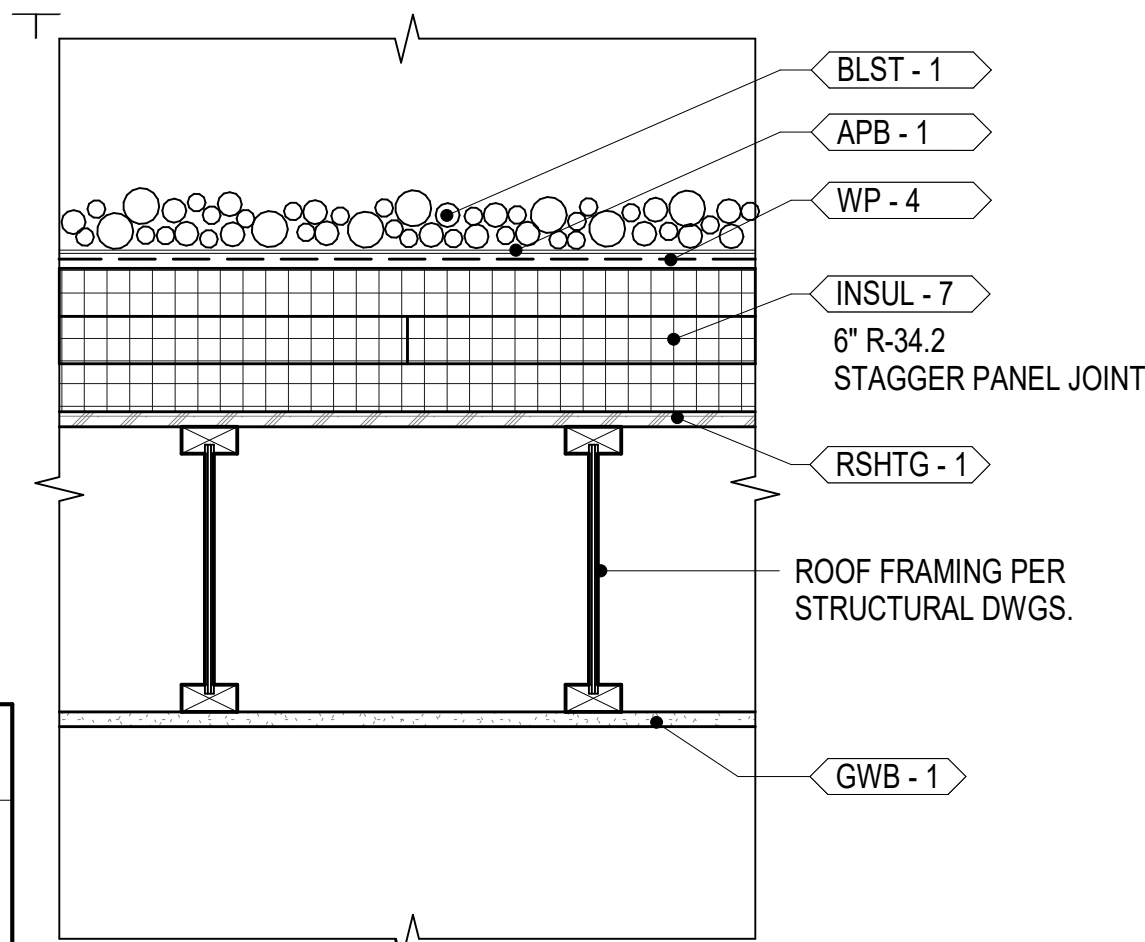
TYPE	STUD SIZE	OVERALL ASSEMBLY	AVAILABLE FIRE RESISTANCE	SOUND RATING
WA-4	3 1/2"	4 3/4"		
WA-6	5 1/2"	6 3/4"		
WA-8	7 1/4"	8 1/2"		

WA-#	A-SERIES INTERIOR WALL
------	------------------------

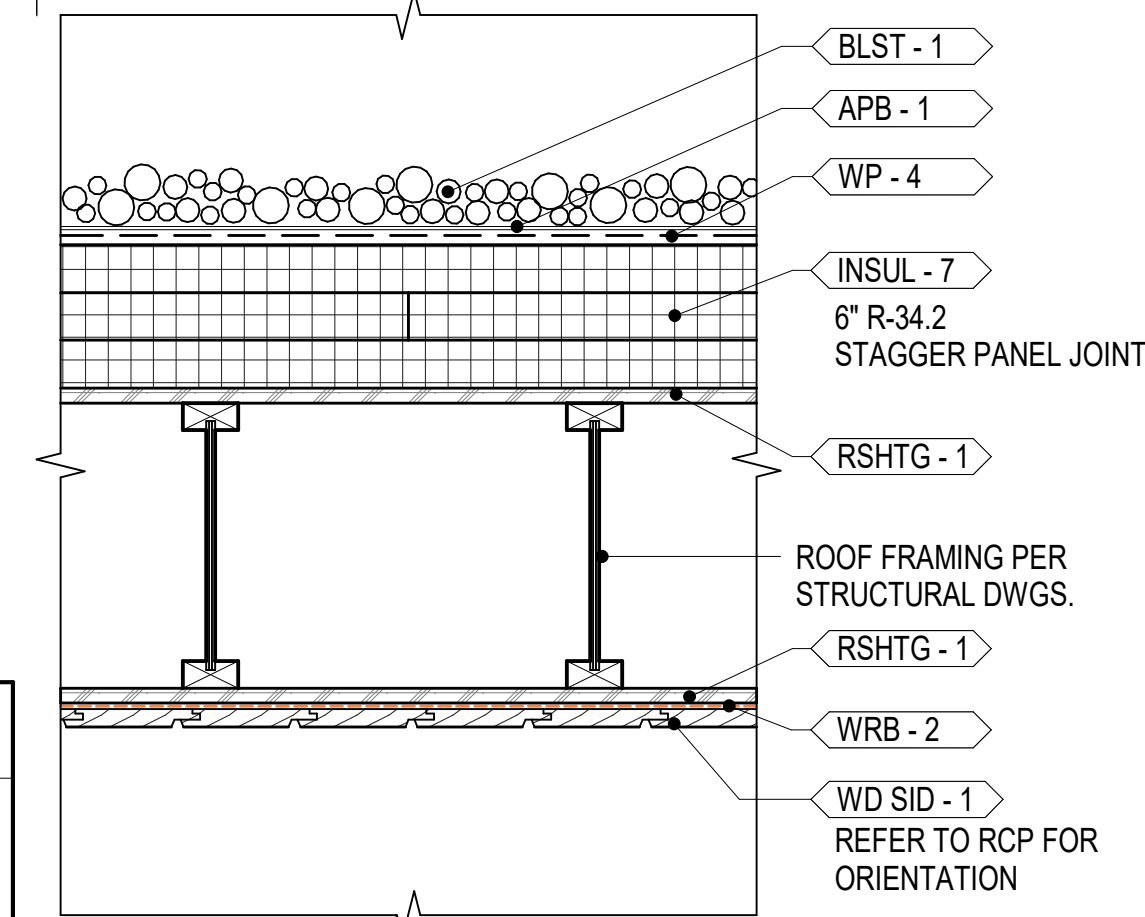


TYPE	STUD SIZE	OVERALL ASSEMBLY	AVAILABLE FIRE RESISTANCE	SOUND RATING
WA-4	3 1/2"	5"		
WA-6	5 1/2"	7"		
WA-8	7 1/4"	8 3/4"		

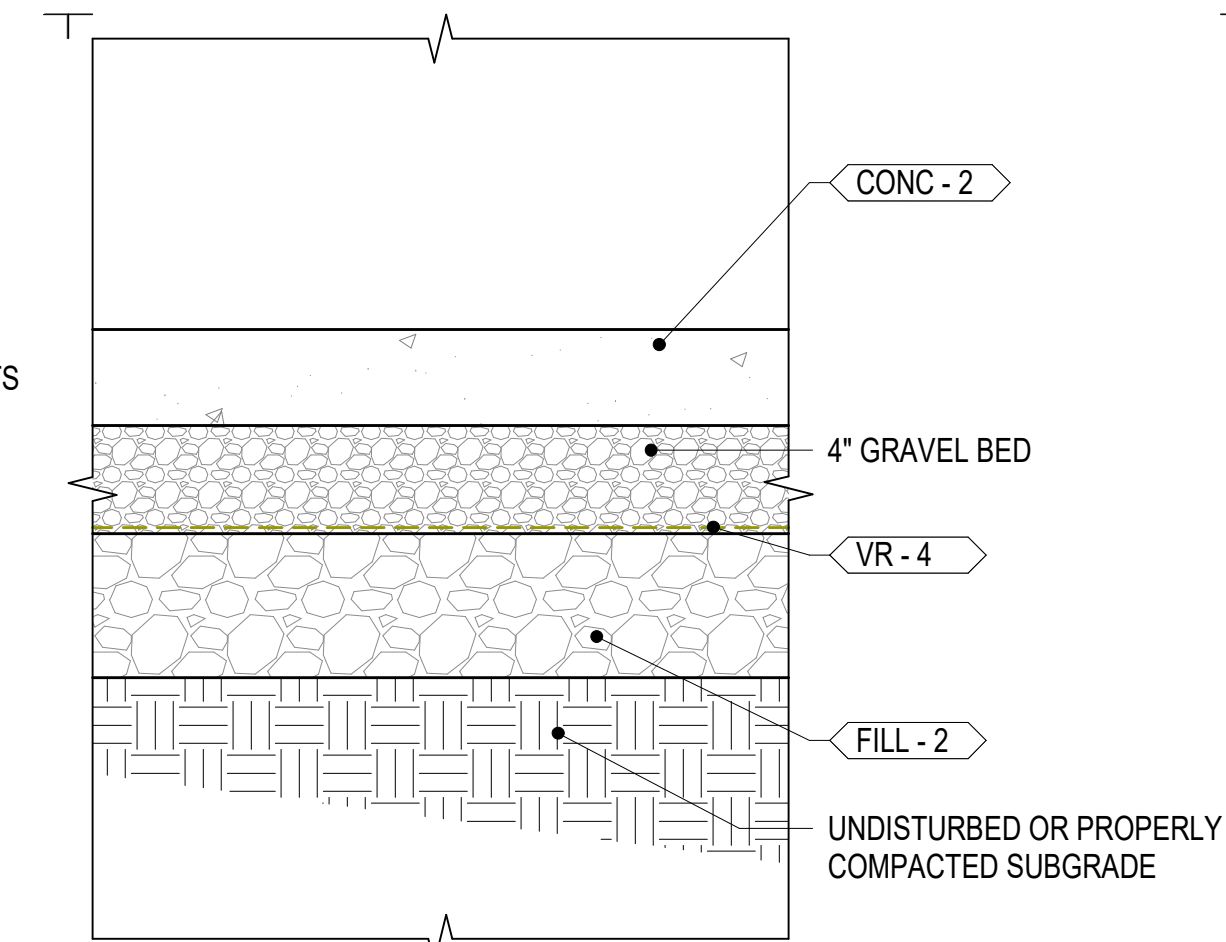
WB-#	B-SERIES INTERIOR WALL
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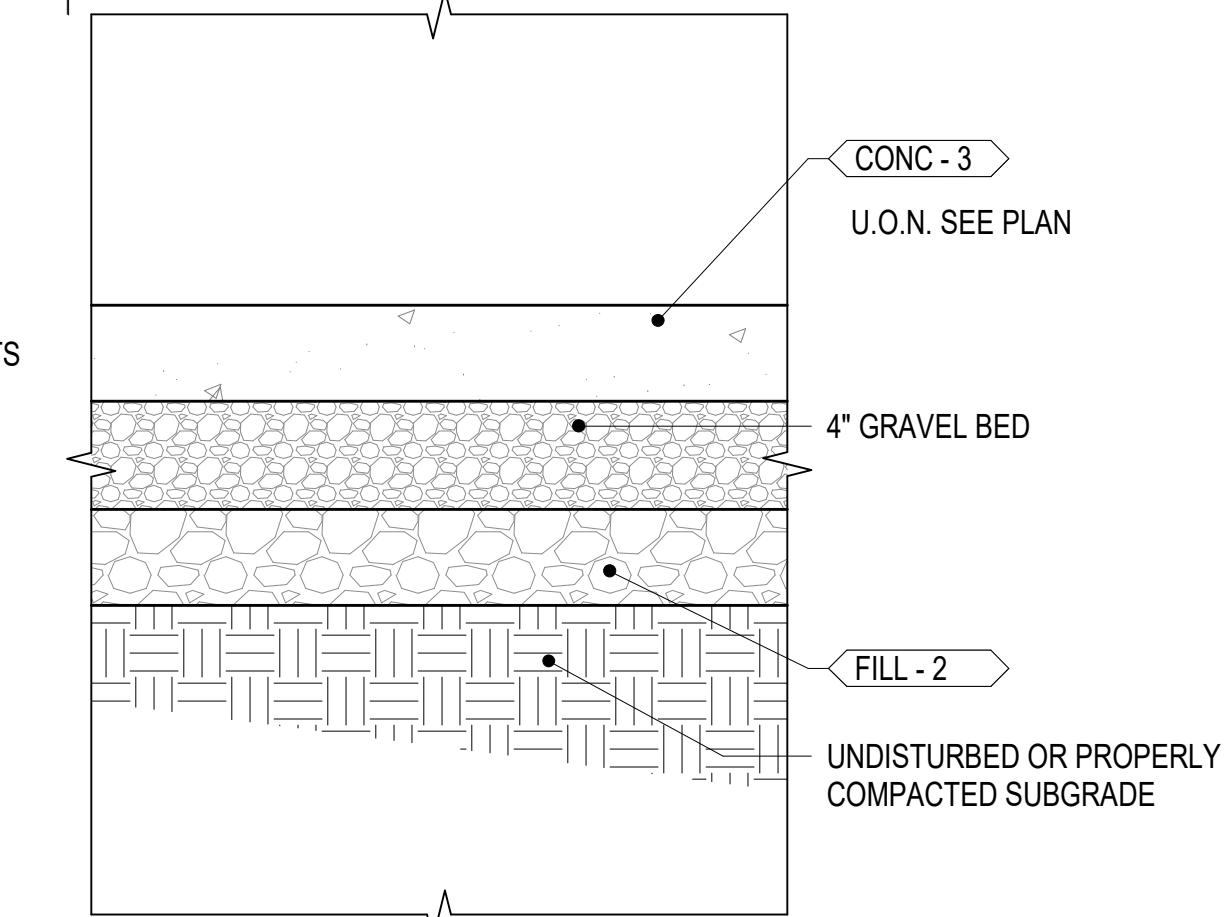
R-1	CLASS 'A' EPDM ROOF, BALLASTED	R-34.2
-----	-----------------------------------	--------



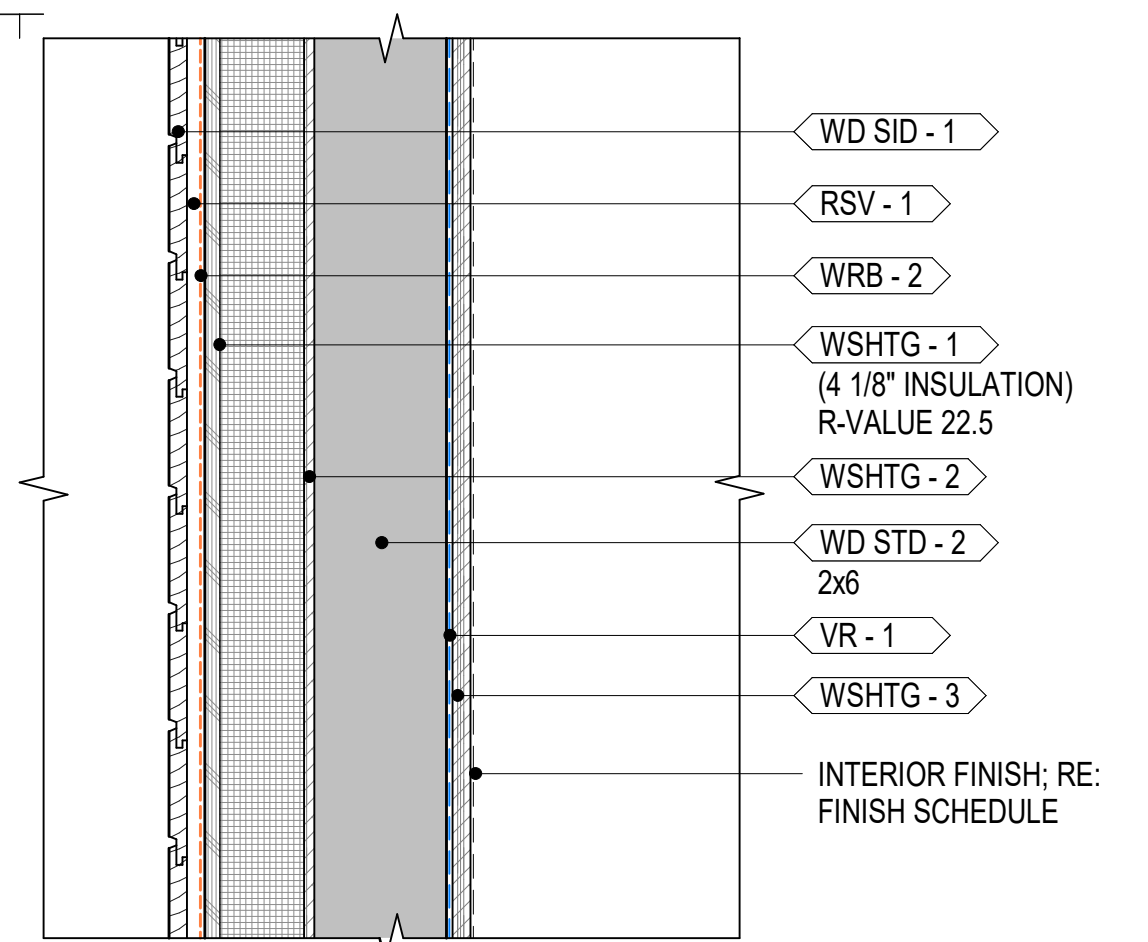
R-2	CLASS 'A' EPDM FLAT ROOF, BALLASTED	R-34.2
-----	--	--------



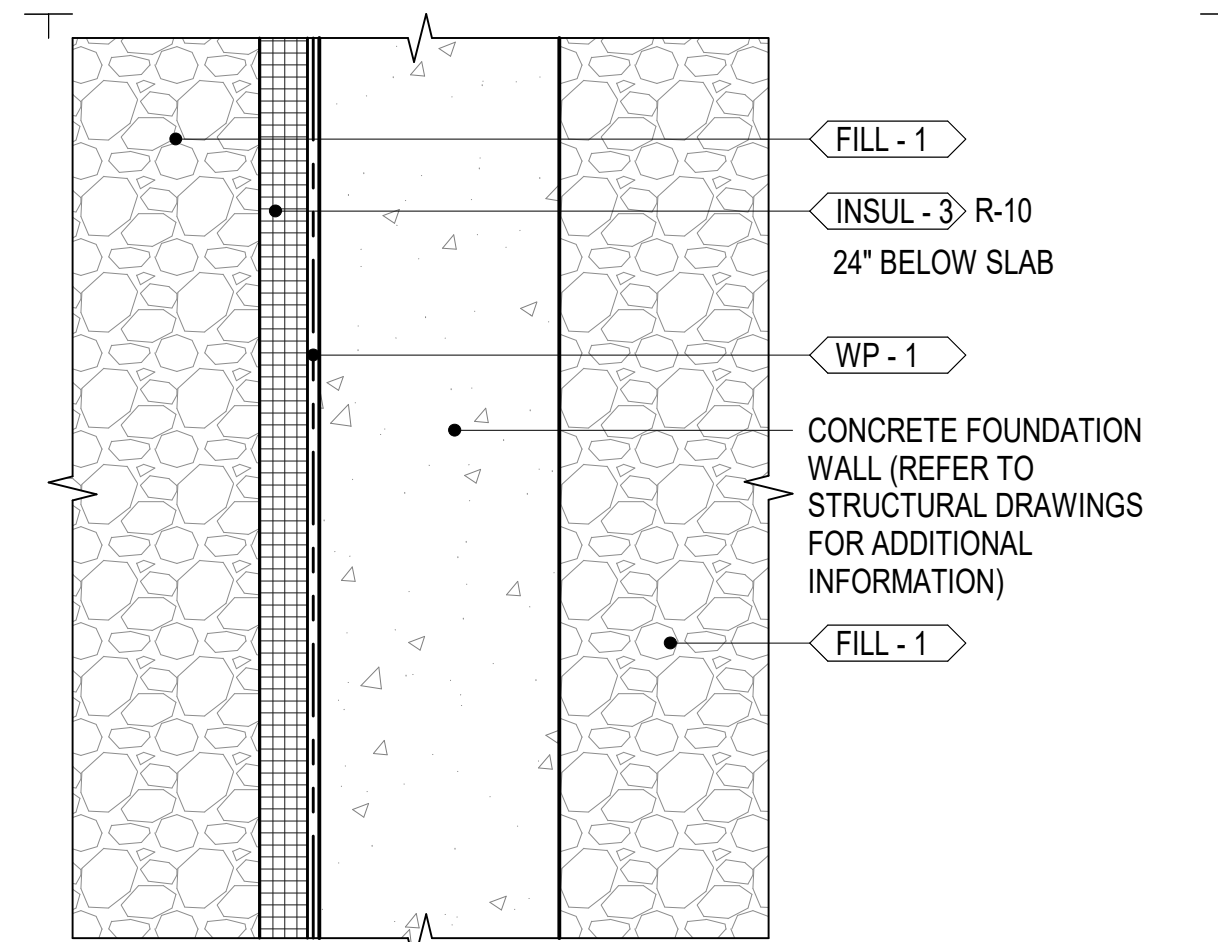
2	F-1	INSULATED CONCRETE SLAB ON GRADE	
---	-----	-------------------------------------	--



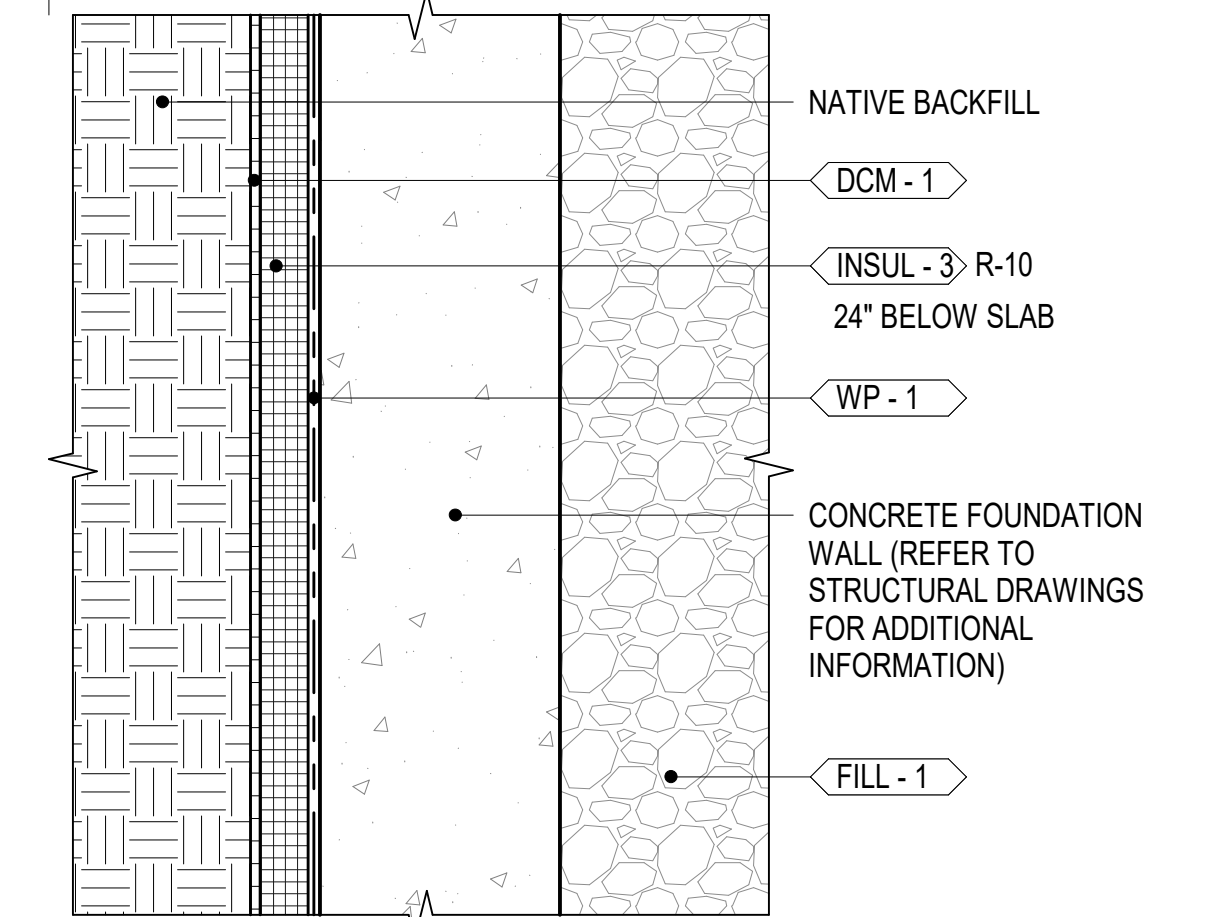
2	F-2	SLAB ON GRADE AT PATIO
---	-----	------------------------



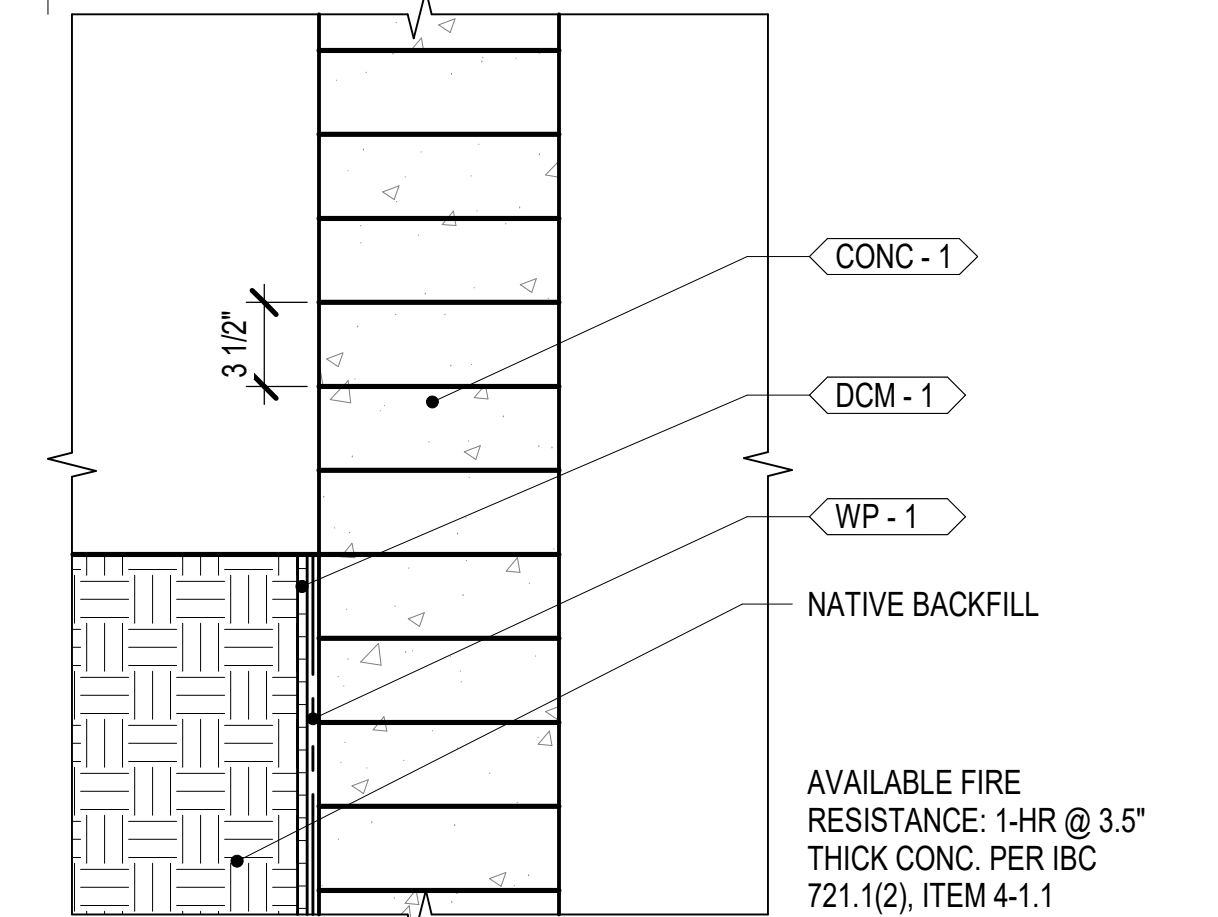
W-4	2X6 EXTERIOR WALL; HORIZONTAL WOOD SIDING	R-22.5
-----	---	--------



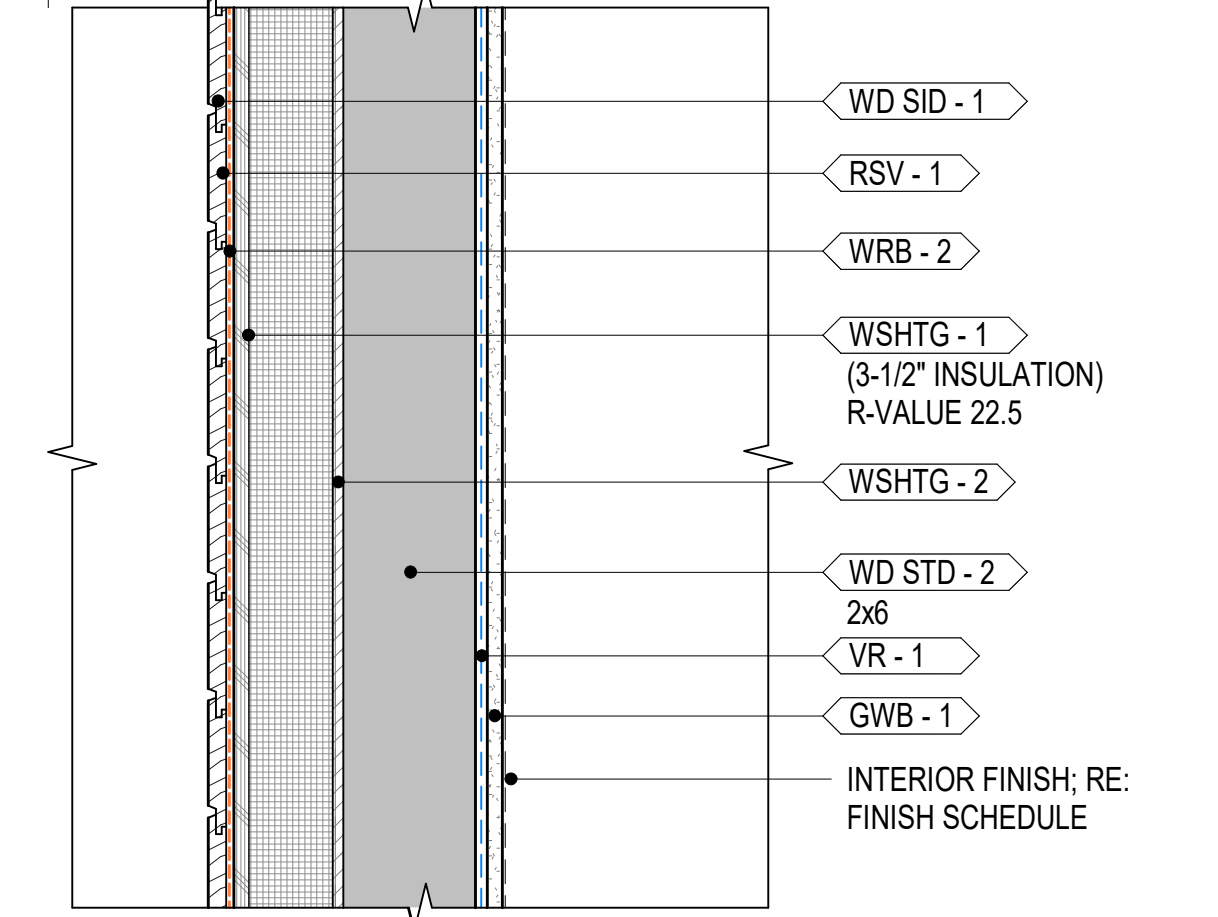
W-1	CONCRETE FOUNDATION WALL; GRANULAR BACKFILL	R-10
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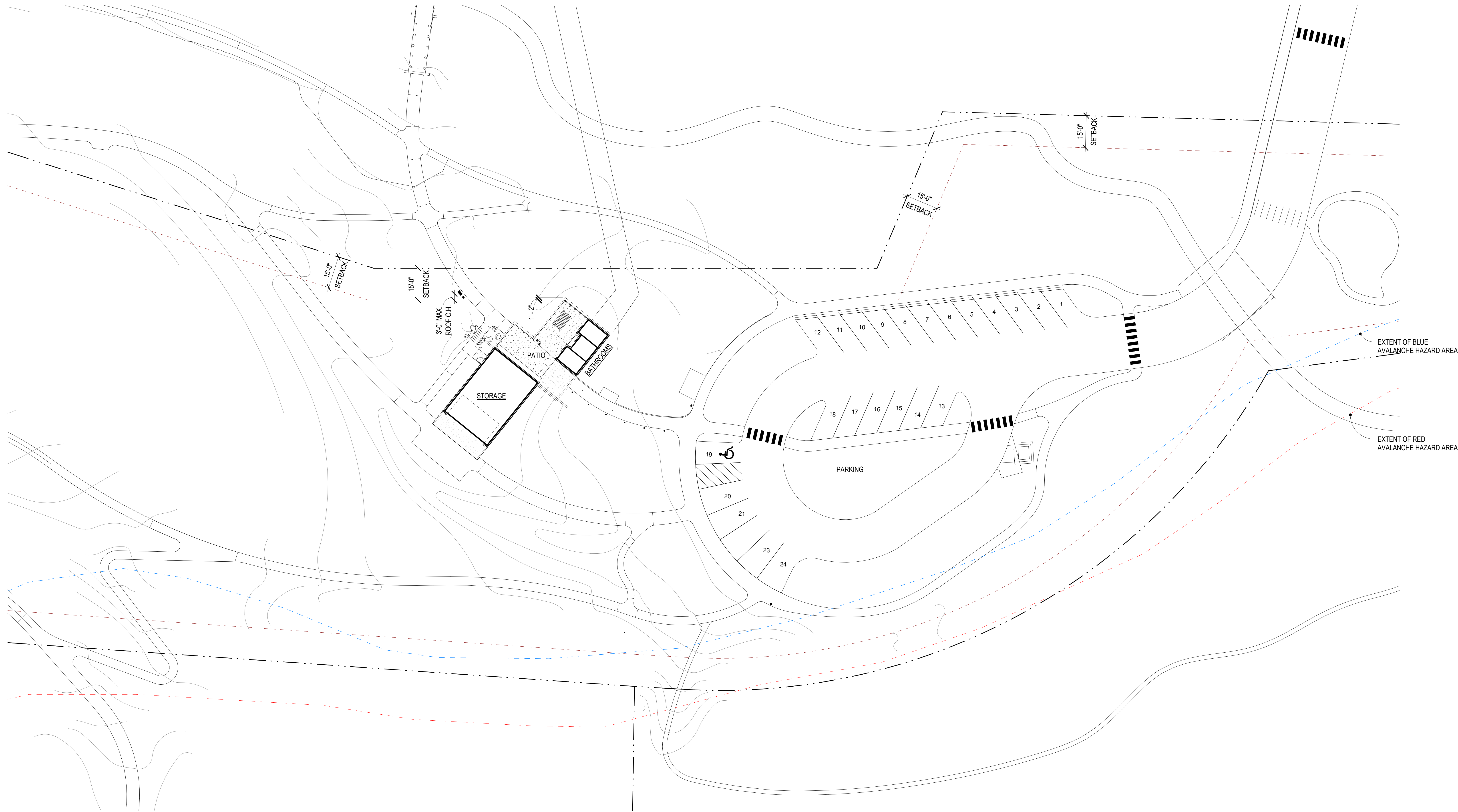
W-1a	CONCRETE FOUNDATION WALL; NATIVE BACKFILL	R-10
------	---	------



W-2	BOARDFORMED CONCRETE RETAINING WALL	
-----	---	--



W-3	2x6 EXTERIOR WALL; HORIZONTAL WOOD SIDING	R-22.5
-----	---	--------



NOTE: REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

ARCHITECTURAL SITE PLAN 1

1" = 20'-0"



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0
SET NO. CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

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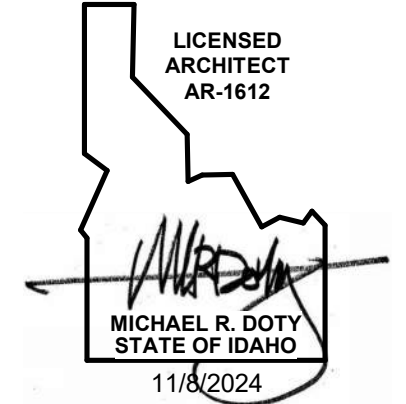
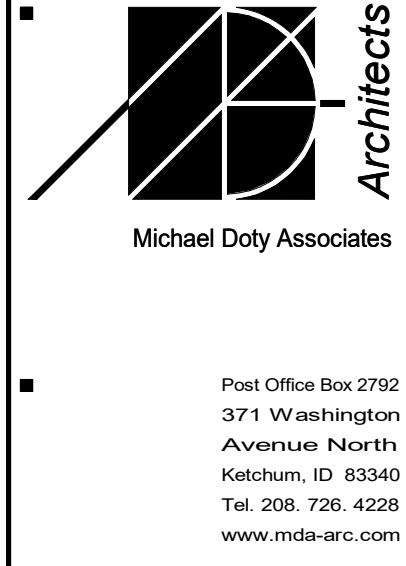
NO.	CHANGE	DATE
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DRAWN: AR

CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
ARCHITECTURAL SITE PLAN



SHEET	OF
A1.00	TOTAL

WARM SPRINGS PRESERVE WELCOME
BUILDING
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83340

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FOR PERMIT	11/8/2024

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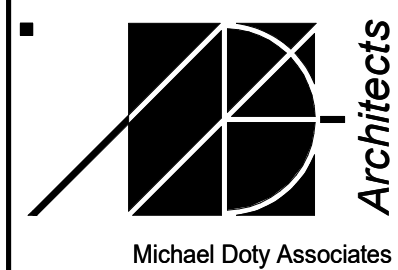
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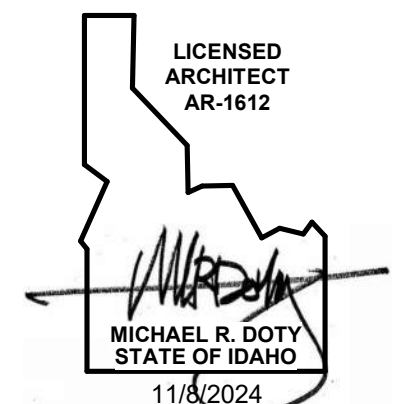
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DATE: 11/8/2024

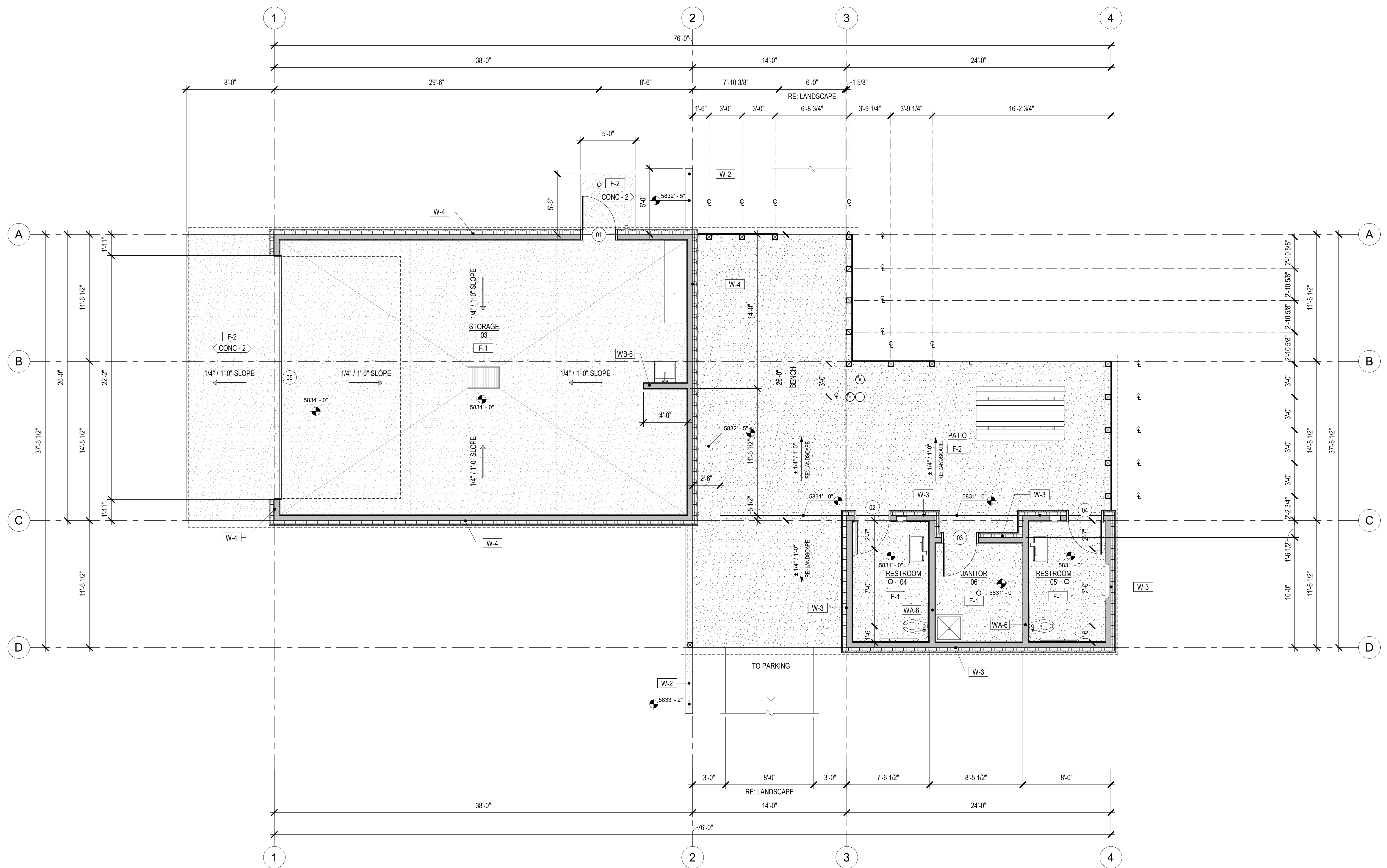
SHEET TITLE:
1ST FLOOR DIMENSION
PLAN



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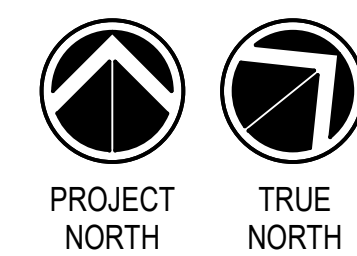


SHEET	OF
A2.02	TOTAL



1ST FLOOR DIMENSION PLAN

1/4" = 1'-0"



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

- **XX-1** INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

- **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

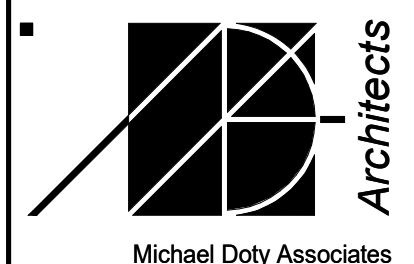
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PURPOSE	DATE
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REVISION RECORD		
NO.	CHANGE	DATE

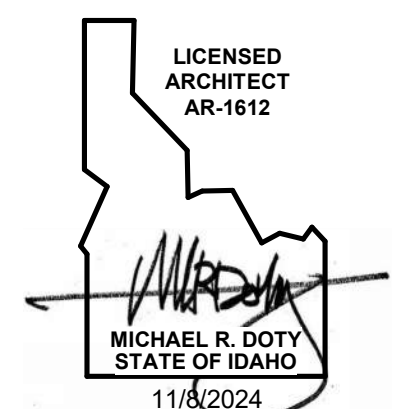
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DATE:	11/8/2024

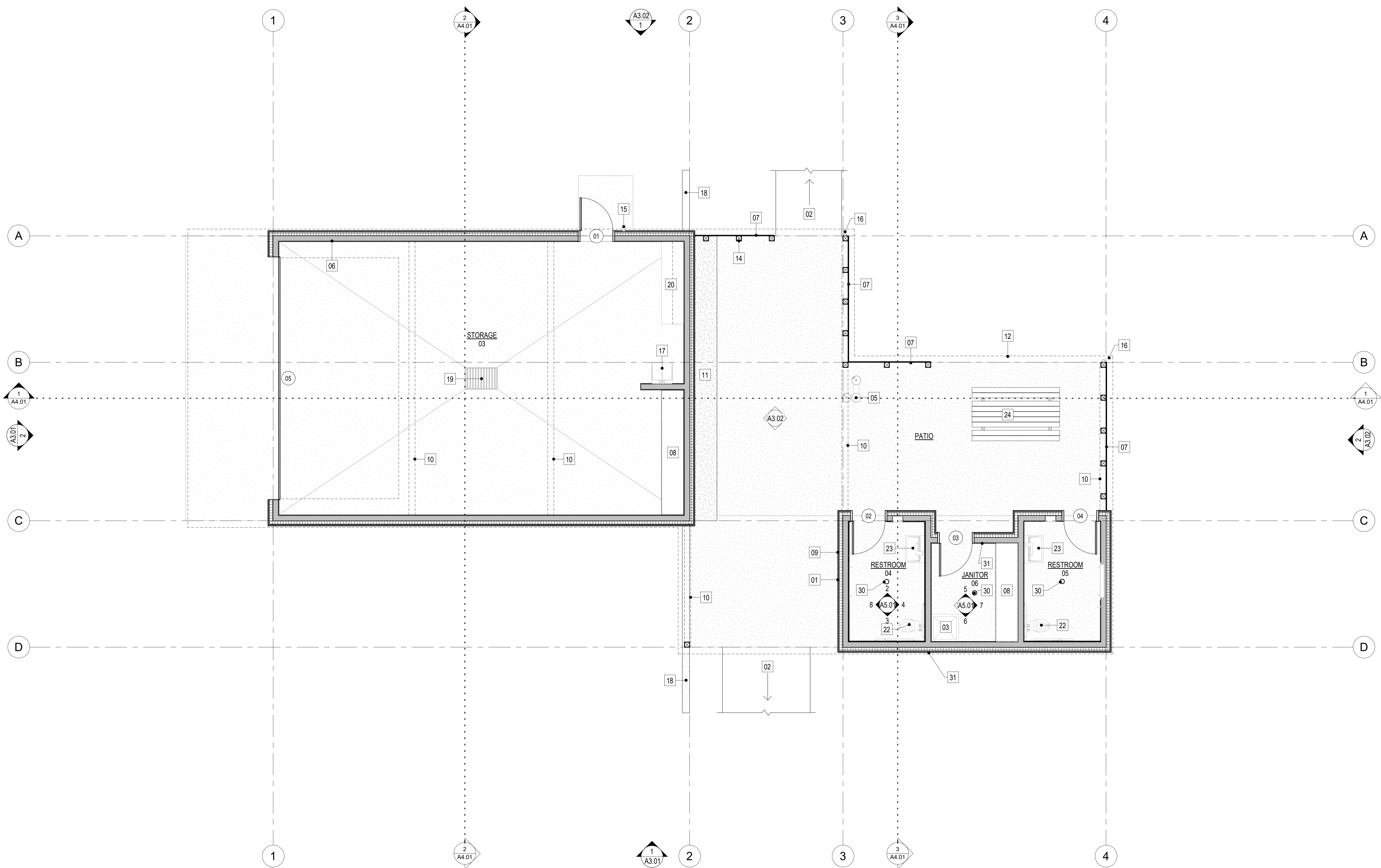
SHEET TITLE:
1ST FLOOR NOTATION
PLAN



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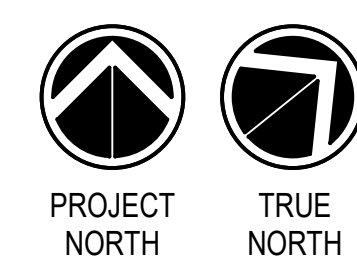
SHEET	OF
A2.03	TOTAL



1ST FLOOR NOTATION PLAN

1/4" = 1'-0"

1



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

- INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

- XX-1 INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

- **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

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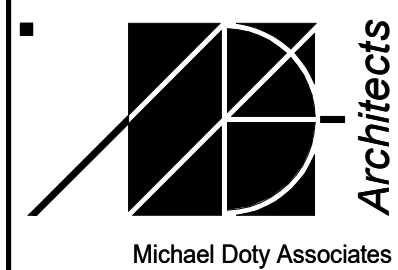
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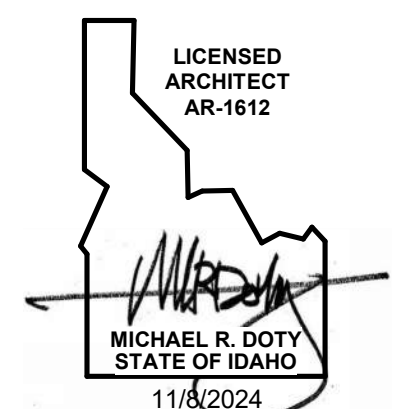
CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
ROOF PLAN



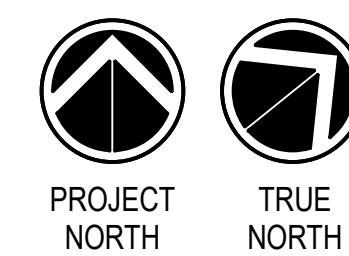
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SHEET	OF
A2.04	TOTAL

ROOF PLAN 1

1/4" = 1'-0"



GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

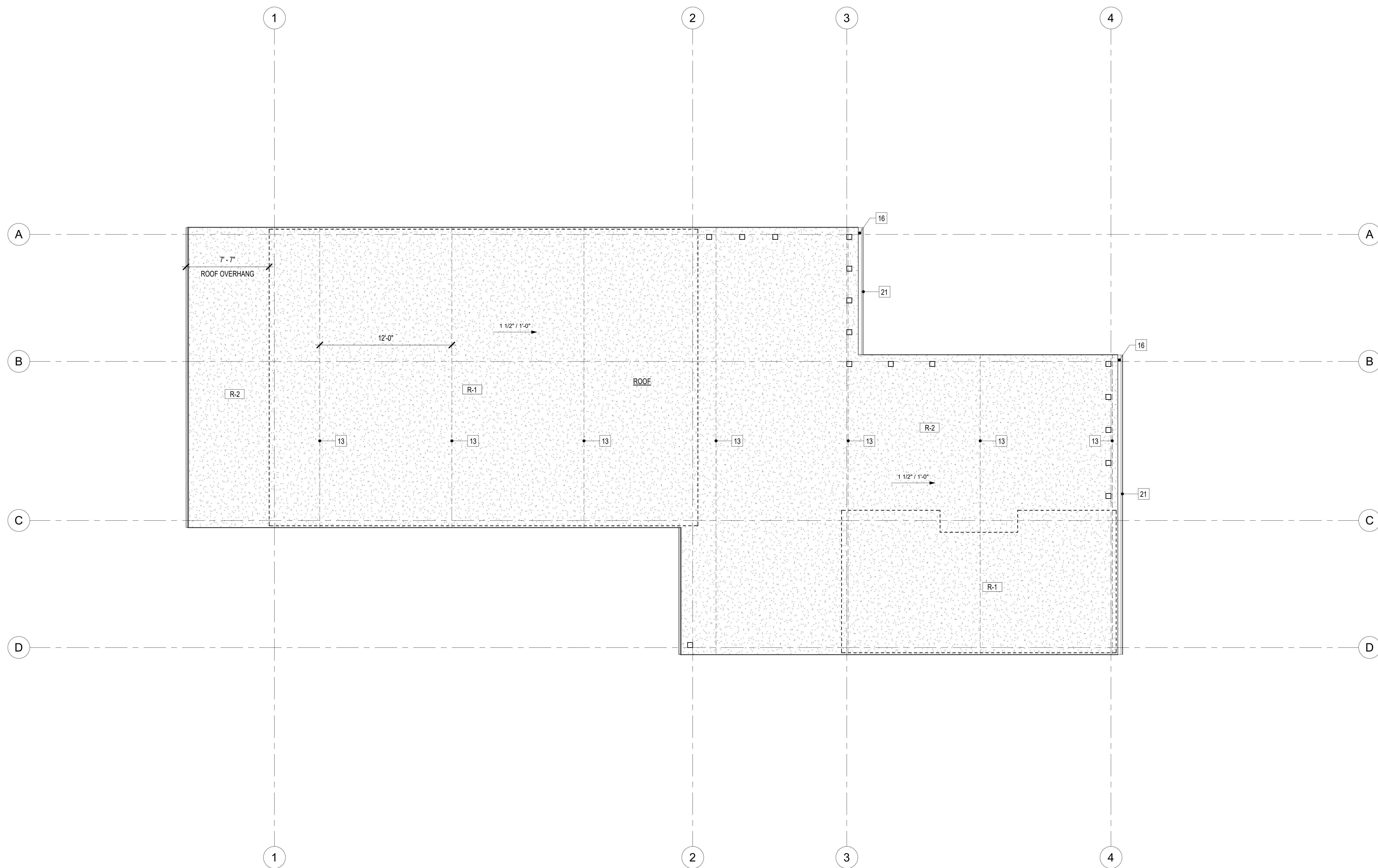
INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

● **XX-1** INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.



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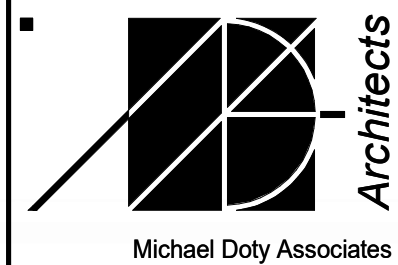
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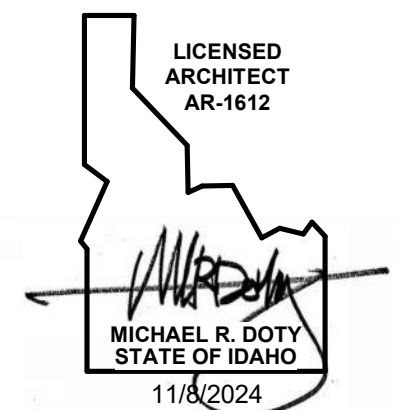
CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
EXTERIOR ELEVATIONS



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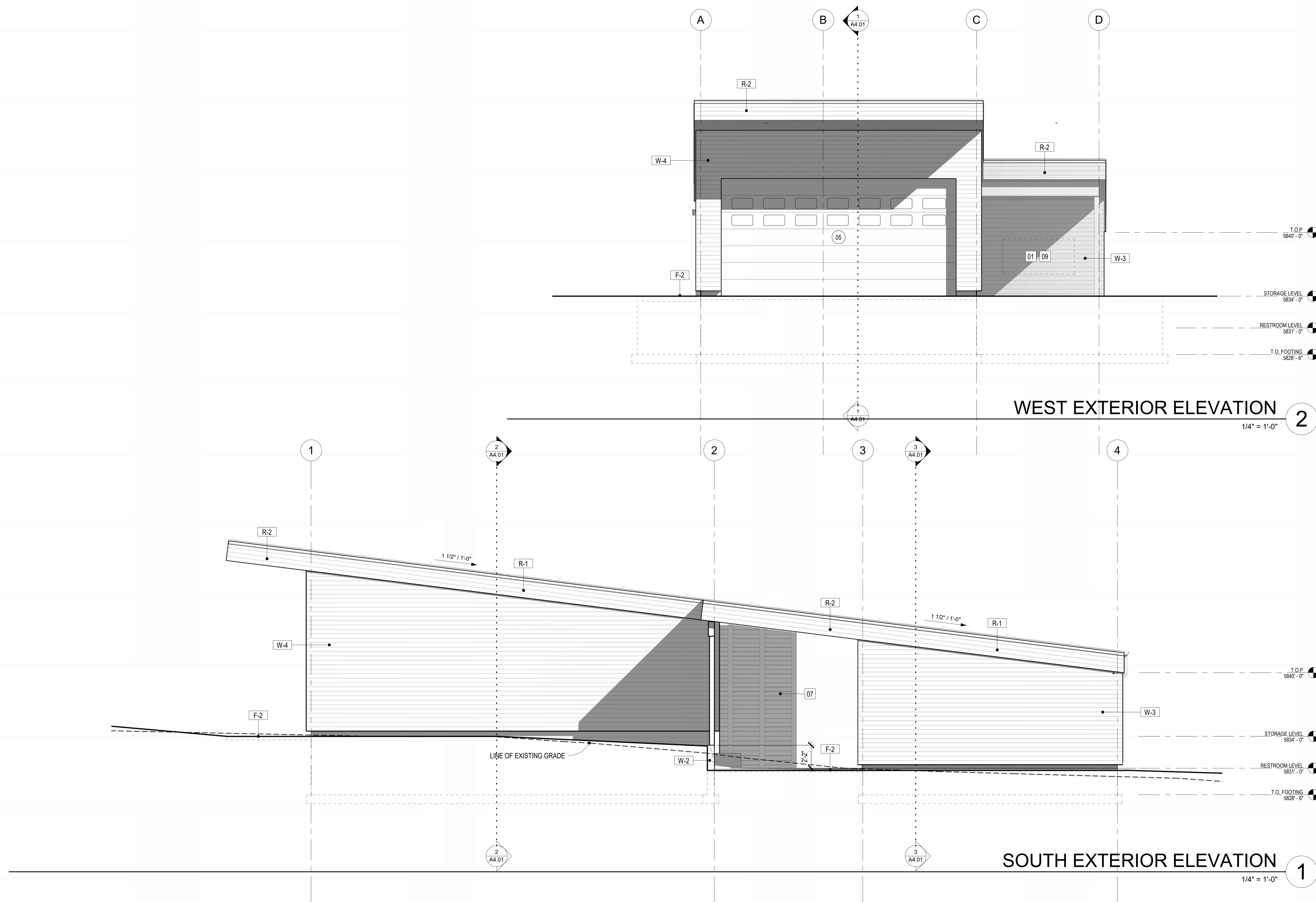
SHEET	OF
A3.01	TOTAL

REFER TO SHEET A0.20 FOR GENERAL NOTES

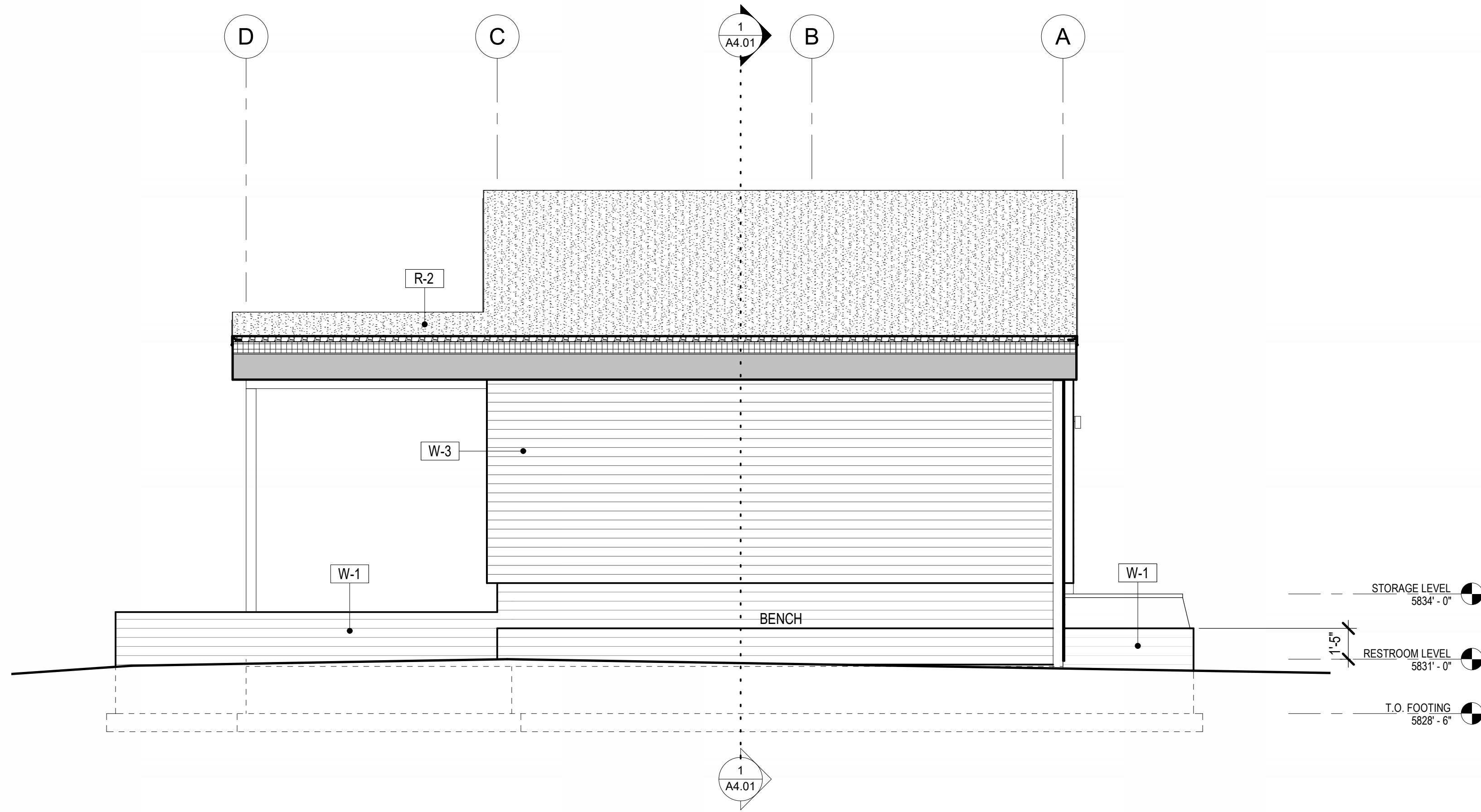
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REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

• **XX-1** INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.



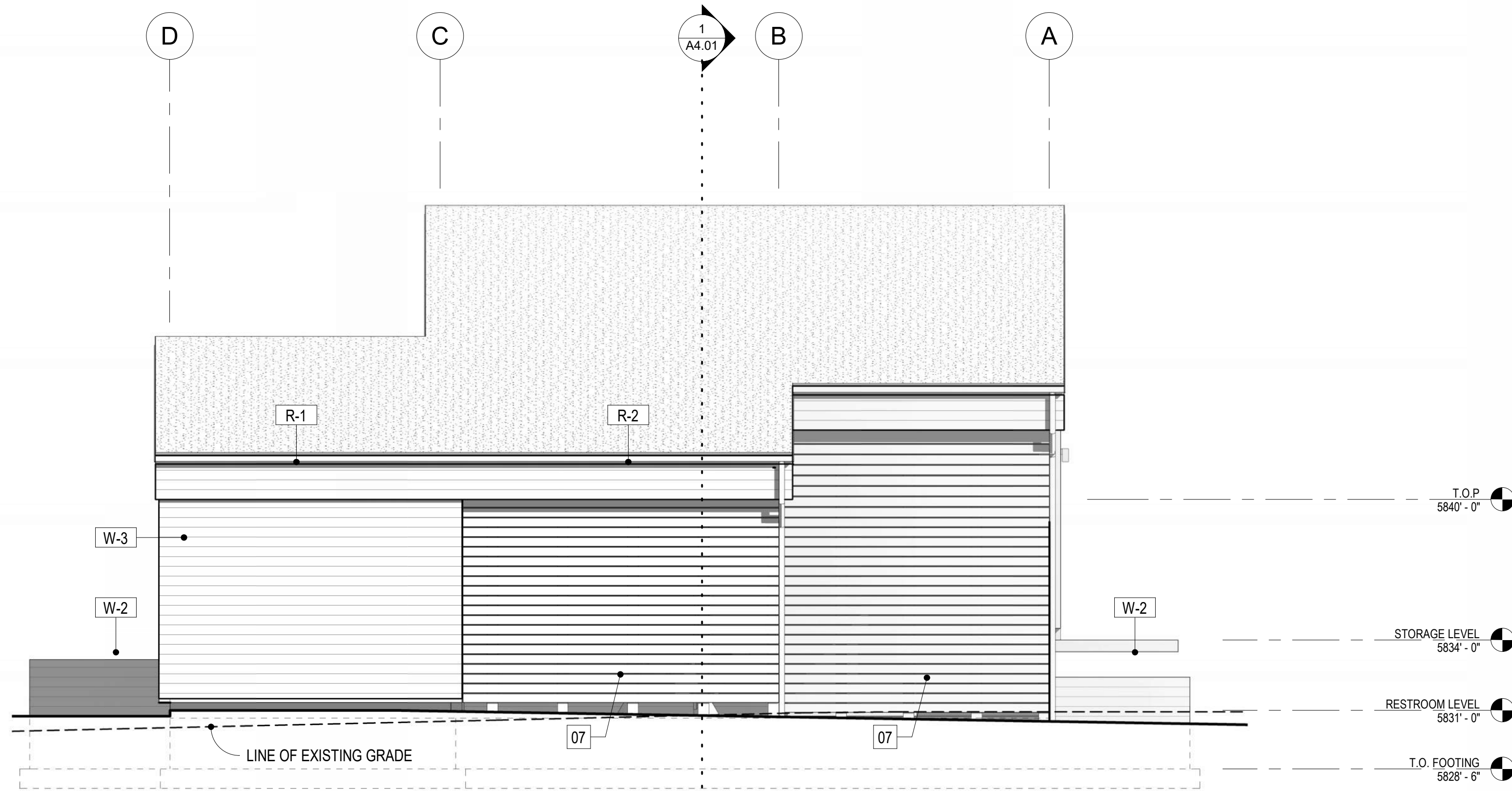
SOUTH EXTERIOR ELEVATION



PATIO ELEVATION

1/4" = 1'-0"

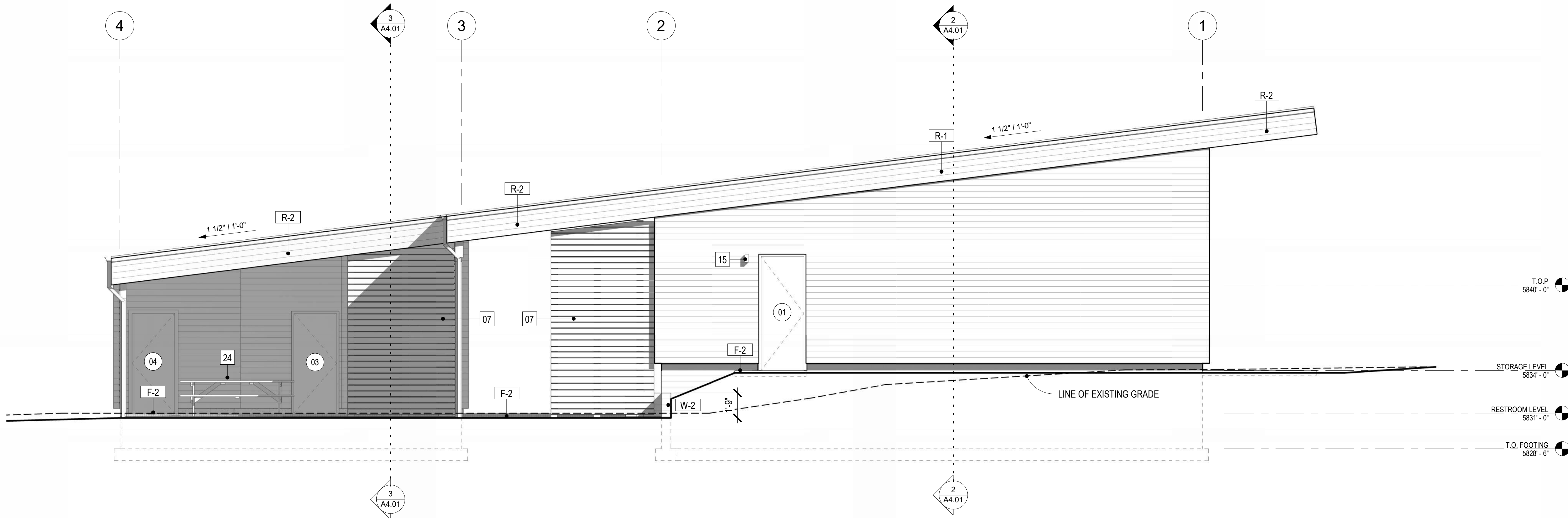
3



EAST EXTERIOR ELEVATION

1/4" = 1'-0"

2



NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

1

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0

SET NO.

CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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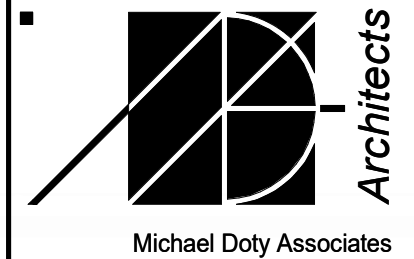
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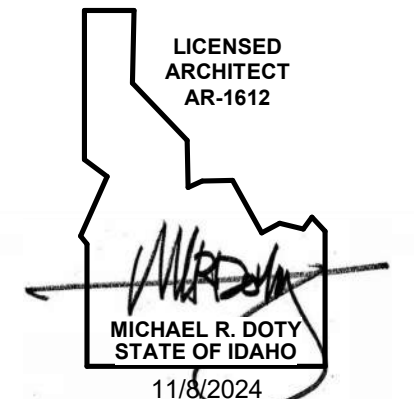
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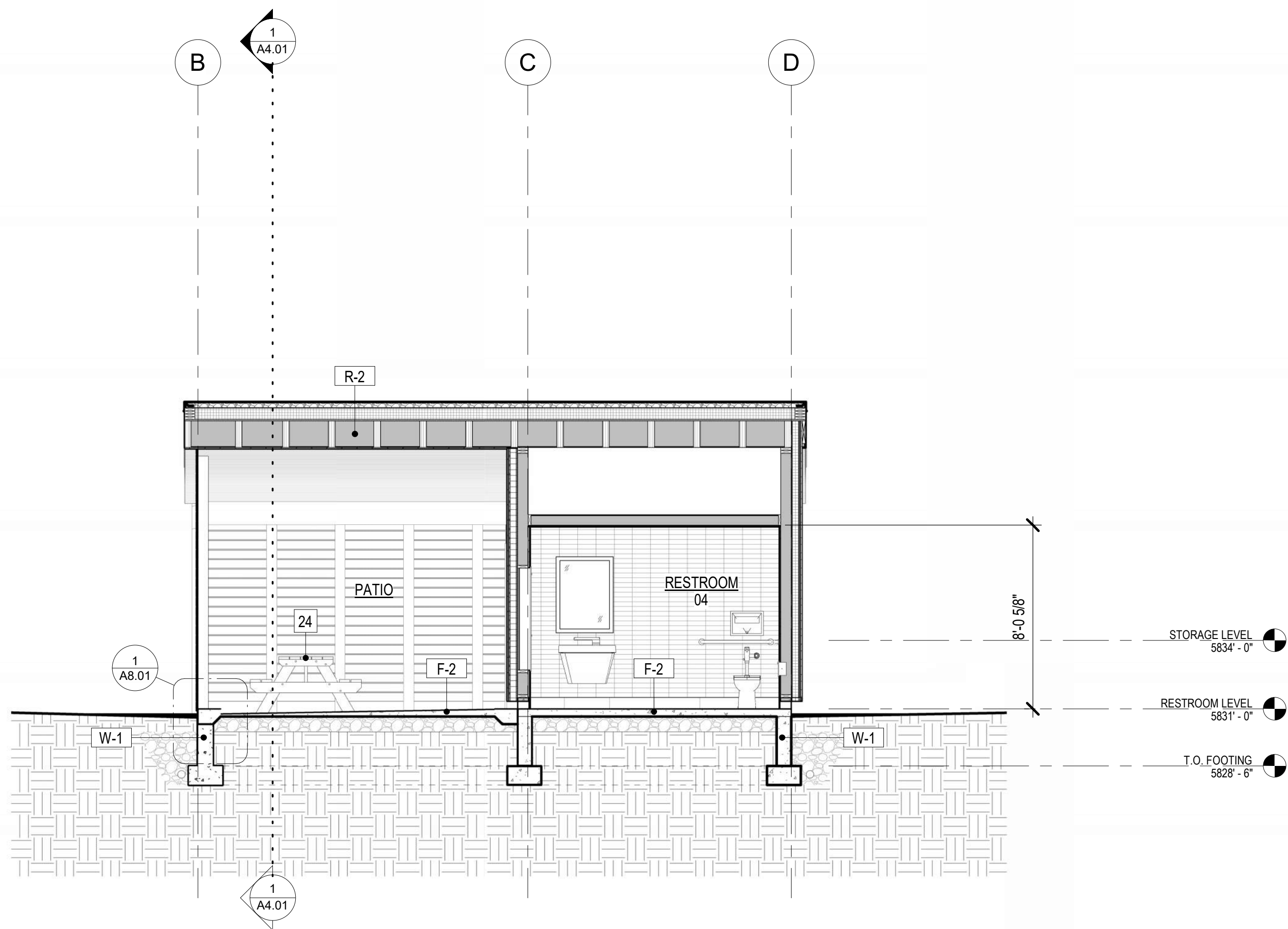
SHEET TITLE:
EXTERIOR ELEVATIONS



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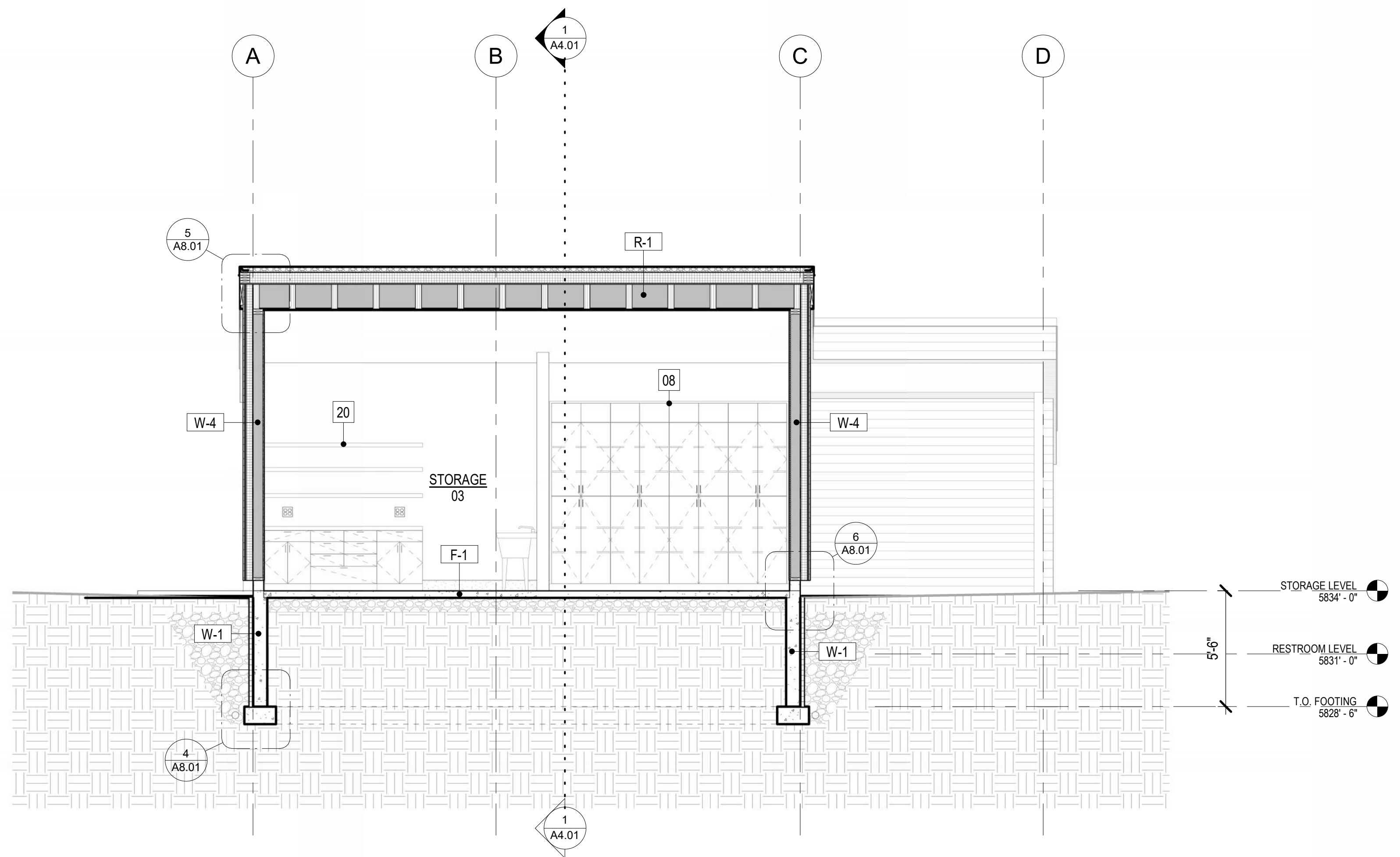
SHEET
A3.02
OF
TOTAL



BUILDING SECTION 03

1/4" = 1'-0"

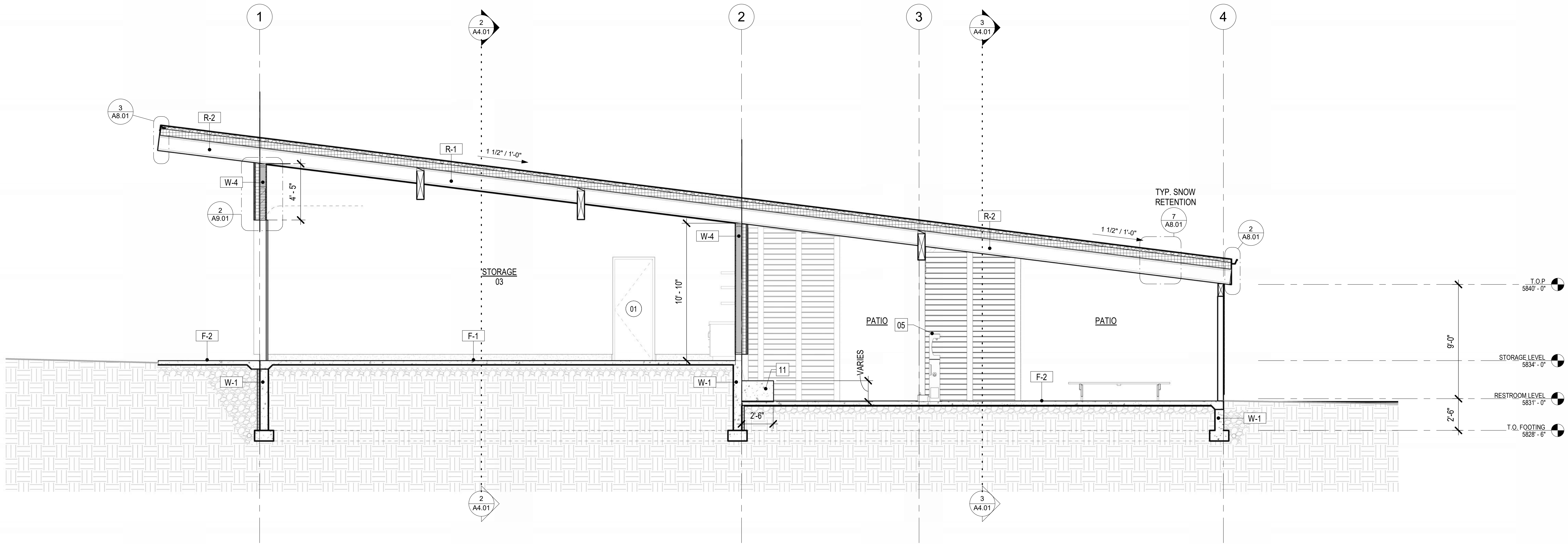
3



BUILDING SECTION 02

1/4" = 1'-0"

2



BUILDING SECTION 01

1/4" = 1'-0"

1

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0
SET NO. CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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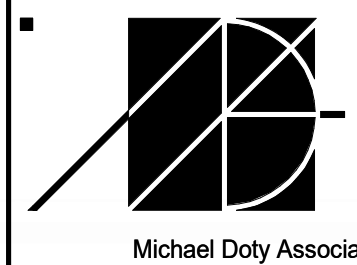
NO. CHANGE DATE

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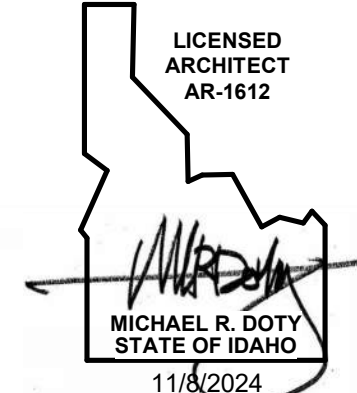
CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
BUILDING SECTIONS



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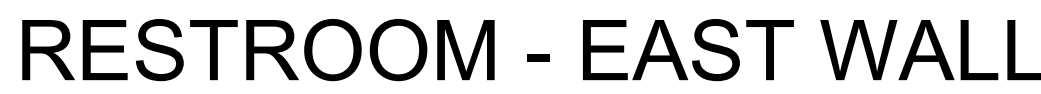
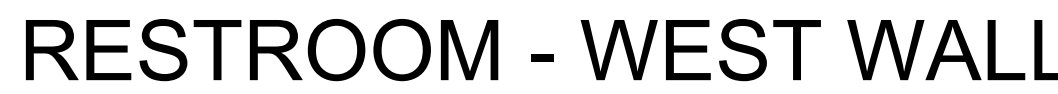
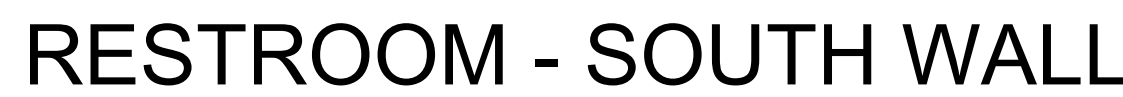
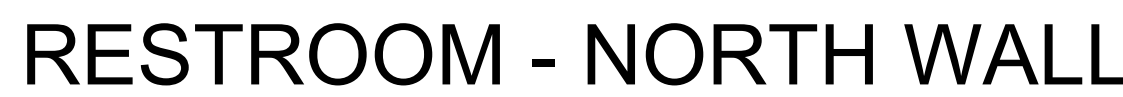
SHEET OF
A4.01 TOTAL

INTERIOR FINISH KEY

CT-1: CERAMIC TILE - DAL TILE. IRONCRACK IC12 CASPER GREY, 12x24 COLORBODY PORCELAIN, 3/8" THICK, 1/8" THICK GROUT LINE, CUSTOM BUILDING PRODUCTS, #09 NATURAL GRAY
CT-2: CERAMIC TILE - DAL TILE. REMEDY RD24 ANTIODOT, 2 3/8" x 9 1/2" GLAZED PORCELAIN, 3/8" THICK, ± 1/8" THICK GROUT LINE TO ALIGN WITH <CT - 1>, CUSTOM BUILDING PRODUCTS, #09 NATURAL GRAY
CONC-: REFER TO MATERIAL ID CODES ON SHEET A0.20
HDP-1: BPLITE WALL PANELS BY NUDO, SIZE: 48"x108", COLOR: GREY. REFER TO MATERIAL ID CODES ON SHEET A0.20 FOR ADDITIONAL INFORMATION.
PT-2: PAINT - COLOR: BENJAMINE MOORE OC-125 MOONLIGHT WHITE. SHEEN: FLAT UNLESS OTHERWISE NOTED IN SCHEDULE; e=EGGSHELL, s=SATIN
RB-1: RESILIENT TALL BASE: JOHNSONITE RUBBER COVE BASE, 4" HIGH. COLOR: GATEWAY.
PUV-1: CLEAR POLYURETHANE VARNISH.


$$1/2'' = 1'-0''$$

$$1/2'' = 1'-0''$$

$$1/2'' = 1'-0$$

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

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

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

$$1/2'' = 1'-0''$$

$$1/2'' = 1'-0''$$

REFER TO SHEET A0.21 FOR GENERAL NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.21 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS
DETAILS, AND SCHEDULES. REFER TO A0.22 FOR MATERIAL ID LEGEND

• **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.31 & A0.41 FOR ASSEMBLY LEGENDS.

	RECEPTACLE, DUPLEX
	RECEPTACLE, HALF-SWITCHED
	RECEPTACLE, DOUBLE DUPLEX
	RECEPTACLE, SINGLE - BOCCI 22
	RECEPTACLE, FLUSH FLOOR
	TELEVISION/CABLE JACK
	DATA JACK
	JUNCTION BOX

NOTE:
1. POWER RECEPTACLES INDICATED ON PLANS AND ELEVATIONS ARE SHOWN ONLY AT SPECIFIC LOCATIONS FOR DESIGN INTENT. ADDITIONAL CODE REQUIRED RECEPTACLES ARE NOT SHOWN.

NOTE:
ALL DIMENSIONS SHOWN ON THIS SHEET ARE TAKEN FROM FACE OF FINISH
UNLESS NOTED OTHERWISE.

SET NO.

CD-

10

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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[PRINT RECORD](#)

PURPOSE	DATE
FOR PERMIT	11/8/2024

REVISION RECORD

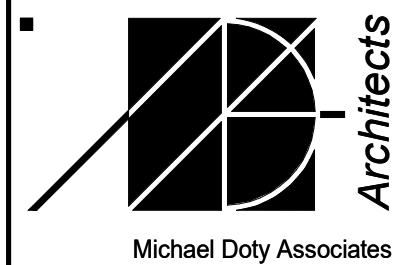
NO.	CHANGE	DATE

DRAWN: AR

CHECKED: MFA

DATE: 11/8/2024

SHEET TITLE:
ENLARGED PLANS &
INTERIOR ELEVATIONS -
RESTROOMS



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Ketchum, ID 83340
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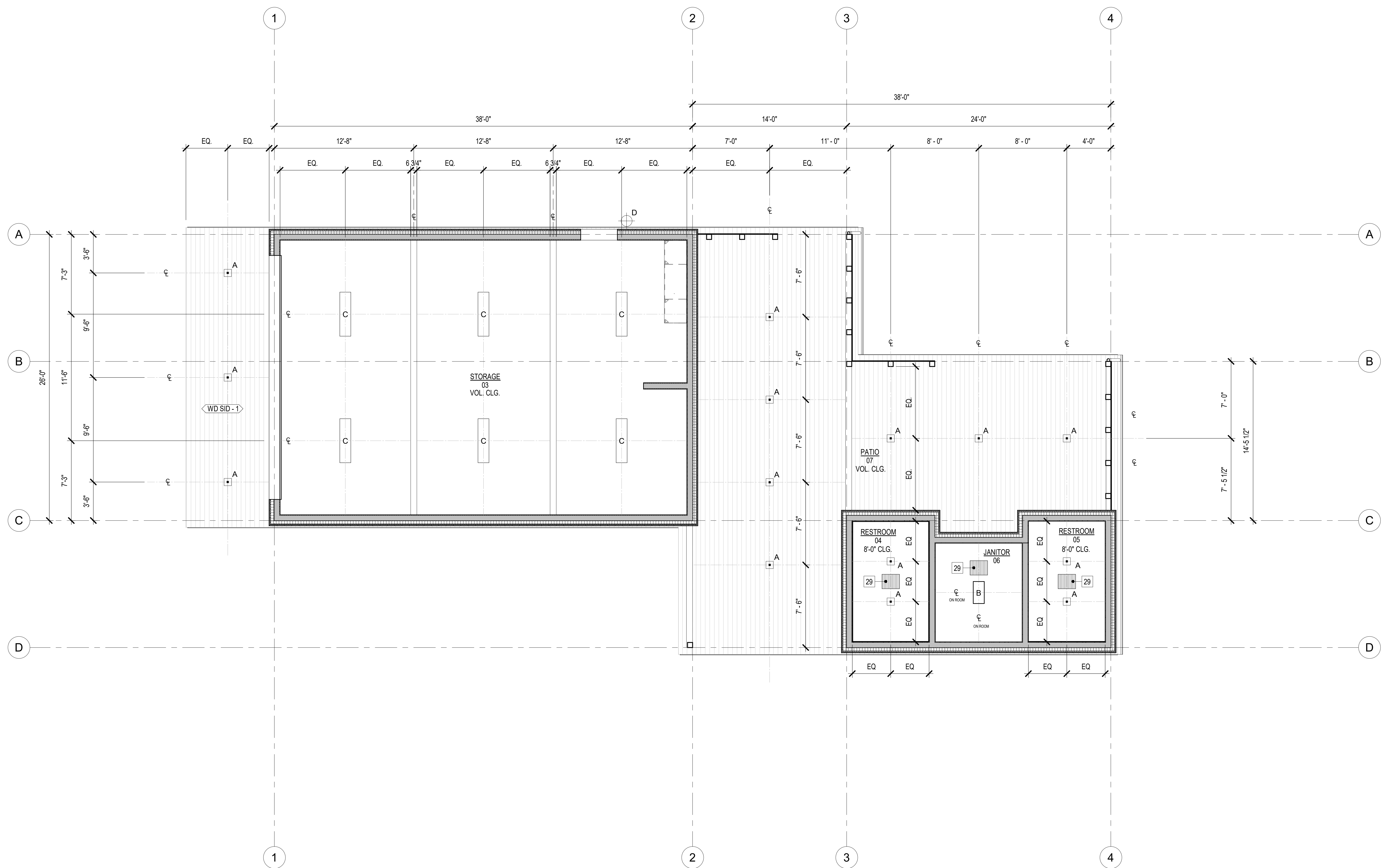
LICENSED
ARCHITECT
AR-1612

[Signature]

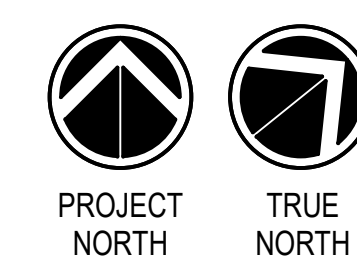
MICHAEL R. DOTY
STATE OF IDAHO

11/8/2024

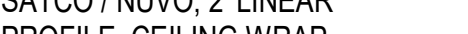
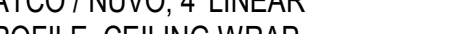
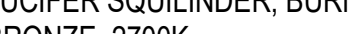
SHEET	OF
A5.01	TOTAL



REFLECTED CEILING PLAN



LIGHTS TO BE ON TIMER TO TURN OFF 1 HOUR AFTER SUNSET

- | | | | |
|--|---|---|---|
| <p>A</p> <p>RECESSED DOWNLIGHT:
LUCIFER ATOMOS, 2" SQUARE
PROFILE, FLUSH MILLWORK,
BURNT BRONZE BAFFLE,
2700K</p>  | <p>B</p> <p>LINEAR STORAGE LIGHT:
SATCO / NUVO, 2" LINEAR
PROFILE, CEILING WRAP,
WHITE FINISH, 3200K</p>  | <p>C</p> <p>LINEAR STORAGE LIGHT:
SATCO / NUVO, 4" LINEAR
PROFILE, CEILING WRAP,
WHITE FINISH, 3200K</p>  | <p>D</p> <p>WALL SCONCE: LUCIFER
LUCIFER SQUILINDER, BURNT
BRONZE, 2700K</p>  |
|--|---|---|---|

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

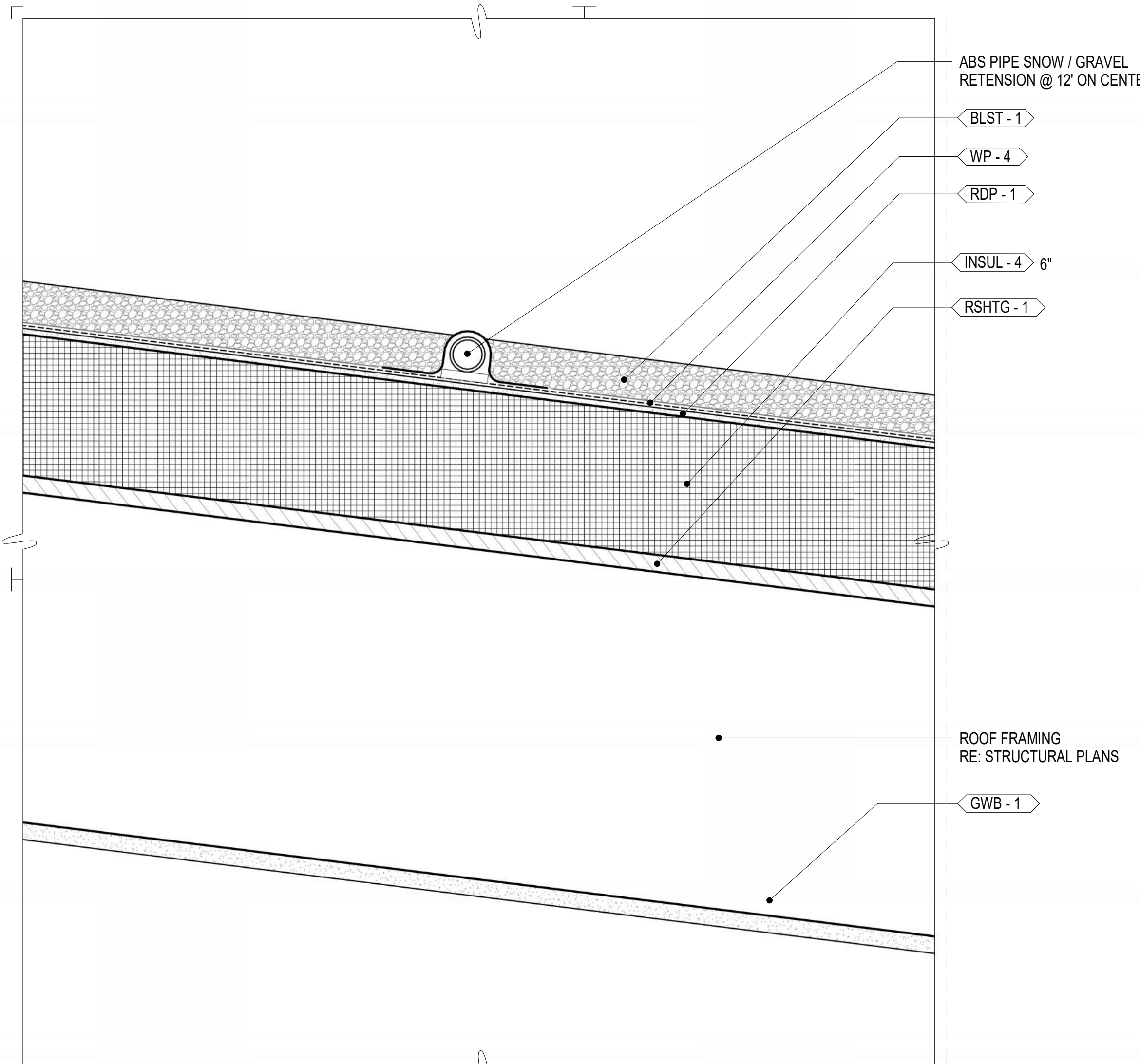
- INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND.
REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

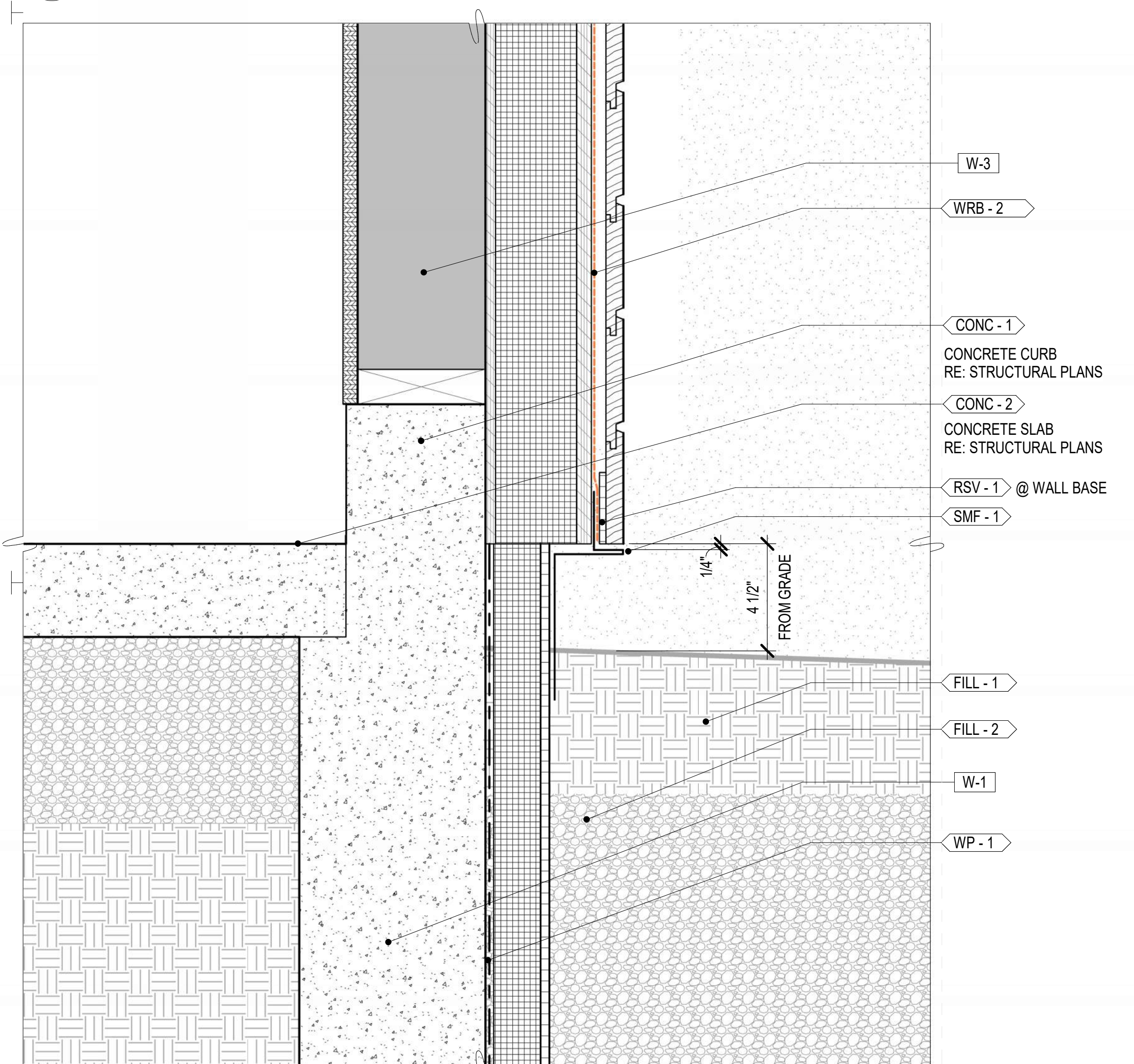
- **XX-1** INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

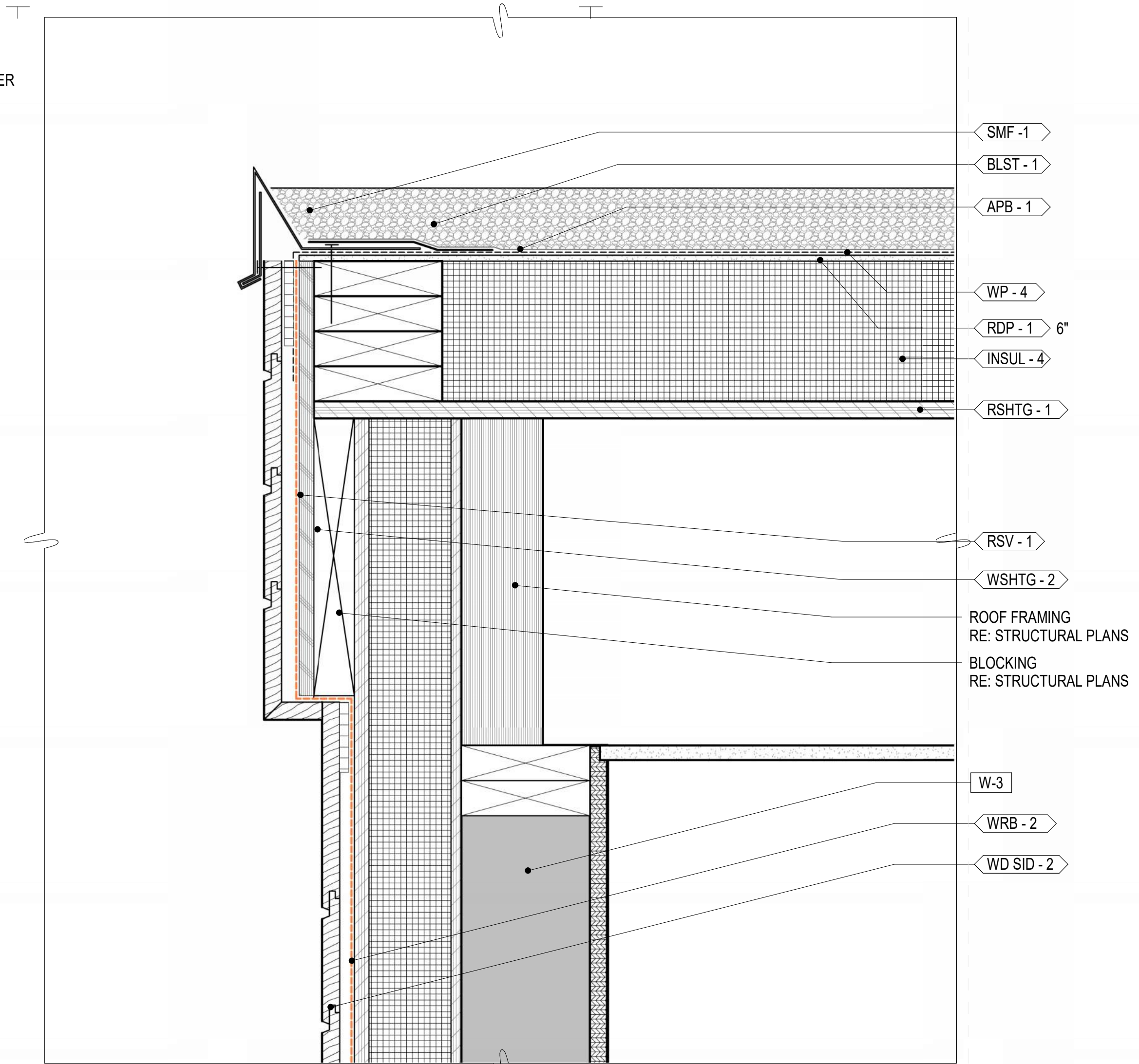
- **W-#** INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.



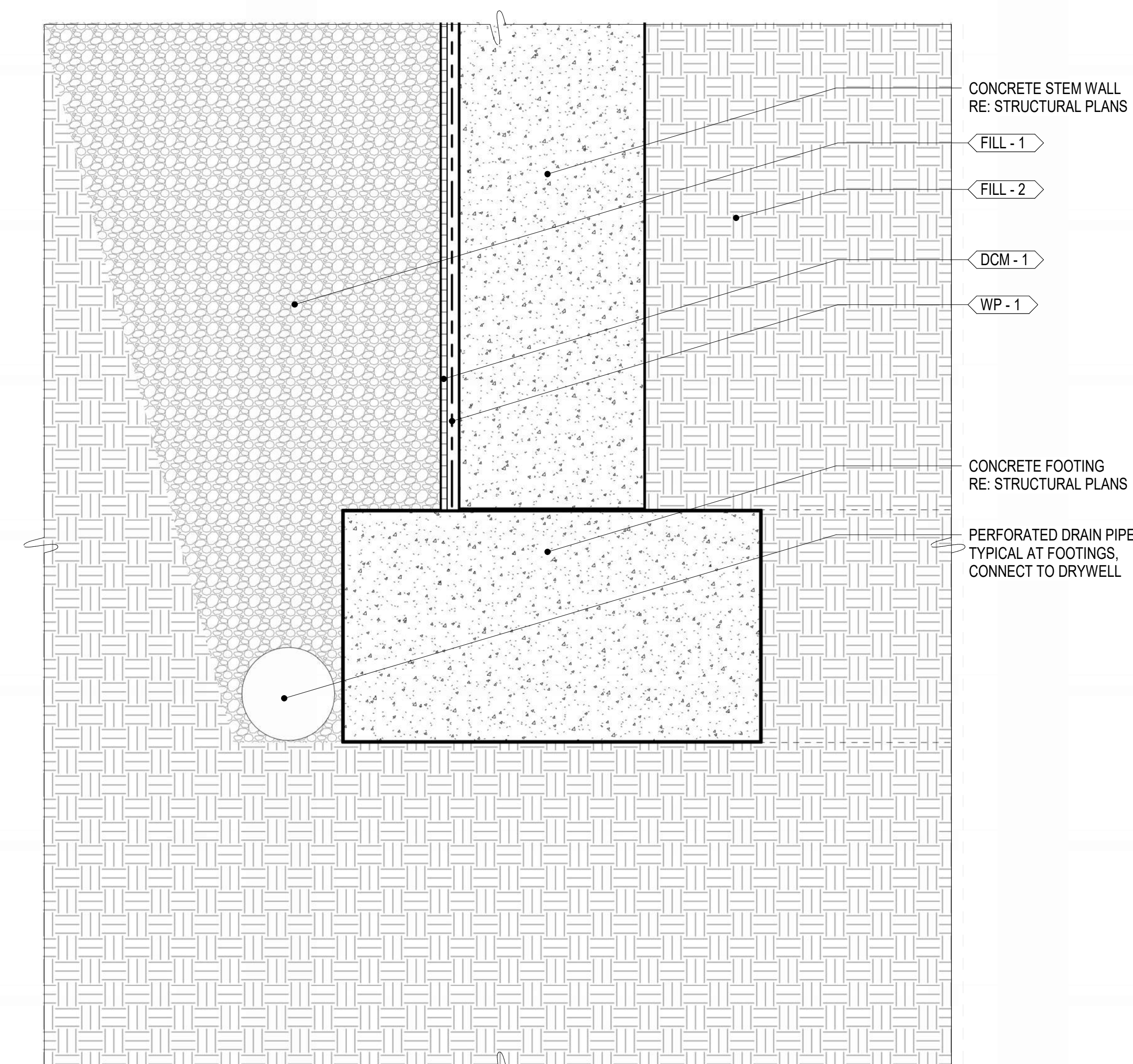
7 SNOW RETENSION
1/A4.01
SCALE: 3\" = 1'-0"



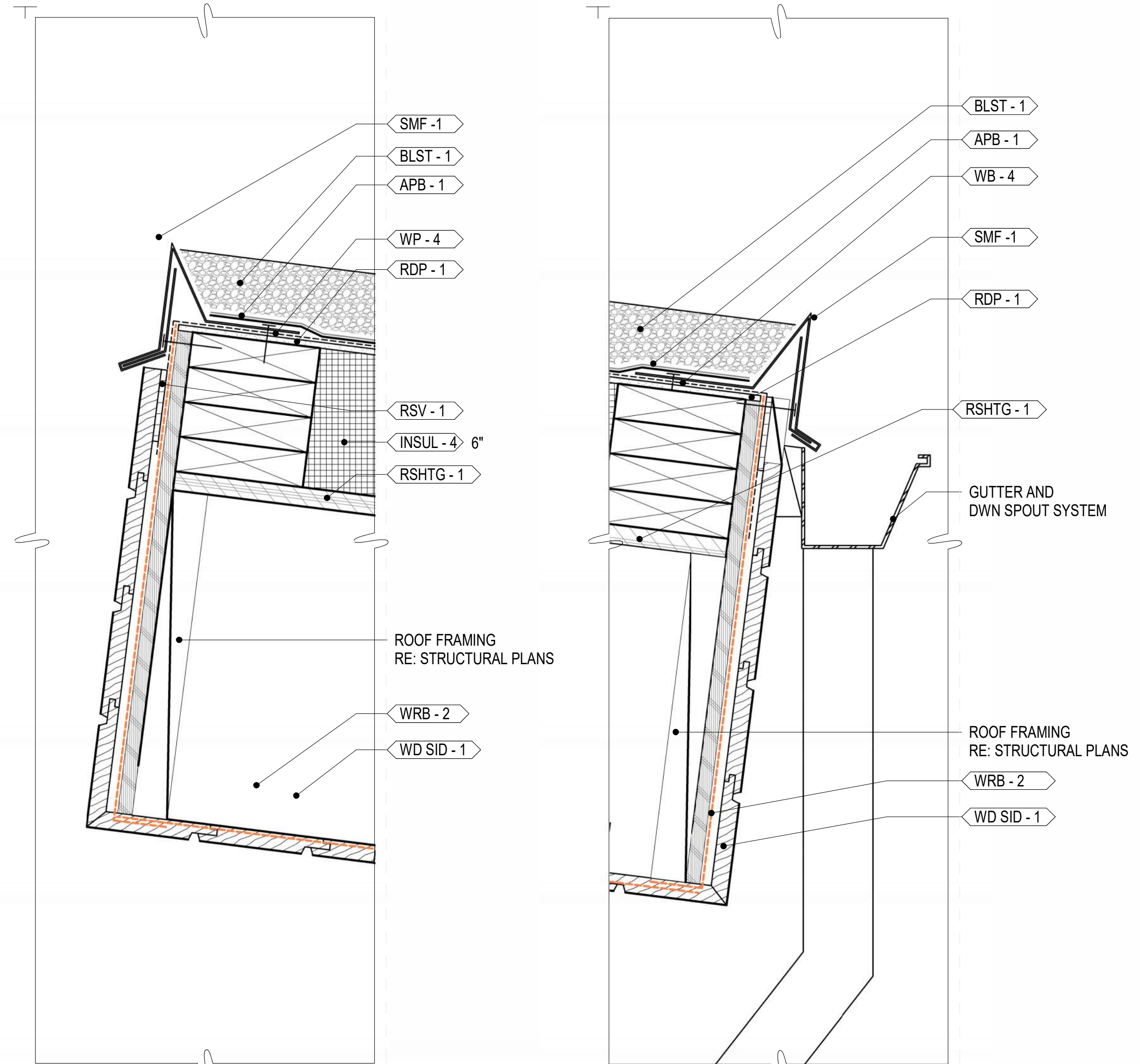
6 BUILDING @ GRADE
2/A4.01
SCALE: 3\" = 1'-0"



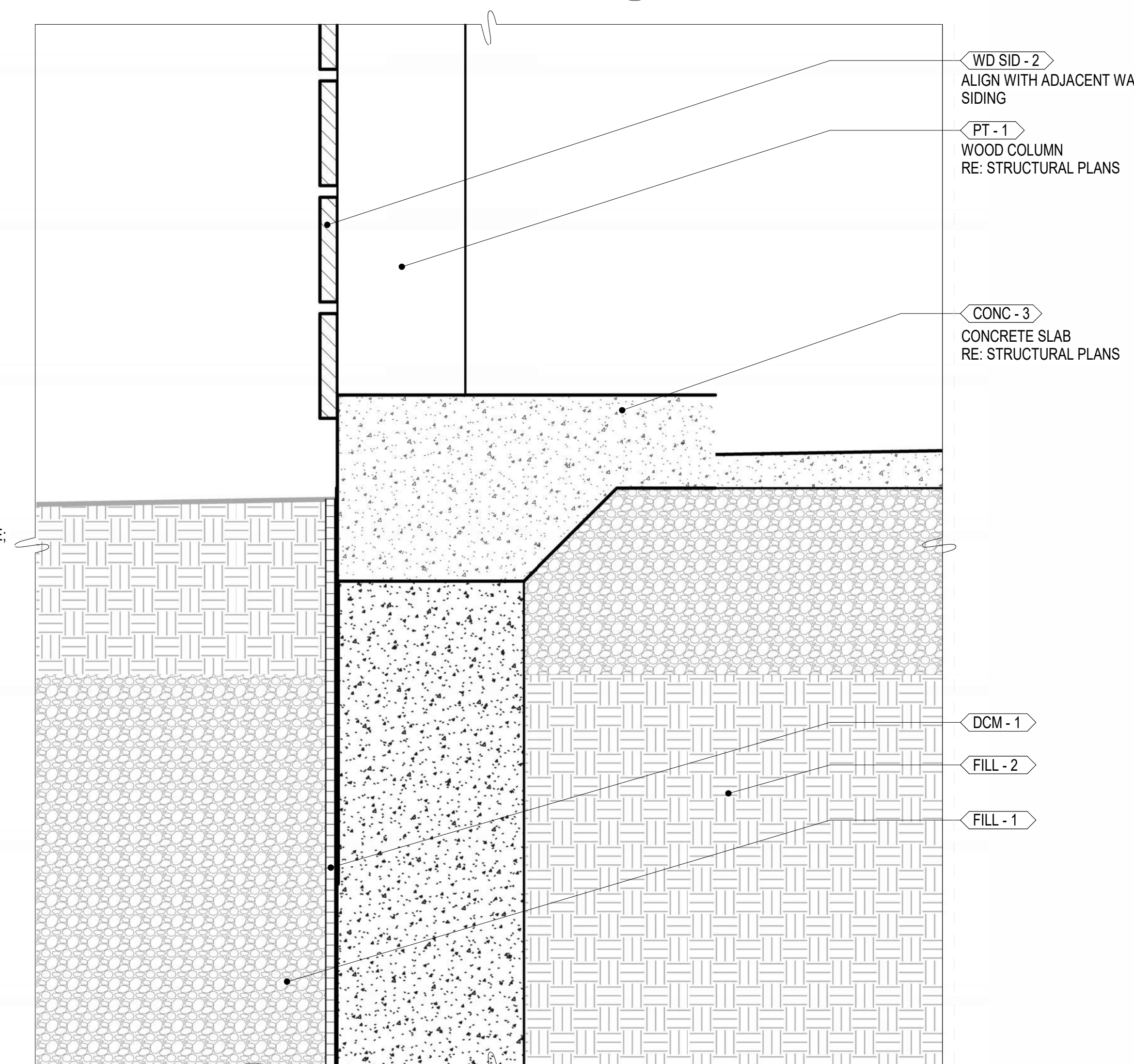
5 ROOF DETAIL
2/A4.01
SCALE: 3\" = 1'-0"



4 FOUNDATION DETAIL 02
2/A4.01
SCALE: 3\" = 1'-0"



3 FACIA
1/A4.01
SCALE: 3\" = 1'-0"



1 FOUNDATION DETAIL 01
3/A4.01
SCALE: 3\" = 1'-0"

NOTE: DETAILS EXPLODED FOR CLARITY OF WATERPROOFING LAYERS. SOME CAVITIES MAY APPEAR LARGER OR SMALLER THAN IN BUILT ENVIRONMENT

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

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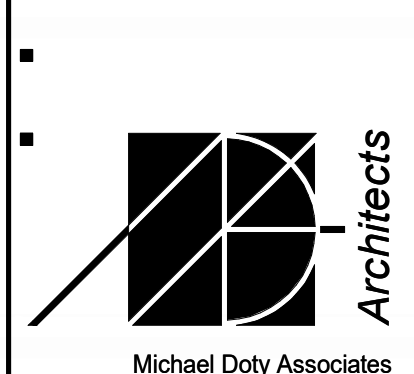
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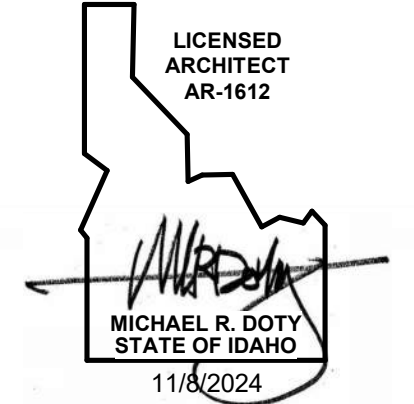
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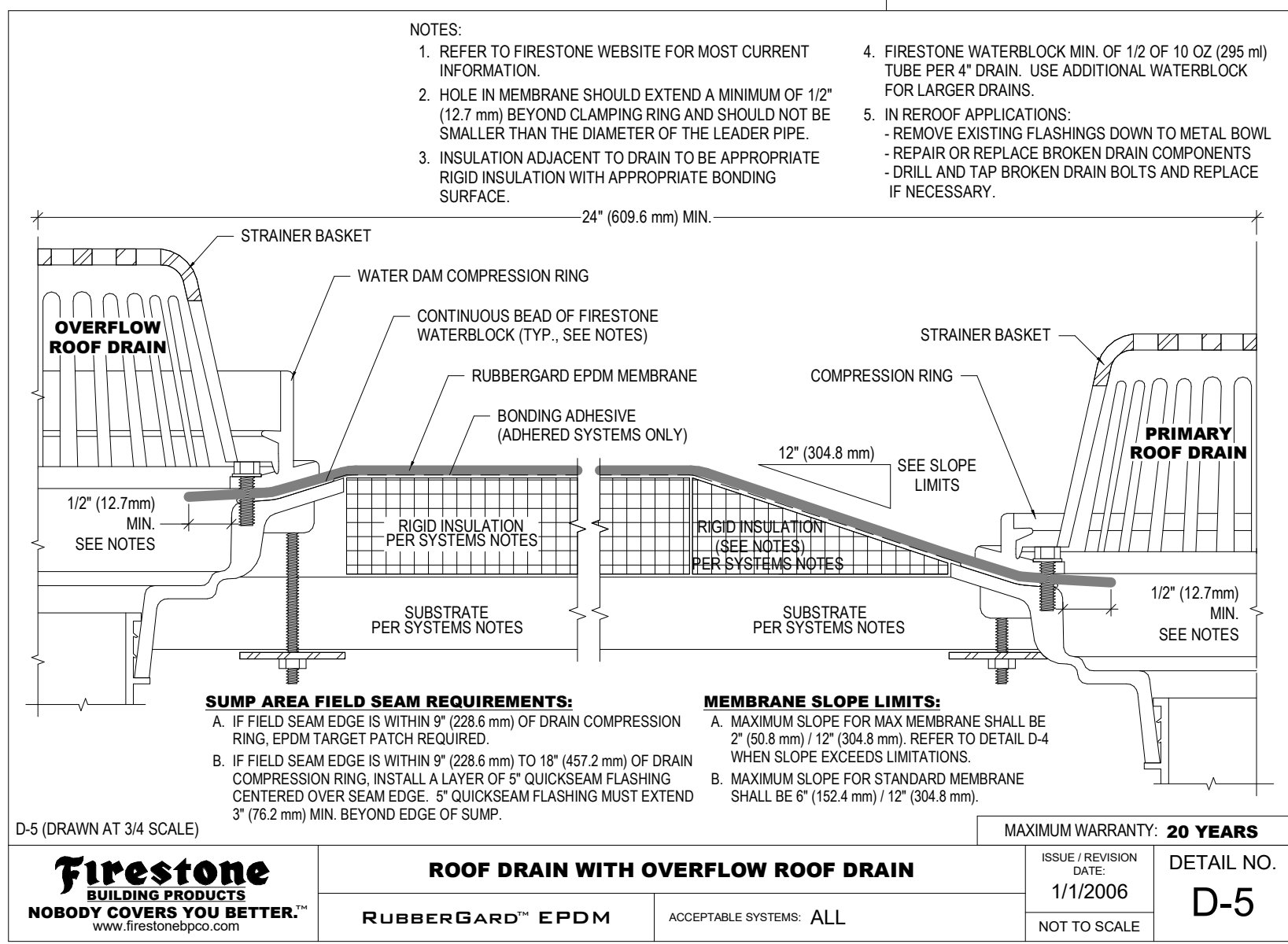
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SHEET TITLE:
ARCHITECTURAL DETAILS

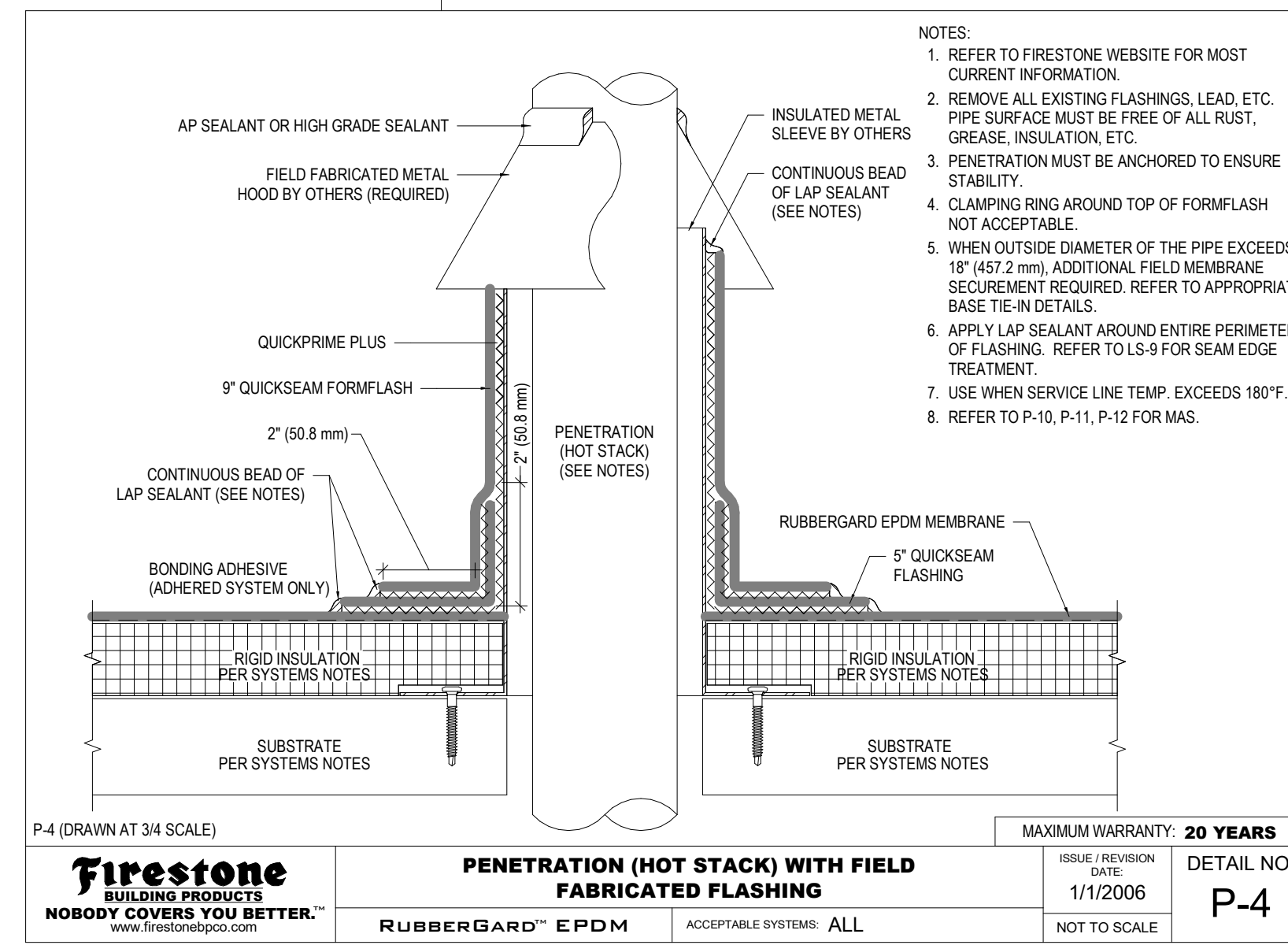


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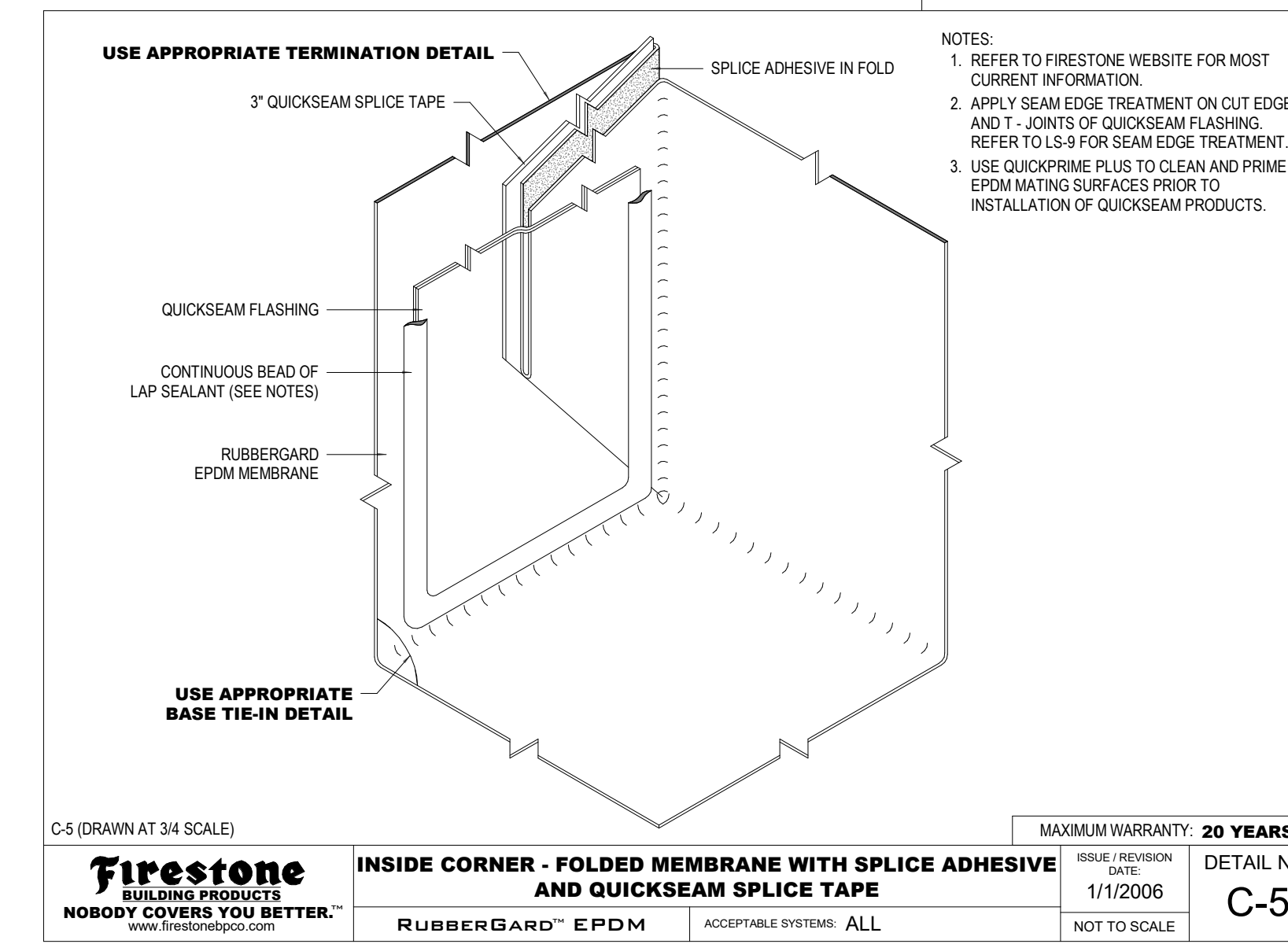




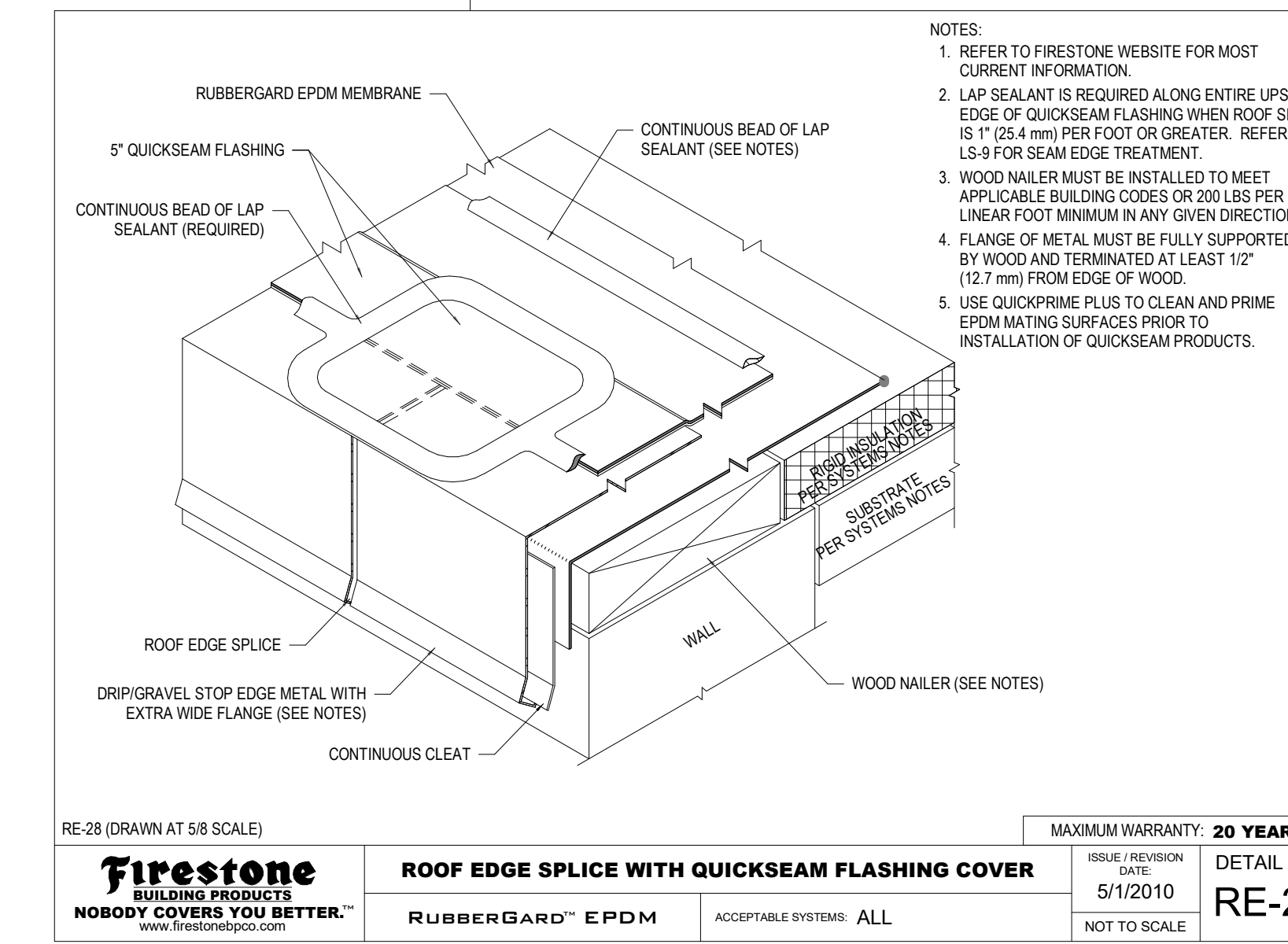
16 ROOF DRAIN W/ OVERFLOW DRAIN
FIRESTONE D-5
SCALE: NTS



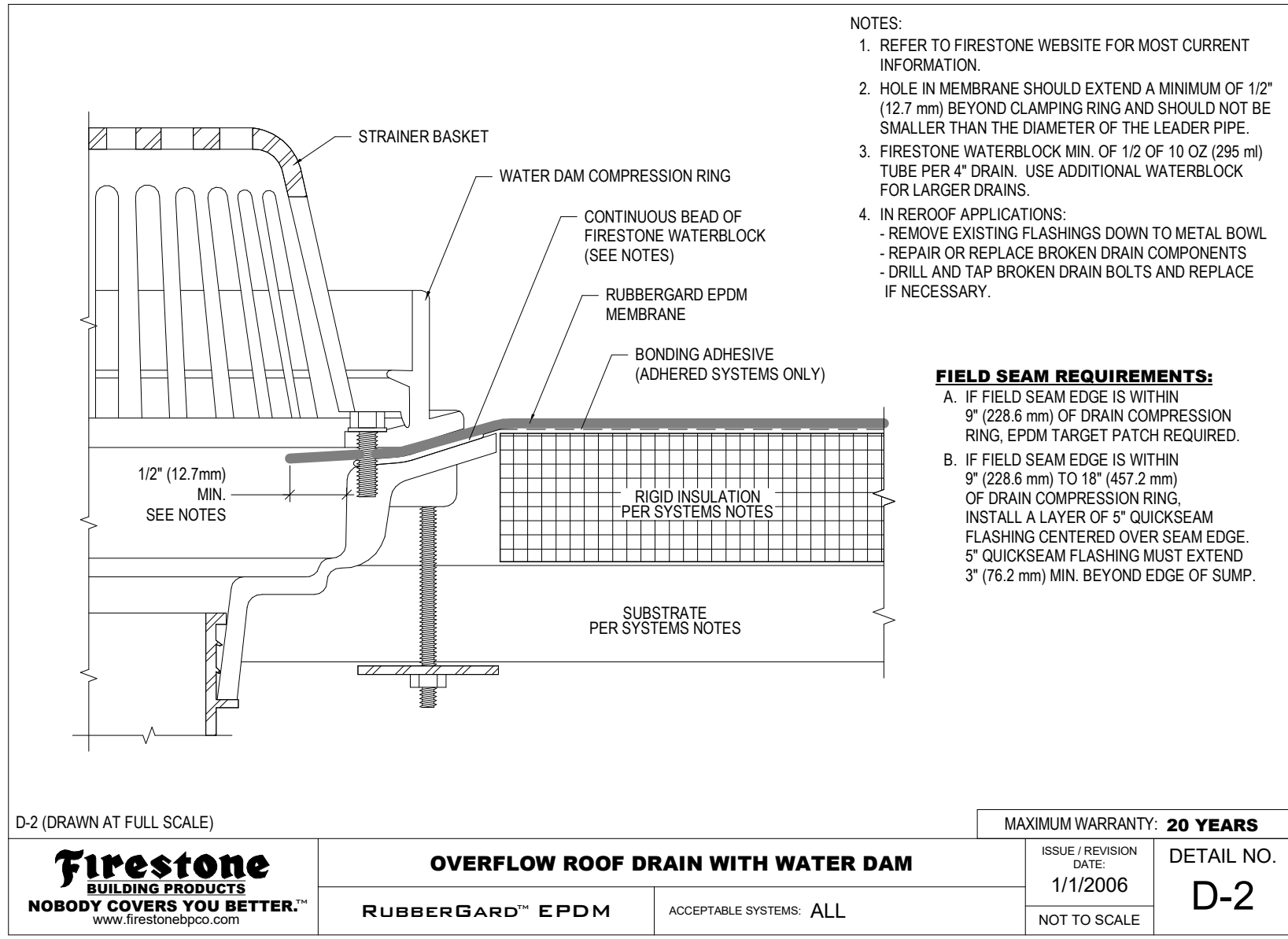
12 HOT STACK FLASHING
FIRESTONE P-2
SCALE: NTS



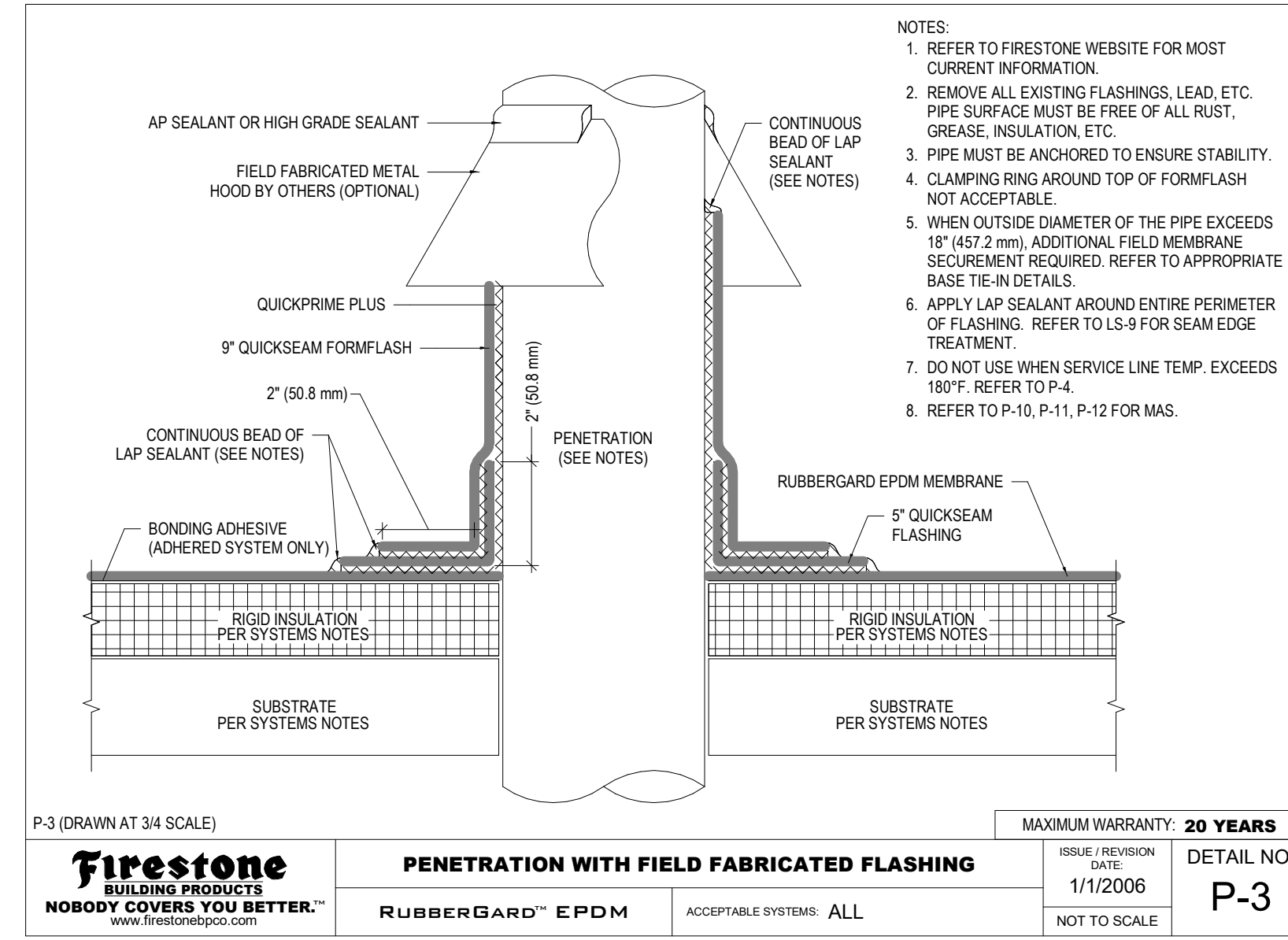
8 INSIDE CORNER
FIRESTONE C-5
SCALE: NTS



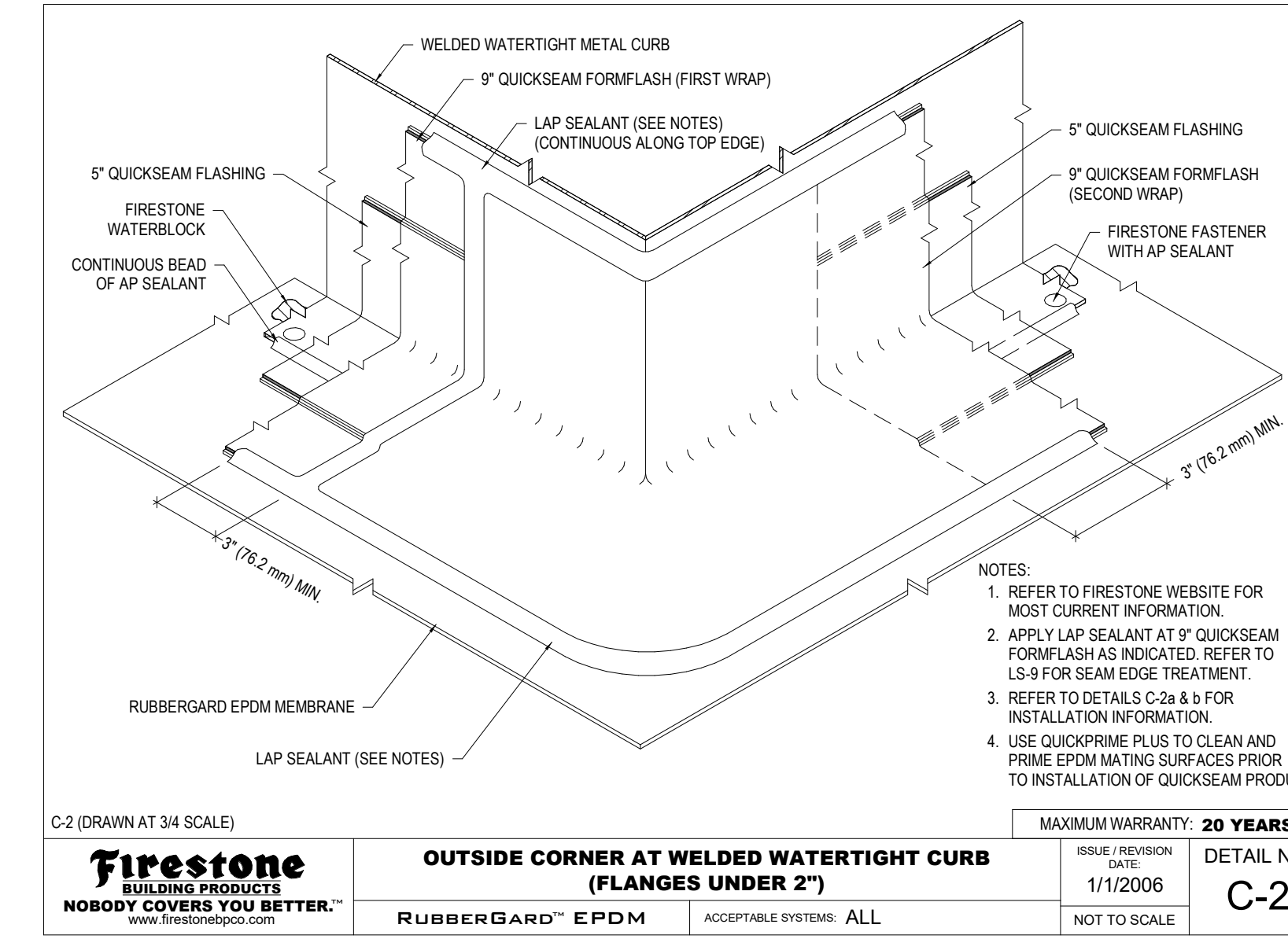
4 ROOF EDGE SPLICE
FIRESTONE RE-28
SCALE: NTS



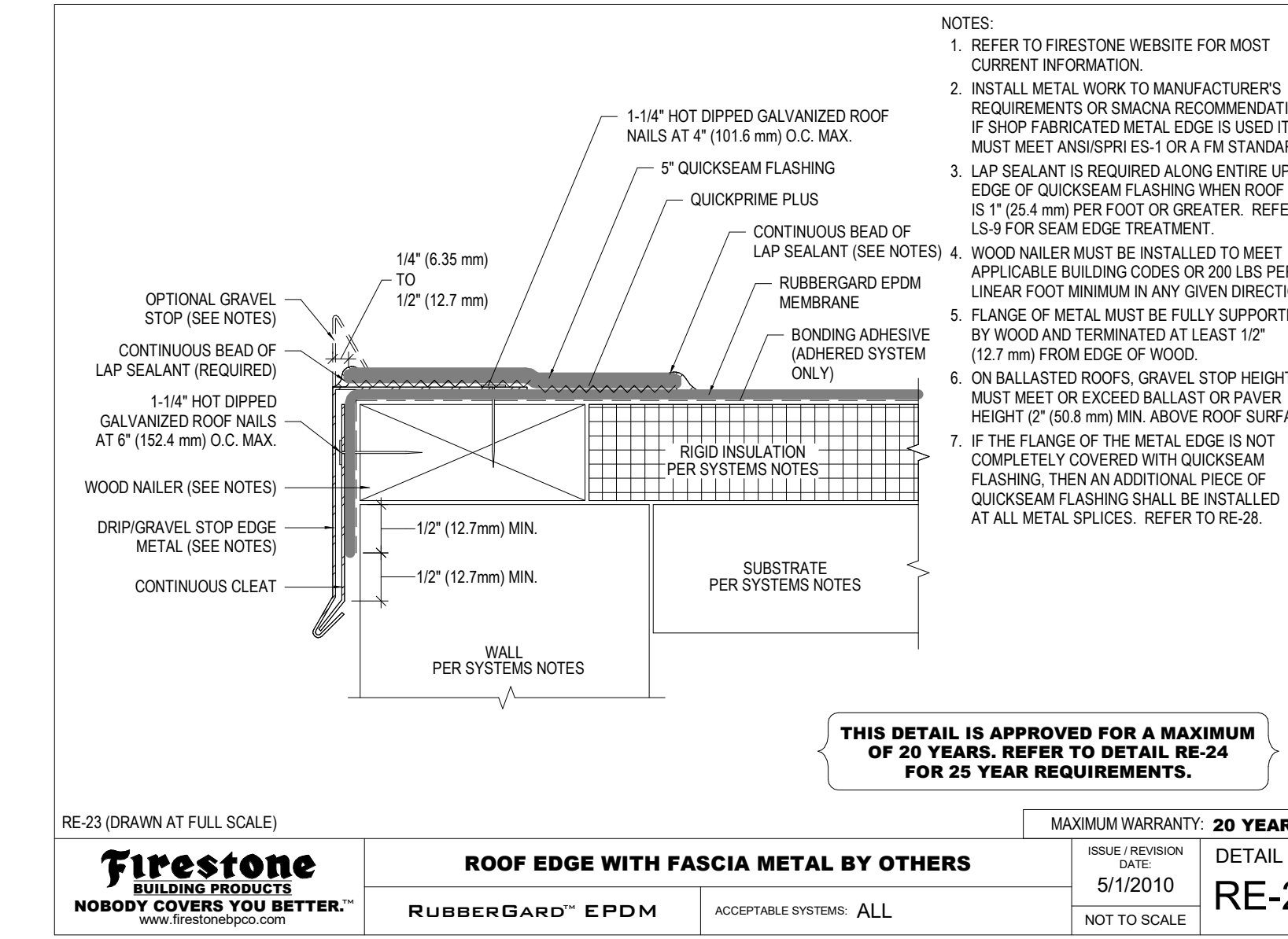
15 OVERFLOW ROOF DRAIN FLASHING
FIRESTONE D-2
SCALE: NTS



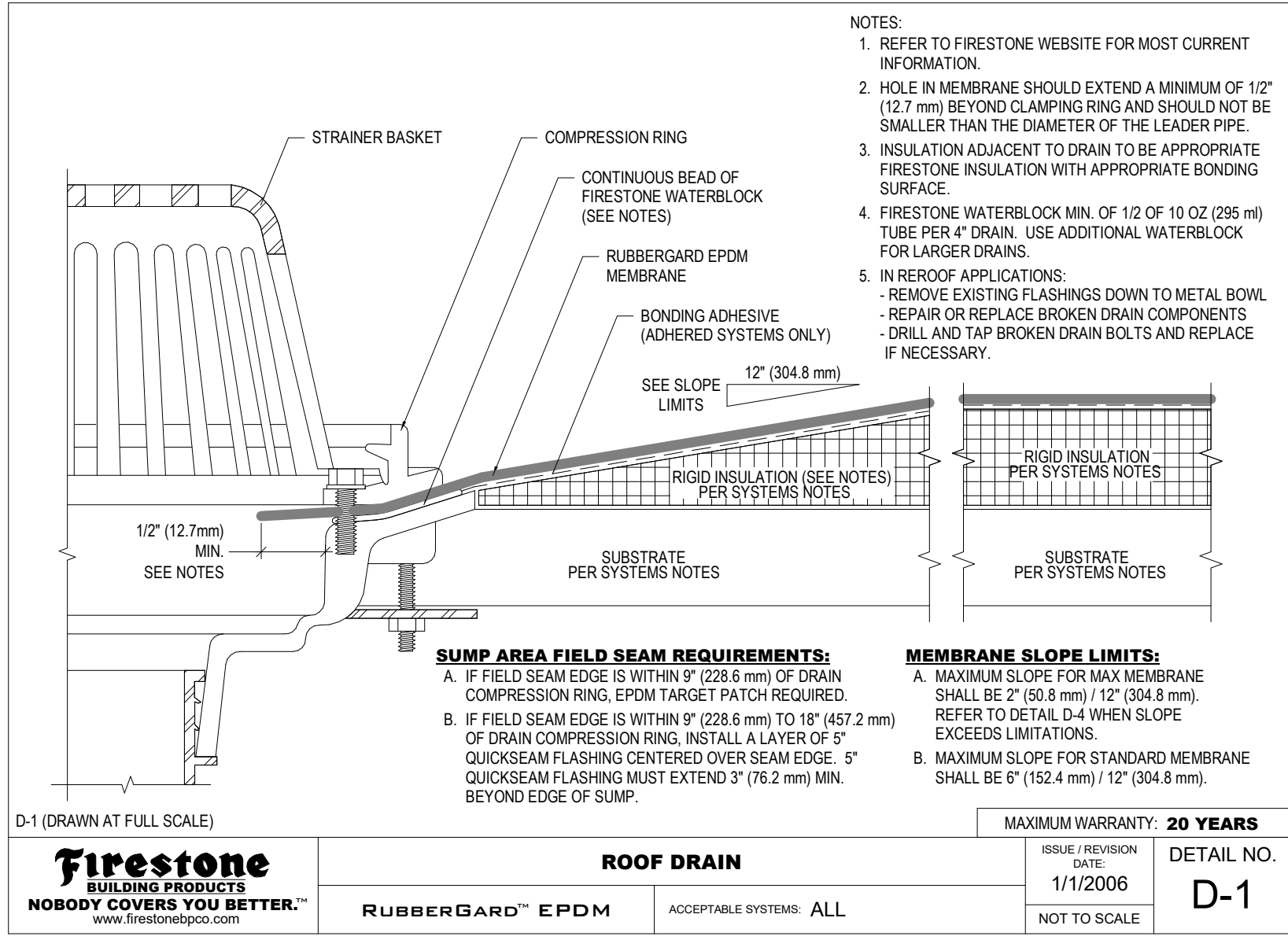
11 COLD STACK FLASHING
FIRESTONE P-3
SCALE: NTS



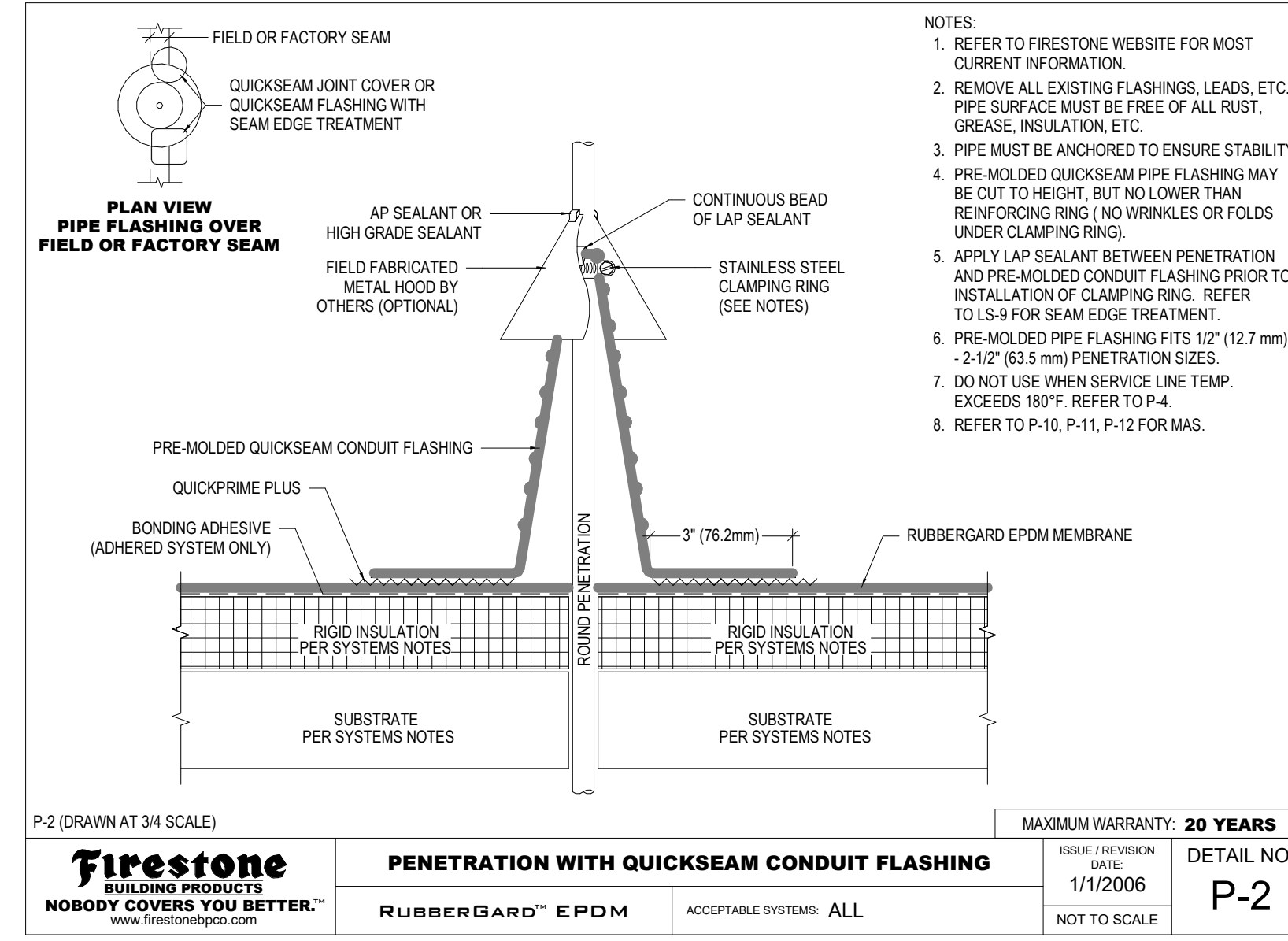
7 OUTSIDE CORNER @ CURB
FIRESTONE C-2
SCALE: NTS



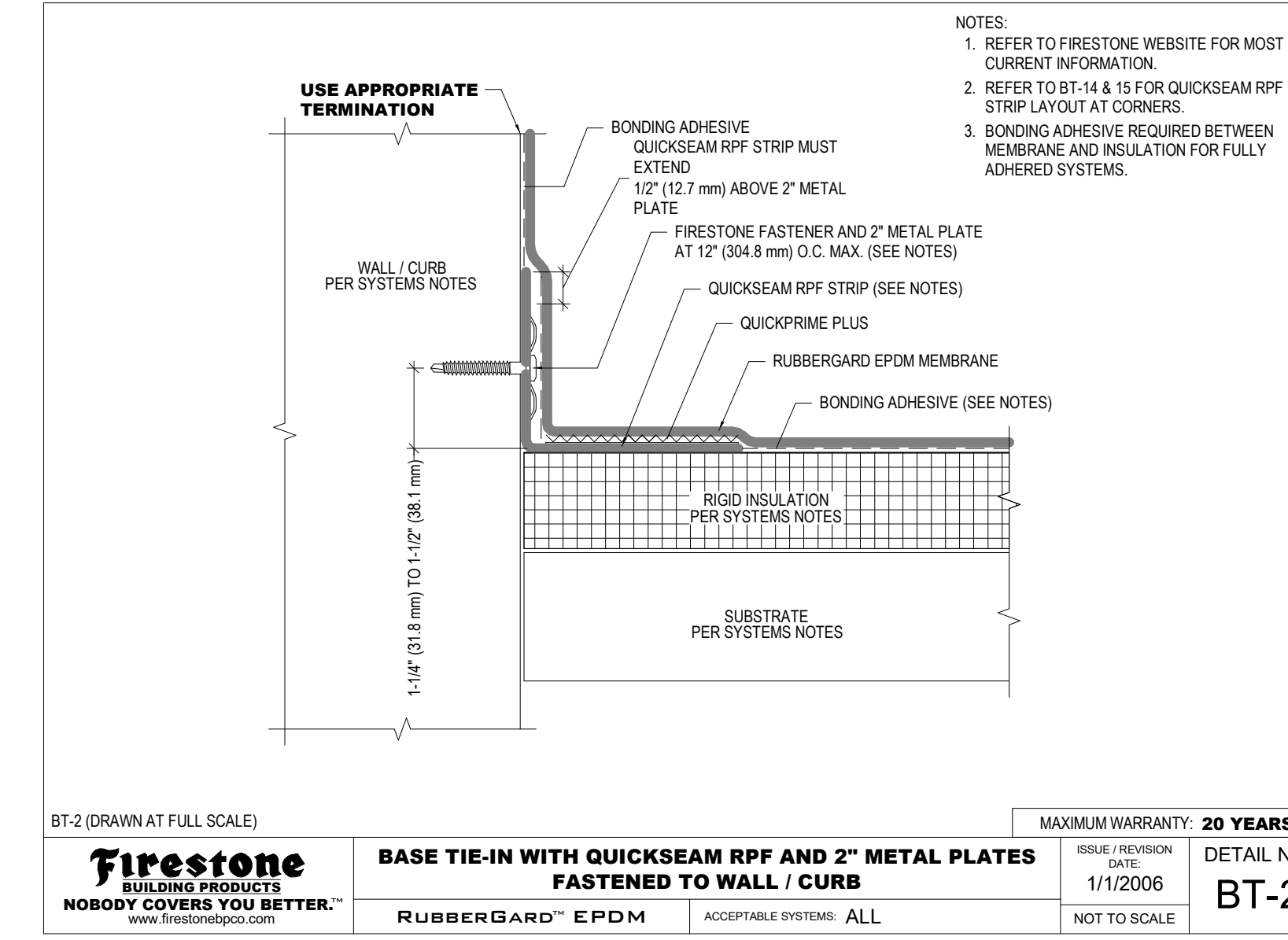
3 STANDARD ROOF EDGE
FIRESTONE RE-23
SCALE: NTS



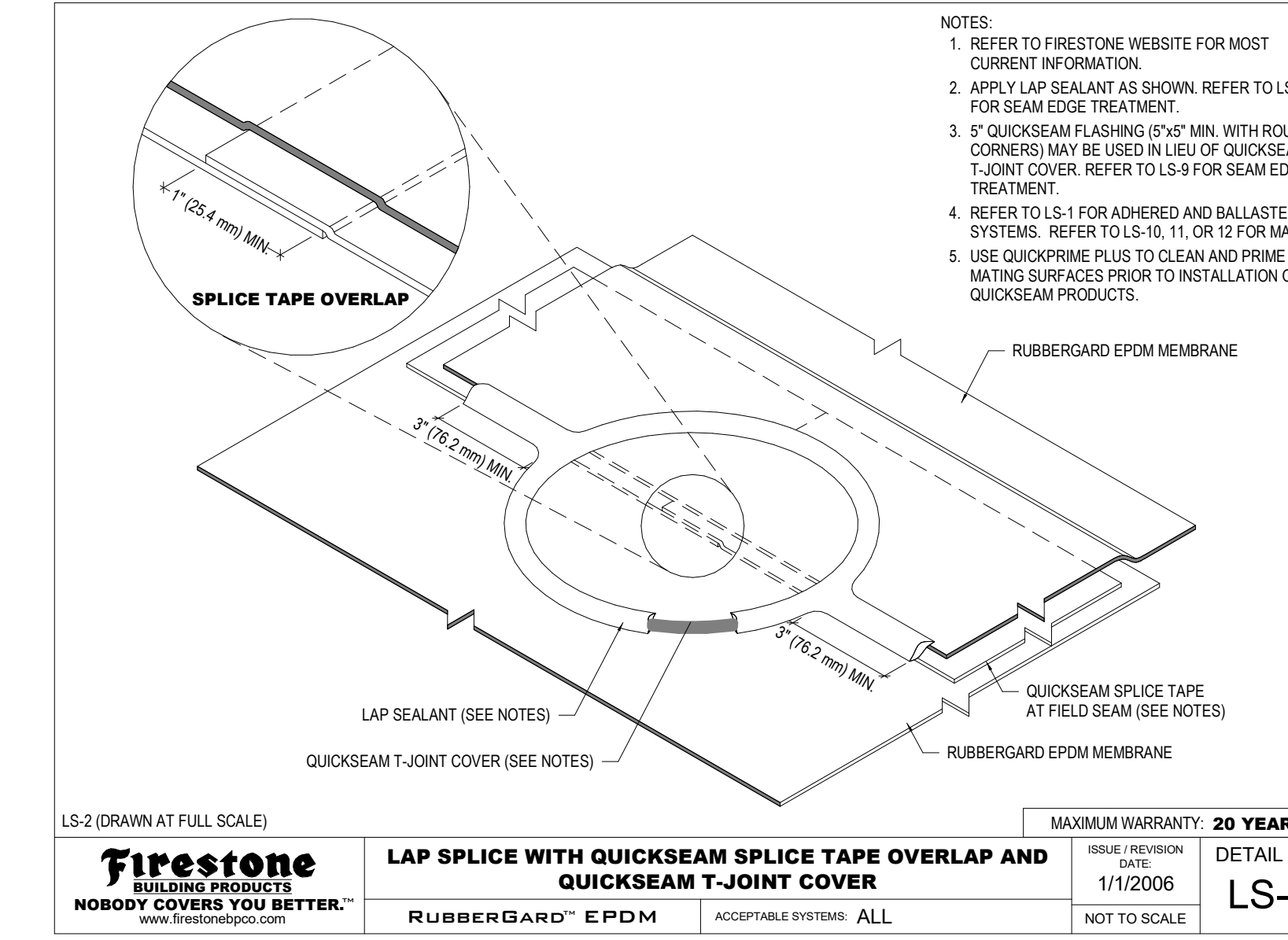
14 ROOF DRAIN FLASHING
FIRESTONE D-1
SCALE: NTS



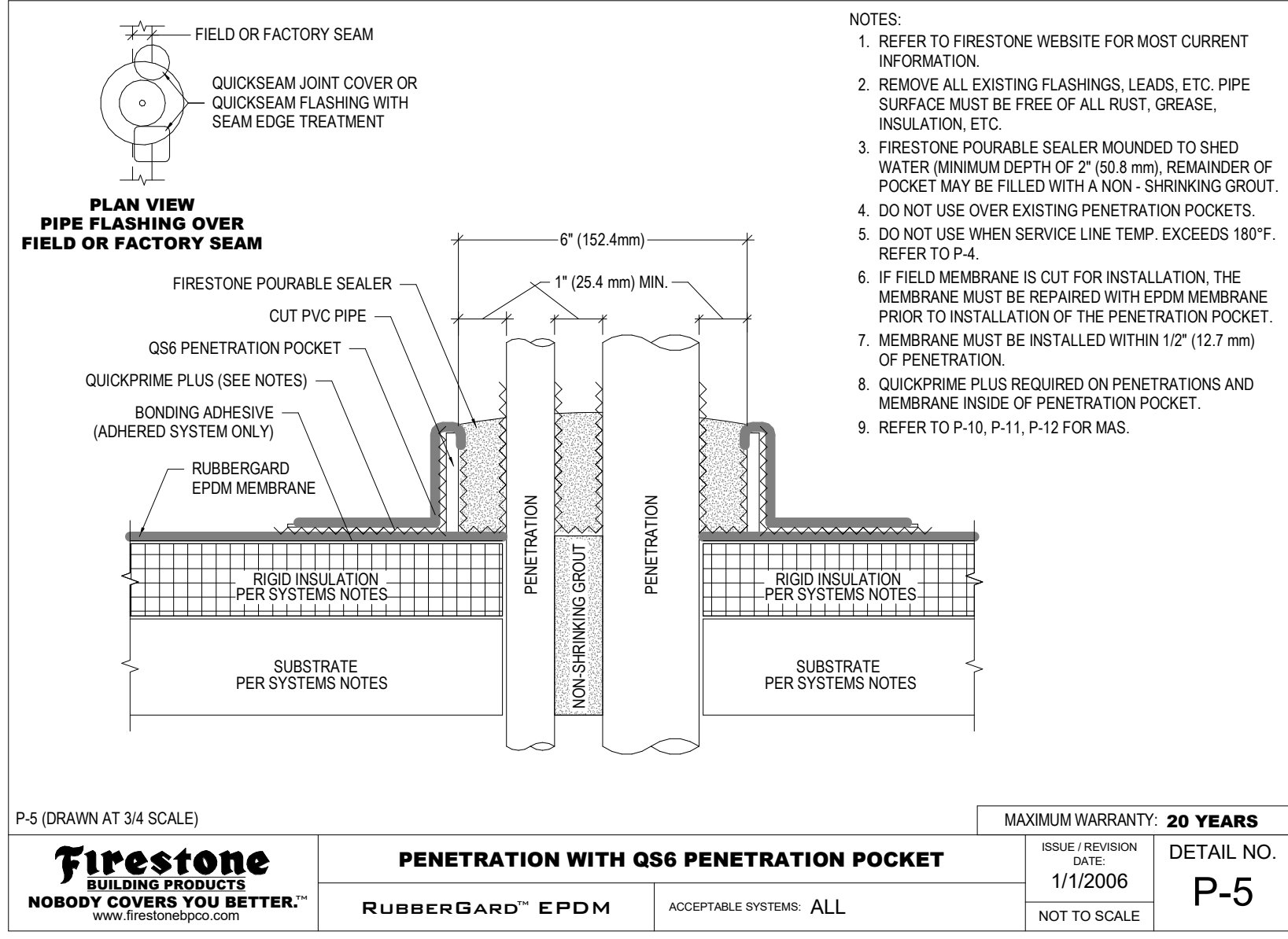
10 SMALL PIPE FLASHING
FIRESTONE P-2
SCALE: NTS



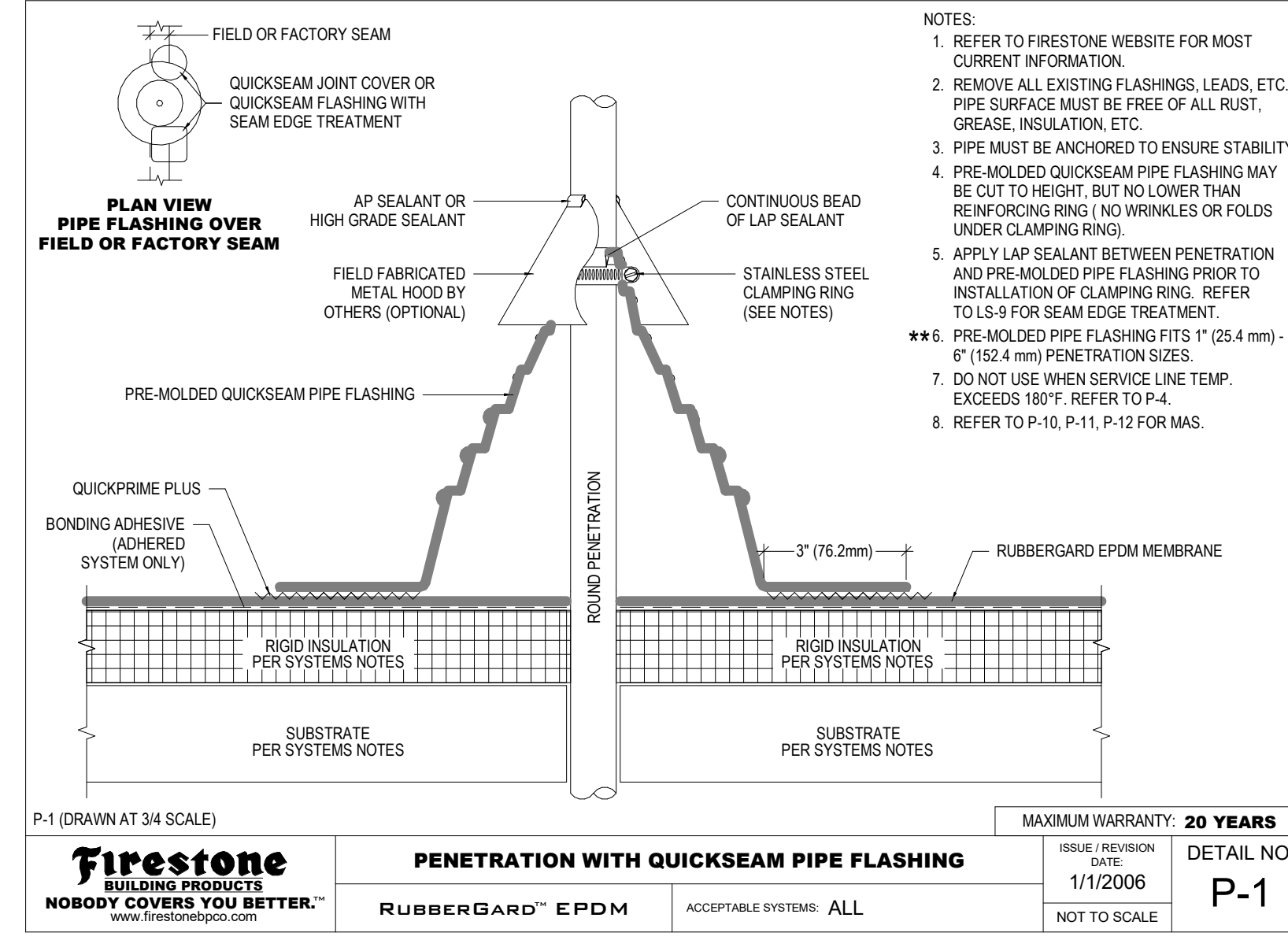
6 VERTICAL BASE TIE-IN @ WALL/CURB
FIRESTONE BT-11
SCALE: NTS



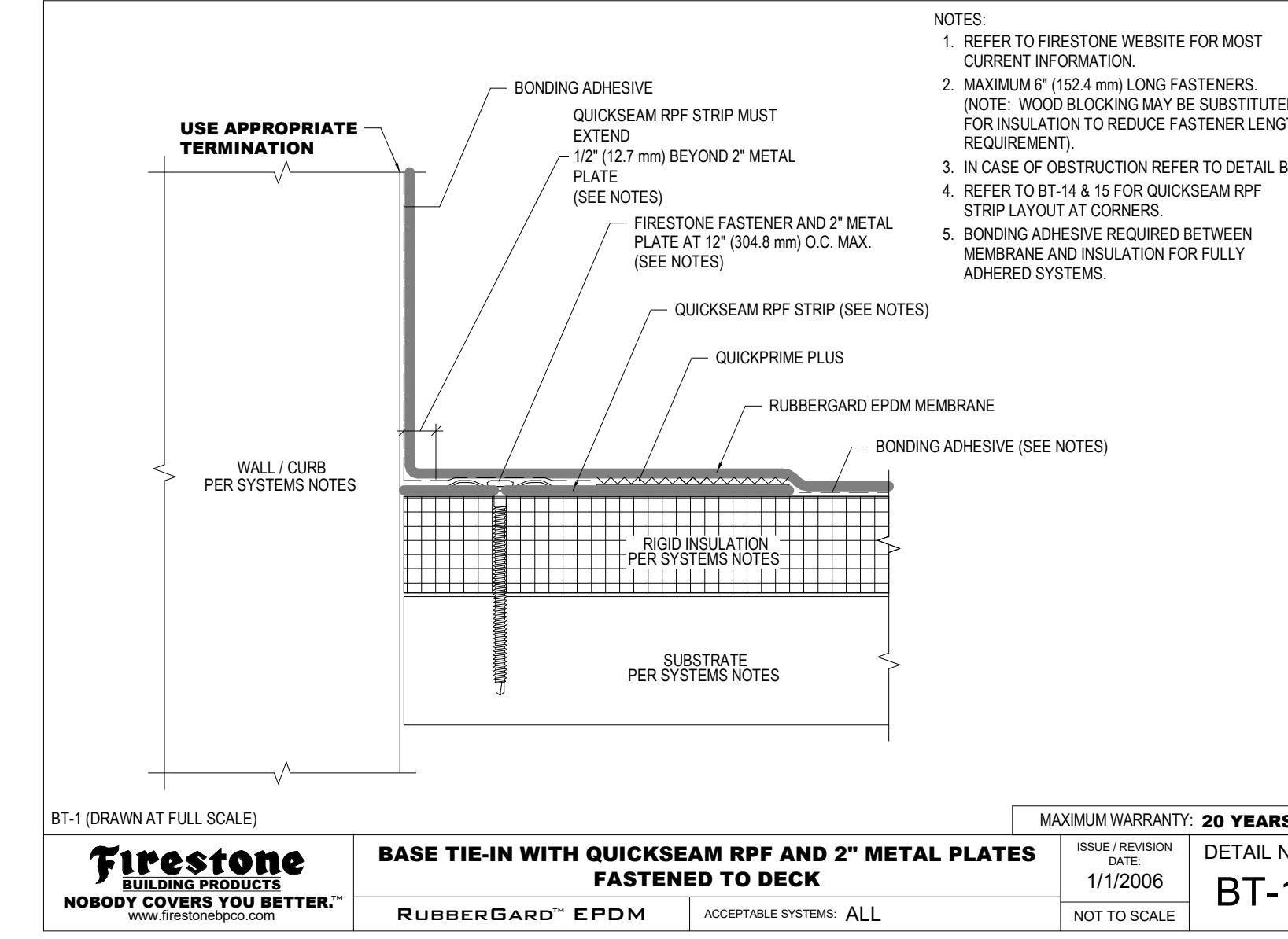
2 LAP SPLICE W/ T-JOINT COVER
FIRESTONE LS-2
SCALE: NTS



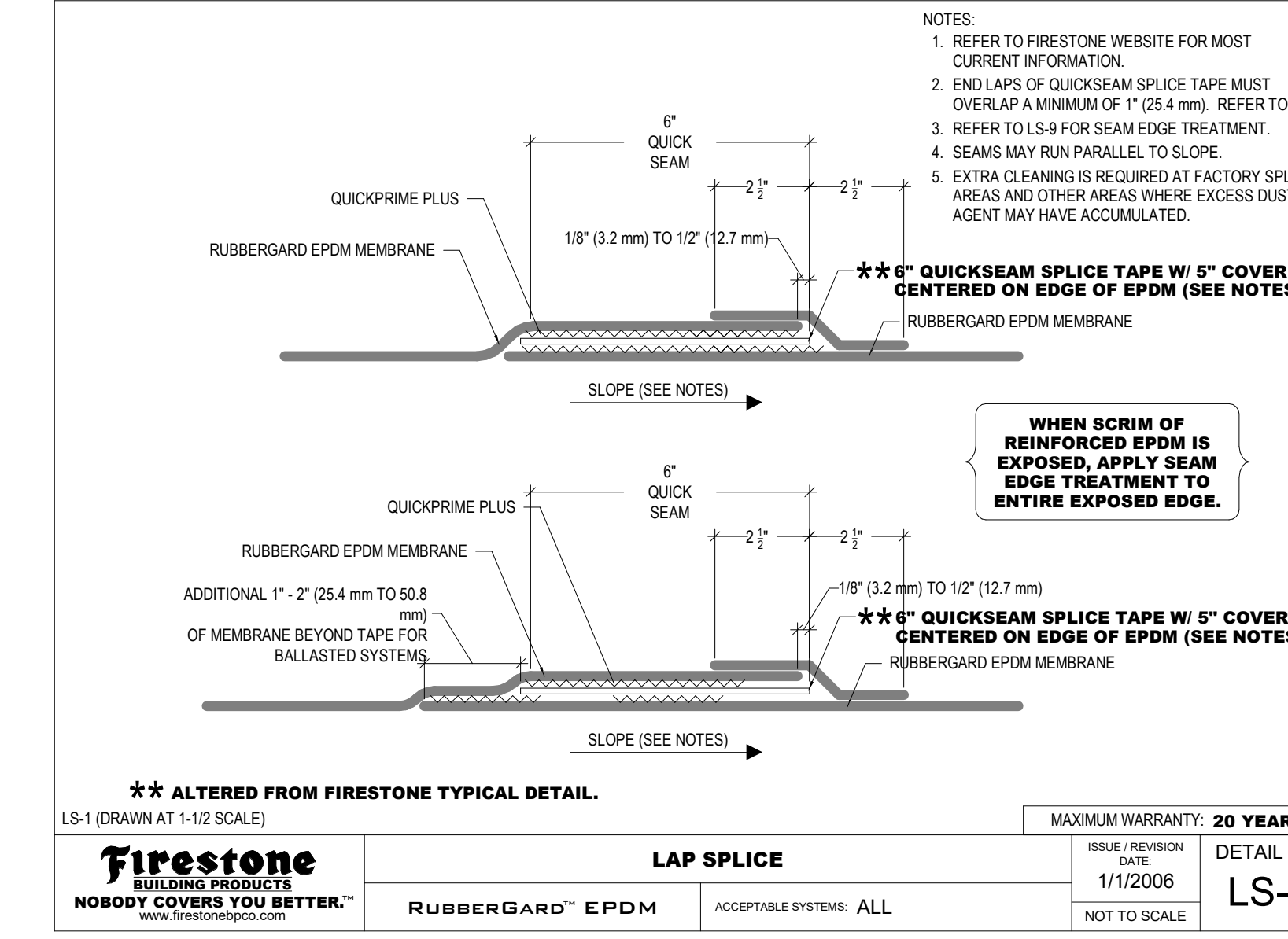
13 CLOSE PENETRATION FLASHING
FIRESTONE P-5
SCALE: NTS



9 LARGE PIPE FLASHING
FIRESTONE P-1
SCALE: NTS



5 VERTICAL BASE TIE-IN @ WALL/CURB
FIRESTONE BT-1
SCALE: NTS



1 LAP SPLICE
FIRESTONE LS-1
SCALE: NTS

PROJECT NO. 2318.0
SET NO. CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO 83340

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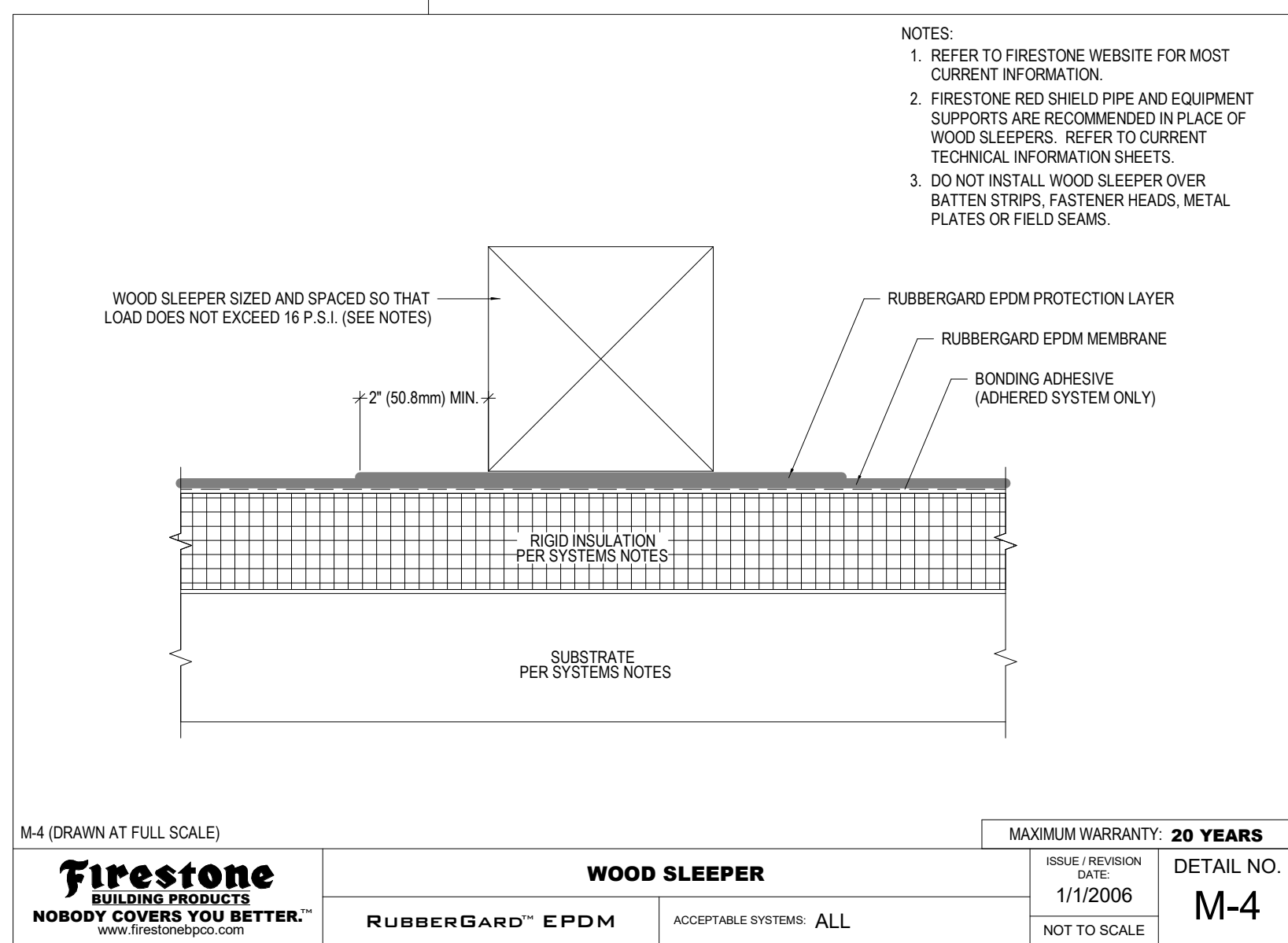
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CHECKED: MFA
DATE: 11/8/2024

SHEET TITLE: FIRESTONE EPDM DETAILS

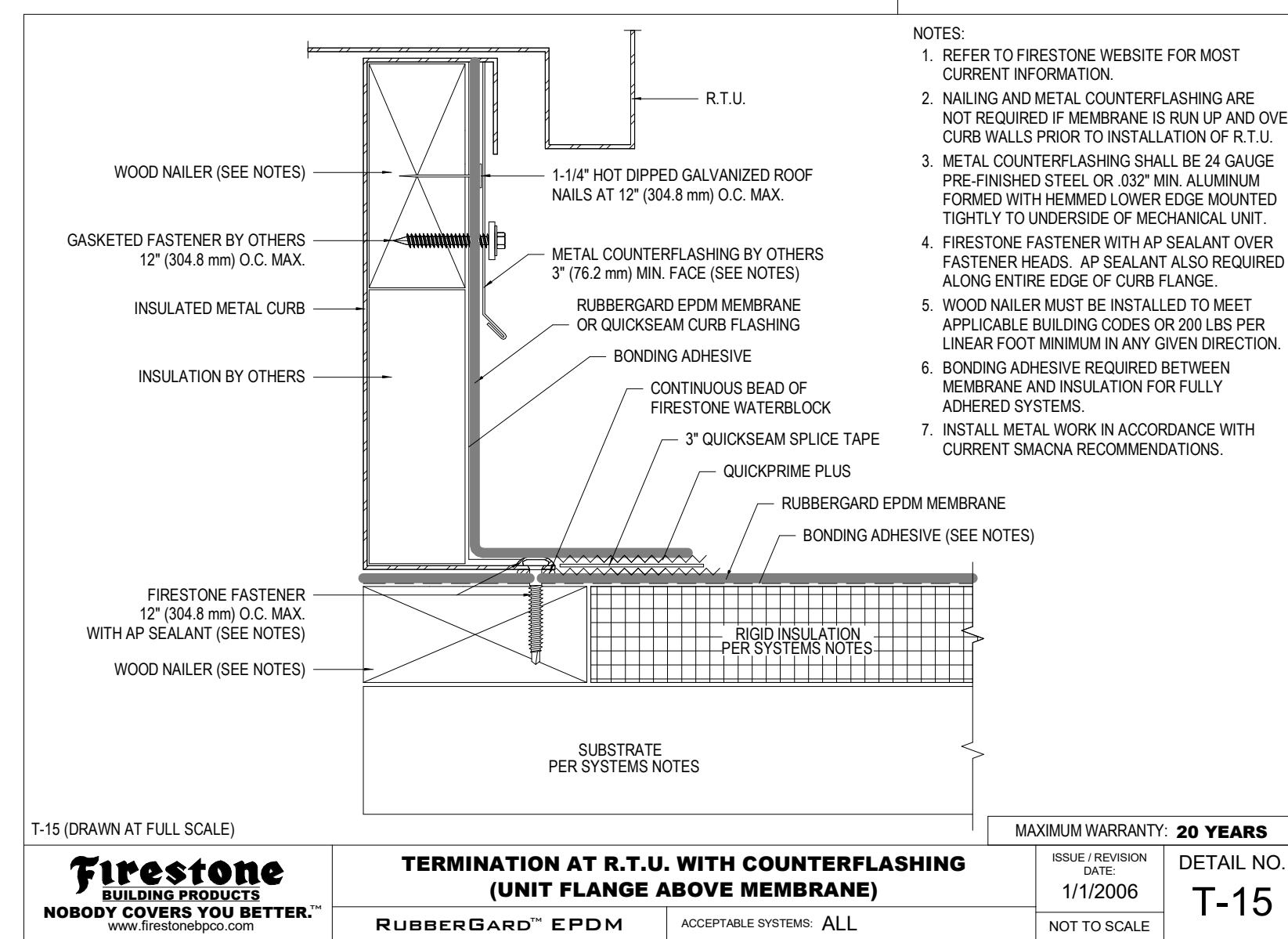
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371 Washington Avenue North
Ketchum, ID 83340
Tel: 208.726.4228
www.mda-arc.com

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AR-112
MICHAEL R. DOTY
STATE OF IDAHO
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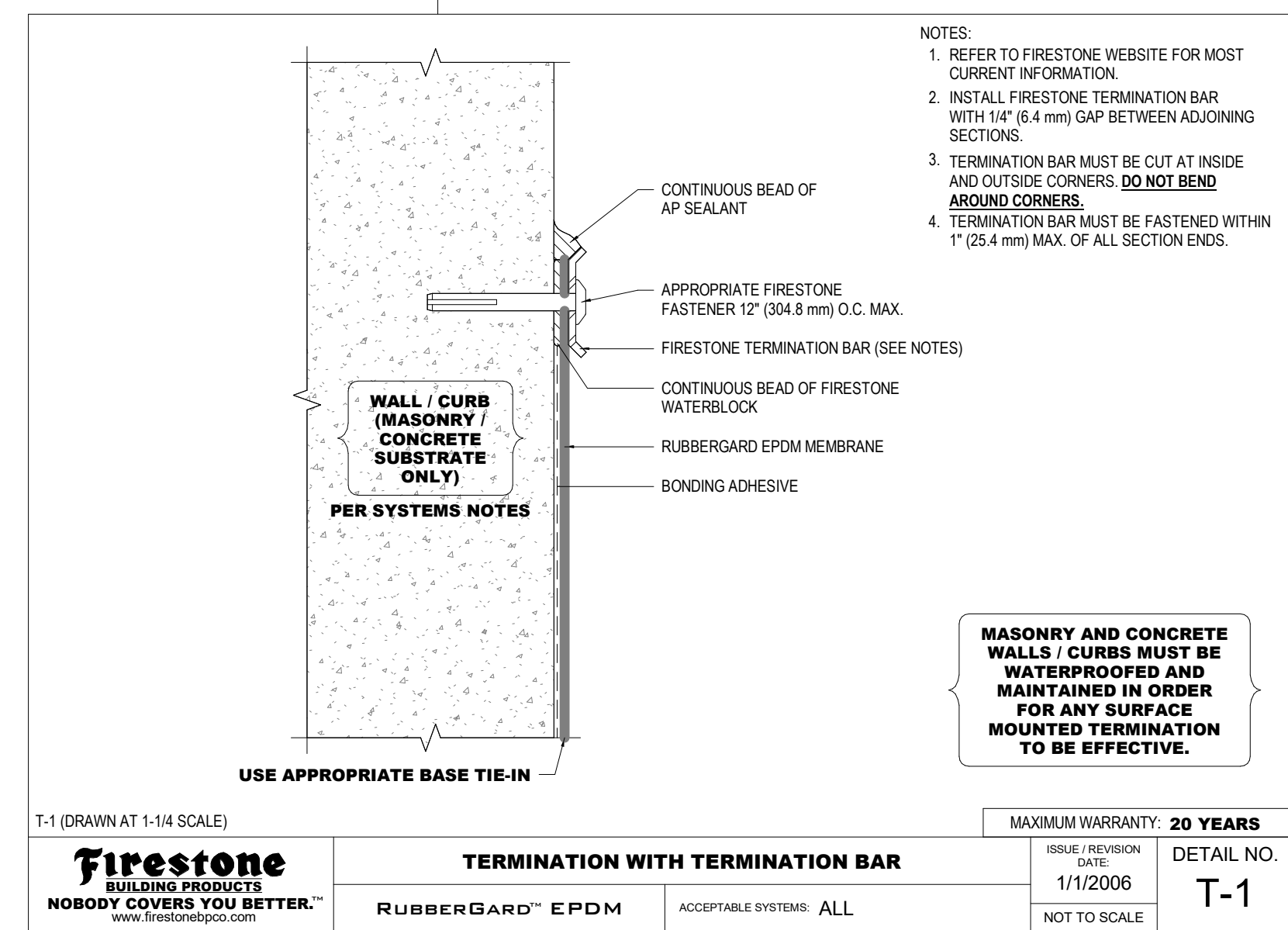
SHEET A8.20 OF TOTAL



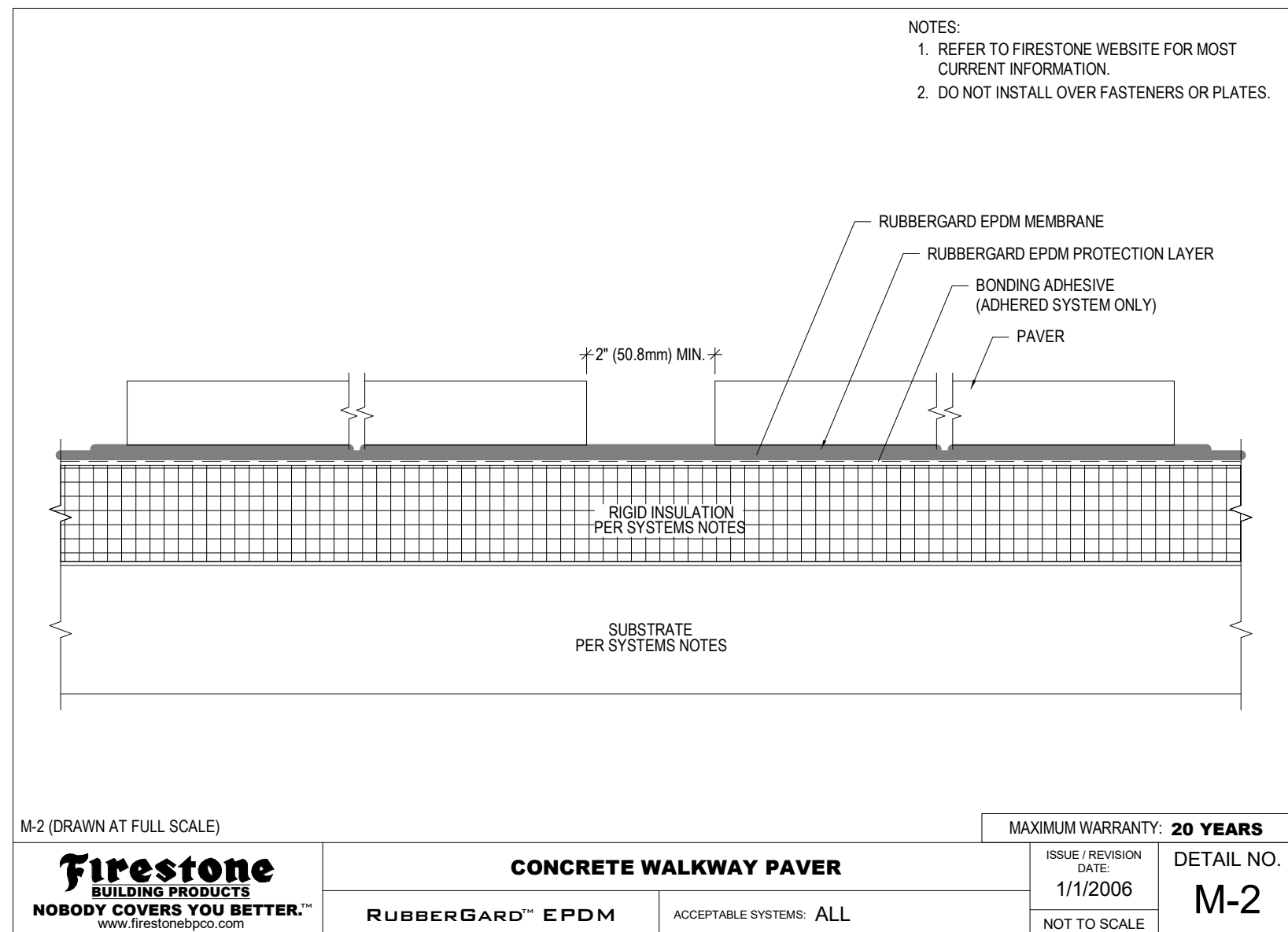
28 WOOD SLEEPERS
FIRESTONE M-4
SCALE: NTS



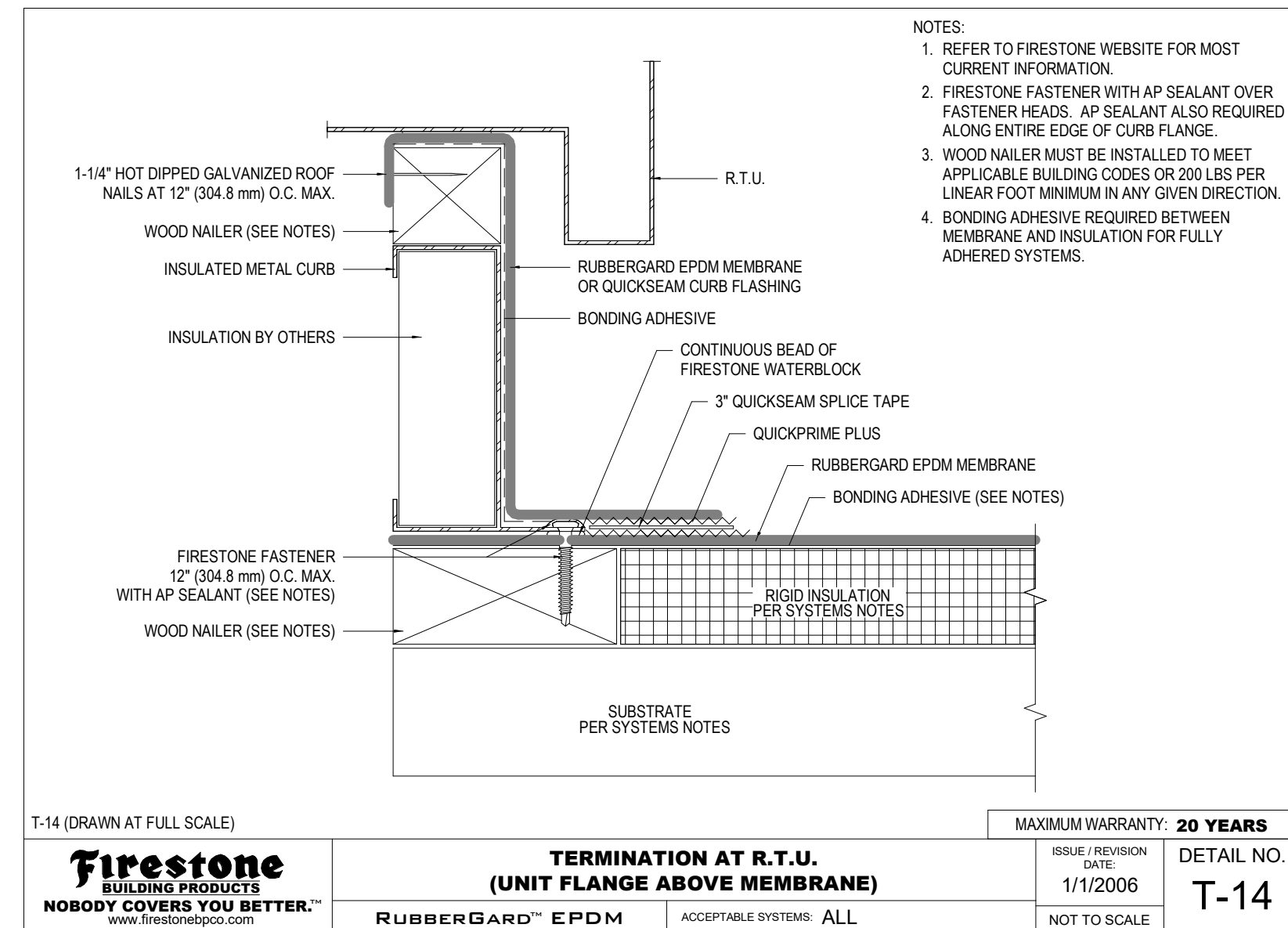
24 TERMINATION (NON-SELF FLASHING)
FIRESTONE T-15
SCALE: NTS



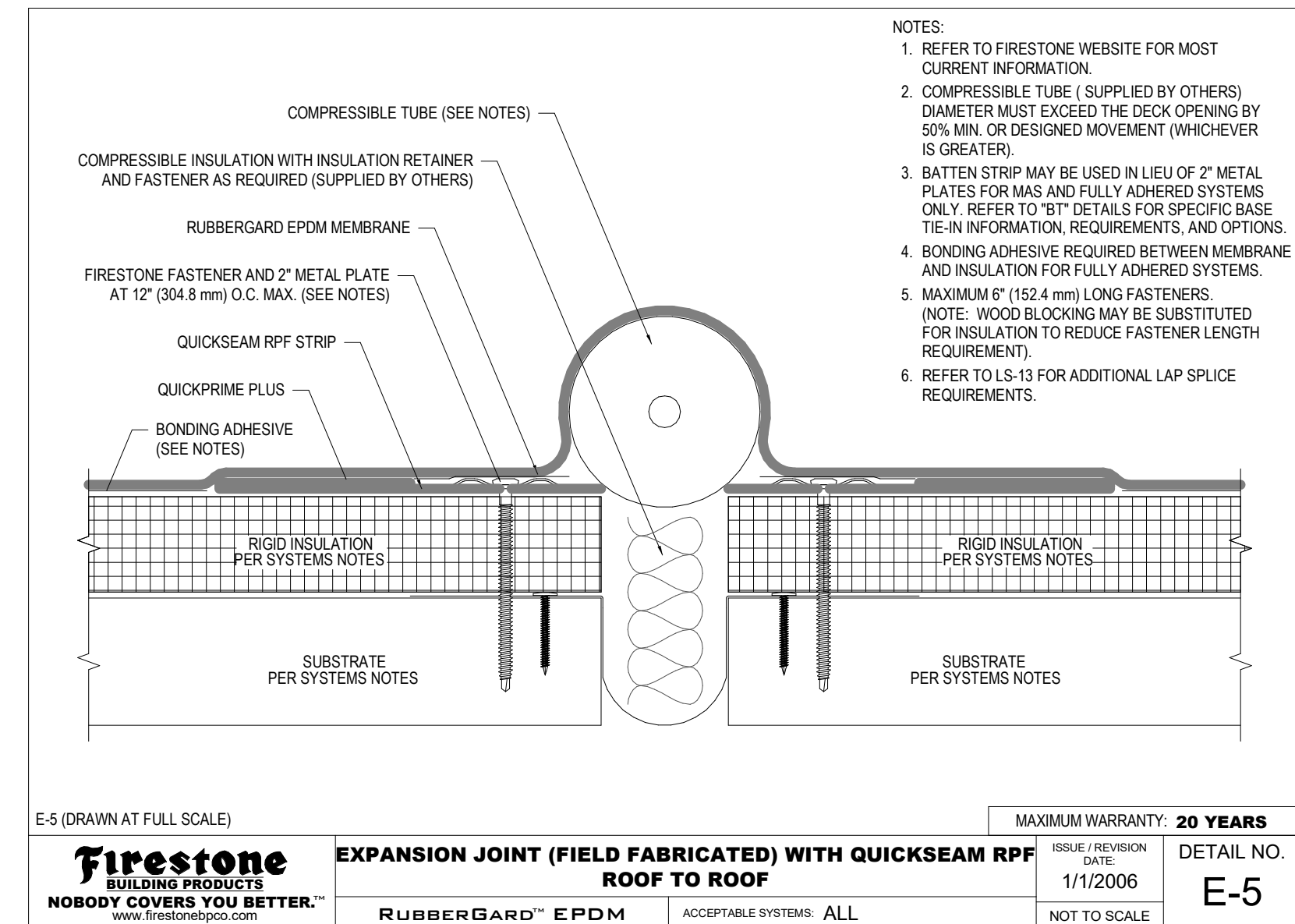
20 TERMINATION BAR
FIRESTONE T-1
SCALE: NTS



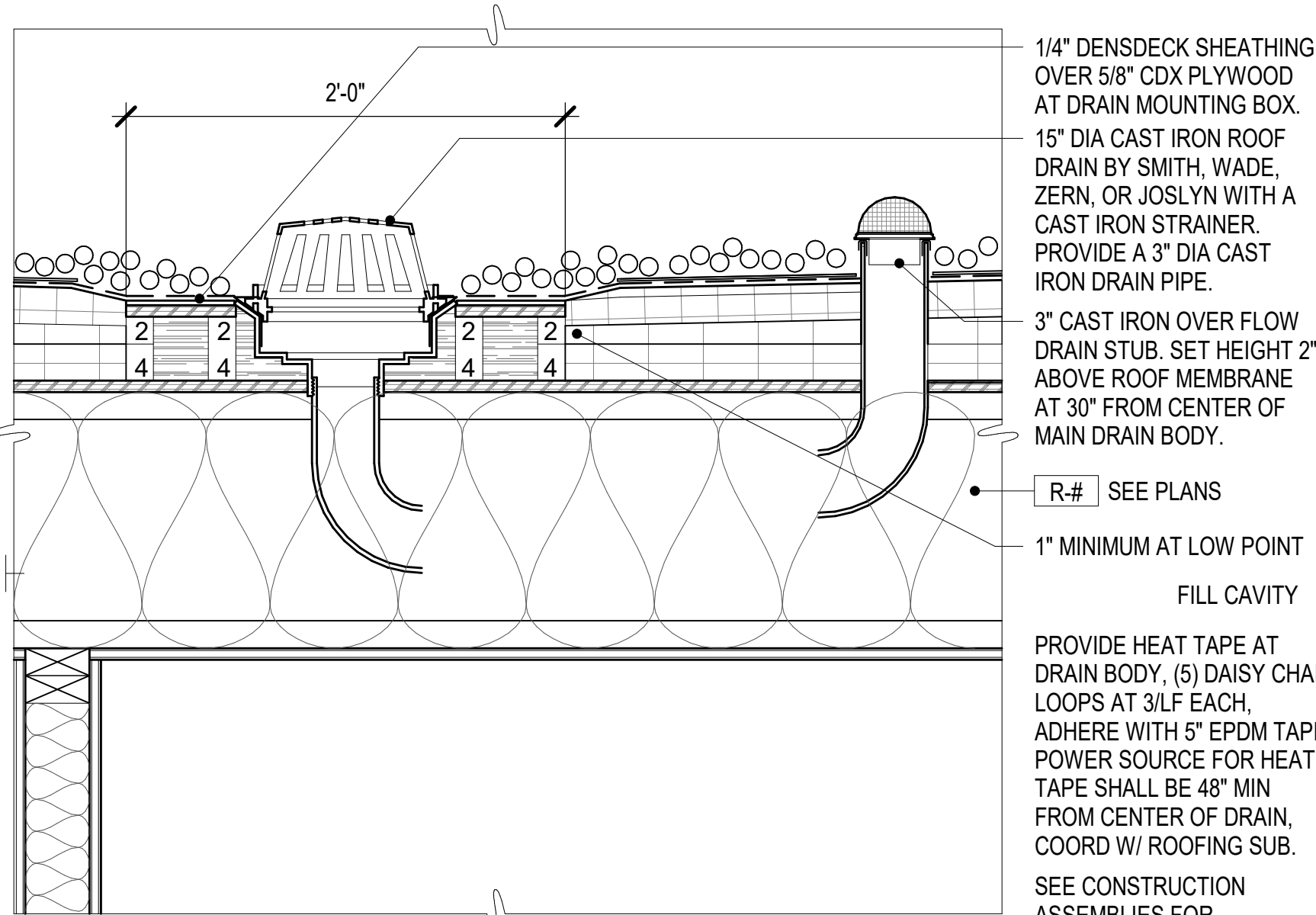
27 CONCRETE WALKWAY PAVER
FIRESTONE M-2
SCALE: NTS



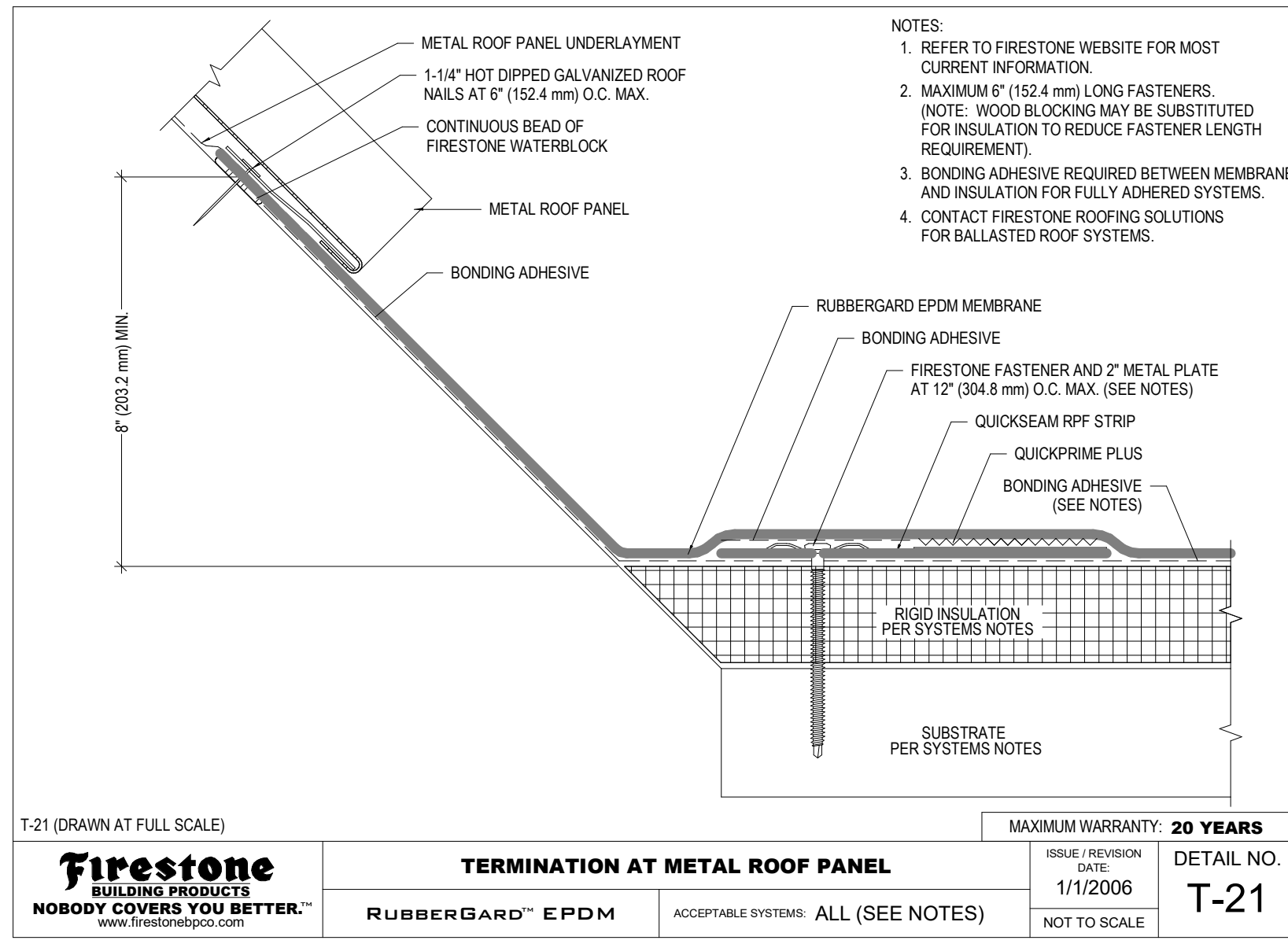
23 TERMINATION (SELF FLASHING)
FIRESTONE T-14
SCALE: NTS



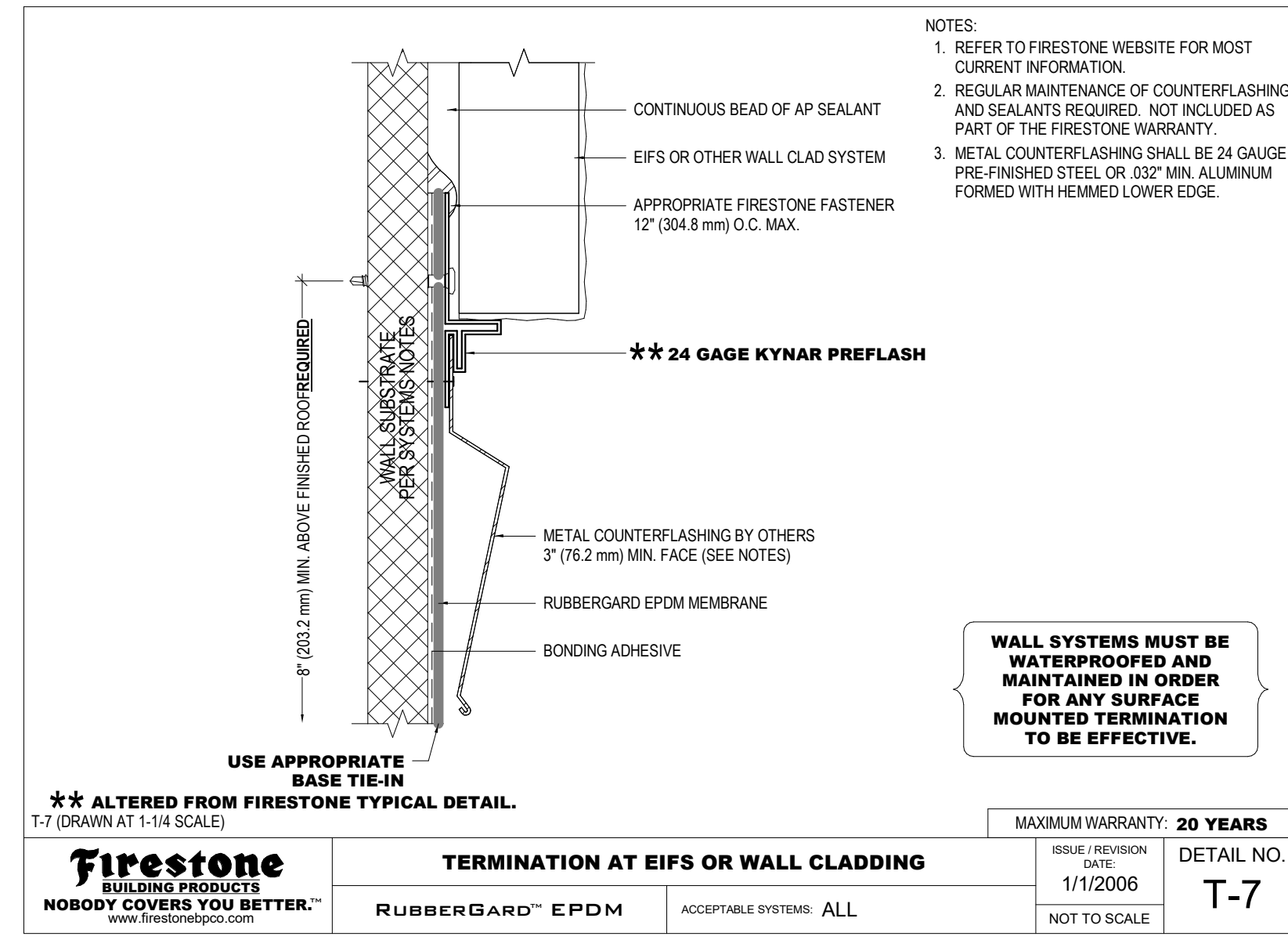
19 EXPANSION JOINT @ ROOF TO ROOF
FIRESTONE E-5
SCALE: NTS



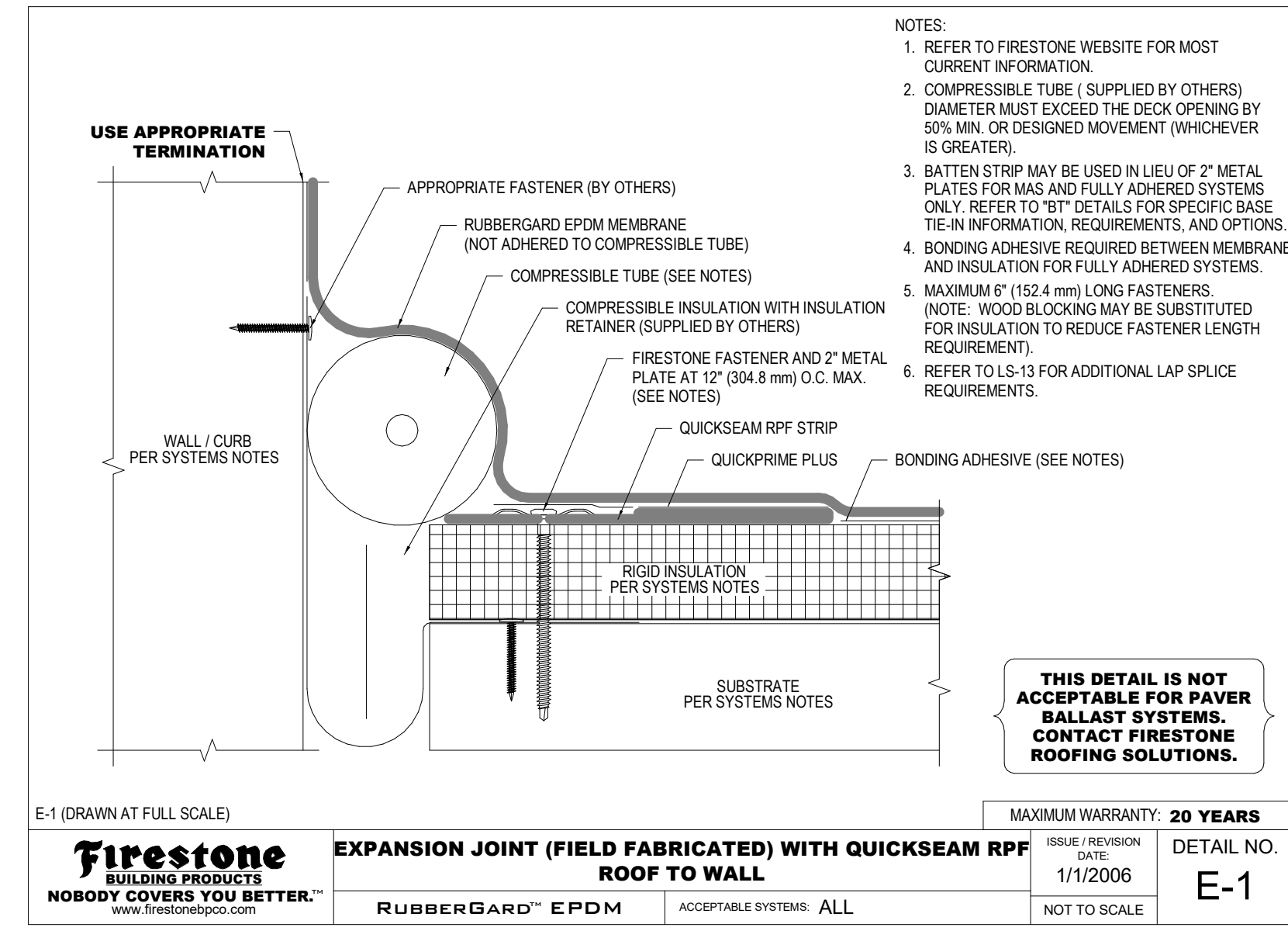
30 TYPICAL RAIN DRAIN
SCALE: 1 1/2\"/>



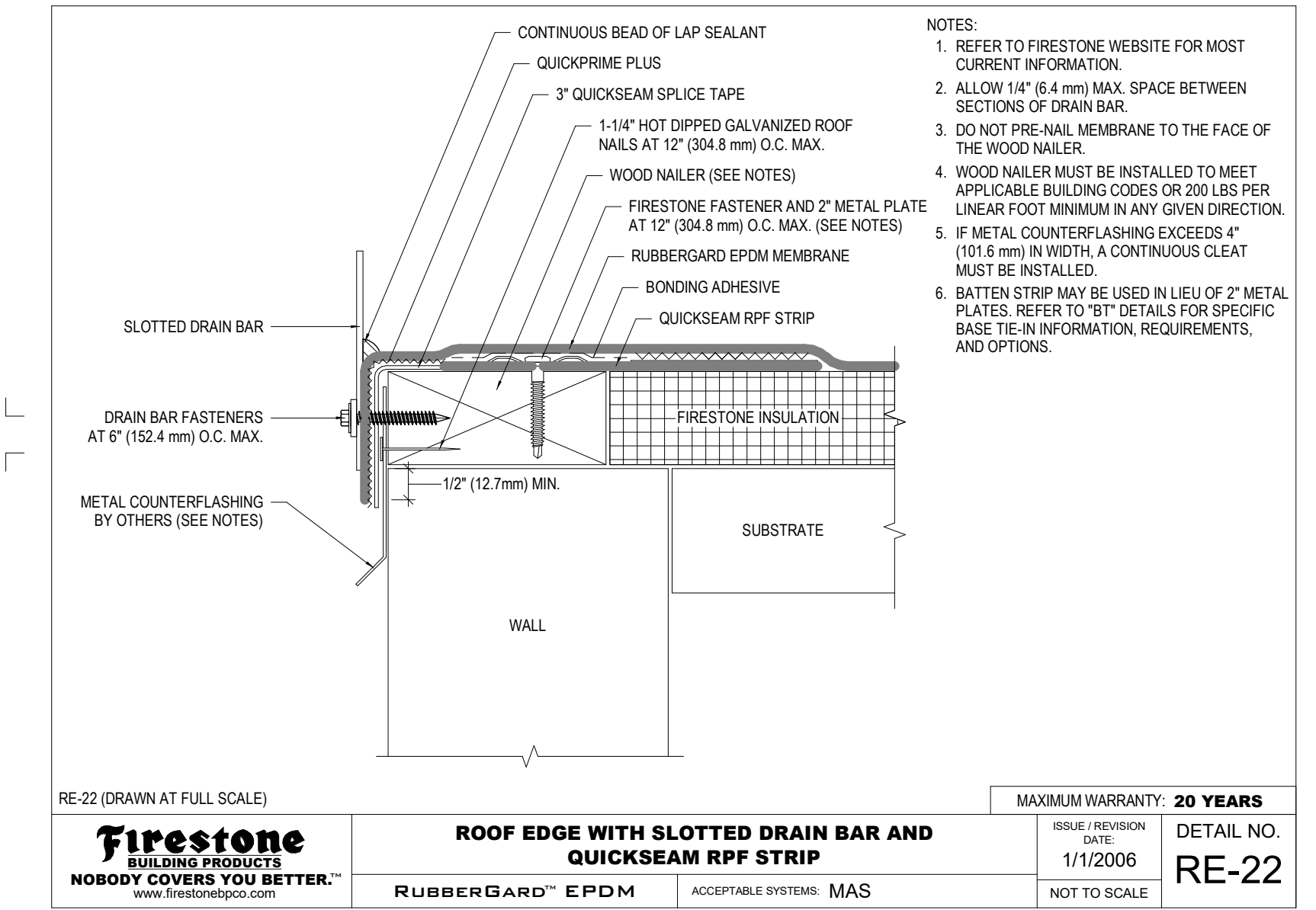
26 TERMINATION @ METAL ROOF PANEL
FIRESTONE T-21
SCALE: NTS



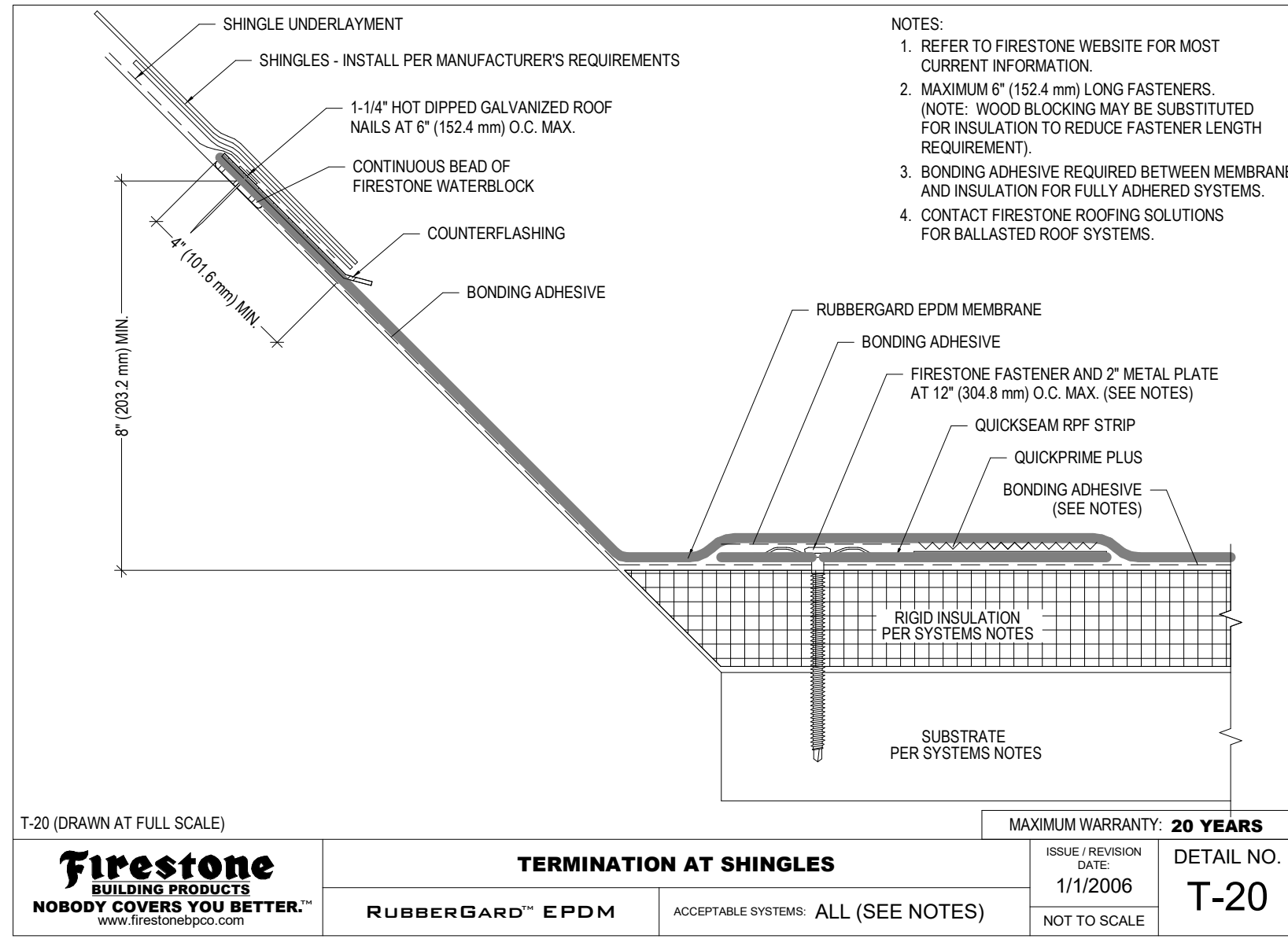
22 TERMINATION @ WALL CLADDING
FIRESTONE T-7
SCALE: NTS



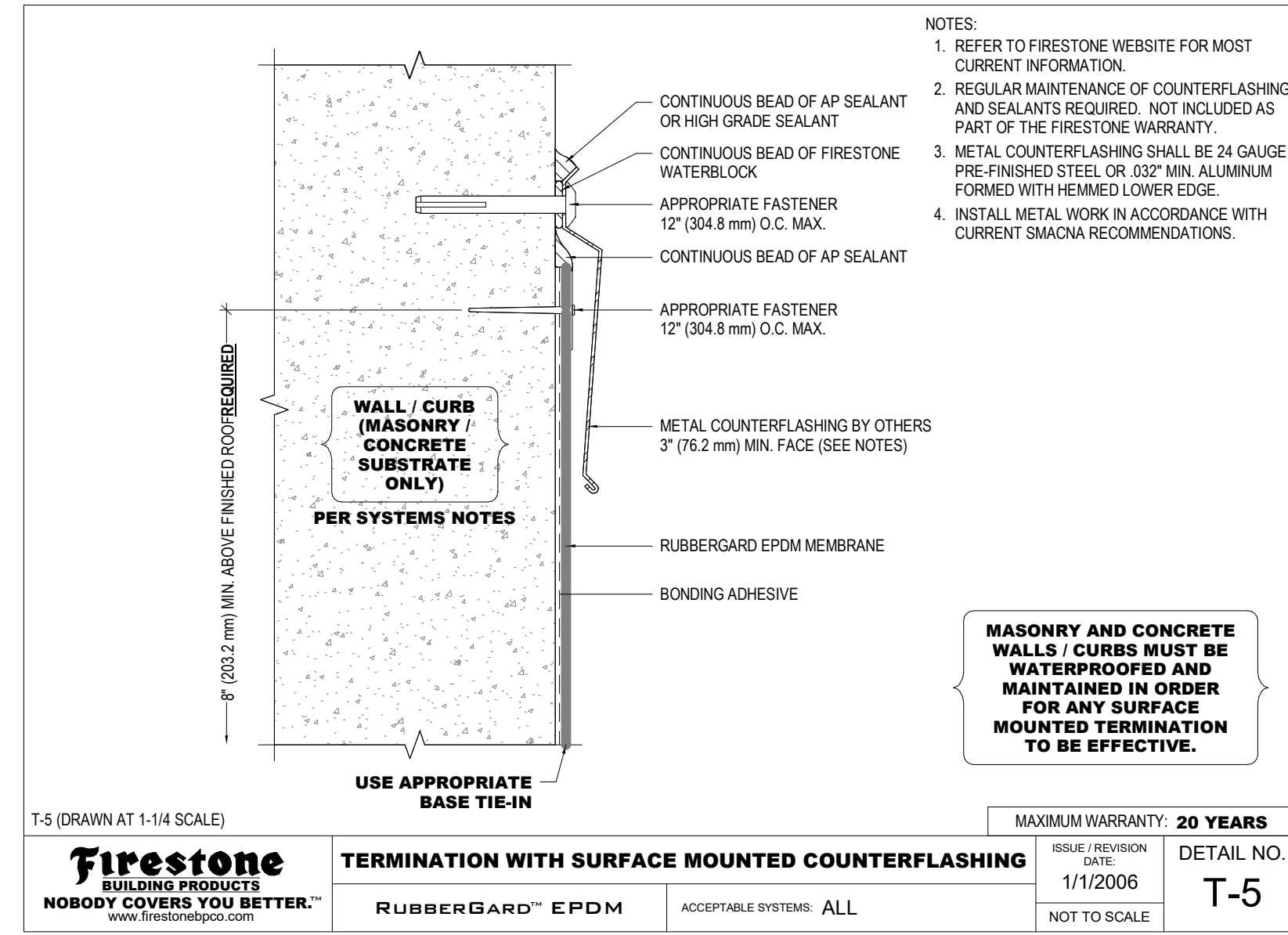
18 EXPANSION JOINT @ ROOF TO WALL
FIRESTONE E-1
SCALE: NTS



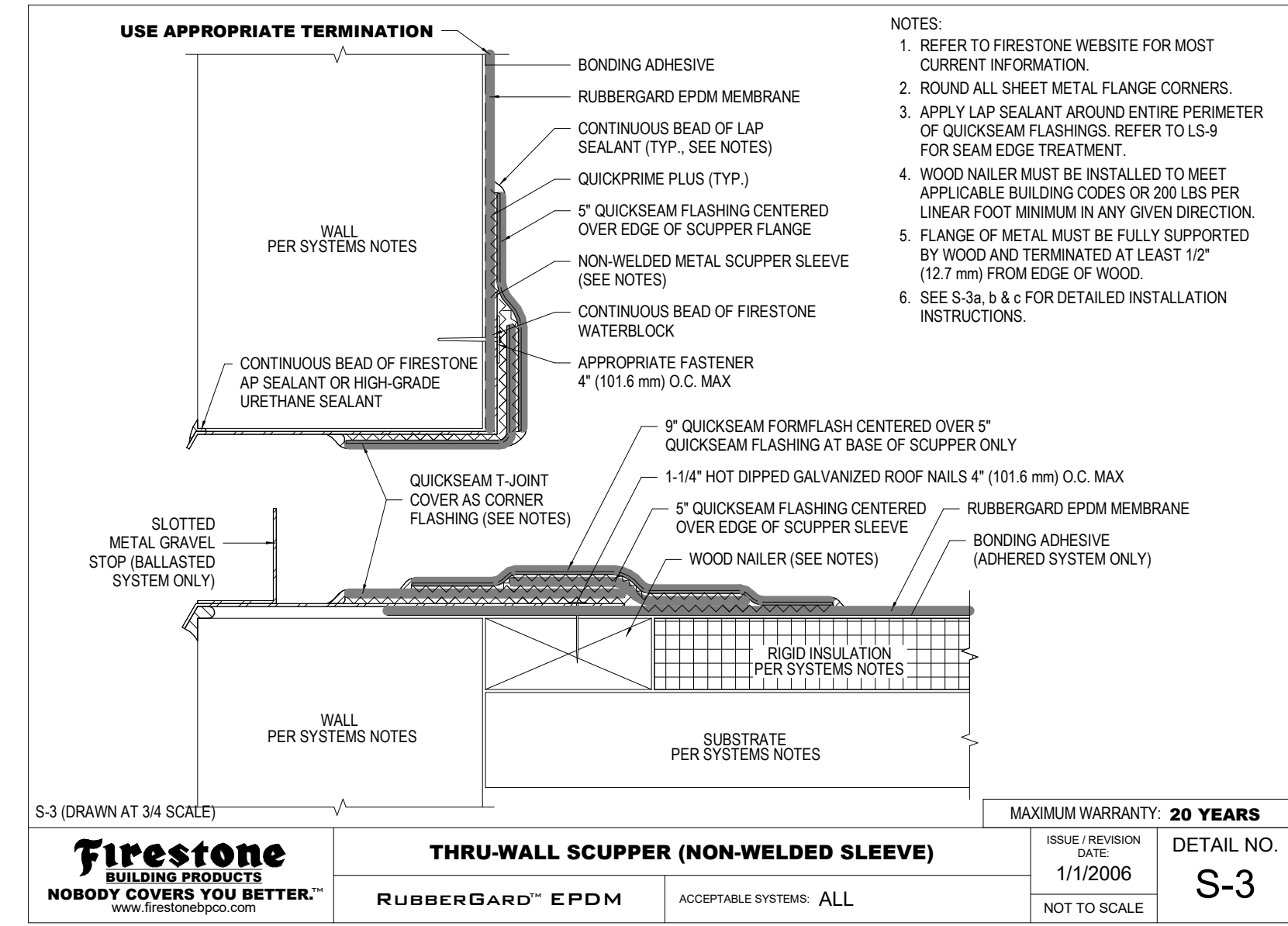
29 ROOF EDGE SLOTTED DRAIN BAR
FIRESTONE RE-23
SCALE: NTS



25 TERMINATION @ SHINGLES
FIRESTONE T-20
SCALE: NTS



21 TERMINATION W/ COUNTERFLASHING
FIRESTONE T-5
SCALE: NTS



17 THRU-WALL SCUPPER
FIRESTONE S-3
SCALE: NTS

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PURPOSE FOR PERMIT DATE 11/8/2024

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NO. CHANGE DATE

NO. CHANGE DATE

NO. CHANGE DATE

NO. CHANGE DATE

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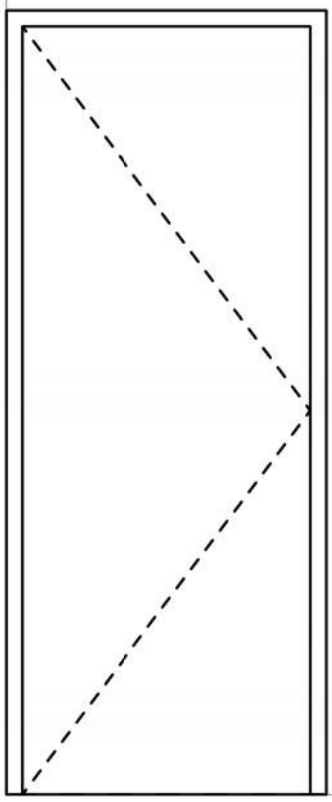
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NO. CHANGE DATE

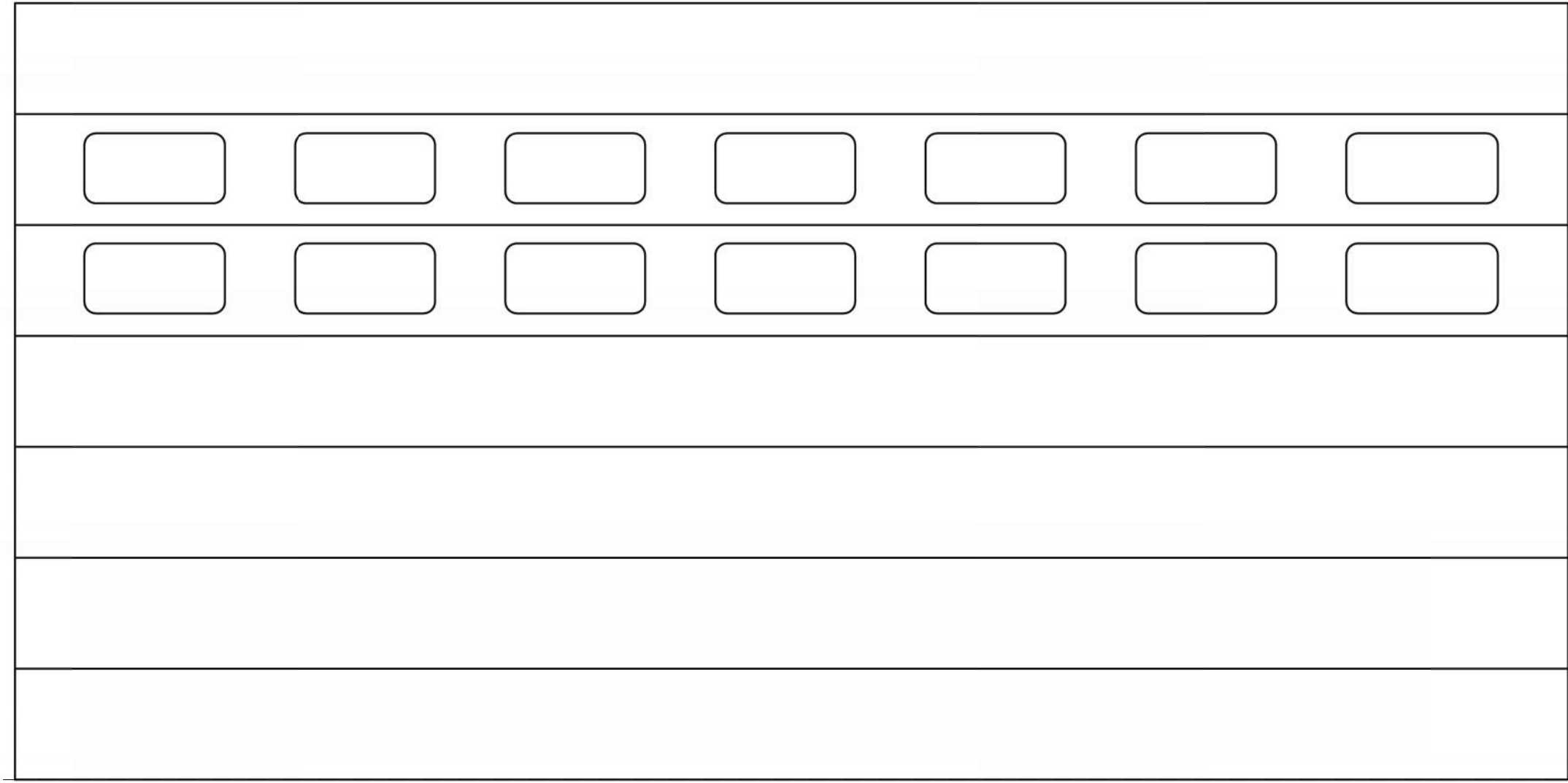
NO. CHANGE DATE

NO. CHANGE DATE



1/2" = 1'-0"

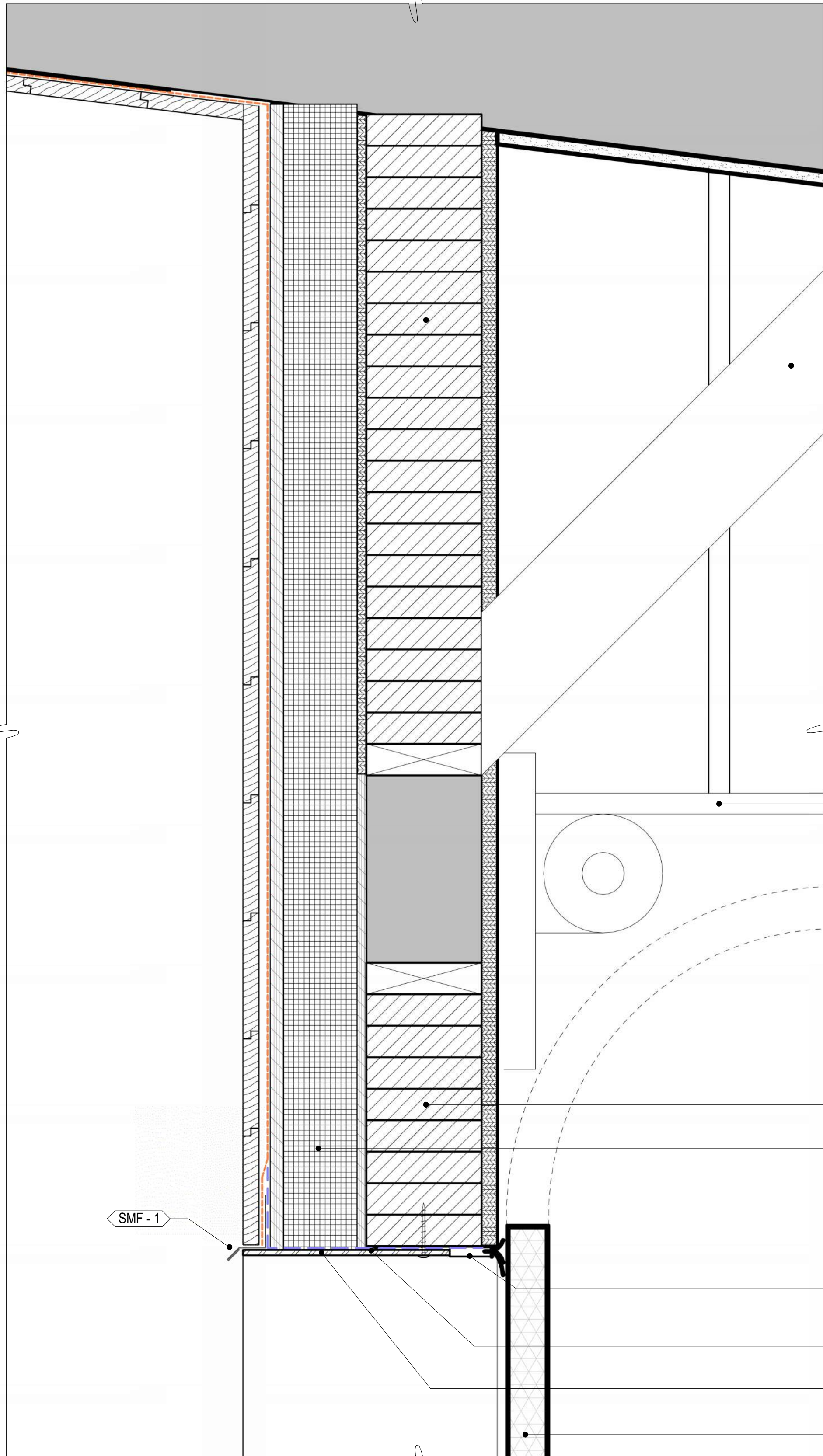
TYPE A
INSULATED HOLLOW METAL DOOR



1/2" = 1'-0"

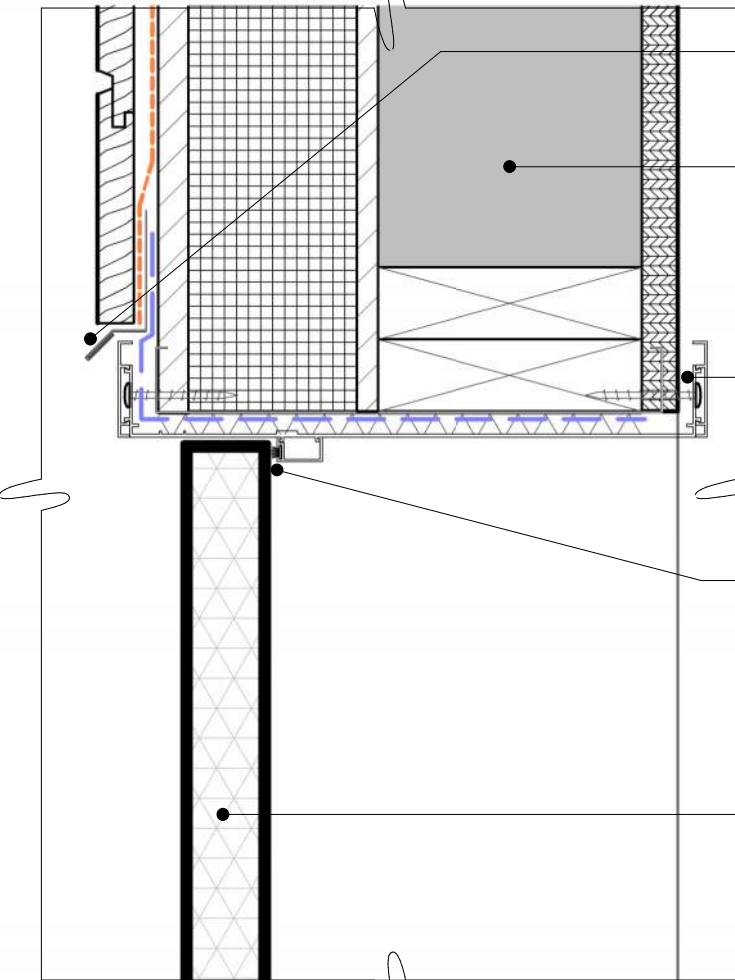
TYPE B
EXTERIOR DOOR

THERMACORE DOOR SYSTEM MODEL 592
DOUBLE THERMAL ACRYLIC WINDOWS (25" x 12")
CHAIN HOIST
W/ HEADER AND JAMB SEAL
RIBBED TEXTURED EXTERIOR PANELS W/ INDUSTRIAL BROWN FINISH
R-VALUE 17.5
STANDARD LIFT PACKAGE WITH 13" CLEARANCE NEEDED

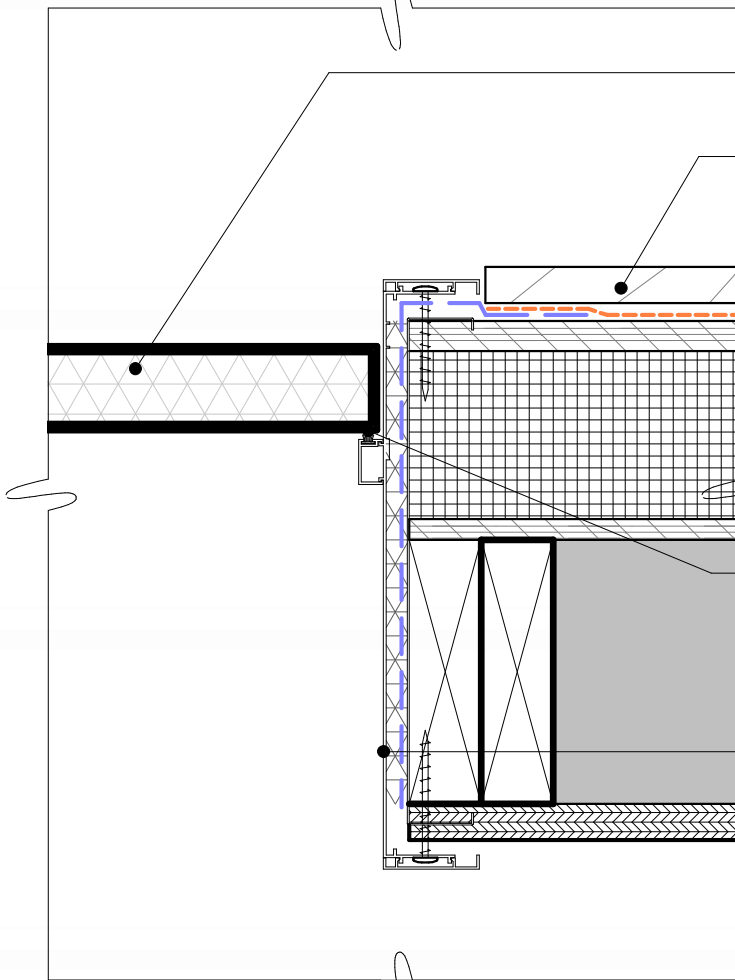


2 GARAGE DOOR HEADER
1/A4.01

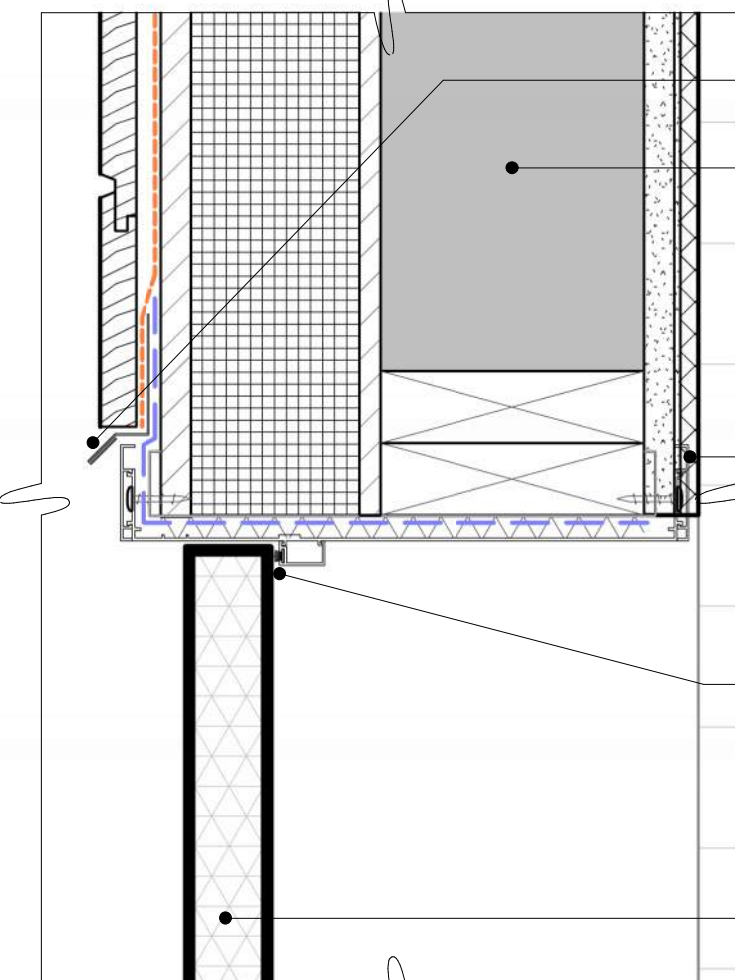
SCALE: 3" = 1'-0"



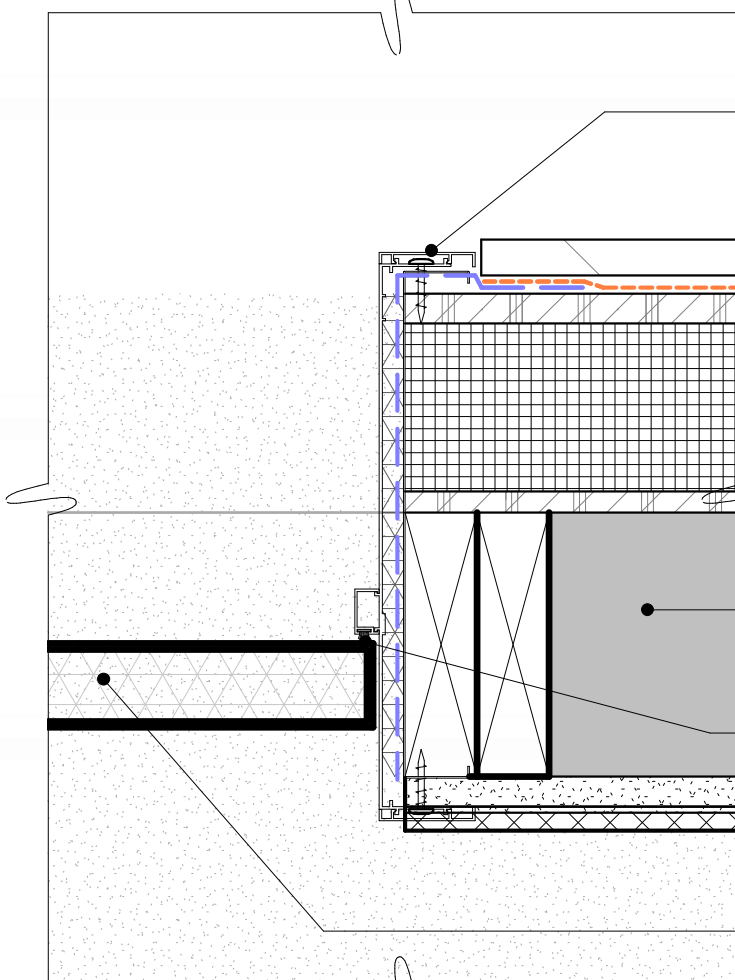
6 DOOR TYPE A HEAD
SCALE: 3" = 1'-0"



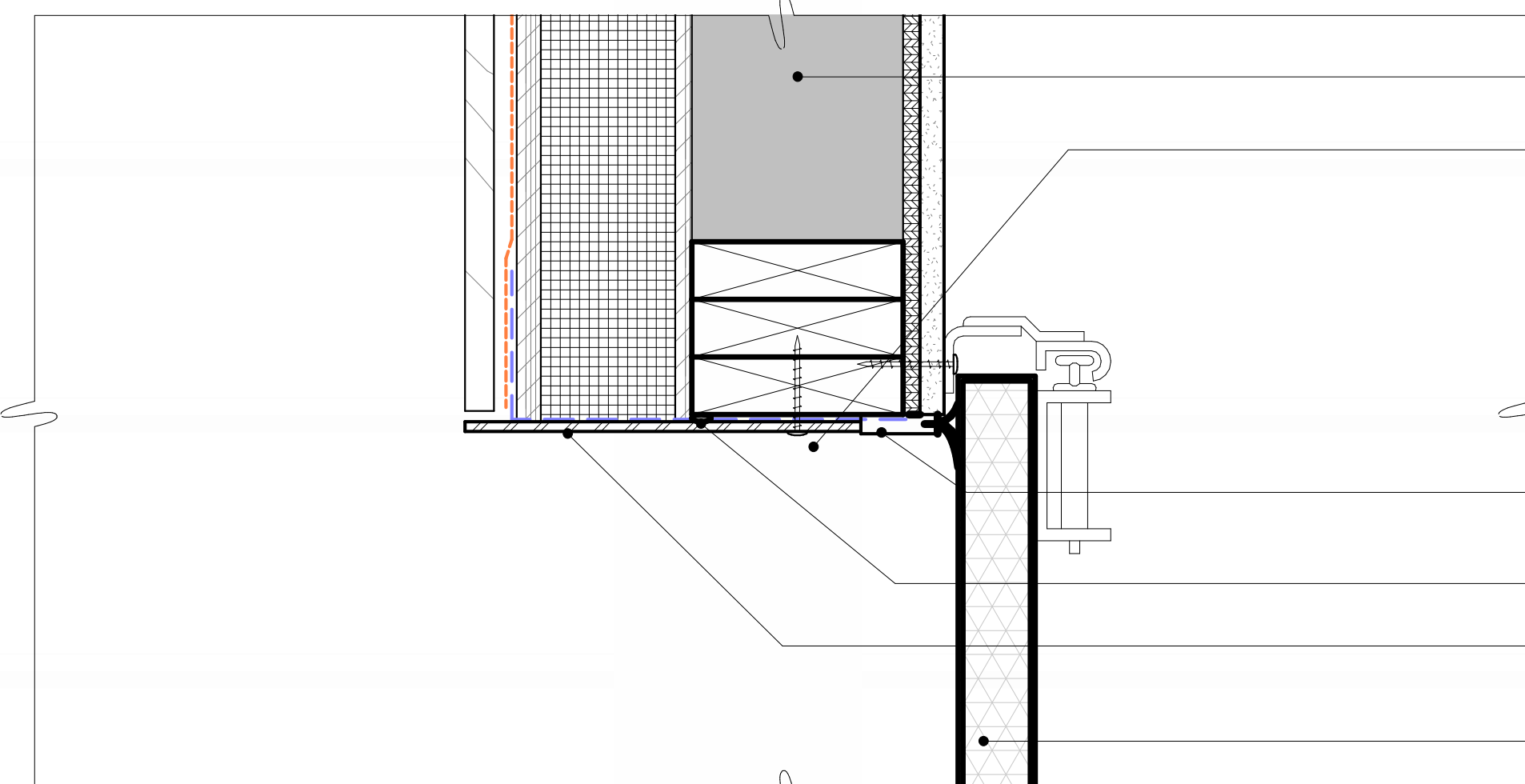
5 DOOR TYPE A JAMB
SCALE: 3" = 1'-0"



4 DOOR TYPE B HEAD
SCALE: 3" = 1'-0"



3 DOOR TYPE B JAMB
SCALE: 3" = 1'-0"



1 GARAGE DOOR JAMB
SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

DOOR SCHEDULE								
MARK	ROOM NAME	WIDTH (W)	HEIGHT (H)	TYPE (DOOR)	HEAD DETAIL	JAMB DETAIL	HARDWARE FUNCTION	NOTES
01	STORAGE	3' - 0"	8' - 0"	A	4/A9.01	5/A9.01	CLASSROOM	CLOSER
02	RESTROOM 01	3' - 0"	7' - 0"	A		3/A9.01	PRIVACY W/ OCCUPANCY INDICATOR	CLOSER
03	JANITOR	3' - 0"	7' - 0"	A		3/A9.01	STOREROOM	CLOSER
04	RESTROOM 02	3' - 0"	7' - 0"	A		3/A9.01	PRIVACY W/ OCCUPANCY INDICATOR	CLOSER
05	STORAGE	22' - 2"	11' - 1"	B	2/A9.01	1/A9.01		

GENERAL NOTES

REFER TO SHEET A0.20 FOR GENERAL NOTES

PLAN NOTES

INDICATES PLAN NOTE. REFER TO SHEET A0.20 FOR PLAN NOTE LEGEND. REFER TO A5-SERIES ENLARGED PLANS FOR ADDITIONAL INFORMATION

MATERIAL IDENTIFICATION CODES

INDICATES MATERIALS CALLED OUT ON PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES. REFER TO A0.20 FOR MATERIAL ID LEGEND

ASSEMBLY TYPES

INDICATES WALL, FLOOR, OR ROOF TYPE. REFER TO SHEETS A0.30 FOR ASSEMBLY LEGENDS.

PROJECT NO. 2318.0

SET NO.
CD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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PRINT RECORD

PURPOSE FOR PERMIT DATE 11/8/2024

REVISION RECORD

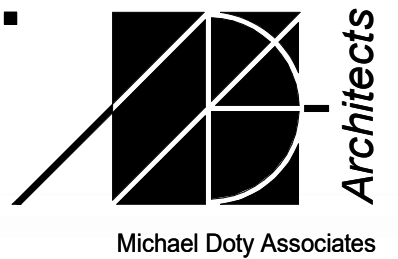
NO. CHANGE DATE

DRAWN: AR

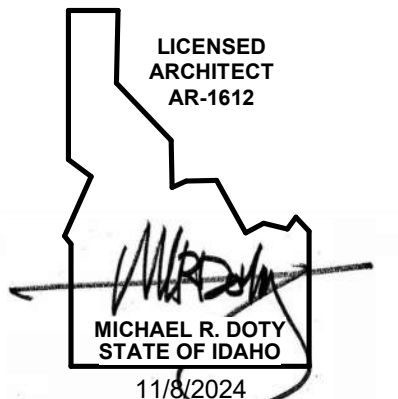
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DATE: 11/8/2024

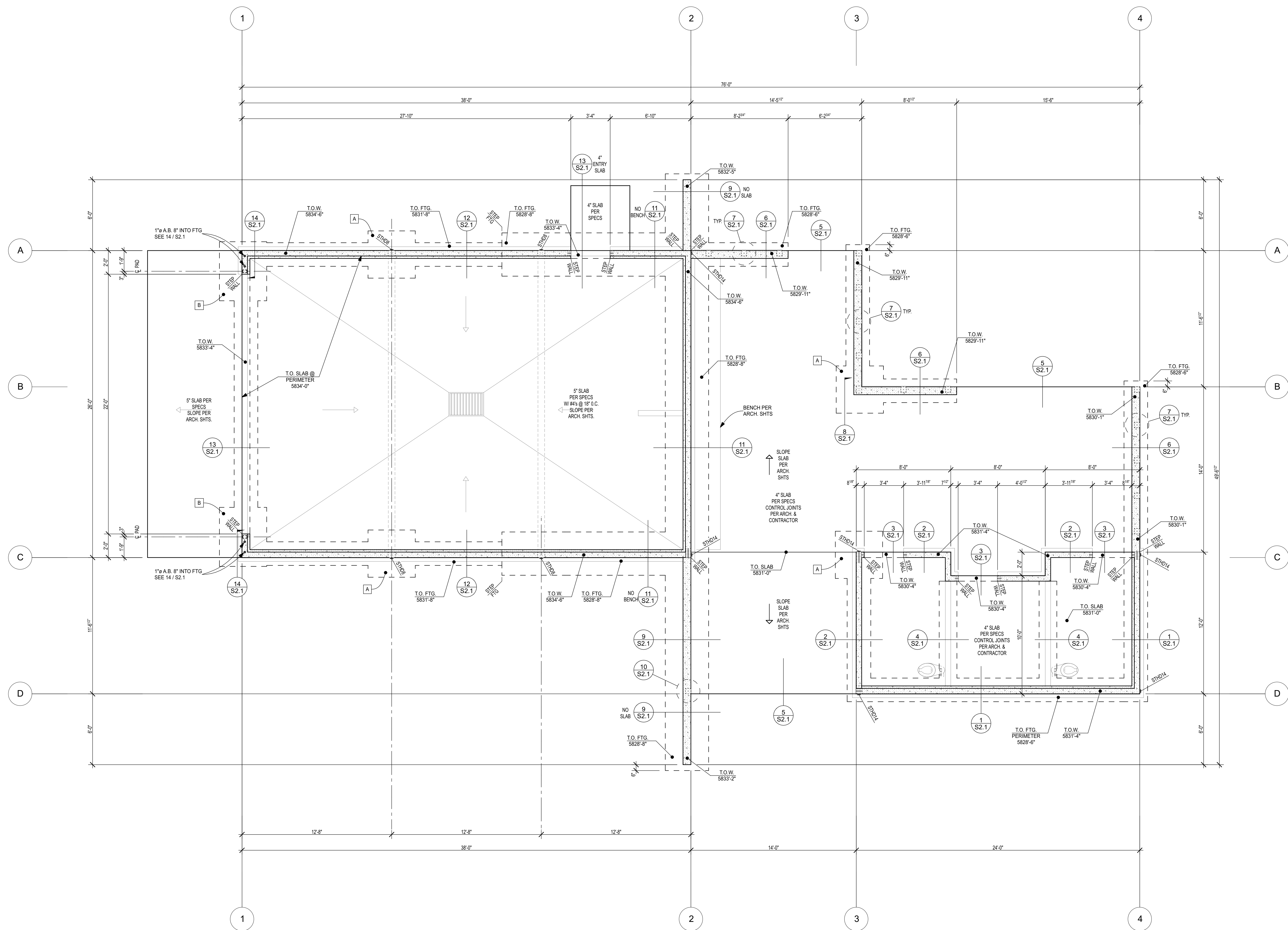
SHEET TITLE:
DOOR AND FRAME
SCHEDULE



Post Office Box 2792
371 Washington
Avenue North
Ketchum, ID 83340
Tel: 208.726.4228
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SHEET A9.01 OF TOTAL



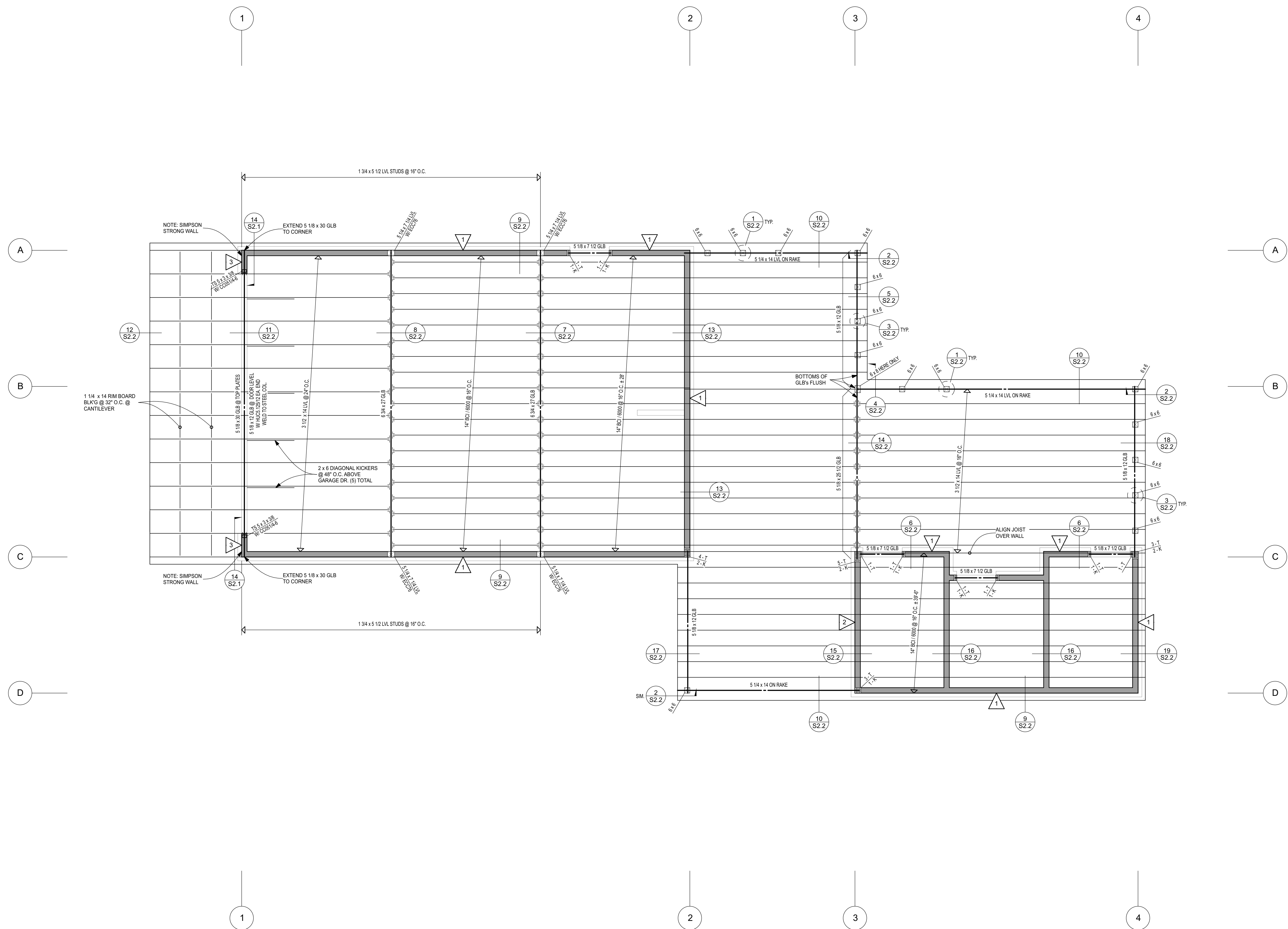
- FOUNDATION NOTES:**
- SLAB IS TO BE POURED AND CURED
 - SEE GEOTECHNICAL REPORT FOR SITE PREPARATION AND DRAINAGE RECOMMENDATIONS.
 - CONTRACTOR TO NOTIFY ARCHITECT IF ANY FILLS, CLAYS, SILTS, ORGANICS OR WATER ARE ENCOUNTERED WHICH MAY EFFECT FOUNDATION BEARING CAPACITY
 - FOUNDATION WALLS TO BACKFILLED WITH IMPORTED FREE-DRAINING GRAVEL.
 - EMBED HOLDDOWNS IN STEMWALL AT THE ENDS OF SHEAR-WALLS WHERE INDICATED ON PLAN, SEE FLOOR PLAN FOR EXACT WALL LOCATION.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, FOUNDATION AND FRAMING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, BRACING, AND SHORING DURING CONSTRUCTION.
 - FOUNDATION INSULATION, WATERPROOFING, RADON VENTING BY OTHERS.
 - REFER TO STRUCTURAL SPECIFICATIONS AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION AND SPECIAL INSPECTION REQUIREMENTS.

FOOTING SCHEDULE		
ID	Dimension	Reinforcing
A	2'-6" x 4'-0" x 12"	4 - #5 BTM. EA. WAY
B	4'-0" x 5'-0" x 12"	5 - #5 BTM. SHORT DIRECTION 4 - #5 BTM. LONG DIRECTION

1 FOUNDATION PLAN

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



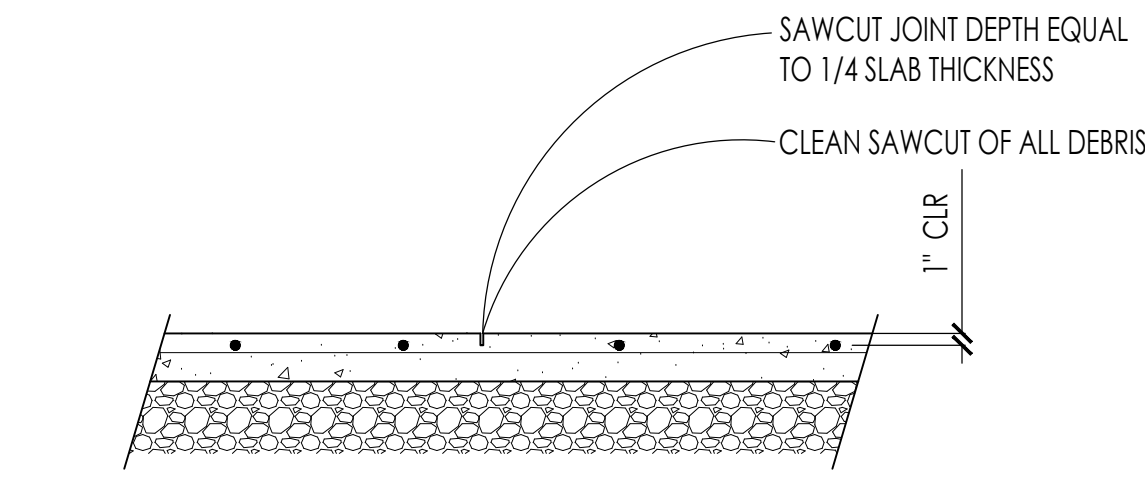


- FRAMING NOTES:**
- PROVIDE (1) 2X6 TRIMMER STUD & (1) 2X6 KING STUD AT EACH END OF HEADERS, U.N.O.
 - T INDICATES TRIMMER STUD (BEARING STUD)
 - K INDICATES KING STUD.
 - GLUE AND NAIL BUILT-UP HEADERS AND BEAMS WITH 3-16d AT 12\"/>
 - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, FOUNDATION AND FRAMING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, BRACING AND SHORING DURING CONSTRUCTION.
 - REFER TO STRUCTURAL SPECIFICATIONS AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION AND SPECIAL INSPECTION REQUIREMENTS.

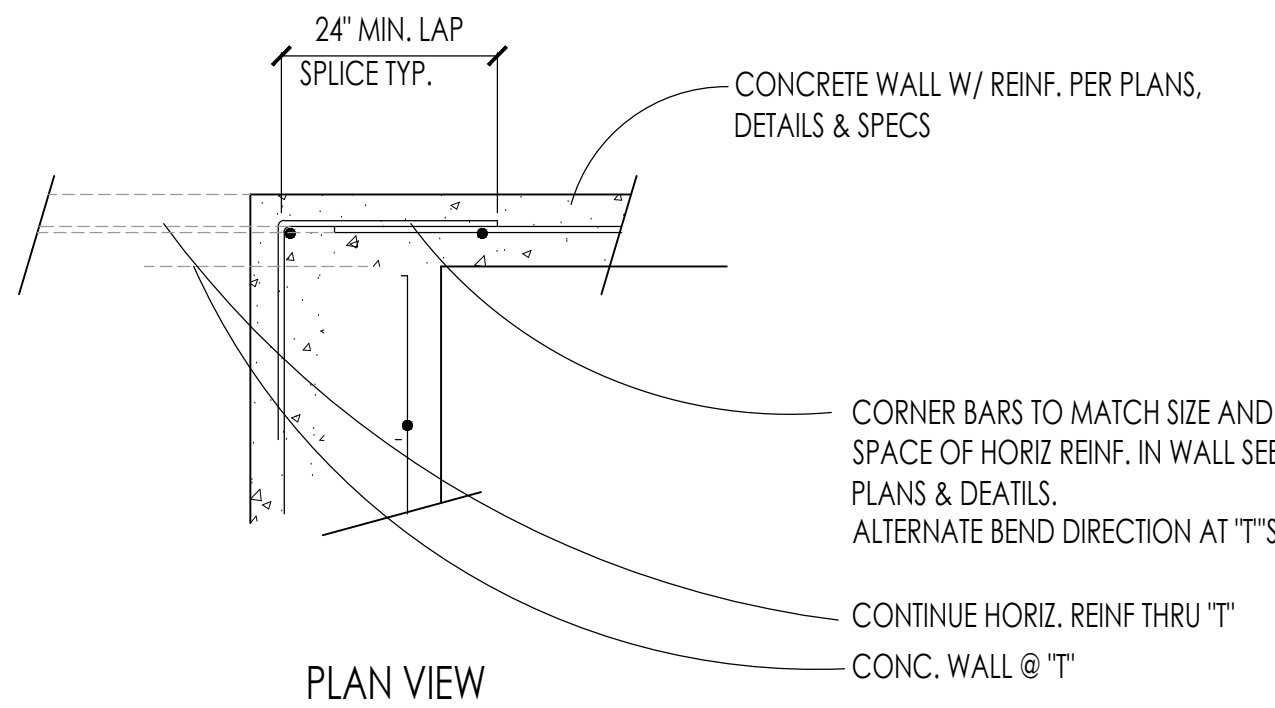
SHEAR WALL SCHEDULE	
Shear Wall	Description
1	15/32 CDX SHTG W/ 8d @ 6\"/>
2	15/32 CDX SHTG W/ 8d @ 3\"/>
3	SIMPSON WSWH 18 x 14, INSTALL PER MANFR'S RECOMMENDATIONS & DETAILS

1 ROOF FRAMING PLAN
SCALE: 1/4\"/>

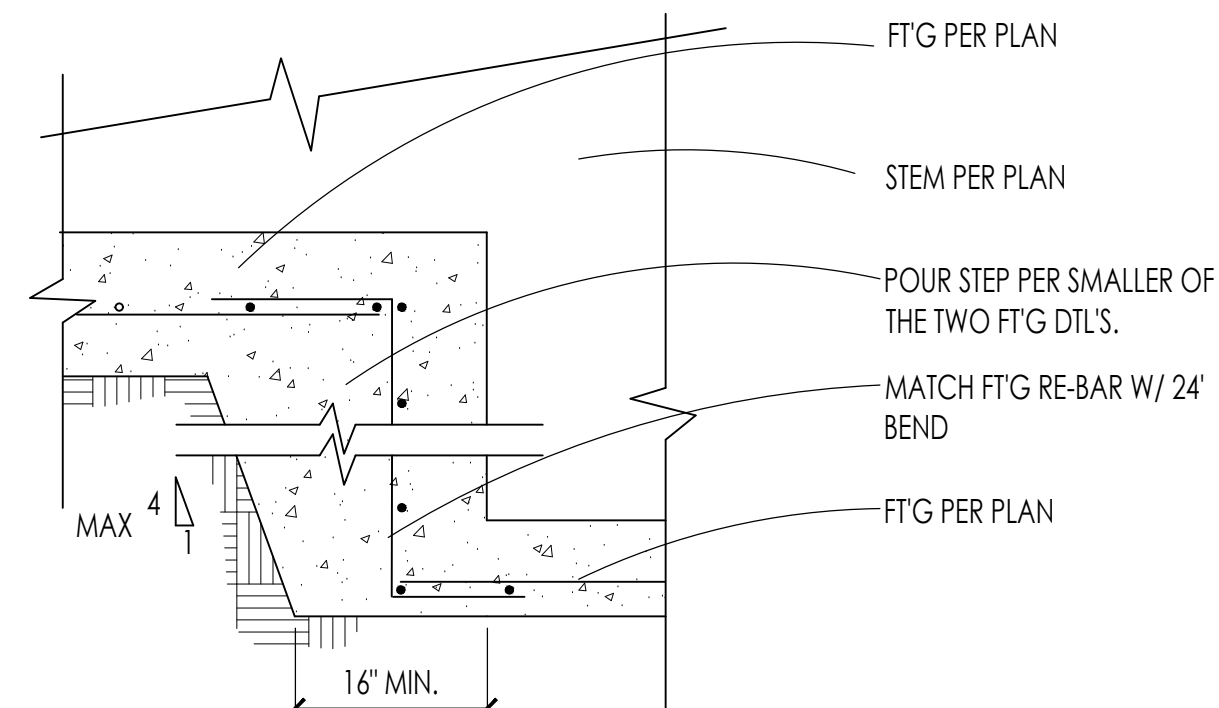




4 S2.0 CRACK CONTROL JOINT IN CONCRETE SLAB ON GRADE



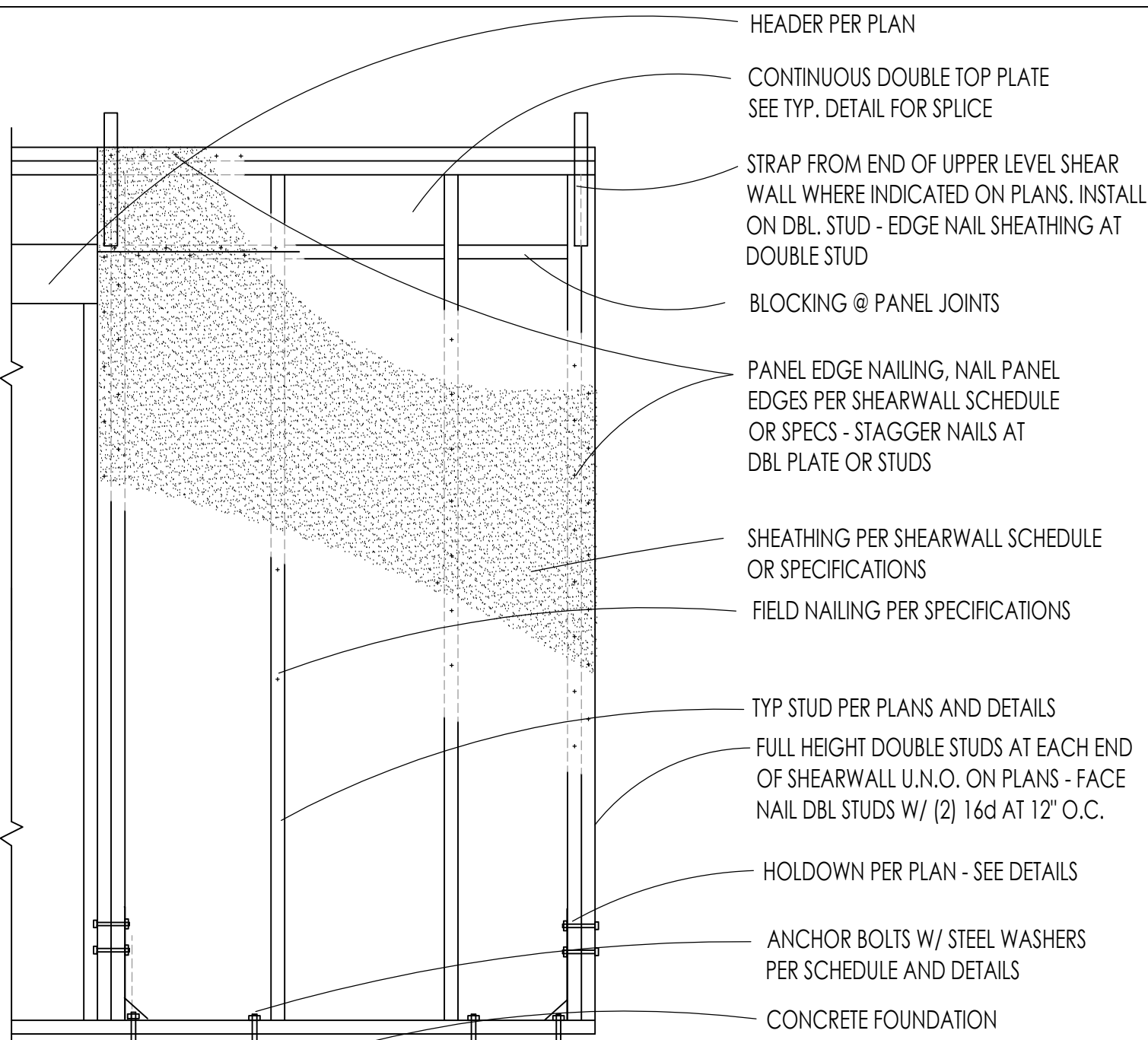
5 S2.0 TYPICAL CONCRETE WALL CORNER



6 S2.0 TYPICAL FOOTING STEP

CONNECTION	NAILING
JOIST OR TRUSS BEARING ON PL OR GIRDER, TOENAIL BRIDGING TO JOIST, TOENAIL EACH END	3-10d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	2-10d
TOP PLATE TO STUD, END NAIL TO EACH STUD	16d AT 16" O.C.
STUD TO SOLE PLATE	2-16d
DOUBLE STUDS, FACE NAIL, UNO.	4-10d TOENAIL OR 2-16d END NAIL
DOUBLE TOP PLATES, FACE NAIL, UNO.	16d @ 24" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d AT 16" O.C.
CEILING JOISTS TO PLATE, TOENAIL	2-16d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	4-8d
RAFTER OF TRUSS TO PLATE, TOE NAIL	3-16d
BUILD-UP CORNER STUDS, UNO.	3-10d
	16d AT 24" O.C.

7 S2.0 MINIMUM NAILING SCHEDULE



8 S2.0 TYPICAL SHEARWALL

STRUCTURAL SPECIFICATIONS:
ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SPECIFICATIONS, AND NOTES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

CONTRACTOR SHALL COORDINATE ALL DUCT PLACEMENT WITH ARCHITECT / ENGINEER.

CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

CONTRACTOR TO SUBMIT A REQUEST TO ARCHITECT/ENGINEER FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON STRUCTURAL SHEETS.

THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON DRAWINGS.

BUILDING CODE:
STRUCTURAL DESIGN AND CONSTRUCTION TO CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.

DESIGN ROOF LOADS:
LIVE LOAD (KNOW) 110 PSF OR PER IBC
DEAD LOAD 35 PSF

DESIGN FLOOR LOADS:
LIVE LOAD 100 PSF
DEAD LOAD 60 PSF

LATERAL LOADS:
WIND DESIGN CRITERIA:
OCCUPANCY CATEGORY II
ANALYSIS PROCEDURE DIRECTIONAL PROCEDURE
WIND SPEED 103 MPH
EXPOSURE B
IMPORTANCE FACTOR I_w 1.0

SEISMIC DESIGN CRITERIA:
OCCUPANCY CATEGORY II
IMPORTANCE FACTOR 1.0
SEISMIC DESIGN CATEGORY D
SITE CLASS D
S.F.R.S. SHEAR PANELS
S_s .631
S₁ .194
S_{0.5} .545
S_{D1} .287
R 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE PROCEDURE
WEIGHT APPLICABLE LOADS=35% SNOW
RESPONSE COEFFICIENT .0838
DESIGN BASE SHEAR (ASD) 5 psf

FOUNDATIONS:
DESIGN SOIL BEARING PRESSURE PER GEOTECHNICAL REPORT - 2000 PSF
SEE GEOTECHNICAL REPORT BY BUTLER ASSOCIATES FOR SITE PREPARATION, BACKFILLING, FOUNDATION, WATERPROOFING DETAIL, LAND RECOMMENDATIONS AND DRAINAGE RECOMMENDATION.

ALL FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED, DRAINED SOIL. IF SOIL IS DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% MAXIMUM DRY DENSITY PER ASTM D698. CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IF SOIL CONDITIONS ARE ENCOUNTERED WHICH MAY REQUIRE A LOWER ASSUMED SOIL BEARING PRESSURE SUCH AS CLAYS, SILTS, OR ORGANICS. 2'-8" MINIMUM FOOTING DEPTH BELOW GRADE OR SEE DETAILS.

CONCRETE:
STRUCTURAL CONCRETE, INCLUDING FOOTINGS, WALLS, AND SLABS, SHALL HAVE THE FOLLOWING MIX REQUIREMENTS, AND MAX. AGGREGATE SIZE OF 3/4".

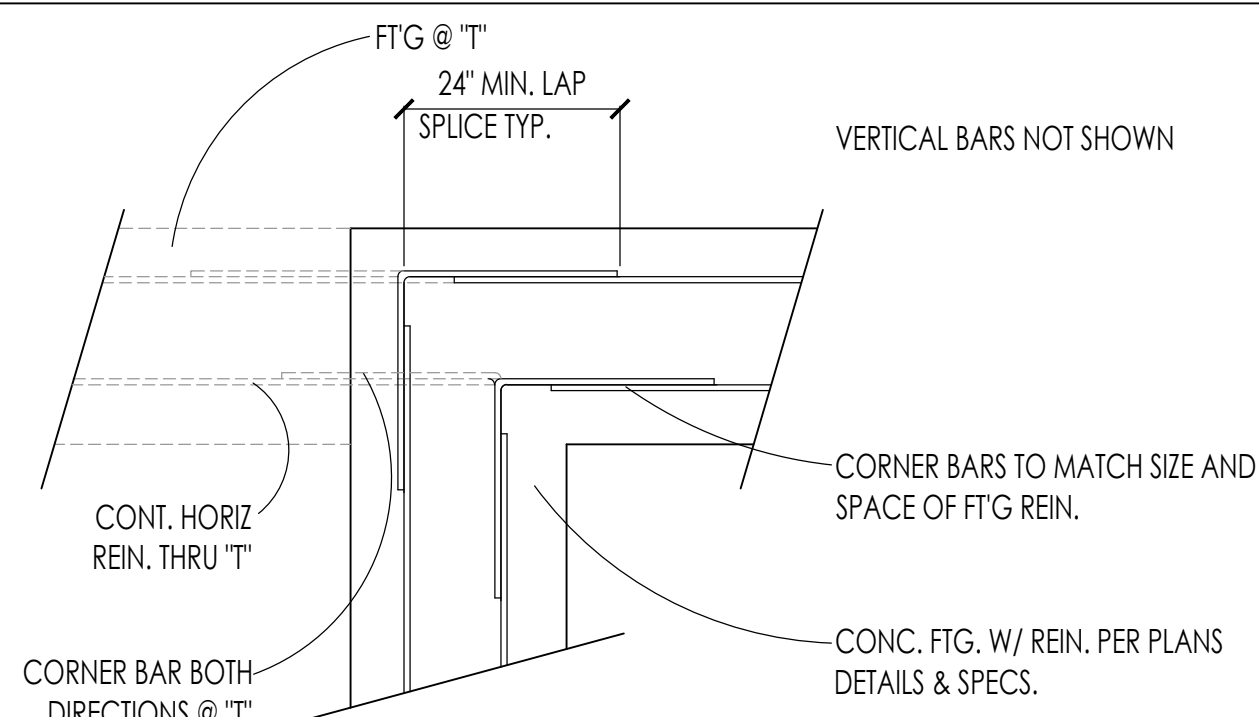
28-DAY COMPRESSIVE STRENGTH: 3000 PSI
MINIMUM CONCRETE CONTENT: 5 SACKS PER CUBIC YARD
PERCENT ENTRAINED AIR: 5% TO 6%
MAXIMUM SLUMP: 4 INCHES

CONCRETE PLACEMENT:
ALL CONCRETE PLACEMENT AND REINFORCEMENT COVER SHALL CONFORM TO ACI 318. CONCRETE FORMWORK TO BE OF ADEQUATE STRENGTH AND PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. NO FOOTING SHALL BE PLACED ON DISTURBED SOIL. REINFORCING STEEL SHALL BE CONTINUOUS THROUGH ALL COLD JOINTS. FOOTING STEPS SHALL BE STEPPED (2) VERTICALLY TO (1) HORIZONTALLY. REFER TO DRAWINGS FOR STEP REINFORCEMENT.

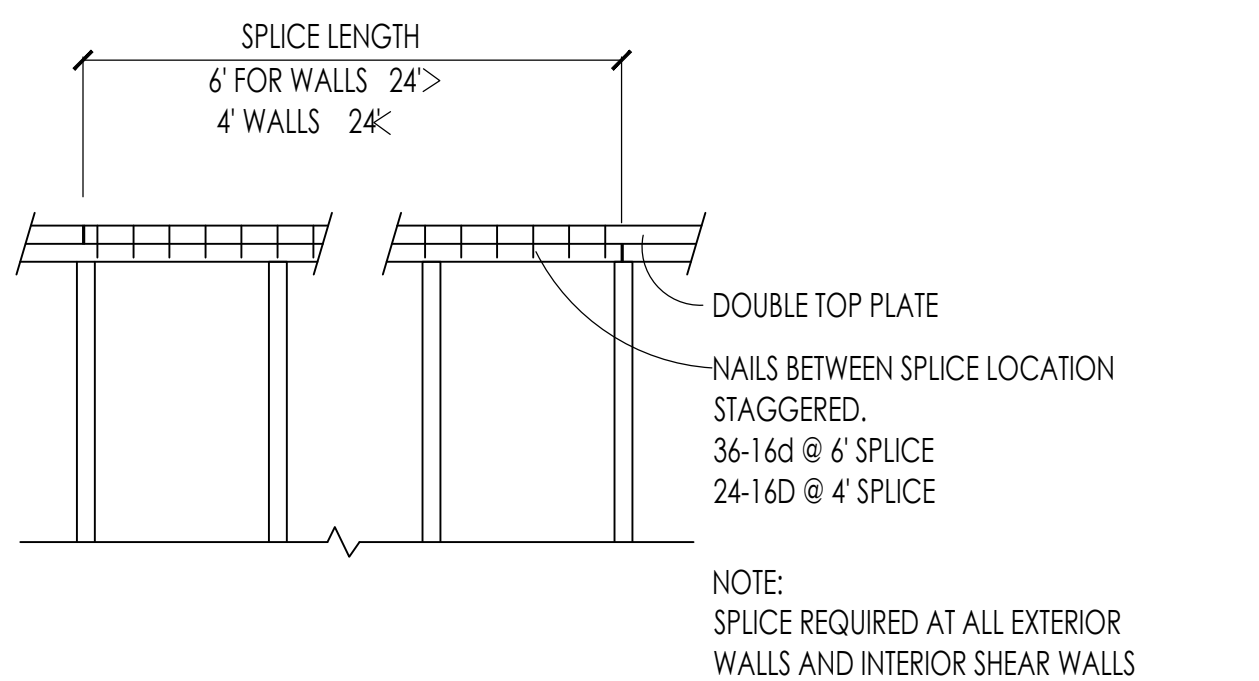
CONCRETE REINFORCEMENT:
REINFORCEMENT SHALL BE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER, AND GRADE 60 FOR #5 BARS AND LARGER. WIRE MESH TO CONFORM TO ASTM A185-84. ALL REBAR SPLICES TO BE LAPPED 40 BAR DIAMETERS UNLESS OTHERWISE NOTED. WELDING OF REBAR TO BE APPROVED BY ENGINEER. PAD AND STEM FOOTING REINFORCEMENT TO HAVE 6" CLEAR COVER OF CONCRETE TYPICAL UNLESS OTHERWISE NOTED ON THE DRAWINGS. RE-BAR INDICATED TO BE WELDED TO BE CERTIFIED WELDABLE RE-BAR

CONCRETE FOOTINGS, PADS, STEM, BASEMENT, AND RETAINING WALLS:
REFER TO DRAWINGS FOR WALL SIZE AND REINFORCEMENT. BASEMENT WALLS SHALL NOT BE BACK FILLED UNTIL ATTACHED FLOORS ARE FRAMED AND SHEATHED, AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. PROVIDE CORNER BARS WITH 24" LEGS AT CORNERS AND INTERSECTING WALLS AND FOOTINGS. SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT. ANCHOR BOLTS SHALL BE ASTM A307 AND OF THE SIZE AND SPACING AS INDICATED ON THE DRAWINGS AND HAVE A 7" MINIMUM EMBEDMENT DEPTH. ANCHOR BOLTS TO BE WITHIN 1" OF SLAB PLATE ENDS, WITH A MINIMUM OF TWO PER WALL, AND NO CLOSER THAN 6" FROM CONCRETE WALL CORNERS. PROVIDE AN ADEQUATE DRAINAGE SYSTEM BEHIND ALL WALLS AS REQUIRED TO NOT ALLOW STANDING WATER BEHIND WALLS. BACK FILL RETAINING WALLS IN SEQUENCE PRESCRIBED ON DRAWINGS AND AFTER CONCRETE HAS CURED A MINIMUM OF 14 DAYS.

CONCRETE SLABS:
CONCRETE SLABS, UNLESS OTHERWISE NOTED ON DRAWINGS, SHALL BE AS NOTED ON PLAN. AT 4" THICK SLABS REINFORCE WITH #3 BARS AT 18" O.C. BOTH WAYS. 1-1/2" CLEAR FROM TOP FACE. AT 5" THICK SLABS REINFORCE WITH #4 BARS AT 18" O.C. BOTH WAYS. 1-1/2" CLEAR FROM TOP FACE. SEE GEOTECHNICAL REPORT FOR BASE AND SUB BASE PREPARATION. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DIRT, CHIPS, AND FOREIGN MATTER PRIOR TO POURING ADJACENT SLAB. CRACK CONTROL JOINTS SHALL HAVE A MAXIMUM SPACING OF 18'-0" IN BOTH DIRECTIONS. CONTRACTOR SHALL SUBMIT, PRIOR TO CONSTRUCTION, LOCATION OF ALL CONSTRUCTION AND CRACK CONTROL JOINTS.



3 S2.0 TYPICAL FOOTING CORNER



9 S2.0 TYPICAL TOP PLATE SPlice

LENGTH OF WALL BETWEEN CORNERS	SPlice LENGTH MINIMUM	NAILS ALONG SPlice LENGTH
OVER 24	6'-0"	36-16d
LESS THAN 24	4'-0"	24-16d

WOOD FRAMING:
ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH IBC SECTION 2308 UNLESS OTHERWISE NOTED ON THE DRAWINGS. PROVIDE 1/2" CLEARANCE BETWEEN FRAMING AND TOP OF WINDOW AND DOOR FRAMES. PROVIDE 1/2" CLEARANCE BETWEEN ROOF FRAMING AND TOP OF WCN. BEARING INTERIOR WALLS WITH SMPSON STEEL CLIPS. FRAMING NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS AND POSTS. MINIMUM HEADER TO BE 6x8 WITH (1) 2x6 BEARING STUDS PLUS KING STUDS EACH END UNLESS NOTED OTHERWISE. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY THE IBC SECTION 2308.9.8.

SAWN STRUCTURAL LUMBER:
UNLESS NOTED OTHERWISE ON PLANS, STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) No. 2 OR BETTER FOR ALL 2X5, 3X5, AND 4X5. ALL BEAMS AND POSTS 6x6 AND LARGER SHALL BE DF-L No. 1 OR BETTER. WOOD BEARING ON, OR INSTALLED WITHIN 1" OF CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

STRUCTURAL GLUED-LAMINATED TIMBER:
ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 WITH ZERO CAMBER UNLESS OTHERWISE NOTED ON DRAWINGS. 5-1/2x4" CLH HEADERS TO BE INDUSTRIAL APPEARANCE GRADE. SEE DRAWINGS FOR GLUED-LAMINATED TIMBER GRADE FOR BEAMS CONTINUOUS OVER A SUPPORT OR CANTILEVERED. FABRICATION SHALL BE IN ACCORDANCE WITH AISC 117. PROVIDE WET UTE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15%.

LVL (LAMINATED VENEER LUMBER):
ALL LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
MIN. FLEXURAL STRESS (BENDING) = 2600 psi
MIN. HORIZONTAL SHEAR = 285 psi
MIN. MODULUS OF ELASTICITY = 1.8 X 10⁶ psi

NAILS, BOLTS, LAGS, AND PRE-FABRICATED CONNECTIONS FOR WOOD:
ALL NAILS SHALL BE BOX OR GALVANIZED BOX. THE USE OF STAPLES TO BE VERIFIED BY ENGINEER. BOTH BOLTS AND LAGS SHALL CONFORM TO ASTM A307 GRADE UNLESS OTHERWISE NOTED. PROVIDE WILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD. METAL HANGERS AND CONNECTIONS SHOWN ON DRAWINGS TO BE MANUFACTURED BY THE SMPSON COMPANY AND INSTALLED PER THEIR SPECIFICATIONS WITH NAILING PER THEIR SPECIFICATION. OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW.

PRE-MANUFACTURED WOOD TRUSSES:
TRUSS LAYOUT ON PLANS FOR SCHEMATIC PURPOSES ONLY. FINAL LAYOUT TO BE COMPLETED BY TRUSS MANUFACTURER AND VERIFIED WITH ARCHITECT/ENGINEER. SEE ARCHITECTURAL SHEETS FOR TRUSS REEL HEIGHTS AND VERIFY WITH ARCHITECT PRIOR TO FABRICATION. WOOD TRUSSES SHALL BE MANUFACTURED WITH STRESS RATED MATERIALS DESIGNED TO SUPPORT LOADINGS SHOWN ON DRAWINGS. BRACE BOTTOM CHORD AND WEB MEMBERS AS REQUIRED BY MANUFACTURER. VERTICAL FLOOR TRUSS DEFLECTION TO BE LIMITED TO L/360 LIVE DEFLECTION OR 3/4" MAXIMUM FOR ALL LOADING CONDITIONS. VERTICAL FLOOR TRUSS DEFLECTION TO BE LIMITED TO L/600 LIVE DEFLECTION AND 5/8" MAXIMUM FOR ALL LOADING CONDITIONS. HOLD NON-BEARING WALLS 5/8" BELOW TRUSS BOTTOM CHORD. HORIZONTAL TRUSS DEFLECTION TO BE LIMITED TO 5/8" TOTAL LOAD DEFLECTION. TRUSS MANUFACTURER IS RESPONSIBLE FOR ALL FRAMING AND CONNECTIONS OF TRUSSED ROOF AREAS, INCLUDING EAVE OVERHANGS AND OVERFRAMING, SHOP DRAWINGS, DETAILS, AND STRUCTURAL CALCULATIONS OF TRUSSED ROOF SYSTEM MUST BE STAMPED BY A PROFESSIONAL CIVIL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS TO BE CONSTRUCTED AND SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

MANUFACTURED WOOD T JOIST:
WOOD T JOIST ARE TO BE DESIGNED AND CERTIFIED BY MANUFACTURER TO SUPPORT LOADINGS SHOWN ON DRAWINGS. FOR COMMERCIAL GRADE, JOISTS DETAILED SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. JOIST SHALL BE ERECTED, INSTALLED AND BRACED PER MANUFACTURER'S SPECIFICATIONS. OTHER MANUFACTURED WOOD T JOIST MAY BE SUBSTITUTED UPON ARCHITECT/ENGINEER APPROVAL.

PLYWOOD SHEATHING:
ALL PLYWOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD WITH THICKNESS, VENEER GRADES AND SPAN RATINGS AS NOTED HEREIN OR ON DRAWINGS / DETAILS. PLYWOOD AT ROOF AND FLOORS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. PROVIDE 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF AND FLOOR WITH 8d AT 6" O.C. EDGE AND 12" O.C. INTERMEDIATE UNLESS OTHERWISE NOTED ON DRAWINGS. GLEUE FLOOR SHEATHING. NAIL APA RATED WALL PANEL EDGES AND BOUNDARIES WITH 8d AT 4" O.C. AND 12" O.C. INTERMEDIATE UNLESS OTHERWISE SPECIFIED IN DRAWINGS OR SHEARWALL SCHEDULE. BLOCK AND NAIL ALL HORIZONTAL PANEL EDGES AT DESIGNATED SHEARWALLS.

ROOF SHEATHING: 5/8" CDX MINIMUM 140/20 SPAN RATING.
FLOOR SHEATHING: 3/4" CDX 1&G MINIMUM 148/24 SPAN RATING.
EXTERIOR WALL SHEATHING: 15/32" CDX PLYWOOD OR 7/16" OSB MINIMUM 24/40 SPAN RATING UNLESS OTHERWISE NOTED.

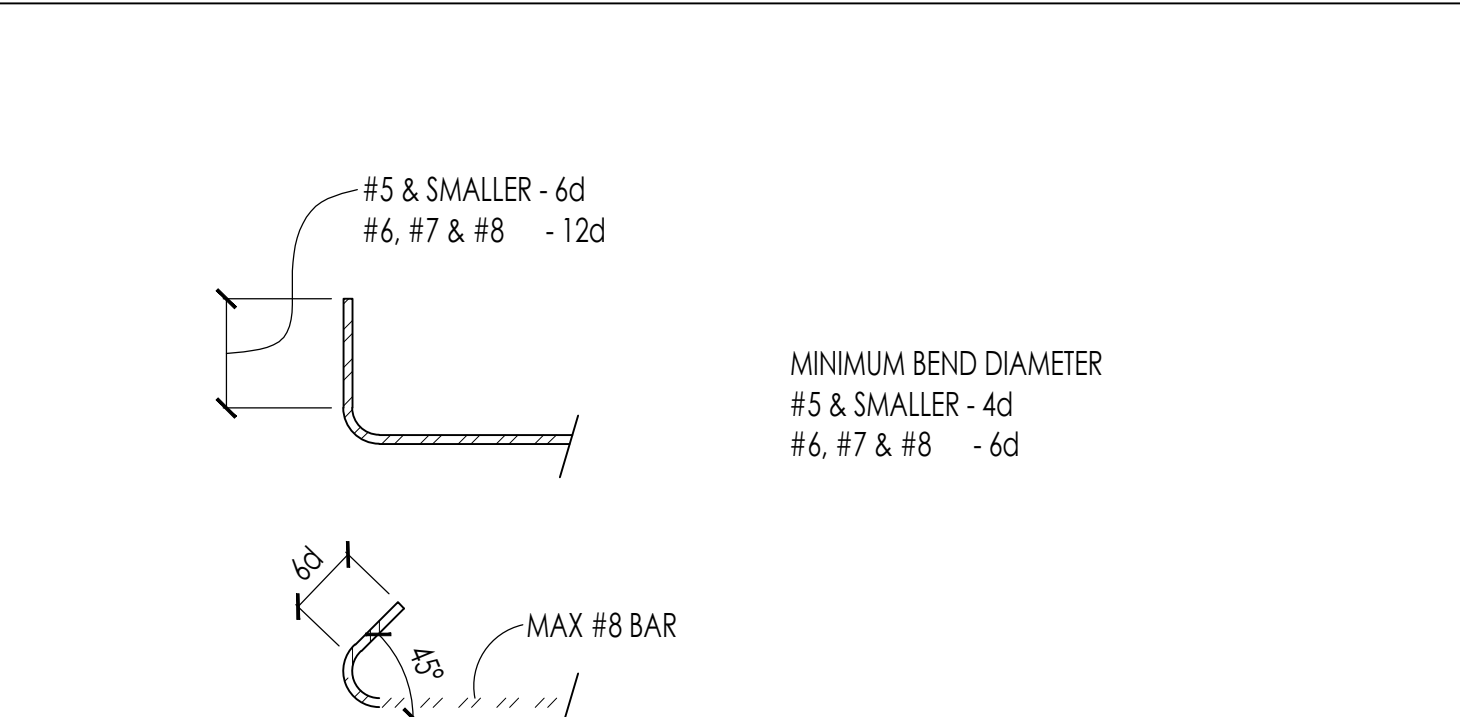
STRUCTURAL STEEL AND MISCELLANEOUS METALS:
ALL STEEL TO CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED. STEEL PIPE SHALL CONFORM TO ASTM A501 (Fy=36ksi). STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B (Fy=48ksi). ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AISC. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW BEFORE FABRICATION. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE PERFORMED PER AWS D1.1 WITH A MINIMUM WELD SIZE OF 3/16" AND WITH E70 ELECTRODE. MACHINE BOLTS SHALL BE ASTM A325 UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE LOAD INDICATOR WASHERS BETWEEN NUT AND CONNECTED STEEL OR EQUIVALENT TENSIONING INDICATOR. ALL STEEL ANCHORS, TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. ALL STEEL INCLUDING NUTS, BOLTS, AND WASHERS EXPOSED TO WEATHER SHALL BE GALVANIZED.

INSPECTIONS
BUILDING OFFICIAL MAY WAIVE SPECIAL INSPECTION REQUIREMENTS FOR WORK DEEMED OF A MINOR NATURE. SPECIAL INSPECTION INDEPENDENT OF THE CONTRACTOR, ARCHITECT, AND ENGINEER OF RECORD SHALL BE PROVIDED BY OWNER ACCORDING TO IBC CHAPTER 17. THE SPECIAL INSPECTOR SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE W/ THE CONTRACT DOCUMENTS, NOT THE SHOP DRAWINGS. THE SPECIAL INSPECTOR SHALL SEND REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT, THE ENGINEER, AND CONTRACTOR FOR CORRECTION. THE SPECIAL INSPECTOR SUBMIT A BI-WEEKLY AND A FINAL SIGNER REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE W/ THE PLANS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC, CONT OR PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

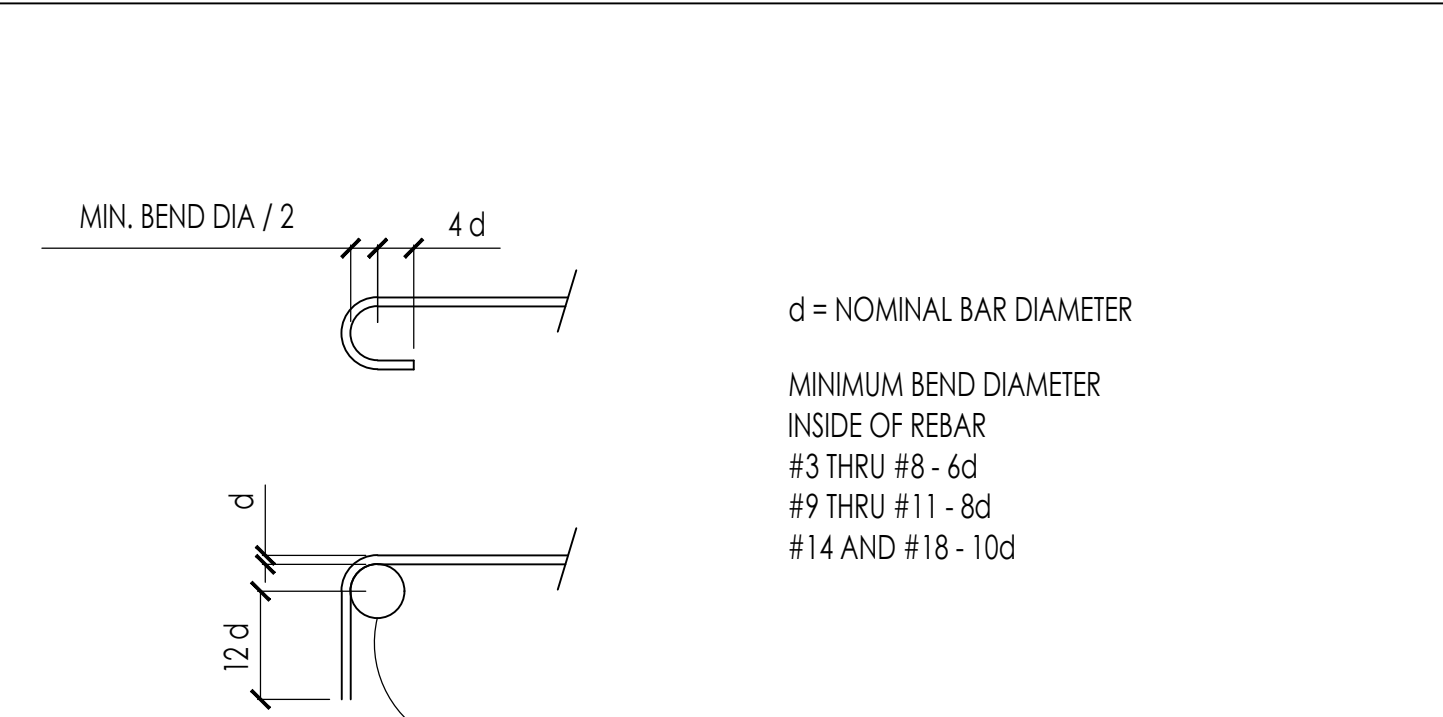
VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION		
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS	CONT	PERIODIC
IDENTIFICATION OF HANGERS TO CONFORM TO ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS		X
MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X
INSPECTION OF HIGH-STRENGTH BOLTING	CONT	PERIODIC
SNUG TIGHT JOINTS		X
PRE-TENSIONED SLIP CRITICAL JOINTS USING MATCH-MARKING, TWIST OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		X
MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD FORMED STEEL DECK	CONT	PERIODIC
STRUCTURAL STEEL VERIFY MARKINGS TO CONFORM TO AISC 360		X
OTHER STEEL VERIFY MARKINGS TO CONFORM TO ASTM PER DRAWINGS		X
MATERIAL VERIFICATION OF WELD FILLER MATERIAL	CONT	PERIODIC
VERIFY MARKINGS TO CONFORM TO ASTM STANDARDS PER DRAWINGS		X
INSPECTION OF WELDING:		
STRUCTURAL STEEL AND COLD FORMED STEEL DECK	CONT	PERIODIC
COMPLETE (FULL) AND PARTIAL PENETRATION GROOVE WELDS		X
MULTI-PASS FILLET WELDS		X
SINGLE-PASS FILLET WELDS LARGER THAN 5/16"		X
PLUG AND SLOT WELDS		X
SINGLE-PASS FILLET WELDS 5/16" AND SMALLER		X
FLOOR & ROOF DECK WELDS		X
WELDING OF REINFORCING STEEL (Re-bar)		
VERIFICATION OF WELDABILITY OF RE-BAR (except ASTM A706)	CONT	PERIODIC
RE-BAR IN MOMENT FRAMES AND SHEAR WALLS		X
ALL SHEAR REINFORCEMENT		X
OTHER REINFORCING STEEL		X
SINGLE-PASS FILLET WELDS 5/16" AND SMALLER		X
FLOOR & ROOF DECK WELDS		X
INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE		
DETAILS SUCH AS BRACING AND STIFFENING		X
MEMBER LOCATION		X
APPLICATION OF JOINT DETAILS AT EACH CONNECTION		X
INSPECTION OF LATERAL FORCE RESISTING SYSTEM		
NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE WOOD SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING SHEARWALLS, DRAG STRUTS, BRACES AND HOLDOWNS		X

EPOXY ANCHORS		
RE-BAR, THREADED ROD, BOLTS EPOXIED INTO HARDENED CONCRETE INSPECTED FOR HOLE DIMENSIONS, ANCHOR MATERIAL AND DIMENSIONS, HOLE CLEAN OUT, EPOXY MATERIAL AND MIX AS SPECIFIED.		X

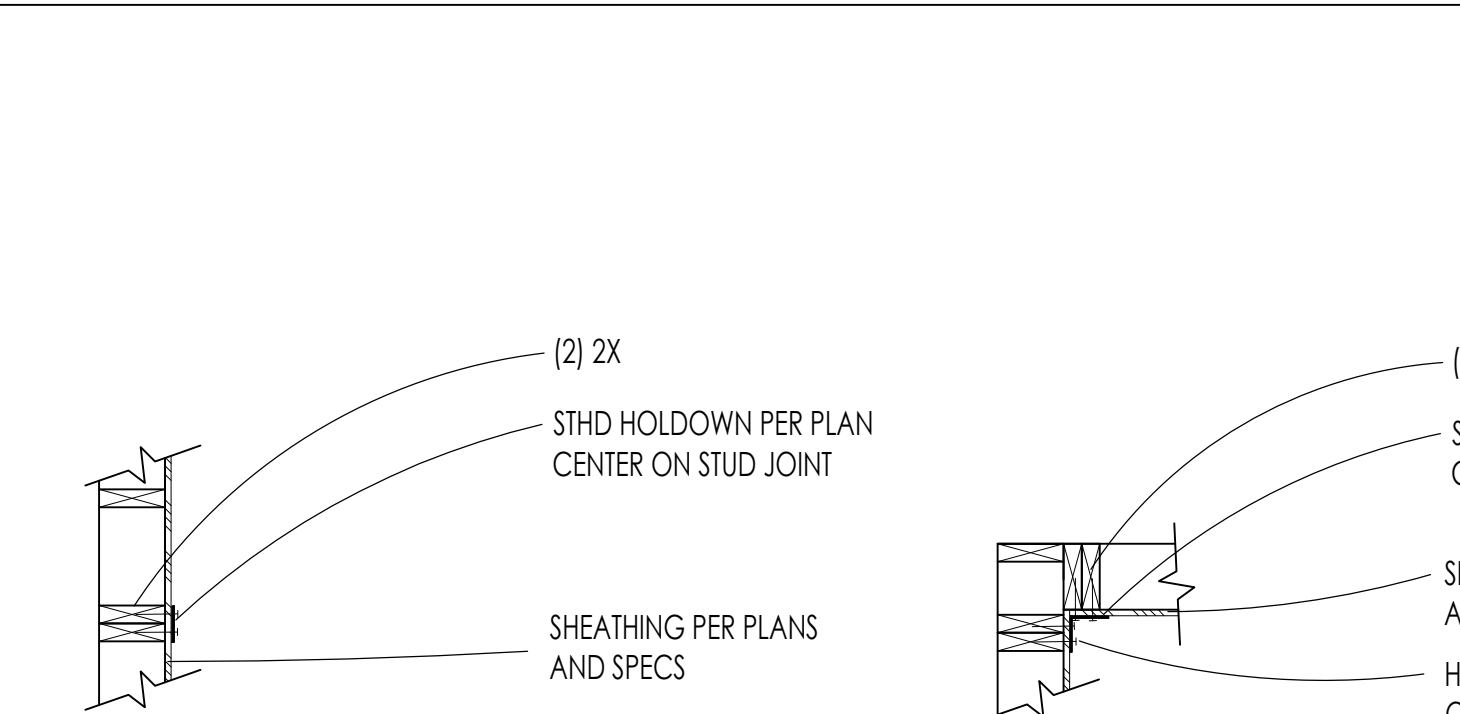
SOILS		
AS REQUIRED BY THE BUILDING DEPARTMENT: FILL MATERIALS, EXCAVATION DEPTH, BEARING CAPACITY, MATERIAL TYPE AT BEARING		X
AS REQUIRED BY THE BUILDING DEPARTMENT: COMPACTED FILL MATERIAL, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION	X	X



2 S2.0 STANDARD STIRRUP & TIE HOOKS

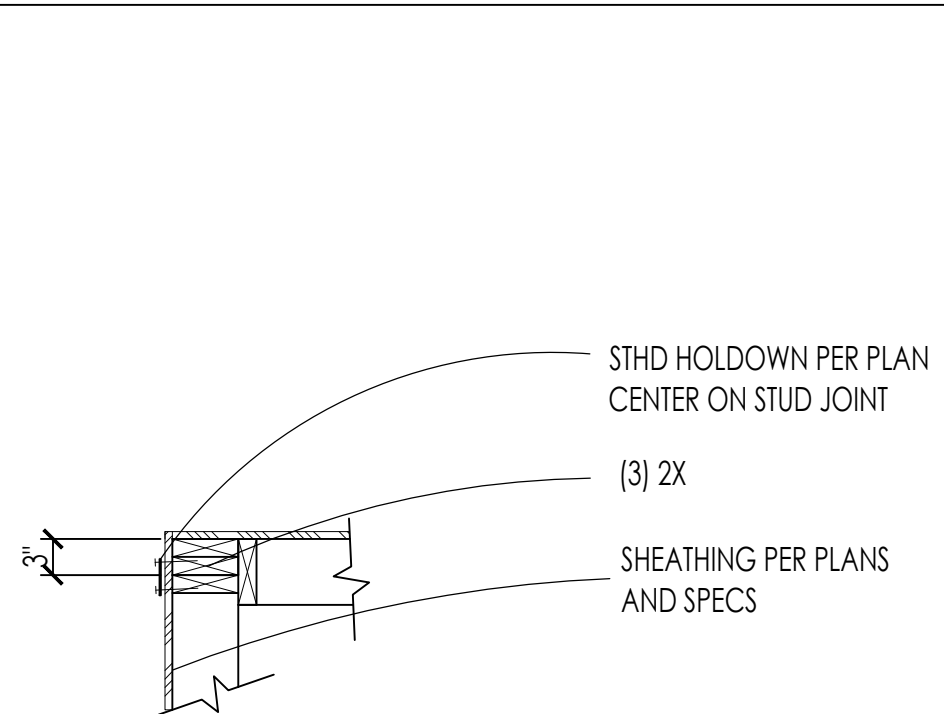


1 S2.0 STANDARD REINFORCING BAR HOOKS



MID WALL PLAN VIEW

INSIDE CORNER PLAN VIEW



OUTSIDE CORNER PLAN VIEW

10 S2.0 TYPICAL STHD HOLDOWN

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MORELL ENGINEERING P.C.
STRUCTURAL ENGINEERING
P.O. BOX 2401, KETCHUM, IDAHO, 83340

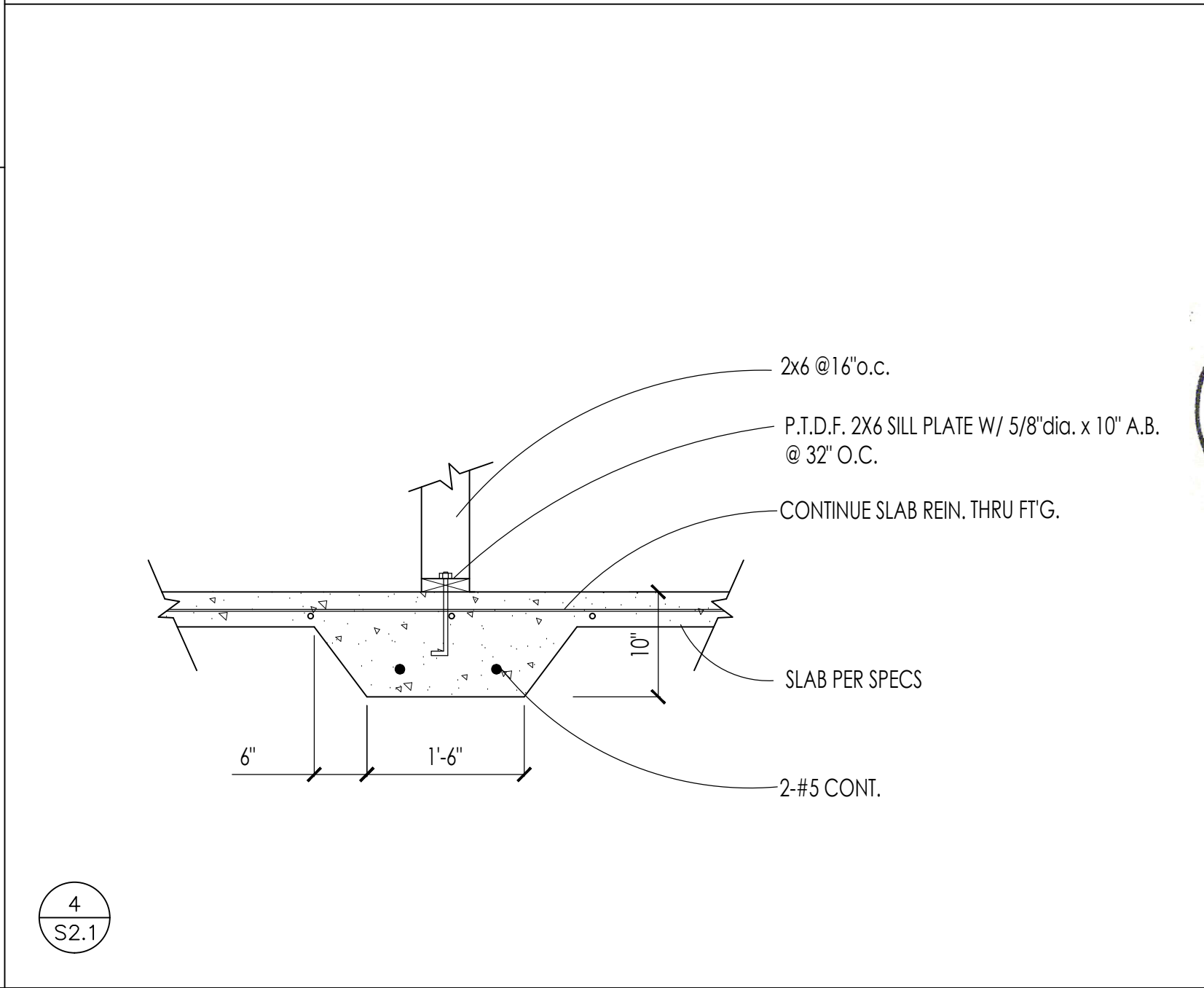
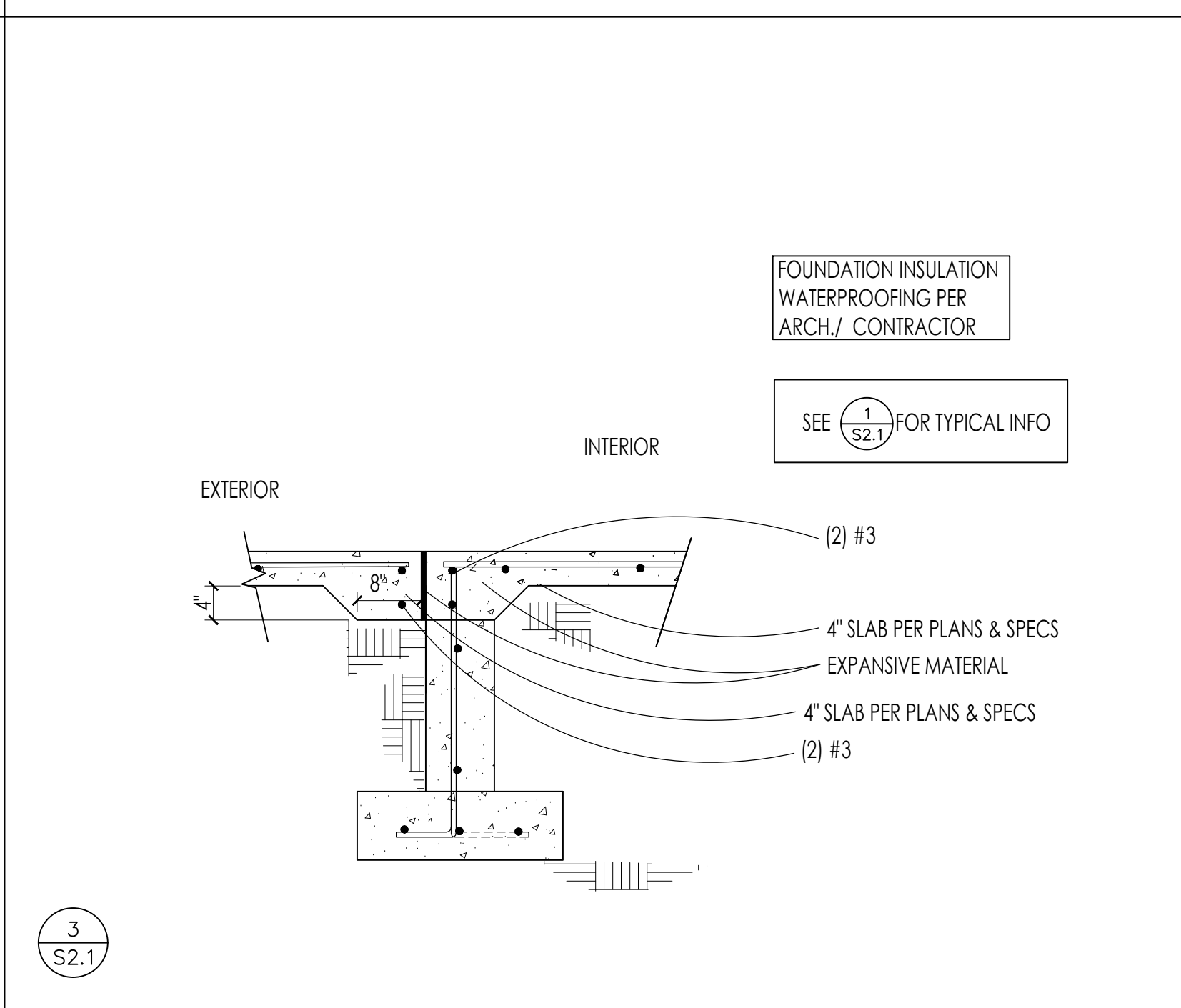
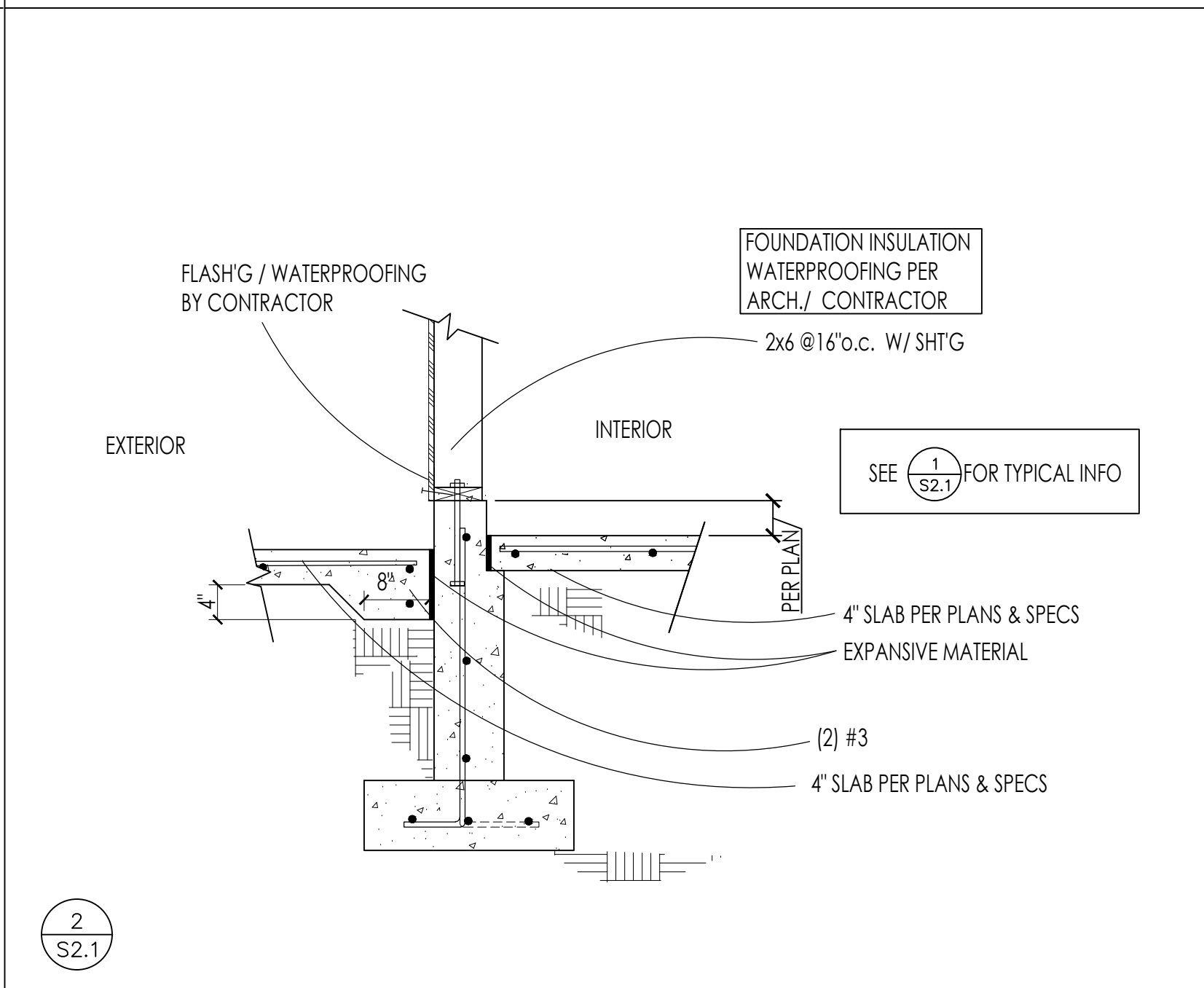
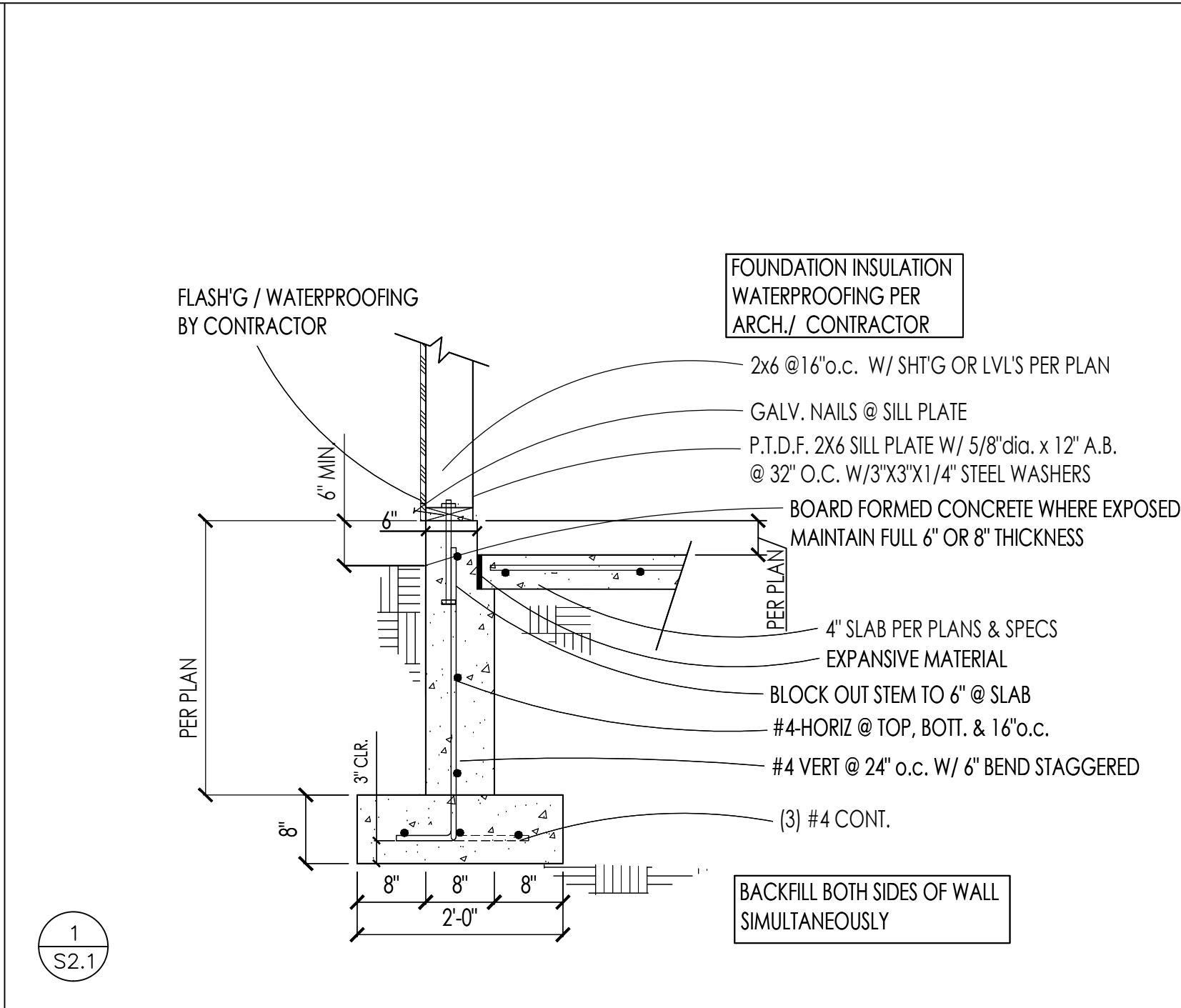
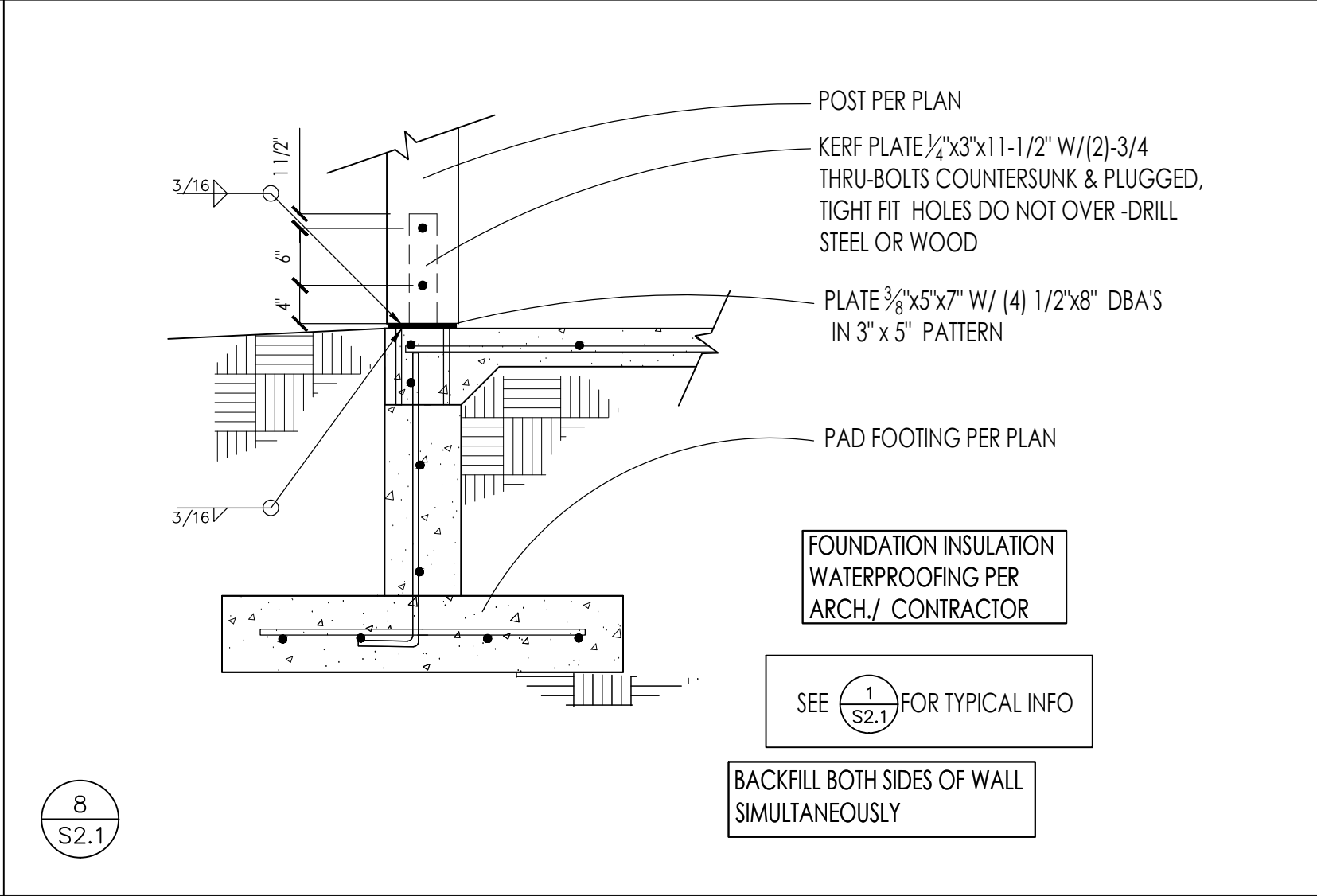
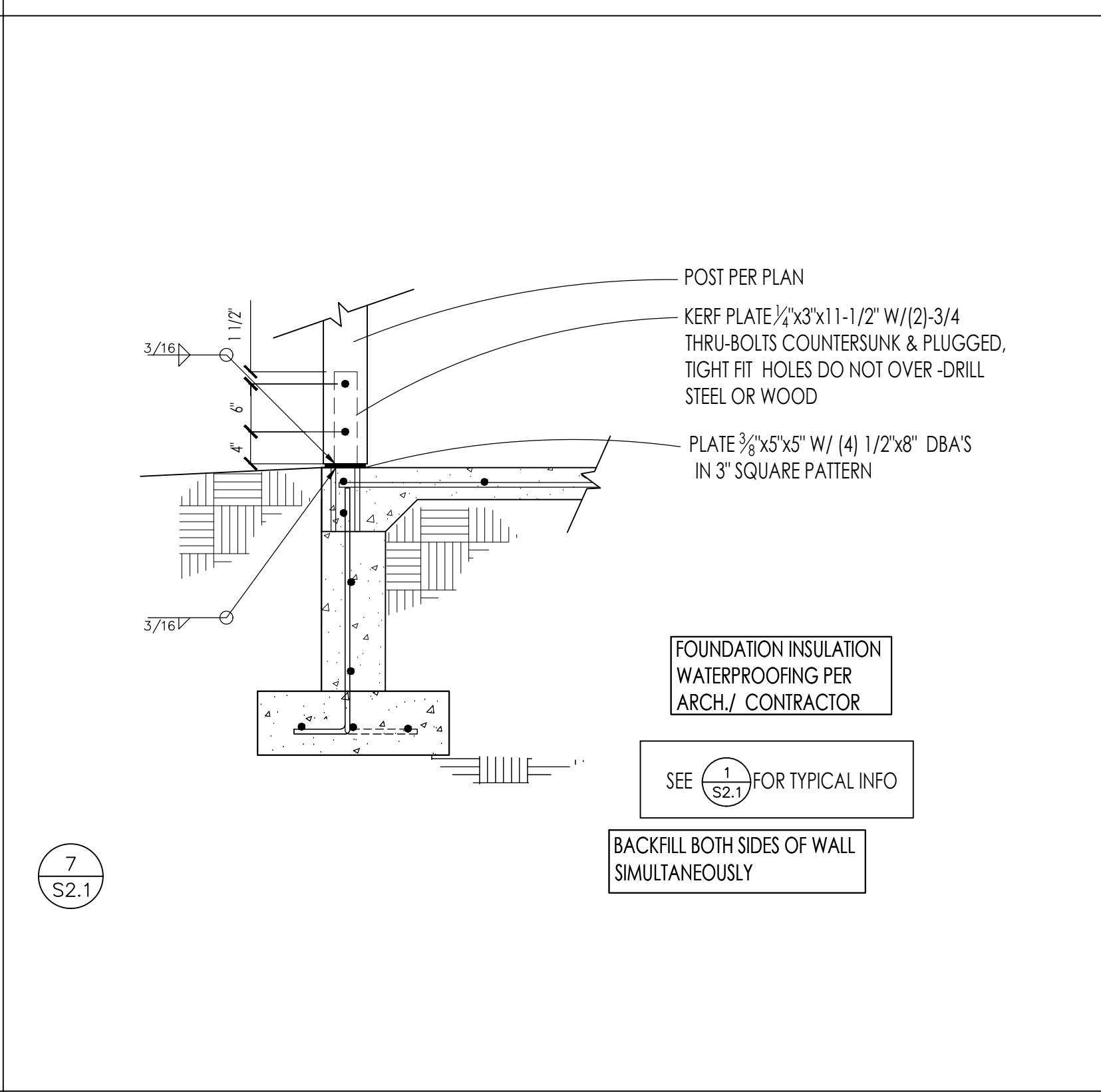
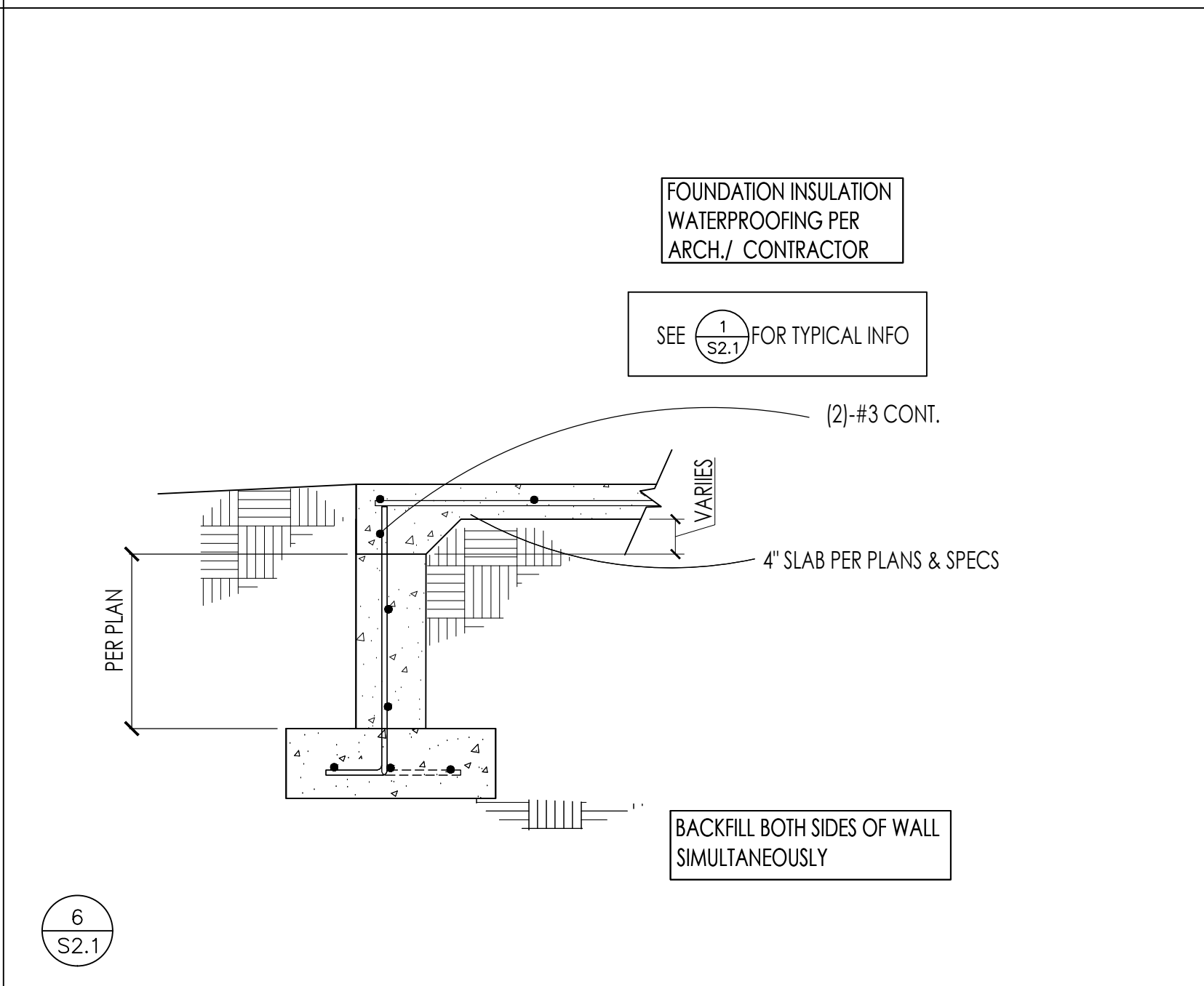
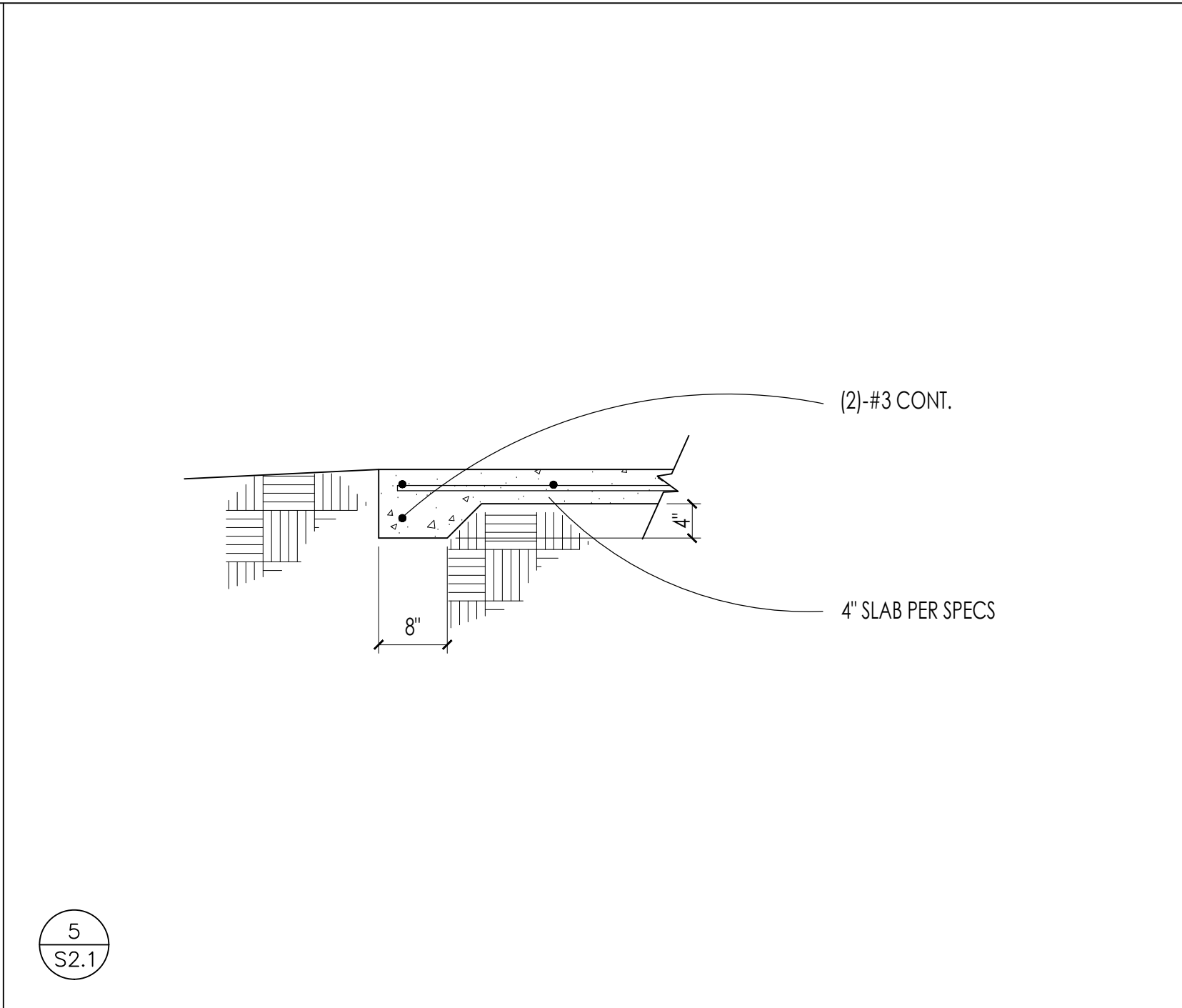
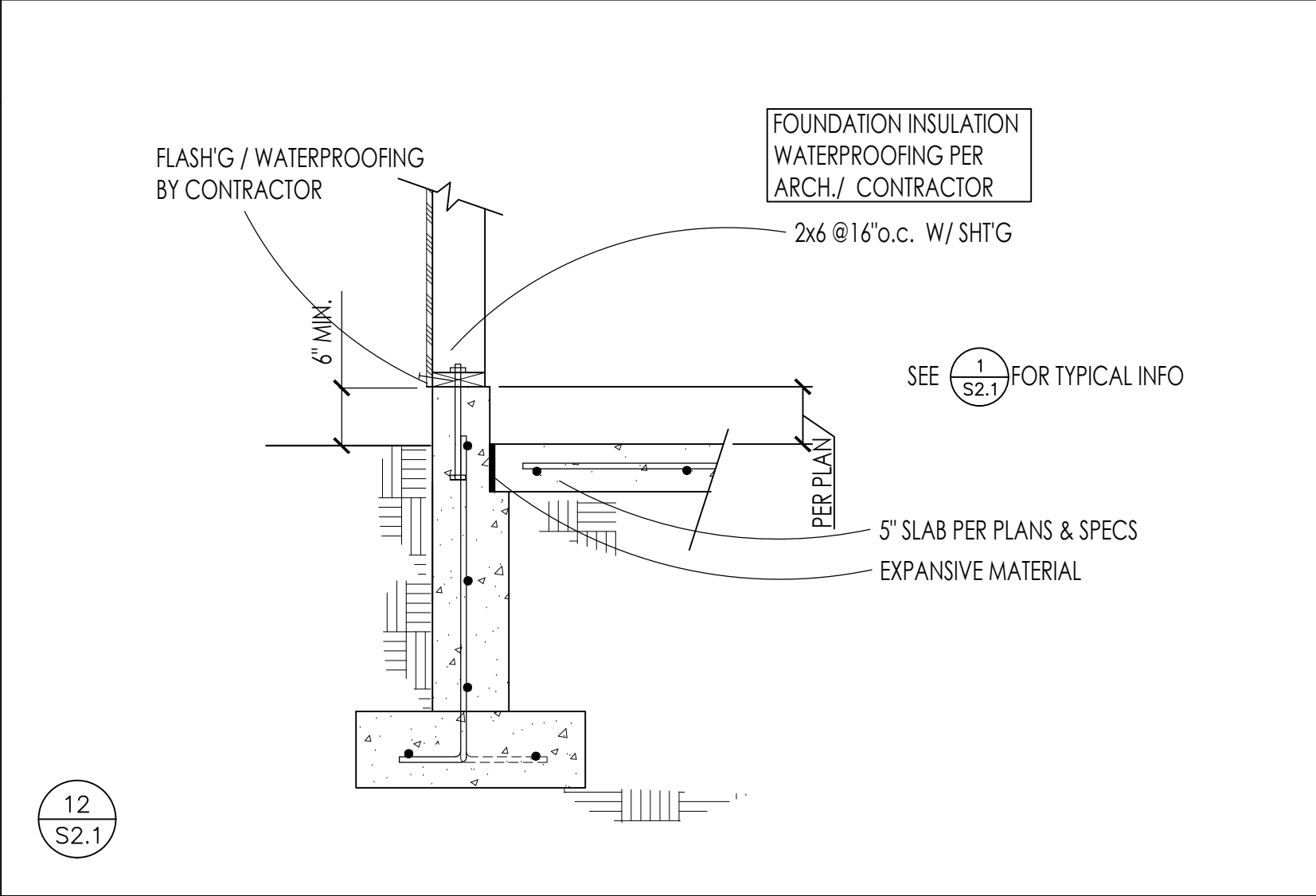
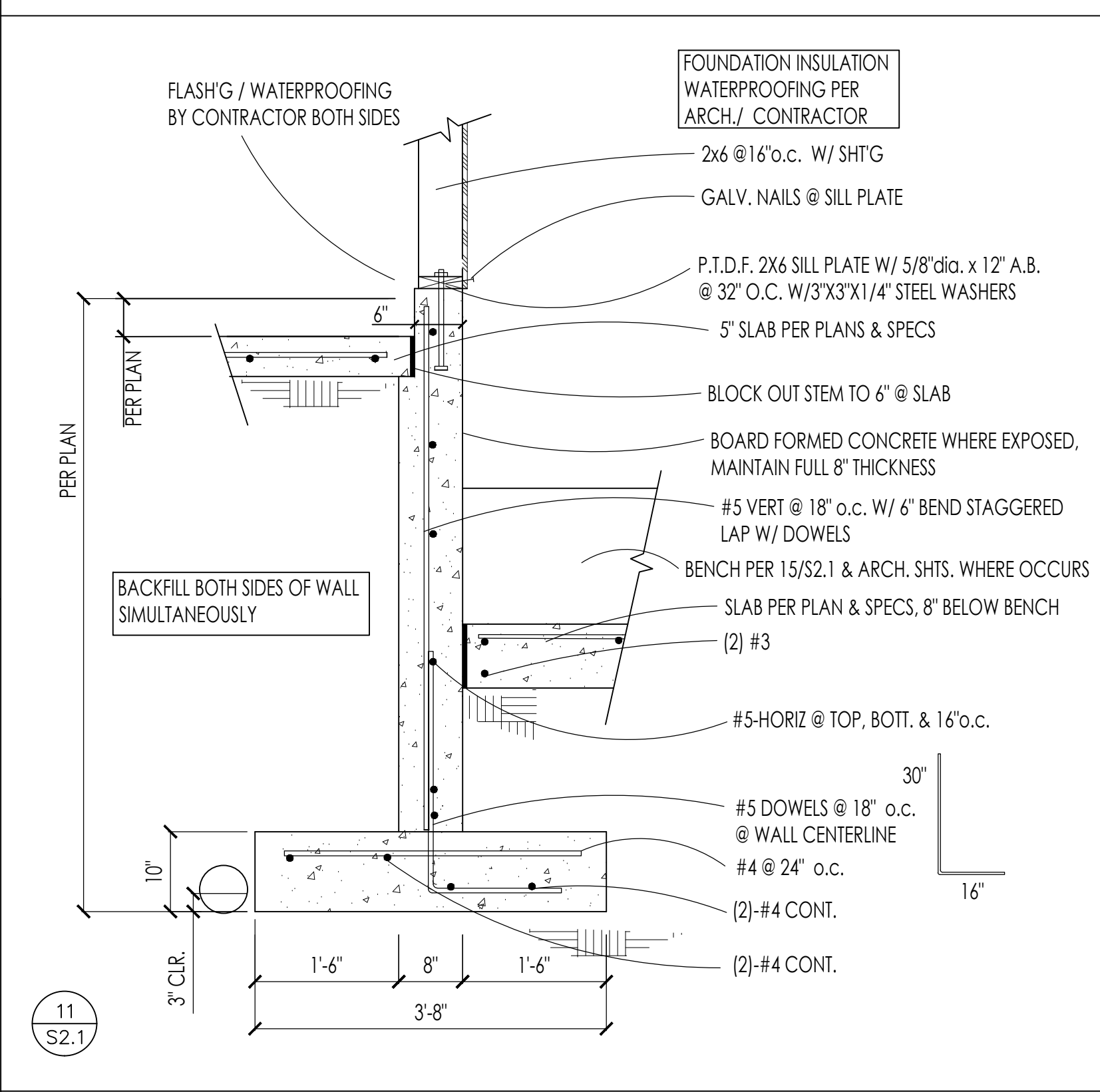
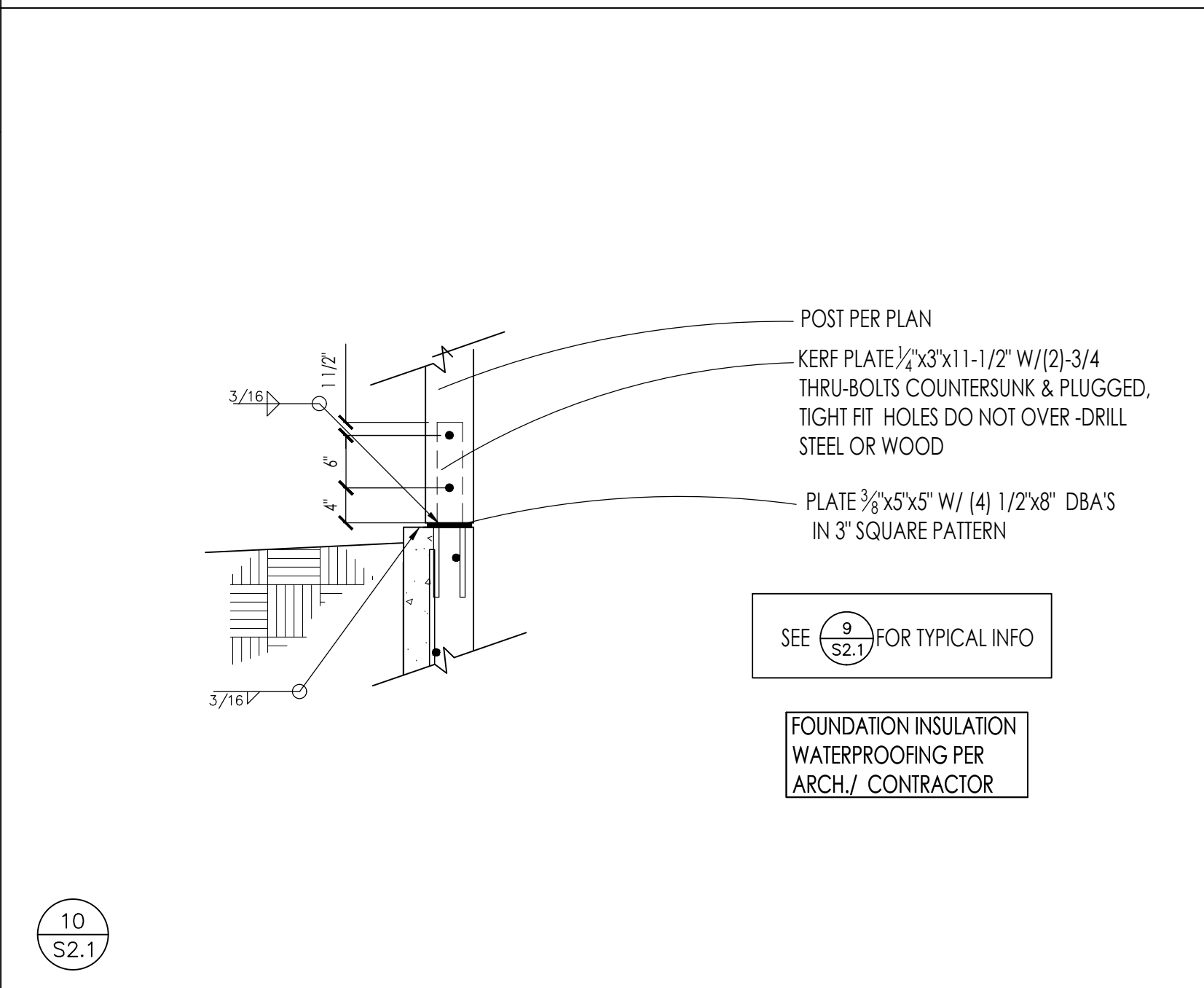
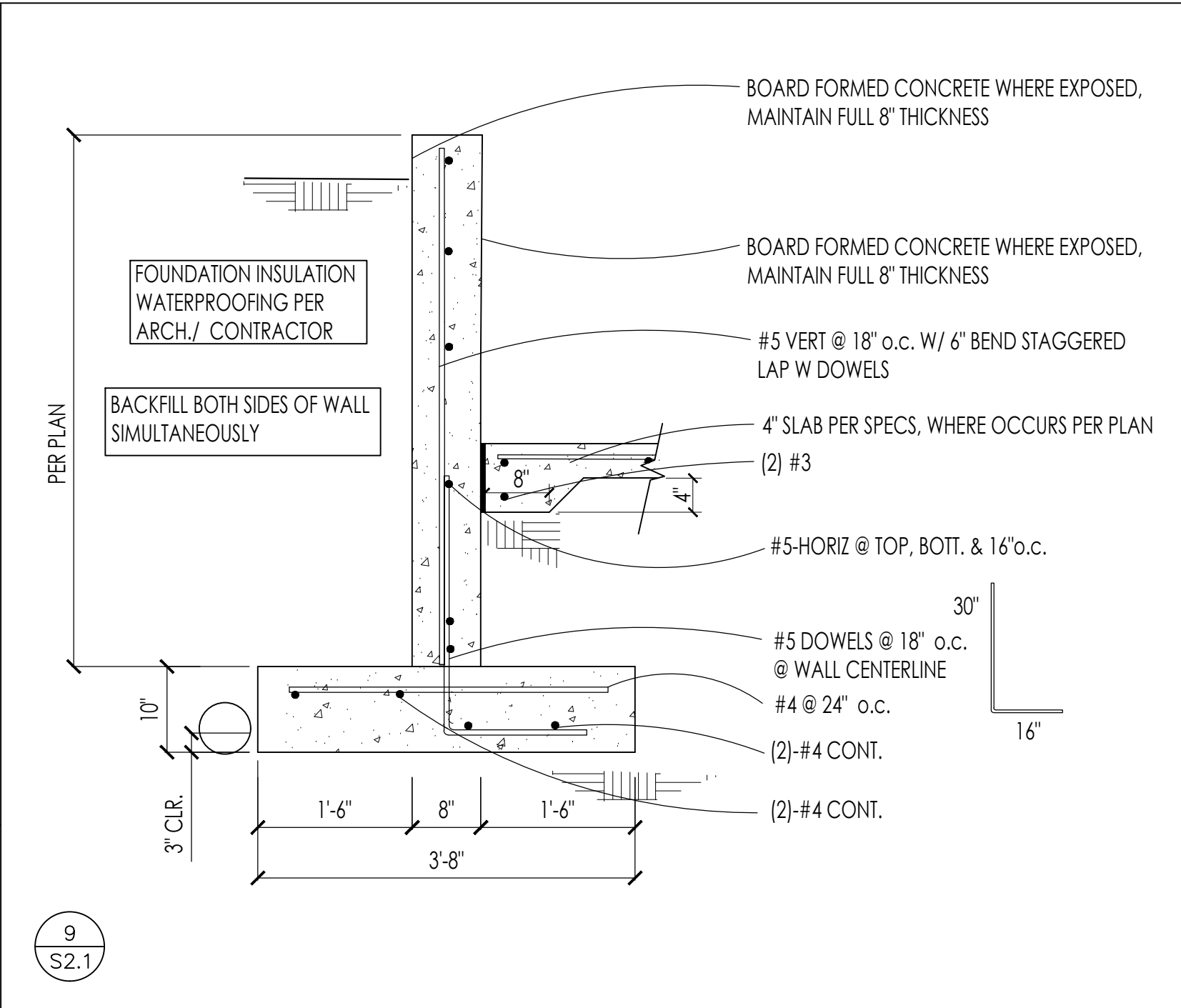
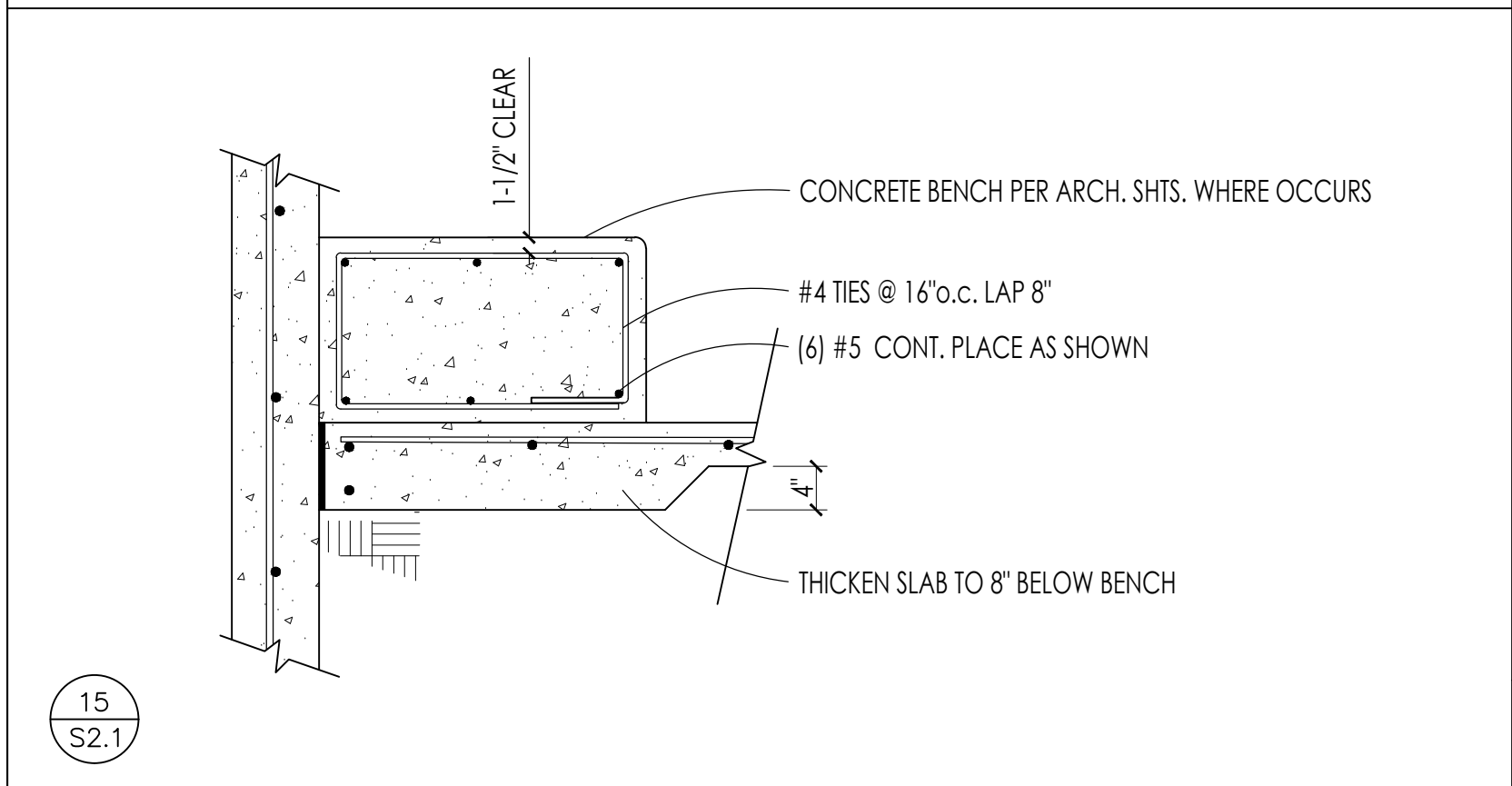
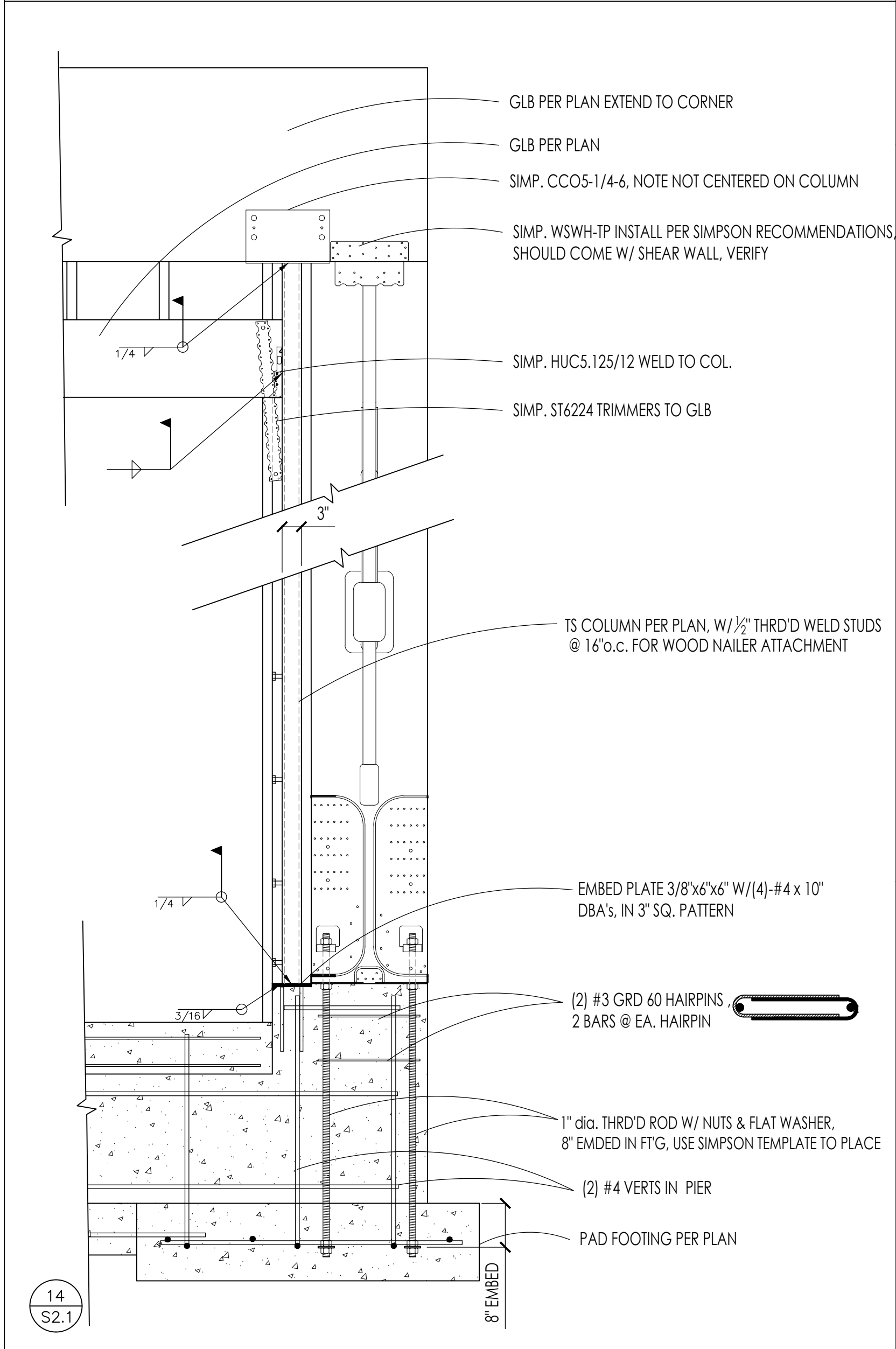
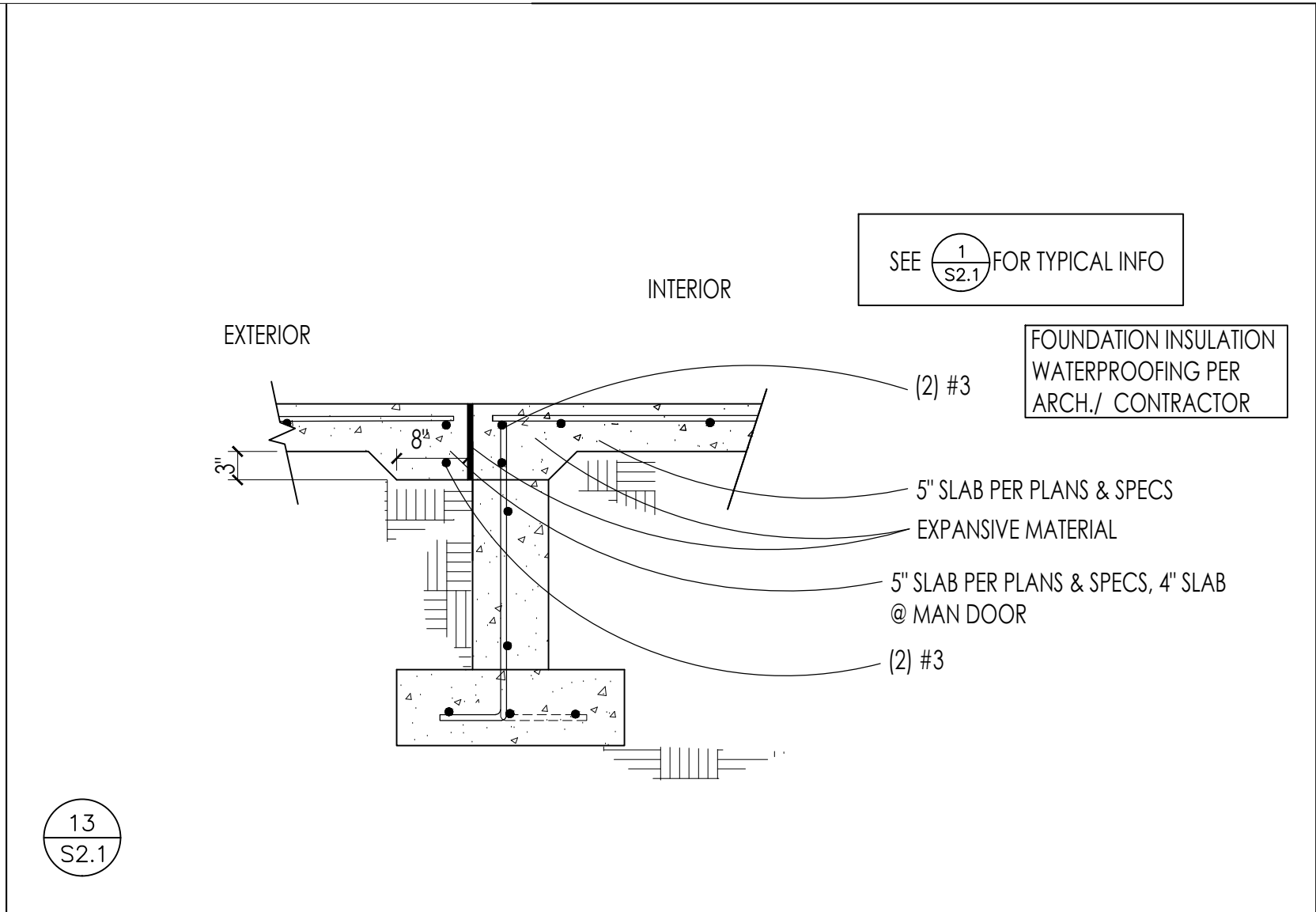
WARM SPRINGS PRESERVE WELCOME BUILDING
KETCHUM, IDAHO
STRUCTURAL SPECIFICATIONS

DATES
11-8-24
PERMIT: 11-9-24
REVISIONS:



ENGINEERS STAMP
3/4" = 1'-0"
SCALE

S2.0



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WARM SPRINGS PRESERVE WELCOME BUILDING
KETCHUM, IDAHO
STRUCTURAL DETAILS

DATES
11-8-24
PERMIT: 11-9-24
REVISIONS:

PROFESSIONAL ENGINEER
6589
11-8-24
WARM SPRINGS PRESERVE
WATTF.P. WORK

ENGINEERS STAMP
3/4" = 1'-0"
SCALE

S2.1

NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 16 S2.2 TYP. ROOF SHTG. 8d @ 6'o.c. 1-1/4" BLK'G (3) 10d TOE- NAILS PER BLK (2) 10d BOTH SIDES EA. JOIST TYP. BEVEL CUT TOP PLATE ROOF JST PER PLAN 2X6 @ 16" O.C.	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 11 S2.2 8d @ 6'o.c. UNO 1-1/4" BLK @ 32'o.c. AT CANTILEVER ONLY TYP. ROOF SHTG. 8d @ 4'o.c. 1-1/4" BLK'G (2) 10d BOTH SIDES EA. JOIST TYP. SIMP. H2.5 (3) 10d PER BLK 8d @ 4'o.c. LVL ROOF JST PER PLAN 2x6 KICKER @ 48"o.c. W/ A35 BTM & (4) 10d TOP BEAM PER PLAN 2X6 @ 16" O.C. W/ SHT'G INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS HEADER PER PLAN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 6 S2.2 LVL ROOF JST PER PLAN TYP. ROOF SHTG. 8d @ 6"o.c. i JOIST PER PLAN ALIGN OVER WALL 10d @ 6"o.c., STAGGERED INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS 2X6 @ 16" O.C. W/ SHT'G	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 1 S2.2 i JOIST OR LVL ROOF JST PER PLAN LVL PER PLAN INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS STEEL SIDE PLATE 1/4x3x17" BOTH SIDES W/ (4) 3/4" THRU BOLTS W/ WASHERS, LET PLATE INTO POST ON ONE SIDE SIDING PER ARCH., SCREW TO POST POST PER PLANS								
NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 17 S2.2 CURB PER ARCH. 8d @ 6"o.c. 1-1/4" CONT. RIM BOARD 8d @ 6"o.c. TYP. ROOF SHT'G. ROOF JST PER PLAN 1-1/4" BLK'G (3) 10d TOE- NAILS PER BLK (2) SD10212 SCREWS BOTH SIDES EA. JOIST BEVEL CUT TOP PLATE, GLUE & NAIL TO GLB GLB PER PLAN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 12 S2.2 CURB PER ARCH. 8d @ 6"o.c. UNO 1-1/4" CONT. RIM BOARD TYP. ROOF SHT'G. 8d @ 6"o.c. 1-1/4" BLK @ 32"o.c. AT CANTILEVER ONLY ROOF JST PER PLAN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 7 S2.2 TYP. ROOF SHT'G. i JOIST PER PLAN W/ WEB STIFFENERS BOTH SIDES (2) ROWS 8d @ 6"o.c. BEVEL CUT TOP PLATE, GLUE & NAIL TO GLB i JOIST PER PLAN W/ WEB STIFFENERS BOTH SIDES LSSR2.372 HANGER LSSR2.372 HANGER GLB PER PLAN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 2 S2.2 LVL PER PLAN SIMP. A34 W/ SD10212 SCREWS INTO GLB STEEL SIDE PLATE 1/4x3x17" BOTH SIDES W/ (4) 3/4" THRU BOLTS W/ WASHERS, LET PLATE INTO POST ON ONE SIDE GLB PER PLAN SIDING PER ARCH., SCREW TO POST POST PER PLAN								
NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 18 S2.2 LVL ROOF JST PER PLAN 8d @ 6"o.c. TYP. ROOF SHT'G. CURB PER ARCH. 8d @ 6"o.c. 1-1/4" CONT. RIM BOARD 1-1/4" BLK'G (3) 10d TOE- NAILS PER BLK SIMP. A34 W/ SD10212 SCREWS INTO GLB BEVEL CUT TOP PLATE, GLUE & NAIL TO GLB GLB PER PLAN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 13 S2.2 TYP. ROOF SHT'G. 8d @ 6"o.c. 1-1/4" BLK'G SIMP. H2.5 WEB STIFFENER BOTH SIDES (2) 10d BOTH SIDES EA. JOIST TYP. (3) 10d PER BLK NAILING PER SHEAR WALL SCHEDULE BEVEL CUT TOP PLATE ROOF JST PER PLAN INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS 2X6 @ 16" O.C. W/ SHT'G	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 8 S2.2 TYP. ROOF SHT'G. LVL ROOF JST PER PLAN (2) ROWS 8d @ 6"o.c. BEVEL CUT TOP PLATE, GLUE & NAIL TO GLB i JOIST PER PLAN W/ WEB STIFFENERS BOTH SIDES HU412 HANGER LSSR2.372 HANGER GLB PER PLAN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 3 S2.2 i JOIST PER PLAN W/ WEB STIFFENERS BOTH SIDES STEEL SIDE PLATE 1/4x3x17" BOTH SIDES W/ (4) 3/4" THRU BOLTS W/ WASHERS, LET PLATE INTO POST ON ONE SIDE GLB PER PLAN SIDING PER ARCH., SCREW TO POST POST PER PLAN								
NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 19 S2.2 LVL ROOF JST PER PLAN 8d @ 6"o.c. TYP. ROOF SHT'G. CURB PER ARCH. 8d @ 6"o.c. 1-1/4" CONT. RIM BOARD 1-1/4" BLK'G (3) 10d TOE- NAILS PER BLK (2) 10d BOTH SIDES EA. JOIST BEVEL CUT TOP PLATE INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS 2X6 @ 16" O.C. W/ SHT'G	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 14 S2.2 TYP. ROOF SHT'G. (2) ROWS 8d @ 6"o.c. BEVEL CUT TOP PLATE, GLUE & NAIL TO GLB. ADJUST BEVEL PLATE SO BOTTOM OF GLB IS FLUSH W/ BOTTOM OF 5-1/8" X12" GLB AT WIND SCREEN i JOIST PER PLAN W/ WEB STIFFENERS BOTH SIDES HU412 HANGER LVL ROOF JST PER PLAN LSSR2.372 HANGER GLB PER PLAN, BOTTOM TO FLUSH W/ BOTTOM OF 5-1/8" X12" GLB AT WIND SCREEN	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 9 S2.2 i JOIST OR LVL ROOF JST PER PLAN TYP. ROOF SHT'G., NO BREAK IN PLYWOOD WITHIN 4" OF ROOF EDGE 8d @ 6"o.c. CURB PER ARCH. 8d @ 6"o.c. 1-1/4" CONT. RIM BOARD 1-3/4" x14" LVL CONT. W/ (2) 1/2"x8" SDS SCREWS @ 24"o.c. 10d TOE - NAILS @ 4"o.c. INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS 2X6 @ 16" O.C. W/ SHT'G	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 4 S2.2 GLB PER PLAN, FLUSH BOTTOMS RAFTERS PER PLAN NOT SHOWN SIMPSON CJ142 GLB PER PLAN, FLUSH BOTTOMS STEEL SIDE PLATE 1/4x3x17" BOTH SIDES W/ (4) 3/4" THRU BOLTS W/ WASHERS, LET PLATE INTO POST ON ONE SIDE POST PER PLAN								
NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 15 S2.2 TYP. ROOF SHT'G. 8d @ 6"o.c. 1-1/4" BLK'G WEB STIFFENER BOTH SIDES SIMP. H2.5 @ EA. JOIST (3) 10d TOE- NAILS PER BLK (2) 10d BOTH SIDES EA. JOIST TYP. BEVEL CUT TOP PLATE NAILING PER SHEAR WALL SCHEDULE ROOF JST PER PLAN 2X6 @ 16" O.C. W/ SHT'G INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 10 S2.2 i JOIST OR LVL ROOF JST PER PLAN TYP. ROOF SHT'G., NO BREAK IN PLYWOOD WITHIN 4" OF ROOF EDGE 8d @ 6"o.c. CURB PER ARCH. 8d @ 6"o.c. LVL PER PLAN 1-3/4" x14" LVL CONT. W/ (2) 1/2"x8" SDS SCREWS @ 24"o.c. INSULATION PANEL PER ARCH. INSTALL PER MANUFRS RECOMMENDATIONS	NOTE: SEE ARCH. SHTS. FOR ROOF PROFILE, WATERPROOFING, FLASHING SOFFIT AND FASCIA ETC. 5 S2.2 i JST PER PLAN WEB STIFFENER BOTH SIDES 8d @ 6"o.c. TYP. ROOF SHT'G. CURB PER ARCH. 8d @ 6"o.c. 1-1/4" CONT. RIM BOARD 1-1/4" BLK'G (3) 10d TOE- NAILS PER BLK (2) SD10212 SCREWS BOTH SIDES EA. JOIST BEVEL CUT TOP PLATE, GLUE & NAIL TO GLB GLB PER PLAN									
MORELL ENGINEERING P.C. STRUCTURAL ENGINEERING P.O. BOX 2401, KETCHUM, IDAHO, 83340 morellengineering@cox.net (208) -726-2844				WARM SPRINGS PRESERVE WELCOME BUILDING KETCHUM, IDAHO STRUCTURAL DETAILS				DATES 11-8-24 PERMIT: 11-8-24 REVISIONS:	PROFESSIONAL ENGINEER 6589 11-8-24 WARM SPRINGS PRESERVE WELCOME BUILDING	ENGINEERS STAMP 3/4" = 1'-0" SCALE	S2.2



CONTRACTOR
INSTALL ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH THE ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND UNIFORM PLUMBING CODE AND ALL OTHER LOCAL CODES AND ADOPTED ORDINANCES.

FIELD VERIFY ALL MECHANICAL PRIOR TO COMMENCING NEW WORK. DO NOT FABRICATE OR INSTALL ANY MECHANICAL BEFORE VERIFYING DIMENSIONS AND ROUTING WITH BUILDING CONDITIONS AND ALL OTHER TRADES.

IF DISCREPANCIES EXIST BETWEEN BUILDING CODES, DRAWINGS, NOTES, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT WILL BE REQUIRED UNLESS CLARIFIED BY PROJECT ENGINEER IN AN OFFICIAL ADDENDUM OR SUPPLEMENTAL INSTRUCTION.

INSTALLATION

PROVIDE SEISMIC RESTRAINTS FOR HVAC EQUIPMENT, DUCTWORK, AND PIPING. RESTRAINTS ARE TO COMPLY WITH SEISMIC DESIGN CRITERIA LISTED IN THE STRUCTURAL GENERAL NOTES AND IN ACCORDANCE WITH ASCESEI 7-10 AND ASCESEI 8-10. CONNECTION IS RESPONSIBLE TO PROVIDE INSTALLATION DETAILS THAT ARE STAMPED BY A PROFESSIONAL ENGINEER, LICENSED IN THE LOCAL JURISDICTION. DETAILS ARE TO ACCOUNT FOR SEISMIC, WIND, AND GRAVITY LOADING REQUIREMENTS, REFER TO STRUCTURAL GENERAL NOTES FOR SEISMIC DESIGN CATEGORY, SITE CLASS, RISK CATEGORY, SHORT PERIOD DESIGN RESPONSE SPECTRUM ACCELERATION COEFFICIENT (SDS), SECOND PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT ($SD1$), AND IMPORTANCE FACTOR.

ALL DETAILS INCLUDED IN DESIGN DRAWINGS MUST BE APPLIED TO ALL RELEVANT INSTALLATIONS REFERRED TO IN THE DETAIL. EACH DETAIL WILL NOT BE SPECIFICALLY REFERENCED ON THE DRAWINGS.

GENERAL REQUIREMENTS
 PROVIDE ONE YEAR PARTS AND LABOR WARRANTY ON INSTALLATION.

PROVIDE SUBMITTALS ON ITEMS LISTED IN SCHEDULES TO ENGINEER PRIOR TO ORDER, PURCHASE, OR INSTALLATION. PROVIDE ALL HVAC CONSTRUCTION COSTS FOR ENGINEER DATA BASE AS PART OF SUBMITTALS.

COORDINATE EXACT LOCATION OF THERMOSTATS/SENSORS WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE VENTILATED LOCKABLE COVERS FOR ALL THERMOSTATS AND SENSORS LOCATED IN PUBLIC ACCESSIBLE LOCATIONS. PROVIDE AND INSTALL CONTROL WIRING BETWEEN THERMOSTAT/SENSOR AND AIR HANDLING EQUIPMENT. PROVIDE INSULATED BASE FOR ALL THERMOSTATS/SENSORS LOCATED ON AN EXTERIOR WALL.

CONTRACTOR TO MAKE AVAILABLE ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INSPECTOR REVIEW DURING CONSTRUCTION.

CONTRACTOR MUST COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH ELECTRICAL CONTRACTOR ONCE REVIEWED SUBMITTALS ARE RECEIVED.

INSTALLATION
INSTALL ALL EQUIPMENT AND DEVICES PER MANUFACTURER'S RECOMMENDATIONS

INSTALLATION
INSTALL AND SUPPORT ALL DUCTWORK PER SMACNA AND INTERNATIONAL MECHANICAL CODE REQUIREMENTS.

COORDINATE ALL DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS.

CLOSE ENDS OF DUCTWORK AND PIPING AND COVER FLOOR DRAINS DURING CONSTRUCTION. CLEAN ALL EQUIPMENT, PIPING, AND DUCTWORK AT COMPLETION OF PROJECT.

DUCT DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.

CONCEALED VENTS, DUCTS, AND ALL PIPING INSTALLED THROUGH FRAMING MEMBERS MUST BE PROTECTED FROM FASTENER PENETRATION BY A STEEL SHIELD PLATE (MINIMUM THICKNESS OF 1/16") UNLESS THE DISTANCE FROM THE FACE EDGE OF THE FRAMING IS NOT LESS THAN 1.5".

COMPLY WITH SMACNA REQUIREMENTS FOR ALL DUCT SUPPORT SIZING, SPACING, AND MATERIAL. ALL HANGERS IN CORROSIVE ENVIRONMENTS TO BE ELECTROGALVANIZED ALL-THREAD RODS.

INSTALL EXPANSION JOINTS IN ALL DUCTWORK CROSSING A BUILDING EXPANSION JOINT. EXPANSION JOINTS MUST MEET THE REQUIREMENTS FOR EXPANSION AS DESCRIBED IN THE STRUCTURAL DRAWINGS.

ALL DUCT TO BE CONSTRUCTED OF GALVANIZED METAL UNLESS NOTED OTHERWISE.
ALL ROUND EXPOSED DUCT TO BE SPIRAL DUCT. CONSTRUCT ALL DUCT TO THE
FOLLOWING SMACNA STANDARDS:

1. EXHAUST DUCT - 1" W.G. PRESSURE CLASS AND SEAL CLASS B.
2. LOW PRESSURE SUPPLY DUCT AND RETURN DUCT - 2" W.G. PRESSURE CLASS AND SEAL CLASS B.

ALL RATED PENETRATIONS TO BE FIRE RATED PER 3M FIRE PROTECTION GUIDELINES OR APPROVED EQUAL. VISIT 3M'S WEBSITE AT 3M.COM/FIRESTOP FOR APPLICABLE INFORMATION ON FIRESTOPPING. REFER TO THE 3M FIRE PROTECTION PRODUCTS SPECIFIERS AND APPLICATORS GUIDE FOR FIRE RATED PENETRATION PROTECTION REQUIREMENTS AND DETAILS AT <https://multimedia.3m.com/mws/media/1302803Q/3m-fire-protection-products-specifiers-guide.pdf>

(E) EXISTING
(N) NEW
AFF ABOVE FINISHED FLOOR
AI ANALOG INPUT
ALT ALTERNATE
AO ANALOG INPUT
APD AIR PRESSURE DROP
BOD BOTTOM OF DUCT
BOP BOTTOM OF PIPE
BTU/H BRITISH THERMAL UNITS PER HOUR
CAP. CAPACITY
CFM1 CUBIC FEET PER MINUTE
CV CONSTANT VOLUME
DB DRY BULB
DI DIGITAL INPUT
DIA OR Ø DIAMETER
DO DIGITAL OUTPUT
EO EXHAUST AIR
EAT ENTERING AIR TEMPERATURE
EFF EFFICIENCY
ELEV ELEVATION
ESP EXTERNAL STATIC PRESSURE
EWT ENTERING WATER TEMPERATURE
FA FREE AREA
FPM FEET PER MINUTE
FT FEET
FV FACE VELOCITY
FW FRESH WATER
G GAUGE
GAL GALLON
GPM GALLONS PER MINUTE
HP HORSEPOWER
HR HOUR
HT HEIGHT
IAQ INDOOR AIR QUALITY
IN INCH
INWC INCHES OF WATER COLUMN
INWG INCHES OF WATER GAUGE
LAT LEAVING AIR TEMPERATURE
LBS POUNDS
LWT LEAVING WATER TEMPERATURE
MAX MAXIMUM
MBH THOUSAND BRITISH THERMAL UNITS/HOUR
MECH MECHANICAL
MIN MINIMUM
MVD MANUAL VOLUME DAMPER
NC NOISE CRITERIA
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
OBD OPPOSED BLADE DAMPER
OSA OUTSIDE AIR
PD PRESSURE DROP
PSI POUNDS PER SQUARE INCH
PSIG POUNDS PER SQUARE INCH GAUGE
RA RETURN AIR
SA SUPPLY AIR
SEN SENSIBLE
SL SL LEVEL
SP STATIC PRESSURE
SQ FT SQUARE FEET
SS SERVICE SINK OR STAINLESS STEEL
TOD TOP OF DUCT
TSP TOTAL STATIC PRESSURE
UNO UNLESS NOTED OTHERWISE
VAV VARIABLE AIR VOLUME
VFD VARIABLE FREQUENCY DRIVE
VOL VOLUME
W WITH
WO WITHOUT
WB WET BULB
WPD WATER PRESSURE DROP
WT WEIGHT

	BALL VALVE		SUPPLY DIFFUSER
	BUTTERFLY VALVE		RETURN GRILLE
	GATE VALVE		EXHAUST GRILLE
	GLOBE VALVE		RETURN AIR DUCT SECTION
	MOTORIZED VALVE OPERATOR		RETURN AIR DUCT TURNED UP
	CHECK VALVE (SWING OR LIFT AS REQ'D)		RETURN AIR DUCT DOWN
	SOLENOID VALVE		SUPPLY AIR DUCT SECTION
	AUTOMATIC CONTROL VALVE (2-WAY)		SUPPLY AIR DUCT TURNED UP
	AUTOMATIC CONTROL VALVE (3-WAY)		SUPPLY AIR DUCT DOWN
	PRESSURE REDUCING VALVE		EXHAUST AIR DUCT SECTION
	P & T RELIEF VALVE		EXHAUST AIR DUCT TURNED UP
	PET COCK OR GAUGE COCK		EXHAUST AIR DUCT DOWN
	AUTOMATIC FLOW CONTROL VALVE		ACCESS PANEL
	WATER HAMMER ARRESTOR		MANUAL VOLUME DAMPER
	AIR VENT (AUTOMATIC)		GRAVITY BACKDRAFT DAMPER
	STRAINER		MOTORIZED DAMPER
	VENTURI FLOW METER		FIRE DAMPER
	TEMPERATURE & PRESSURE TEST PLUG		COMBINATION FIRE/SMOKE DAMPER
	FLOW SWITCH		DUCT SIZE (FIRST FIGURE IS SIZE SHOWN)
	TEMPERATURE SENSOR		BURIED OR UNDERFLOOR DUCT
	PRESSURE GAUGE W/GAUGE COCK		DUCT W/ ACOUSTICAL LINING
	THERMOMETER		FLEXIBLE DUCT (HELICAL)
	PUMP		FLEXIBLE DUCT CONNECTION
	ELBOW DOWN		DUCT TRANSITION
	ELBOW UP		ELBOW W/ TURNING VANES
	TEE DOWN		TEE W/ 45 DEGREE ENTRY
	HOSE BIB OR SILCLOCK		WYE W/ 45 DEGREE ENTRY
	PIPE CAP		THERMOSTAT OR TEMP SENSOR
	REDUCER VALVE		HUMIDISTAT OR HUMIDITY SENSOR
	UNION		POINT OF REMOVAL FROM EXISTING
	YARD HYDRANT/ROOF HYDRANT		POINT OF CONNECTION TO EXISTING
	FLOOR DRAIN		KEYED NOTE
	FLOOR SINK		AIR DEVICE TAG MAB/RCFM
	CLEANOUT TO GRADE (CTG)		SECTION CUT LINE
	FLOOR CLEANOUT (FCO)		DETAIL TAG
	WALL CLEANOUT (WCO)		CHILLED WATER SUPPLY
	EXPANSION JOINT		CHILLED WATER RETURN
	FLEXIBLE PIPE CONNECTION		CONDENSATE DRAIN
	REDUCED PRESSURE BACKFLOW PREVENTER		CONDENSER WATER SUPPLY
	DOUBLE CHECK BACKFLOW PREVENTER		CONDENSER WATER RETURN
	DOMESTIC COLD WATER (DCW)		FIRE SPRINKLER SERVICE
	DOMESTIC HOT WATER (DHW)		HEATING WATER SUPPLY
	DOMESTIC HOT WATER RECIRC. (DHW/R)		HEATING WATER RETURN
	DOMESTIC HOT WATER (SPECIFIED TEMP.)		LIQUID PROPANE
	SANITARY VENT (VT)		NATURAL GAS
	SANITARY SEWER ABOVE GRADE (SS)		OVERFLOW ROOF DRAIN
	SANITARY SEWER BELOW GRADE (SS)		ROOF DRAIN
	HEAT TRACING		REFRIGERANT LIQUID
	PIPING BELOW GRADE ("SYS. ABR.)		REFRIGERANT SUCTION
			STEAM
			STORM DRAIN

NOTE: NOT ALL SYMBOLS MAY BE USED

SHEET NO.	SHEET TITLE	REVISION
M0.00	GENERAL NOTES, SHEET INDEX, LEGEND	
M0.10	ENERGY CODE COMPLIANCE	
M1.11	MECHANICAL FLOOR PLAN	
TOTAL NO. OF SHEETS: 3		

SET NO.
DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

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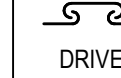
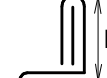
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GENERAL NOTES, SHEET
INDEX, LEGEND



10/31/2024

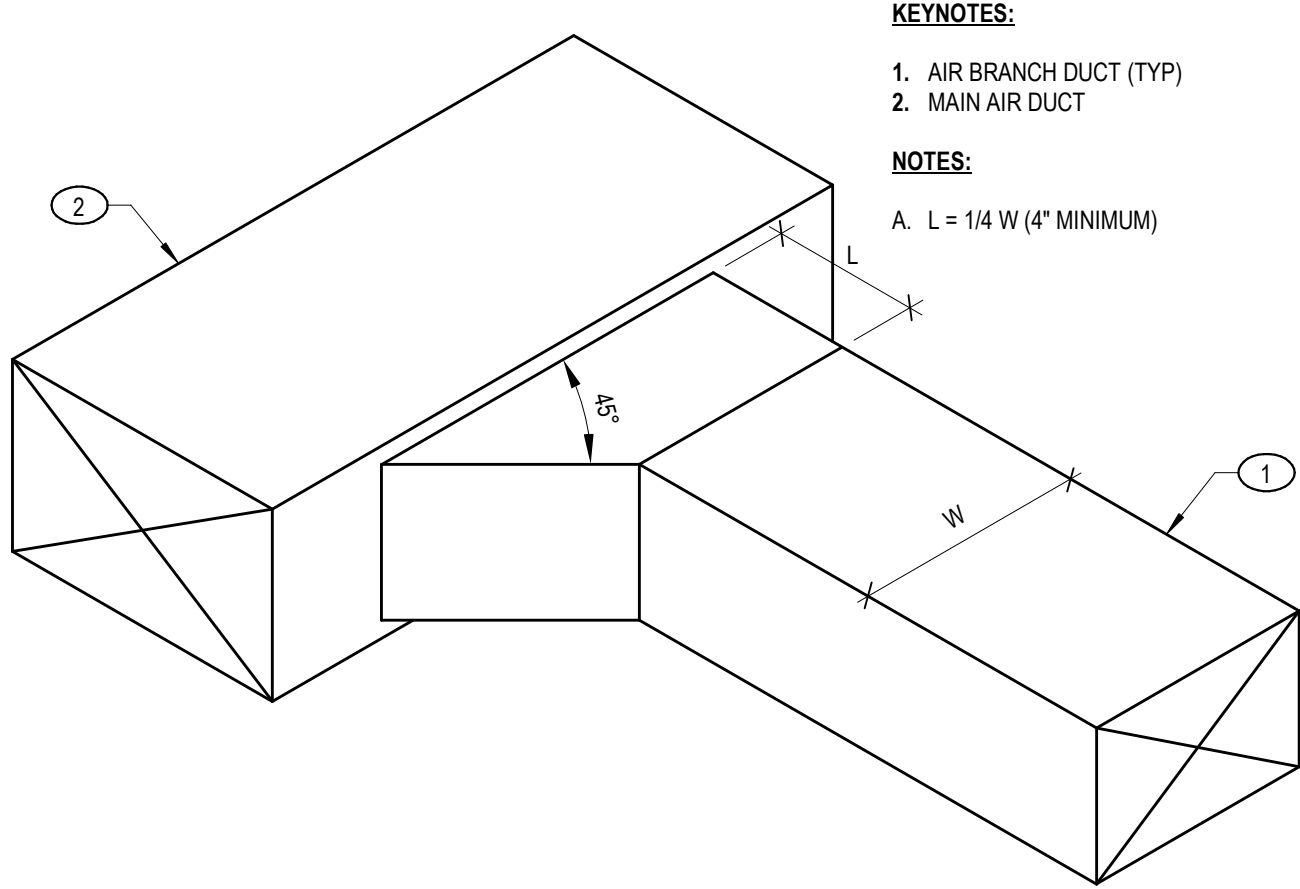
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DIMENSION OF LONGEST SIDE (IN)	SHEET METAL GAGE (ALL FOUR SIDES)	TRANSVERSE REINFORCING (1)						
		MIN. REINFORCING ANGLE SIZE AND MAX. LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINTS AND OR INTERMEDIATE REINFORCING	MIN. H. IN.	AT JOINTS				
								
				PLAIN S SLIP				
				RECOMMENDED GAGE	RECOMMENDED GAGE	RECOMMENDED GAGE	RECOMMENDED GAGE	
UP THRU 12	26	NONE REQUIRED	1	26	26	24	24	
13 THRU 18	24	NONE REQUIRED	1	24	24	24	24	
19 THRU 30	24	1"x1"x1/8" AT 60"	1	-	24	24	24	
31 THRU 36	22	1"x1"x1/8" AT 60"	1	-	-	22	22	

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED
(2) LONGITUDINAL JOINTS TO BE PITTSBURGH OR SNAP LOCK TYPE

DUCT CONSTRUCTION



TYPICAL DUCT BRANCH CONNECTION

EXHAUST FAN (EF)																
MARK	SYSTEM TYPE	MANUFACTURER	MODEL	TYPE	AIRFLOW CFM	ESP (IN WC)	RPM	SOUND LEVEL (dBA)	DAMPER GRAVITY OR MOTOR	ELECTRICAL			FAN SPEED CONTROLLER	CONTROL DESCRIPTION	OPERATING WEIGHT (LBS)	
EF-1	PUBLIC BATHROOM	COOK	GC	CEILING CABINET	100	0.5	1060	3	GRAVITY	0.05	0.07	120	1	Yes	DIV. 26 - INT W/ LIGHTS	20
EF-2	PUBLIC BATHROOM	COOK	GC	CEILING CABINET	100	0.5	1060	3	GRAVITY	0.05	0.07	120	1	Yes	DIV. 26 - INT W/ LIGHTS	20
EF-3	PUBLIC BATHROOM	COOK	GC	CEILING CABINET	100	0.5	1060	3	GRAVITY	0.05	0.07	120	1	Yes	DIV. 26 - INT W/ LIGHTS	20
EF-4	GARAGE	COOK	SQIN-D	SQUARE INLINE	200	0.5	1495	7	GRAVITY	0.10	0.17	120	1	Yes	DIV. 23 - HUMIDISTAT	55
NOTES:																
• COOK, CAPTIVEAIRE, GREENHECK, AND PANASONIC ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN.																

ELECTRIC HEATER (EH)															
MARK	LOCATION		MANUFACTURER	MODEL NO.	TYPE	ARRANGEMENT	AIRFLOW	EAT(db) (°F)	HEATING ELEMENT			CONTROL	UNIT DIMENSIONS		
	NAME	NUMBER							POWER (W)	VOLT	PH		LENGTH (IN)	WIDTH (IN)	HEIGHT (IN)
EH-1	RESTROOM	04	MARLEY	OFF	FAN FORCED	CEILING RECESSED	150	65	3	208	1	T-STAT	4	16	19
EH-2	RESTROOM	05	MARLEY	OFF	FAN FORCED	CEILING RECESSED	150	65	3	208	1	T-STAT	4	16	19
EH-3	JANITOR	06	MARLEY	OFF	FAN FORCED	CEILING RECESSED	150	65	2	208	1	T-STAT	4	16	19
EH-4	STORAGE	03	MARLEY	MUH	FAN FORCED	CEILING SUSPENDED	350	65	5	208	1	T-STAT	8	14	16
EH-5	STORAGE	03	MARLEY	MUH	FAN FORCED	CEILING SUSPENDED	350	65	5	208	1	T-STAT	8	14	16

NOTES:
• QIMARK, INDECO, AND MARKEL ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN.
• CEILING RECESSED
a. PROVIDE WITH RECESSED MOUNTING KIT.
b. PROVIDE WITH TAMPER PROOF/RESISTANT THERMOSTAT.
• CEILING SUSPENDED
a. CEILING MOUNTING BRACKET.
b. PROVIDE WITH LINE VOLTAGE REMOTE THERMOSTAT. PROVIDE INSULATED BASE FOR THERMOSTAT.

LOUVER (LV)							
MARK	MANUFACTURER	MODEL	AIRFLOW (CFM)	VELOCITY (FPM)	MIN FREE AREA (SQ FT)	PRESSURE DROP (IN W.C.)	DIMENSIONS (IN)
LV-1	RUSKIN	ELF15J	300	950	0.31	0.17	18" X 8"

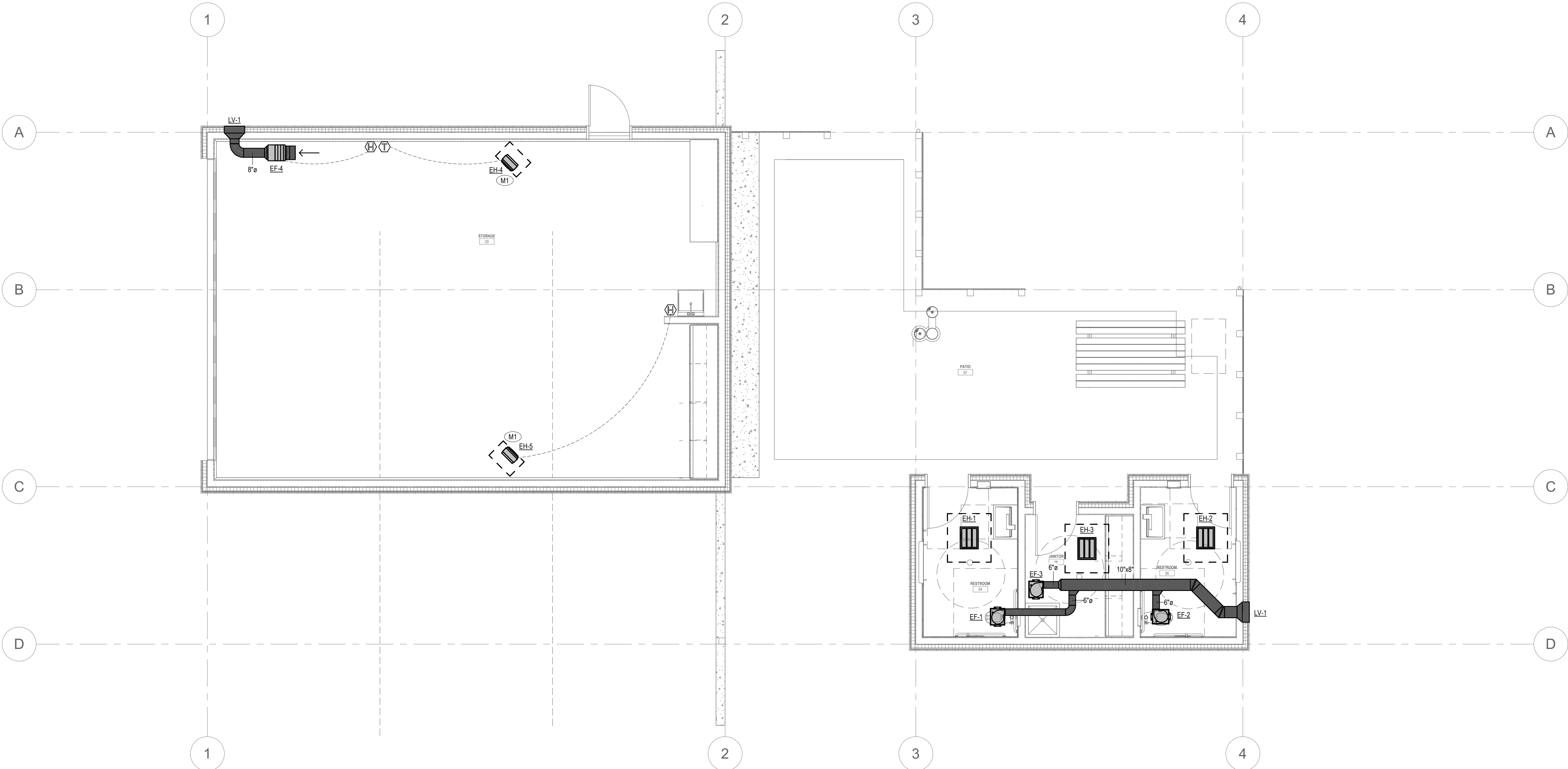
NOTES:
• RUSKIN, GREENHECK, NAILOR, AMERICAN WARMING & VENTILATION CO., AND ARROW UNITED ARE APPROVED MANUFACTURERS.
• PROVIDE WITH BIRD SCREEN. COLOR BY ARCHITECT.

PLAN NOTES

- A. DO NOT FABRICATE OR PURCHASE DUCTWORK OR EQUIPMENT PRIOR TO CONFIRMING ALL ROUTING AND INSTALLATION REQUIREMENTS WITH ALL TRADES.

KEYNOTES

- M1. COORDINATE FINAL UNIT HEATER LOCATION WITH ARCH/OOWNER TO NOT INTERFERE WITH EQUIPMENT ACCESS.



MECHANICAL FLOOR PLAN - 1ST FLOOR

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

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

REVISION RECORD

NO. CHANGE DATE

DRAWN: Author

CHECKED: Checker

DATE: 10/11/2024

SHEET TITLE:
MECHANICAL FLOOR PLAN

ES **IMEG**
4945 NORTH 20TH EAST, SUITE A
IDAHO FALLS, ID 83401
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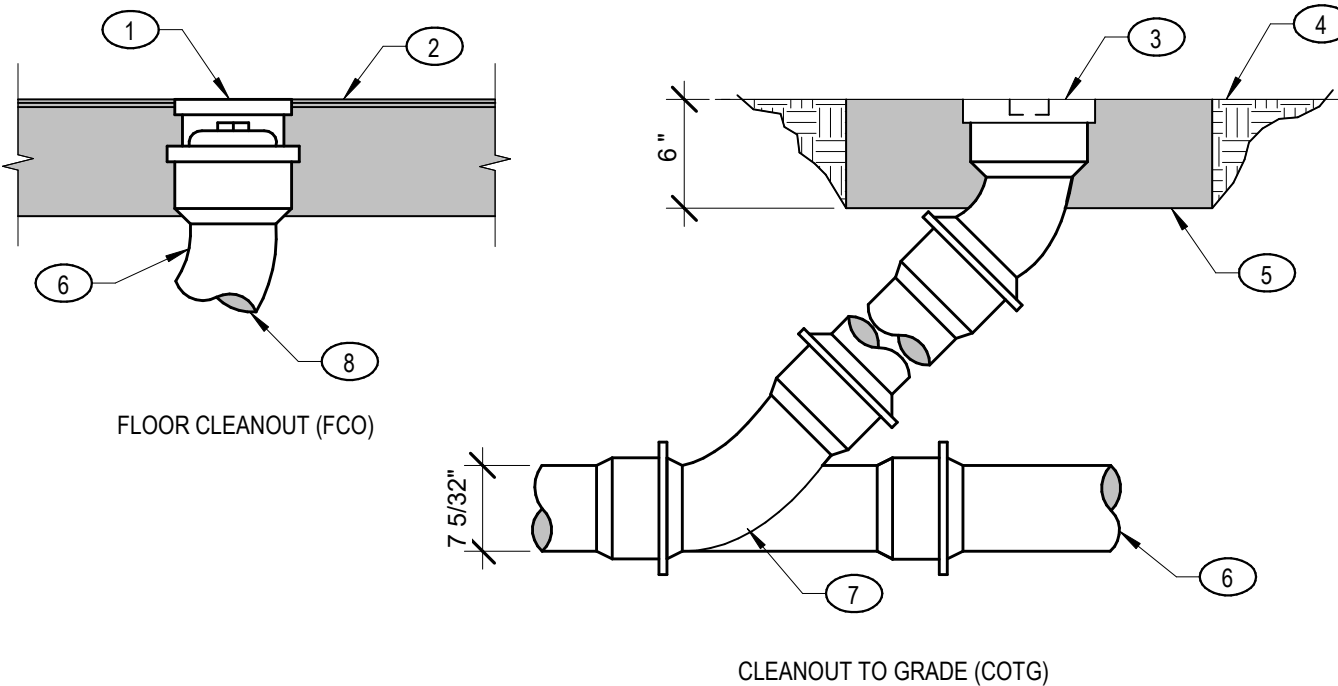
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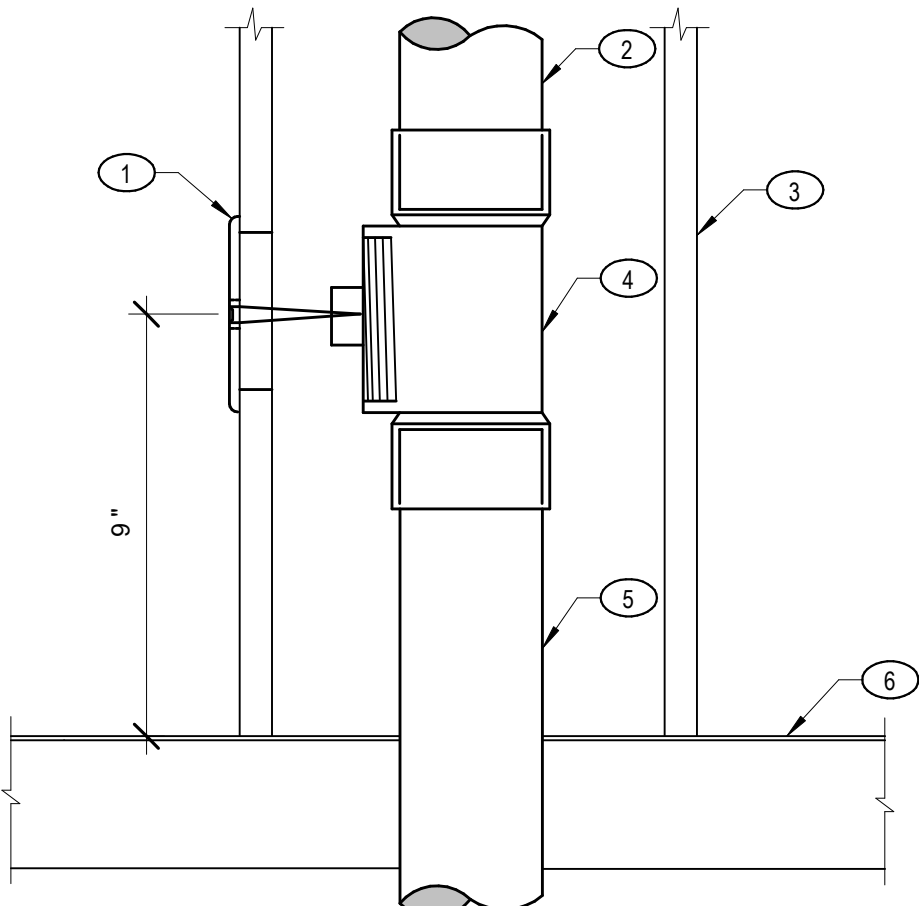
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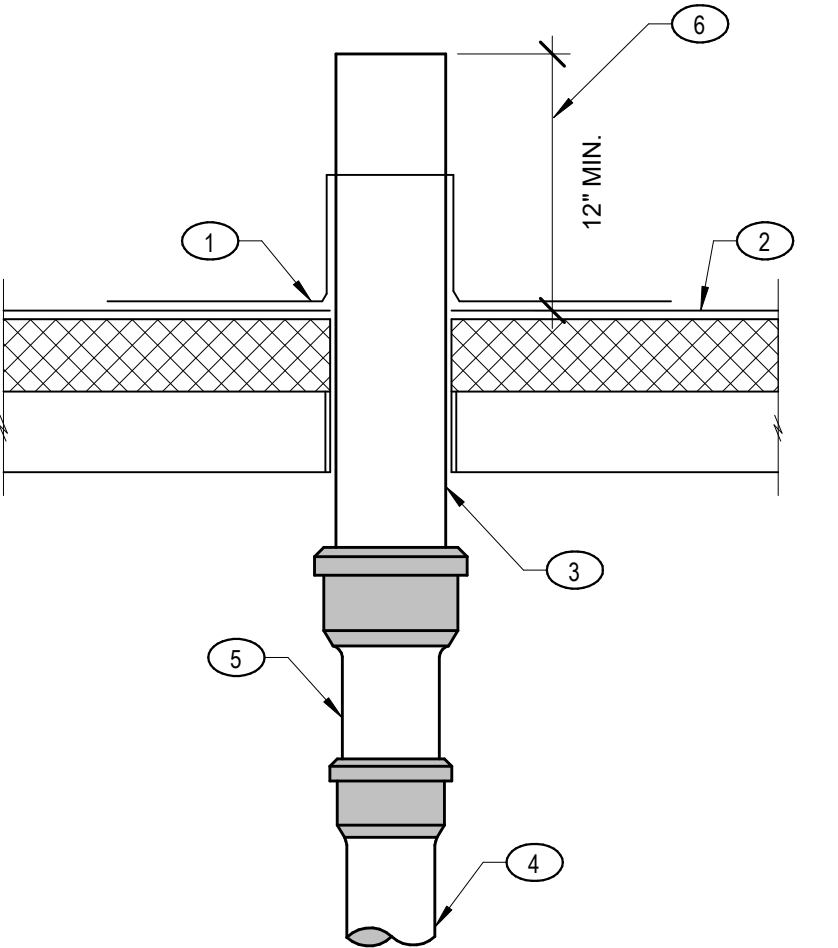
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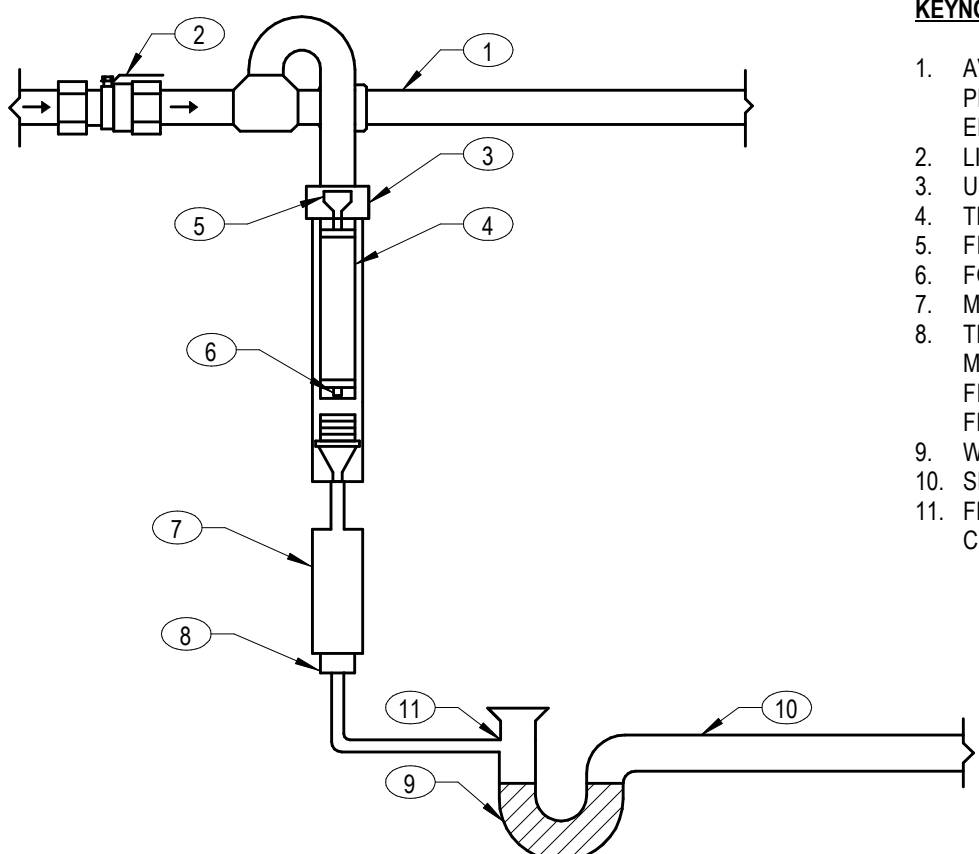
1 TYPICAL CLEANOUT



2 TYPICAL WALL CLEANOUT



3 TYPICAL VENT THROUGH ROOF



4 TYPICAL PRESSURE DROP ACTIVATED TRAP PRIMER

KEYNOTES:

- CLEANOUT AND ACCESS COVER, TOP OF COVER TO BE FLUSH WITH TOP OF FLOOR.
- FLOOR LINE.
- BRASS CLEANOUT PLUG WITH COUNTERSINK HEAD.
- FINISH GRADE.
- 18" SQUARE CONCRETE PAD, TROWEL SMOOTH AND EDGE.
- WASTE LINE.
- 18" BEND IF CLEANOUT OCCURS AT END OF LINE.
- BALANCE OF PIPING SAME AS CLEANOUT TO GRADE.

NOTES:

- FCO CLEANOUT NOT TO BE LOCATED IN CARPETED AREA.
- LOCATE FCO WHEN POSSIBLE IN LESS POPULATED AREAS.
- FCO IN PIPING 2' OR LESS TO HAVE A CLEARANCE OF NOT LESS THAN 12 INCHES IN FRONT OF A CLEANOUT. FCO GREATER THAN 2' TO HAVE A CLEARANCE OF NOT LESS THAN 18 INCHES.

KEYNOTES:

- CHROME WALL COVER AND SCREW.
- MAY EXTEND AS A WASTE OR VENT LINE.
- WALL.
- PLUGGED TEE.
- WASTE OR VENT PIPING.
- FLOOR LINE.

KEYNOTES:

- SINGLE PLY ROOF JACK FINISHED AND INSTALLED BY ROOFING CONTRACTOR. SEAL WATER TIGHT TO VENT STACK.
- ROOFING MATERIAL.
- SLEEVE ROOF CONSTRUCTION AS REQUIRED.
- VENT STACK.
- INCREASE WHEN REQUIRED.
- MINIMUM HEIGHT REQUIREMENT TO INCREASE DEPENDING ON AVERAGE SNOW LEVEL.

NOTES:

- VENT TO NOT TERMINATE LESS THAN 12 INCHES FROM TOP OF ROOF.
- PAYNT ANY EXPOSED PVC OR ABS PIPING WITH A PROHIBITIVE PAINT TO PROTECT FROM UV RAYS.

NOTES:

- APPLIES TO ALL DRAINS' FLOOR SINKS UNLESS NOTED OTHERWISE.
- DO NOT INSTALL THE TRAP SEAL PRIMERS CLOSER THAN 40" APART WHEN USING THE SAME POTABLE WATER SUPPLY LINE.
- THE DEVICE SHOULD BE LOCATED WITHIN 20" OF THE VALVE OR FAUCET FOR OPTIMAL DISCHARGE.
- INSTALL TRAP PRIMER IN ACCESSIBLE LOCATION. PROVIDE ACCESS PANEL IF NECESSARY. COORDINATE ACCESS PANEL WITH GENERAL CONTRACTOR/ ARCHITECT.
- CONNECT ONLY TO THE BRANCH PIPING OF FIXTURES THAT SEE FREQUENT USE.
- TRAP PRIMERS SHOULD BE CYCLED AT LEAST SIX TIMES AFTER INSTALLATION TO ENSURE OPTIMUM PERFORMANCE.
- USE ONLY TEFLON TAPE ON FITTINGS.

GENERAL REQUIREMENTS

CONTRACTOR

INSTALL ALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, UNIFORM PLUMBING CODE, AND ALL OTHER LOCAL CODES AND ADOPTED ORDINANCES.

CLOSELY COORDINATE ALL PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND STRUCTURAL. COORDINATE FIRE LINE STUB REQUIREMENTS IN FIRE RISER ROOM WITH GENERAL CONTRACTOR/FIRE PROTECTION CONTRACTOR. PIPING IS APPROXIMATE AND DIAGRAMMATIC AND IS NOT TO BE SCALED. PROVIDE ALTERNATE ROUTING, OFFSETS, AND TRANSITIONS AS REQUIRED FOR COORDINATION OF ALL WORK WITHOUT ADDITIONAL COST TO THE OWNER.

FIELD VERIFY ALL PLUMBING PRIOR TO COMMENCING NEW WORK. DO NOT FABRICATE OR INSTALL ANY PLUMBING BEFORE VERIFYING DIMENSIONS AND ROUTING WITH BUILDING CONDITIONS AND ALL OTHER TRADES.

CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE PERMITS AND FEES.

IF DISCREPANCIES EXIST BETWEEN BUILDING CODES, DRAWINGS, NOTES, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT WILL BE REQUIRED UNLESS CLARIFIED BY PROJECT ENGINEER IN AN OFFICIAL ADDENDUM OR SUPPLEMENTAL INSTRUCTION.

ALL DETAILS INCLUDED IN DESIGN DRAWINGS MUST BE APPLIED TO ALL RELEVANT INSTALLATIONS REFERRED TO IN THE DETAIL. EACH DETAIL WILL NOT BE SPECIFICALLY REFERENCED ON THE DRAWINGS.

REQUESTS FOR INFORMATION: THE CONTRACTOR ACKNOWLEDGES ITS RESPONSIBILITY TO BE FAMILIAR WITH THE CONTRACT DOCUMENTS. REQUESTS FOR INFORMATION (RFIs) WILL BE RESPONDED TO WITHIN FIVE WORKING DAYS OF RECEIPT. TIME SPENT REVIEWING RFIs IN WHICH THE INFORMATION REQUESTED IS CLEARLY INCLUDED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CHARGED TO THE CONTRACTOR AT ENGINEERING SYSTEM SOLUTIONS' STANDARD BILLING RATES.

INSTALLATION

PROVIDE SEISMIC RESTRAINTS FOR PLUMBING EQUIPMENT AND PIPING. RESTRAINTS ARE TO COMPLY WITH SEISMIC DESIGN CRITERIA LISTED IN THE STRUCTURAL GENERAL NOTES AND IN ACCORDANCE WITH ACCESS 17-10 AND BUILDING CODE. CONTRACTOR IS RESPONSIBLE TO PROVIDE INSTALLATION DETAILS THAT ARE STAMPED BY A PROFESSIONAL ENGINEER, LICENSED IN THE LOCAL JURISDICTION. DETAILS ARE TO ACCOUNT FOR SEISMIC WIND, AND GRAVITY LOADING REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR SEISMIC DESIGN CATEGORY, SITE CLASS, RISK CATEGORY, SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT (SSS), ONE SECOND PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION COEFFICIENT (SD1), AND IMPORTANCE FACTOR.

CLOSE ENDS OF PIPING AND COVER FLOOR DRAINS DURING CONSTRUCTION. CLEAN ALL EQUIPMENT AND PIPING AT COMPLETION OF PROJECT.

CAULK AND SEAL ALL PENETRATIONS THROUGH CEILINGS, WALLS, AND FLOORS. PROVIDE ESCUTCHEON COVERS OR SHEET METAL FLANGES ON ALL VISIBLE PENETRATIONS.

COORDINATE ALL STRUCTURAL AND TOP PLATE PENETRATIONS FOR PIPING WITH GENERAL CONTRACTOR AND STRUCTURAL ENGINEER.

CONCEALED VENTS, DUCTS, AND ALL PIPING INSTALLED THROUGH FRAMING MEMBERS MUST BE PROTECTED FROM FASTENER PENETRATION BY A STEEL SHIELD PLATE (MINIMUM THICKNESS OF 1/16") UNLESS THE DISTANCE FROM THE FACE EDGE OF THE FRAMING IS NOT LESS THAN 1.5".

INSTALLING CONTRACTOR MUST INSTALL ALL PIPING TO MEET PIPING MANUFACTURER RECOMMENDATIONS FOR THERMAL EXPANSION. INSTALL EXPANSION LOOPS AND/OR BENDS AS RECOMMENDED. AS A MINIMUM REQUIREMENT, ALL PIPING CONVEYING FLUIDS OF TEMPERATURES GREATER THAN 100 DEGREES, ALL PIPING WITH STRAIGHT RUNS LONGER THAN 100 FEET, ALL PE-XA PIPING, AND ALL OTHER MANUFACTURER RECOMMENDED APPLICATIONS TO INCORPORATE EXPANSION LOOPS AND/OR BENDS TO MINIMIZE THERMAL EXPANSION STRESSES. ALL PE-XA PIPING LARGER THAN 3/4 IN DIA TO INCORPORATE PIPE SUPPORT CHANNEL PER MANUFACTURER RECOMMENDATIONS.

PROVIDE DRAIN PANS UNDER ALL PIPING LOCATED OVER ELECTRICAL PANELS AND UNDER ALL WATER HEATERS.

ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL TO BE PROVIDED WITH A PIPE SLEEVE. THE SLEEVE TO BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE ANY PENETRATIONS NOT LISTED ON DRAWINGS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

PIPING MAY DIFFER IN DIMENSIONS THAN WHAT IS INDICATED ON DRAWINGS BASED ON EASIER PROCUREMENT OR CONSISTENT SIZES. PIPING MUST BE LARGER THAN WHAT IS INDICATED ON THE DRAWINGS AND THE CONTRACTOR MUST COORDINATE ROUTING OF LARGER PIPING WITH FIELD CONDITIONS.

PIPE SIZE RUNOUTS TO INDIVIDUAL PLUMBING FIXTURES TO MATCH SIZE SHOWN IN PLUMBING FIXTURE SCHEDULE UNLESS NOTED OTHERWISE.

SUPPORT

PIPING AND EQUIPMENT HANGERS CENTERED ON STEEL I-BEAMS (CONCENTRIC HANGERS) ARE PREFERRED OVER HANGERS SUPPORTED FROM A SINGLE SIDE OF THE BOTTOM I-BEAM FLANGE. IF USING HANGERS SUPPORTED FROM A SINGLE SIDE OF THE BOTTOM FLANGE, THE MAXIMUM WEIGHT LIMIT PER HANGER IS 200 POUNDS UNLESS DIRECTED OTHERWISE BY THE PROJECT STRUCTURAL ENGINEER.

HANGERS AND SUPPORTS TO BE DESIGNED AND MANUFACTURED IN CONFORMANCE WITH ANSISMS SP-58.

GENERAL REQUIREMENTS

ALL MANUFACTURER SUBSTITUTIONS MUST BE SUBMITTED THROUGH ARCHITECT AND APPROVED THROUGH AN ADDENDUM. PRIOR APPROVALS MUST BE SUBMITTED 10 DAYS PRIOR TO BID DATE.

PROVIDE SUBMITTALS ON ITEMS LISTED IN SCHEDULES TO ENGINEER FOR REVIEW PRIOR TO ORDER, PURCHASE, OR INSTALLATION. PROVIDE ALL HVAC AND PLUMBING CONSTRUCTION COSTS FOR ENGINEER DATA BASE AS PART OF SUBMITTALS.

CONTRACTOR MUST COORDINATE ALL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT WITH ELECTRICAL CONTRACTOR AFTER SUBMITTALS ARE REVIEWED.

PROVIDE OPERATIONS AND MAINTENANCE MANUAL INCLUDING ALL PLUMBING EQUIPMENT.

REFER TO ARCHITECTURAL FOR FINAL FIXTURE AND FIXTURE ACCESSORY LOCATIONS.

PROVIDE ONE YEAR PARTS AND LABOR WARRANTY ON INSTALLATION.

COORDINATE ALL ELECTRICAL AND CONTROL REQUIREMENTS WITH ELECTRICIAN.

ELECTRICAL REQUIREMENTS

COORDINATE ALL ELECTRICAL AND CONTROL REQUIREMENTS WITH ELECTRICIAN.

PROVIDE BALANCE VALVES TO ALLOW COMPLETE BALANCE OF PLUMBING SYSTEMS AND ISOLATION VALVES FOR MAINTENANCE ON EACH PIECE OF EQUIPMENT.

INSTALL ALL EQUIPMENT AND FIXTURES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ONE YEAR PARTS AND LABOR WARRANTY ON INSTALLATION.

T&P RELIEF VALVE TO INDIRECT DRAIN AT FLOOR DRAIN.

SET ALL FIXTURE TEMPERATURE LIMIT STOPS TO 110°F UNLESS INDICATED OTHERWISE.

INSULATE HANDICAP LAVATORY TAIL PIECE, P-TRAP, TRAP ARM, HOT AND COLD WATER SUPPLY WITH HANDI LAV GUARD.

ELECTRIC WATER HEATERS TO COMPLY WITH UL174 AND UL1453.

DOMESTIC WATER

ACCESS

PROVIDE ACCESS PANELS FOR ALL VALVES LOCATED IN WALLS OR ABOVE HARD LID CEILINGS. PROVIDE A RATED ACCESS PANEL WHERE LOCATED IN OR ABOVE A FIRE RATED ASSEMBLY. COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR AND ARCHITECT. COORDINATE ACCESS PANEL COLOR WITH ARCHITECT.

INSTALLATION

CONTRACTOR TO PROVIDE FLOW TEST FOR DOMESTIC WATER SUPPLY ON SITE AT BEGINNING OF CONSTRUCTION TO ENGINEER TO CONFIRM AVAILABLE PRESSURE, PRIOR TO PURCHASE AND INSTALLATION OF BOOSTER PUMP/PRV.

PROVIDE WATER HAMMER ARRESTOR ON EACH BRANCH LINE SERVING FIXTURES AND EQUIPMENT WITH AUTOMATIC VALVE OPERATORS. SIZE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE ISOLATION VALVES FOR ALL BRANCH LINES SERVING THREE OR MORE FIXTURES. PROVIDE BALANCING VALVES FOR EACH DOMESTIC HOT WATER RETURN PIPING OF TWO BRANCHES OR MORE.

ALL DOMESTIC WATER PIPING ROUTED BELOW SLAB TO HAVE MINIMAL TO NO JOINTS OR FITTINGS BELOW SLAB.

ROUTE WATER PIPING IN HEATED AREAS ONLY. DO NOT ROUTE PIPING IN NON-INSULATED ATTIC, CEILING AND WALL SPACES.

PRESSURE TEST ALL DOMESTIC WATER PIPING PER PLUMBING CODE REQUIREMENTS.

DISINFECT DOMESTIC WATER PIPING PER PLUMBING CODE REQUIREMENTS.

PROVIDE STEEL CHANNEL PIPE SUPPORT BETWEEN HANGERS FOR PEX PIPING TO AVOID SAGGING.

INSULATION

INSULATE ALL DOMESTIC HOT WATER PIPING AND RECIRCULATION PIPING AND DOMESTIC COLD WATER PIPING PER INSULATION TABLE. PROVIDE ALUMINUM JACKET ON ALL INSULATION LOCATED OUTDOORS.

SANITARY SEWER

INSTALLATION

WASTE PIPING SMALLER THAN 4" IS TO BE SLOPED AT 1/4" PER FOOT. ALL WASTE PIPING 4" AND LARGER MAY BE INSTALLED AT 1/8" SLOPE PER FOOT UPON RECEIVING WRITTEN APPROVAL BY LOCAL JURISDICTION. VERIFY INVERT BEFORE INSTALLATION.

PROVIDE CLEANOUTS ON INTERIOR SANITARY PIPING ACCORDING TO LOCAL JURISDICTION AND PLUMBING CODE REQUIREMENTS.

PROVIDE GRADE CLEANOUT WHERE BUILDING SEWER CONNECTS TO SEWAGE SYSTEM.

PROVIDE VENT FOR EVERY TRAP AND TRAPPED FIXTURE. ALL VTRS TO BE 2" MINIMUM AND TERMINATE MINIMUM 10' ABOVE ROOF AND MINIMUM 24" FROM ROOF EDGE OR PARAPET, AND 25' FROM OUTSIDE AIR INTAKE INTO BUILDING.

INSTALL PRESSURE ACTIVATED TRAP PRIMERS ON ALL FLOOR DRAINS AND FLOOR SINKS UNLESS NOTED OTHERWISE. INSTALL TRAP PRIMERS COMPLYING WITH ALL MANUFACTURER REQUIREMENTS. PROVIDE ACCESS PANELS FOR ALL TRAP PRIMERS AND COORDINATE LOCATIONS WITH GENERAL CONTRACTOR/ ARCHITECT. TRAP PRIMERS ARE INTENDED TO BE INSTALLED ABOVE ACCESSIBLE CEILINGS, IN CLOSETS, OR BELOW COUNTERS. ALL TRAP PRIMERS TO BE INSTALLED ON BRANCH PIPING SERVING REGULARLY USED FIXTURES TO ENSURE CORRECT OPERATION. TRAP PRIMER TO OPERATE BASED ON A 5 PSI OR LESS PRESSURE DROP. PROVIDE MIFAB M-500 TRAP PRIMER OR APPROVED EQUAL.

PRESSURE TEST ALL SANITARY SEWER AND VENT PIPING PER PLUMBING CODE REQUIREMENTS.

KEYNOTES:

- DOMESTIC HOT WATER SUPPLY.
- BALL VALVE (TYP).
- UNION (TYP).
- WATER HEATER.
- DRAIN PAN.
- SEISMIC STRAP - SECURE TO WALL.
- P&T RELIEF VALVE - INDIRECT TO NEAREST FLOOR SINK/DRAIN.
- DOMESTIC COLD WATER SUPPLY.
- PROVIDE PIPING CONTINUATION TO ADDITIONAL WATER HEATERS AS REQUIRED PER WATER PIPING SCHEMATIC. INSTALL PIPING TO ADDITIONAL WATER HEATERS PER MANUFACTURER'S RECOMMENDATION. ARRANGE PIPING FOR EQUAL PRESSURE DROP TO EACH WATER HEATER IN A REVERSE RETURN CONFIGURATION FOR INLET AND OUTLET PIPING.
- EXPANSION TANK - HANG OR LOCATE ON FLOOR. ONLY ONE EXPANSION TANK IS REQUIRED PER HOT WATER HEATING SYSTEM.
- PROVIDE A 90 DEGREE ELBOW TO WATER HEATER IF A SINGLE WATER HEATER IS INSTALLED.
- FLOOR DRAIN.

NOTES:

- PROVIDE CONDENSATE DRAIN IF REQUIRED. ROUTE TO NEAREST FLOOR SINK.
- PROVIDE THERMOWELL AT THE INLET AND OUTLET OF EACH CONNECTION TO EQUIPMENT.
- PIPING CONNECTION LOCATIONS SHOWN ON THE DETAIL REPRESENT A TYPICAL WATER HEATER AND MAY NOT CONVEY THE ACTUAL CONNECTION LOCATIONS OF THE SPECIFIED EQUIPMENT. INSTALL PIPING PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE HEAT TRAPS FOR EACH WATER HEATER PER ENERGY CODE REQUIREMENTS IF WATER HEATING SYSTEM IS NOT EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- PROVIDE A WATER TIGHT DRAIN PAN MADE OF CORROSION-RESISTANT MATERIAL BENEATH EACH WATER HEATER. PROVIDE A MINIMUM 3/4" DRAIN TO THE NEAREST FLOOR SINK/DRAIN.

STANDARD ABBREVIATIONS

(E)	EXISTING
AFF	ABOVE FINISHED FLOOR
AI	ANALOG INPUT
ALT	ALTERNATE
AO	ANALOG OUTPUT
BFF	BELOW FINISHED FLOOR
CAP	CAPACITY
CD	CONDENSATE DRAIN
CV	CONSTANT VOLUME
OWFV	COLD WATER FIXTURE UNITS
DFU	DRAINAGE FIXTURE UNITS
DI	DIGITAL INPUT
DIA OR Ø	DIAMETER
DO	DIGITAL OUTPUT
DSN	DOWNSPOUT NOZZLE
DW	DISHWASHER
EFF	EFFICIENCY
ELEV	ELEVATION
EWT	ENTERING WATER TEMPERATURE
FA	FREE AREA
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FEET PER MINUTE
FM	FLOOR SINK
FW	FRESH WATER
GA	GAUGE
GAL	GALLON
GD	GARAGE DRAIN
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HWFU	HOT WATER FIXTURE UNITS
IAQ	INDOOR AIR QUALITY
IN	INCH
INWC	INCHES OF WATER COLUMN
INWG	INCHES OF WATER GAUGE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS/HOUR
MECH	MECHANICAL
MIN	MINIMUM
NC	NOISE CRITERIA
NOT IN CONTRACT	
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OD	OVERFLOW DRAIN
OSA	OUTSIDE AIR
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RD	ROOF DRAIN
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
SL	SEA LEVEL
SP	STATIC PRESSURE
SQ FT	SQUARE FEET
SR	STORY RISER
SS	SERVICE SINK OR STAINLESS STEEL
TSP	TOTAL STATIC PRESSURE
UNO	UNLESS NOTED OTHERWISE
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WPD	WATER PRESSURE DROP
WT	WEIGHT

PLUMBING LEGEND

	BALL VALVE		DOMESTIC COLD WATER (DCW)
	BUTTERFLY VALVE		DOMESTIC HOT WATER (DHW)
	GATE VALVE		DOMESTIC HOT WATER RECIRC. (DHWRC)
	GLOBE VALVE		SOFTENED DOMESTIC COLD WATER
	MOTORIZED VALVE OPERATOR		UNSOFTENED DOMESTIC COLD WATER
	CHECK VALVE (SWING OR LIFT AS REQ'D)		FUTURE SOFTENED DOMESTIC COLD WATER
	SOLENOID VALVE		DOMESTIC HOT WATER (SPECIFIED TEMP.)
	AUTOMATIC CONTROL VALVE (2-WAY)		DOMESTIC HOT WATER RECIRC. (DHWRC SPECIFIED TEMP.)
	AUTOMATIC CONTROL VALVE (3-WAY)		SANITARY VENT (VT)
	PRESSURE REDUCING VALVE		SANITARY SEWER ABOVE GRADE (SS)
	P & T RELIEF VALVE		SANITARY SEWER BELOW GRADE (SSS)
	PET COOK OR GAUGE COOK		HEAT TRACING
	AUTOMATIC FLOW CONTROL VALVE		CHILLED WATER SUPPLY
	WATER HAMMER ARRESTOR		CHILLED WATER RETURN
	AIR VENT (AUTOMATIC)		CONDENSATE DRAIN
	STRAINER		CONDENSOR WATER SUPPLY
	VENTURI FLOW METER		CONDENSOR WATER RETURN
	TEMPERATURE & PRESSURE TEST PLUG		FIRE SPRINKLER SERVICE
	FLOW SWITCH		HEATING WATER SUPPLY
	TEMPERATURE SENSOR		HEATING WATER RETURN
	PRESSURE GAUGE W/GAUGE COOK		LIQUID PROPANE
	THERMOMETER		NATURAL GAS
	PUMP		OVERFLOW ROOF DRAIN
	ELBOW DOWN		ROOF DRAIN OR EXTERIOR DRAIN
	ELBOW UP		REFRIGERANT LIQUID
	TEE DOWN		REFRIGERANT SUCTION
	HOSE BIB OR SILCOCK		STEAM
	PIPE CAP		STORM DRAIN
	REDUCER VALVE		PIPING BELOW GRADE (S/S, ABR.)
	UNION		GREASE WASTE (GW)
	YARD HYDRANT/ROOF HYDRANT		POINT OF REMOVAL FROM EXISTING
	FLOOR DRAIN		POINT OF CONNECTION TO EXISTING
	FLOOR SINK		KEYED NOTE
	CLEANOUT TO GRADE (CTG)		SECTION CUT LINE
	FLOOR CLEANOUT (FCO)		DETAIL TAG
	WALL CLEANOUT (WCO)		
	EXPANSION JOINT		
	FLEXIBLE PIPE CONNECTION		
	REDUCED PRESSURE BACKFLOW PREVENTER		
	DOUBLE CHECK BACKFLOW PREVENTER		
	TRAP PRIMER VALVE		

NOTE: NOT ALL SYMBOLS MAY BE USED

MINIMUM PLUMBING PIPING INSULATION THICKNESS

SYSTEM TYPES	FLUID OPERATING TEMP RANGE AND USAGE (°F)	CONDUCTIVITY (BTU/IN·H·°F·FT)	MEAN RATING TEMP (°F)	≤1	1 to < 1 1/2	1 1/2 to < 4	4 to < 8	≥ 8
DHW (120°F - 140°F)	105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
DCW	40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0

- NOTES:
- BASED ON THE CURRENTLY ADOPTED INTERNATIONAL ENERGY CONSERVATION CODE.
 - PROVIDE ALUMINUM JACKETS ON ALL PIPING INSULATION LOCATED EXTERIOR OF THE BUILDING. PROVIDE PVC JACKET ON ALL EXPOSED PIPING INSULATION IN MECHANICAL ROOM.
 - PROVIDE PROTECTIVE SHIELDING PIPE COVERS ON ALL PIPES EXPOSED AT ADA PLUMBING FIXTURES. PROTECTIVE SHIELDING PIPE COVERS TO COMPLY WITH ADA REQUIREMENTS.

PLUMBING VALVE SCHEDULE

ACTION	NPS ≤ 2"	2" < NPS < 4"	NPS ≥ 4"
SHUT-OFF SERVICE	BALL VALVE LEAD FREE BRONZE VALVE TWO-PIECE FULL PORT BASIS OF DESIGN: APOLLO 77FLF FOR GAS: APOLLO 80-100	GATE VALVE LEAD FREE IRON VALVE FULL PORT BASIS OF DESIGN: APOLLO 610FLF	BUTTERFLY VALVE LEAD FREE IRON VALVE ALUMINUM BRONZE DISC BASIS OF DESIGN: APOLLO LC149
CHECK VALVE	SWING VALVE LEAD FREE BRONZE VALVE BASIS OF DESIGN: APOLLO 161TLF	LEAD FREE IRON VALVE LEVER & WEIGHT OR SPRING BASIS OF DESIGN: APOLLO 910FLW-LF	SWING VALVE LEAD FREE IRON VALVE LEVER & WEIGHT OR SPRING BASIS OF DESIGN: APOLLO 910FLW-LF
NOTES:	1. PROVIDE SHUT-OFF VALVES & UNIONS AT INLETS & OUTLETS OF ALL EQUIPMENT FOR SERVICING PURPOSES. 2. USE DIELECTRIC UNIONS FOR ALL DISSIMILAR METALS. 3. USE CORRECT ADAPTERS AND COUPLINGS FOR THE SPECIFIED PIPING MATERIALS. 4. ALL VALVES MUST BE COMPATIBLE WITH ANTICIPATED FLUID PRESSURES, FLUID TEMPERATURES, AND FLUID TYPES, INCLUDING GLYCOL CONCENTRATIONS AND POTABLE WATER REQUIREMENTS, ETC. 5. ALL VALVES MUST MEET A MINIMUM PRESSURE RATING OF 125 PSI AT A TEMPERATURE OF 200°F. 6. BRONZE VALVES TO BE MADE WITH DEZINIFICATION-RESISTANT MATERIALS.		

PLUMBING PIPING MATERIAL SCHEDULE

LOCATION	PIPE TYPE
DOMESTIC WATER	
BELOW GRADE	ASTM D 2846 CPVC
ABOVE GRADE	ASTM F 876 PE-XA
WASTE	
ALL	ASTM D 2865 PVC SCHEDULE 40, SOCKET FITTINGS DWV
VENT	
ALL	ASTM D 2865 PVC SCHEDULE 40, SOCKET FITTINGS DWV
NOTES:	1. PROVIDE DIELECTRIC FITTINGS FOR ALL DISSIMILAR METALS.

PROJECT NO. 2318.0

SET NO.

DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

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DATE: 10/11/2024

SHEET TITLE:
GENERAL NOTES, SHEET
INDEX, LEGEND

PLUMBING FIXTURES PROVIDED TO SATISFY PLUMBING CODE REQUIREMENTS AND GENERAL CONFORMANCE WITH PROJECT. VERIFY ACCEPTANCE OF ALL FIXTURES WITH ARCHITECT AND OWNER PRIOR TO PURCHASE AND INSTALLATION. VERIFY ACCEPTANCE OF ALL FIXTURE COLORS, SIZES, LOCATIONS, AND FINISHES. VERIFY FIXTURE MOUNTING TYPE AND ALL OTHER INSTALLATION REQUIREMENTS.									
PLUMBING FIXTURES									
MARKS	DESCRIPTION	C.W.	H.W.	WASTE	VENT	ELECTRICAL NOTES			
FD-1	FLOOR DRAIN, TRAP PRIMER CONNECTION, VANDAL-PROOF SECURED TOP	1/2"	-	2"	1 1/2"	-	ZURN Z415		
FD-2	FLOOR DRAIN, TRAP PRIMER CONNECTION, VANDAL-PROOF SECURED TOP	1/2"	-	4"	2"	-	ZURN Z415		
HB-1	AUTO-DRAIN HOT AND COLD WALL HYDRANT W/ INTEGRAL VACUUM BREAKER, NON FREEZE, 3/4" HOSE CONNECTION, LOOSE TEE KEY, W/ FLUSH-MOUNTED WALL BOX	3/4"	3/4"	-	-	-	WOODFORD B22		
HB-2	AUTO-DRAIN WALL HYDRANT W/ INTEGRAL VACUUM BREAKER, 3/4" HOSE CONNECTION, LOOSE TEE KEY, W/ FLUSH-MOUNTED WALL BOX	3/4"	-	-	-	-	WOODFORD B65		
L-1	WALL MOUNTED LAVATORY, W/ WASHBAR WB2, W/ ASSE 1070 CERTIFIED MIXING VALVE	1/2"	1/2"	1 1/2"	1 1/2"	-	BRADLEY VERGE LVQD1 MIXING VALVE- LEONARD 270-LF SET AT 110°F		
SOI-1	50 GPM SANDOIL INTERCEPTOR	-	-	4"	2"	-	STRIEM OS-50		
SS-1	SERVICE SINK, FAUCET, VACUUM BREAKER, HOSE HOLDER, MOP HANGER, WALL GUARD, 3/4" HOSE CONNECTION	1/2"	1/2"	3"	2"	-	BASIN: E.L. MUSTEE & SONS 62M FAUCET: E.L. MUSTEE & SONS 63.600A		
US-1	UTILITY SINK, FLOOR MOUNTED, W/ FAUCET W/ AERATOR AND HOSE END	1/2"	1/2"	1 1/2"	1 1/2"	-	E.L. MUSTEE & SONS 12C		
WC-2	WATER CLOSET, FLOOR MOUNTED, TOP SPUD BOWL AND TOUCHLESS FLUSH VALVE, ELONGATED BOWL, OPEN SEAT	1"	-	3"	2"	BATTERY	AMERICAN STANDARD 3461.576		
WF-1	WATER FOUNTAIN, OUTDOOR, UPPER BOTTLE FILLING STATION 81-LEVEL PEDESTAL WITH PET STATION, NON-FILTERED, NON-REFRIGERATED, VANDAL RESISTANT, FREEZE RESISTANT	1/2"	-	1 1/2"	1 1/2"	-	ELKAY LK4420BF1UDBFRK		
*VERIFY ACCEPTANCE OF ALL PLUMBING FIXTURES WITH ARCHITECT AND OWNER PRIOR TO PURCHASE AND INSTALLATION. ALL FIXTURES TO BE COMMERCIAL GRADE OR BETTER.									
NOTES:									
2. REFER TO ARCHITECTURAL PLANS FOR FINAL LAVATORY AND SINK MOUNTING STYLES, SIZES, LOCATIONS, ADA REQUIREMENTS, AND NUMBER OF BOWLS.									
3. REFER TO ARCHITECTURAL PLANS FOR FINAL WATER CLOSET MOUNTING STYLES, LOCATIONS, FLUSH STYLE (MANUAL OR SENSOR), FLUSHING LEVER LOCATION, AND ADA REQUIREMENTS.									

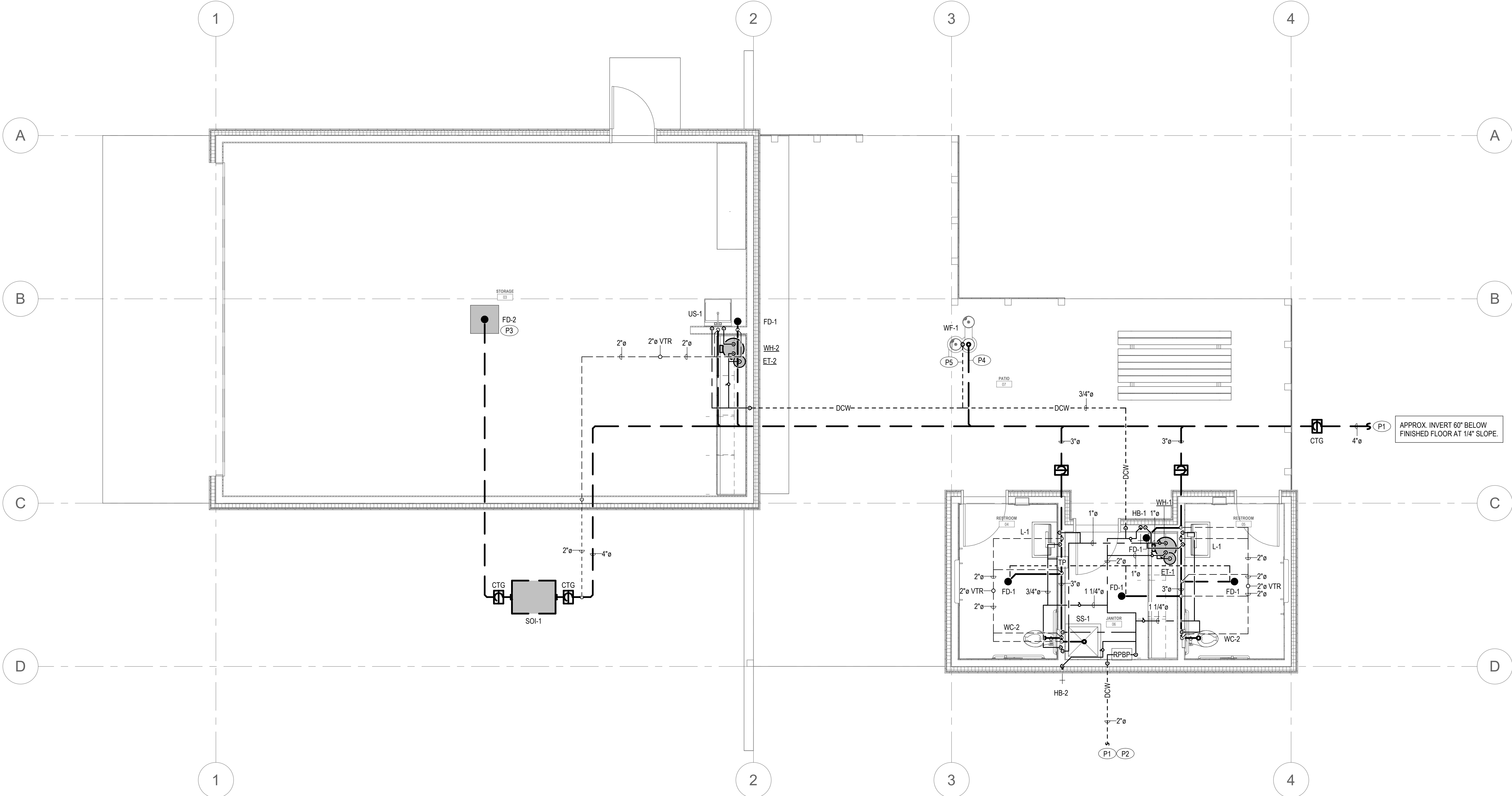
FIXTURE FLOW RATE	
FIXTURE	MAX FLOW RATE
SINKS	1.8 GPM
PUBLIC LAVATORIES	0.5 GPM
WATER CLOSETS	1.6 GAL/FLUSH
NOTES: A. FIXTURES EXCLUDED: CLINICAL SINKS, UTILITY SINKS, AND SERVICE SINKS. B. VERIFY MAXIMUM FIXTURE FLOW RATES WITH LOCAL JURISDICTION AMENDMENTS/REQUIREMENTS.	

ELECTRIC WATER HEATER (EWH)											
MARK	MANUFACTURER	MODEL	CAPACITY (GAL)	RECOVERY (GAL/HR)	TEMP RISE (°F)	ELEMENT SIZE (KW)	# OF ELEMENTS	ELECTRICAL VOLT	PH	UNIT DIMENSIONS (IN) HEIGHT DIAMETER	OPERATING WEIGHT (LBS)
WH-1	AO SMITH	DEN	50	14	90	3	1	120	1	59 22	600
WH-2	AO SMITH	DEN	50	14	90	3	1	120	1	59 22	600
NOTES: 1. A.O. SMITH, BRADFORD WHITE, AND RHEEM ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN.											

EXPANSION TANK (ET)									
MARK	MANUFACTURER	MODEL	SYSTEM SERVED	TANK VOL (GAL)	ACCEPTANCE VOL (GAL)	PRE CHARGE (PSI)	WATER TEMP (°F)	UNIT DIMENSIONS (IN) DIAMETER HEIGHT	OPERATING WEIGHT (LBS)
ET-1	WATTS	DETA-5	DHW	3.5	2.3	40	90	10 14	50
ET-2	WATTS	DETA-5	DHW	3.5	2.3	40	90	10 14	50
NOTES: • AMTROL, WATTS, AND TACO ARE APPROVED MANUFACTURERS. REFER TO MANUFACTURER AND MODEL FOR BASIS OF DESIGN. • TO BE SUITABLE FOR POTABLE WATER.									

WATER AND WASTE SERVICE CALCULATIONS									
JOB NAME: WARM SPRINGS PRESERVE								DATE: 10/11/24	
FIXTURE TYPE	OCCUPANCY	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER
			DFU	TOTAL	WSFU	TOTAL	WSFU	TOTAL	
DRINKING FOUNTAIN	PUBLIC/PRIVATE	1	0.5	0.5	0.5	0.5	0	0	0.5
LAVATORY	PUBLIC/PRIVATE	2	1	2	0.75	1.5	0.75	1.5	2
UTILITY SINK	PUBLIC/PRIVATE	1	2	2	1.5	1.5	1.5	1.5	2
SERVICE SINK OR MOP BASIN	PUBLIC/PRIVATE	1	3	3	1.5	1.5	1.5	1.5	1.5
WATER CLOSET, FLUSH VALVE	PUBLIC	2	4	8	5	10	0	0	10
HOSE BIBB 1ST	PUBLIC/PRIVATE	1	0	0	2.5	2.5	0	0	2.5
HOSE BIBB ADDITIONAL	PUBLIC/PRIVATE	1	0	0	1	1	0	0	1
FLOOR DRAIN	PUBLIC/PRIVATE	3	2	6	0	0	0	0	0
% FLUSH VALVE		100%	TOTAL		12	21.500		18.500	4.500 19.500
EQUIVALENT WATER FLOW RATE (GPM):					DCW (GPM)	34.0	DHW (GPM)	4	OVERALL
PRESSURE AVAILABLE AT MAIN (PSI):					60				60
METER LOSS (PSI):					3				57
BACKFLOW PREVENTER LOSS (PSI):					10				47
MAIN TO BUILDING LOSSES (PSI):					3				44
						DCW	RUNNING PRESSURE	DHW	RUNNING PRESSURE
ELEVATION RISE (FT):						10	40	10	40
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):						30	10	30	10
EQUIVALENT PIPE LENGTH TO MOST REMOTE FIXTURE (FT):						100	-	100	-
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):						9.7	-	9.7	-
MINIMUM REQUIRED WATER MAIN PIPE SIZE (INCHES):						MATERIAL		PEX	
MINIMUM REQUIRED WASTE MAIN PIPE SIZE (INCHES):						SLOPE		1/4"FT	
						MATERIAL		PVC	
								2"	
								3"	

WATER PIPE SIZING CHART											
SIZE: PEX		PIPE SIZES CALCULATED BASED ON UPC									
NOMINAL DIAMETER	INTERNAL DIAMETER	DCW MAX FLOW		CWUF		DHW MAX FLOW		HWUF		DHW MAX FLOW	
		GPM	FPS	FLUSH TANK	FLUSH VALVE	GPM	FPS	HOT WATER	GPM	FPS	FLOW LOSS (PSI/100 FT)
1/2"	0.475	2.6	4.8	3	0	2.6	4.8	3	1.1	2	1.9
3/4"	0.671	6.6	6.0	6	0	6.6	6.0	6	2.2	2	1.3
1"	0.862	12.7	7.0	17	5	12.7	7.0	17	3.6	2	1.0
1-1/4"	1.054	21.5	7.9	32	7	21.5	7.9	32	5.4	2	0.8
1-1/2"	1.244	33.2	8.8	64	18	30.3	8.0	54	7.6	2	0.6
2"	1.629	65.0	10.0	199	89	52.0	8.0	135	13.0	2	0.5



1ST FLOOR PLUMBING PLAN
SCALE: 1/4\" = 1'-0"

PLAN NOTES

- A. ROUTE PIPING FROM EACH FIXTURE TO NEAREST MAINLINE. REFER TO PLUMBING FIXTURE SCHEDULE FOR REQUIRED PIPE CONNECTIONS AND PIPE RUNOUT SIZES.
B. RPPB BASIS OF DESIGN, WATTS LF08, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS.

KEYNOTES

- P1 REFER TO CIVIL FOR CONTINUATION OF PIPING.
P2 DOMESTIC WATER SYSTEM DESIGNED BASED ON 60 PSI STATIC WATER PRESSURE TO BUILDING. CONTRACTOR TO VERIFY STATIC WATER PRESSURE TO BUILDING AND IS TO COORDINATE WITH ENGINEER FOR ADDITIONAL REQUIREMENTS (PIPE SIZING, PVP, BOOSTER PUMP) IF WATER PRESSURE IS LESS THAN OR GREATER THAN 60 PSI.
P3 PROVIDE A SUMP WITH A FLOOR DRAIN AT THE BOTTOM. PROVIDE A GRATE OVER THE SUMP PIT. COORDINATE FINAL SIZE, LOCATION AND REQUIREMENTS WITH ARCHITECT, AND GENERAL CONTRACTOR.
P4 PROVIDE SANITARY FREEZE TRIPLE VALVE CONTROL ASSEMBLY. INSTALL PIPING PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
P5 INSTALL WATER FREEZE RESISTANT VALVE BELOW FROST LINE PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

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PLUMBING FLOOR PLAN

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SHEET
P1.11
OF
TOTAL

PROJECT #24 005510.00

[illegible]

#PC	SIZE OF TRADE SIZE CONDUIT. # = 1/2" C. 2".	MLO	MAIN LUG ONLY
#P	NUMBER OF POLES. # = 1P, 2P, ETC.	N/A	NOT APPLICABLE
#W	NUMBER OF WIRES. # = 3W, 4W, ETC.	NC	NORMALLY CLOSED
AC	AMPERE	NEC	NATIONAL ELECTRICAL CODE
AD	ALTERNATING CURRENT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
ADA	AMERICANS WITH DISABILITIES ACT	NESC	NATIONAL ELECTRICAL SAFETY CODE
AFB	ABOVE FINISHED FLOOR	NO	NORMALLY OPEN
AFB	ABOVE FINISHED GRADE	NR	NUMBER
AHJ	AUTHORITY HAVING JURISDICTION	NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY - AS DEFINED BY OSHA
AIC	AMPERE INTERRUPTING CAPACITY	O.H.	OPPOSITE HAND - MIRROR OR ROTATED LAYOUT
AL	ALUMINUM	OC	OVER COUNTER TOP BACKSPLASH - COORDINATE INSTALLATION
ANN	ANNUNCIATOR	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
AUX	AUXILIARY	PF	POWER FACTOR
AWG	AMERICAN WIRE GAUGE	PH	PHASE
C	CONDUIT	REV	REVISION
CB	CIRCUIT BREAKER	RTU	ROOF TOP UNIT
CD	CANDELLA	SPDT	SINGLE POLE, DOUBLE THROW
CLG	CEILING	SPST	SINGLE POLE, SINGLE THROW
CT	CURRENT TRANSFORMER	SST	SOFT START/STOP MOTOR STARTER
CU	COPPER	TTB	TELEPHONE TERMINAL BOARD
DC	DIRECT CURRENT	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
DPDT	DOUBLE POLE, DOUBLE THROW	TYP	TYPICAL
DPST	DOUBLE POLE, SINGLE THROW	UN	UNLESS OTHERWISE NOTED
EMT	ELECTRICAL METALLIC TUBING	UPS	UNINTERRUPTIBLE POWER SUPPLY
EXP	EXPLOSION PROOF	USB	UNIVERSAL SERIAL BUS
EWH	ELECTRIC WATER HEATER	V	VOLTAGE
F	FUSE	VA	VOLT-AMPERE
FACP	FIRE ALARM CONTROL PANEL	VPD	VARIABLE FREQUENCY MOTOR DRIVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WF	WEATHERPROOF
GFI	GROUND FAULT INTERRUPTER	XFRM	TRANSFORMER
GND	GROUND	XFR	TRANSFER SWITCH
HOA	HAND-OFF-AUTO		
HP	HORSE POWER		
HVAC	HEATING VENTILATION AND AIR CONDITIONING		
I/O	INPUT / OUTPUT		
IG	ISOLATED GROUND		
INC	INCANDESCENT		
J-BOX	JUNCTION BOX		
KMIL	THOUSAND CIRCULAR MIL		
KO	KNOCK OUT		
KV	KILOVOLT		
KVA	KILOVOLT AMPERE		
KW	KILOWATT		
KWH	KILOWATT HOUR		
LV	LOW VOLTAGE		
MCC	MOTOR CONTROL CENTER		
MDGB	MAIN DISTRIBUTION SWITCHBOARD		
MFR	MANUFACTURER		

ELECTRICAL

E00	ELECTRICAL SYMBOLS & ABBREV.
E01	RISER AND DETAILS
E02	LIGHTING SCHEDULE & COMCHECK
E11	LIGHTING PLAN LEVEL 1
E12	LIGHTING PLAN - SITE
E20	ELECTRICAL PLAN - SITE
E21	POWER PLAN LEVEL 1
E31	MECHANICAL POWER PLAN LEVEL 1

A. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCALLY ADOPTED ELECTRICAL CODE, ALL LOCAL CODES, AND TO THE FULL ACCEPTANCE OF THE AUTHORITY HAVING JURISDICTION. WHERE THE REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS OR DRAWINGS EXCEED THOSE OF THE APPLICABLE CODES OR STANDARDS, THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN.

B. BIDDERS SHALL VIEW THE SITE AND SHALL INCLUDE ALL COSTS INCURRED BY EXISTING CONDITIONS IN THE BID PROPOSAL. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL RELEVANT BID DOCUMENTS AND BID FORMS AND CONDITIONS. ANY INCREASED COST INCURRED DUE TO FAILURE TO BECOME FAMILIAR WITH THESE DOCUMENTS SHALL BE BORNE BY THE CONTRACTOR. WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, APPLIANCES, MATERIALS, TRANSPORTATION, FACILITIES AND SERVICES NECESSARY TO COMPLETE AND MAINTAIN ACCESS TO THE COMPLETION OF ALL ELECTRICAL WORK IN STRICT COMPLIANCE WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS. WORK SHALL INCLUDE, BUT NOT BE NECESSARILY LIMITED TO, THE WORK SPECIFIED AND INDICATED ON DRAWINGS.

C. OBTAIN ALL PERMITS, COORDINATE, FURNISH, INSTALL, CONNECT AND TEST ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR ALL THE SYSTEMS INSTALLED UNDER THIS CONTRACT TO INSURE COMPLETE AND FULLY OPERATIONAL SYSTEMS.

D. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS. AS-BUILT SET OF DRAWINGS SHALL BE UPDATED DAILY AND SHALL DOCUMENT THE ACTUAL INSTALLED CONDITION OF THE ENTIRE ELECTRICAL INSTALLATION. AS-BUILT SET OF DRAWINGS SHALL BE AVAILABLE AT ALL TIMES ON THE SITE FOR INSPECTION BY CODE OFFICIALS, OWNER, ARCHITECT, AND ENGINEER.

E. PROPOSED MODIFICATIONS OF ENGINEERED ELECTRICAL DRAWINGS SHALL BE APPROVED BY ENGINEER OF RECORD PRIOR TO PROCEEDING WITH WORK. PROPOSED CHANGES SHALL COMPLY WITH ALL APPLICABLE CODES/JURISDICTION REQUIREMENTS. COST OF ANY ENGINEERING/REVIEW REQUIRED BY PROPOSED CHANGES SHALL BE BORNE BY ENTITY PROPOSING CHANGE.

F. DESIGN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO DETERMINE STATUS OF ACTUAL CONDITIONS AS THEY RELATE TO THE SCOPE OF WORK AS SHOWN ON THESE PLANS.

G. COORDINATE ALL ELECTRICAL WORK WITH ALL OTHER TRADES.

H. COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH THE ARCHITECTURAL ELEVATIONS AND DETAILS PRIOR TO ROUGH-IN.

I. CONTRACTOR SHALL COORDINATE WITH WALL TYPES AND FURNISH AND INSTALL EXTENSION RINGS AS REQUIRED. (I.E. WALLS WITH TWO LAYERS OF GYP BOARD).

J. ALL MATERIALS AND EQUIPMENT FURNISHED TO THE PROJECT SHALL BE NEW AND SHALL BEAR THE LISTING LABEL OF A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL), WHERE APPLICABLE.

K. ALL ELECTRICAL BOXES, FITTINGS AND CABINETS SHALL BE OF STEEL CONSTRUCTION, GALVANIZED OR POWDER COATED, NEMA 1 TYPE.

L. ALL DEVICES (SWITCHES/RECEPTACLES/TELECOMMUNICATIONS) SHALL BE WHITE AND COVERPLATES SHALL BE WHITE. UON.

M. ALL CIRCUIT BREAKERS SUPPLYING MOTOR LOADS SHALL BE HACR RATED.

N. ALL ELECTRICAL DEVICES AND TERMINALS SHALL BE RATED 75°C MINIMUM.

O. ALL CONDUCTORS SHALL BE STRANDED COPPER, 600 VOLT RATED, INSULATION TYPE SHALL BE THINWALL OF FULLY COVERED WITH THICK COATING, TYPE AND/OR MANUFACTURER MARKED EVERY 24" LONG. CONDUCTOR COLOR CODE SHALL BE AS FOLLOWS:

208Y/120 VOLT SYSTEM	480Y/277 VOLT SYSTEM
PHASE A - BLUE	PHASE A - BROWN
PHASE B - RED	PHASE B - ORANGE
PHASE C - BLUE	PHASE C - YELLOW
NEUTRAL - WHITE	NEUTRAL - GRAY
GROUND - GREEN	GROUND - GREEN

P. MINIMUM SIZE WIRE FOR POWER AND LIGHTING CIRCUITS SHALL BE #12 AWG. UON. CONDUCTOR SIZE SHALL BE CONTINUOUS THROUGHOUT THE ENTIRE LENGTH OF THE CIRCUIT.

Q. ALL CIRCUITS SHALL HAVE AN INDEPENDENT NEUTRAL CONDUCTOR. NO EDISON STYLE SHARED NEUTRAL CONDUCTORS ARE ALLOWED.

R. ALL CONDUITS SHALL CONTAIN A GROUND CONDUCTOR SIZED PER NEC.

S. ALL POWER AND LIGHTING CONDUCTIONS SHALL BE ROUTED IN 3/4" CONDUIT MINIMUM. NO MC TYPE CABLE IS ALLOWED WITH THE EXCEPTION OF CEILING WHIPS OF LESS.

T. CONDUIT AND WIRE FOR FEEDER OR BRANCH CIRCUITS SHALL NOT BE RUN ON OR ABOVE THE ROOF SHEET METAL. CONDUIT AND WIRE SHALL BE RUN IN A STRAIGHT LINE FROM THE ROOF PENETRATION TO THE ELECTRICAL CONNECTION FOR THE UNIT SERVED.

U. ROUTE ALL CONDUIT HOME RUNS TO PANELS OVERHEAD AND ABOVE ACCESSIBLE CEILINGS WHERE AVAILABLE.

V. INSTALL CONDUIT A MINIMUM OF 4" BELOW BOTTOM OF CONCRETE SLAB WHERE RUNNING UNDER FLOOR. ALL ELBOWS SHALL BE RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT.

W. ALL EQUIPMENT, SWITCHING DEVICES AND PANELS SHALL BE MOUNTED SO AS TO BE ACCESSIBLE AND SHALL BE MOUNTED PLUMB AND SQUARE WITH WALLS.

X. BOXES MOUNTED IN A COMMON WALL SHALL BE OFFSET A MINIMUM OF 12" OR MOUNTED IN ADJACENT STUD SPACES. BOXES MOUNTED BACK-TO-BACK ARE NOT ALLOWED.

Y. ALL ELECTRICAL EQUIPMENT, RACEWAY, FIXTURE AND DEVICE SUPPORTS SHALL BE CAPABLE OF SUSTAINING NOT LESS THAN FOUR (4) TIMES THE ULTIMATE WEIGHT OF THE OBJECT OR OBJECTS. FASTEN SUPPORTS TO THE BUILDING STRUCTURE. CONDUIT IS NOT PERMITTED TO BE SUPPORTED FROM THE CEILING TRUSS AND WIRES.

Z. FURNISH AND INSTALL SAFETY WIRES AT ALL LIGHT FIXTURES INSTALLED IN A SUSPENDED CEILING.

AA. MOUNTING METHODS INDICATED AND REFERRED TO ARE MINIMUM CODE REQUIREMENTS. COMPLY WITH LOCAL CODES FOR ADDITIONAL SEISMIC RESTRAINTS.

BB. DEVICES AND RACEWAYS PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH FIRE RESISTIVE MATERIAL, COMPATIBLE WITH CONSTRUCTION PENETRATED, TO MAINTAIN RATING OF WALL AND FLOOR. ALL PENETRATIONS SHALL BE A NRTL APPROVED SYSTEM AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

CC. FURNISH AND INSTALL A PULL CORD IN ALL EMPTY CONDUITS.

DD. MAKE ALL CONNECTIONS TO EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.

EE. ALL CONDUCTORS IN ELECTRICAL PANELS, CABINETS AND EQUIPMENT SHALL BE NEATLY TRAINED AND LACED.

FF. CLEARLY LABEL ALL ACCESSIBLE CONDUIT STUBS WITH SYSTEM NAME AND LOCATION (ROOM NUMBER) WHERE THE OTHER END OF THE CONDUIT TERMINATES. USE IDEALINK I.K. THE LABELS SHALL BE LOCATED ON THE CONDUIT IN A POSITION THAT CAN BE EASILY READ BY THE OWNER IN THE FUTURE.

GG. ALL JUNCTION BOX COVERS WITH POWER WIRING SHALL HAVE THE PANEL AND CIRCUIT LABELED ON THE OUTSIDE SURFACE. ALL LABELS FOR EXPOSED JUNCTION BOXES IN "FINISHED AREAS" SHALL BE LABELLED UTILIZING CLEAR SELF-ADHESIVE LABELS PRODUCED BY A MECHANICAL LABELING MACHINE. ALL JUNCTION BOX COVERS IN UNFINISHED LOCATIONS SHALL BE LABELED WITH THE TYPE OF THE INFORMATION BEING NEATLY HANDWRITTEN ON THE OUTSIDE SURFACE OF THE COVER WITH A PERMANENT STYLE MARKER. JUNCTION BOX COVERS FOR FIRE ALARM AND EMERGENCY SYSTEMS SHALL BE RED AND LABELLED "F" FOR FIRE ALARM AND "E" FOR EMERGENCY.

HH. THE CONTRACTOR SHALL PROVIDE TYPED CIRCUIT PANEL DIRECTORIES FOR ALL PANELS THAT CONTAIN CIRCUITS IMPACTED BY THIS PROJECT. OLD DIRECTORIES SHALL BE RETAINED BEHIND THE NEW.

II. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE GENERAL CONTRACTOR FOR APPROVAL BY ARCHITECT AND ENGINEER PRIOR TO ORDERING EQUIPMENT. SUBMITTALS SHALL CONSIST OF: ELECTRICAL LOAD SCHEDULE, PANEL SCHEDULE, PANEL NUMBER, AND THE TYPE OF THE FOLLOWING: CIRCUIT BREAKER, LIGHT FIXTURE, RECEPTACLE, SWITCHES, AMPS, DEVICES AND COVERPLATES.

SET NO.

DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

[PRINT RECORD](#)

PURPOSE	DATE

REVISION RECORD

NO.	CHANGE	DATE
0		

[illegible]

DRAWN: MTC

CHECKED: MT

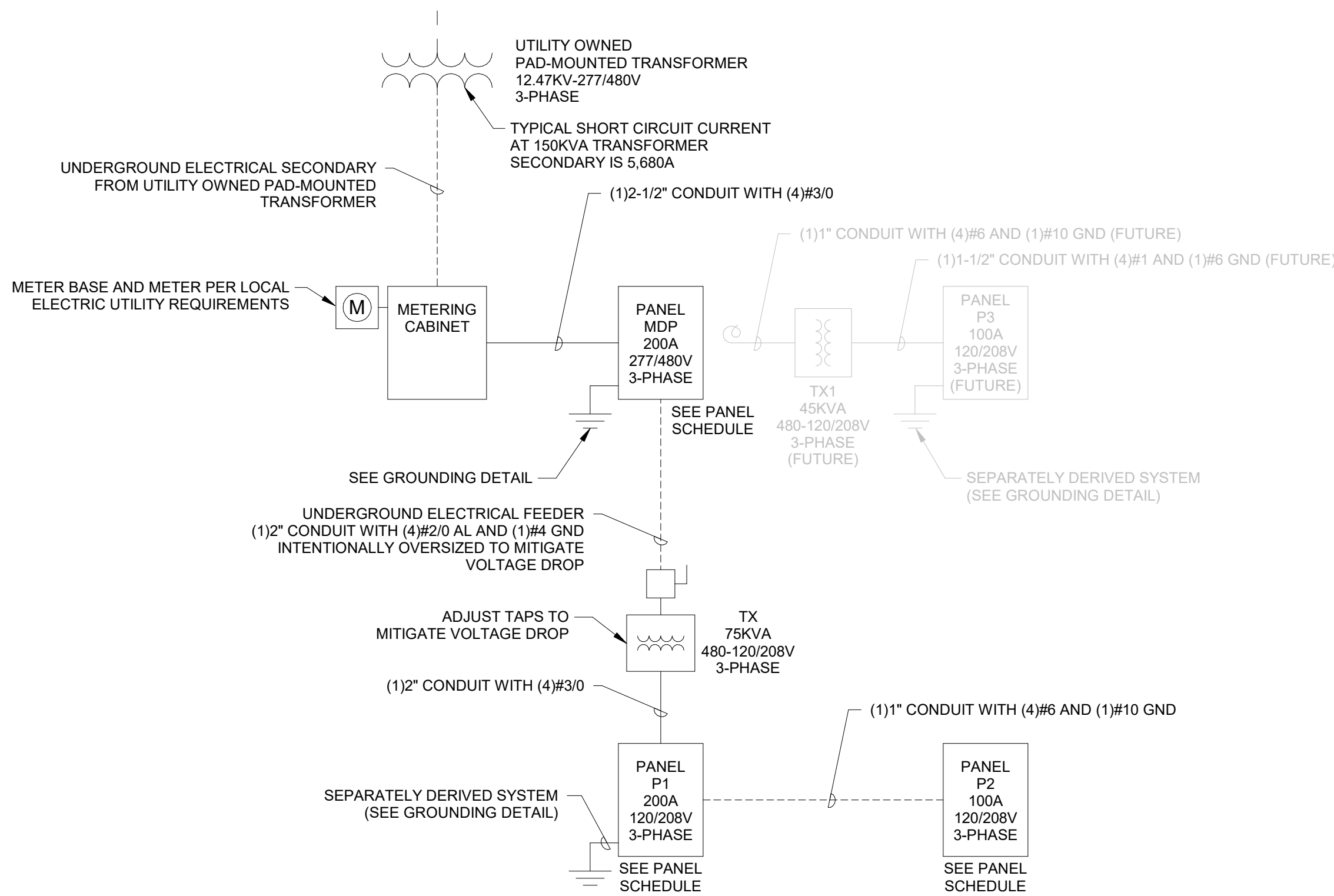
DATE: 11/5/2

SHEET TITLE:
ELECTRICAL SYMBOLS &
ABBREV.



SHEET	OF
E00	TOT

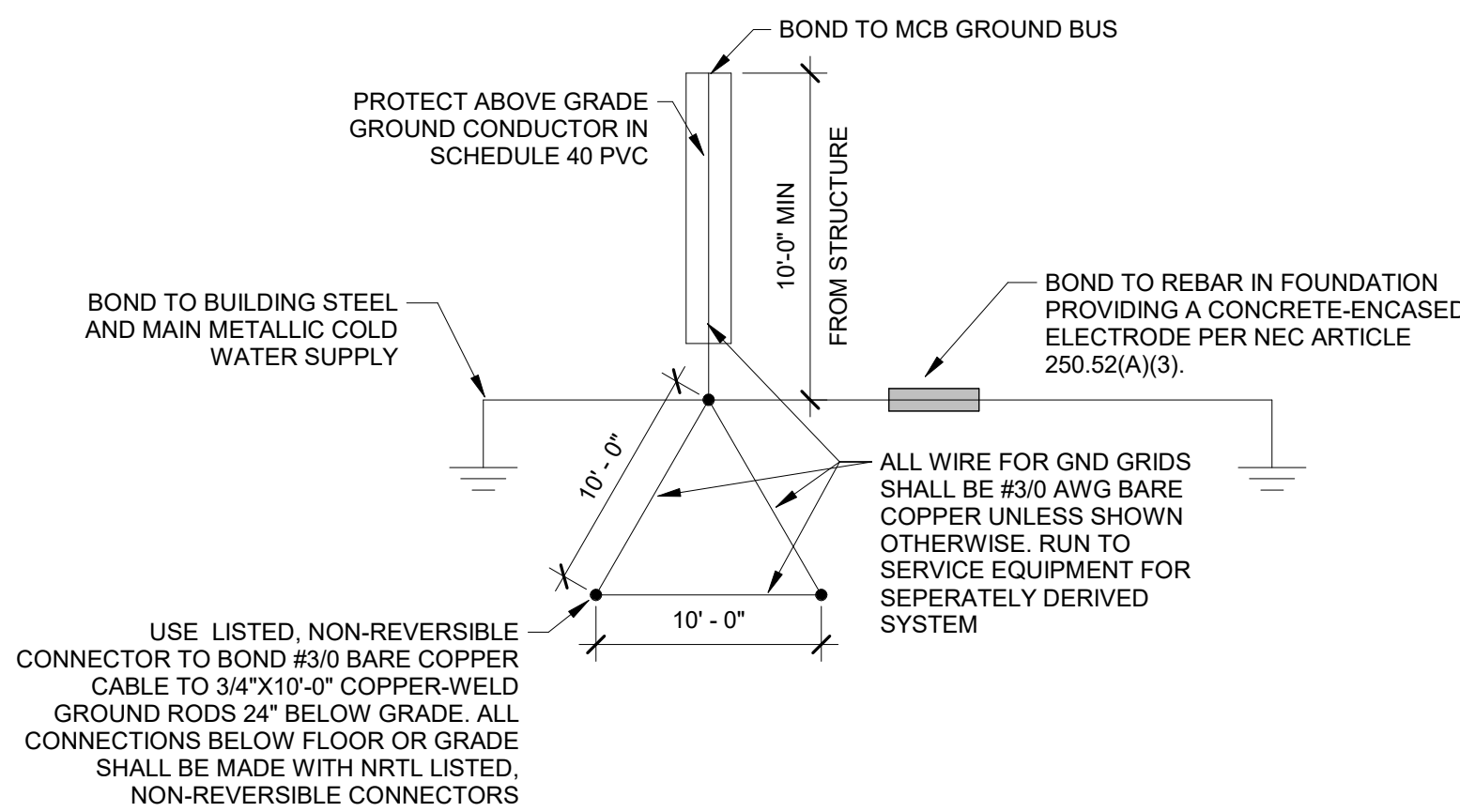




1 RISER DIAGRAM

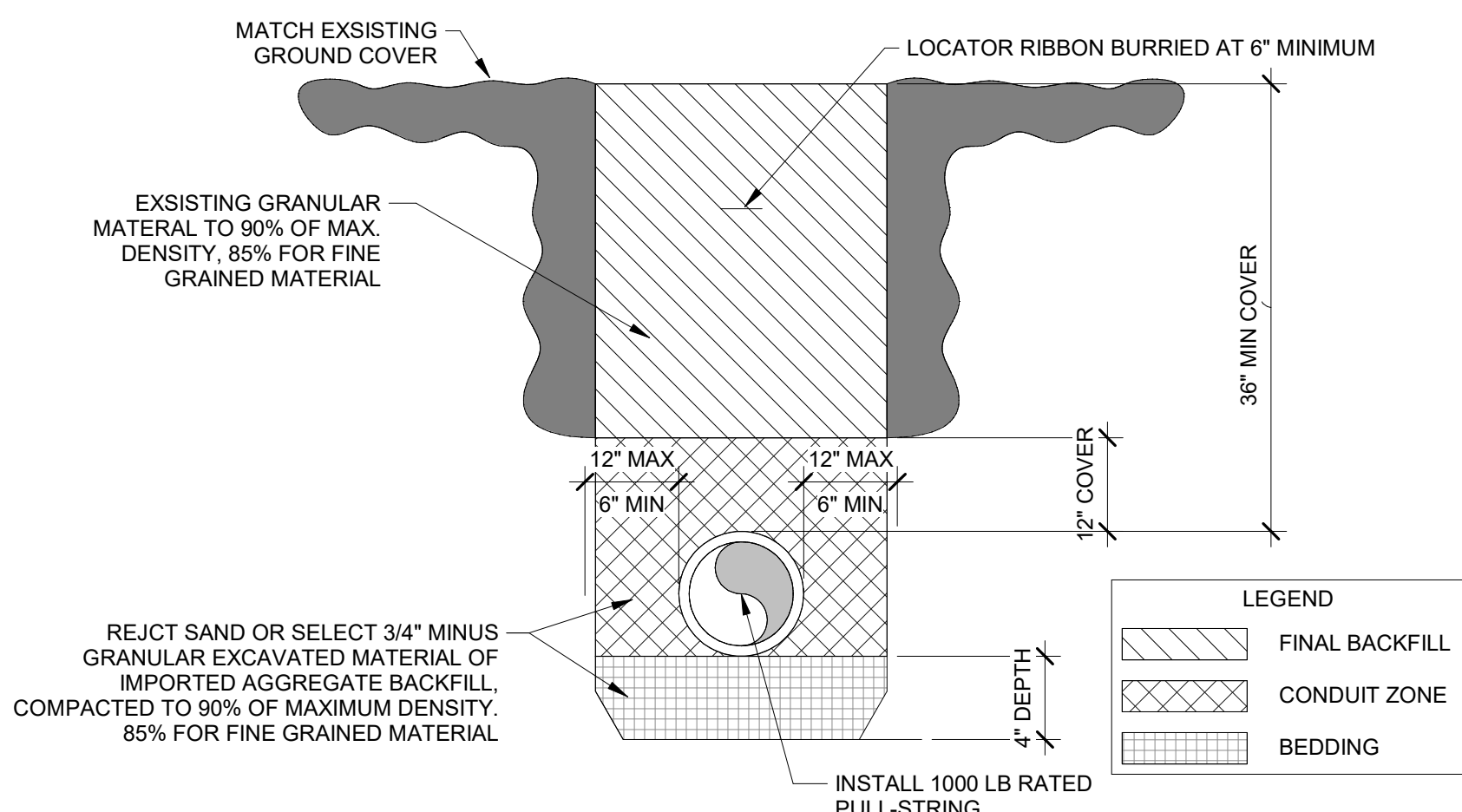
NTS

NOTE: ALL CONDUCTORS ARE SIZED PER NEC TABLE 310.15(b)(16), COPPER, 75 DEG C TEMPERATURE RATING, THHW INSULATION 90 DEG C RATED CONDUCTORS MAY BE USED AS ALLOWED BY CODE



2 GROUNDING DETAIL

NTS



3 TRENCHING DETAIL

1/8" = 1'-0"

Branch Panel: P1													
Location: STORAGE 03					Volts: 120/208 Wye					A.I.C. Rating:			
Supply From: TX					Phases: 3					Mains Type: CIRCUIT BREAKER			
Mounting: Recessed					Wires: 4					Mains Rating: 200 A			
Enclosure: Type 1										MCB Rating: 200 A			
Notes:													
CKT	Circuit Description	BRKR Type	BRKR AMPS	Poles	A	B	C	Poles	BRKR AMPS	BRKR Type	Circuit Description	CKT	
1	LIGHTING, GARAGE		20 A	1	3.3	4.2		1	20 A		REC RESTROOMS	2	
3	REC OVERHEAD DOOR		20 A	1		1.5						4	
5	REC EAVE HEAT TRACE		20 A	1			4.2	8.1	1	20 A	REC JANITOR	6	
7	REC GARAGE & EF-4		20 A	1	7.4	7.5			1	20 A	REC GARAGE	8	
9							24.0					10	
11	WATER HEATER (WH-2)		35 A	1			25.0	24.0	2	35 A	ELECTRIC HEATER (EH-4)	12	
13	WATER HEATER (WH-1)		35 A	1	25.0	48.0						14	
15						24.0	48.0		2	60 A	EV CHARGER	16	
17	ELECTRIC HEATER (EH-5)		35 A	2				24.0				18	
19					36.8							20	
21	P2		100 A	3		37.6						22	
23							43.7					24	
25												26	
27												28	
29												30	
31												32	
33												34	
35												36	
37												38	
39												40	
41												42	
			Total Amps:		126 A		122 A		122 A				
Load Classification			Connected Load		Demand Factor		Estimated Demand		Panel Totals				
Other			14 VA		100.00%		14 VA						
Receptacle			4060 VA		100.00%		4060 VA		Total Conn. Load: 44465 VA				
Lighting			576 VA		125.00%		720 VA		Total Est. Demand: 44609 VA				
Power			39815 VA		100.00%		39815 VA		Total Conn.: 123 A				
									Total Est. Demand: 124 A				

Branch Panel: P2															
Location: JANITOR 06					Volts: 120/208 Wye					A.I.C. Rating:					
Supply From: P1					Phases: 3					Mains Type:					
Mounting: Recessed					Wires: 4					Mains Rating: 225 A					
Enclosure: Type 1					MCB Rating:										
Notes:															
CKT	Circuit Description	BRKR Type	BRKR AMPS	Poles	A		B		C		Poles	BRKR AMPS	BRKR Type	Circuit Description	CKT
1	LIGHTING, RESTROOMS		20 A	1	1.0	0.6					1	20 A		LIGHTING, PATHWAY BOLLARDS	2
3	REC EAVE HEAT TRACE		20 A	1			4.2	9.6							4
5										9.6	2	15 A		ELECTRIC HEATER (EH-3)	6
7	ELECTRIC HEATER (EH-1)		20 A	2	14.4										8
9							14.4	14.4						ELECTRIC HEATER (EH-2)	10
11	SEWAGE GRINDER PUMP (SP-1)		40 A	2					26.2	14.4	2	20 A			12
13					26.2										14
15															16
17															18
19															20
21															22
23															24
25															26
27															28
29															30
31															32
33															34
35															36
37															38
39															40
41															42
			Total Amps:		37 A		38 A		44 A						
Load Classification			Connected Load		Demand Factor			Estimated Demand			Panel Totals				
Receptacle			500 VA		100.00%			500 VA							
Lighting			191 VA		125.00%			239 VA			Total Conn. Load: 14142 VA				
Power			13451 VA		100.00%			13451 VA			Total Est. Demand: 14190 VA				
											Total Conn.: 39 A				
											Total Est. Demand: 39 A				

PROJECT NO. 2310.0
SET NO.
DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

PRINT RECORD

PURPOSE DATE

REVISION RECORD

NO. CHANGE DATE

DRAWN: MTO

CHECKED: MTO

DATE: 11/5/24

SHEET TITLE:
RISER AND DETAILS

Lighting Fixture Schedule

Type	Count	Lamp	Description	Mounting	Manufacturer	Model	Voltage	Wattage	Comments
A1	8	LED	EXTERIOR 6" SQUARE DOWNLIGHT	RECESSED - CEILING	LUCIFER	A2SS W 1 00 BB AD N 9010D 27 50 4PH	120 V	9 VA	OR APPROVED EQUIVALENT
A1E	2	LED	EXTERIOR 6" SQUARE DOWNLIGHT - EMERGENCY	RECESSED - CEILING	LUCIFER	A2SS W 1 00 BB AD N 9010D 27 50 4PH WITH REMOTE INVERTER (ASSURANCE Si-2500)	120 V	9 VA	WITH 90 MINUTE BATTERY BACKUP OR APPROVED EQUIVALENT
A2	4	LED	INTERIOR 6" SQUARE DOWNLIGHT	RECESSED - CEILING	LUCIFER	A2SS T 1 00 BB FD N 8016D 27 50 4PH	120 V	18 VA	OR APPROVED EQUIVALENT
B	6	LED	BOLLARD PATHWAY LIGHTING	BOLLARD	LIGMAN	FREETOWN 1 UFRE 10001 12W W27 01 120	120 V	12 VA	OR APPROVED EQUIVALENT
C	6	LED	4' STRIP LIGHT	SURFACE - CEILING	LITHONIA	BLWP4 60L AD5M GZ1 LP840	120 V	49 VA	OR APPROVED EQUIVALENT
CE	1	LED	4' STRIP LIHGT - EMERGENCY	SURFACE - CEILING	LITHONIA	BLWP4 60L AD5M GZ1 LP840 E10WLCP	120 V	49 VA	WITH 90 MINUTE BATTERY BACKUP OR APPROVED EQUIVALENT
D	1	LED	3" SQUARE WALL CYLINDER	SURFACE - WALL	LUCIFER SQUILINDER	SW2 D2 8BBB 90S11A 27 40 00 PH2 WITH REMOTE INVERTER (ASSURANCE Si-2500)	120 V	14 VA	WITH 90 MINUTE BATTERY BACKUP OR APPROVED EQUIVALENT
E	1	LED	EXIT/EGRESS COMBO	SURFACE - CEILING	LITHONIA	ECBG LED M6	120 V	2 VA	OR APPROVED EQUIVALENT

 COMcheck Software Version 4.1.5.5
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Warm Springs Preserve Welcome Building
Project Type: New Construction

Construction Site: 201-311 Bald Mountain Rd
Ketchum, ID 83340

Additional Efficiency Package(s)
Credits: 1.0 Required 1.0 Proposed
High Performance HVAC, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Storage/Garage (Workshop)	1375	0.90	1238
		Total Allowed Watts =	1238

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Storage/Garage (Workshop)				
LED 1: A2: 6' SQ DOWNLIGHT: LED Linear 10W:	1	4	18	72
LED 2: C/C/E: 4' STRIP: LED Panel 54W:	1	7	49	343
LED 3: E: EXIT/EGRESS: LED Linear 6W:	1	1	3	3
Total Proposed Watts =				418

Interior Lighting PASSES: Design 66% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

COMcheck Software Version 4.1.5.5
Exterior Lighting Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	Warm Springs Preserve Welcome Building
Project Type:	New Construction
Exterior Lighting Zone	2 (Light industrial area with limited nighttime use (LZ2))

Construction Site: 201-311 Bald Mountain Rd
Ketchum, ID 83340

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
OH & Main Doors (Pedestrian and vehicular entrances and exits)	34 ft of door	14	Yes	476
Covered Shelter (Plaza area)	1077 R2	0.1	Yes	108
Pathway (Walkway < 10 feet wide)	55 ft of	0.5	Yes	28
		Total Tradable Watts (a) =		611
		Total Allowed Watts =		611
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

	A	B	C	D	E
	Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixtures	# of Fixtures	Fixture Watt.	(C X D)
OHT & Main Doors (Pedestrian and vehicular entrances and exits 34 ft of door width) : Tradable Wattage					
LED 2 : EXTERIOR EGRESS - OVERHEAD DOOR LED Linear 10w		1	1	14	14
LED 2 : A1A1E 6' SQ DOWNLIGHT LED Linear 10w			1	3	9
Covered Shelter : A1A1E 6' SQ DOWNLIGHT LED Linear 10w			1	7	9
LED 2 : A1A1E 6' SQ DOWNLIGHT LED Linear 10w		1	7	9	63
Pathway / Walkway (>10 feet wide 55 ft of walkway length) : Tradable Wattage					
LED 8 : BOLLARD LED Linear 15w			1	6	12
Total Tradable Proposed Watts =					176

Exterior Lighting PASSES: Design 83% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

COMcheck Software Version 4.1.5.5

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

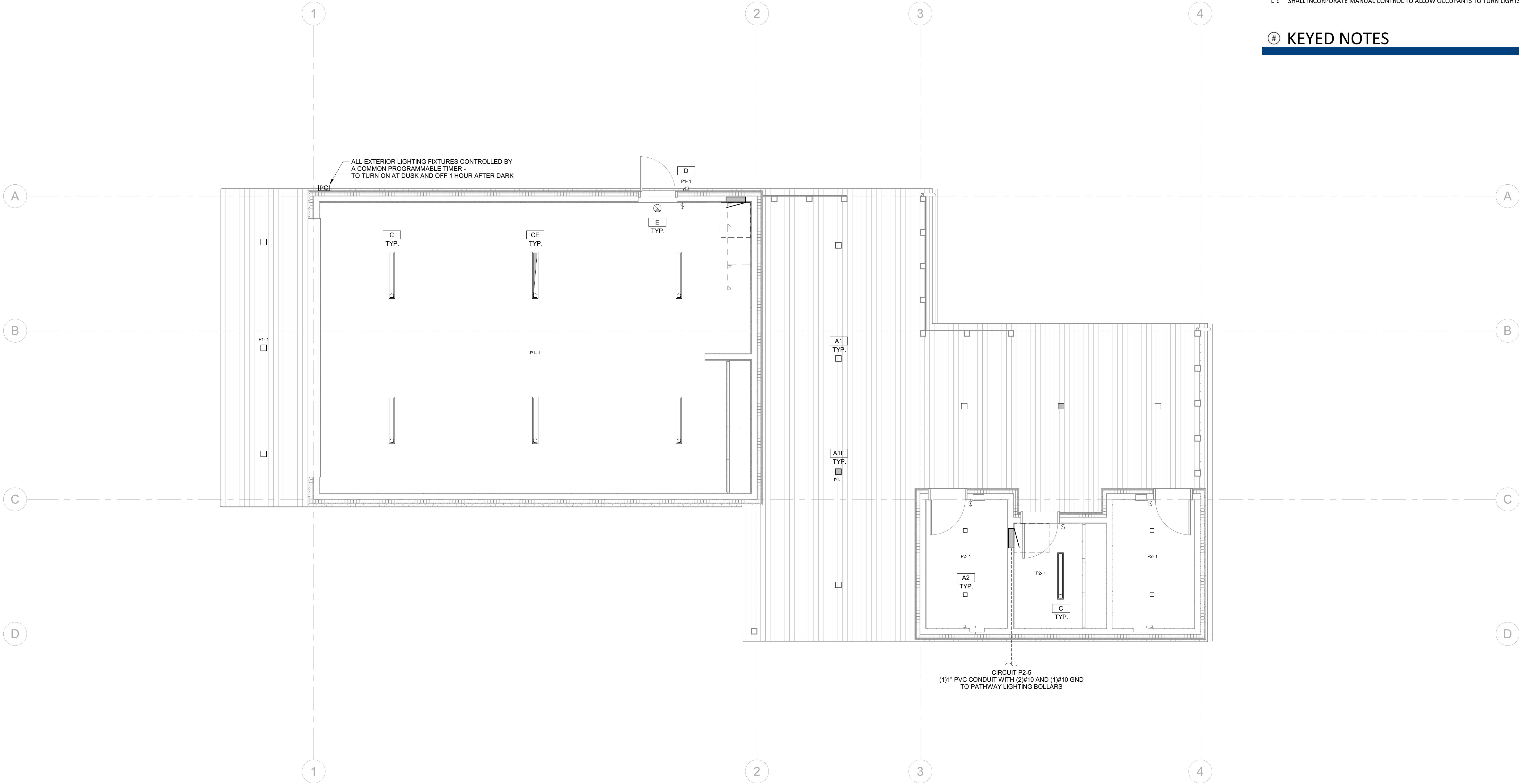
Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PRA]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
C103.2 [PBR1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
C406 [PBR5]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 2 [EL22]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1 [EL25.1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multiservice rooms, copy/print rooms, lounge/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sq ft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1 2 [EL19]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aislesways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupancy sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1 3 [EL20]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.2 1, 4 [EL21]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐ Complies ☒ Does Not ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3 C405.2.3.1 C405.2.3.2 [EL23]²	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3.1 Daylight-responsive controls for applicable spaces; C405.2.3.3 Daylight responsive control function and section C405.2.3.2 Sidelet zone	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL26]²	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL27]²	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.5 [EL28]²²²	Manual controls required by the energy code are in a location with ready access to occupants and located where the controlled lights are visible, or identify the areas served and their status.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.6 [EL30]²²	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.3 [EL6]²	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.6 [EL20]²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.7 [EL27]²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.8.2 C405.8.2.2 [EL28]²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.9 [EL29]²	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 C408.2.5.2 [F117]²	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.4.1 [F118]²	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [F119]²	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.1.1 [F137]²	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.2.5.1 [F16]²	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.3 [F133]²	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

GENERAL NOTES

- A ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.
- B CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUIT(S) ARE TO BE SIZED AS REQUIRED BY LABEL RATING.
- C ELECTRICAL DEVICES NOTED WITH AN 'OC' SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK SPLASH. THE BOTTOM OF THE DEVICE COVERPLATE SHALL CLEAR THE TOP OF THE BACK SPLASH. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.
- D COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.
- E THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A ETHERNET CABLE. CONFIRM WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.
- F ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL TAMPER-RESISTANT (TR) RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).
- G ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).
- H ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI OR GFCI) PROTECTION PER NEC 210.8(B)(A). ALL SINGLE-PHASE RECEPTACLES RATED 125-VOLT, 50 AMPS OR LESS AND THREE-PHASE RECEPTACLES RATED 125-VOLT, 100 AMPS OR LESS SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.
- I PROVIDE COMBINATION EXIT/EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT.
- J DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC C405.2.3
- K INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "x" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.
- L OCCUPANT SENSOR CONTROL FUNCTION:
- L a AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
- L b BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
- L c SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

KEYED NOTES



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



SHEET	OF
E11	TOTAL

A ALL CONDUITS WITH CIRCUIT CONDUITORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUITOR SIZED IN ACCORDANCE WITH NEC 250.

B CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUITS ARE TO BE SIZED AS REQUIRED BY LABEL RATING.

ELECTRICAL DEVICES NOTED WITH AN 'OC' SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER TOP SURFACE. THE BOTTOM OF THE DEVICE SHALL BE CLEARER THE TOP OF THE BACK SPLASH.

C COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.

D COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.

E THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A SHIELDED CABLE. CONFORM WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.

F ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL TAMPER-RESISTANT (TR) RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).

G ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).

H ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) OR GFI PROTECTION PER NEC 210.8(B). ALL SINGLE-PHASE RECEPTACLES RATED 125-VOLT, 50 AMPS OR LESS AND THREE-PHASE RECEPTACLES RATED 125-VOLT, 100 AMPS OR LESS SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.

PROVIDE COMBINATION EXT./EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE ENTRANCE PATH WITH ABOVE CEILING LIGHTING. THE DIRECTION TO THE EXIT.

I DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC 405.2.3

K INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "X" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.

L OCCUPANT SENSOR CONTROL FUNCTION:

L a AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.

L b BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.

L c SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.



PROJECT NO.	2310.0
SET NO.	DD-

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

[PRINT RECORD](#)[illegible]

REVISION RECORD

[illegible]

DRAWN: MTO

CHECKED: MTO

DATE: 11/5/24

SHEET TITLE:
LIGHTING PLAN - SITE



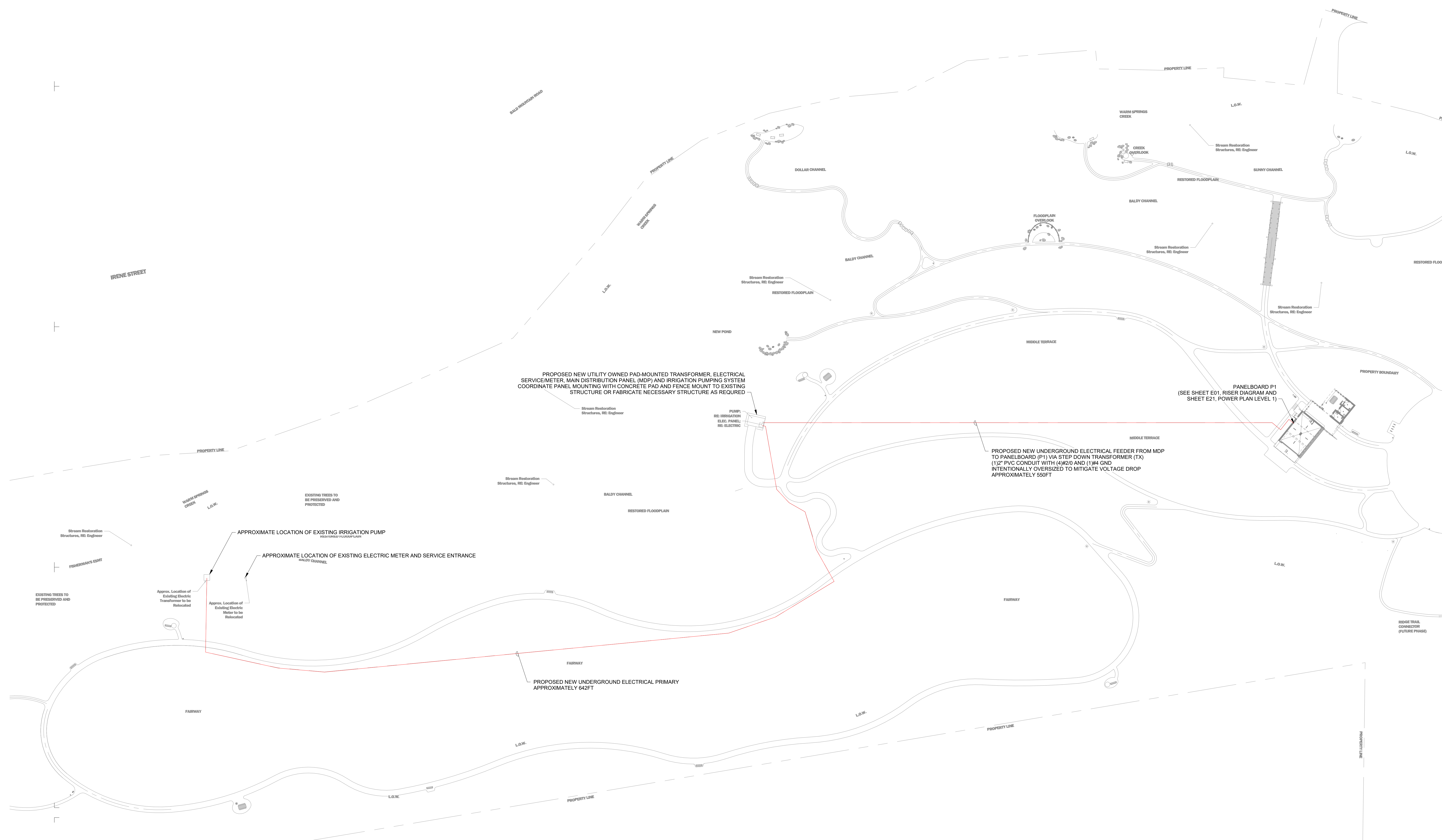
SHEET	OF
E12	TOTAL

WARM SPRINGS PRESERVE WELCOME
BUILDING
201-311 BALD MOUNTAIN ROAD
KETCHUM, IDAHO
83340

[illegible][illegible]

CHECKED: MTO

SHEET TITLE:
ELECTRICAL PLAN - SITE



A	ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.
B	CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUIT(S) ARE TO BE SIZED AS REQUIRED BY LABEL RATING. ELECTRICAL DEVICES NOTED ON AN "OC" SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK OF THE BOTTOM OF THE EQUIPMENT. CONTRACTOR SHALL CLEAR THE TOP OF THE BACK SPACE. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.
D	COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.
E	THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A SHIELDED CABLE. CONFORM WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.
F	ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL TAMPER-RESISTANT (TR) RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).
G	ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).
H	ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT INTERRUPTER (GFI) OR GFCI PROTECTION IN ALL SINGLE-PHASE RECEPTACLES RATED 125-VOLTS, 50 AMPS OR LESS AND THREE-PHASE RECEPTACLES RATED 125-VOLTS, 100 AMPS OR LESS SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.
I	PROVIDE COMBINATION EXIT/EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT. EXIT LIGHT ZONES ARE NOT REQUIRED IN AREAS WITH ALL SINGLE-PHASE RECEPTACLES TO AREA CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC 400.5.2.3
K	INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "X" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.
L	OCCUPANT SENSOR CONTROL FUNCTION:
L a	AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
L b	BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
L c	SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

1 RECEPTACLE FOR GARAGE DOOR OPENERS. MOUNT AT CEILING



PRINT RECORD	
PURPOSE	DATE
EVISION RECORD	
CHANGE	DATE
RAWN:	MTO
CHECKED:	MTO
DATE:	11/5/24
SHEET TITLE:	
POWER PLAN LEVEL 1	



SHEET	OF
E21	TOTAL

A ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.

B CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUIT(S) ARE TO BE SIZED AS REQUIRED BY LABEL RATING.

C ELECTRICAL DEVICES NOTED WITH AN "OC" SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK SHEET AT THE BOTTOM OF THE DEVICE. INSTALLATION SHALL BE COORDINATED WITH THE BACK SPLASH. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.

D COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.

E THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A SHIELDABLE CABLE. CONSULT WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.

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I PROVIDE COMBINATION EXT./EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT.

J ALL LIGHT ZONES SHALL BE NOT REQUIRED TO BE LIGHT-RESPONSIVE CONTROLS DUE TO AREA CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC 405.2.3

K INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "X" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.

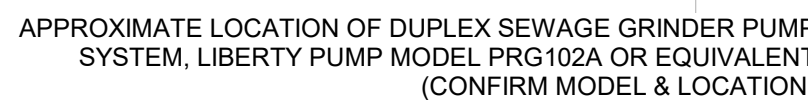
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L c SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

1. CIRCUIT ALL EXHAUST FANS (EF) TO ADJACENT RECEPTACLE CIRCUIT. PROVIDE INDEPENDENT SWITCHING COORDINATED WITH THE LOCATION OF LIGHTING SWITCHES.
ELECTRICAL CONTRACTOR SHALL INSTALL 3/4" CONDUIT FROM THERMOSTAT TO CRAWL/ATTIC SPACE.
2. CONTROL WIRING SHALL BE INSTALLED AND TERMINATED BY THE MECHANICAL CONTRACTOR.
COORDINATE WITH MECHANICAL CONTRACTOR FOR CONDUCTOR INSTALLATION AND TERMINATIONS.



PROJECT NO.	2310.0
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WARM SPRINGS PRESERVE WELCOME
BUILDING
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[illegible]

SHEET	OF
E31	TOTAL