

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, June 10, 2013**  
**Hailey City Hall**  
**6:30 p.m.**

**Call to Order**

**Public Comment** for items not on the agenda

**Consent Agenda**

- CA 1      Motion to approve minutes of May 13, 2013 regular meeting
- CA 2      Motion to approve Findings of Fact and Conclusions of law for a Design Review approval for an application submitted by William and Diane Zei for Design Review of an exterior remodel of a single family dwelling (Zei Residence), located at Hailey, Blk 105, Lots 19-21 (316 S 4<sup>th</sup> Ave.), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.
- CA 3      Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by Blaine County School District for a remodel to the Hailey Elementary School, located at 520 S 1st Ave and encompassing all Lots of Block 3, Lots 13-24 of Block 2 Hailey Townsite within the General Residential (GR) and Townsite Overlay (TO) districts.
- CA 4      Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by Tenaya Plowman Kolar for a remodel to the single-family dwelling located at Lots 19 & 20 & North ½ of 21, Block 88, Hailey Townsite (310 N 4<sup>th</sup> Ave.) within the Limited Residential 1 District (LR-1) and within the Townsite Overlay (TO).
- CA 5      Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by Wood River Dental located at 503 N Main (S ½ of Lot 9, all of Lot 10, Block 65, Hailey Townsite) for approval of a paint color different what originally was presented by the Wood River Dental in their Design Review application at the March 7, 2013 meeting of the Hailey Planning and Zoning Commission.
- CA 6      Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by the Blaine County School District for the addition of one window to the existing west elevation of the Silver Creek High School located on Lot 1, Block 3 of the Wood River High School Campus PUD within the General Residential (GR) district.

**New Business**

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact [planning@haileycityhall.org](mailto:planning@haileycityhall.org) or (208) 788-9815.

- NB 1 Public Hearing and consideration of a Design Review application by Brant Tanner of Tanner Investments, LLC for Design Review of a new single-family residence, to be located at Hailey Townsite, Blk 129, Lot 11A, within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.
- NB 2 Public Hearing and consideration of a Design Review application by Brant Tanner of Tanner Investments, LLC for Design Review of a new single-family residence, to be located at Hailey Townsite, Blk 129, Lot 12A, within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

## **Old Business**

## **Commission Reports and Discussion**

## **Staff Reports and Discussion**

- SR 1 Discussion of allowing beekeeping within the City of Hailey, which would involve a text amendment to the Zoning Ordinance
- SR 2 Discussion of current building activity and upcoming projects  
*(no documents)*
- SR 3 Discussion of the next Planning and Zoning meeting: Monday, July 8, 2013  
*(no documents)*

## **Adjourn**

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact [planning@haileycityhall.org](mailto:planning@haileycityhall.org) or (208) 788-9815.

**MINUTES OF THE  
HAILEY PLANNING & ZONING COMMISSION  
Monday, May 13, 2013  
Hailey City Hall  
6:30 p.m.**

**Present:** Geoffrey Moore, Janet Fugate, Owen Scanlon (Jay Cone was present, but recused himself from the meeting until after his presentations for applicants.)

**Absent:** Regina Korby

**Staff:** Micah Austin, Bart Bingham

**Call to Order**

[6:29:31 PM](#) Chair Moore called the meeting to order.

**Public Comment**

[6:31:01 PM](#) None.

**Consent Agenda**

~~CA 1—Motion to approve minutes of April 22, 2013 regular meeting.~~

~~CA 2—Motion to approve Findings of Fact, Conclusions of Law—Approval of an application submitted by the Blaine County School District for Design Review Exemption for the Wood River Middle School Special Ed Classroom Addition and Remodel within the interior courtyard area of the Wood River Middle School, located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2<sup>nd</sup> Ave.) and within the General Residential (GR) Zoning District.~~

~~CA 3—Motion to approve the Findings of Fact, Conclusions of Law—Approval of an application submitted by Jon McGowan on behalf of Fappo Holdings Idaho LLC for Design Review Exemption for minor exterior alteration to two buildings located at Hailey Townsite, Blk 20, Lots 4-8 (309 S. Main St.) within the Business (B) Zoning District.~~

[6:31:25 PM](#) Owen Scanlon pulled CA 3; Chair Moore pulled CA 2; and Janet Fugate pulled CA 1 to abstain as she was not present for the April 22, 2013 meeting.

[6:32:20 PM](#) Owen Scanlon moved to approve CA 1. Chair Moore seconded, and the motion carried with Janet Fugate abstaining.

[6:32:56 PM](#) Regarding CA 2, Jolyon Sawrey, architect for BCSD, explained updates and details of the project. He also provided photos taken from public ways in order to discuss various views of the finished project. Discussion included building heights, structures on the roof and the color of those structures.

[6:41:26 PM](#) Janet Fugate moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by Blaine County School District for a Design Review Exemption of the Wood River Middle School Special Ed Classroom Addition and Remodel

**and specifying that the color of structures on the roof will be the color as provided by the structure manufacturer. Owen Scanlon seconded, and the motion carried unanimously.**

[6:42:54 PM](#) Regarding CA 3, Owen Scanlon requested of the applicant that dormers located over the doors be large enough to cover all glass at the doors. Discussion included building use, and questions regarding applicable language.

[6:47:06 PM](#) Owen Scanlon moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by Jon McGowan on behalf of Fappo Holdings Idaho LLC for a Design Review Exemption for minor exterior alterations. Janet Fugate seconded and the motion passed unanimously.

## **New Business**

*NB 1 Motion to approve Findings of Fact, Conclusions of Law—Approval of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be build at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3<sup>rd</sup> Ave.), which is within the General Residential (GR) and Townsite Overlay (TP) Zoning Districts.*

[6:48:21 PM](#) Bart Bingham provided the background of this application and noted there were no changes to original.

[6:49:43 PM](#) Chair Moore opened the matter to public comment. None was offered.

[6:49:52 PM](#) Discussion noted that previous concerns had been addressed.

**[6:50:16 PM](#) Owen Scanlon moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by Craig Johnson for Design Review of a new single family residence (Curran Residence). Chair Moore seconded and the motion carried with Janet Fugate abstaining.**

*NB 2 Motion to approve Findings of Fact, Conclusions of Law—Approval of an application by The Sage School for Design Review of two new 2,880 sq. ft. modular classrooms to be located at Airport West Sub. #2, Blk 4, Lot 2 (1451 Aviation Dr.) within the SCI-Sales Office zoning district.*

[6:51:22 PM](#) Bart Bingham provided the background of this application, noting the conditions put on the project by the Commission at the last meeting. Mr. Bingham explained how these conditions have been met. Jolyon Sawrey, project architect, presented color and materials samples.

[6:59:50 PM](#) Chair Moore opened the matter to public comment. None was offered.

**[7:00:13 PM](#) Owen Scanlon moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by the Sage School for Design Review provided conditions (1) through (17) are met. Chair Moore seconded, and the motion passed unanimously with Janet Fugate abstaining.**

*NB 3 Public Hearing and consideration of a Design Review application by William and Diane Zei for Design Review of an exterior remodel of a single family dwelling (Zei Residence), located at Hailey, Blk 105, Lots 19-21 (316 S. 4<sup>th</sup> Ave.), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO Zoning Districts).*

[7:01:54 PM](#) Bart provided an overview of the project. Jay Cone, 651 El Dorado Lane, was present as project architect. He advised that the building is currently non-conforming in that it is

located too close to the alley and south property line. Mr. Cone explained proposed changes by pointing them out on a photograph of the existing building and noted a small change to the footprint where a pop-out chimney will be built. Most of the changes to the building will be interior. Discussion included the metal roof which will remain, snow shed concerns, the chimney foundation, visibility from the lot's parking area, shutters on the front of the building only, the addition of French doors where windows are currently located, and color samples.

[7:17:04 PM](#) Chair Moore opened the matter to public comment. Peter Lobb, 4<sup>th</sup> and Carbonate, applauded the project as an improvement to the property, and expressed hope that the Commission will encourage this approach to Hailey's older homes.

[7:17:59 PM](#) No further comment was offered. Commission consensus was enthusiastically in favor of the improvement.

**[7:18:46 PM](#) Janet Fugate moved to approve the design review application by William and Diane Zei for design review of an exterior remodel of a single family dwelling provided conditions (a) through (k) are met. Owen Scanlon seconded and the motion carried unanimously.**

*NB 4 Public Hearing and Consideration of a Text Amendment Application by Portage Bay Partners for amendments to Hailey's Zoning and Subdivision Ordinances modifying the Service Commercial Industrial (SCI-I) Zoning District regulations and Subdivision Ordinance regulations involving subdivision of the SCI-I zoning district. The proposed amendment would: 1) Allow for the subdivision of lots to create interior lots with a minimum lot size of 162 sq. ft. or the area of a city defined parking stall, whichever is less, and tenancy in common lots; 2) Add definitions for interior lots and tenancy in common lots; 3) Provide for the submittal of a cross-easement agreement, a tenancy in common agreement, association declaration, and a party wall agreement in a subdivision and/or design review application; and 4) Modify the access provisions in the subdivision ordinance for interior lots.*

[7:19:57 PM](#) Micah Austin introduced Jim Whitney as applicant and Jay Cone as project architect. Mr. Austin explained this change is being requested because there is currently no provision in the City's Code to handle this issue on commercial property. He further noted that Ned Williamson was comfortable with this change, and that Airport West was in favor.

[7:26:17 PM](#) Jay Cone, 651 El Dorado, explained the reasons the applicant requested this change and spoke in favor. Mr. Austin noted that this type of building is currently allowed in Old Hailey on Main Street. Discussion included lot lines, comparison with townhouse/condo ownership, and whether this amendment could be applied to vacant lots. Jim Whitney, Airport Circle, added

[7:30:10 PM](#) clarification on ownership and lot lines. Commission discussion continued on the clarity of details of the proposed amendment, interior lot lines, how this might affect the matrix, and how banks could finance these units.

[7:39:00 PM](#) Bruce Smith, Alpine Enterprises—Professional Surveyor, provided some background on this type of unit and how he has handled the surveying aspect over the last 20 years. [7:46:00 PM](#) Jay Cone emphasized the flexibility of this idea. [7:48:13 PM](#) Commission discussion included how these units would work cooperatively for utilities, permitted uses and conditional uses, party walls and agreements.

[7:56:11 PM](#) Chair Moore opened the matter to public comment.

Chip McGuire, 416 Northwood, requested clear language on the matter of vacant lots and spoke in favor of interior lot lines.

[7:57:43 PM](#) With no further comment offered, Chair Moore closed the matter to public comment. The Commission expressed gratitude for the applicant's diligent research of this

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matter. Discussion included minimum lot size, applicability to vacant lots and new construction, and the functionality of design review under the proposed amendment. Jay Cone and Jim Whitney explained the applicable checks and balances. [8:14:59 PM](#) Mr. Austin suggested a minor change in revising steps for the design review process by moving #8 to the #11 position. [8:16:23 PM](#) **Janet Fugate moved to recommend the City Council approve the proposed amendments to Zoning Ordinance Sections 2, 4.12.3.4 & 6A.5B, and Subdivision Ordinance Sections 1, 3.1.1.1, & 4.5.5 as amended by Micah Austin moving #8 to the bottom of the design review process list. Owen Scanlon seconded and the motion passed unanimously.**

[8:18:01 PM](#) Chair Moore called for a short recess.

[8:20:13 PM](#) The meeting was called back to order and Jay Cone joined the Commission. Micah Austin explained the nature of Jim Whitney's business and emphasized the importance of attracting this kind of business to Hailey.

## **Old Business**

*OB 1 Public Hearing and consideration of an amendment to Section 8.2 of the Zoning Ordinance which addresses signs and sign regulations. The proposed amendment revises the definition of an Animated Sign, adds a definition for Electronic Message Display (EMD) Sign, and defines the standards and regulations for Electronic Message Display and Animated Signs. (Continued from 4-22-2013)*

[8:22:37 PM](#) Micah Austin asked the Commission for direction on this question. Discussion included Ned Williamson's concerns, and the specifics of past debate and discussion.

[8:27:00 PM](#) Chair Moore opened the matter to public comment.

Peter Lobb, 4<sup>th</sup> and Carbonate, emphasized that EMD signs would be "offensive particularly in neighborhoods where the schools are located." He reminded that the County has not voiced support of these signs, and that Mr. Williamson indicated some likely challenges. He strongly encouraged "a unanimous thumbs down."

[8:29:13 PM](#) No further comment was offered. Commission discussion included whether recommendations made to City Council should be accompanied by explanations of reasons and/or possible challenges, and whether these signs comply with the Comprehensive Plan and sign ordinance.

[8:36:34 PM](#) **Jay Cone moved to recommend the City Council deny the proposed amendments to Section 8.2 finding that changes to the character of neighborhoods for these signs are probable, will detract from the character of neighborhoods, and is therefore not in accordance with the Comprehensive Plan; and that the aesthetics of these signs are not in keeping with the tone of the sign ordinance. Janet Fugate seconded, and the motion to recommend denial passed unanimously. The Commission further asked that the record reflect they recommended denial "emphatically."**

## **Commission Reports and Discussion Staff Reports and Discussion**

[8:39:49 PM](#) Janet Fugate advised she will not be present for the June 10 meeting due to her daughter's college orientation.

- SR 1 Discussion of Goals and Priorities for the Hailey Planning and Zoning Commission.*  
*SR 2 Discussion of current building activity and upcoming projects.*  
*SR 3 Discussion of the next Planning and Zoning meeting: Monday, June 10, 2013*

[8:40:59 PM](#) Micah Austin provided suggestions for a design review checklist revision noting that this revision was drawn specifically from City Code with a few exceptions. He then reviewed these with the Commission. Jay Cone specifically asked that set-backs and north-point requirements be added. Discussion included whether to also require the size of water and sewer lines, location of adjacent buildings, and submissions in PDF format. Consensus was favorable.

[8:57:57 PM](#) Mr. Austin advised that Jim Lynch, the City's new building official, will be in the office Monday through Thursday until 11:00 a.m.

[8:58:56 PM](#) Mr. Austin further advised that the Commission should expect to see inquiries from citizens regarding beekeeping. He noted there is no reference to this in any City documents, and asked Commissioners to think about safety concerns and to learn more about apiaries.

### **Adjourn**

[9:06:56 PM](#) **Janet Fugate moved to adjourn. Owen Scanlon seconded, and the motion carried unanimously.**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 13, 2013 the Hailey Planning & Zoning Commission considered an application submitted by Jay Cone, representing William Zei, to substantial remodel the exterior of a single-family home located at Hailey Townsite, Blk 105, Lot 19-21 within the Townsite Overlay (TO) district. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### FINDINGS OF FACT

#### Notice

Notice for the public hearing was published in the Idaho Mountain Express on April 24, 2013 and mailed to property owners within 300 feet on April 26, 2013.

#### Application

Jay Cone, representing William Zei, submitted a Design Review Application seeking design review approval for plans to remodel the exterior of the existing single family dwelling owned by William Zei.

#### Procedural History

The application was submitted on April 5, 2013 and certified complete on April 5, 2013. A public hearing was held before the Planning and Zoning Commission on May 13, 2013 in which testimony for and against this application was presented.

#### Standards of Evaluation

##### **8.2 Signs.**

The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or a signage plan in Design Review does not constitute approval of a sign permit.

##### **9 Parking and Loading Spaces**

###### **9.1.1 No building or structure shall be erected unless permanently maintained parking and loading spaces have been provided in accordance with the provisions of this Ordinance.**

Standards are applied below.

###### **9.2.1 Location of On-Site Parking Spaces. The following regulations shall govern the location of on-site parking spaces and areas, except as otherwise provided below and in section 9.4.8.**

###### **A. parking spaces for all single family dwellings shall be located on the same lot as the dwelling which they serve, except as otherwise provided in section 9.4.1.**

Existing improved parking is on lot 21, not lot 19 or 20 where existing (to be remodeled) single family dwelling. However, Article 13.2.3, Non-Conforming Uses states if two (2) or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of adoption of this Ordinance and if all or part of the lots with no buildings do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance. Thus, Lots 19 – 21 may be considered an undivided parcel and parking on a different lot within the parcel is not an issue.

**D. New on-site parking areas shall be located at the rear of the building, except within the SCI zoning district where parking is allowed at the side of the building.**  
No new on-site parking is proposed.

**E. On-site parking areas are not permitted between the sidewalk within the public right-of-way and the primary frontage of a building, except where the location of an existing buildings or site conditions precludes another location for parking; such parking requires a landscape buffer, or an alternative approved by the Administrator, between sidewalk and parking.**  
On-site parking is shown to be off the alley and does not interfere with sidewalks.

**9.2.4 Maintenance. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, other debris and snow.**

Owners are hereby advised they shall maintain parking and /or loading area according to the standard.

**9.2.5 Surfacing and Construction. All required parking and loading spaces, together with driveways, aisles, and other circulation areas, shall be constructed in accordance with the City Standards.**

**a. Parking areas and driveways for single family and duplex residences may be improved with compacted gravel or other dustless material.**

The existing improved parking area is proposed to remain unchanged.

**9.2.6 Drainage. All parking, loading, or other non-permeable surface areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, or into the public right-of-way. Drainage provided shall be in accordance with City Standards.**

Parking area is an improved parking parking area and drainage from it is not shown.

**9.2.7 Lighting. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property, and shall be of a type and method of construction to shield the light source from direct view from any adjacent property or right-of-way. All parking area lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.**

Applicant is hereby advised of standard if future lighting is installed for illuminating the parking area.

**9.2.8 Access.**

**A. Except as otherwise provided herein, any parking area on private property, shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.**

Existing parking area is accessed from the alley. This improved parking area is positioned so vehicles leaving or entering the parking area onto (to alley) may do so by traveling in a forward motion.

**B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.**

Existing parking area is accessed from the alley.

**C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**

Not applicable.

**D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.**

Existing on-site parking areas are located off the alley. A 10" in diameter bush is located immediately next to the driveway and appears to obstruct the views.

**F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.**

Parking area is wide enough for one parking area and so cars may back from the parking area.

**G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area.**

Not applicable, because driveway does not have sufficient length for "stacking" parking.

#### **9.2.9 Screening and Landscaping.**

**A. All loading space areas and parking areas shall be screened from a public street and shall be screened on all sides which adjoin or face any residential property.**

**1. The screening shall consist of an acceptably designed wall, fence or drought tolerant landscaping.**

An existing 2' diameter willow clump and a 10' diameter bush are proposed to remain to screen parking from adjoining residential property.

#### **9.4.1 Residential.**

**A. Single family dwellings: 2 per dwelling minimum, 6 per dwelling maximum.**

**1. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 18 feet of floor length.**

Existing improved parking area is large enough to accommodate one vehicle. At least one additional space could be utilized for parallel parking off of 4<sup>th</sup> Ave.

#### **8B.4. Outdoor Lighting Standards.**

##### **8B.4.1 General Standards**

**a. All exterior lighting shall be designed, located and lamped in order to prevent:**

**1. Overlighting;**

2. Energy waste;
  3. Glare;
  4. Light Trespass;
  5. Skyglow.
- b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
  - c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.
  - d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.
  - e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

9002S-89 Dark Sky Essen Outdoor Sconce is the proposed exterior lighting. It is a condition of approval that all existing lighting comply with Article 8B of the Hailey Zoning Ordinance.

#### **Bulk Requirements:**

#### **4.13.6 Bulk Requirements (For other supplementary location and bulk regulations, see Article VII.)**

- a. **Minimum Lot Size –**  
**Limited Business, Transitional, General Residential districts: 4,500 square feet.**

The combined three lots equal 9,000 sq. ft.

- b. **Minimum Lot Width –**  
**Limited Business, Transitional, General Residential districts: 37.5 feet.**

The combined lots width is 75'.

- c. **Maximum Building Height –**  
**Transitional, General Residential, Limited Residential-1 districts: 30 feet**

The residence is proposed to be 17'- 01 1/4"

- d. **Minimum Setbacks in LR, GR, TN, and LB Districts:**
  1. **Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:**
    - a. **Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.**

The setback from 4<sup>th</sup> Ave. is substantially more than 12'.

- b. No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage.**

Not applicable.

- 2. **Setback from any alley right-of-way – six (6) feet. There shall be a six (6) feet horizontal separation between any building and a water meter vault. (Water meter vault and water service line locations may be moved at the property owner’s expense, subject to notification and approval by the City.)**

The setback from alley to existing house is 3’-2”. This does not provide enough space to reach the required setback space. Zoning Ordinance 13.6 “Expansion of Non-Conforming Buildings” however, states a non-conforming building may be enlarged so long as the enlargement does not create new non-conformities with respect to such matters as setbacks. The proposed remodel proposes to maintain the setbacks in their long existing location which is allowed by this standard in this case.

- 3. **Setback from property lines abutting other private property --**
  - a. Base setback – fifteen percent (15%) of lot width, or 10 feet, whichever is less. However, no such setback shall be less than six (6) feet. (See Table 1)**

By this standard, the setback is required to be approximately 13.5’. However, the existing setback on the south side of the house is only 2’-7” from the abutting property line. Though shorter than what is required, the existing non-conforming building may remain its shortened setback distance if there are no new non-conformities with respect to setbacks. There does not appear to be any.

- b. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning.**

The proposed building height is just over 17’, which would require the setback to be no less than 6.8’. Again, the 2’7” setback is shorter than setback requirements, but it is permissible if the non-conformities remain.

- c. Roof overhangs, fire escapes, standard chimneys, bay windows and other features, which are subject to Section 7.2 of this Ordinance (Supplementary Yard Regulations), shall not have a setback less than five (5) feet from property lines abutting other private property.**

Roof overhangs are less than 5’ from abutting private property, but the non-conforming portion of the ordinance allows for this if the nonconformity isn’t enlarged.

- d. **Wainscot detail not higher than three (3) feet as measured from record grade may intrude not more than six (6) inches into the required setback.**

Not applicable. No wainscot is proposed.

- e. **Maximum lot coverage:**  
**General Residential, Limited Residential-1 districts:**

<b>Building Height</b>	<b>Maximum Lot Coverage</b>
<b>2 or more stories above grade, no garage</b>	<b>25%</b>
<b>2 or more stories above grade, with garage</b>	<b>30%</b>
<b>Less than 2 stories above grade, no garage</b>	<b>35%</b>
<b>Less than 2 stories above grade, with garage</b>	<b>40%</b>

House area is 748 sq. ft. and the combined lot area is approximately 9,000 sq. ft. Proposed lot coverage is small and fits within the maximum coverage.

- i. **Maximum Lot Size—**  
**Transitional, General Residential: 18,000 square feet**

The combined lot size is approximately 9,000 sq ft.

**Height of Building.** The greatest vertical distance measured from the lowest point of Record Grade or finish grade, whichever is lower, within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires.

Applicant is hereby advised height of the building is from the lowest point of Record Grade or finish grade, whichever is lower.

**7.1.1 Cornices, canopies, eaves or similar roof overhang features and cantilevered balconies may extend into a required yard setback not more than three (3) feet.**

Eaves extend into setback on the south side of the house as an allowed non-conforming use. All the other sides of the residence are shown to have ample setback space to work with.

**7.1.2 Fire escapes required by the IBC or IRC may extend into a required yard setback not more than six (6) feet.**

Applicant is hereby advised of standard.

**7.1.3 All portions of a chimney shall not extend into a required yard setback by more than two (2) feet.**

Proposed chimney does not extend into setback.

**7.1.4 Bay windows shall not extend into a required yard setback by more than two (2) feet. Such windows shall be a minimum of two (2) feet from the top of the interior floor.**

Not applicable.

**7.1.5 Pergolas. Supporting columns for Pergolas shall meet required yard setbacks. The roof of a pergola shall not extend into a required yard setback by more than five (5) feet.**

Not applicable.

**6A.7 Improvements Required.**

**A. Streets.**

**1. Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**

**a. The requirement for Sidewalk and drainage improvements may be waived if the proposed project construction is less than five hundred (500) square feet.**

Project is greater than 500 sq. ft.

**b. The requirement for Sidewalk and drainage improvements may be waived for any remodel or addition to Single Family Dwelling and Duplex projects within the Townsite Overlay District; Sidewalk and drainage improvements shall be required for new Principle Building.**

Project is a remodel to a Single Family Dwelling in the Townsite Overlay, so sidewalk and drainage improvements are waived.

**6A.8 Design Standards**

**A. Non-Residential, Multifamily or Mixed Use Building. The following design standards apply to any non-residential, multifamily or mixed use building located within the City of Hailey.**

**4. Landscaping**

**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**

Section is not applicable as the application is for a single family residence.

**B. Water Line Improvements.**

**1. In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**

Not applicable. Proposal is for a remodel of an existing single family residence.

**6A.9 Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District (TO).**

**II. Applicability:**

**Proposals for new Single Family Dwellings and Accessory Structures and will be reviewed for compliance with these Design Guidelines. A remodel or alteration of the exterior of a Historic Structure that does not add floor area is subject only to 6A.9(III) ©(10).**

Not applicable as proposal is for a remodel to an existing single family dwelling, and the dwelling is not an historical structure.

**6A.6 Criteria.**

- A. The Commission shall determine the following before approval is given:**
- 1. The project does not jeopardize the health, safety or welfare of the public.**
  - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.**
- B. Conditions. The Commission may impose any condition deemed necessary. The Commission may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
- 1. Ensure compliance with applicable standards and guidelines.**
  - 2. Require conformity to approved plans and specifications.**
  - 3. Require security for compliance with the terms of the approval.**
  - 4. Minimize adverse impact on other development.**
  - 5. Control the sequence, timing and duration of development.**
  - 6. Assure that development and landscaping are maintained properly.**
  - 7. Require more restrictive standards than those generally found in the**

**Zoning Ordinance.**

The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:

- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) A separate fence permit is required prior to any fence construction on the property.
- g) Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.
- h) Building service areas shall be located off alley and away from public view or building frontage areas.
- i) All utilities for new dwelling shall be underground.
- j) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- k) This Design Review approval is for plans dated March 25, 2013 (C1.1 Site Plan, A1.1 Floor Plans, A2.1 Fireplace Elevation/Notes, A3.1 Building Elevations) and (9002S-89 Dark Sky Essen Outdoor Sconce is proposed exterior Light Spec Sheet). The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

**C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**

**1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**

**2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

#### CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

- 1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
- 2. The project is in general conformance with the Hailey Comprehensive Plan.
- 3. The project does not jeopardize the health, safety, or welfare of the public.
- 4. Upon compliance with the conditions set forth, the project conforms to the applicable

standards of Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

### **DECISION**

The application for Design Review approval submitted by Jay Cone on behalf of William Zei for alterations to the existing single-family dwelling locate at Hailey Townsite, Blk 105, Lot 19-21 within the Townsite Overlay (TO) zoning district (Alteration to Exterior of Existing Residence) is hereby approved subject to the following terms and conditions:

1. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
2. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
3. All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required
4. A separate fence permit is required prior to any fence construction on the property.
5. Building service areas shall be located off alley and away from public view or building frontage areas.
6. Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.
7. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
8. This Design Review approval shall expire one (1) year from the date these Findings of Fact are signed, unless a building permit application has been submitted to the Building Department.
9. Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
10. Except as otherwise provided, all the required building, landscaping, site, infrastructure improvements and all other conditions of approval shall be constructed and completed, or security in the amount of 150% of the estimated cost as approved by the City, before a Certificate of Occupancy will be issued.
11. This Design Review approval is subject to the following conditions:
  - b) All applicable Fire Department and Building Department requirements shall be met, including but not limited to:
    - a. Prior to installation of the new fence, a fence permit shall be obtained from the Building Department and the plans for the fence shall meet the standards of Section 8.1, Hailey Zoning Ordinance.
    - b. No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
    - c. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional parking, improvements and/or approvals.

***A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.***

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Geoffrey Moore, Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

On June 10, 2013 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Blaine County School District (hereinafter “BCSD”) for Design Review approval of the addition of two windows and one door to the existing west wall of the Hailey Elementary School and the alteration of one door on the north side of the Hailey Elementary School. Hailey Elementary is located at 520 S 1st Ave and encompasses all Lots of Block 3, Lots 13-24 of Block 2 Hailey Townsite within the General Residential (GR) and Townsite Overlay (TO) districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### **FINDINGS OF FACT**

#### **Standards of Evaluation**

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

**6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:**

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

The building houses the Hailey Elementary School, is open to the public, and provides for a non-residential use. Design review approval is therefore required.

**6A.2(A)(3). The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and**

**Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator’s recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.**

The Administrator reviewed a request submitted by the Blaine County School District for the addition of two windows and one door to the west side of the Hailey Elementary School, located at 520 S 1st Ave (All Lots of Block 3, Lots 13-24 of Block 2, Hailey Townsite), within the General Residential (GR) zoning district. As the addition of windows or doors is specifically identified in 6A.2(A)(3) as alterations falling under the Design Review Exemption, the Administrator recommends approval.

After review the submitted materials and project details, the Administrator recommends exemption from the design review requirements for the following reasons:

1. The project is minor;
2. The proposed alteration will not conflict with the design review standards of this Chapter;
3. Will not adversely impact any adjacent properties; and

The alteration adds two new windows, one door, and alters the size of an existing door. This project does not deviate in any way from the architectural theme that is currently established at the Hailey Elementary School.

### **Application**

May 30, 2013, the Blaine County School District (hereinafter “BCSD”) submitted an application for Design Review approval of the addition of two windows and one door to the existing west wall of the Hailey Elementary School and the alteration of one door on the north side of the Hailey Elementary School. Hailey Elementary is located at 520 S 1st Ave and encompasses all Lots of Block 3, Lots 13-24 of Block 2 Hailey Townsite within the General Residential (GR) and Townsite Overlay (TO) districts.

### **Procedural History**

The application was considered before the P&Z Commission on June 10, 2013 as a Design Review Exemption.

## **CONCLUSIONS OF LAW AND DECISION**

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.

3. The project does not jeopardize the health, safety, or welfare of the public.
4. This constitutes a minor project, will not conflict with the design review standards of this chapter and will not adversely impact any adjacent properties.
5. The proposed Hailey Elementary remodel is approved and is documented in the project file.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Geoffrey Moore, Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator

RECEIVED  
MAY 30 2013

City of Hailey - Design Review Application

Submission Date: 5/30/2013

Project Name: HAILEY ELEM. CLASSROOM REMODEL Parcel No. RPH  
Legal Description of Property: Subdivision ALL LOTS BLOCK 3, CITY OF HAILEY, Block 3, LOT 13 of Block 2 AND ALLEY of Block 3  
Street Address of Property: 520 S. FIRST AVE  
Current Zoning of Property: GENERAL RESIDENTIAL Year of original construction: 1965  
Existing building gross sq. ft. (if applicable) 89,728 SF Proposed addition or new construction sq. ft.

Name of Owner of the Property: BLAINE COUNTY SCHOOL DISTRICT #61  
Mailing Address: 118 W. BULLION ST. City: HAILEY State: ID Zip: 83353  
Phone: (208) 578-5000 Fax: ( ) Cell: (208) 481-2386  
Email Address: mike@blaine schools.org

Property Owner Consent:  
By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Name of individual to contact on behalf of Trust or LLC (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Cell: ( ) \_\_\_\_\_  
Email Address: \_\_\_\_\_

Application Contact (if different than above): MICHAEL DOTY ASSOCIATES  
\*\*Application Contact will be the Planning Department's primary point of contact for questions related to the application.  
Mailing Address: PO BOX 2792 City: KETCHUM State: ID Zip: 83340  
Phone: (208) 726-4228 Fax: ( ) Cell: ( )  
Email Address: NICOLE@MDA-ARC.COM  
Signature: *Michael Doty* Date: 5/28/13

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

**FOR CITY USE ONLY** Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

- Commercial, Mixed-Use or Multi-Family..... \$ 450.00  
plus \$25 / 1,000 gross square feet..... \$ \_\_\_\_\_
- OR  Single-Family Dwelling, Duplex or Accessory Structure in TO..... \$ 250.00
- OR  No Substantial Impact..... (Mailing only)..... \$ 75.00
- OR  Modification to DR Approval... (No publication or mailing)..... \$ 50.00
- OR  DR Exemption... (No publication or mailing)..... \$ 30.00
- Publication cost..... \$ 40.00
- Mailing (# of addresses \_\_\_\_\_) x ( \_\_\_\_\_ postage + .15 paper, envelope & label) \$ \_\_\_\_\_
- DO NOT COUNTY DUPLICATES OR CITY OF HAILEY
- Total Due..... \$ \_\_\_\_\_

*Michael Doty - AR # 9197*



115 MAIN STREET S. SUITE H  
 HAILEY, ID 83333  
 PHONE: (208) 788-4221  
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
10966	05/30/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
05/30/2013	9147
AMOUNT DUE	TERMS:
30.00	Open Terms

BILL TO:

**MICHAEL DOTY ASSOCIATES ARCHIT**

BOX 2792  
 KETCHUM ID 83340

PLEASE DETACH AND RETURN THIS TOP PORTION  
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY  
 115 S MAIN ST STE H  
 HAILEY, ID 83333

## INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW			30.00
			30.00
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT  
 For Billing Inquiries Call: (208)788-4221  
 Office Hours: 9:00 a.m. - 5:00 p.m.  
 Monday thru Friday

PROJECT NO. 1311.0

SET NO.

CD-

Hailey Elementary School  
Classroom Remodel  
520 South First Avenue  
Hailey, Idaho

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PRINT RECORD

PURPOSE	DATE
Design Development	
Design Review	05/28/13
Bldg. Dept. Submittal	
Issued for Construction	

REVISION RECORD

NO.	CHANGE	DATE

DRAWN: NCR

CHECKED: MRD

DATE: 05/28/2013

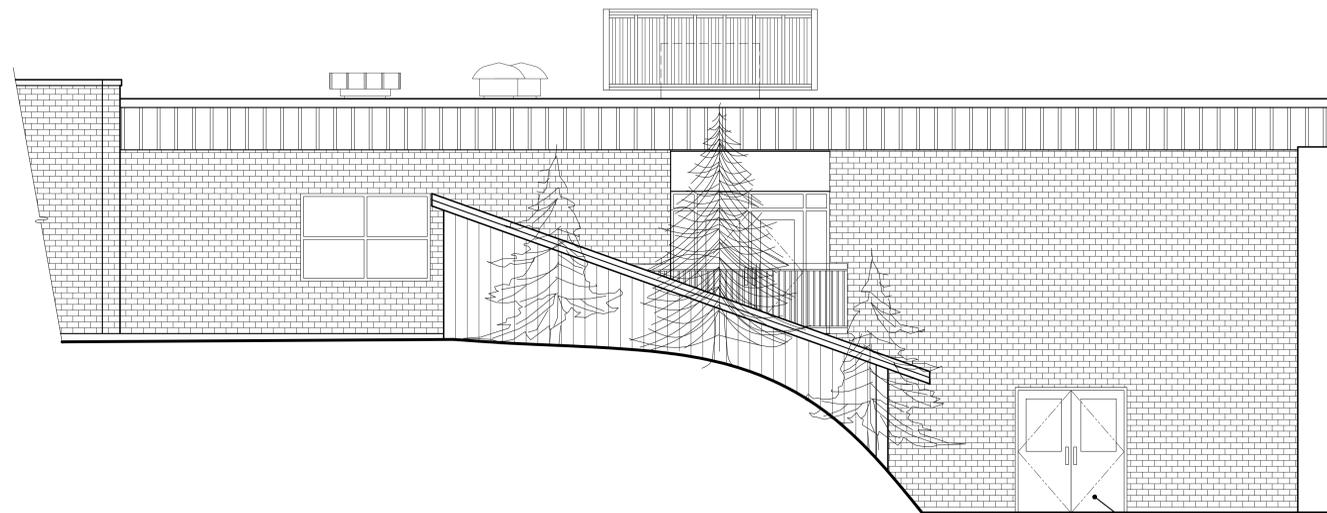
SHEET TITLE:  
PROPOSED EXTERIOR ELEVATIONS



Post Office Box 2702  
371 Washington  
Avenue North  
Ketchikan, ID 83340  
Tel. 208.726.4228  
Fax 208.726.4188  
www.mda-arc.com

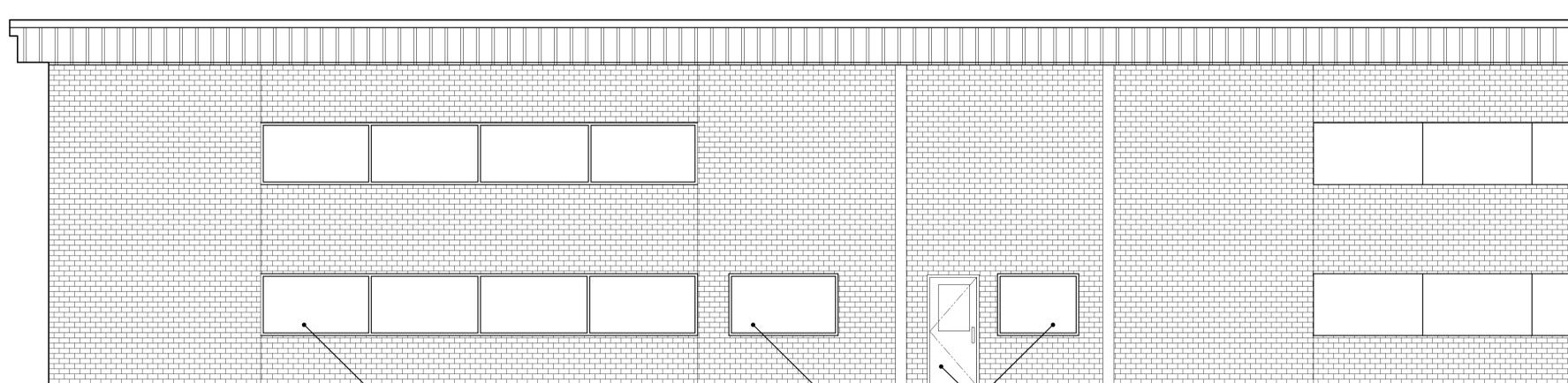


SHEET	OF
A3.2	TOTAL



REPLACE 1' EXTERIOR DOORS  
WITH 6' EXTERIOR DOORS

PROPOSED NORTH ELEVATIONS 2

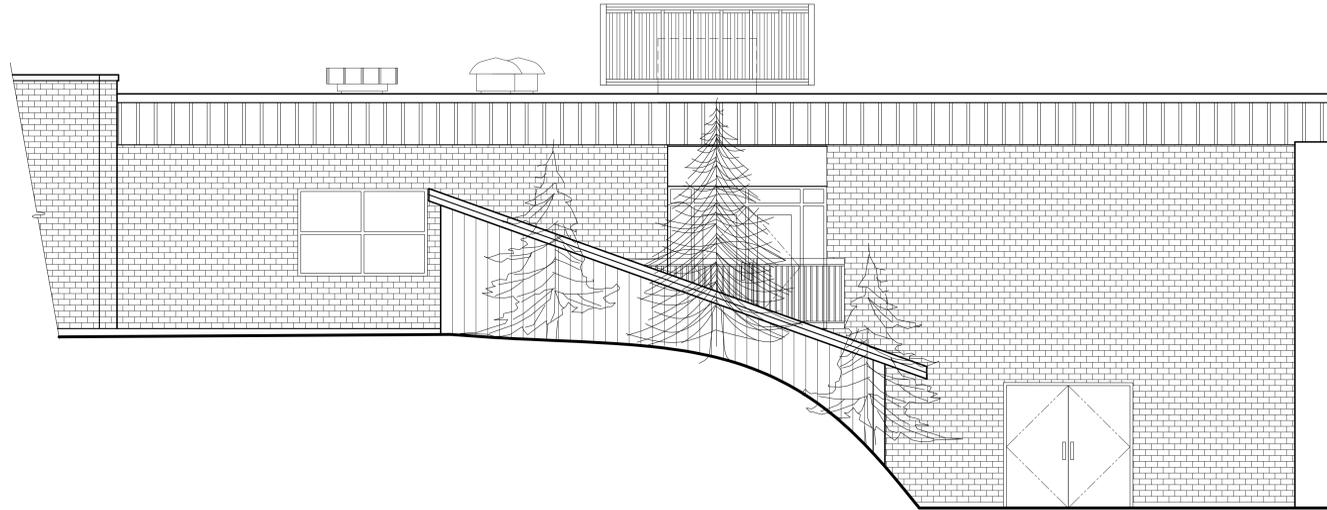


REPLACE ROLL-UP DOOR WITH  
WINDOW TO MATCH

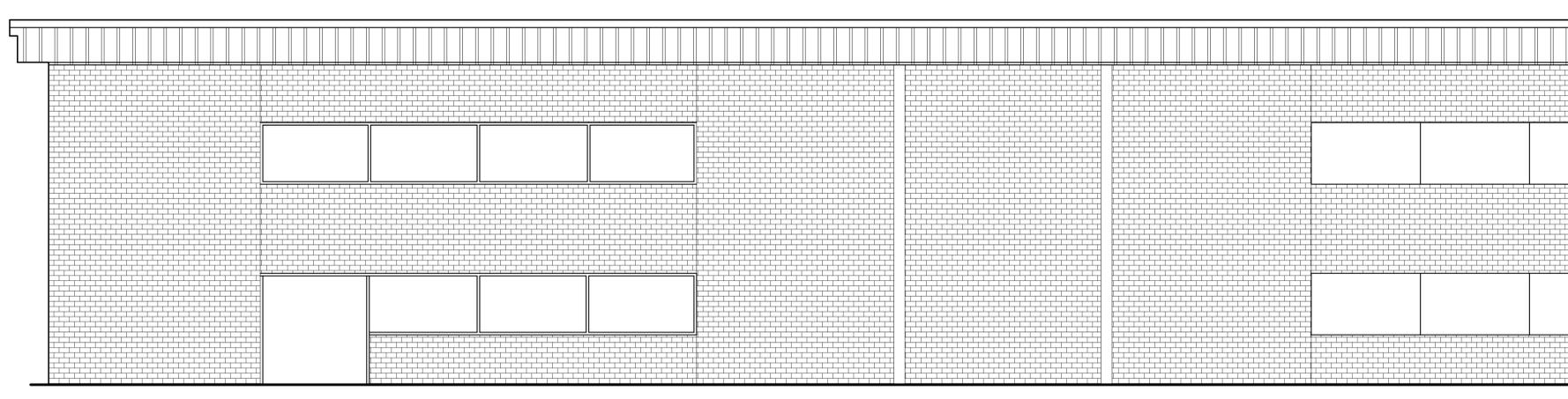
PROPOSED  
WINDOW

PROPOSED WINDOW AND  
EGRESS DOOR

PROPOSED WEST ELEVATIONS 1



EXISTING NORTH ELEVATIONS ②



EXISTING WEST ELEVATIONS ①

PROJECT NO. 1311.0

SET NO.

CD-

Hailey Elementary School  
Classroom Remodel  
520 South First Avenue Hailey, Idaho

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PRINT RECORD

PURPOSE	DATE
Design Development	
Design Review	05/28/13
Blgd. Dept. Submittal	
Issued for Construction	

REVISION RECORD

NO.	CHANGE	DATE

DRAWN: NCR

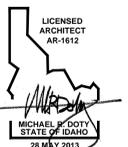
CHECKED: MRD

DATE: 05/28/2013

SHEET TITLE:  
EXISTING EXTERIOR  
ELEVATIONS



Post Office Box 2702  
371 Washington  
Avenue North  
Ketchikan, ID 83340  
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Fax 208.726.4188  
www.mda-arc.com



SHEET	OF
A3.1	TOTAL

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

On June 10, 2013 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Tenaya Plowman Kolar at Lots 19 & 20 & North ½ of 21, Block 88, Hailey Townsite (310 N 4<sup>th</sup> Ave.) for approval of removing an existing chimney located on the south side of the dwelling and not prominently visible from the public street and replacing the chimney with a window seat. The parcel is within the Limited Residential 1 District (LR-1) and within the Townsite Overlay (TO). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### **FINDINGS OF FACT**

#### **Standards of Evaluation**

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

**6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:**

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

The structure is a single-family dwelling located within the Townsite Overlay and therefore requires Design Review.

**6A.2(A)(3). The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent**

**agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.**

The Administrator reviewed a request submitted by Tenaya Plowman Kolar at Lots 19 & 20 & North ½ of 21, Block 88, Hailey Townsite (310 N 4<sup>th</sup> Ave.) for approval of removing an existing chimney located on the south side of the dwelling and not prominently visible from the public street and replacing the chimney with a window seat. The proposed window would utilize the existing foundation and does not expand the building footprint. The chimney (and proposed window seat) are not prominently visible from the public street but are almost entirely obscured by mature landscaping currently present on the property. With this alteration, the applicant is hoping to better utilize the sunlight on the south facing wall to decrease the amount of artificial light necessary to light the home.

The Administrator recommends exemption from the design review requirements for the reasons stated below. After reviewing the complete application and proposal, the Administrator finds the proposed alteration

1. is minor;
2. will not conflict with the design review standards of this Chapter; and
3. will not adversely impact any adjacent properties.

The alteration will change the color of paint used on the exterior, but does not alter any structural or architectural elements of the building.

### **Application**

On June 3, 2013, Tenaya Plowman Kolar submitted a Design Review Exemption application for the removal of an existing chimney with replacing it with a window seat.

### **Procedural History**

The application was considered before the P&Z Commission on June 10, 2013 as a Design Review Exemption.

## **CONCLUSIONS OF LAW AND DECISION**

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.

4. This constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed alteration is approved and is documented in the project file.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Geoffrey Moore, Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator

RECEIVED  
JUN 03 2013

City of Hailey - Design Review Application

Submittal Date: CITY OF HAILEY

Project Name: Chimney Removal Parcel No. \_\_\_\_\_  
RPH \_\_\_\_\_

Legal Description of Property: Subdivision Hailey Townsite Lot(s) 19 & 20 & North 1/2 of 21 Block 88

Street Address of Property: 310 N 4th Ave. Hailey

Current Zoning of Property: LR-1 Year of original construction: 1963  
(Only applicable if property is within the Townsite Overlay)

Existing building gross sq. ft. (if applicable) 1542 Proposed addition or new construction sq. ft. 0

Name of Owner of the Property: Tenaya & Nathan Kolar Cust # 9148

Mailing Address: 617 N 2nd Ave City: Hailey State: ID Zip: 83333

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Cell: (413) 201-4360

Email Address: tpkolar@gmail.com

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any *ex parte* discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [Signature] Date: 5 / 17 / 13

Name of individual to contact on behalf of Trust or LLC (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Cell: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

Application Contact (if different than above): \_\_\_\_\_

*\*\*Application Contact will be the Planning Department's primary point of contact for questions related to the application.*

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Cell: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days form the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

**FOR CITY USE ONLY** Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

- Commercial, Mixed-Use or Multi-Family..... \$ 450.00  
plus \$25 / 1,000 gross square feet..... \$ \_\_\_\_\_
- OR  Single-Family Dwelling, Duplex or Accessory Structure in TO..... \$ 250.00
- OR  No Substantial Impact..... (Mailing only)..... \$ 75.00
- OR  Modification to DR Approval... (No publication or mailing)..... \$ 50.00
- OR  DR Exemption... (No publication or mailing)..... \$ 30.00
- Publication cost..... \$ 40.00
- Mailing (# of addresses \_\_\_\_\_) x (.\_\_\_\_\_ postage + .15 paper, envelope & label) \$ \_\_\_\_\_
- DO NOT COUNTY DUPLICATES OR CITY OF HAILEY
- Total Due..... \$ \_\_\_\_\_

# DESIGN REVIEW - CHECKLIST

City Use Only -

Project Name: Chimney Removal

Certified Compete by: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

The following items must be submitted with the application for the application to be considered complete (✓):

- ✓ One (1) 24" x 36" set of plans with scale indicated containing the following:
- \_\_\_ Vicinity map showing project location in relationship to adjacent buildings and surrounding area. *google ok*
- ✓ Site plan showing proposed parking, loading, general circulation, snow storage and parking stall dimensions (must show location of adjacent buildings and structures).
- ✓ Total square footage of subject property, including lot dimensions.
- \* ✓ Building setbacks. \*
- \_\_\_ Staging and contractor parking plan.
- NA Exterior lighting plan (location, type, height, lumen output, luminance levels for area lighting, and spec sheets for fixtures).
- ✓ Landscape plan
  - ✓ Existing tree to be shown as retained/relocated/removed.
  - NA All proposed species type/size/quantity of each.
  - NA Drought tolerant and xeriscape species must be identified for at least 50% of landscaped area.
- ✓ Floor plan (include gross square footage for each floor, occupancy classification and type of construction).
- NA Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
- NA Drainage plan (grading, catch basins, piping, and dry-wells).
- ✓ Detailed elevations showing facade of all sides of proposed building and other exterior elements.
  - Must show elevation points of record grade. Include notes on colors, materials, dimensions.
- NA Colored rendering of at least one side of the proposed building.
- AA Idaho licensed architect (plans for single family dwellings may be stamped by an Idaho licensed structural engineer)
- ✓ North point and scale.
- \_\_\_ Six (6) 11" x 17" copies of any larger plans/maps (if project is located within the Townsite Overlay, then one (1) 11" x 17" copy is sufficient).
- ✓ PDF files of all required documents and 11" x 17" plans/maps; email PDFs to *{planning@haileycityhall.org}*
- ✓ Color photographs of any existing structures on the site.
- NA *sign* Materials and colors sample board. Each sample approximately 12" x 12". *(optional)*
- AA Sign Plan (if applicable).
- NA Area Development Plan (required if property owner also owns adjacent parcels).
- NA For property located in Airport West, Design Review approval by Airport West Design Board.
- NA Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
- NA Names and addresses of easement holders within subject property.
- NA Written statement of how each design review standard is met (contact the Planning Coordinator for which set of standards is applicable to your project).
- \_\_\_ Other information as required by the Zoning Administrator, Hearing Examiner or Commission.

## City Use Only:

- \_\_\_ Double check address
- \_\_\_ Advise applicant if Lot Line Adjustment is needed
- \_\_\_ Check following basic standards:
 

___ Density	___ Lot coverage
___ Setbacks	___ Floor area
___ Height (plans must show elevation points of record grade)	___ Parking (# of spaces)



115 MAIN STREET S. SUITE H  
 HAILEY, ID 83333  
 PHONE: (208) 788-4221  
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
10984	06/03/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
06/03/2013	9148
AMOUNT DUE	TERMS:
30.00	Open Terms

BILL TO:

**Kolar, Nathan & Tenaya**

310 4th Avenue North  
 Hailey ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION  
 WITH YOUR PAYMENT BY DUE DATE TO:

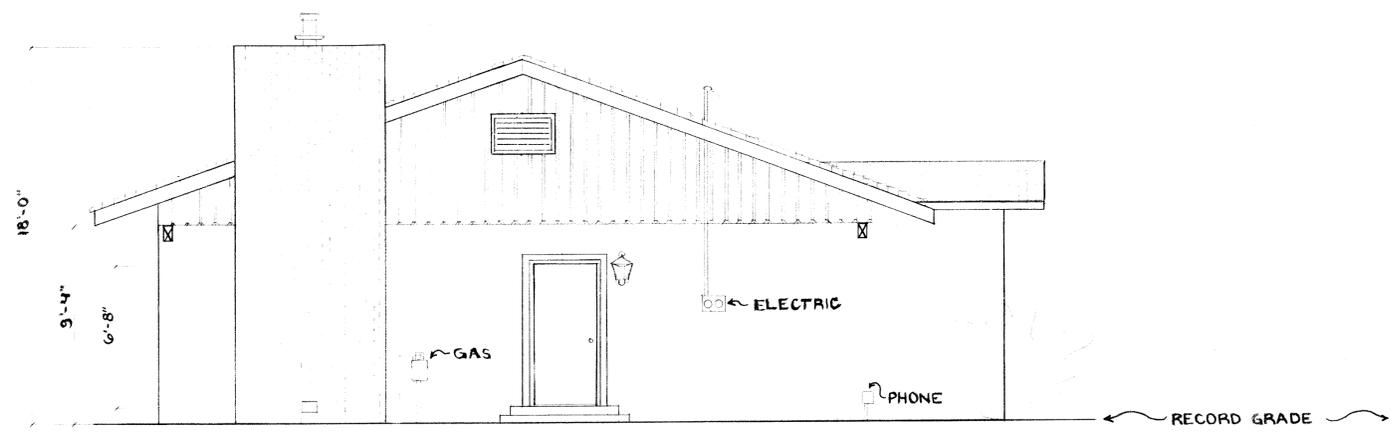
CITY OF HAILEY  
 115 S MAIN ST STE H  
 HAILEY, ID 83333

## INVOICE

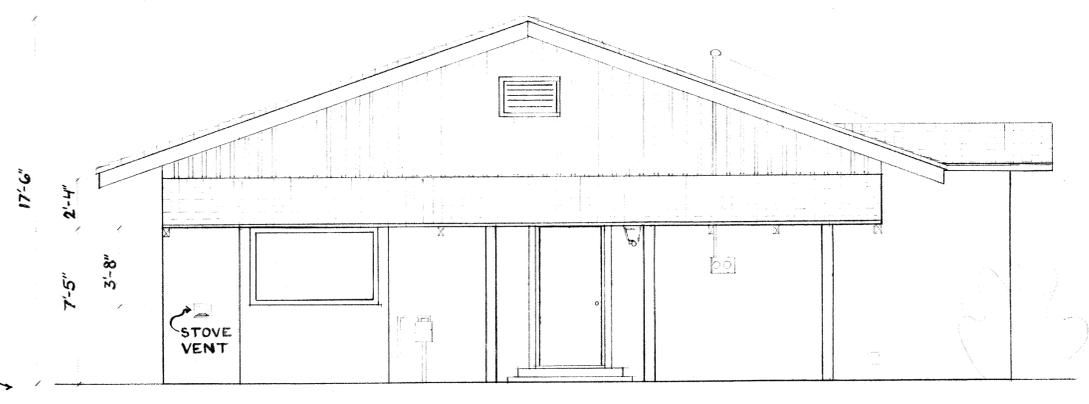
DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW Expemption			30.00
			30.00
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT  
 For Billing Inquiries Call: (208)788-4221  
 Office Hours: 9:00 a.m. - 5:00 p.m.  
 Monday thru Friday

REVISIONS	BY



1 SOUTHEAST EXTERIOR-SIDE YARD-EXISTING  
SCALE: 1/4" = 1'-0"



2 SOUTHEAST EXTERIOR-SIDE YARD-PROPOSED  
SCALE: 1/4" = 1'-0"

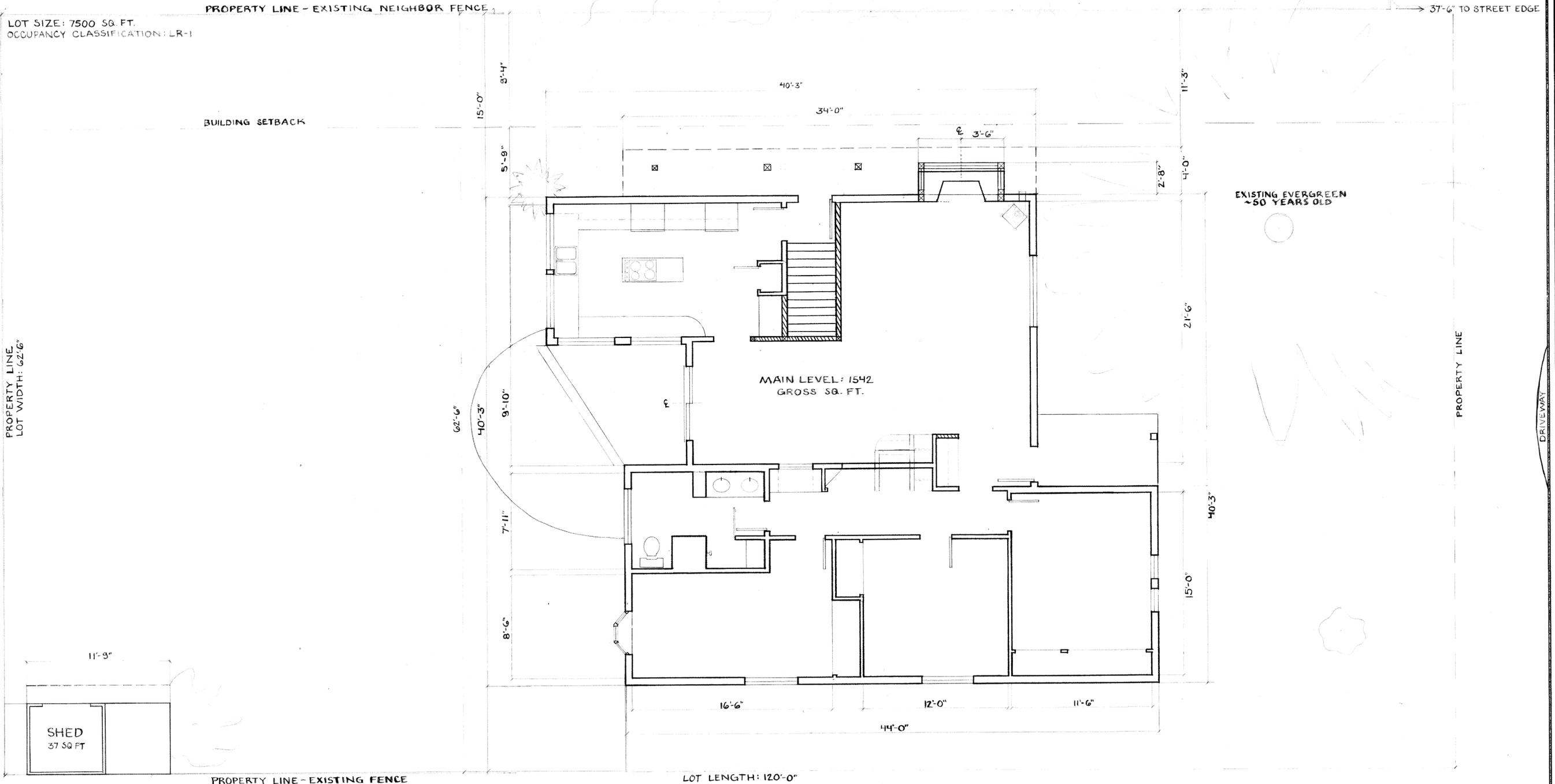
ELEVATIONS  
KOLAR RESIDENCE  
310 NORTH FORT H AVENUE  
HAILEY, IDAHO, 83333

Date 6.02.13  
Scale 1/4" = 1'-0"  
Drawn TPK  
Job 0313  
Sheet I-2  
Of 2 Sheets

NEIGHBORING LOT

- PROPOSAL FOR DESIGN REVIEW EXEMPTION
- REMOVE EXISTING CHIMNEY IN SOUTHEAST SIDE-YARD
- REPLACE WITH WINDOW SEAT
- CHIMNEY HIDDEN FROM VIEW BY EVERGREEN IN FRONT YARD

LOT SIZE: 7500 SQ. FT.  
 OCCUPANCY CLASSIFICATION: LR-1



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



REVISIONS	BY

FLOOR PLAN  
 KOLAR RESIDENCE  
 310 NORTH FORTH AVENUE  
 HAILEY, IDAHO 83333

Date	5.30.13
Scale	1/4"=1'-0"
Drawn	TPK
Job	0313
Sheet	I-1
Of	2 Sheets

6.3.13

Kolar Residence  
310 N 4th Ave, Hailey

**Proposal for Design Review Exemption:**

- Remove existing brick chimney in Southeast side yard. Reuse bricks for landscaping.
- Chimney is not visible from street due to 50 year old evergreen tree in front yard--at Southern-most point of property.

Details:

- Replace chimney with window seat that will sit on existing chimney foundation. This will allow light and heat into living room, reducing the heating needs within the house in the winter.
- Replace gas insert with free-standing gas stove--vented out this side of the house.
- Roofing over window seat will overhang at such an angle to aid passive heating/cooling: blocking out the summer sun, but allowing in the winter.
- Extend roof required for window seat over side door and along Southeast side of the house. The extended roof will cover the side porch so snow removal will not be required. It will also provide covered bike and trash storage.
- Exterior finish on window seat will match existing stucco. Roofing will match existing. Patched area above window seat will match existing board and batten.

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

On June 10, 2013 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Wood River Dental at 503 N Main (S ½ of Lot 9, all of Lot 10, Block 65, Hailey Townsite) for approval of a paint color different what originally was presented by the Wood River Dental in their Design Review application at the March 7, 2013 meeting of the Hailey Planning and Zoning Commission. The parcel is within the General Business District (B) and within the Townsite Overlay (TO). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### **FINDINGS OF FACT**

#### **Standards of Evaluation**

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

**6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:**

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

The building houses the Wood River Dental, is open to the public, and provides for a non-residential use. Design review approval is therefore required.

**6A.2(A)(3). The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and**

**Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator’s recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.**

The Administrator reviewed a request submitted by Wood River Dental at 503 N Main (S ½ of Lot 9, all of Lot 10, Block 65, Hailey Townsite) for approval of a paint color different what originally was presented by the Wood River Dental in their Design Review application at the March 7, 2013 meeting of the Hailey Planning and Zoning Commission. The proposal is to use a lighter toned paint from what was originally submitted. The proposed paint is a light-brown, earth-tone and does not significantly change the façade or aesthetics of the building (see attached sample).

The Administrator recommends exemption from the design review requirements for the reasons stated below. After reviewing the complete application and proposal, the Administrator finds the proposed alteration

1. is minor;
2. will not conflict with the design review standards of this Chapter; and
3. will not adversely impact any adjacent properties.

The alteration will change the color of paint used on the exterior, but does not alter any structural or architectural elements of the building.

### **Application**

Wood River Dental, represented by Owen Scanlon, Architect, submitted a Design Review Exemption application for a minor to the paint color used on the exterior of the building located at 503 N. Main.

### **Procedural History**

The application was considered before the P&Z Commission on June 10, 2013 as a Design Review Exemption.

## **CONCLUSIONS OF LAW AND DECISION**

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.

4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed paint color is approved and is documented in the project file.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Geoffrey Moore, Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator

STUCCO

Originally approved  
at the March 7,  
2013 meeting

Proposed for  
exterior of building.

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

On June 10, 2013 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Blaine County School District (hereinafter “BCSD”) for Design Review approval of the addition of one window to the existing west elevation of the Silver Creek High School located on Lot 1, Block 3 of the Wood River High School Campus PUD within the General Residential (GR) district. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### **FINDINGS OF FACT**

#### **Standards of Evaluation**

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

**6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:**

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

The building houses the Silver Creek High School, is open to the public, and provides for a non-residential use. Design review approval is therefore required.

**6A.2(A)(3). The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent**

**agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.**

The Administrator reviewed a request submitted by the BCSD for Design Review approval of the addition of one window to the existing west elevation of the Silver Creek High School located on Lot 1, Block 3 of the Wood River High School Campus PUD within the General Residential (GR) district. As the addition of windows or doors is specifically identified in 6A.2(A)(3) as alterations falling under the Design Review Exemption, the Administrator recommends approval. This project does not deviate in any way from the architectural theme that is currently established at the Silver Creek High School.

After review the submitted materials and project details, the Administrator recommends exemption from the design review requirements for the following reasons:

1. The project is minor;
2. The proposed alteration will not conflict with the design review standards of this Chapter;
3. Will not adversely impact any adjacent properties

#### **Application**

On June 4, 2013, BCSD submitted an application for Design Review approval of the addition of one window to the existing west elevation of the Silver Creek High School located on Lot 1, Block 3 of the Wood River High School Campus PUD within the General Residential (GR) district.

#### **Procedural History**

The application was considered before the P&Z Commission on June 10, 2013 as a Design Review Exemption. Notice is not required for a Design Review Exemption.

### **CONCLUSIONS OF LAW AND DECISION**

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. This constitutes a minor project, will not conflict with the design review standards of this chapter and will not adversely impact any adjacent properties.

5. The proposed Silver Creek High School remodel is approved and is documented in the project file.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Geoffrey Moore, Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator

City of Hailey - Design Review Application

Submittal Date: 6 / 4 / 13

Project Name: SCHS REMODEL Parcel No. RPH \_\_\_\_\_  
 Legal Description of Property: Subdivision \_\_\_\_\_ Lot(s) 1, Block 3  
 Street Address of Property: 1060 FOX ACHERS, HAILEY IDAHO 83333  
 Current Zoning of Property: LOT 1 BLK 3 GR Year of original construction: \_\_\_\_\_  
 Existing building gross sq. ft. (if applicable) 18,636 (Only applicable if property is within the Townsite Overlay)  
 Proposed addition or new construction sq. ft. 1856

Name of Owner of the Property: BLAINE CO. SCH. DIST #61  
 Mailing Address: 118 WEST BULLION City: HAILEY State: ID Zip: 83333  
 Phone: (208) 578-5000 Fax: (208) 578-5112 Cell: (208) 481-2376  
 Email Address: hroya@blaineschools.org

Property Owner Consent:  
 By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any *ex parte* discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [Signature] Date: 6 / 4 / 13

Name of individual to contact on behalf of Trust or LLC (if applicable): HOWARD ROYAL  
 Mailing Address: 1630 Aviation Dr City: Hailey State: ID Zip: 83333  
 Phone: (208) 578-5401 Fax: (208) 578-5112 Cell: (208) 481-2376  
 Email Address: hroya@blaineschools.org

Application Contact (if different than above): \_\_\_\_\_  
 \*\*Application Contact will be the Planning Department's primary point of contact for questions related to the application.  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_ Cell: ( ) \_\_\_\_\_ - \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days form the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

**FOR CITY USE ONLY** Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

<input type="checkbox"/> Commercial, Mixed-Use or Multi-Family.....	\$ 450.00
plus \$25 / 1,000 gross square feet.....	\$ _____
OR <input type="checkbox"/> Single-Family Dwelling, Duplex or Accessory Structure in TO.....	\$ 250.00
OR <input type="checkbox"/> No Substantial Impact..... (Mailing only).....	\$ 75.00
OR <input type="checkbox"/> Modification to DR Approval... (No publication or mailing).....	\$ 50.00
OR <input checked="" type="checkbox"/> DR Exemption... (No publication or mailing).....	\$ 30.00
Publication cost.....	\$ 40.00
Mailing (# of addresses <u>160</u> ) x (.46 postage + .15 paper, envelope & label)	\$ <u>36.60</u> 30.00
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY <u>21.60 + 9.00 =</u>	
Total Due.....	\$ <u>166.60</u> 30.00

*MA*



115 MAIN STREET S. SUITE H  
 HAILEY, ID 83333  
 PHONE: (208) 788-4221  
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
10990	06/04/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
06/04/2013	6402
AMOUNT DUE	TERMS:
30.00	Open Terms

BILL TO:

**BLAINE COUNTY SCHOOL DIST #61**

MIKE CHATTERTON  
 118 W. BULLION ST  
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION  
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY  
 115 S MAIN ST STE H  
 HAILEY, ID 83333

# INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW Exemption			30.00
			30.00
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT  
 For Billing Inquiries Call: (208)788-4221  
 Office Hours: 9:00 a.m. - 5:00 p.m.  
 Monday thru Friday



  
**Silver Creek High School**

1060

**EXISTING CONDITIONS**

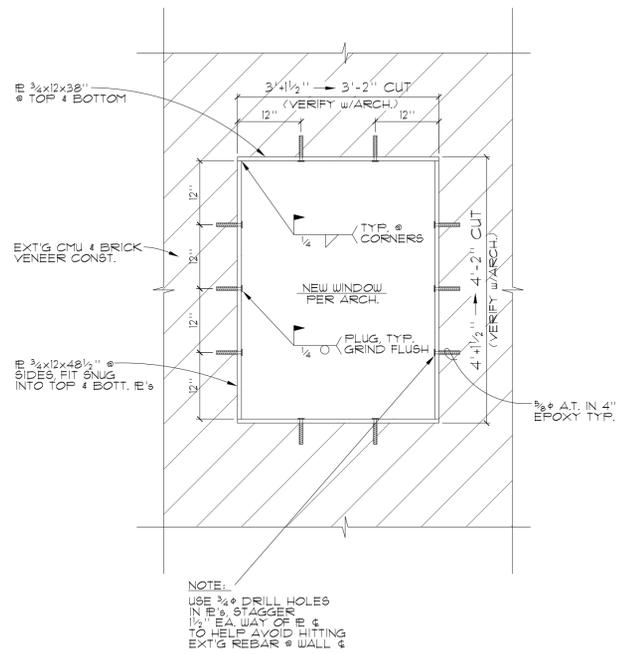
 **Vital ink**  
Environmental Architecture  
& Consulting



Silver Creek High School

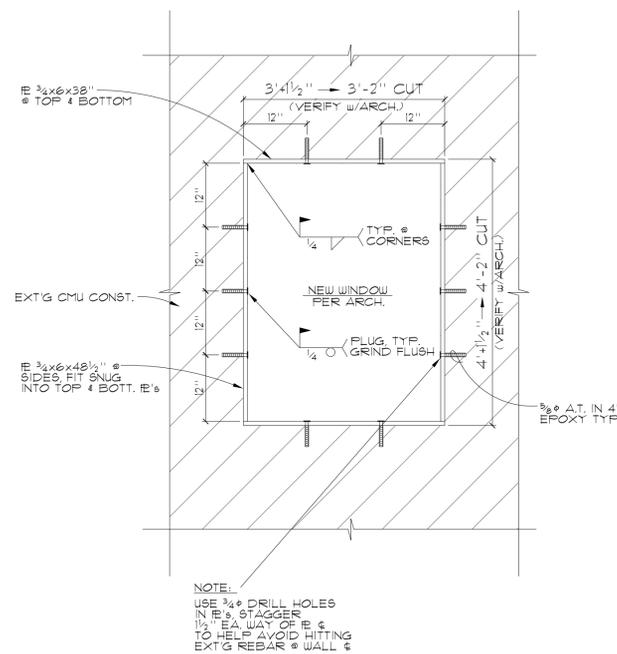
PROPOSED CONDITIONS





NOTE:  
USE 3/8" DRILL HOLES  
IN REBARS, STAGGER  
1/2" EA. WAY OF REBARS  
TO HELP AVOID HITTING  
EXT'G REBAR @ WALL

3 SCALE: 3/4" = 1'-0"

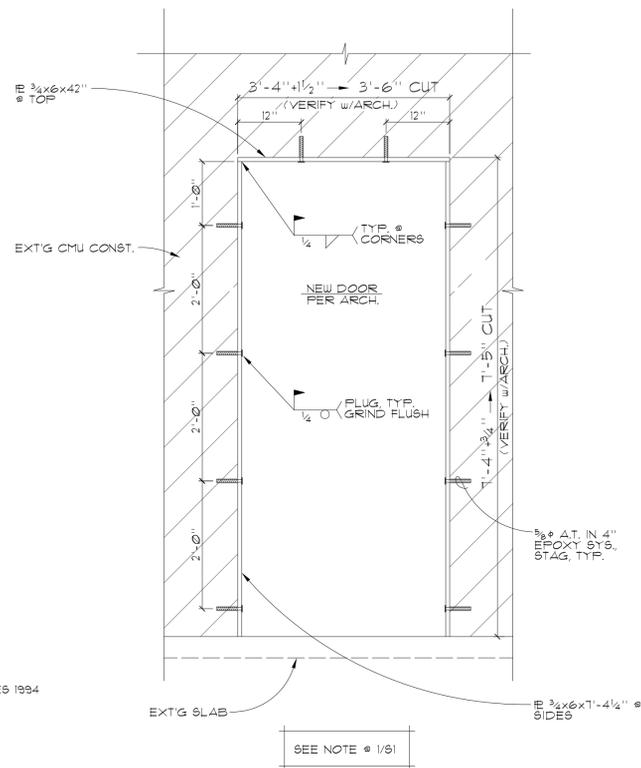


NOTE:  
USE 3/8" DRILL HOLES  
IN REBARS, STAGGER  
1/2" EA. WAY OF REBARS  
TO HELP AVOID HITTING  
EXT'G REBAR @ WALL

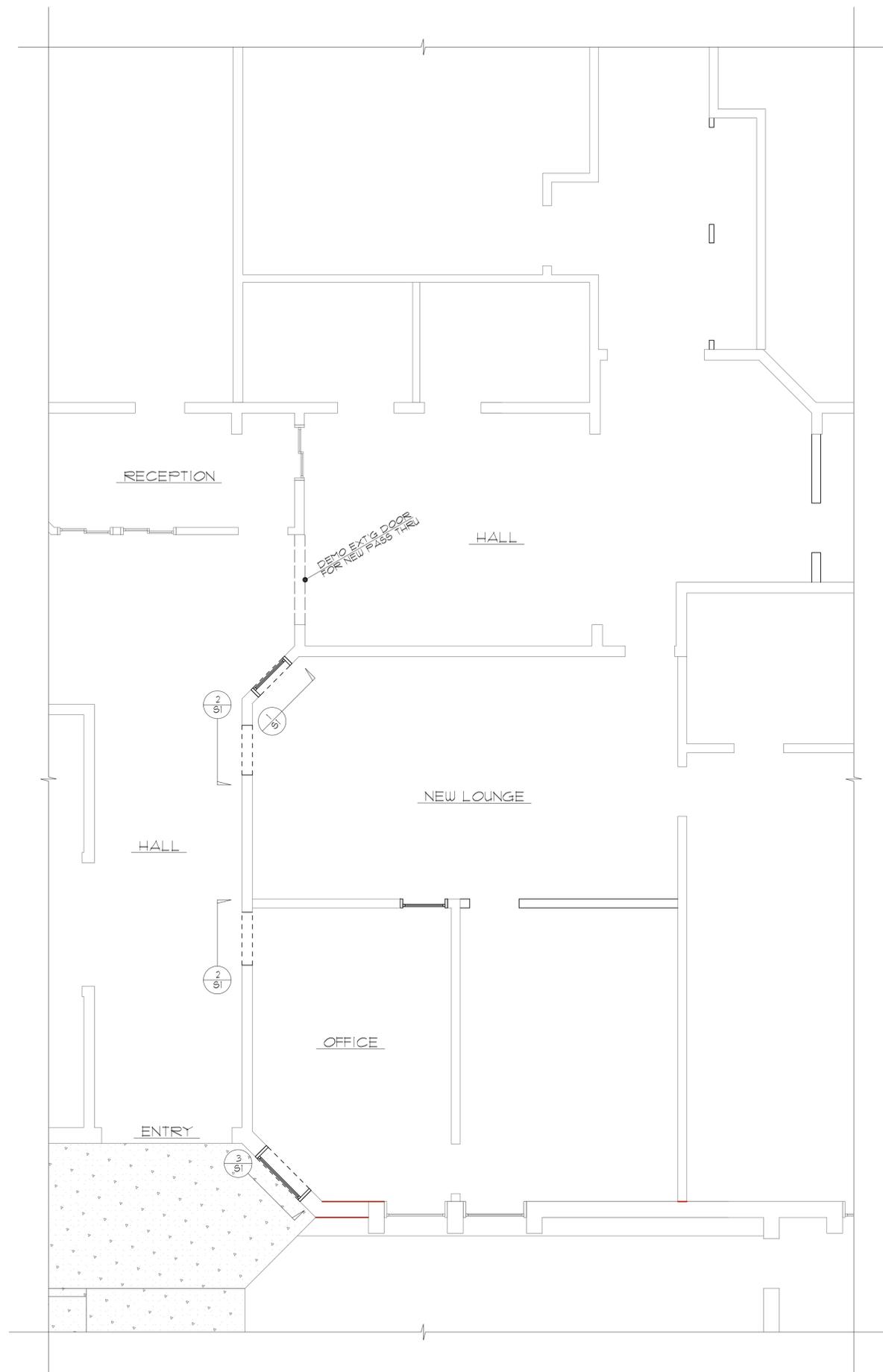
1 SCALE: 3/4" = 1'-0"

**STRUCTURAL SPECIFICATIONS**

- SECTION 1**
- I. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
  - II. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
  - III. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
  - IV. STRUCTURAL DESIGN PER 2009 INTERNATIONAL BLD'G. CODE (IBC).
  - V. ALL CONSTRUCTION TO CONFORM TO 2009 IBC.
  - VI. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.
  - VII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE MODIFICATION OF THE BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- SECTION 2**
- |                           |   |         |
|---------------------------|---|---------|
| I. ROOF LOADING:          | LIVE LOAD (SNOW)  | 100 PSF |
|                           | DEAD LOAD   | 40 PSF  |
|                           | TOTAL LOAD  | 140 PSF |
| II. FLOOR LOADING:        | SLAB ON GRADE   |         |
| III. WIND LOADING:        | 90 MPH, (3 SECOND GUST) EXPOSURE B  |         |
| IV. SEISMIC LOADING:      | SEISMIC DESIGN CATEGORY C, Sds=3.0, Svs=4.0, R=3.5, TABLE (1) WITH 35% SNOW LOAD, SITE CLASS C. |         |
| V. DESIGN SOIL PARAMETERS | 3000 PSF BEARING PRESSURE, PER ORIGINAL SPECIFICATIONS PER ATWOOD-HINZMAN-JONES 1994            |         |
- SECTION 3**
- I. EPOXY ANCHORS  
EPOXY GROUTED ANCHORS SHALL CONFORM TO SIMPSON CO. SET EPOXY-TIE ADHESIVE OR ENGINEER APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- SECTION 4 - STRUCTURAL STEEL AND MISCELLANEOUS METALS**
- STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED. ALL WELDING SHALL BE DONE BY "STRUCTURAL WELDING CODE" AWS D11. ALL FIELD WELDING TO BE ACCOMPLISHED BY AWS CERTIFIED WELDERS. ALL STEEL ANCHORS, TIES AND OTHER MEMBERS TO BE EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. ALL BOLTS SHALL BE ASTM A307 UNO.



2 SCALE: 3/4" = 1'-0"



A  
S1 FLOOR PLAN - RO'S IN EXISTING CMU CONSTRUCTION  
SCALE: 1/4" = 1'-0"

**SILVER CREEK SCHOOL** BLAINE COUNTY, IDAHO

**Structural Engineering, LLC**  
F: 928-7810 E: kse@kseengr.net  
614 S. Main, Bellevue Idaho, 83813

**Konrad & Stohler**

PROJECT # 1321  
DATE/SET  
MAY 24, 2013  
PERMIT SET

FLOOR PLAN & DETAILS WITH STRUCTURAL SPECIFICATIONS

SHEET: **S1**

**DESIGN REVIEW  
STAFF REPORT**

**TO:** Hailey Planning and Zoning Commission

**FROM:** Micah Austin, Community Development Director

**RE:** Design Review application by Brant Tanner of Tanner Investments, LLC, for two new single-family residences to be located at Hailey Townsite, Blk 129, Lots 11A and 12A located with the LR-1 district and the Townsite Overlay.

**HEARING:** June 10, 2013

---

**Applicant:** Brant Tanner, Tanner Investments, LLC

**Request:** Design Review for two new single-family dwellings

**Location:** Lots 11A and 12A of Block 129, Hailey Townsite.

**Zoning:** Limited Residential (LR-1)

**Notice**

Notice for the public hearing was published in the Idaho Mountain Express on May 22, 2013 and mailed to property owners within 300 feet on May 22, 2013.

**Application**

Two single-family dwellings located on Lots 11A and 12A, Block 129 of the Hailey Townsite. Both lots are 4800 square feet (60'X80'). The dwellings are two-story with 824 sf on the main level and 778 on the second level for a total living space of 1602 square feet. The garage is designed for two cars and comprises 528 square feet. A covered, front porch accents the home at the entrance. All construction will be in accordance with the 2009 International Residential Code and the Build Better Program of Hailey.

**Procedural History**

The application was submitted on May 14, 2013 and certified complete on May 30, 2013. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on June 10, 2013, at 6:30 pm in the Council Chambers.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and <i>Staff Comments</i></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<b>Engineering:</b> <i>No concerns</i>
				<b>Life/Safety:</b> <i>No concerns</i>
				<b>Water and Sewer:</b> <i>No concerns</i>
				<b>Building:</b> <i>No concerns</i>
			<b>Streets:</b> <i>No concerns</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.2 Signs	<b>8.2 Signs:</b> The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			<i>Staff Comments</i>	<i>Signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	<b>See Section 9.4 for applicable code.</b>
			<i>Staff Comments</i>	<i>Homes will have 2-car garages and the following:</i> <ul style="list-style-type: none"> <li>- <i>Maple Street: One 10'X20' parking pad and a 6'X24' space in front of garage</i> <ul style="list-style-type: none"> <li>o <i>Adequate for two cars</i></li> </ul> </li> <li>- <i>River Street: 22'X28' parking space,</i> <ul style="list-style-type: none"> <li>o <i>adequate for two cars</i></li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<b>8B.4.1 General Standards</b> a) All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ol> b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>Applicant will install Dark Sky compliant fixtures, as detailed in the submittal documents. Lights will be:</i> <ul style="list-style-type: none"> <li>- <i>Shallow Airtight Ready Housing for the front porch and in front of garage</i></li> </ul>

				<ul style="list-style-type: none"> <li>- Forte Lighting Energy Efficient Craftsmen/Mission Outdoor Wall Sconce will be on the back porch. This is compliant with our Dark Sky Ordinance.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bulk Requirements</b>	<b>(Insert sections from applicable zoning district)</b>
			<b>Staff Comments</b>	<p>Zoning District: General Residential, in the Townsite Overlay</p> <ul style="list-style-type: none"> <li>- Max Height: 35'. Proposed building 26' 3" to the peak of the roof</li> <li>- Front Setbacks: TO: 12' from the street.             <ul style="list-style-type: none"> <li>o 11A structure will be setback 20' from Maple with the front porch located at 12' from Maple: COMPLIANT</li> <li>o 12A, setback is 13' from River Street and set back 12' from Maple. The front porch is located 5' from River. COMPLIANT</li> </ul> </li> <li>- Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required             <ul style="list-style-type: none"> <li>o Lot 11A structure is fully compliant on all side setbacks. COMPLIANT</li> <li>o Lot 12A structure is compliant on all side setbacks, which is a minimum of 9' for this lot. For a lot width of 60', the minimum side setback in the TO is 9'. This is derived from the following formula: (60' X 15% = 9'). The revised plans show a 9' setback on the east side of 12A, adjacent to 11A. COMPLIANT.</li> </ul> </li> <li>- Alley Setback: 6'             <ul style="list-style-type: none"> <li>o 11A garage is located 6' from the alley right of way. COMPLIANT</li> </ul> </li> <li>- Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage             <ul style="list-style-type: none"> <li>o Both dwellings will cover 28.2% of the total lot. COMPLIANT</li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6A.7 (A) Required Street Improvements Required</b>	<b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b>
			<b>Staff Comments</b>	<ul style="list-style-type: none"> <li>- Five foot (5') sidewalk will be installed the length of the 12A property line along River Street and the length of the 11A property line along Maple. (see plans)</li> <li>- The sidewalk will stub out at the alley at the end of the 11A property line.</li> <li>- Sidewalk along River St. will connect with existing sidewalks on S. River that terminate the 12A property line.</li> <li>- Applicant has been advised that on-site retention is required for all drainage on the property. Under no circumstances will drainage be allowed to encroach on adjacent properties or into the public right of way.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6A.7 (B) Required Water System Improvements</b>	<b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</b>
			<b>Staff Comments</b>	<ul style="list-style-type: none"> <li>- Per the plat for Lots 11A and 12A, water service for Lot 12A will not cross 11A.</li> <li>- Services will be stubbed off of the alley and Maple Street.</li> </ul>

				- All water lines will be installed 6' feet deep. The developer has been notified that if the existing lines are not 6' deep, he will need to drop down the service line to below 6' deep.
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## Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO): 6A.9

### 1. Site Planning: 6A.9.C.1

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>Both Lots 11A and 12A are 60'X80'. While not a traditional Old Hailey Townsite Lot, they fulfill the intent of rectangular lots and allowing for as much open space as possible.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> <li>scale and massing of new buildings consistent with the surrounding neighborhood;</li> <li>building orientation that respects the established grid pattern of Old Hailey;</li> <li>clearly visible front entrances;</li> <li>use of alleys as the preferred access for secondary uses and automobile access;</li> <li>adequate storage for recreational vehicles;</li> <li>yards and open spaces;</li> <li>solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>snow storage appropriate for the property;</li> <li>underground utilities for new dwelling units.</li> </ul>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>The proposed site plan and development is consistent with the required site planning guidelines.</li> <li>Where possible, access is provided from the alley (Lot 11A).</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>The structures are designed to maximize solar exposure to the south facing sides on both Lots 11A and 12A as much as possible (more emphasized on 12A with south facing windows).</li> </ul>

### 2. Bulk Requirements (Mass and Scale, Height, Setbacks): 6A.9.C.2

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.2	<b>The perceived mass of larger buildings shall be diminished by the design.</b>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>The proposed structures will be consistent in size and mass to the surrounding structures and with the surrounding neighborhood.</li> </ul>
<b>3. Architectural Character: 6A.9.C.3</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.a	<p><b>General:</b> New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>Architectural style is a two-story bungalow with themes currently found in Old Hailey.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p><b>Building Orientation:</b> The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>Both entrances face the adjacent street. The dwelling on 11A faces Maple and the dwelling on 12A faces River Street.</li> <li>Unrestricted pedestrian to both entrances from the street.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p><b>Building Orientation:</b> Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>Both structures on Lots 11A and 12A face the adjacent streets.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.c	<p><b>Building Form:</b> The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>Porch roofs, shed dormer, and pop-out roofs break up the lines of the building. This is consistent with styles and forms found in Old Hailey</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<p><b>Roof Form:</b> Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>Porch roofs, shed dormer, and pop-out roofs break up the lines of the building. This is consistent with styles and forms found in Old Hailey</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<p><b>Roof Form:</b> Roof pitch and style shall be designed to meet snow storage needs for the site.</p> <ul style="list-style-type: none"> <li>Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</li> <li>Designs should avoid locating drip lines over key pedestrian routes.</li> <li>Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</li> </ul> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>Roof materials: Asphalt shingles, designed to retain the snow.</li> <li>Roof Pitch: 8/12, 10/12, and 4/12 (porch roof)</li> <li>Snow clips are recommended for the porch roof over the entrance.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<p><b>Roof Form:</b> The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li>The following forms are currently found in the neighborhood:             <ul style="list-style-type: none"> <li>Architectural asphalt shingles</li> <li>gable end roofs</li> </ul> </li> </ul>

				<ul style="list-style-type: none"> <li>○ <i>Shed dormers.</i></li> <li>● <i>The application is consistent with the neighborhood in regards to roof forms and materials</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<b>Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	<b>Wall Planes: Primary wall planes should be parallel to the front lot line.</b>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	<b>Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</b>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	<b>Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>● <i>Proposed structures utilize pop-outs along the south side for 12A and the west side for 11A.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	<b>Windows: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	<b>Windows: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>● <i>Where Lots 11A and 12A adjoin, windows have been minimized and oriented to ensure maximum privacy between the dwellings.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.g	<b>Decks and Balconies: Decks and balconies shall be in scale with the building and the neighborhood.</b>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>● <i>No decks or balconies are proposed. The front porch is in scale with the building.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.3.g	<b>Decks and Balconies: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>● <i>No decks or balconies proposed</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	<b>Building Materials and Finishes: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b> <b>Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>- <i>Wall Materials: Hardy board lap siding (see materials) with 7' exposure between laps. With the lap siding, the appearance of texture will be present.</i></li> <li>- <i>Pop-outs: Hardy board shingle panels will be used in the pop-out over the front porch. Material is a fiber cement, shingle panel, 5/16" thick.</i></li> <li>- <i>Wainscoting: Faux stone wainscoting will be present on the front façade.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	<b>Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b>
			<i>Staff Comments</i>	<i>See above</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<b>Ornamentation and Architectural Detailing: Architectural detailing shall be incorporated into the front wall plane of buildings.</b>
			<i>Staff</i>	<ul style="list-style-type: none"> <li>● <i>Stone wainscoting and shingle panel siding will be present on the front</i></li> </ul>

			<i>Comments</i>	<i>façade. Also, pop-outs and dormers are present on the front façade to break up the wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<b>Ornamentation and Architectural Detailing:</b> The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>Proposed front porch is consistent with the styles of Old Hailey.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<b>Ornamentation and Architectural Detailing:</b> Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	

#### 4. Circulation and Parking: 6A.9.C.4

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>Adequate parking has been provided and pedestrian access off the adjacent streets is provided and does not interfere with traffic from the streets.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>Two car garages are provided with access from the alley onto the structure located on Lot 11A</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>Where possible, accessed was provided from the alley.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>For Lot 12A, garage is set back 20' from the street and 14' from the front wall plane, consistent with the setbacks for the zone/overlay and breaks up the front wall plane.</li> <li>Lot 11A garage is accessed via the alley.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>A two car driveway and a two car garage is planned. Developer would like to keep the two car driveway to minimize parking on River St. when necessary and concentrate all parking on-site.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<b>Guideline:</b> Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>Lot 11A has RV parking planned on a 10' X 26' parking pad off the alley. Lot 12A does not have RV parking.</li> </ul>

#### 5. Alleys: 6A.9.C.5

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>• Lot 11A is accessed via the alley to the garage and RV parking is located off the alley.</li> <li>• No accessory buildings are planned for this site (none could be built because of the maximum lot coverage limit.)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>• The alley is currently graveled and no improvements are planned.</li> <li>• Noxious weeds will be removed before construction commences.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	Xeriscaping is planned for the alley side of Lot 11A with some paving for access to the garage

### 6. Accessory Structures: 6A.9.C.6

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	No accessory structures are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	No accessory structures are planned.

### 7. Snow Storage: 6A.9.C.7

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>- The proposed dwellings are setback far enough from the adjacent property lines to avoid shedding onto the adjacent properties.</li> <li>- 1750 sf of total lot area is provided for snow storage. This is 25% of the total lot (Lot size is 4800 feet).</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul>

			Staff Comments	
<b>8. Existing Mature Trees and Landscaping: 6A.9.C.8</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	Noxious weeds are present on the site. Developer plans to scrap the two lots bare before beginning construction.
<b>9. Fences and Walls: 6A.9.C.9</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	No fences are planned
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	No retaining walls are planned
<b>10. Historic Structures: 6A.9.C.10 (NOTE: Applicable only to structures built prior to 1940)</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.10	General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> <li>The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:

				<ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:           <ul style="list-style-type: none"> <li>○ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>○ Exterior materials that are compatible with the original building materials should be selected;</li> <li>○ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>○ The visual impact of the addition should be minimized from the street;</li> <li>○ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> <li>○ The roof form and slope of the roof on the addition should be in character with the original building;</li> </ul> </li> </ul> <p>The relationship of wall planes to the street and to interior lots should be preserved with new additions.</p>
			<i>Staff Comments</i>	

**6A.6 Criteria.**

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
1. The project does not jeopardize the health, safety or welfare of the public.
  2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
1. Ensure compliance with applicable standards and guidelines.
  2. Require conformity to approved plans and specifications.
  3. Require security for compliance with the terms of the approval.
  4. Minimize adverse impact on other development.
  5. Control the sequence, timing and duration of development.
  6. Assure that development and landscaping are maintained properly.
  7. Require more restrictive standards than those generally found in the Zoning Ordinance.

The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
  - b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
  - c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    - a. Sidewalk and drainage improvements, designed according to applicable City Standards, are required along the front property line adjacent to 6<sup>th</sup> Avenue; this property line is 333.5 feet
  - d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
  - e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
  - f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
  - g) This Design Review approval is for plans dated June 10, 2013. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
- 1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
  - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

**Motion Language**

Approval:

Motion to approve the design review application by Tanner Investments to construct a Single Family Home on Lot 11A (or 12A), Block 127, Hailey Townsite finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (g).

Denial:

Motion to deny approve the design review application by Tanner Investments to construct a Single Family Home on Lot 11A (or 12A), Block 127, Hailey Townsite, finding that \_\_\_\_\_ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the application by Tanner Investments to construct a Single Family Home on Lot 11A (or 12A), Block 127, Hailey Townsite to \_\_\_\_\_ [Commission should specify a date].

City of Hailey - Design Review Application

Submittal Date: 05 / 14 / 13

Project Name: River St. Cottages Parcel No. RPH 0000129011A
Legal Description of Property: Subdivision Hailey Townsite Lot(s) 11A Block 129
Street Address of Property: TBD Maple St.
Current Zoning of Property: H/CRP Year of original construction: NA
Existing building gross sq. ft. (if applicable) NA Proposed addition or new construction sq. ft.

Name of Owner of the Property: Tanner Investments
Mailing Address: PO Box 353 City: Hailey State: ID Zip: 83333
Phone: (208) 720-5476 Fax: (208) 578-7745 Cell: (208) 720-5476
Email Address: tannertaylor@msn.com

Property Owner Consent:
By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [Signature] Date: 05 / 13 / 13

Name of individual to contact on behalf of Trust or LLC (if applicable): Brant Tanner
Mailing Address: PO Box 353 City: Hailey State: ID Zip: 83333
Phone: (208) 720-5476 Fax: (208) 578-7745 Cell: (208) 720-5476
Email Address: tannertaylor@msn.com

Application Contact (if different than above): same as above
\*\*Application Contact will be the Planning Department's primary point of contact for questions related to the application.

Mailing Address: City: State: Zip:
Phone: ( ) Fax: ( ) Cell: ( )
Email Address:
Signature: [Signature] Date: 05 / 13 / 13

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

FOR CITY USE ONLY Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

Table with 2 columns: Fee Description and Amount. Includes items like Commercial, Mixed-Use or Multi-Family (\$450.00), Single-Family Dwelling, Duplex or Accessory Structure in TO (\$250.00), No Substantial Impact (\$75.00), Modification to DR Approval (\$50.00), DR Exemption (\$30.00), Publication cost (\$40.00), Mailing (\$18.91), and Total Due (\$308.91).

City of Hailey - Design Review Application

Submittal Date: 05 / 14 / 13

Project Name: HIT 12A Blk Parcel No.

RPH 0000129011A

Legal Description of Property: Subdivision Hailey Townsite Lot(s) 12A Block 129

Street Address of Property: TBD River Street

Current Zoning of Property: H/CYR Year of original construction: NA (Only applicable if property is within the Townsite Overlay)

Existing building gross sq. ft. (if applicable) NA Proposed addition or new construction sq. ft.

Name of Owner of the Property: Tanner Investments

Mailing Address: PO Box 353 City: Hailey State: ID Zip: 83333

Phone: (208) 720-5476 Fax: (208) 578-7745 Cell: (208) 720-5476

Email Address: tanner.taylor@msn.com

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [Signature] Date: 05 / 13 / 13

Name of individual to contact on behalf of Trust or LLC (if applicable): Grant Tanner

Mailing Address: PO Box 353 City: Hailey State: ID Zip: 83333

Phone: (208) 720-5476 Fax: (208) 578-7745 Cell: (208) 720-5476

Email Address: tannertaylor@msn.com

Application Contact (if different than above): same as above

\*\*Application Contact will be the Planning Department's primary point of contact for questions related to the application.

Mailing Address: City: State: Zip:

Phone: ( ) Fax: ( ) Cell: ( )

Email Address:

Signature: [Signature] Date: 05 / 13 / 13

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days form the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

FOR CITY USE ONLY Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

- Commercial, Mixed-Use or Multi-Family..... \$ 450.00 plus \$25 / 1,000 gross square feet..... \$
OR [X] Single-Family Dwelling, Duplex or Accessory Structure in TO..... \$ 250.00
OR [ ] No Substantial Impact..... (Mailing only)..... \$ 75.00
OR [ ] Modification to DR Approval... (No publication or mailing)..... \$ 50.00
OR [ ] DR Exemption... (No publication or mailing)..... \$ 30.00
Publication cost..... \$ 40.00
Mailing (# of addresses 31 ) x ( .46 postage + .15 paper, envelope & label ) \$ 18.91
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY
Total Due..... \$ 308.91

# DESIGN REVIEW - CHECKLIST

Project Name: Maple, lot 11A

City Use Only -  
 Certified Compete by: \_\_\_\_\_  
 Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

The following items must be submitted with the application for the application to be considered complete (✓):

- One (1) 24" x 36" set of plans with scale indicated containing the following:
  - Vicinity map showing project location in relationship to adjacent buildings and surrounding area.
  - Site plan showing proposed parking, loading, general circulation, snow storage and parking stall dimensions (must show location of adjacent buildings and structures).
  - Total square footage of subject property, including lot dimensions.
  - Building setbacks.
  - Staging and contractor parking plan.
  - Exterior lighting plan (location, type, height, lumen output, luminance levels for area lighting, and spec sheets for fixtures).
  - Landscape plan
    - Existing tree to be shown as retained/relocated/removed.
    - All proposed species type/size/quantity of each.
    - Drought tolerant and xeriscape species must be identified for at least 50% of landscaped area.
  - Floor plan (include gross square footage for each floor, occupancy classification and type of construction).
  - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
  - Drainage plan (grading, catch basins, piping, and dry-wells).
  - Detailed elevations showing facade of all sides of proposed building and other exterior elements. **Must show elevation points of record grade.** Include notes on colors, materials, dimensions.
  - Colored rendering of at least one side of the proposed building.
  - Idaho licensed architect (plans for single family dwellings may be stamped by an Idaho licensed structural engineer)
  - North point and scale.
  - Six (6) 11" x 17" copies of any larger plans/maps (if project is located within the Townsite Overlay, then one (1) 11" x 17" copy is sufficient)
  - PDF files of all required documents and 11" x 17" plans/maps; email PDFs to [planning@haileycityhall.org](mailto:planning@haileycityhall.org).
  - Color photographs of any existing structures on the site.
  - Materials and colors sample board. Each sample approximately 12" x 12".
  - Sign Plan (if applicable).
  - Area Development Plan (required if property owner also owns adjacent parcels).
  - For property located in Airport West, Design Review approval by Airport West Design Board.
  - Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
  - Names and addresses of easement holders within subject property.
  - Written statement of how each design review standard is met (contact the Planning Coordinator for which set of standards is applicable to your project).
  - Other information as required by the Zoning Administrator, Hearing Examiner or Commission.

**City Use Only:**

- Double check address
- Advise applicant if Lot Line Adjustment is needed
- Check following basic standards:
 

<input type="checkbox"/> Density	<input type="checkbox"/> Lot coverage
<input type="checkbox"/> Setbacks	<input type="checkbox"/> Floor area
<input type="checkbox"/> Height (plans must show elevation points of record grade)	<input type="checkbox"/> Parking (# of spaces)

# DESIGN REVIEW - CHECKLIST

Project Name: River, lot 12A

City Use Only -  
 Certified Compete by: \_\_\_\_\_  
 Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

The following items must be submitted with the application for the application to be considered complete (✓):

- One (1) 24" x 36" set of plans with scale indicated containing the following:
  - Vicinity map showing project location in relationship to adjacent buildings and surrounding area.
  - Site plan showing proposed parking, loading, general circulation, snow storage and parking stall dimensions (must show location of adjacent buildings and structures).
  - Total square footage of subject property, including lot dimensions.
  - Building setbacks.
  - Staging and contractor parking plan.
  - Exterior lighting plan (location, type, height, lumen output, luminance levels for area lighting, and spec sheets for fixtures).
  - Landscape plan
    - Existing tree to be shown as retained/relocated/removed.
    - All proposed species type/size/quantity of each.
    - Drought tolerant and xeriscape species must be identified for at least 50% of landscaped area.
  - Floor plan (include gross square footage for each floor, occupancy classification and type of construction).
  - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
  - Drainage plan (grading, catch basins, piping, and dry-wells).
  - Detailed elevations showing facade of all sides of proposed building and other exterior elements.
  - Must show elevation points of record grade. Include notes on colors, materials, dimensions.
  - Colored rendering of at least one side of the proposed building.
  - Idaho licensed architect (plans for single family dwellings may be stamped by an Idaho licensed structural engineer)
  - North point and scale.
  - Six (6) 11" x 17" copies of any larger plans/maps (if project is located within the Townsite Overlay, then one (1) 11" x 17" copy is sufficient).
  - PDF files of all required documents and 11" x 17" plans/maps; email PDFs to [planning@haileycityhall.org](mailto:planning@haileycityhall.org).
  - Color photographs of any existing structures on the site.
  - Materials and colors sample board. Each sample approximately 12" x 12".
  - Sign Plan (if applicable).
  - Area Development Plan (required if property owner also owns adjacent parcels).
  - For property located in Airport West, Design Review approval by Airport West Design Board.
  - Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
  - Names and addresses of easement holders within subject property.
  - Written statement of how each design review standard is met (contact the Planning Coordinator for which set of standards is applicable to your project).
  - Other information as required by the Zoning Administrator, Hearing Examiner or Commission.

**City Use Only:**

- Double check address
- Advise applicant if Lot Line Adjustment is needed
- Check following basic standards:
 

<input type="checkbox"/> Density	<input type="checkbox"/> Lot coverage
<input type="checkbox"/> Setbacks	<input type="checkbox"/> Floor area
<input type="checkbox"/> Height (plans must show elevation points of record grade)	<input type="checkbox"/> Parking (# of spaces)

# DESIGN REVIEW—APPLICATION CHECKLIST

**Project Name:**

*City Use Only*

River St. Cottages (Both Projects)

Certified Complete by:

*MT*

Date:

5/30/2013

The following items must be submitted with the application for the application to be considered complete (✓):

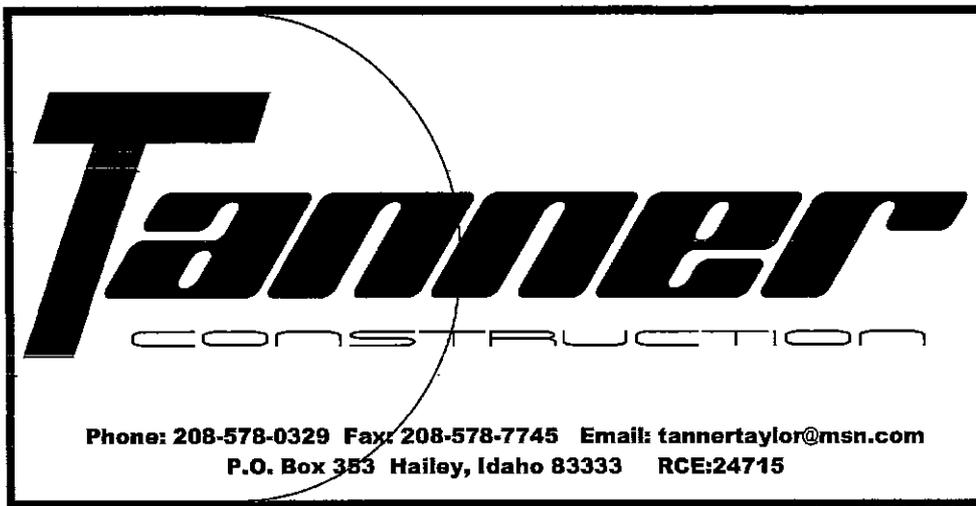
Yes	No	Item	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	The completed Design Review application form including project name and location, and applicant and representative names and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	2.	One (1) 24" x 36" set of plans and survey and one (1) 11" x 17" set showing at a minimum the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		b. Drainage plan (grading, catch basins, piping, and dry-wells). <i>ATT</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone). <i>ATT</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation, and snow storage. List square footage of subject property including lot dimensions. <i>ATT</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping including species type, size and quantity).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		h. Exterior Lighting plan, pursuant to Article VIII B, of the Zoning Ordinance (location, height, type, and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
<input type="checkbox"/>	<input checked="" type="checkbox"/>		i. Sign plan (location, dimensions and lighting).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3.	Plans and drawings for all buildings, except Single Family Dwellings and Accessory Structures, shall be prepared and stamped by an Idaho licensed architect.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.	A materials and colors sample board. Each sample should be approximately 12"x12" in size.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5.	One (1) colored rendering of at least one side of the proposed building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.	A list of the names and addresses of all property owners and residents within three hundred (300) feet of the exterior boundaries of the subject property, in a format acceptable to the City. (Names and addresses can be obtained using the Blaine County map server <a href="http://maps.co.blaine.id.us/">http://maps.co.blaine.id.us/</a> or from the Blaine County Assessor's office)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.	Other information as required by the Administrator, Hearing Examiner or the Commission.
<input type="checkbox"/>	<input type="checkbox"/>	9.	Electronic PDF copies of all documents and materials listed above. <b>(RECOMMENDED)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.	Written statement of how each design review standard is met. <b>(RECOMMENDED)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Payment of applicable fees.

*waiting on B. Tanner*

**City Use Only:**

Verify that application is complete  
 Double check address  
 Advise applicant if Lot Line Adjustment is needed

Check following basic standards:  
 Density  
 Setbacks  
 Height (plans must show elevation points of record grade)  
 Lot coverage  
 Floor area  
 Required Parking Spaces

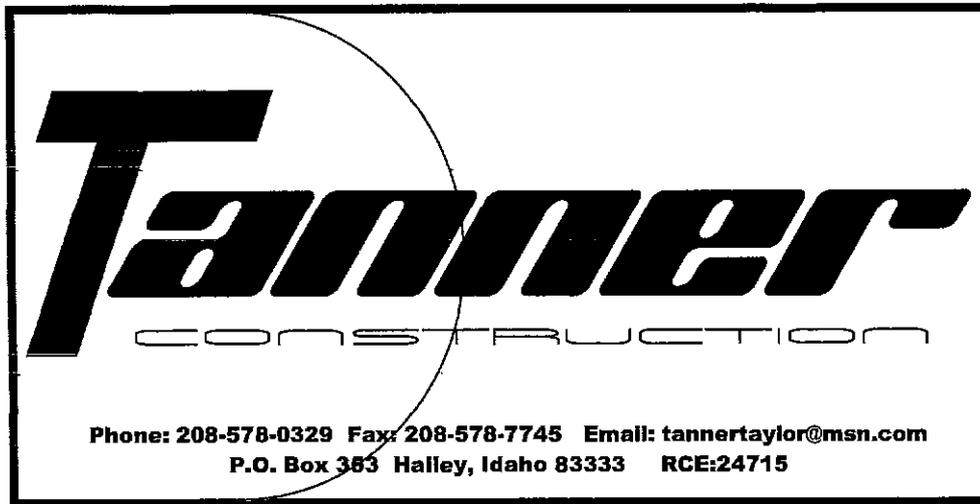


May 20, 2013

Project: Maple, Lot 11A

**Design Standards Met Statement:**

One 24X36 plan (Blueprint) to scale - Provided  
Vicinity Map showing project location in relationship to adjacent buildings - Page 5 of Blueprint  
Site plan showing parking, snow storage, etc. - Page A11 of Blueprint  
Total square footage of subject property - Indicated on Page A01 of Blueprint  
Lot dimensions - Indicated on Page A11 of Blueprint  
Building setbacks - Indicated on Page A11 & A23 of Blueprint  
Staging and contractor parking plan - Indicated on Page A11 of Blueprint  
Exterior lighting plan & specs - Indicated on Page A33 of Blueprint & Attached documentation  
Landscape plan - Page 6 of Blueprint & Attached documentation  
Floor plan - Pages A33-A36 of Blueprint  
Square footages - Indicated on A31 of Blueprint  
Utilities plan - Page A11 of Blueprint  
Drainage plan - Page A11 of Blueprint  
Detailed elevations - Pages A21 - A24 of Blueprint  
Elevations point of record grade - Separate blueprint provided by Galena Engineering  
Color rendering - Page A21 of Blueprint  
Stamped prints - Attached 11X17 original stamped prints  
North point and scale - Page A11 of Blueprint  
One copy 11X17 - Attached 11X17 original stamped prints  
PDF files - Sent  
Colored pictures of any existing structures on site - NA  
Materials and color sample board - Provided  
Sign plan - NA  
Area development plan - Page A11 of Blueprint  
Not located in Airport West  
Names and addresses of all property owners within 300 feet - Attached  
Names and addresses of easement property within subject property - NA  
Written statement of design review standard met - This is it



May 20, 2013

Project: River, Lot 12A

**Design Standards Met Statement:**

One 24X36 plan (Blueprint) to scale - Provided  
Vicinity Map showing project location in relationship to adjacent buildings - Page 5 of Blueprint  
Site plan showing parking, snow storage, etc. - Page A11 of Blueprint  
Total square footage of subject property - Indicated on Page A01 of Blueprint  
Lot dimensions - Indicated on Page A11 of Blueprint  
Building setbacks - Indicated on Page A11 & A23 of Blueprint  
Staging and contractor parking plan - Indicated on Page A11 of Blueprint  
Exterior lighting plan & specs - Indicated on Page A33 of Blueprint & Attached documentation  
Landscape plan - Page 6 of Blueprint & Attached documentation  
Floor plan - Pages A33-A36 of Blueprint  
Square footages - Indicated on A31 of Blueprint  
Utilities plan - Page A11 of Blueprint  
Drainage plan - Page A11 of Blueprint  
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North point and scale - Page A11 of Blueprint  
One copy 11X17 - Attached 11X17 original stamped prints  
PDF files - Sent  
Colored pictures of any existing structures on site - NA  
Materials and color sample board - Provided  
Sign plan - NA  
Area development plan - Page A11 of Blueprint  
Not located in Airport West  
Names and addresses of all property owners within 300 feet - Attached  
Names and addresses of easement property within subject property - NA  
Written statement of design review standard met - This is it



115 MAIN STREET S. SUITE H  
 HAILEY, ID 83333  
 PHONE: (208) 788-4221  
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
10902	05/14/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
05/14/2013	5420
AMOUNT DUE	TERMS:
617.82	Open Terms

BILL TO:

**TANNER INVESTMENTS INC**

BOX 353  
 HAILEY ID 83333

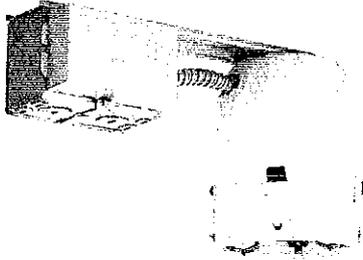
PLEASE DETACH AND RETURN THIS TOP PORTION  
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY  
 115 S MAIN ST STE H  
 HAILEY, ID 83333

# INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW	.		308.91
PLANNING DESIGN REVIEW	.		308.91
			617.82
			<b>TOTAL AMOUNT DUE</b>

THANK YOU FOR YOUR PROMPT PAYMENT  
 For Billing Inquiries Call: (208)788-4221  
 Office Hours: 9:00 a.m. - 5:00 p.m.  
 Monday thru Friday



**4 Inch Compact Fluorescent Housing R-F406S-R-A**

**Non-IC Remodel**

**1 x 13W Shallow Airtight Ready Housing**

Cutout: 4 7/16"

Suitable for direct contact with insulation

Certified airtight per ASTM E283, when used with RGK gasket kit

Rated for branch and chain wiring

Energy Star Qualified

UL and CUL Listed

Suitable for damp locations

Suitable for use in "shallow" joist installation

**Housings**

R-F406S-R-A

**Trims**

R-420,R-421,R-440



Where to buy?

Model	Input	Order Number
R-F406S-R-A	120 V	R-F406S-R-A
		<a href="#">Add to Wish List</a>

Lamp: PL-T 13W

**Shop By Category**

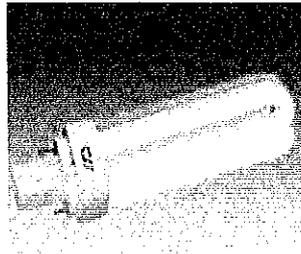
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- [CO & Smoke Detectors](#)
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- [Thermostats](#)
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- [Weatherization](#)
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**Shop By Brand**

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- [Earthmate](#)
- [FanTech](#)
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- [General Electric](#)
- [Honeywell](#)
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- [Macklanburg-Duncan](#)
- [MaxLite](#)
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- [Sylvania](#)
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**Top Star PLT 13W 2700K GX24q-1 4 pin Triple Tube CFL PL13W/3U/4P**



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Manufacturer: [Top Star](#)  
 Mfg #: PL13W/3U/4P  
 Our Item #: 11052

Availability:  Discontinued

Quantity: 6

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**Quantity Discounts**

Quantity	Price per unit
1 - 24	\$3.59
25 - 49	\$3.41
50 +	\$3.23

**Lamp Specifications**

- Wattage: 13
- Base: GX24q-1
- Lumens Initial (lm): 900
- Lumens Mean (lm): 810
- Dimensions MOL (in): 4.45
- Average Life (Hours): 8000
- Color Temperature (K): 2700

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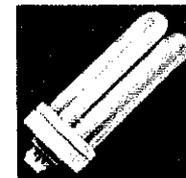
**Panasonic 4-Pin Circle 6 Lamp FHT32E35 GX24q-3**  
**Sale Price \$12.03**



**Top Star PLT 32W 2700K GX24q-3 4 pin Triple Tube CFL PL32W/3U/4P**  
**Sale Price \$3.39**



**Philips 32w 4-Pin Triple Lamp PL-T 32W/835/4P/ALTO CFL Bulb GX24q-3**  
**Sale Price \$15.50**



**GE 18w 4-Pin 27K Triple BiAx Lamp F18TBX/SPX27/AJ4 CFL Bulb GX24q-2**  
**Sale Price \$11.59**

## Compatible Trims

R-420 Step baffle				R-421 Open reflector			
Finish	Baffle	Trim		Finish	Reflector	Trim	
BK/WT	Black	White		CL/WT	Specular Clear	White	
BN	Brushed Nickel	Brushed Nickel		BN	Specular Clear	Brushed Nickel	
BZ	Bronze	Bronze		BZ	Specular Clear	Bronze	
WT/WT	White	White	Single 13W compact fluorescent lamp.				
Single 13W compact fluorescent lamp.				R-422 Shower Light			
R-440 Scoop wall wash with step baffle				Finish	Trim		
Finish	Baffle	Trim		WT	White		
WT/WT	White	White		Single 13W compact fluorescent lamp.			
Single 13W compact fluorescent lamp.							

### Finish Key:

BK-Black, BN-Brushed Nickel, CL-Specular Clear, WT-White, BZ- Bronze

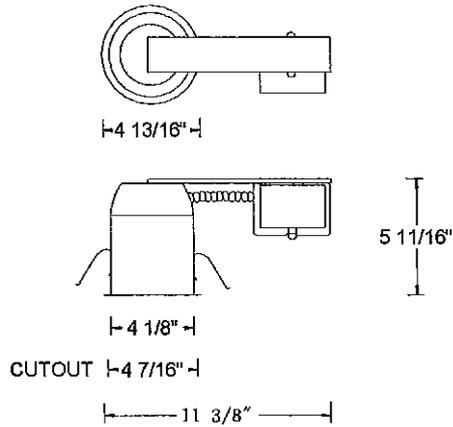
### Notes:

The full catalog number for a complete downlight includes the model numbers for both the trim and the housing. More information regarding each individual trim can be viewed on the individual trim spec sheets.

<b>CATALOG NUMBER</b>	<b>TYPE</b>
<b>PROJECT</b>	

**4" LINE VOLTAGE DOWNLIGHTS**

**R-F406S-R-A**



Ordering Matrix		
Model	Installation Type	Options
[ ]	[ ]	[ ]
R-F406S: Recessed 4 inch compact fluorescent downlights	R-Remodel Housing N-New construction	A : Air Tight

Product Details	
<b>Description:</b>	Line voltage remodel shallow housing.
<b>Materials:</b>	Housing is 20 gauge steel, painted white. Frame, junction box is heavy gauge galvanized steel.
<b>Mounting:</b>	Clips allow easy removal of housing. Accommodates surface thickness of up to 1". 4 7/16" cutout hole.
<b>Ratings:</b>	Non-IC rated. Insulation must be kept at least 3" away from the housing.
<b>J-Box:</b>	Seven knockouts and four Romex® style wiring connectors provided for ease of installation. Rated for branch and chain wiring.
<b>Ballast:</b>	Rated Lamp Watts: 13W Voltage: 120V Input Current: 0.13A Input Power (ANSI Watts): 15W Minimum 2 years warranty from the manufacturer of the ballast.
<b>Lamp:</b>	Single compact fluorescent lamp. CFQ13W/G24q/830, 3000K CFTR13W/GX24q/830, 3000K Lamps are ordered separately.
<b>Listing:</b>	UL & CUL Listed. Suitable for damp locations.

Specification Features
<ul style="list-style-type: none"> <li>• Small sized downlight is compact enough to fit in 2x6 joist installations, allowing these to be used in "shallow" such as multi-story dwellings or where attic space is used for storage.</li> <li>• ENERGY STAR qualified.</li> <li>• Certified Air Tight per ASTM E283.</li> <li>• 5 year W.A.C. Lighting product warranty.</li> </ul>

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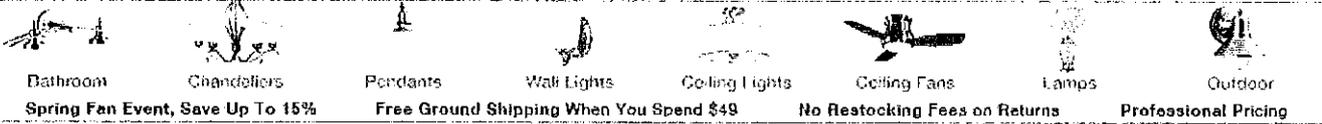
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BC11646591

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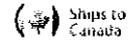
## WAC Lighting R-F406S-R-A 4" Energy Efficient Shallow Vertical CFL Remodel Housing

Item #: BC11646591

**WAC LIGHTING**  
Responsible Lighting™

\$27.00

Originally \$45.00, You Save 40%



[Be the first to review this product](#)

Shipping: **Free Shipping on orders over \$49.00!** [See Details](#)

Ships In: **This item ships in 1 - 2 business days.**

Finish: N/A

580 In Stock

1 Qty

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*Front Exterior Soffit Lighting*

### Product Details for the WAC Lighting R-F406S-R-A

This product has additional required/recommended options. To configure, add to your cart.

Trim Kit Required

### WAC Lighting R-F408S-R-A 4" Energy Efficient Shallow Vertical CFL Remodel Housing

#### Features:

- NON-IC rated down light.
- Order RGK gasket kit separately to ensure airtight installation
- See individual trims for maximum wattage

#### Specifications:

- U.L. listed for chain wiring.
- Height: 5.6875
- Width: 4.8125
- Length: 11.375

#### Additional Information

[Specification Sheet](#)

#### Additional WAC Lighting Links

[View Manufacturer Warranty](#)

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Lighting New York	\$27.00	Visit store

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Traditional / Classic Single Light 4" Gimbal Trim ...  
  
\$21.15 - \$22.05

[WAC Lighting HR-LED418-R-C](#)

Energy Efficient Shallow  
Vertical CFL Remodel Hou...

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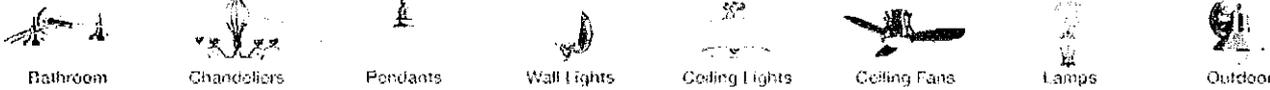
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17019-01

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**Forte Lighting 17019-01 Energy Efficient Craftsman / Mission Outdoor Wall Sconce**

Item #: BC1248232

View the entire Energy Efficient Sconces Collection



\$72.00 - \$102.60



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Product Videos



**Do It Yourself: Installing an Outdoor Wall Sconce**

Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one

Product Details for the Forte Lighting 17019-01

- Single Light Outdoor Wall Lantern
- Energy Efficient Fixture
- Features Honey Glass Panels with Aluminum Construction
- Extends: 7"
- 1-18w 4-Pin Quad Fluorescent Bulb (Included)
- Replacement Bulb: 80005

Additional Forte Lighting Links

- View Manufacturer Warranty

Compare to these retailers

	\$114.00	Visit store
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	\$102.60	Visit store
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Forte Lighting 1773-01 Craftsman / Mission Outdoor Wall Sconce (6)

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**Our SKU: Forte Lighting 17019-01**

This product is listed under the following manufacturer number(s):

Forte Lighting 17019-01-04 Black	Forte Lighting 17019-01-04DS Black (Dark Sky)	Forte Lighting 17019-01-28 Painted Rust
		Forte Lighting 17019-01-28DS Painted Rust (Dark Sky)

\*Denotes a finish or option that has been discontinued



\$69.30 - \$73.26



**Westinghouse 64829**  
Craftsman / Mission 1  
Light Outdoor Wall  
Sconce fr...  
~~64829~~ (7)  
\$89.31



**Kichler 9651**  
Craftsman / Mission 1  
Light Outdoor Wall  
Sconce fr...  
~~9651~~ (1)  
\$122.40



**The Great Outdoors GO 8102**  
1 Light Outdoor Wall  
Sconce from the Dark  
Sky Kirk...  
~~8102~~ (6)  
\$59.90

Product Reviews

3.3 out of 5

**Review This Product**

Choose a sort order

~~0~~

Date: September 14, 2009  
Username: notmyrealname99  
Location: Metro DC

**Nice looking, little light, cheaply made**

"This unit looks great. But the "glass" is plastic, and the "night sky" compliant means there is a metal insert behind the plastic. So, you don't get to see the light through the colored material.

Construction is plastic, not metal. Price wise, this is a surprise. The electric eye works well.

I'm not sure these units will hold up over the long haul. I replaced a set of cheap metal 20-year old lamps with this one. I'll wager I'll do this again, even sooner."

Was This Helpful? **0**

~~0~~

Date: January 4, 2011  
Username: EnergyStarHomeowner

**Good Idea Bad Execution**

"This is a great idea, energy saving light with a very hard to find bulb (not your typical screw-in cf) and a photo eye that runs the light only in the dark. I loved watching my neighbors lights burn all day until the photo eyes on my lights started failing. Haven't been able to replace yet and ended up bypassing the photo eye."

Was This Helpful? **0**

~~0~~

Date: June 7, 2010  
Username: Wheel  
Location: Washington, DC

**Quality Product**

"The wall sconce looks great and is very solid. I was not aware when I bought it that it has a light sensor, which is nice because one can leave it on while on vacation and it will turn on at dark."

Was This Helpful? **0**

Write a Review

4 Questions from the Community

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**Forte Lighting 10000-01**  
Energy Efficient  
Traditional / Classic  
Outdoor Wall Sconce  
\$144.00



**Forte Lighting 10003-01**  
Energy Efficient  
Traditional / Classic  
Outdoor Wall Sconce  
\$124.20



**Forte Lighting 10004-01**  
Energy Efficient  
Traditional / Classic  
Outdoor Wall Sconce  
\$218.00



**Forte Lighting 10005-01**  
Energy Efficient  
Traditional / Classic  
Outdoor Wall Sconce  
\$44.00



**Forte Lighting 10006-01**  
Energy Efficient  
Traditional / Classic  
Outdoor Wall Sconce  
\$38.00

Technical Specs

<b>Title 24</b>	Yes
<b>Number of Bulbs</b>	1
<b>UL Listed</b>	Yes
<b>Height</b>	10.5
<b>Light Direction</b>	Ambient Lighting
<b>Dark Sky</b>	Yes

Is the shade made out of glass (as suggested in the description), or plastic (as described by a reviewer)?

This item is made from cast aluminum and glass.

is there a matching post light available?

The Forte Lighting 17019-01 does have a matching post light: 1798-01.

Are compact fluorescent bulbs available in local home improvement stores?

CFL's are very common and can be found in many places

is there is a bottom panel or is this open underneath?

The Forte Lighting 17019-01 does not have a bottom panel and is open underneath.

<b>Theme</b>	Craftsman / Mission
<b>Width</b>	6
<b>Eco Friendly</b>	Yes
<b>Wattage</b>	18
<b>Material</b>	Die-Cast Aluminum
<b>Energy Efficient</b>	Yes
<b>Extension</b>	7
<b>Bulb Type</b>	Compact Fluorescent
<b>Bulbs Included</b>	Yes
<b>UL Rating</b>	Wet Location
<b>Watts Per Bulb</b>	18
<b>Suggested Room Fit</b>	Outdoor

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18w 4-Pin Fluorescent Lamp Quad TCP 32418Q30K G24q-2



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Manufacturer: [TCP Lighting](#)  
 Mfg #: 32418Q30K  
 Our Item #: 10946

Availability: **In Stock**  
 Usually ships same day

Quantity: 6

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Quantity Discounts

Quantity	Price per unit
1 - 11	\$4.66
12 +	\$4.52

This 4-pin quad lamp may be used in fixtures that have a G24q-2 socket for an 18w 4-pin quad compact fluorescent lamp.

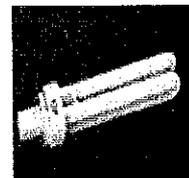
- Base: G24q-2
- Rated Lifetime: 10,000 hours
- Light Output: 1,200 lumens
- Color Temperature: 3,000 degrees Kelvin
- Length: 6.63"
- Width: 1.35"
- Model No: 32418Q30K
- Origin: India

NOTE: Replacement bulbs are designed for specific fluorescent fixtures and are generally not interchangeable. We cannot cover the return freight for misordered bulbs. Please verify wattage, base style, and manufacturer before ordering.

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PLC 18W 3500K G24q-2 4 pin Quad CFL  
 PL18W/2U/4P G24q-2  
 Sale Price \$2.75

MaxLite 18w 4-Pin Quad Lamp  
 MLDE18/27 CFL Bulb G24q-2  
 Sale Price \$4.00



Philips 26w 4-Pin Quad Lamp PL-C  
 ALTO 26W/827/4P G24q-3  
 Sale Price \$8.23

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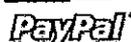
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RPH00000040180	SIX SIXTEEN LLC		PO BOX 419	SUN VALLEY ID 83353-0000				618 S MAIN ST	HAILEY	LOT 18 BLK 4	2N 18E SEC 9 SURVEY 530000		
RPH0000004019A	JW NCP LLC		C/O JELD- WEN INC	PO BOX 1329	KLAMATH FALLS OR 97601- 0000			609 S MAIN ST	HAILEY	LOTS 1,2,3,4,5 BLK 5	20' OF CHESTNUT ST ADJ TO LT 1	20,400 SF	
RPH0000005001A	DL EVANS BANK		PO BOX 1188	BURLEY ID 83318-0000				611 S MAIN ST	HAILEY	LOTS 6,7,8 BLK 5	10,800 SF		
RPH0000005006A	DL EVANS BANK		PO BOX 1188	BURLEY ID 83318-0000				619 S MAIN ST	HAILEY	LOT 9 & 10 BLOCK 5	20' OF MAPLE ST ADJ TO LOT 10		
RPH0000005009B	HITCHRACK PARTNERS NTS L L C		293 INDIAN CREEK RD	HAILEY ID 83333-0000				620 S RIVER ST	HAILEY	AM LOT 12A BLOCK 5 - PHASE 2	6,200SF SEC 9, 2N 18E		
RPH0000005012A	TURLINGTON ROSCOE P		PO BOX 2796	HAILEY ID 83333-0000				630 S RIVER ST	HAILEY	AM LOT 15A BLK 5	6,800 SF		
RPH0000005015A	MORA HOLLY WELCH		7182 E KAHUNA RD	KAPPA HI 96746-0000				607 S RIVER ST	HAILEY	LOTS 4 & 5, S 12' OF LOT 3	BLK 6 8,640 SF		
RPH0000005016A	MC GOWAN JON C TRUSTEE	JON C MC GOWAN REVOCABLE TRUST	PO BOX 6	SUN VALLEY ID 83353-0000				607 S RIVER ST	HAILEY	LOTS 4 & 5, S 12' OF LOT 3	BLK 6 8,640 SF		
RPH0000006004A	SEAGRAVES JACK	SEAGRAVES JUDY	BOX 381	HAILEY ID 83333-0000				607 S RIVER ST	HAILEY	LOTS 4 & 5, S 12' OF LOT 3	BLK 6 8,640 SF		
RPH0000128001A													
RPH0000129001A	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS		777 FAIRVIEW AVENUE	BOISE ID 83704-0000				705 S MAIN ST	HAILEY	LOTS 1,2,3 BLK 129	20' OF MAPLE ST ADJ LOT 1	CHURCH LOCATION	EXEMPT APP RECD FOR 2013
RPH0000129004A	WILLIAMS LATHAM L TRUSTEE	WILLIAMS FAMILY TRUST	PO BOX 3639	KETCHUM ID 83340-0000				707 S MAIN ST	HAILEY	LOTS 4 THRU 10 BLK 129	25,200 SF		







# Champagne Bubbles Iceland Poppy

*Papaver nudicaule 'Champagne Bubbles'*



A lovely dwarf variety that showcases a mix of fragrant orange, red, white and yellow blooms on short stems May through July. A colorful addition along sunny walkways, in containers, and dappled throughout mixed beds. Superb cut flowers. Easy to grow.

**Care information**

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer.

*Maple lot xeriscape Plant*

<b>Key feature:</b>	Showy Flowers
<b>Plant type:</b>	Perennial
<b>Garden styles:</b>	Cottage, Rustic
<b>Deciduous/evergreen:</b>	Herbaceous
<b>Cold hardiness zones:</b>	2 - 7
<b>Light needs:</b>	Full sun
<b>Water Needs:</b>	Once established, needs only occasional watering.
<b>Average landscape size:</b>	Fast grower to 10 to 12 in. tall, 12 in. wide.
<b>Growth rate:</b>	Fast
<b>Flower attribute:</b>	Showy Flowers
<b>Special features:</b>	Dwarf Plant, Easy Care, Waterwise
<b>Landscape use:</b>	Container
<b>Flower color:</b>	Multicolored
<b>Blooms:</b>	Blooms in midsummer.
<b>Foliage color:</b>	Green
<b>Item no.:</b>	6251

This page located at <http://www.monrovia.com/plant-catalog/plants/2732/champagne-bubbles-iceland-poppy.php>



# Russian Sage

*Perovskia atriplicifolia*



Tall, airy spike-like clusters create a lavender-blue cloud of color above the foliage of this plant, which was named Perennial Plant of the Year in 1995. Finely textured gray leaves on a multi-stemmed form.

### Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: early spring.

### Design Ideas

Although it is from Russia, this lovely airy plant has the rangy character of Western sagebrush. Use it in dry landscapes with other desert plants or in gardens filled with natives of the same ilk. Very nice background in the cottage garden. A valuable plant for the Santa Fe style or even as a Mediterranean plant for that Tuscan garden of your dreams. Plant as singles, in clusters to intensify its presence, or in a linear mass for knot gardens or small divider hedges.

*Maple lot - Xeriscape Plant*

<b>Botanical Pronunciation:</b>	pe-ROF-ski-a a-tri-pli-si-fi-O-li-a
<b>Key feature:</b>	Summer Flowering
<b>Plant type:</b>	Perennial
<b>Garden style:</b>	Cottage
<b>Deciduous/evergreen:</b>	Deciduous
<b>Cold hardiness zones:</b>	4 - 9
<b>Light needs:</b>	Full sun
<b>Sunset climate zones:</b>	3 - 24, 28 - 35, 37, 39
<b>Water Needs:</b>	Once established, needs only occasional watering.
<b>Average landscape size:</b>	Moderate grower to 3 to 4 ft. tall and wide.
<b>Growth rate:</b>	Moderate
<b>Special features:</b>	Easy Care, Improved Pest and Disease Resistance, Waterwise
<b>Landscape uses:</b>	Border, Firescaping/Fire Wise
<b>Flower color:</b>	Purple
<b>Blooms:</b>	Summer
<b>Foliage color:</b>	Gray-green
<b>Item no.:</b>	8421

This page located at <http://www.monrovia.com/plant-catalog/plants/1934/russian-sage.php>



## Autumn Blaze® Maple

*Acer x freemanii 'Jeffsred'*



An improved hybrid with brilliant, long lasting orange-red fall color, a uniform branching habit and rapid growth rate. Thrives in much warmer climates extending well into the deep south and west. An excellent lawn, park or street tree. Deciduous.

### Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: winter.

### Lore

Named the 2004 Urban Tree of the Year by the Society of Municipal Arborists.

*Maple lot - Xeriscape Plant*

<b>Botanical Pronunciation:</b>	Ay-ser free-MAN-i
<b>Key feature:</b>	Fall Color
<b>Plant type:</b>	Tree
<b>Patent Act:</b>	Asexual reproduction of plants protected by the Plant Patent Act is prohibited during the life of the patent.
<b>Deciduous/evergreen:</b>	Deciduous
<b>Cold hardiness zones:</b>	3 - 7
<b>Light needs:</b>	Full sun
<b>Sunset climate zones:</b>	1 - 9, 14 - 17, 26, 28, 31 - 44
<b>Water Needs:</b>	Once established, needs only occasional watering.
<b>Average landscape size:</b>	Rapid grower 50 to 60 ft. tall, 40 ft. wide.
<b>Growth rate:</b>	Fast
<b>Special features:</b>	Easy Care, Fall Color
<b>Landscape uses:</b>	Firescaping/Fire Wise, Very Wet Areas
<b>Blooms:</b>	Inconspicuous
<b>Foliage color:</b>	Green
<b>Item no.:</b>	0128

This page located at <http://www.monrovia.com/plant-catalog/plants/43/autumn-blaze-maple.php>



# Purple Poppymallow

*Callirhoe involucrata*



Spreading stems with rounded, deeply dissected leaves form a dense mat on top of which magenta, cup-shaped flowers appear. A very drought tolerant, easy to grow groundcover for the front of borders, rock gardens or naturalized areas. Herbaceous.

#### Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. As a groundcover, space plants 2 ft. to 3 ft. apart, (closer for faster coverage). Control weeds with mulch until the plants cover the area.

River lot xeriscape plant

<b>Botanical Pronunciation:</b>	kal-ir-OH-ee in-vol-yoo-KRAY-tuh
<b>Key feature:</b>	Groundcover
<b>Plant types:</b>	Groundcover, Perennial
<b>Deciduous/evergreen:</b>	Herbaceous
<b>Cold hardiness zones:</b>	4 - 8
<b>Light needs:</b>	Full sun
<b>Water Needs:</b>	Once established, needs only occasional watering.
<b>Average landscape size:</b>	Forms a thick mat 6 to 12 in. tall, spreading up to 3 ft. wide
<b>Growth rate:</b>	Moderate
<b>Flower attributes:</b>	Long Bloom Season, Showy Flowers
<b>Special features:</b>	Easy Care, North American Native Selection, Waterwise
<b>Flower color:</b>	Purplish-pink
<b>Blooms:</b>	Continuously, mid-spring to fall
<b>Foliage color:</b>	Gray-green
<b>Item no.:</b>	3239

This page located at <http://www.monrovia.com/plant-catalog/plants/1090/purple-poppymallow.php>



## Happy Returns Dwarf Daylily

*Hemerocallis x 'Happy Returns'*



A favorite perennial for its showy blooms. Large clumps of long, grass-like leaves are highlighted by bright yellow flowers on tall stems. This extra-early bloomer reblooms throughout the summer months. Good for firescaping. Herbaceous.

#### Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. For a neat appearance, remove old foliage before new leaves emerge. Divide clumps every 2 to 3 years in early spring.

#### Design Ideas

This carefree perennial fits into almost any garden. Spot into perennial borders as individuals or small clusters. Provides excellent season color among dull or tired looking shrub beds. A perfect way to spice up foundation beds out front. Mass into a sea of color for groundcover or in drifts within mixed plantings. Use as edging for walkways and lawns, or in the classical technique around the base of bird bath or sundial.

#### Companion Plants

Spot into gardens rich in greenery to provide a lush background for yellow flowers. Try in front of Winter Gem Boxwood (*Buxus microphylla* 'Winter Gem') and with other formal evergreens like Hick's Yew (*Taxus x media* 'Hicksii') and Dwarf English Laurel (*Prunus laurocerasus* 'Nana'). Also lovely as an edging plant around beds filled with pink Smooth Lady Thornless Hybrid Tea Roses (*Rosa* 'Smooth Lady') and Flower Carpet™ Appleblossom Groundcover Rose (*Rosa* x 'Noamel').

#### History

'Happy Returns' is a descendant of popular selection 'Stella de Oro'.

#### Lore

Daylilies were nearly impossible to hybridize until 1921 when Dr. A.B. Stout perfected a method that proved so successful that by 1994 there were 36,486 cultivars under official registration. Daylily flowers are edible and plants have long been cultivation in Chinese kitchen gardens.

<b>Botanical Pronunciation:</b>	hem-er-o-KAL-is HIB-rid	<h1>River lot Xeriscape Plant</h1>
<b>Key feature:</b>	Summer Flowering	
<b>Plant type:</b>	Perennial	
<b>Garden style:</b>	Cottage	
<b>Deciduous/evergreen:</b>	Herbaceous	
<b>Cold hardiness zones:</b>	4 - 11	
<b>Light needs:</b>	Full sun	
<b>Sunset climate zones:</b>	1 - 24	
<b>Water Needs:</b>	Once established, needs only occasional watering.	
<b>Average landscape size:</b>	Moderate growing 15 in. tall, flower stalks slightly taller.	
<b>Growth rate:</b>	Moderate	
<b>Flower attributes:</b>	Flowers for Cutting, Repeat Flowering, Showy Flowers	
<b>Special features:</b>	Deer Resistant, Dwarf Plant, Easy Care, Improved Pest and Disease Resistance	
<b>Landscape uses:</b>	Border, Container, Firescaping/Fire Wise, Poolside, Rock Garden, Seacoast Exposure, Very Wet Areas	
<b>Flower color:</b>	Yellow	
<b>Blooms:</b>	Summer	
<b>Foliage color:</b>	Green	
<b>Item no.:</b>	4051	

This page located at <http://www.monrovia.com/plant-catalog/plants/2427/happy-returns-dwarf-daylily.php>



## Autumn Blaze® Maple

*Acer x freemanii 'Jeffsred'*



An improved hybrid with brilliant, long lasting orange-red fall color, a uniform branching habit and rapid growth rate. Thrives in much warmer climates extending well into the deep south and west. An excellent lawn, park or street tree. Deciduous.

### Care information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: winter.

### Lore

Named the 2004 Urban Tree of the Year by the Society of Municipal Arborists.

River lot Xeriscape Plant

<b>Botanical Pronunciation:</b>	Ay-ser free-MAN-i
<b>Key feature:</b>	Fall Color
<b>Plant type:</b>	Tree
<b>Patent Act:</b>	Asexual reproduction of plants protected by the Plant Patent Act is prohibited during the life of the patent.
<b>Deciduous/evergreen:</b>	Deciduous
<b>Cold hardiness zones:</b>	3 - 7
<b>Light needs:</b>	Full sun
<b>Sunset climate zones:</b>	1 - 9, 14 - 17, 26, 28, 31 - 44
<b>Water Needs:</b>	Once established, needs only occasional watering.
<b>Average landscape size:</b>	Rapid grower 50 to 60 ft. tall, 40 ft. wide.
<b>Growth rate:</b>	Fast
<b>Special features:</b>	Easy Care, Fall Color
<b>Landscape uses:</b>	Firescaping/Fire Wise, Very Wet Areas
<b>Blooms:</b>	Inconspicuous
<b>Foliage color:</b>	Green
<b>Item no.:</b>	0128

This page located at <http://www.monrovia.com/plant-catalog/plants/43/autumn-blaze-maple.php>

**NOTE:**

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM CONCRETE WALLS. THE GRADE AWAY FROM THE FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. ( 5% )

← Drainage Plan

**NOTE:**

DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES

BUILDER-OWNER SHALL REPLACE ANY CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY CITY INSPECTOR. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4', ONCE CONSTRUCTED

**NOTE:**

\*ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

\*GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS

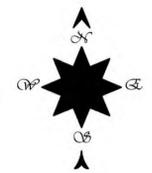
\*STREET, CURB AND GUTTER, WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.

\*STRAW BALES TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.

\*BERMS AND SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.

\*DRAINAGE ALONG REAR DRAINAGE EASEMENT MUST BE MAINTAINED AFTER LANDSCAPING TO ALLOW FLOW FROM SURROUNDING LOTS TO CROSS THE LOT AS SHOWN ON SUBDIVISION GRADING PLAN.

- Snow Storage
- Natural Gas
- Water - 3/4" Residential Service
- Sewer - 4" Residential Service
- Power - 200 AMP Service
- Phone/Cable
- 22' x 28' Parking
- Construction Staging + Parking



1436 S. LEGEND HILLS DR. #320  
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**PROJECT NAME:**  
TANNER RIVER  
LOT 12A

**LOCATION INFO:**  
LOT #  
12A  
SUBDIVISION  
HAILEY TOWN  
SITE BLOCK 129

CITY  
HAILEY  
STATE  
IDAHO

**CLIENT NAME:**  
TANNER  
CONSTRUCTION

**PLAN NAME:**  
CUSTOM

**ORIGINAL RELEASE:**  
MAY 9, 2013

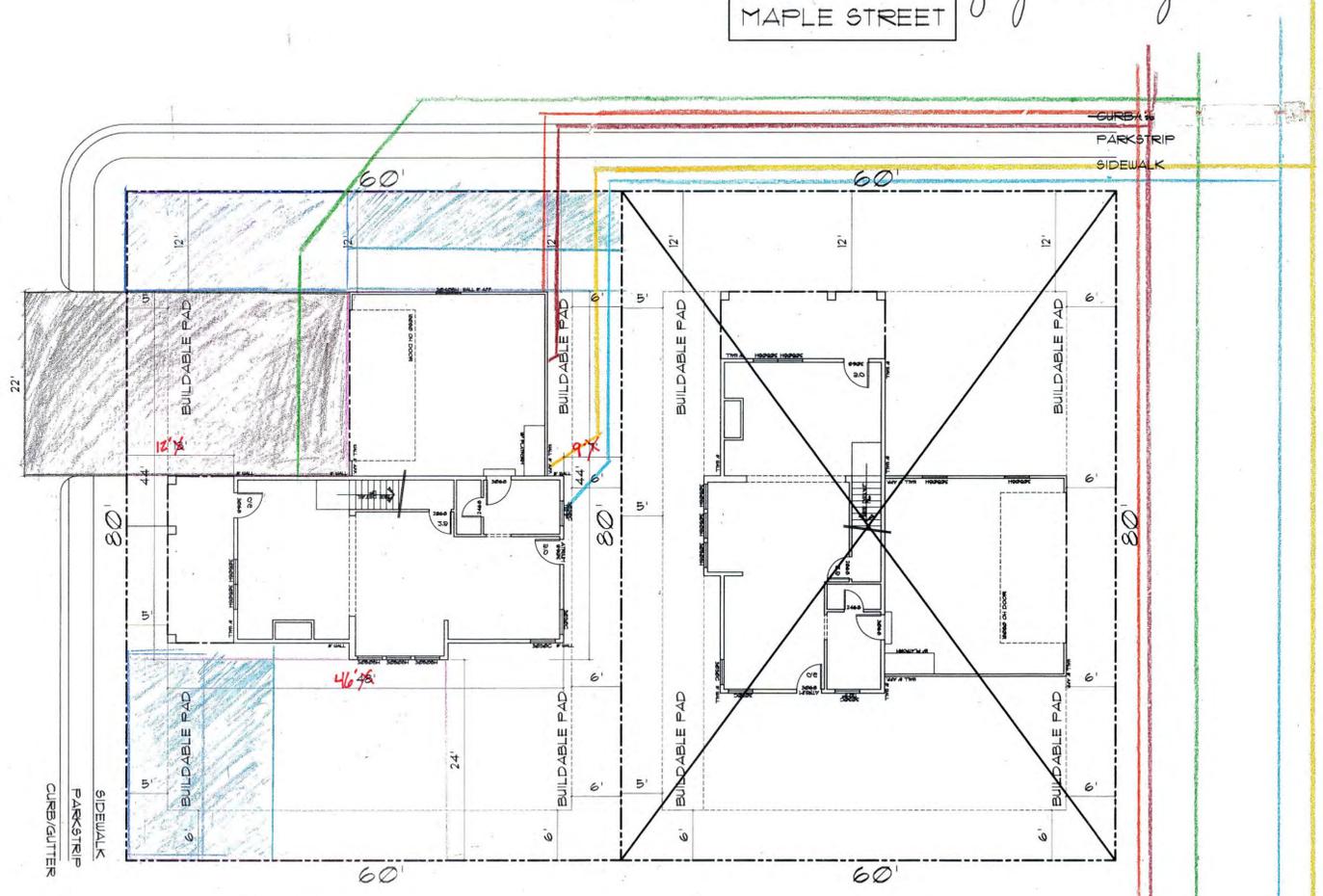
**REVISION DATES**  
05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C. TANNER - 3-13-C

**SITE  
PLAN**

**A1 | 1**

PAGE 4 OF 25



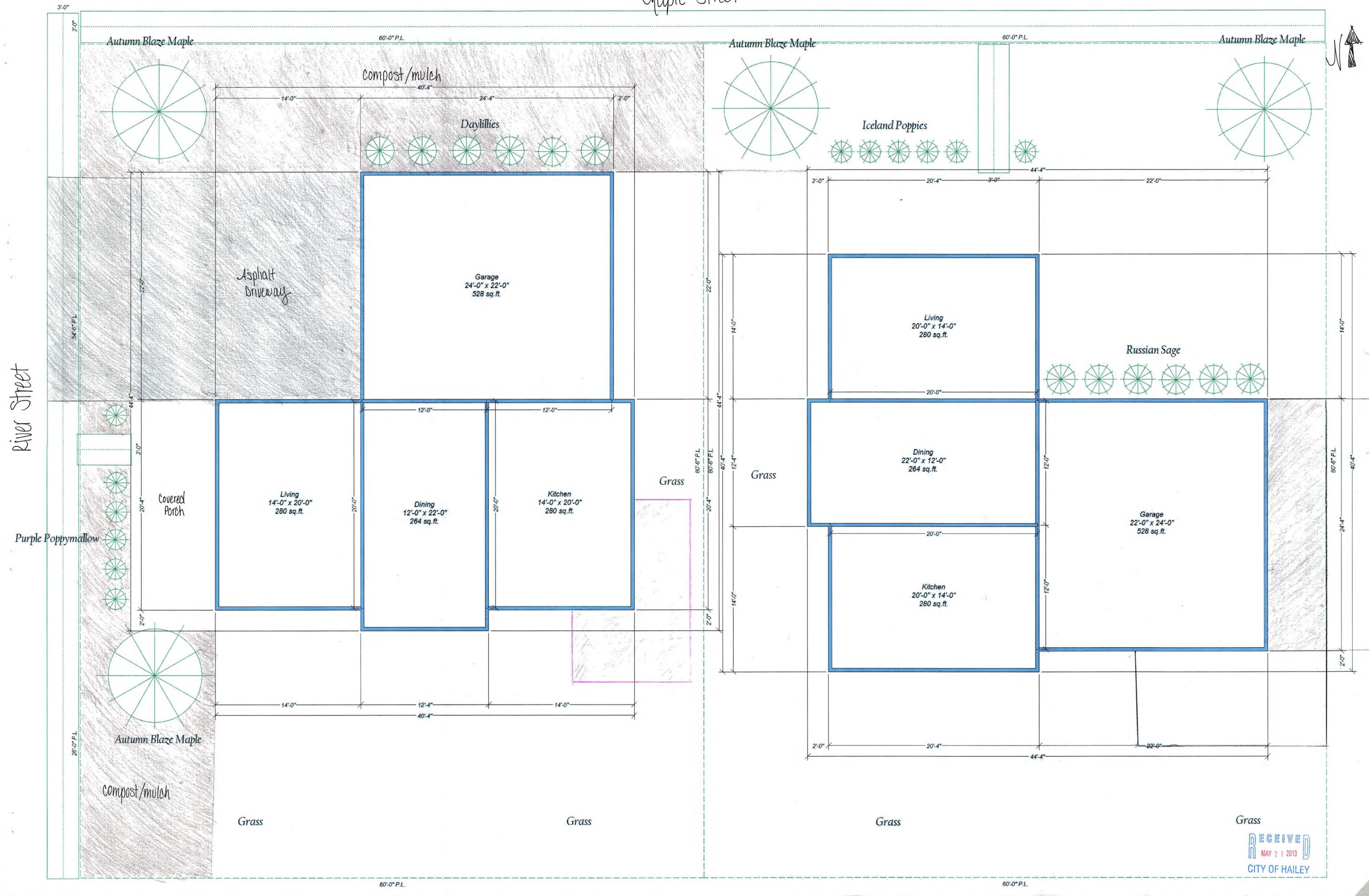
RIVER STREET

MAPLE STREET

Church  
705 S. Main St.

Old Town  
Bungalows  
700 S. River

**A** **SITE PLAN**  
SCALE: 1" = 10'



Autumn Blaze Maple

60'-0" P.L.

Autumn Blaze Maple

60'-0" P.L.

Autumn Blaze Maple

Compost/mulch

Daylilies

Iceland Poppies

Asphalt Driveway

Garage  
24'-0" x 22'-0"  
528 sq. ft.

Living  
20'-0" x 14'-0"  
280 sq. ft.

Russian Sage

River Street

Covered Porch

Living  
14'-0" x 20'-0"  
280 sq. ft.

Dining  
12'-0" x 22'-0"  
264 sq. ft.

Kitchen  
14'-0" x 20'-0"  
280 sq. ft.

Grass

Grass

Dining  
22'-0" x 12'-0"  
264 sq. ft.

Garage  
22'-0" x 24'-0"  
528 sq. ft.

Purple Poppymallow

Kitchen  
20'-0" x 14'-0"  
280 sq. ft.

Autumn Blaze Maple

Compost/mulch

Grass

Grass

Grass

Grass

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60'-0" P.L.

60'-0" P.L.

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LOT 12A

**LOCATION INFO:**  
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12A  
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SITE BLOCK 129  
CITY  
HAILEY  
STATE  
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**CLIENT NAME:**  
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CONSTRUCTION

**PLAN NAME:**  
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**ORIGINAL RELEASE:**  
MAY 9, 2013

**REVISION DATES**  
05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - G-TANNER-3-13-B

**FRONT  
REAR  
ELEVATIONS**

**A2 | 1**

PAGE 5 OF 25



**NOTE:**

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM CONCRETE WALLS. THE GRADE AWAY FROM THE FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. ( 5% )

← Drainage Plan

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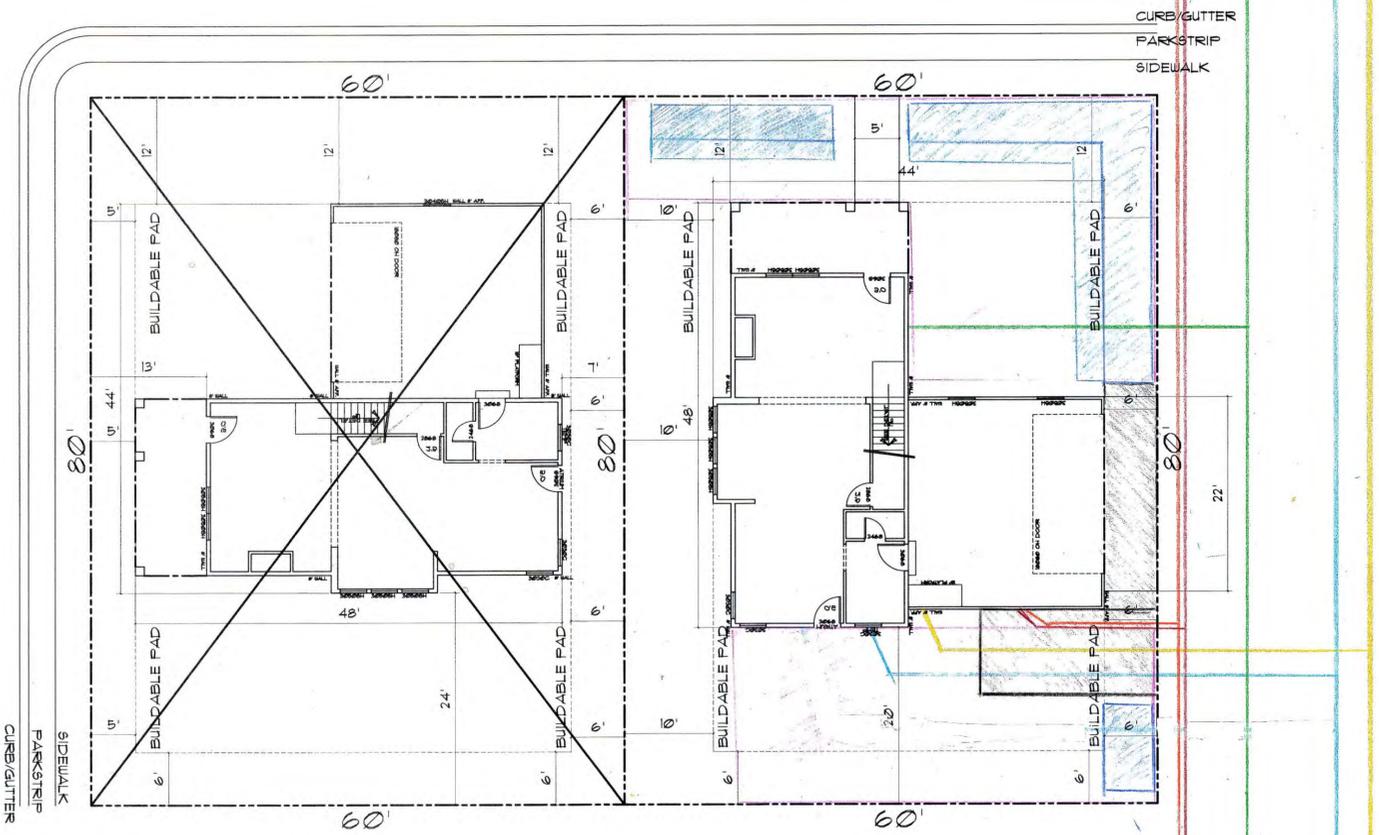
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- Natural Gas
- Water - 3/4" Residential Service
- Sewer - 4" Residential Service
- Power - 200 Amp Service
- Phone/Cable
- 10'x20' Parking
- Snow Storage
- construction staging + parking



MAPLE STREET

RIVER STREET



Church  
705 S. Main St.

Old Town  
Bungalows  
728 S. River St.

Saw Storage:



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LOT 11A

**LOCATION INFO:**  
LOT #  
11A  
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HAILEY TOWN  
SITE BLOCK 129

**CITY**  
HAILEY  
**STATE**  
IDAHO

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CONSTRUCTION

**PLAN NAME:**  
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**ORIGINAL RELEASE:**  
MAY 15, 2013

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XX/XX/XXXX  
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XX/XX/XXXX

TANNER RIVER - C. TANNER - 110 - C

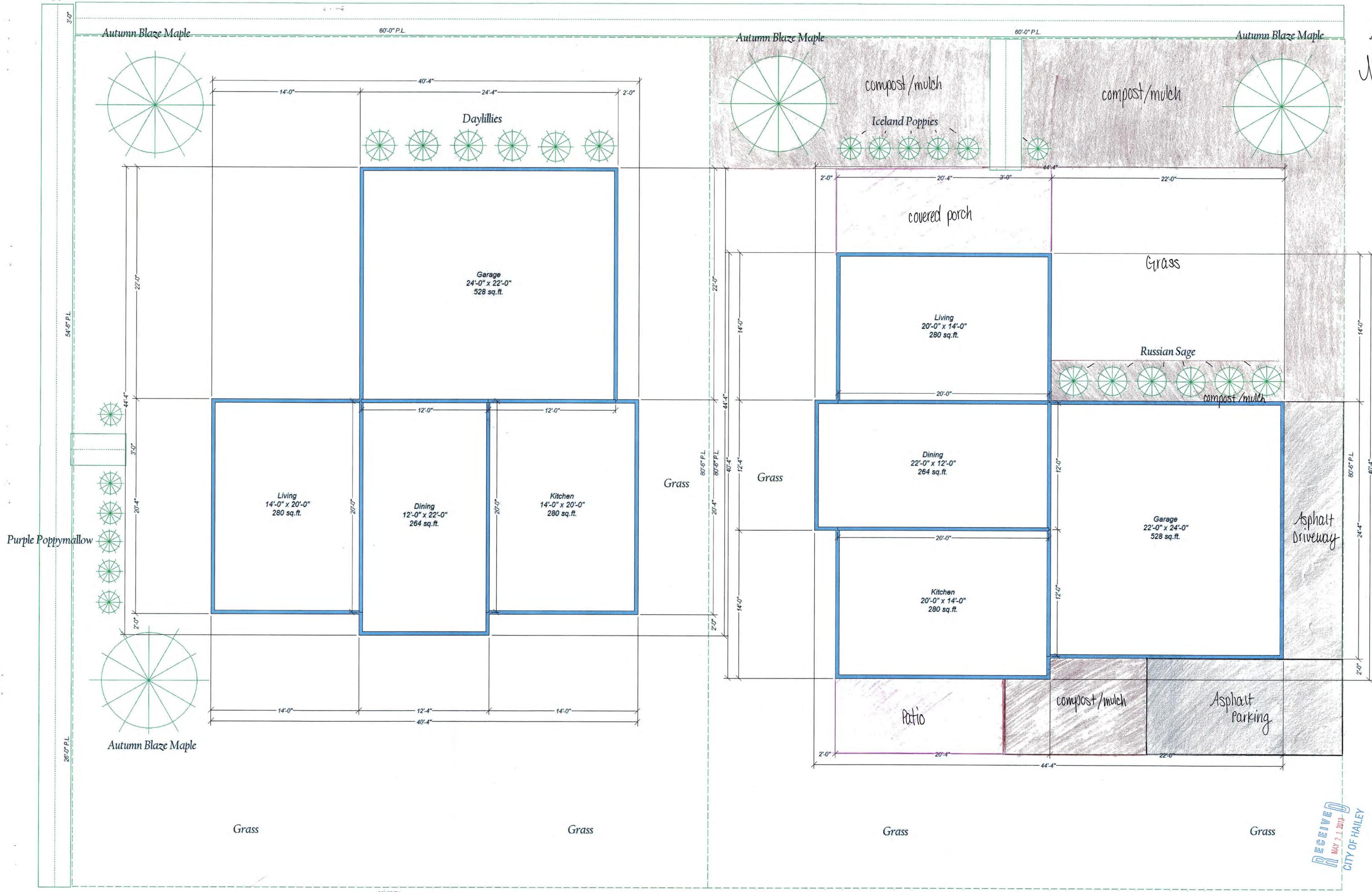
**SITE PLAN**

**A1 | 1**

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**A** **SITE PLAN**  
SCALE: 1" = 10'



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MAY 15, 2013

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XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C-TANNER-1-3-B

**FRONT  
REAR  
ELEVATIONS**

**A2 | 1**

PAGE 5 OF 25

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Color Rendering

**A FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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**CLIENT NAME:**  
TANNER  
CONSTRUCTION

**PLAN NAME:**  
CUSTOM

**ORIGINAL RELEASE:**  
MAY 15, 2013

**REVISION DATES**  
XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX

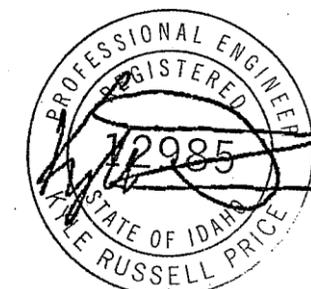
**COVER**

**A0 | 1**



# TANNER RIVER LOT 11A

AN RML DESIGN PROJECT



MAY 15 2013

## GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2009 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE

## PROFESSIONALS



**DESIGNER**

RML DESIGN  
RANDALL M. LEWIS  
1436 S. LEGEND HILLS DRIVE  
SUITE #320  
CLEARFIELD, UTAH, 84015  
801-217-3727

**ENGINEERS**

PRICE ENGINEERING  
KYLE PRICE  
1436 S. LEGEND HILLS DR. #318  
CLEARFIELD, UTAH 84015  
801-711-0542

**CONTRACTOR**

TANNER CONSTRUCTION, INC.  
PO BOX 353  
HAILEY, IDAHO 83333  
CONTACT: BRANT TANNER  
(208) 720-5476

## BUILDING INFORMATION

**OWNER**

TANNER CONSTRUCTION INC.

**ADDRESS**

LOT # 11A  
HAILEY TOWN SITE BLOCK 129  
HAILEY, IDAHO

**SQUARE FOOTAGE**

UPPER LEVEL	718 SQ. FT.
MAIN LEVEL	824 SQ. FT.
TOTAL	1602 SQ. FT.
CRAWLSPACE	125 SQ. FT.
BONUS ROOM	338 SQ. FT.
GARAGE	528 SQ. FT.

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PROJECT NAME: TANNER RIVER LOT 11A

LOCATION INFO: LOT # 11A SUBDIVISION HAILEY TOWN SITE BLOCK 129 CITY HAILEY STATE IDAHO

CLIENT NAME: TANNER CONSTRUCTION

PLAN NAME: CUSTOM

ORIGINAL RELEASE: MAY 15, 2013

REVISION DATES: XX/XX/XXXX XX/XX/XXXX XX/XX/XXXX XX/XX/XXXX

TANNER RIVER - C - TANNER 1-13-B

GENERAL NOTES

A02

MECHANICAL NOTES CONT...

1. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE (162 MM BY 162 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS. 2023 IRC SECTION M1202.1

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E3301.4.1 2023 IRC SECTION E3301.4.1

16. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER. SECTION E3301.4.2

17. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (508 MM) ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACED-JOIST AREA IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN EXCEPTION TO SECTION E3301.4.1, OR APPLIANCES OCCUPYING THE SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR SUCH RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE. 2023 IRC SECTION E3301.4.3

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR SUCH RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE. 2023 IRC SECTION E3301.4.3

18. CORD-CONNECTED LIMNAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LIMNAIRES, LIGHTING TRACK PENDANTS, AND CEILING-SUSPENDED (PADDLER) FANS SHALL NOT HAVE INTERFERING LIGHT FIXTURES WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER. LUMINAIRE LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET LOCATIONS.

19. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR OUTLETS.

20. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES.

MECHANICAL NOTES

1. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING. 2023 IRC SECTION G2439.5.1 (G14.1)

2. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTION G2439.5.1 OR G2439.5.2.

THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FT (10668 MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTER TERMINAL, WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.5.1.

THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CODE OFFICIAL SHALL BE PROVIDED WITH A COPY OF THE INSTALLATION INSTRUCTIONS FOR THE MAKE AND MODEL OF THE DRYER. WHERE THE EXHAUST DUCT IS TO BE CONCEALED, THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE CODE OFFICIAL PRIOR TO THE CONCEALMENT INSPECTION. IN THE ABSENCE OF FITTING EQUIVALENT LENGTHS, THE DRYER MANUFACTURER'S OTHER DRYER MANUFACTURER, TABLE G2439.5.1 SHALL BE USED.

3. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR OR SPACES FOR THE PURPOSES OF THIS SECTION. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. 2023 IRC SECTION M1201.3

4. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS. 2023 IRC SECTION M1201.3.1

5. AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES FOR APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY THE AIR INTAKE OF ONE OF THE METHODS DESCRIBED IN SECTIONS G2401.5 THROUGH G2401.8, WHERE THE REQUIREMENTS OF SECTIONS G 2401.5 ARE NOT MET, OUTDOOR AIR SHALL BE INTRODUCED IN ACCORDANCE WITH ONE OF THE METHODS PRESCRIBED IN SECTIONS G2401.6 THROUGH G2401.8. THREE-TURN VENT APPLIANCES, GAS APPLIANCES WITH FURNACE OR FURNACE DRAFT DESIGN AND VENTED GAS APPLIANCES OTHER THAN CATEGORY I SHALL BE PROVIDED WITH COMBUSTION, VENTILATION, AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTIONS. 2023 IRC SECTION G2401.1

6. THE REQUIRED VOLUME OF AIR SHALL BE DETERMINED IN ACCORDANCE WITH SECTION G2401.5.1 OR G2401.5.2, EXCEPT THAT WHERE THE AIR INFILTRATION RATE IS KNOWN TO BE LESS THAN 0.40 AIR CHANGES PER HOUR (ACH), SECTION G2401.5.2 SHALL BE USED. THE TOTAL REQUIRED VOLUME SHALL BE THE SUM OF THE REQUIRED VOLUME CALCULATED FOR ALL APPLIANCES LOCATED WITHIN THE SPACE. ROOMS COMMUNICATING DIRECTLY WITH THE SPACE IN WHICH THE APPLIANCE ARE INSTALLED THROUGH OPENINGS NOT FURNISHED WITH DOORS, AND THROUGH COMBUSTION AIR OPENINGS SIZED AND LOCATED IN ACCORDANCE WITH SECTION G2401.5.3, ARE CONSIDERED TO BE PART OF THE REQUIRED VOLUME. 2023 IRC SECTION M1201.3.1

7. IN ADDITION TO THE REQUIREMENTS OF SECTION M1413.1, A SECONDARY DRAIN OR AUXILIARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN 1/8" UNIT VERTICAL IN 12 UNITS HORIZONTAL (1 PERCENT SLOPE). DRAIN PIPING SHALL BE A MINIMUM OF 1/2 INCH (12.7 MM) NOMINAL PIPE SIZE. 2023 IRC SECTION M1413.1

8. PROVIDE 120 SQUARE INCHES OF MAKE UP AIR FOR CLOTHES DRYERS LOCATED WITHIN CLOSETS OR COMPARTMENTS. 2023 IRC SECTION G2439.4

9. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR. DESIGN PROFESSIONAL, THE CERTIFICATE SHALL LIST THE DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE GARAGES. THE CERTIFICATE SHALL ALSO LIST THE EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

ELECTRICAL NOTES CONT...

15. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP 12 INCHES (305 MM) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610 MM), MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E3301.4.1 2023 IRC SECTION E3301.4.1

16. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER. SECTION E3301.4.2

17. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (508 MM) ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACED-JOIST AREA IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN EXCEPTION TO SECTION E3301.4.1, OR APPLIANCES OCCUPYING THE SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR SUCH RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE. 2023 IRC SECTION E3301.4.3

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR SUCH RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE. 2023 IRC SECTION E3301.4.3

18. CORD-CONNECTED LIMNAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LIMNAIRES, LIGHTING TRACK PENDANTS, AND CEILING-SUSPENDED (PADDLER) FANS SHALL NOT HAVE INTERFERING LIGHT FIXTURES WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER. LUMINAIRE LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET LOCATIONS.

19. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR OUTLETS.

20. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES.

ELECTRICAL NOTES

ELECTRICAL NOTES

1. UNDERGROUND ELECTRICAL SERVICES SHALL BE INSTALLED IN 2 INCH RIGID RIBBER WITH 2 INCH RIGID ELBOW ATTACHED TO 2 INCH RIGID ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM OF 18 INCHES DEEP.

2. OVERHEAD ELECTRICAL SERVICES SHALL BE INSTALLED IN MINIMUM 2 INCH RIGID STEEL ELECTRICAL CONDUIT AT CLEARANCES.

3. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED AT LEAST 2 INCHES (51 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-ALUMINATED OR OTHER ELECTRICAL STEEL CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS. 2023 IRC SECTION E3302.1.2

4. ALL BATHROOM OUTLETS ARE FAULT PROTECTED.

5. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY COMBINATION TYPE OR BRANCH-FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTERS (S).

6. ALL 125 VOLT, SINGLE PHASE, 15- & 20- AMPERE RECEPTACLES SHALL HAVE GROUND-FAULT PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOM RECEPTACLES, GARAGE AND ACCESSORY BUILDING RECEPTACLES, OUTDOOR RECEPTACLES, CRAWL SPACE RECEPTACLES, UNFINISHED BASEMENT RECEPTACLES, REFRIGERATOR RECEPTACLES, AND LAUNDRY, UTILITY, AND BAR SINK RECEPTACLES. 2023 IRC SECTION E3302.1

7. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNHABITED ATTICS. IN ADDITION TO DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE UPPER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. 2023 IRC SECTION R314.3

8. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 711 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. 2023 IRC SECTION E313.1

9. UTAH STATE AMENDMENT REQUIRES CARBON MONOXIDE DETECTORS ON EACH HABITABLE LEVEL OF DWELLING EQUIPPED WITH FUEL BURNING APPLIANCES. CARBON MONOXIDE DETECTORS ARE TO BE COMBINATION UNITS WIRED IN SERIES WITH SMOKE DETECTORS. THEY WILL BE HARD WIRED WITH BATTERY BACK UP. 2023 UTAH STATE AMENDMENT E313.2

10. ALL ELECTRICAL RECEPTACLES AND SWITCHES SHALL BE AT LEAST 18 INCHES ABOVE THE FLOOR IN THE GARAGE, OR IN ANY ROOM WITH ACCESS ONLY FROM THE GARAGE. 2023 IRC SECTION M1201.3

11. A CLEAR WORK AREA AT LEAST 36 INCHES WIDE & 30 INCHES DEEP SHALL EXIST IN FRONT OF THE POWER PANEL. 2023 IRC SECTION E3302.2

12. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. 2023 IRC SECTION M1201.3

13. WALL SCONCE LIGHTS ARE TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR LEVEL

14. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA OF A DWELLING UNIT, TWO OR MORE 20-AMPERE SHALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION E3103.2 SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3301.2 AND E3301.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES.

15. IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY SECTIONS E3301.1 AND E3301.2, SWITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE BRANCH CIRCUIT AS DEFINED IN SECTION E3303.2, EXCEPTION 1 SHALL BE PERMITTED.

16. THE RECEPTACLE OUTLET FOR REFRIGERATION APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED AT 15 AMPERES OR GREATER.

17. THE TWO OR MORE SHALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E3301.3 SHALL SERVE NO OTHER OUTLETS.

18. TAMPER RESISTANCE RECEPTACLES ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER RESISTANT

19. THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

PLUMBING NOTES CONT...

14. THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WATER TIGHT BY CAPPING.

15. VENT TERMINALS SHALL NOT BE USED AS A FLAG POLE OR TO SUPPORT FLAG POLES, TV AERIALS, OR SIMILAR ITEMS, EXCEPT WHEN THE PIPING HAS BEEN ANCHORED IN AN APPROVED MANNER. 2023 IRC SECTION P1202.4

16. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125. THE HIGH LIMIT STOP SHALL BE SET TO WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION. 2023 IRC SECTION P1203.3

17. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS) BY A WATER TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1016, EXCEPT WHERE SUCH A PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION P1203.3.3 2023 IRC SECTION P1203.3

18. A MEANS FOR CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH SECTIONS P1203.4.1 AND P1203.4.2 2023 IRC SECTION P1203.4

19. FOR WATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 INCHES (51 MM), A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED WHERE, BECAUSE OF THERMAL EXPANSION, THE PRESSURE ON THE DOWNSTREAM SIDE OF A PRESSURE-REDUCING VALVE EXCEEDS THE PRESSURE-REDUCING VALVE SETTING. 2023 IRC SECTION P1203.4.1

20. WHERE A BACKFLOW PREVENTION DEVICE CHECK VALVE, OR OTHER DEVICE, IS INSTALLED ON A WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED. 2023 IRC SECTION P1203.4.2

21. TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS, GREEN BOARD NO LONGER ALLOWED 2023 IRC SECTION R107.2.2

22. TRAPS SHALL HAVE A LIQUID SEAL NOT LESS THAN 2 INCHES (51 MM) AND NOT MORE THAN 4 INCHES (102 MM). TRAPS FOR FLOOR DRAINS SHALL BE FITTED WITH A TRAP PRIMER. THE TRAP PRIMER VALVE SHALL BE INSTALLED IN THE TRAP SEAL PRIMER VALVES SHALL CONNECT TO THE TRAP AT A POINT ABOVE THE LEVEL OF THE TRAP SEAL. 2023 IRC SECTION P3101.2

23. BILLCOCKS, HOSE BIBBS, WALL HYDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE OR PRESSURE-TYPE VACUUM BREAKER OR A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER 2023 IRC SECTION P1202.4.2

24. FIXTURE VALVES, WHEN INSTALLED, SHALL BE LOCATED EITHER AT THE FIXTURE OR AT THE MANIFOLD. IF VALVES ARE INSTALLED AT THE MANIFOLD, THEY SHALL BE LABELED INDICATING THE FIXTURE THEY SERVED. 2023 IRC SECTION P1203.5.2

25. VALVES SERVING INDIVIDUAL FIXTURES, APPLIANCES, RIGERS AND BRANCHES SHALL BE PROVIDED WITH ACCESS. AN INDIVIDUAL SHUT-OFF VALVE SHALL BE REQUIRED ON THE FIXTURE SUPPLY PIPE TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS. 2023 IRC SECTION P1203.5.3

26. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST BE 18" X 18" WHERE EQUIPMENT IS LOCATED MORE THAN TWO FEET FROM ACCESS OPENING AND 12" X 12" IF SUCH EQUIPMENT IS LESS THAN TWO FEET FROM ACCESS OPENING

27. COPPER TYPE PIPE IS REQUIRED FOR WATER SERVICE

28. PROVIDE BACKFLOW PREVENTION DEVICE FOR BASEMENT DRAINAGES

29. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE 2023 IRC SECTION P1202.1

GARAGE FRAMING NOTES

1. THE HEIGHT OF THE FRAMED WALL INDICATED FOR THE GARAGE REFERENCES THE FINISHED MAIN FLOOR AND NOT THE ACCUMULATION WHICH EVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

2. IF NO WALL HEIGHT INDICATION IS GIVEN, IT IS ASSUMED THAT ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER RESISTANT

3. THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

GLASS & GLAZING NOTES CONT...

8. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" (1524 MM) ABOVE THE NOSE OF THE TREAD 2023 IRC SECTION R302.4

FOUNDATION DRAINAGE NOTES

1. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILE, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED OR APPROVED SYSTEMS OR COMBINATION OF MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND INCHES ABOVE THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR THE PERFORATION ON COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

2. A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM. 2023 IRC SECTION R402.1

2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM) 2023 IRC SECTION R402.1

PLUMBING NOTES

1. ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, WET DRAIN) SHALL BE INSTALLED IN AREAS WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZE DRAIN WHICH SHALL EXTEND TO A FLOOR DRAIN

2. NO WATER WATER WHICH DEPENDS ON THE COMBUSTION OF FUEL FOR HEAT SHALL BE INSTALLED IN ANY ROOM USED OR DESIGNATED TO BE USED FOR SLEEPING PURPOSES, BATHROOMS, CLOSETS, OR IN ANY CLOSET OF OTHERWISE CONFINED SPACE OPENING INTO ANY BATH OR BEDROOM.

3. WATER HEATERS LOCATED WHERE WATER DAMAGE MAY OCCUR SHALL HAVE WATER TYPIC PAN INSTALLED BENEATH WITH A MINIMUM OF 1-1/8" DIAMETER DRAIN TO APPROVED RECEPTOR

4. NO WATER PIPING DRAINAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LIMITED TO, UNHEATED GARAGES AND ATTIC WALLS.

5. WATER SOFTENER DRAINAGE OUTLETS SHALL BE CONNECTED TO THE BUILDING DRAINAGE SYSTEM THROUGH AIR GAPS.

6. PLUMBING VENTS SHALL TERMINATE AT LEAST 2 FEET ABOVE OR FEET AWAY FROM OPENABLE WINDOW OR AIR INTAKE OPENINGS.

7. IN SEISMIC DESIGN CATEGORIES D0, D1, D2, AND TOWNHOUSES IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 4" CLEARANCE ABOVE CONTROLS FOR LOWER STRAP 2023 IRC SECTIONS P1201.1 & M1201.2

8. PROVIDE NON-FREEZE TYPE BACK FLOW PREVENTER HOSE BIBBS.

9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN ALL AREAS SUBJECT TO FREEZING. EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, AND EXTERIOR WALLS.

10. CONCEALED SLIP JOINT FIXTURE CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL TO THE UTILITY AREA WHICH HAS A MINIMUM DIMENSION OF 12 INCHES. THE ACCESS PANEL IS NOT REQUIRED WHEN THE JOINTS ARE MADE BY SCREWING, SOLDERING, OR SOLVENT CEMENTING TO MAKE A SOLID CONNECTION.

11. IN LOCALITIES HAVING A WINTER DESIGN TEMPERATURE OF 32°F (0°C) OR LOWER AS SHOWN IN TABLE R301.2(1) OF THIS CODE, A WATER, SOIL, OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECT TO FREEZING TEMPERATURE UNLESS ADEQUATE PROVISION IS MADE TO PROTECT IT FROM FREEZING BY INSULATION OR HEAT OR BOTH. WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12 INCHES (305 MM) DEEP AND NOT LESS THAN 6 INCHES (152 MM) BELOW THE FROST LINE. 2023 IRC SECTION P1202.5

12. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW AND ACCUMULATION, WHICHEVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

13. WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES FAHRENHEIT (-18 DEGREES CELSIUS) OR LESS, EVERY VENT EXTENSION THROUGH A ROOF OR WALL SHALL BE A MINIMUM OF 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE STRUCTURE A MINIMUM OF 1 FOOT (305 MM) BELOW THE ROOF OR INSIDE THE WALL. 2023 IRC SECTION P1202.2

14. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW AND ACCUMULATION, WHICHEVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

15. WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES FAHRENHEIT (-18 DEGREES CELSIUS) OR LESS, EVERY VENT EXTENSION THROUGH A ROOF OR WALL SHALL BE A MINIMUM OF 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE STRUCTURE A MINIMUM OF 1 FOOT (305 MM) BELOW THE ROOF OR INSIDE THE WALL. 2023 IRC SECTION P1202.2

16. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW AND ACCUMULATION, WHICHEVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

17. WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES FAHRENHEIT (-18 DEGREES CELSIUS) OR LESS, EVERY VENT EXTENSION THROUGH A ROOF OR WALL SHALL BE A MINIMUM OF 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE STRUCTURE A MINIMUM OF 1 FOOT (305 MM) BELOW THE ROOF OR INSIDE THE WALL. 2023 IRC SECTION P1202.2

18. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW AND ACCUMULATION, WHICHEVER IS GREATER

## EXCAVATION FOUNDATION NOTES

1. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAVING.
3. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY ENGINEER.
4. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.1 THROUGH R403.1.4.  
2029 IRC SECTION R403.1.4
- 4.1. EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OF MORE OF THE FOLLOWING METHODS:
  - 4.1.1. EXTENDED BELOW THE FROST LINE SPECIFIED BY THE LOCAL JURISDICTION.
  - 4.1.2. CONSTRUCTING IN ACCORDANCE WITH SECTION R403.3
  - 4.1.3. CONSTRUCTIONS IN ACCORDANCE WITH ASCE 32, OR
  - 4.1.4. ERECTED ON SOLID ROCK.  
2029 IRC SECTION R403.1.4.1

5. FINISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS.
6. A MINIMUM SLOPE OF FIVE PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH TWO PERCENT THEREAFTER TO PROVIDE DRAINAGE AREA.

7. IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT, AT LEAST A 4 INCH DIAMETER PIPE IS TO BE PLACED IN THE GUTTER TO ALLOW FOR DRAINAGE OF SURFACE WATER.

8. THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE SURROUNDING SOIL.

9. PROVIDE A VAPOR RETARDER & MIL. PLY-ETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN INCHES UNDER ALL CONCRETE SLABS EXCEPT FOR GARAGES, UTILITY BUILDINGS, AND OTHER UNHEATED BUILDINGS.

10. SHOW COMPACTION ON ALL BACKFILLED AREAS. ALL DIRT RIPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL.

11. EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 MM) PORTLAND CEMENT FARGING APPLIED TO THE EXTERIOR OF THE WALL. THE FARGING SHALL BE DAMPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
  - BITUMINOUS COATINGS
  - 3 POUNDS PER SQUARE YARD (163 KG/M<sup>2</sup>) OF ACRYLIC MODIFIED CEMENT.
  - 1/8 INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 897
  - ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
  - OTHER APPROVED METHODS OR MATERIALS

- FARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.  
2029 IRC SECTION R406.1

12. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.  
2029 IRC SECTION R502.2.1

13. A 4 INCH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRADED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2 INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHEN THE SLAB IS BELOW GRADE.  
2029 IRC SECTION R502.2.2

14. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (41 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.

## HOME THEATRE NOTE

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.38 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (129L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (646 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

## FLASHING NOTES

1. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH, APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
  - 1.1. EXTERIOR WINDOW AND DOOR OPENINGS, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
  - 1.2. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME THROUGH-ROOF DOORS.
  - 1.3. AT WALL AND ROOF INTERSECTIONS.
  - 1.4. AT BUILT-IN GUTTERS.  
2029 IRC SECTION R102.2
2. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS.
3. SILL PLATES TO BE MADE OF REDWOOD OR PRESURE TREATED WOOD.

## EGRESS & EXIT NOTES

1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES (381 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNITS VERTICAL TO 12 UNITS HORIZONTAL (2-PERCENT).

WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE STAIRWAY.

THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 1-3/4 INCHES (36.8 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.

THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION R310.1.1 SHALL NOT BE MORE THAN 1-3/4 INCHES (36.8 MM) LOWER THAN THE TOP OF THE THRESHOLD.

THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

2. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE. THE BULKHEAD ENCLOSURE SHALL COMPLY WITH IRC SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH IRC SECTION R310.2.
  - THE WINDOW NET CLEAR OPENING SHALL BE 5.7 SQ. FT.
  - THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
  - THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
  - THE EMERGENCY AND ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.  
2029 IRC SECTION R310.2
3. WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCRoACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.  
2029 IRC SECTION R310.2

4. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R314 AND R315. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL.  
2029 IRC SECTION R310.2.1

5. HALLWAYS SHALL NOT HAVE LESS THAN 36 INCHES FINISHED WIDTH.  
2029 IRC SECTION R310.6

## OCCUPANCY SEPARATION NOTES

1. THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE U (ATTACHED GARAGE OR CARPORT) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE OR CARPORT SIDE.
  2. PROVIDE 5/8 INCH (1/2 INCH MIN) TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE.
  3. IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING OF GARAGE.
  4. A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 INCHES IN THICKNESS WILL BE PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE R3 AND THE U OCCUPANCIES.
    - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME THROUGH-ROOF DOORS.
    - 2029 IRC SECTION R302.5.1
  5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE THROUGH-ROOF DOORS.  
2029 IRC SECTION R302.5.1
  6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION APPLIED TO THE GARAGE SIDE WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTANCE. UTAH STATE AMENDMENT TO 2029 IRC SECTION R302.6

## FIRE SAFETY NOTES

1. ATTIC DOORS LOCATED IN GARAGES SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING.
2. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R313.3. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE SOON INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
  - 8.1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED AS FOLLOWS:
    - 8.1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES EXCEPT AT WALLS OR PARTITIONS CONSTRUCTED USING PARALLEL ROUS OF STUDS OR STAGGERED STUDS.
    - 8.1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SL45 MINERAL WOOL INSULATION.
    - 8.1.3. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R602.8.1
    - 8.1.4. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR
    - 8.1.5. BY OTHER LISTED MATERIALS AND METHODS

3. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALL MUST BE MADE WITH METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
10. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM BOARD OR EQUIVALENT. IRC R302.6

## INSULATION NOTES

1. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ. FT. (78 SQ. M.) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" (25 MM) HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.

## CRAWL SPACES

1. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.2929 METERS SQUARE) FOR EACH 160 SQUARE FEET (14 METERS SQUARE) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS I VAPOR RETARDER MATERIAL. WHEN A CLASS I VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.2929 METERS SQUARE) FOR EACH 1500 SQUARE FEET (140 METERS SQUARE) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.  
2029 IRC SECTION R402.1
2. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" BY 24" (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" BY 24" (407 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" BY 24" (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE FLOOR OF THE ADJACENT ROOM. THROUGH-WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS. 2029 IRC SECTION R402.4

## FIRE SAFETY NOTES

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8 INCH (15.9 MM) GYPSUM BOARD.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS; IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
  - WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. 2029 R314.2
3. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED IN SERIES SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.
4. PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD.
5. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
    - a. VERTICALLY AT THE CEILING AND FLOOR LEVELS
    - b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM)
  - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
  - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R312.2
  - e. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
  - f. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R102.3.9.
  - g. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.  
2029 IRC SECTION R2302.11

## EXTERIOR FINISH NOTES

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.



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TANNER RIVER  
LOT 11A

LOCATION INFO:  
LOT #  
11A  
SUBDIVISION  
HAILEY TOWN  
SITE BLOCK 129  
CITY  
HAILEY  
STATE  
IDAHO

CLIENT NAME:  
TANNER  
CONSTRUCTION

PLAN NAME:  
CUSTOM

ORIGINAL RELEASE:  
MAY 15, 2013

REVISION DATES  
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XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER-C-TANNER-113-B

GENERAL  
NOTES

A0 | 3

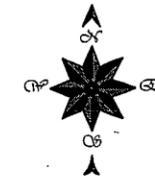
PAGE 3 OF 25

A GENERAL NOTES  
SCALE: NTS

**NOTE:**  
 LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM CONCRETE WALLS. THE GRADE AWAY FROM THE FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. ( 5% )

**NOTE:**  
 DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES  
 BUILDER-OWNER SHALL REPLACE ANY CURB@ GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY CITY INSPECTOR.  
 A PROFESSIONAL ENGINEER, CURRENTLY LISCENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4', ONCE CONSTRUCTED

**NOTE:**  
 \*ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.  
 \*GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS  
 \*STREET, CURB AND GUTTER, WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.  
 \*STRAW BALES TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.  
 \*BERMS AND SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.  
 \*DRAINAGE ALONG REAR DRAINAGE EASEMENT MUST BE MAINTAINED AFTER LANDSCAPING TO ALLOW FLOW FROM SURROUNDING LOTS TO CROSS THE LOT AS SHOWN ON SUBDIVISION GRADING PLAN.



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 CITY  
 HAILEY  
 STATE  
 IDAHO

**CLIENT NAME:**  
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 CONSTRUCTION

**PLAN NAME:**  
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**ORIGINAL RELEASE:**  
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**REVISION DATES**  
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 XX/XX/XXXX  
 XX/XX/XXXX  
 XX/XX/XXXX

TANNER RIVER - C-TANNER-11A-C

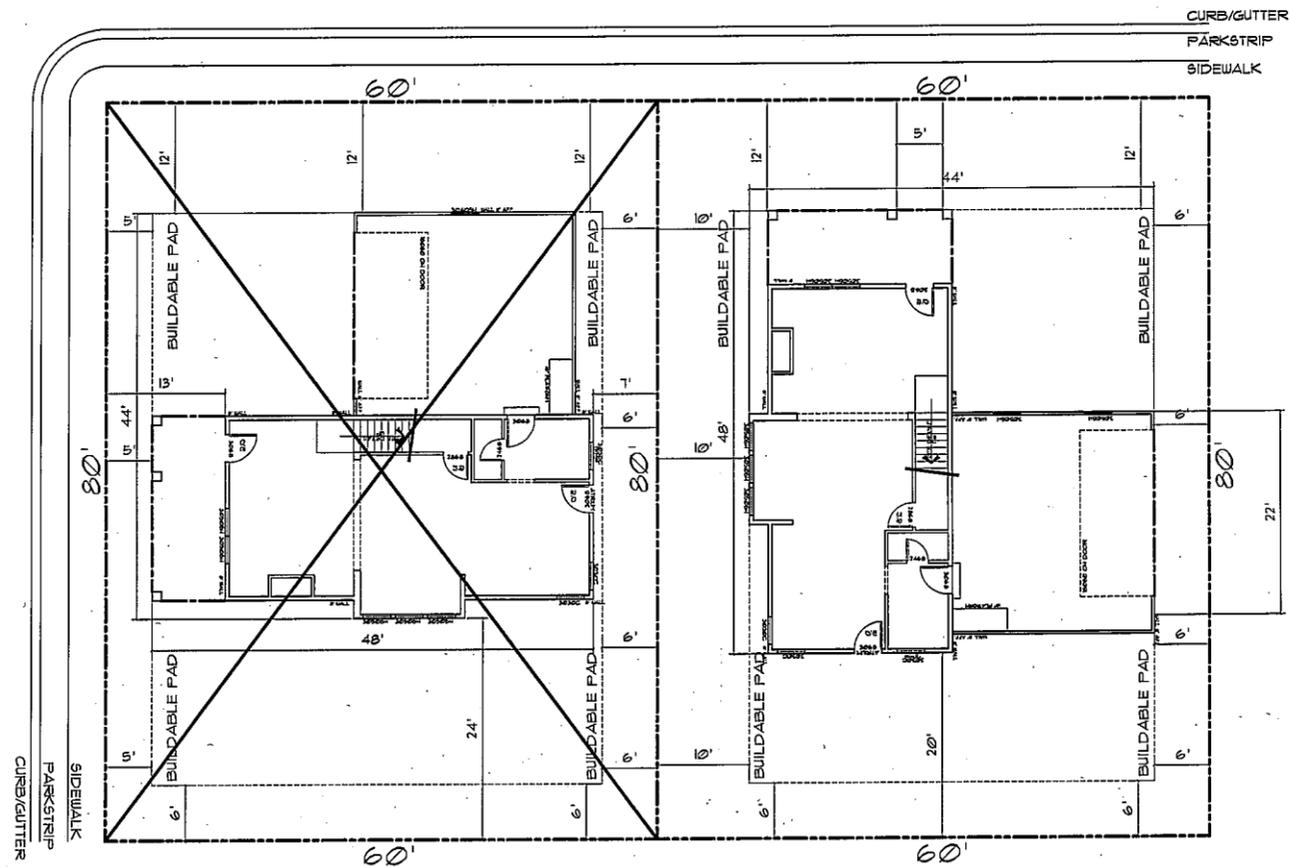
**SITE PLAN**

**A1 | 1**

PAGE 4 OF 25

MAPLE STREET

RIVER STREET



**SITE PLAN**  
 SCALE: 1" = 20'



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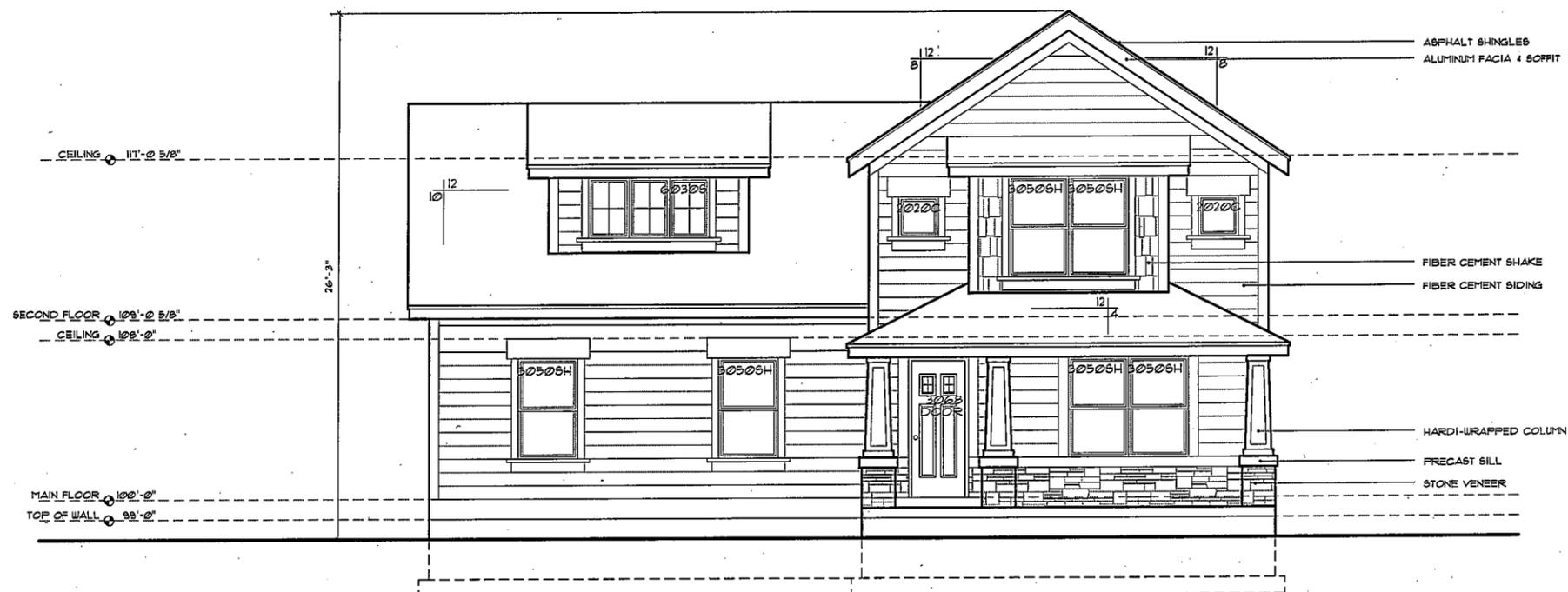
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XX/XX/XXXX

TANNER RIVER - C-TANNER-1-13-B

FRONT  
REAR  
ELEVATIONS

A2 | 1

PAGE 5 OF 25



FRONT ELEVATION

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



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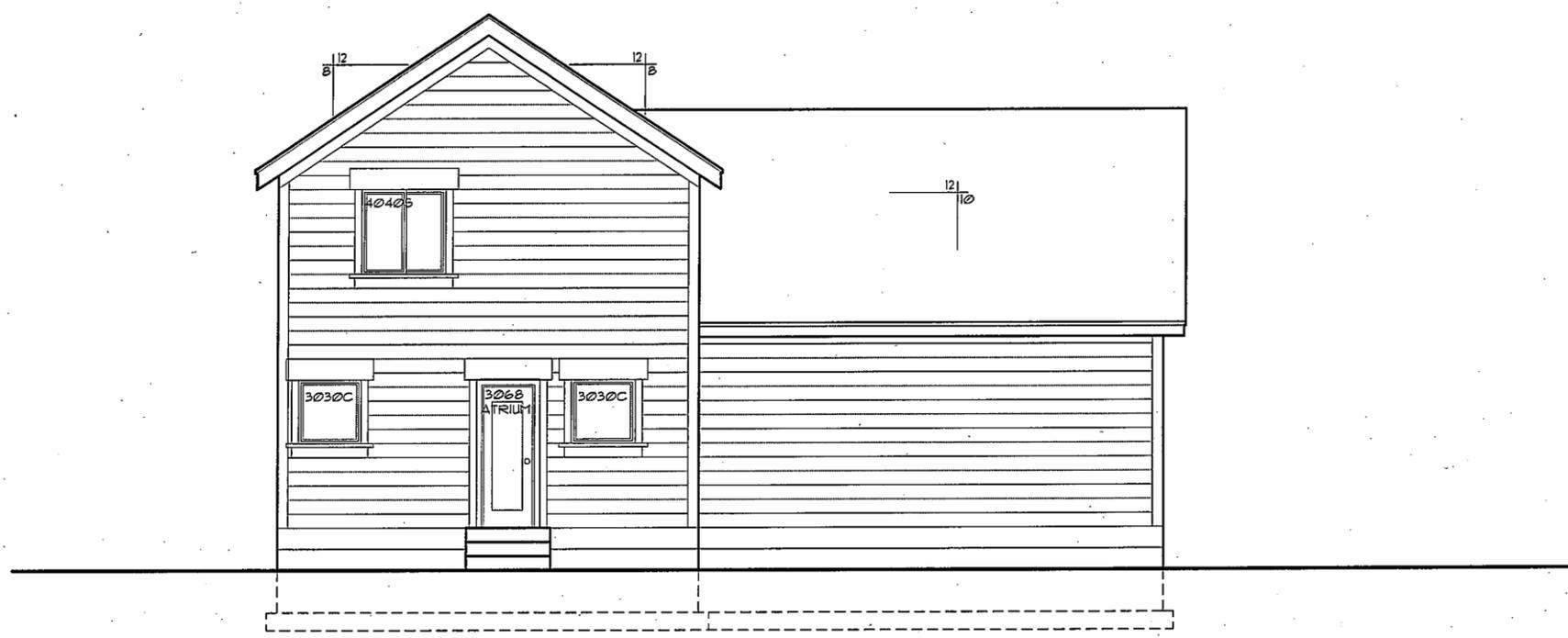
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TANNER RIVER - C - TANNER - 11A - B

REAR  
ELEVATION

A2 | 2

PAGE 6 OF 25



A REAR ELEVATION  
SCALE: 1/8" = 1'-0"



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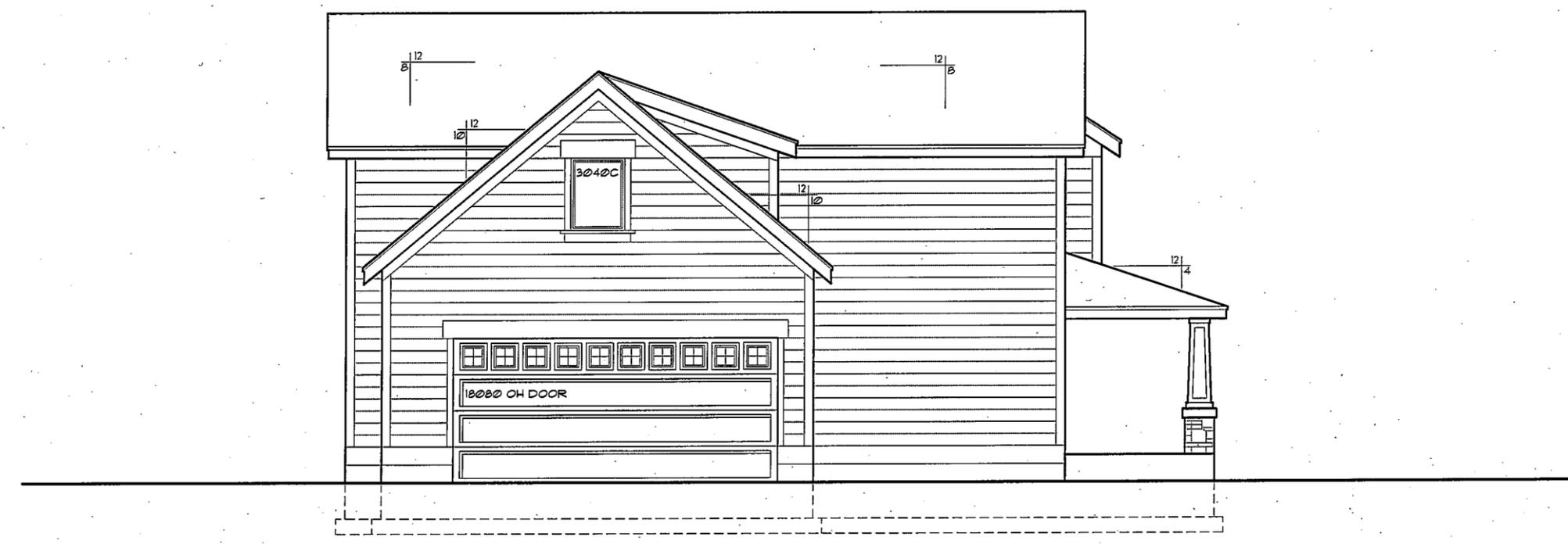
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XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C-TANNER-11A-B

**LEFT  
ELEVATION**

**A2 | 3**

PAGE 7 OF 25



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



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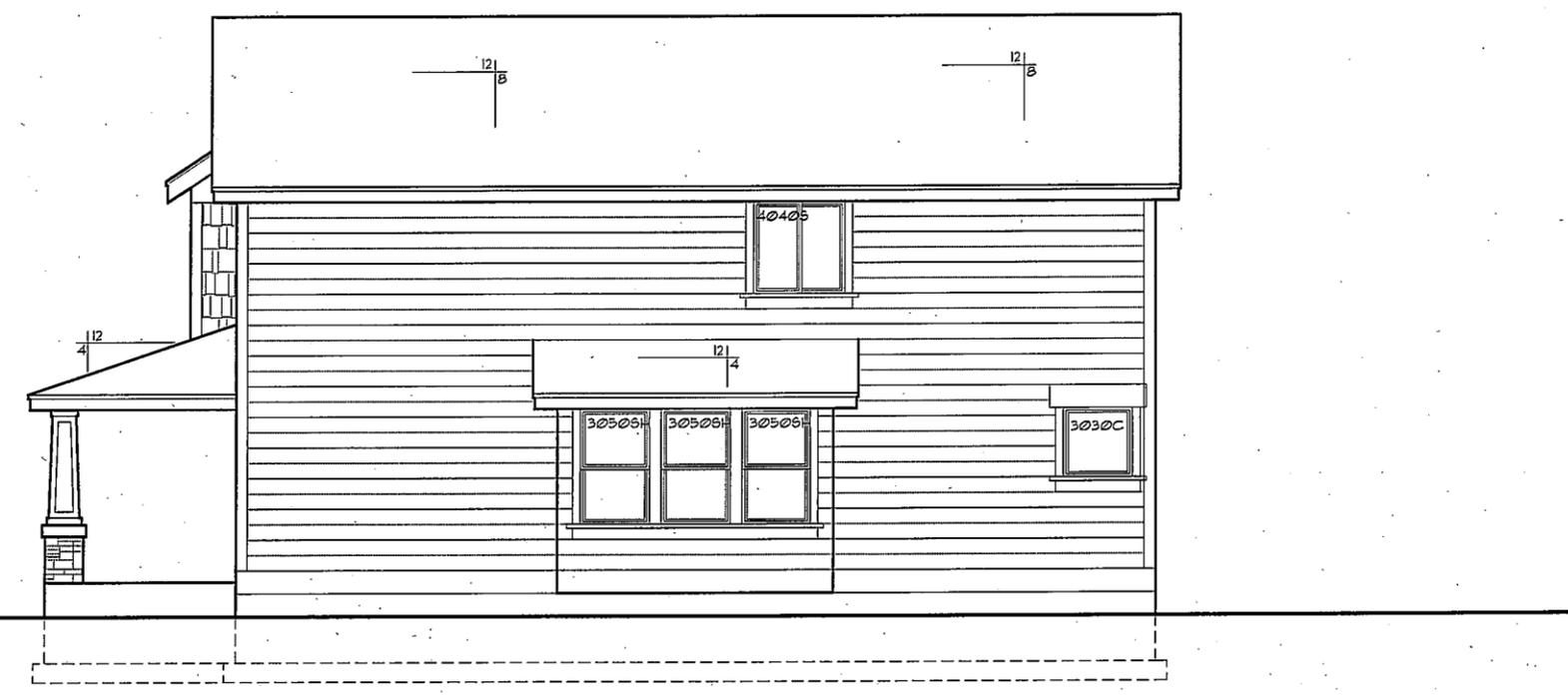
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XX/XX/XXXX

TANNER RIVER - C-TANNER-1-B-B

**RIGHT  
ELEVATION**

**A2 | 4**

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**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



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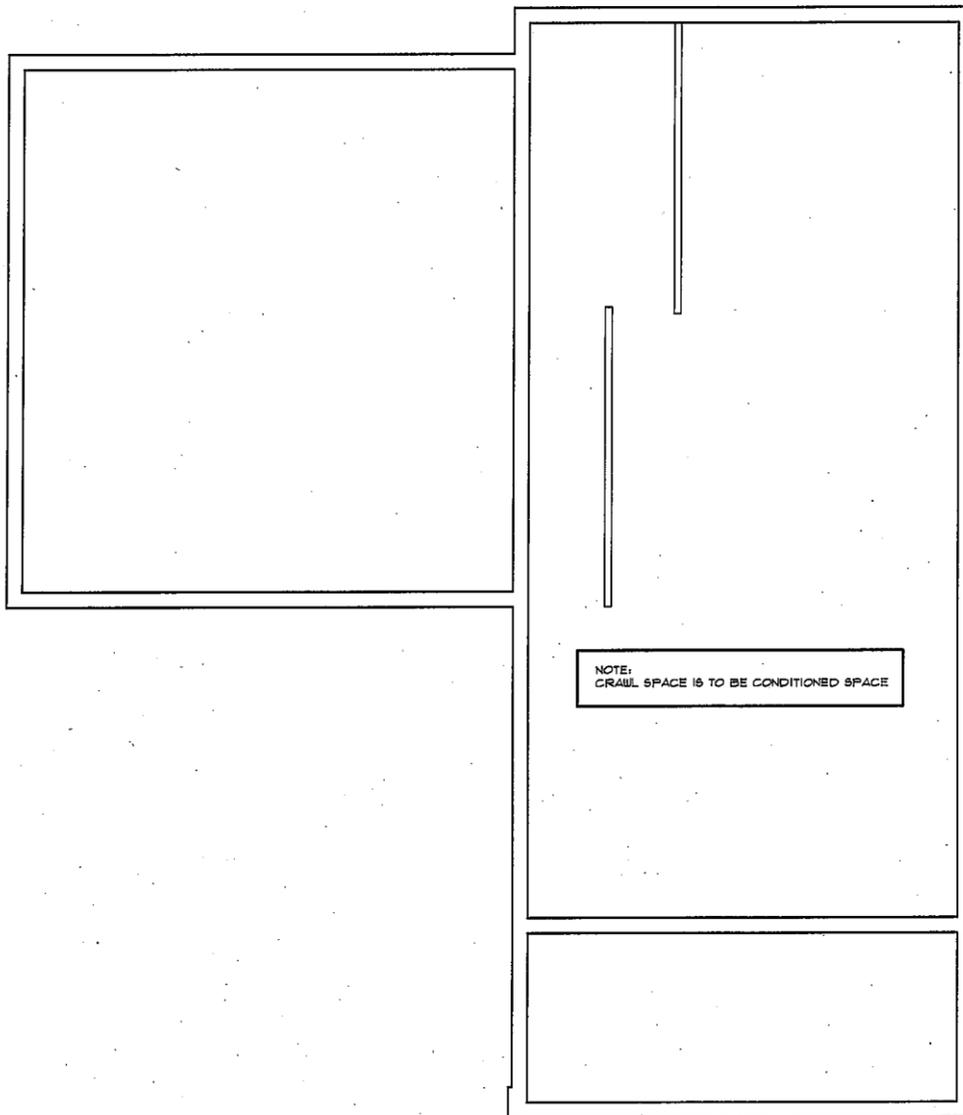
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TANNER RIVER - C. TANNER - 13 - AE

**BASEMENT  
FLOOR  
PLAN**

**A3 | 1**

PAGE 9 OF 25



NOTE:  
CRAWL SPACE IS TO BE CONDITIONED SPACE

A

**BASEMENT FLOOR PLAN**

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



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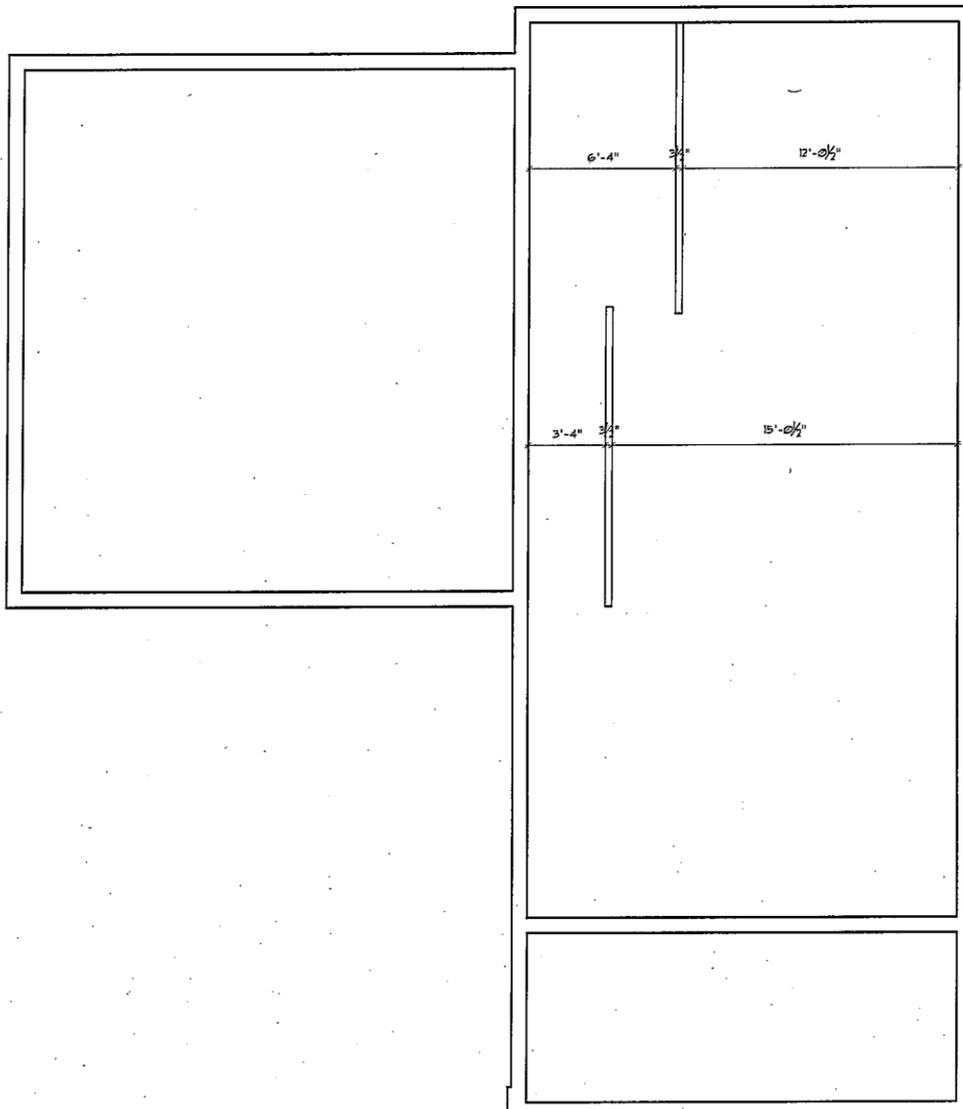
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XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C-TANNER-13-AE

**BASEMENT  
WALL FRAMING  
PLAN**

**A3 | 2**

PAGE 10 OF 25



**BASEMENT WALL FRAMING PLAN**

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







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XX/XX/XXXX

TANNER RIVER - C-TANNER-I-B-AE

**UPPER  
FLOOR  
PLAN**

**A3 | 5**

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**ELECTRICAL SCHEDULE**

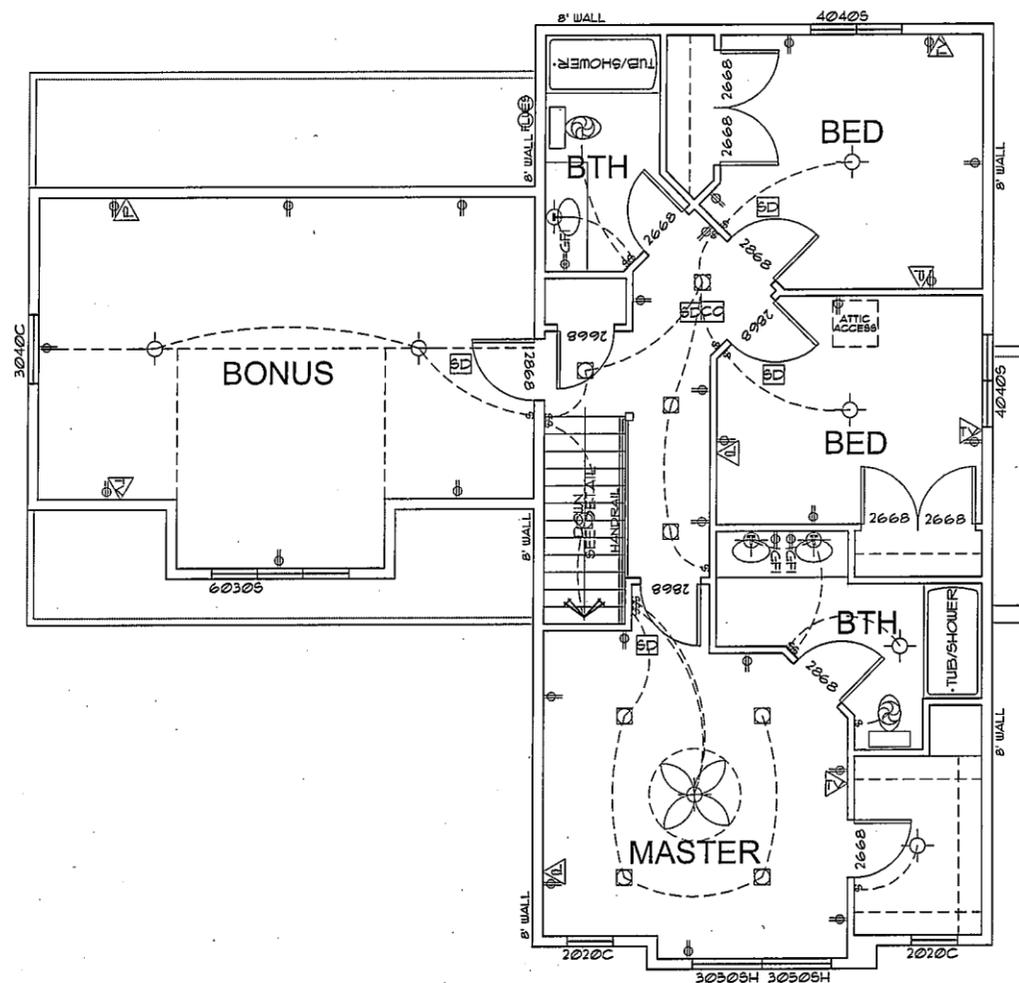
⊙	CEILING MOUNTED INCANDESCENT
○	WALL MOUNTED INCANDESCENT
⊙	INCANDESCENT FULL CORD LIGHT
□	SMALL APERTURE RECESSED LIGHT
□	LARGE APERTURE RECESSED LIGHT
☀	EXTERIOR RATED FLOOD LIGHT
SC	SCONCE AS PER OWNER
⊠	FLOURESCENT LIGHT
⊙	FLOOR HALL OR STAIR LIGHT
△	TRACK LIGHTS
⊗	CEILING FAN W/ LIGHT
⊗	CEILING FAN
⊗	EXHAUST FAN
⊗	EXHAUST FAN W/ LIGHT
⊗	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CO	CARBON MONOXIDE DETECTOR
⊕	110 VOLT DUPLEX OUTLET
⊕	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
△	PHONE JACK
△	TELEVISION CABLE JACK
△	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

**SHEETROCK NOTE**

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURAL DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

**WINDOW TYPE NOTE**

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED  
KEY TO TYPE  
SH - SINGLE HUNG S - SLIDER  
C - CASEMENT F - FIXED  
AW - AWNING



**BONUS ROOM NOTE**

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATING TO BONUS AREAS WHERE THERE IS A SPACE CREATED BY THE ATTIC TRUSS. CONTRACTOR WILL BE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS, OR OTHER ACCOMMODATIONS TO INSURE THAT THE USE OF THE SPACE CONFORMS TO ALL BUILDING CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
AS THE TRUSS ITSELF IS DESIGNED AND CREATED BY THE TRUSS MANUFACTURER, IT IS THE OBLIGATION OF THE CONTRACTOR TO ORDER THE TRUSSES TO BE BUILT IN SUCH A WAY SO THE SPACE CAN BEST APPROPRIATE THE OWNERS INTENDED USE OF THE SPACE.

**UPPER FLOOR PLAN**

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





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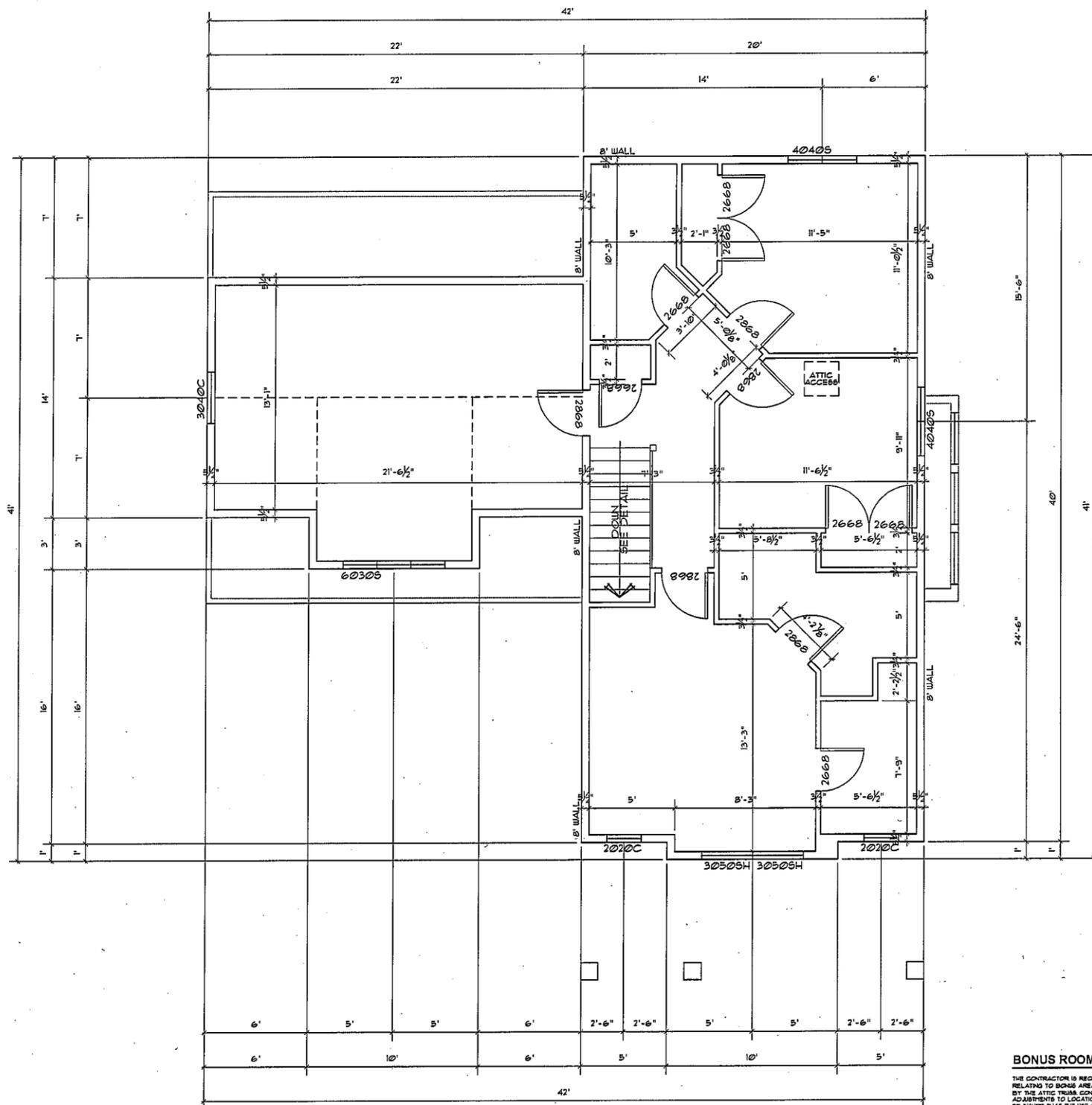
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TANNER RIVER - C-TANNER-11A-AE

**UPPER FLOOR  
WALL FRAMING  
PLAN**

**A3 | 6**

PAGE 14 OF 25



**BONUS ROOM NOTE**

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**UPPER FLOOR WALL FRAMING PLAN**

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



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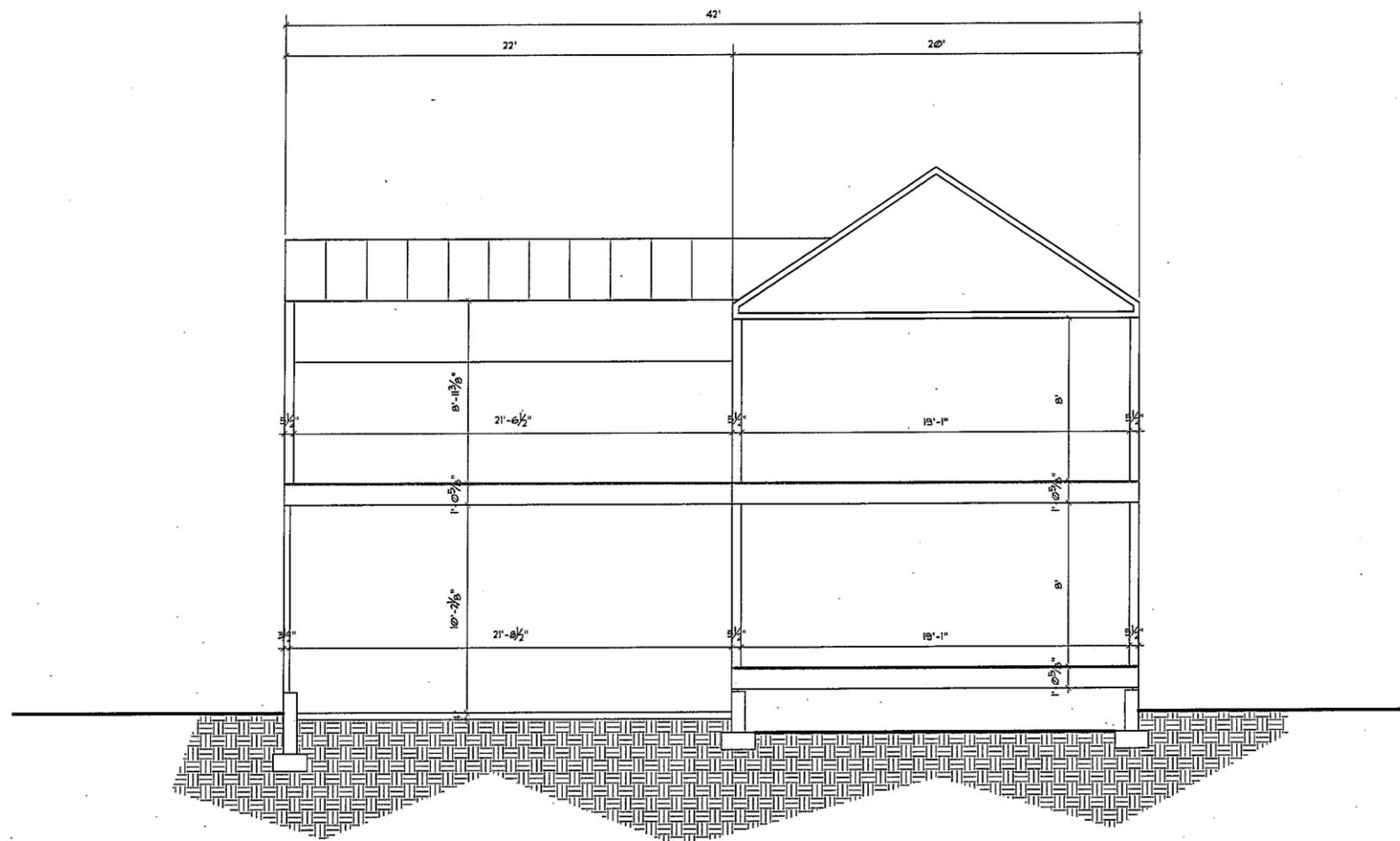
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TANNER RIVER - C - TANNER - 1-13 - B

HOUSE  
SECTIONS

A4 | 1

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A

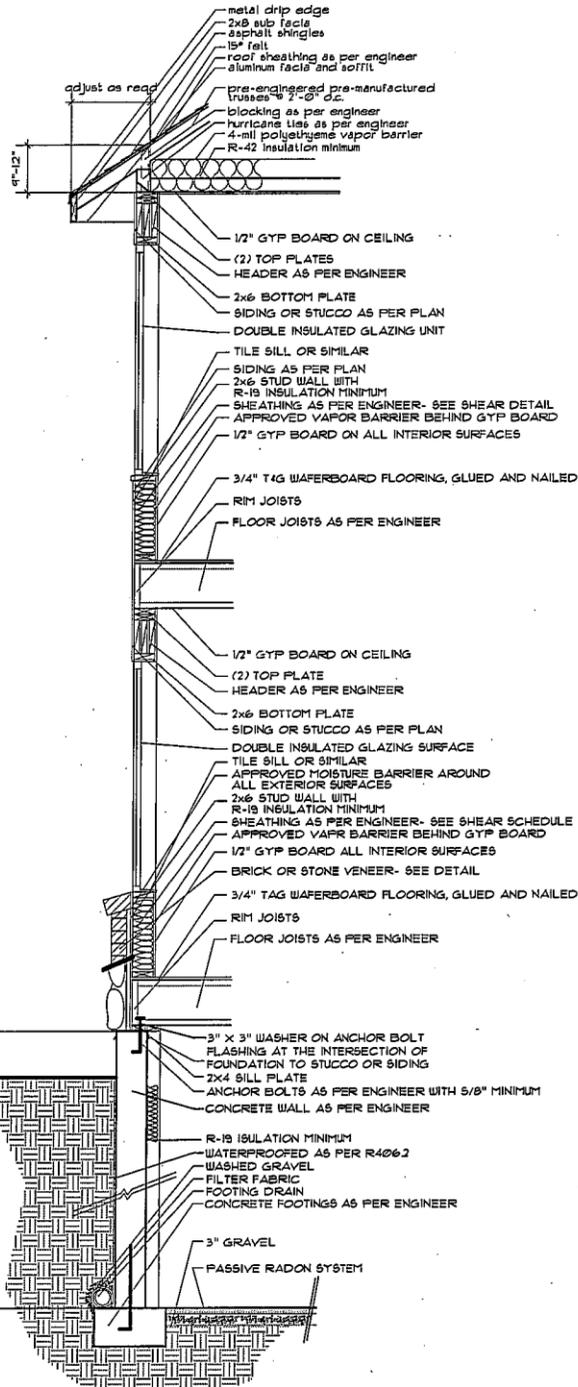
HOUSE SECTION 1

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

**FLASHING NOTES**

- FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF THE EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATION OR EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS, AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING WILL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING, OR FRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A HALF-INCH DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.
- FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTRUCTIONS
- PROVIDE 9 INCH FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING
- THE STATE OF UTAH REQUIRES THAT AN INSPECTION OF THE WEATHER RESISTIVE BARRIER AND FLASHING BE MADE IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTANT EXTERIOR WALL ENVELOPE. SEC. R202.15

THIS WALL SECTION IS A REPRESENTATIVE SECTION OF A 1 1/2" x 12" SECTION OF A WALL. THE SECTION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SECTION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SECTION IS NOT TO BE USED FOR ANY OTHER PURPOSES.



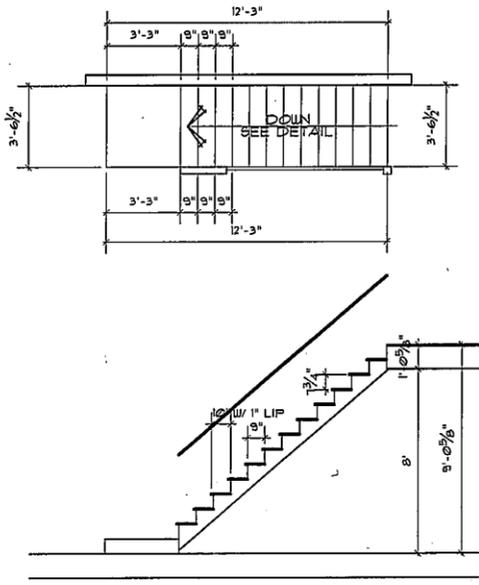
**A WALL SECTION**  
SCALE: 1/8" = 1'-0"

**HANDRAIL NOTES**

- HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES NOR MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF A FLIGHT.
- ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST OF A SAFETY TERMINAL.
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 15 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4 INCHES MIN. AND 2-5/8 INCHES MAX. OTHER HANDRAIL SHAPES THAT PROVIDE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. EDGES SHALL HAVE A MIN. RADIUS OF 1/8 INCH.
- THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

**GUARDRAIL NOTES**

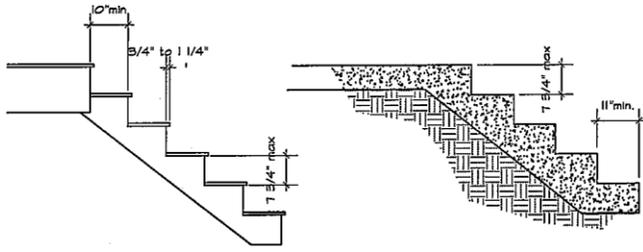
- PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
- OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, AND PORCHES, SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL FLOOR AREAS, BALCONIES, AND PORCHES, SHALL HAVE INTERMEDIATE RAILS OR OTHER ORNAMENTAL PATTERNS THAT RESULTS IN A LADDER EFFECT.



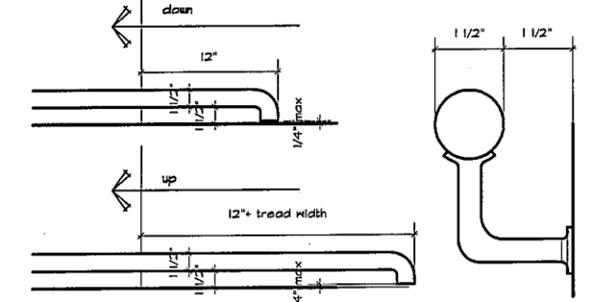
**B STAIR PLAN AND SECTION**  
SCALE: 1/8" = 1'-0"

**STAIRWAY AND RAILING NOTES**

- STAIRWAY SHALL HAVE 4 INCH MINIMUM AND 8 INCH MAXIMUM RISER HEIGHT AND A 9 INCH TREAD DEPTH.
- UNDERS IN WINDING STAIRWAYS SHALL HAVE THE REQUIRED WIDTH OF RUN (9 INCHES) AT A POINT 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER, BUT IN NO CASE SHALL ANY WIDTH BE LESS THAN 6 INCHES AT ANY POINT.
- EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY
- STAIRWAYS WITH MORE THAN 3 RISERS SHALL HAVE AT LEAST 1 HANDRAIL
- HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES AND NO MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- STAIRWAYS MORE THAN 30 INCHES ABOVE GRADE OF FLOOR WHICH HAVE OPEN SIDE OR SIDES SHALL BE PROTECTED BY A GUARDRAIL, 36 INCHES HIGH ON THE OPEN SIDE OR SIDES.
- THE TRIANGLE OPENINGS FORMED BY THE RISER TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.
- EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6 FEET-8 INCHES SUCH CLEARANCE SHALL BE MEASURED IN A VERTICAL PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS.
- STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES.
- ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL HAVE THE WALLS AND SOFFIT PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR 1 HOUR FIRE RESISTIVE CONSTRUCTION.
- THE MAXIMUM RISER HEIGHT SHALL BE 7-1/2 INCHES (193 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM) (9 INCHES (229 MM) BY STATE AMENDMENT). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT RIGHT ANGLE TO THE TREADS LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2 PERCENT). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). 2026 IRC SECTION R311.2.1, R311.2.2



**C STAIR TREAD DETAIL**  
NTS



**D RAILING TERMINATION DETAIL**  
NTS

**E**  
NTS



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**SECTIONS AND DETAILS**

**A4 | 2**

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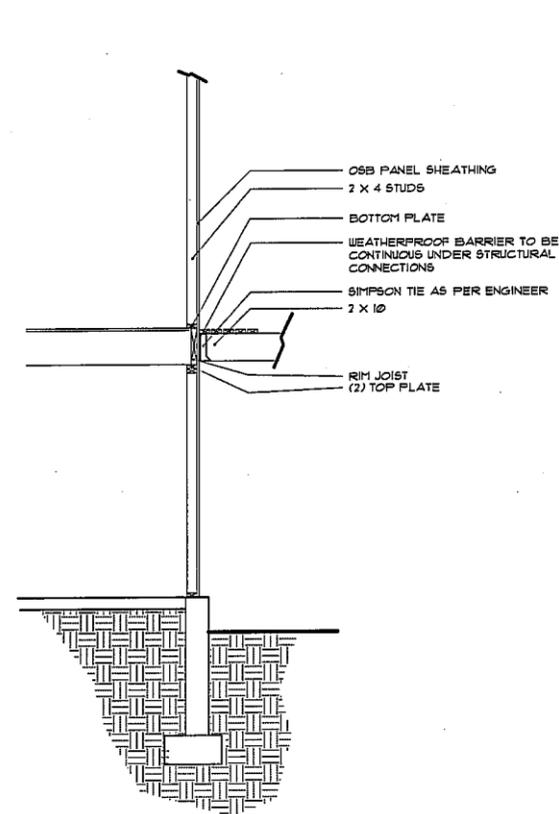
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**SECTIONS AND DETAILS**

**A4 | 3**

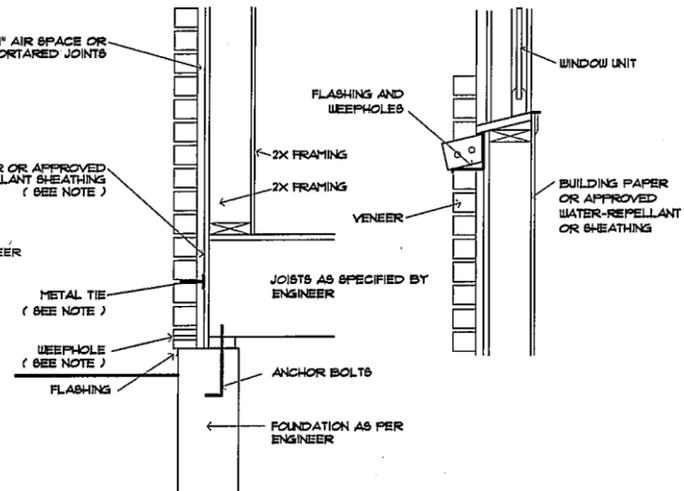


**B CONT. WEATHERPROOFING DETAIL**

NTS

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NTS



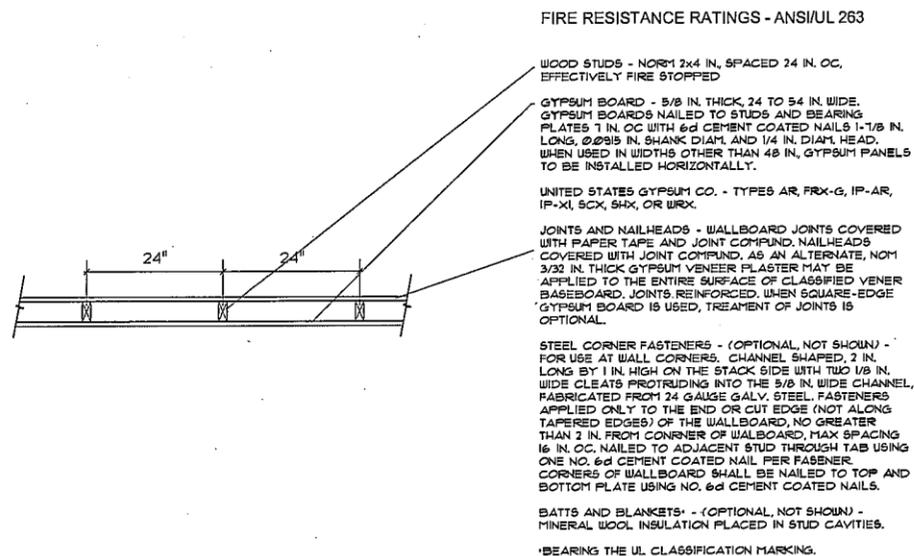
**WEATHER PROOF SHEATHING NOTE**  
ASPHALT-SATURATED FELT FREE FROM HOLES AND BREAKS WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER-RESISTANT MATERIAL SHALL BE APPLIED OVER LOCATED IMMEDIATELY ABOVE THE FLASHING STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS REQUIRED BY TABLE R103.4. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES.  
ABOVE DOES NOT APPLY IF  
1. IN DETACHED ACCESSORY BUILDINGS  
2. UNDER PANEL SIDING WITH SHIPLAP JOINTS  
3. UNDER EXTERIOR WALL FINISH MATERIALS IN TABLE R103.4  
4. UNDER PAPERBACKED STUCCO LATH

**WEEP HOLE AND FLASHING NOTE**  
1. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF THE MASONRY WALLS AT A MAXIMUM SPACING OF 33" ON CENTER. WEEP HOLES SHALL NOT BE LESS THAN 3/16" INCH IN DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING  
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS ARE IN ACCORDANCE WITH SECTION R103.1

**METAL TIE NOTE**  
1. THE VENEER TIES SHALL BE 22 GA. GALVANIZED STEEL BRACKETS 1/2" G.A. GALVANIZED WIRE.  
2. TIES SPACED 16" O.C. HORIZ. AND NOT MORE THAN 18" VERT.  
3. TIE WIRES LAPPED AT LEAST 2" ON EA. END.  
4. STEEL BRACKETS ATTACHED TO STUDS 1/2" G.A. GALVANIZED NAILS.  
5. A MAXIMUM DISTANCE OF 1" SHALL EXIST BETWEEN THE SHEATHING AND MASONRY

**A MASONRY VENEER ANCHORING DETAIL**

NTS



**C UL FIRE RESISTANCE RATINGS**

NTS

E

NTS

F

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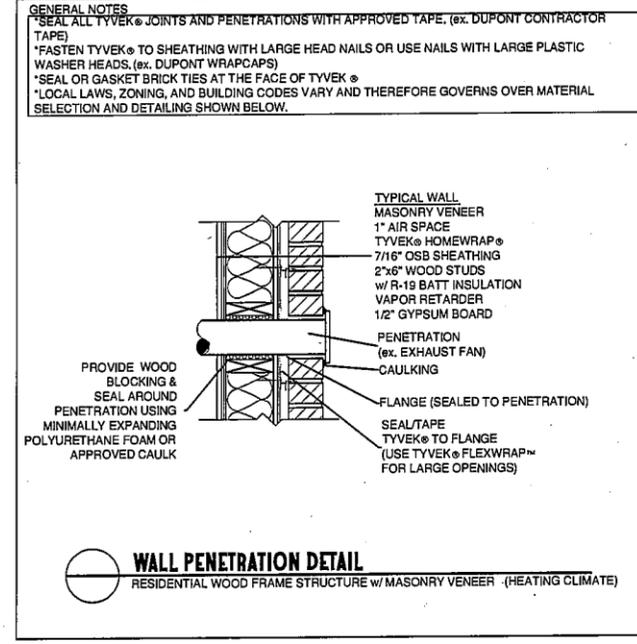
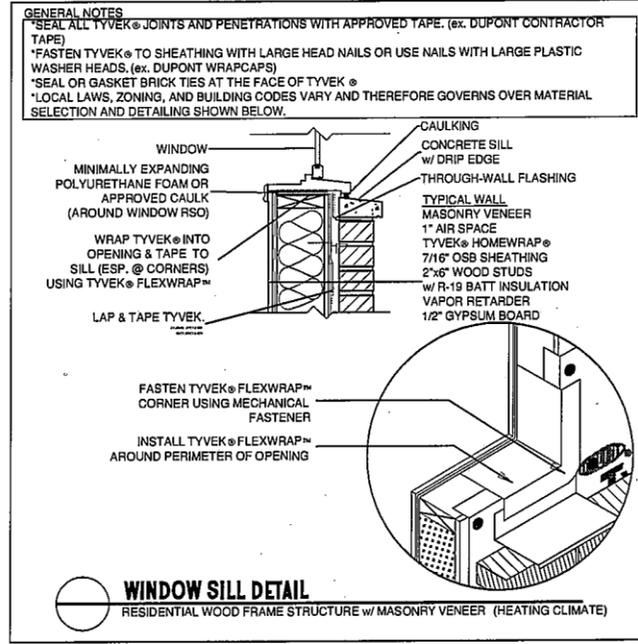
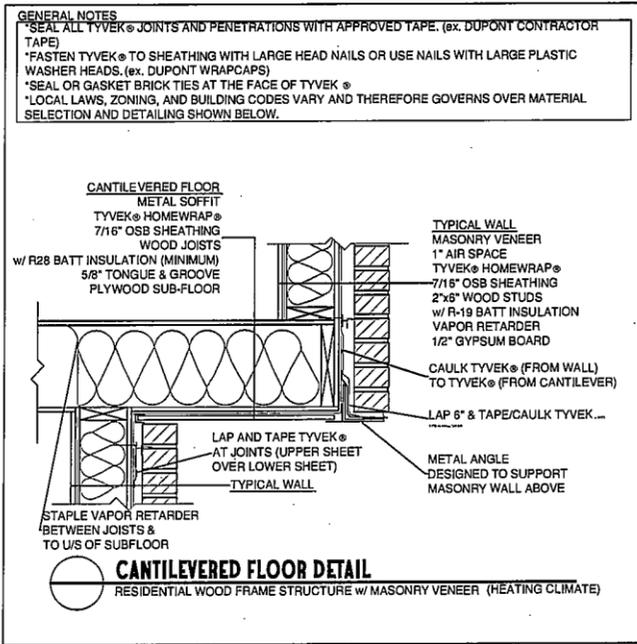
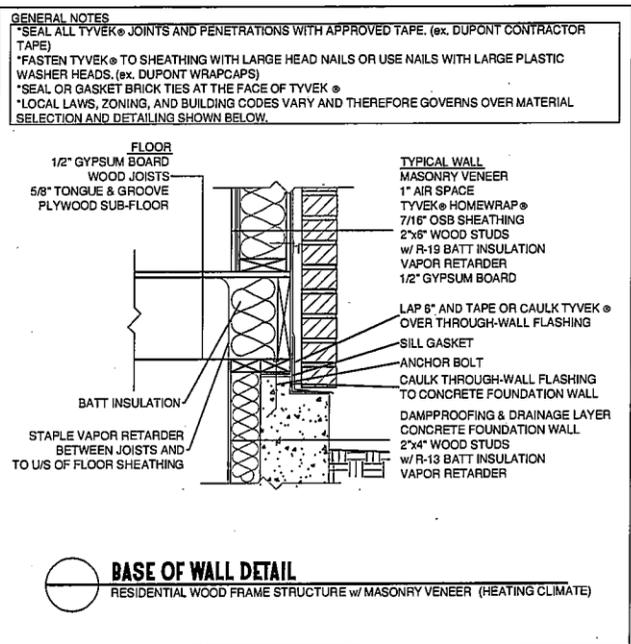
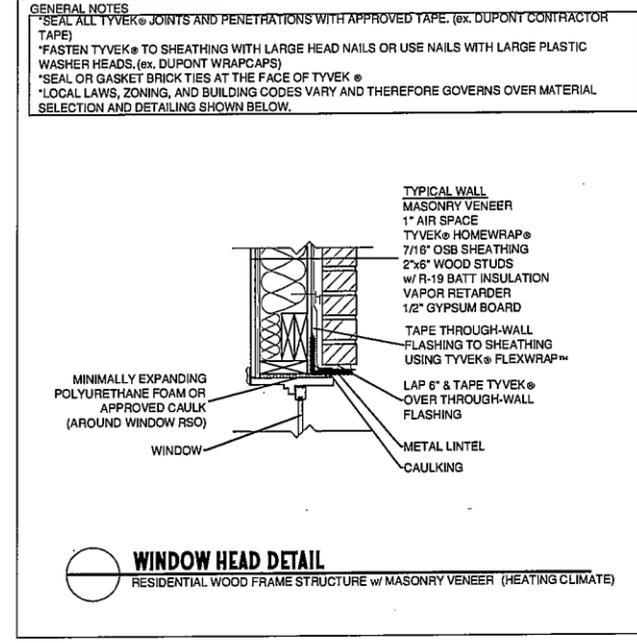
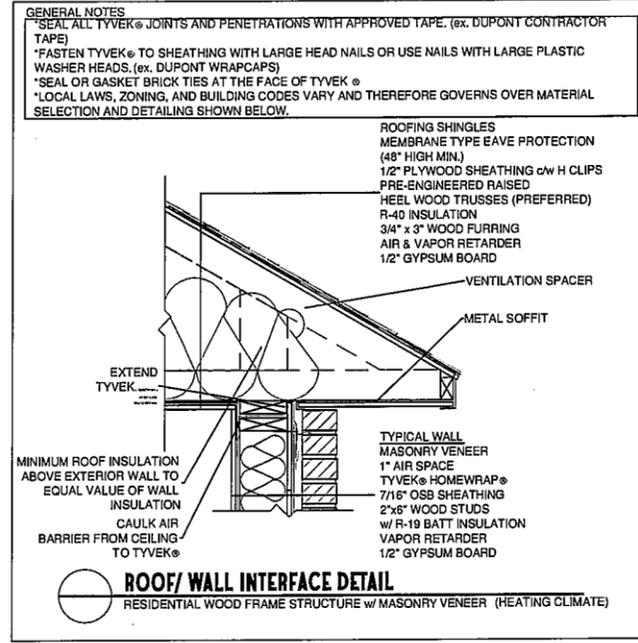
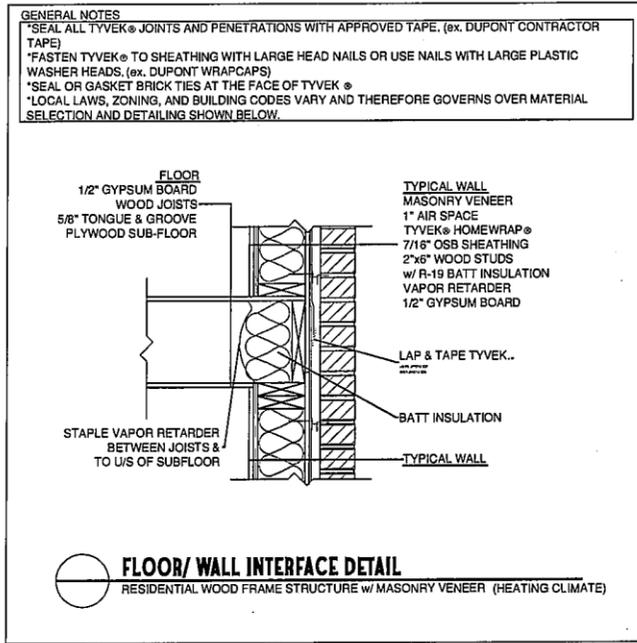
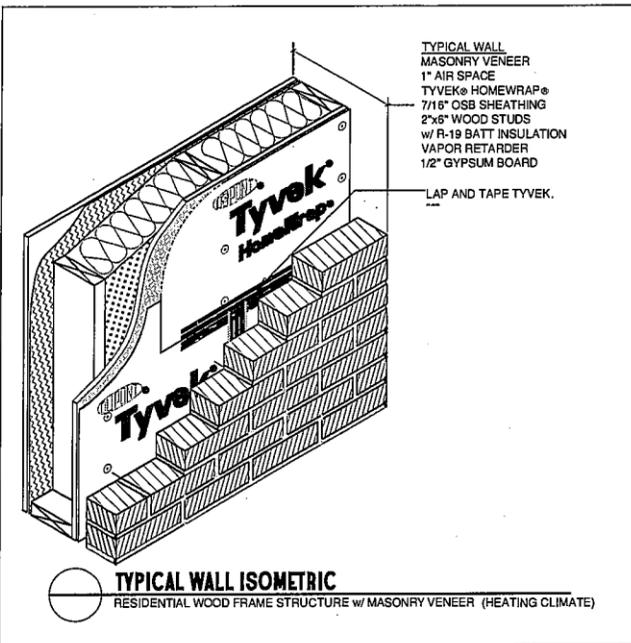
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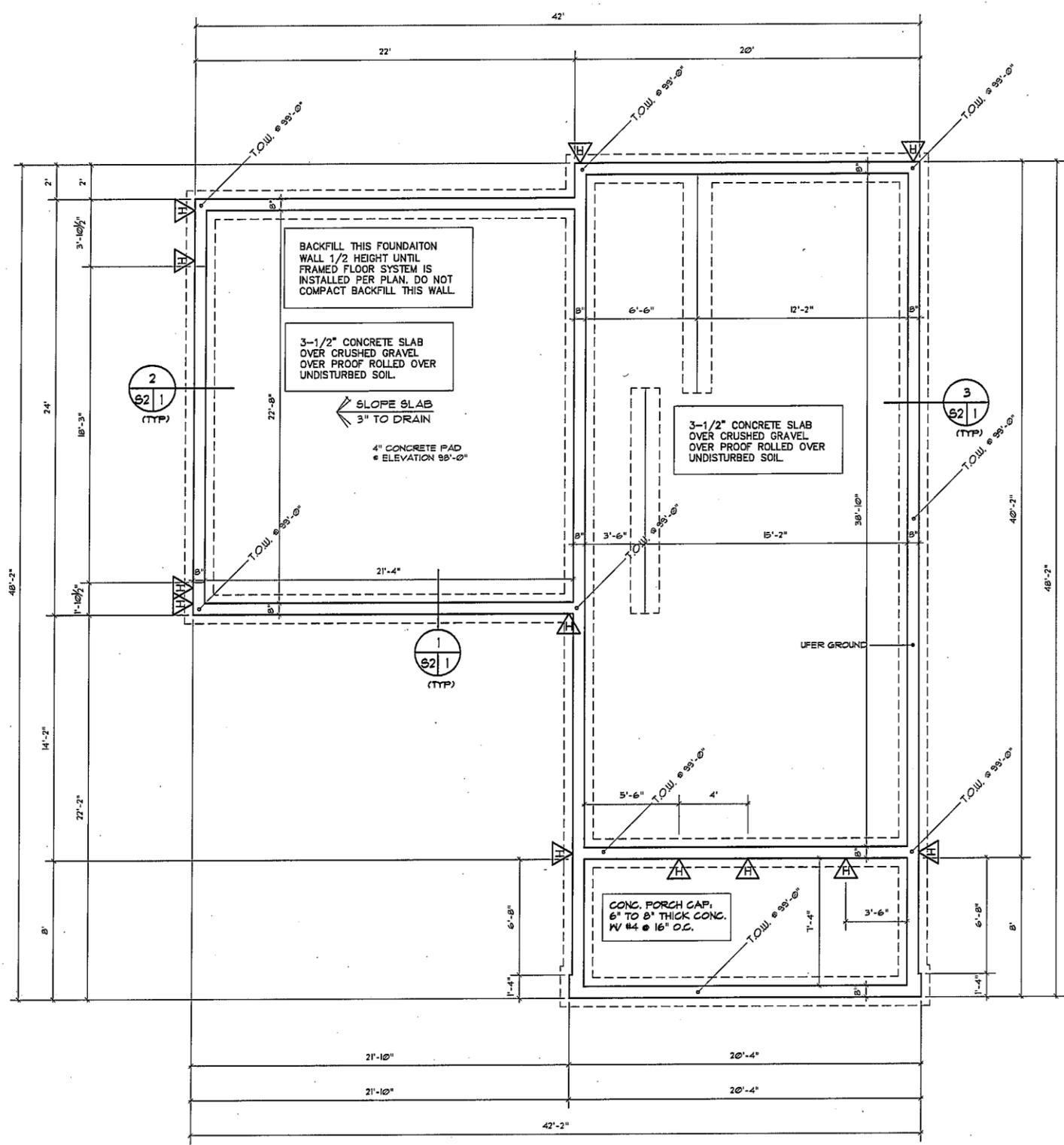
SECTIONS  
AND  
DETAILS

A4 | 4



FOUNDATION SCHEDULES,  
CONCRETE SPECIFICATIONS,  
AND EXCAVATION NOTES  
ARE LOCATED ON SHEET S2/3.

FOUNDATION HOLDDOWN  
STRAP. SEE SHEET S2/3.



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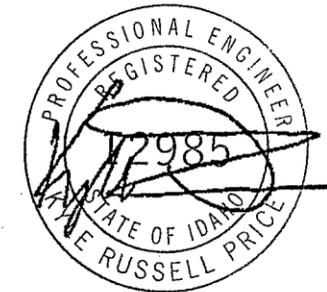
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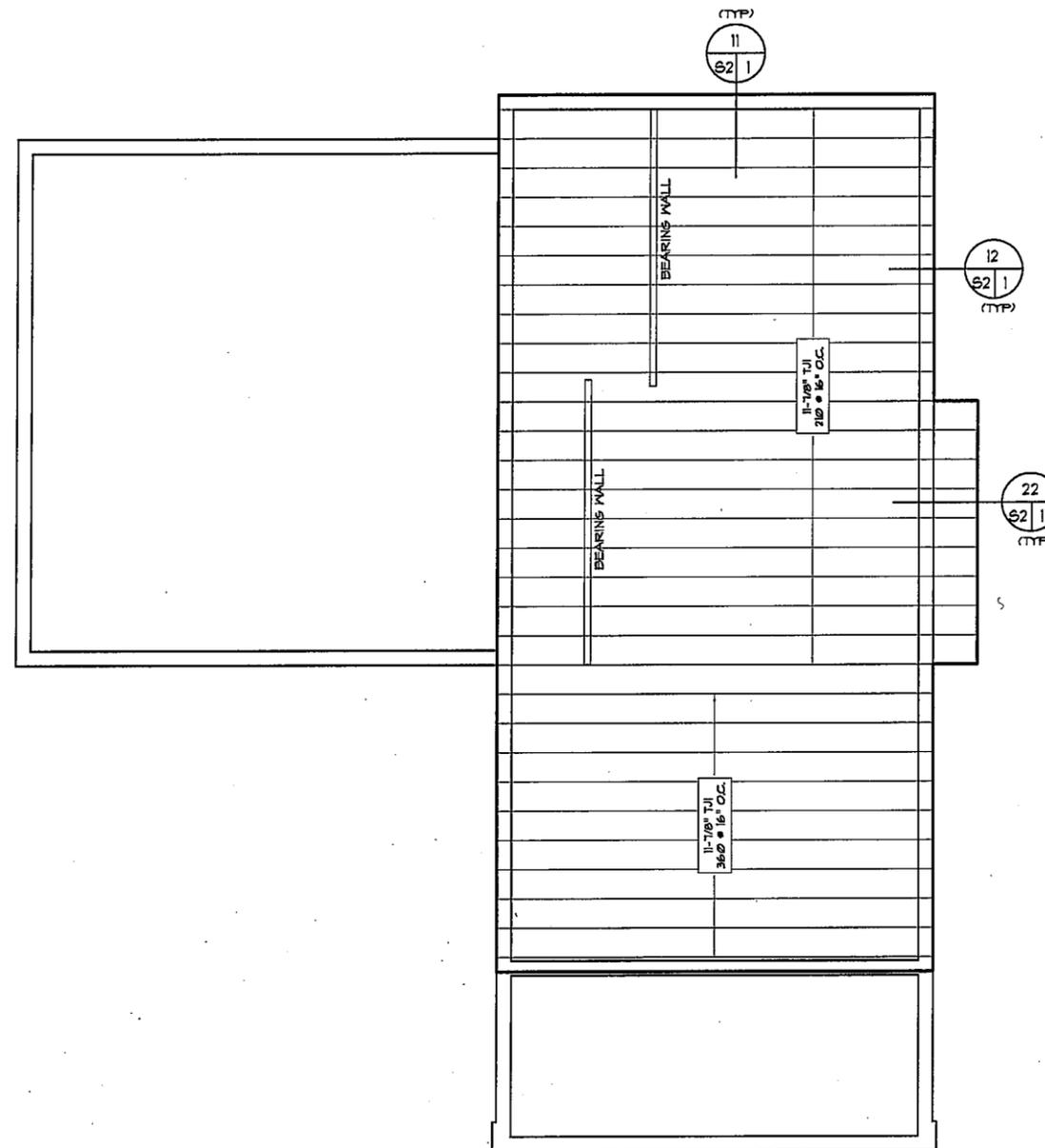
**FOOTING  
FOUNDATION  
PLAN**

**S1 | 1**

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**FOOTING/ FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

SEE SHEET S2 / 3  
FOR WOOD FRAMING  
SPECS  
AND NOTES.  
SW#: SHEAR WALL  
SEE SHEET S2 / 3.



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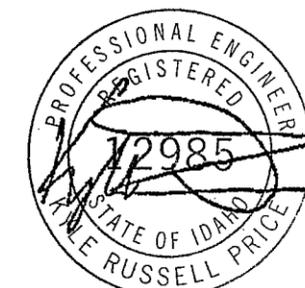
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TANNERSRIVER-C-TANNER-I-D-AE  
MAIN FLOOR  
FLOOR FRAMING  
PLAN

S1 | 2

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A

MAIN FLOOR FRAMING PLAN

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

SEE SHEET S2 / 3  
FOR WOOD FRAMING  
SPECS  
AND NOTES.

SW#: SHEAR WALL  
SEE SHEET S2 / 3.



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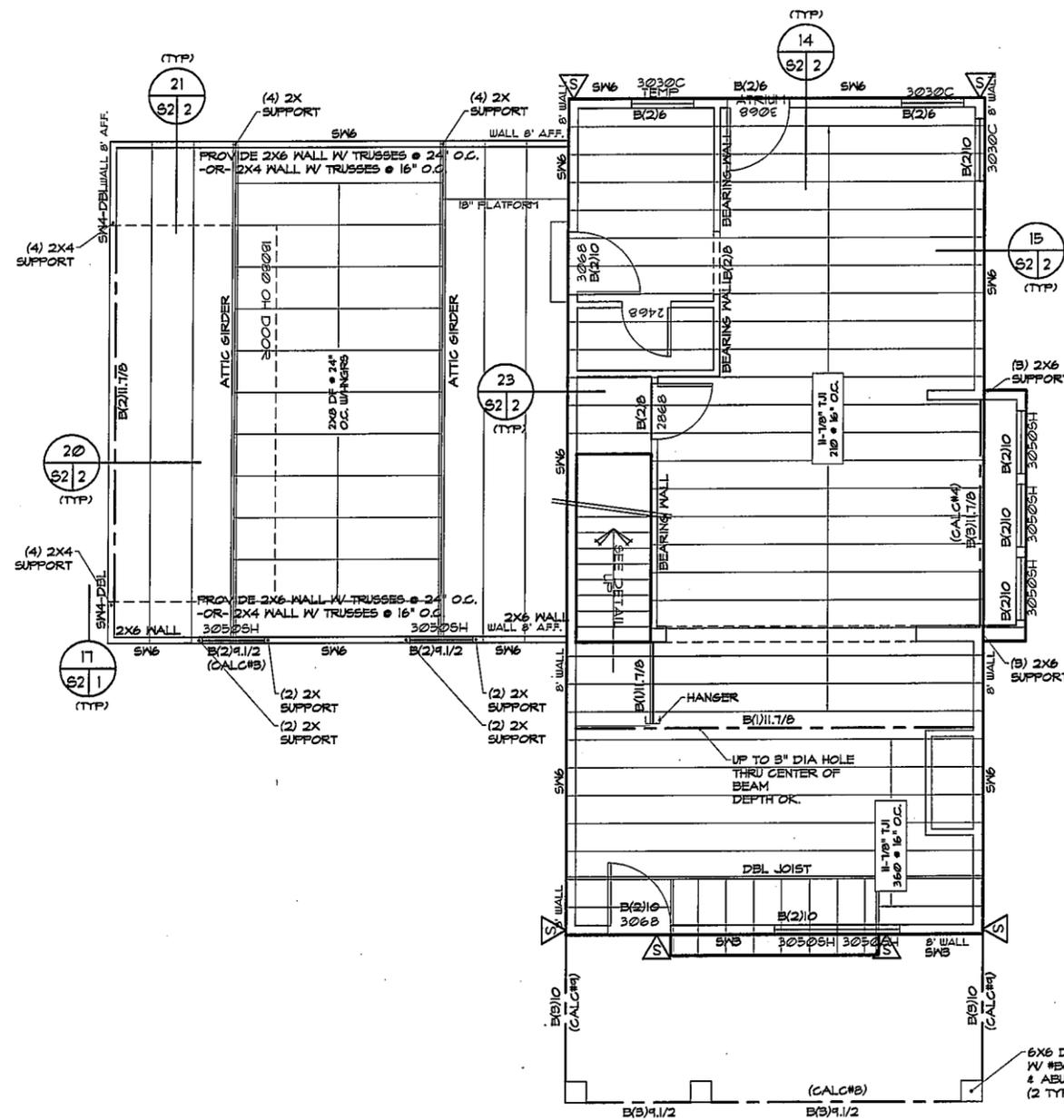
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UPPER FLOOR  
FLOOR FRAMING  
PLAN

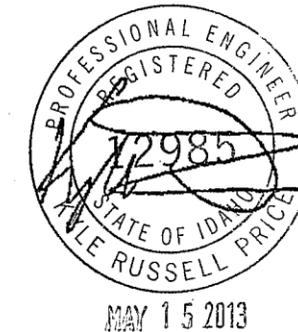
S1 | 3

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BONUS ROOM NOTE

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS  
RELATIVE TO BONUS AREA AS UNDER THERE IS A SPACE CREATED  
BY THE ATTIC TRUSS. CONTRACTOR WILL BE REQUIRED TO MAKE ANY FIELD  
ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS, OR OTHER ACCOMMODATIONS  
TO INSURE THAT THE USE OF THE SPACE CONFORMS TO ALL BUILDING  
CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
AS THE TRUSS SYSTEM IS DESIGNED AND CREATED BY THE TRUSS MANUFACTURER,  
IT IS THE OBLIGATION OF THE CONTRACTOR TO ORDER THE TRUSSES TO BE  
BUILT IN SUCH A WAY SO THE SPACE CAN BEST ACCOMMODATE THE OWNER'S  
INTENDED USE OF THE SPACE.



UPPER FLOOR FRAMING PLAN

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





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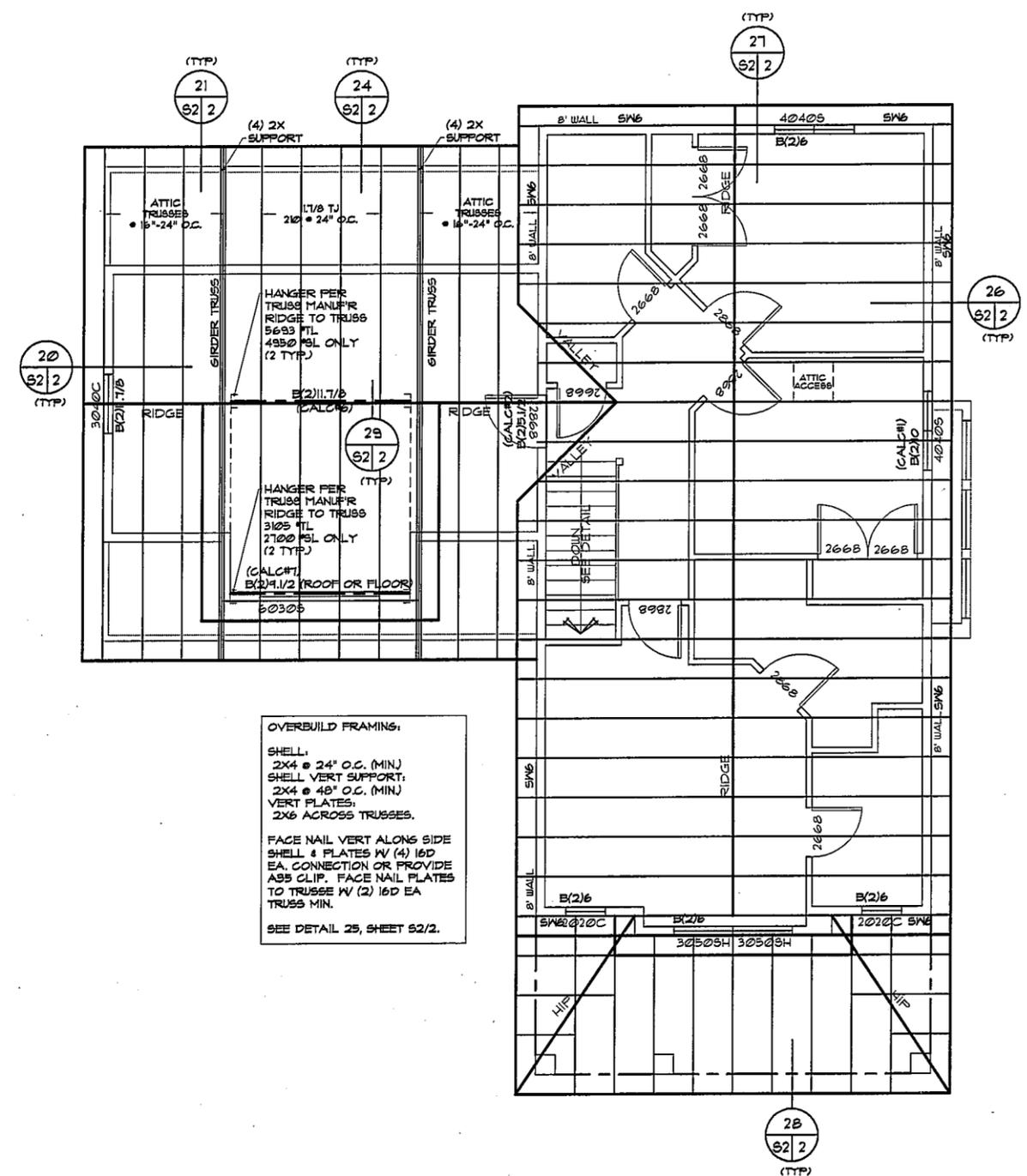
ROOF  
FRAMING  
PLAN

S1 | 4

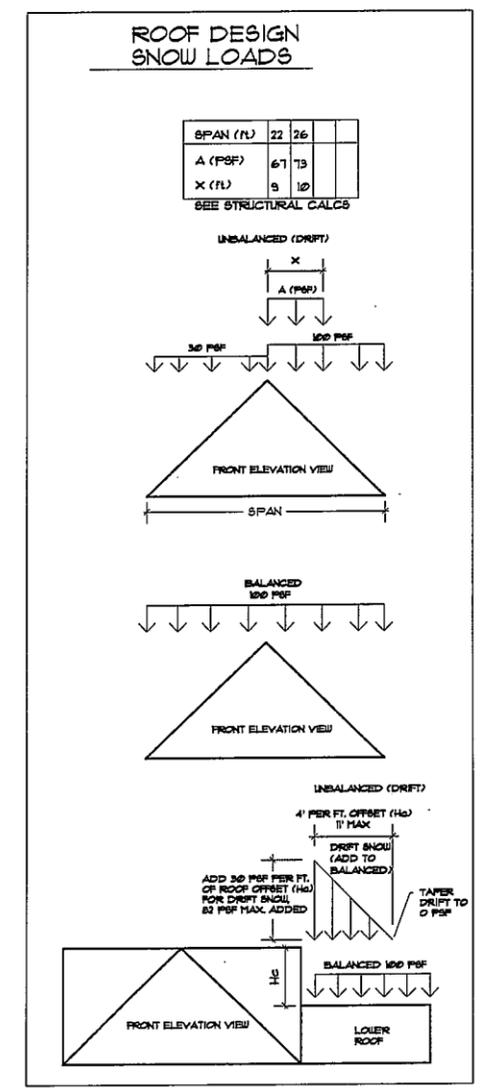
PAGE 22 OF 25

ATTIC VENTILATION / INSULATION CHART  
SQUARE FOOTAGE OF ROOF = 1672  
SOFFIT VENTING: YES  
REQUIRED VENTING = 1/200 OR 8.37 SQ. FEET  
THIS AMOUNT TO BE CREATED BY GABLE  
VENTS OR TURTLE STYLE ROOF VENTS.  
SHOW INSULATION BAFFLES IN THE ATTIC AT THE  
EXTERIOR PERIMETER ON THE CROSS-SECTION  
PROVIDE INSULATION DEPTH MARKERS EVERY  
300 SQUARE FEET OF ATTIC AREAS

SEE SHEET S2 / 3  
FOR WOOD FRAMING  
SPECS  
AND NOTES.  
SW#: SHEAR WALL  
SEE SHEET S2 / 3.



OVERBUILD FRAMING:  
SHELL:  
2X4 @ 24" O.C. (MIN.)  
SHELL VERT SUPPORT:  
2X4 @ 48" O.C. (MIN.)  
VERT PLATES:  
2X6 ACROSS TRUSSES.  
FACE NAIL VERT ALONG SIDE  
SHELL & PLATES W/ (4) 16D  
EA. CONNECTION OR PROVIDE  
ASB CLIP. FACE NAIL PLATES  
TO TRUSSE W/ (2) 16D EA  
TRUSS MIN.  
SEE DETAIL 25, SHEET S2/2.



BONUS ROOM NOTE

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS  
RELATING TO BONUS AREAS WHERE THERE IS A SPACE CREATED  
BY THE ATTIC TRUSS. CONTRACTOR WILL BE REQUIRED TO MAKE ANY FIELD  
ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS, OR OTHER ACCOMMODATIONS  
TO INSURE THAT THE USE OF THE SPACE CONFORMS TO ALL BUILDING  
CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
AS THE TRUSS ITSELF IS DESIGNED AND CREATED BY THE TRUSS MANUFACTURER,  
IT IS THE OBLIGATION OF THE CONTRACTOR TO ORDER THE TRUSSES TO BE  
BUILT IN SUCH A WAY SO THE SPACE CAN BEST APPROXIMATE THE CLIENTS  
INTENDED USE OF THE SPACE.



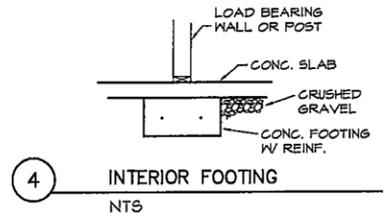
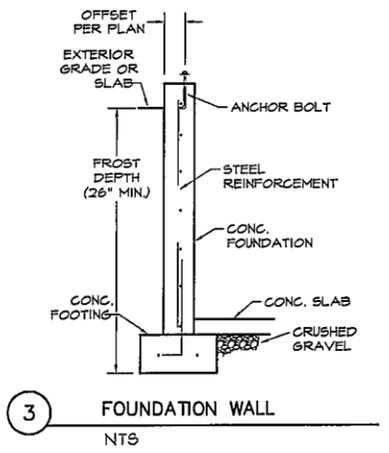
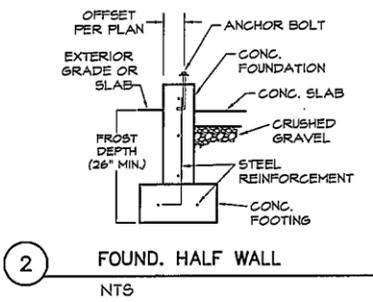
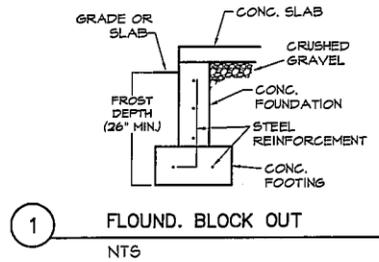
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ADDRESS: 427 W PADDOCK LN  
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STRUCTURAL FRAMING DETAILS

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**S2 1**



5 NO DETAIL  
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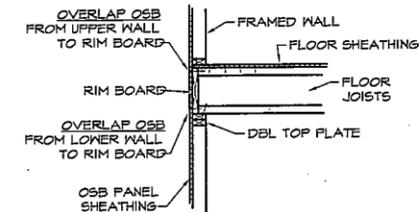
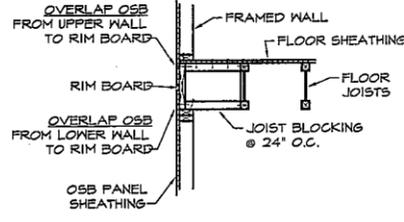
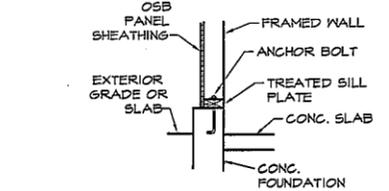
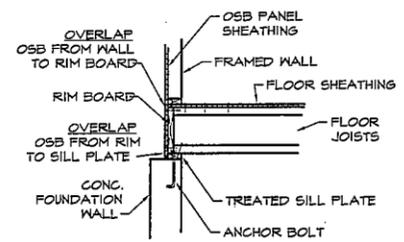
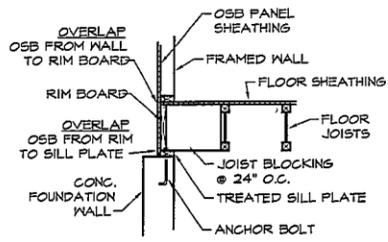
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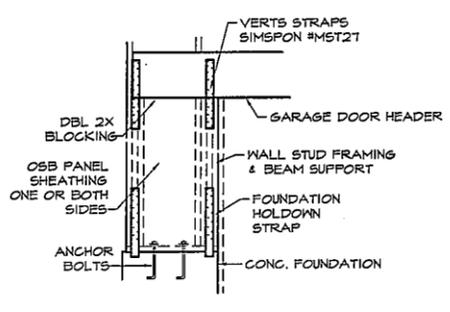
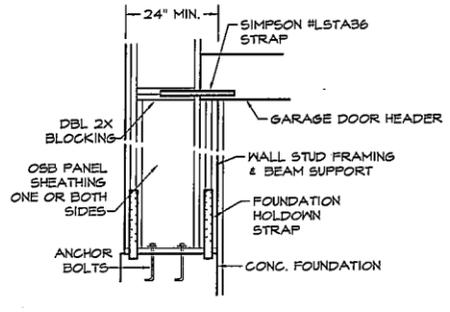
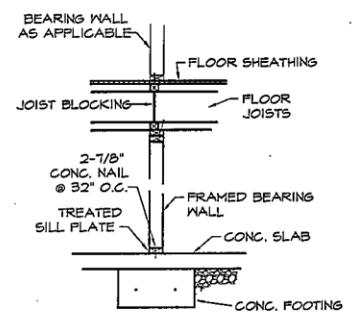
11 FOUND. TO PARALLEL JOIST  
NTS

12 FOUND. TO PERPENDICULAR JOIST  
NTS

13 FLOUND. TO WALL  
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14 FOUND. TO PARALLEL JOIST  
NTS

15 WALL TO JOIST TO WALL  
NTS



16 INTERIOR BEARING WALL  
NTS

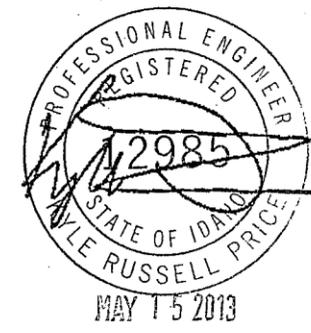
17 GARAGE RETURN WALL  
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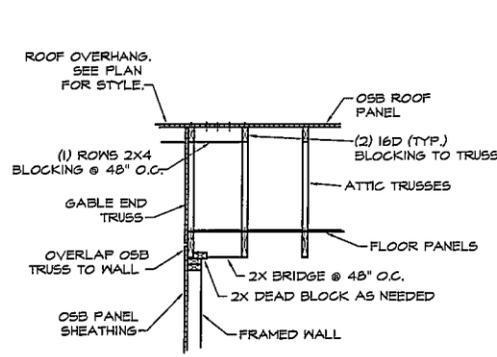
-OR-

18 GARAGE RETURN WALL  
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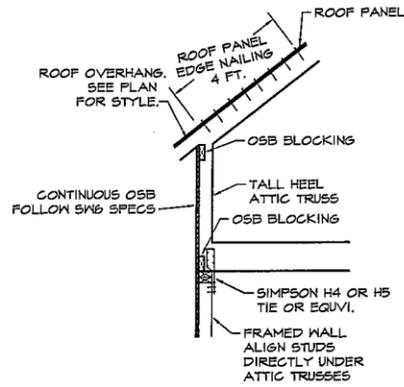
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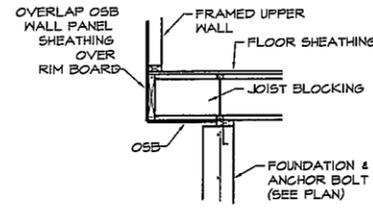




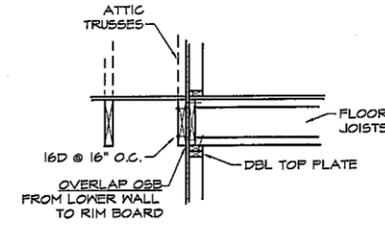
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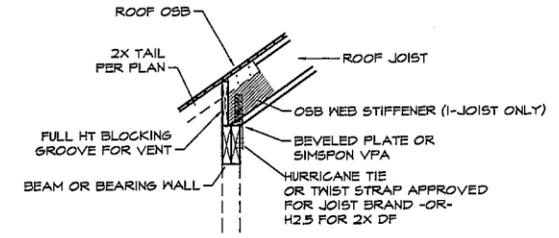
21 WALL TO TRUSS  
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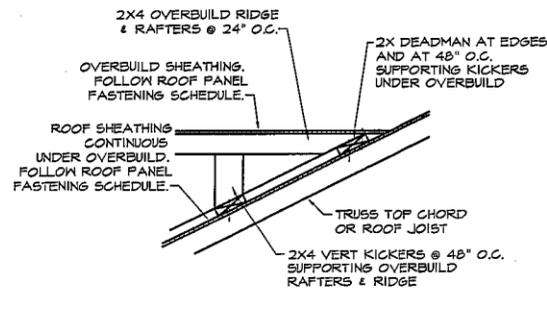
22 CANTILEVERED JOISTS  
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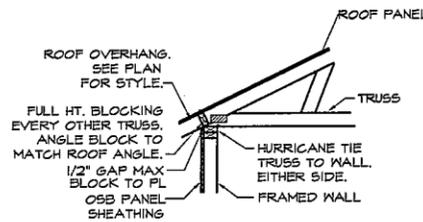
23 ATTIC TRUSS TO FLOOR  
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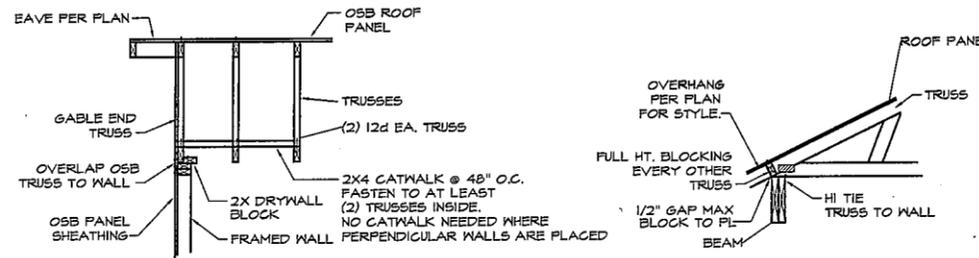
24 ROOF JOIST TO WALL/BEAM  
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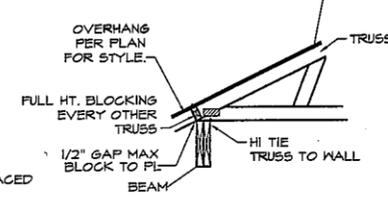
25 ROOF OVERBUILD  
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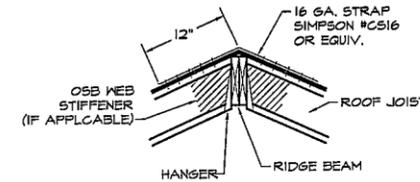
26 WALL TO TRUSS  
NTS



27 WALL TO GABLE TRUSS  
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28 BEAM TO TRUSS  
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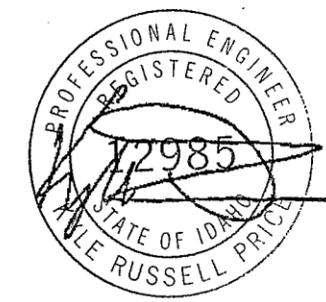
29 RIDGE BEAM  
NTS

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05/06/13

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HAILEY, IDAHO

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MAY 15 2013

S2 2

# FOUNDATION

FOOTING SCHEDULE	
CONCRETE FOOTING (FTG) SPECS U.N.O.	
FOUNDATION FTGS:	8" X 20" CONT. CONC. W/ (2) #4 CONT. PROVIDE VERT. 'J' REINF. DOWELS SPACED TO MATCH VERT. FOUNDATION REINFORCEMENT EXTENDING INTO FOUND. 20" MIN.
INTERIOR FTGS:	8" X 18" CONT. CONC. W/ (2) #4 CONT.
SPOT FTGS:	SEE PLAN FOR SIZE & REINFORCEMENT

FOUNDATION SCHEDULE & NOTES			
6" THICK CONCRETE FOUNDATION WALL		NOTES (TYP.)	
WALL HEIGHT (SEE PLAN)	STEEL REINFORCEMENT	OPENING* MAX. SPAN	
2'-0"	#4 @ 24"	(3) #4	2'-0"
4'-0"	#4 @ 24"	(4) #4	3'-0"
6'-0"	#4 @ 24"	(5) #4	6'-0"
1. PROVIDE REINF. STEEL WITHIN 4" OF TOP & BOTTOM OF WALL AND WITHIN 2" OF OPENINGS.			
2. PROVIDE 3" OF MIN. CONC. COVER FOR ALL REINF. STEEL.			
3. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP WALL STEEL 24" MIN.			
4. PROVIDE A 20" MIN. LAP FOR ALL STEEL.			
5. EMBEDDED PIPES SHOULD HAVE A MAX. DIA. OF 2-1/2"			
6. DO NOT BACKFILL FOUNDATION WALL UNTIL CONC. FLOOR SLAB IS IN PLACE AND CURED FOR 7 OR MORE DAYS.			
REINFORCEMENT SCHEDULE IS APPLICABLE TO ORIGINAL PLAN ONLY. CHANGES MADE TO WALLS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND BUILDING INSPECTOR.			

ANCHOR BOLTS & HOLDOWNS	
ANCHOR BOLTS:	1/2" DIA. X 10" L A307 "J" BOLTS @ 32" O.C. U.N.O. PROVIDE AN EMBEDMENT OF 7". PROVIDE (2) A.B. MIN. PER WALL W/ (1) EA. FOUND. WALL END MIN. (2 PER CORNER). PROVIDE 3" X 3" X 1/4" (MIN.) PLATE WASHERS EA. BOLT. WASHERS W/ 1-3/4" LONG SLOTTED HOLES ARE PERMITTED IF IT IS TOPPED WITH A SECOND STANDARD WASHER.
HOLDOWN FOUNDATION STRAP. (12 TYP.)	PROVIDE SIMPSON STD10(RJ) -OR- HTTS W/ 5/8" DIA. ANCHOR BOLT EPOXIED IN CONC. 8".

SOILS AND EXCAVATION NOTES	
UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED. DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).	
ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.	
ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEEPER THAN 2' AND ANY ON SITE OR OTHER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.	
DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.	

# FOUNDATION

CONCRETE AND REINFORCEMENT NOTES	
CONCRETE MIN. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:	
1. FOOTINGS:	2500 PSI DESIGN (PROVIDE 3000 PSI)
2. FOUNDATIONS:	2500 PSI DESIGN (PROVIDE 3500 PSI)
3. SUSP. SLABS:	3000 PSI DESIGN (PROVIDE 3000 PSI)
4. SLABS ON GRADE:	PROVIDE 3500 PSI ALL SLABS PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE. PROVIDE 1" DEEP CONTRACTION / CONSTRUCTION JOINTS NO FURTHER THAN 10' APART IN ANY DIRECTION.
REINFORCING STEEL SPECS:	
1. DOWELS:	ASTM A615 GRADE 60 OR ASTM A706 (WELDABLE)
W. WIRE FABRIC:	ASTM A185

# SHEAR WALLS

SHEAR WALL SCHEDULE			
DESIGNATION (SEE PLAN)	OSB PANEL QTY.	BD SPACING EDGE O.C.	STUD SIZE & QTY. INSIDE EDGES ONLY. (SEE DIAGRAM BELOW)
SW6	(1) SIDE	6"	(1) 2X
SW4	(1) SIDE	4"	DBL 2X OR (1) 4X
SW3	(1) SIDE	3"	DBL 2X OR (1) 4X
SW2	(1) SIDE	2"	(1) 4X
SW4-DBL	BOTH SIDES	4"	(1) 4X
SHEAR WALL FRAMING SPECS:			
1. PROVIDE 7/16" THICK APA STAMPED EXPOSURE 1 OSB SHEATHING OR BTR. PROVIDE STUDS @ 16" O.C. MAXIMUM.			
2. FASTEN ALL WALL PANELS W/ BD NAILING @ 12" O.C. EXCEPT ON PANEL EDGES. SEE ABOVE FOR PANELS EDGE FASTENING SPECS.			
3. BLOCK ALL WALL PANEL (OSB) EDGES. OVERLAP PANELS OVER TOP AND BOTTOM PLATES.			
4. FASTEN SILL PLATES TO WOOD FLOORS W/ 16D @ 4" O.C. STAGGERED.			
5. FASTEN ALL DBL 2X STUD MEMBERS TOGETHER WITH 16D @ 6" O.C. STAGGERED.			
6. TOP PLATES ARE CONTINUOUS WITH A 12" OVERLAP MIN. OR PROVIDE SIMPSON 16 GA. CS16 STRAPPING WITH A 12" MIN. LAP.			

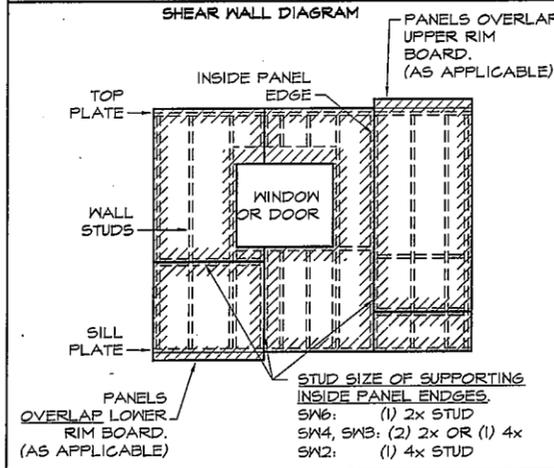
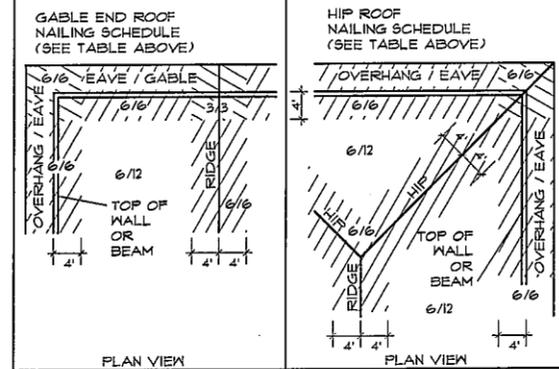


TABLE OF EQUIVALENT FASTENERS					
NAIL SIZE	NAIL SPACING	STAPLE SPACING	NOTES		
8D	12"	14 GA. 15 GA. 16 GA.	ALL STAPLES PROVIDE 1-1/2" PENETRATION		
	10"	12" X 10"		8"	
	10"	10"		8"	6-1/2"
	6"	6"		5"	4"
	4"	4"		3-1/2"	2-1/2"
10D	12"	14 GA. 15 GA. 16 GA.	ALL STAPLES PROVIDE 1-1/2" PENETRATION		
	10"	12" X 10"		8"	
	10"	10"		8"	6-1/2"
	6"	6"		5"	4"
	4"	4"		3-1/2"	2"

# ROOF & FLOOR

ROOF PANEL SCHEDULE		
ROOF DESIGN SNOW LOAD	PANEL THICKNESS	NOTES (TYP.)
UP TO 40 PSF	7/16"	1. ALL ROOF PANELS SHALL BE APA STAMPED, EXPOSURE 1, & RATED AS FOLLOWS:  THICKNESS SPAN RATING 7/16" 24/16 1/2" 32/16 5/8" 40/20
UP TO 70 PSF	1/2"	
UP TO 130 PSF	5/8"	
FOR ROOF SNOW LOAD SEE DESIGN CRITERIA THIS SHEET.		
ROOF PANEL FASTENING TABLE		
NAILING SPEC WHERE PANEL MEETS MEMBER, I.E. TRUSS, JOIST, BLOCK. (SEE DIAGRAM BELOW)	ØD O.C. NAILING	FIELD
6/12	6"	12"
6/16	6"	6"
3/3	3"	3"



ROOF TRUSS & JOIST NOTES	
TRUSSES (PRE-MANUF'D)	1. ENGINEERING FOR TRUSSES IS PROVIDED BY THE MANUFACTURER. 2. PROVIDE METAL MANUFACTURED HURRICANE TIES AT ALL TRUSS BEARING LOCATIONS, H2.5 MIN. U.N.O. (SEE PLAN) 3. PROVIDE FULL HEIGHT BLOCKING AT TRUSS BEARING LOCATIONS EVERY OTHER TRUSS SPACING MINIMUM. 4. THESE PLANS HAVE BEEN ENGINEERED BASED ON THE ROOF FRAMING PLANS PROVIDED. TRUSS LAYOUTS DIFFERING FROM THE ROOF FRAMING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
ROOF JOISTS	1. PROVIDE SIMPSON VPA CONNECTORS AT ALL JOIST BEARING LOCATIONS. 2. PROVIDE FULL HEIGHT BLOCKING EVERY OTHER JOIST.

FLOOR FRAMING	
FLOOR SHEATHING NOTES	
FLOOR SHEATHING U.N.O.:	
1. PROVIDE 23/32" APA STAMPED, EXPOSURE 1, T&G OSB PANELS FASTEN WITH 10D COMMON OR GALVANIZED NAILS @ 6" / 12" EDGE / FIELD O.C.	
2. PROVIDE CONTINUOUS GLUE JOIST TO PANELS.	

WALL STUD HEIGHTS & LOAD BLOCKING			
FRAMED WALL STUD HEIGHTS (HEIGHTS ARE UNSUPPORTED CLEAR SPANS)		NOTES (TYP.)	
WALL STUDS MAX. HEIGHT	NOMINAL DF SIZE	VERT. O.C SPACING	LATERAL SUPPORT
UP TO 10'	2 X 4	16"	NONE
UP TO 12'	2 X 4	12"	OSB, PLYWOOD, OR GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	
UP TO 17'	2 X 8	12"	
UP TO 17'	1-1/2" X 5-1/2"	16"	
UP TO 18'	1-1/2" X 5-1/2"	12"	
UP TO 20'	1-1/2" X 7-1/4"	16"	
*TJI TIMBERSTRAND LSL STUDS. CONTACT ENGINEER FOR OTHER BRANDS OR CONFIGURATIONS.			
1. PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.			
2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.			
3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.			

# DESIGN CRITERIA

DESIGN CRITERIA	
GOVERNING CODE:	2009 IBC, 2005 ASCE 7 OCCUPANCY CATEGORY II
1. LIVE LOADS:	SLEEPING AREAS 30 PSF DECKS 60 PSF BALCONIES 100 PSF OTHER AREAS 40 PSF
2. SNOW LOAD:	GROUND Pg 12.3 PSF ROOF Ps 10.0 PSF + DRIFT Pf: 30 PSF Cs: 1.0 Ce: 1.0 Ct: 1.0 It: 1.0
3. WIND:	DESIGN SPEED: 80 MPH 3 SEC. GUST EXPOSURE: B
4. SEISMIC:	SDC: D (ASSUMED) SITE CLASS: 1.5 Sds: 0.33 Sm: 1.33 R: 6.5
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)
6. DEAD LOADS:	ROOF 15 PSF (ASPHALT SHINGLES) FLOOR 15 PSF (INCL. THIN TILE) WALL 10 PSF (STUCCO, SIDING) WALL 45 PSF (VENEER: BRICK, STONE) CONCRETE 145 PCF (FTGS, FOUND, ETC)

# BEAMS & HEADERS

BEAM SCHEDULE			
DESIGNATION (SEE PLAN)	QTY/BEAM DESCRIPTION	MIN. 2X SUPPORTS U.N.O.	NOTES (TYP.)
MIN. LOAD BEARING BEAM IF NOT	(2) 2 X 8 DF#2	1	1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 16" O.C.
B(1)1/2	(2) 1-3/4" X 3-1/2" LVL	1	3. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #CB) TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
B(2)6	(2) 2 X 6 DF/HF#2	1	2. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2500 PSI F'b OR BTR.
B(2)1/4	(2) 1-3/4" X 7-1/4" LVL	1	
B(2)8	(2) 2 X 8 DF/HF#2	1	
B(3)8	(3) 2 X 8 DF/HF#2	1	
B(2)3/2	(2) 1-3/4" X 9-1/2" LVL	2	
B(3)3/2	(3) 1-3/4" X 9-1/2" LVL	2	
B(2)10	(2) 2X10 DF/HF #2	1	
B(3)10	(3) 2 X 10 DF/HF#2	1	
B(1)1/1/8	(1) 1-3/4" X 11-7/8" LVL	1	4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
B(2)1/1/8	(2) 1-3/4" X 11-7/8" LVL	2	
B(3)1/1/8	(3) 1-3/4" X 11-7/8" LVL	(3) 2X6	
B(4)1/1/8	(4) 1-3/4" X 11-7/8" LVL	SEE PLAN	5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
B(2)12	(2) 2 X 12 DF/HF#2	SEE PLAN	
B(3)12	(3) 2 X 12 DF/HF#2	SEE PLAN	
B(2)14	(2) 1-3/4" X 14" LVL	SEE PLAN	
B(3)14	(3) 1-3/4" X 14" LVL	SEE PLAN	
B(2)16	(2) 1-3/4" X 16" LVL	SEE PLAN	
B(3)16	(3) 1-3/4" X 16" LVL	SEE PLAN	
B(2)18	(2) 1-3/4" X 18" LVL	SEE PLAN	
B(3)18	(3) 1-3/4" X 18" LVL	SEE PLAN	
GLB	WOOD GLULAM BEAM. SEE PLAN	SEE PLAN	
R5	WOOD ROUGH SAWN. SEE PLAN	SEE PLAN	
WF X "	STEEL WIDE FLANGE. SEE PLAN	SEE PLAN	

# GENERAL FRAMING

FRAMING NAILING SCHEDULE U.N.O.		
CONNECTION DESCRIPTION	NAILING	NOTES
1 JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2 BLOCKING (BLK6) TO SILL OR BEAM	16D @ 4" O.C.	TOENAIL
3 SILL TO JOIST, RJ, BLK6, BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4 TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5 BUILT UP (MULTIPLE) STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6 DBL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7 DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8 HEADERS, BEAMS, GIRDERS MULTIPL./BUILT UP	(2) 16D @ 16"	FACE NAIL
9 OSB PANELS TO 2X WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

**PRICE ENGINEERING INC.**  
STRUCTURAL & CIVIL  
990 W 7900 S  
Willard, UT 84340  
(801) 771-0542  
price.engineer@gmail.com

Date / Revision  
05/07/13

STRUCTURAL SCHEDULES & NOTES

ADDRESS: #12 BLOCK 129  
HAILEY, IDAHO

PROJECT: TANNER RESIDENTIAL PLAN  
RML CUSTOM

S2 3



1436 S. LEGEND HILLS DR. #320  
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**PROJECT NAME:**  
TANNER RIVER  
LOT 12A

**LOCATION INFO:**  
LOT #  
12A  
SUBDIVISION  
HAILEY TOWN  
SITE BLOCK 129  
CITY  
HAILEY  
STATE  
IDAHO

**CLIENT NAME:**  
TANNER  
CONSTRUCTION

**PLAN NAME:**  
CUSTOM

**ORIGINAL RELEASE:**  
MAY 9, 2013

**REVISION DATES**  
05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C - TANNER - 3 - 13 - B

**COVER**

**A0 | 1**

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# TANNER RIVER LOT 12A

AN RML DESIGN PROJECT



MAY 15 2013

## GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2009 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE

## PROFESSIONALS



**DESIGNER**

RML DESIGN  
RANDALL M. LEWIS  
1436 S. LEGEND HILLS DRIVE  
SUITE #320  
CLEARFIELD, UTAH, 84015  
801-217-3727

**ENGINEERS**



PRICE ENGINEERING  
KYLE PRICE  
1436 S. LEGEND HILLS DR. #318  
CLEARFIELD, UTAH 84015  
801-771-0542

**CONTRACTOR**

TANNER CONSTRUCTION, INC.  
PO BOX 353  
HAILEY, IDAHO 83333  
CONTACT: BRANT TANNER  
(208) 720-5476

## BUILDING INFORMATION

**OWNER**

TANNER CONSTRUCTION INC.

**ADDRESS**

LOT # 12A  
HAILEY TOWN SITE BLOCK 129  
HAILEY, IDAHO

**SQUARE FOOTAGE**

UPPER LEVEL	778 SQ. FT.
MAIN LEVEL	824 SQ. FT.
TOTAL	1602 SQ. FT.

CRAWLSPACE	725 SQ. FT.
BONUS ROOM	338 SQ. FT.
GARAGE	528 SQ. FT.

## DRAWING INDEX

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- A0.3 GENERAL NOTES
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- A2.3 ELEVATIONS
- A2.4 ELEVATIONS
- A3.1 BASEMENT FLOOR PLAN
- A3.2 BASEMENT WALL FRAMING PLAN
- A3.3 MAIN FLOOR PLAN
- A3.4 MAIN FLOOR WALL FRAMING PLAN
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- A3.6 UPPER FLOOR WALL FRAMING PLAN
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- S1.1 FOOTING / FOUNDATION PLAN
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- S2.2 STRUCTURAL DETAILS
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**ATTENTION**

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**PROJECT NAME:**  
**TANNER RIVER**  
**LOT 12A**

**LOCATION INFO:**  
**LOT #**  
**12A**  
**SUBDIVISION**  
**HAILEY TOWN**  
**SITE BLOCK 129**  
**CITY**  
**HAILEY**  
**STATE**  
**IDAHO**

**CLIENT NAME:**  
**TANNER**  
**CONSTRUCTION**

**PLAN NAME:**  
**CUSTOM**

**ORIGINAL RELEASE:**  
**MAY 9, 2013**

**REVISION DATES**  
05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - 2-TANNER-1-10-B

**GENERAL NOTES**

**A0 2**

MECHANICAL NOTES CONT...

1. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS. 2029 IRC SECTION M1302.1

2. APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT, OR SIMILAR SPACE SHALL BE ACCESSIBLE BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24 INCHES WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE PROVIDED, THAT A LEVEL SERVICE SPACE OF NOT LESS THAN 30 INCHES DEEP AND HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30 INCHES IS PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN. 2029 IRC SECTION M1302.1.1

3. ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL HAVE WITH AN OPENING AND A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 20 FEET (6096 MM) LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 MM) WIDE, A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) BELOW THE APPLIANCE. IN CONSTRUCTION DESIGNED FOR THE PHYSICALLY IMPAIRED AND FOR ISLAND AND PENINSULAR COUNTERTOPS WHERE THE COUNTERTOP IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE ARE NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES (511 MM) ABOVE THE COUNTERTOP SURFACE, RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE. 2029 IRC SECTION M1302.1.2

THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING. 2029 IRC SECTION M1302.1.2

4. FUEL-BURNING APPLIANCES SHALL BE VENTED TO THE OUTSIDE IN ACCORDANCE WITH THEIR LISTING AND LABEL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS EXCEPT APPLIANCES LISTED AND LABELED AS TYPE-B VENTING SYSTEMS SHALL CONSIST OF APPROVED CHIMNEYS OR VENTS, OR VENTING ASSEMBLIES THAT ARE INTEGRAL PARTS OF LABELED APPLIANCES. 2029 IRC SECTION M1302.1

5. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENING SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G24016.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3000 BTU/H (134 M2/KJ) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE. 2029 IRC SECTION G24016.2 (3046.2)

6. A CLOSED VESSEL IN WHICH WATER IS HEATED BY THE COMBUSTION OF FUELS OR ELECTRICITY AND IS WITHDRAWN FOR USE EXTERNALLY TO THE SYSTEM AT PRESSURES NOT EXCEEDING 160 PSIG (1096 KPa) INCLUDING THE APPARATUS BY WHICH HEAT IS GENERATED AND ALL CONTROLS AND DEVICES NECESSARY TO PREVENT WATER TEMPERATURES FROM EXCEEDING 210 DEGREES FAHRENHEIT (99 DEGREES CELSIUS). UTAH STATE AMENDMENT R202

7. INSURE THAT THE GAS LOGS AND EACH GAS APPLIANCE SHALL HAVE A SHUT OFF VALVE WITHIN 6 FEET OF THE APPLIANCE. 2029 IRC SECTION G2420.5

8. BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN WALL AREAS OR TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.

9. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS. 2029 IRC SECTION M1302.1.1

10. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R302(1) IS BELOW 60°F (16°C), EVERY DUELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 5 FEET (1524 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. 2029 IRC SECTION R302.3

11. CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE. 2029 IRC SECTION M1413

12. IN ADDITION TO THE REQUIREMENTS OF SECTION M1413, A SECONDARY DRAIN OR AUXILIARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS MAY OCCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN 1/4 INCH VERTICAL IN 12 UNITS HORIZONTAL (1 PERCENT SLOPE). DRAIN PIPING SHALL BE A MINIMUM OF 3/4 INCH (19 MM) NOMINAL PIPE SIZE. 2029 IRC SECTION M1413.1

13. PROVIDE 100 SQUARE INCHES OF EXHAUST AIR FOR CLOTHES DRYERS LOCATED WITHIN CLOSETS OR COMPARTMENTS. 2029 IRC SECTION G2439.4

14. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION / SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR AND DUCTS OUTSIDE THE STRUCTURE. THE CERTIFICATE SHALL ALSO LIST EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

ELECTRICAL NOTES CONT...

1. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP 12 INCHES (305 MM) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED 80 THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610 MM) MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E302(4). 2029 IRC SECTION E3302(4.1)

2. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER. SECTION E3302(4.2)

3. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (508 MM) ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A RECEPTACLE OUTLET SHALL NOT BE INSTALLED IN A FACE-UP WORK SURFACE OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN EXCEPTION TO SECTION E3302(4) OR APPLIANCES ORIGINALLY LOCATED IN THIS SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

RECEPTACLE OUTLETS SHALL BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP SURFACE. RECEPTACLES MOUNTED BELOW THE PHYSICALLY IMPAIRED AND FOR ISLAND AND PENINSULAR COUNTERTOPS WHERE THE COUNTERTOP IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE ARE NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES (511 MM) ABOVE THE COUNTERTOP SURFACE, RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE. 2029 IRC SECTION E3302(4.5)

4. CORD-CONNECTED LIMNAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LIMNAIRES, LIGHTING TRACK, PENDANTS, AND CEILING-SUSPENDED (PADA) FANS SHALL NOT HAVE LOCATED WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ONLY ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE BATHTUB RIM OR SHOWER STALL. LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET LOCATIONS.

5. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR OUTLETS. 20. ALL 125-VOLT, 15- AND 20-AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. 2029 IRC SECTION E3102(4.5)

MECHANICAL NOTES

1. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING. 2029 IRC SECTION G2439.5(1)(a)(1)

2. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTION G2439.5(1) OR G2439.5(2)

3. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FT (10668 MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTER TERMINAL, WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.5(3)

THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CODE OFFICIAL SHALL BE PROVIDED WITH A COPY OF THE LISTING AND INSTALLATION INSTRUCTIONS FOR THE MAKE AND MODEL OF THE DRYER. WHERE THE EXHAUST DUCT IS TO BE CONCEALED, THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE CODE OFFICIAL PRIOR TO THE CONCEALMENT INSPECTION. IN THE ABSENCE OF FITTING EQUIVALENT LISTING INFORMATION, THE OTHER DRYER MANUFACTURER, TABLE G2439.5(3) SHALL BE USED.

4. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN THE GARAGES FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. 2029 IRC SECTION M1302.1.3

5. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN THE GARAGES FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. 2029 IRC SECTION M1302.1.3

6. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS. 2029 IRC SECTION M1302.1.1

7. AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES FOR APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY APPROVED METHODS. THE METHOD DESCRIBED IN SECTIONS G2401.5 THROUGH G2401.9, WHERE THE REQUIREMENTS OF SECTIONS G 2401.9 ARE NOT MET, OUTDOOR AIR SHALL BE INTRODUCED IN ACCORDANCE WITH ONE OF THE METHODS DESCRIBED IN SECTIONS G2401.6 THROUGH G2401.9. THE AIR INFILTRATION RATE IS KNOWN TO BE EQUIVALENT TO THE AIR INFILTRATION RATE FOR THE OTHER APPLIANCES OF OTHER THAN NATURAL DRAFT DESIGN AND VENTED GAS APPLIANCES OTHER THAN CATEGORY 1 SHALL BE PROVIDED WITH COMBUSTION, VENTILATION, AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2029 IRC SECTION G2401

8. THE REQUIRED VOLUME OF AIR SHALL BE DETERMINED IN ACCORDANCE WITH SECTION G2401.5) OR G2401.5.3, EXCEPT THAT WHERE THE AIR INFILTRATION RATE IS KNOWN TO BE LESS THAN 0.40 AIR CHANGES PER HOUR (ACH), SECTION G2401.5.2 SHALL BE USED. THE TOTAL REQUIRED VOLUME SHALL BE THE SUM OF THE REQUIRED VOLUME CALCULATED FOR ALL APPLIANCES LOCATED WITHIN THE SPACE. ROOMS COMMUNICATING DIRECTLY WITH THE SPACE IN WHICH THE APPLIANCES ARE INSTALLED THROUGH OPENINGS NOT FURNISHED WITH DOORS, AND THROUGH COMBUSTION AIR OPENINGS SIZED AND LOCATED IN ACCORDANCE WITH SECTION G2401.5.3, ARE CONSIDERED TO BE PART OF THE REQUIRED VOLUME. 2029 IRC SECTION M1302.1

9. THE REQUIRED VOLUME OF AIR SHALL BE DETERMINED IN ACCORDANCE WITH SECTION G2401.5) OR G2401.5.3, EXCEPT THAT WHERE THE AIR INFILTRATION RATE IS KNOWN TO BE LESS THAN 0.40 AIR CHANGES PER HOUR (ACH), SECTION G2401.5.2 SHALL BE USED. THE TOTAL REQUIRED VOLUME SHALL BE THE SUM OF THE REQUIRED VOLUME CALCULATED FOR ALL APPLIANCES LOCATED WITHIN THE SPACE. ROOMS COMMUNICATING DIRECTLY WITH THE SPACE IN WHICH THE APPLIANCES ARE INSTALLED THROUGH OPENINGS NOT FURNISHED WITH DOORS, AND THROUGH COMBUSTION AIR OPENINGS SIZED AND LOCATED IN ACCORDANCE WITH SECTION G2401.5.3, ARE CONSIDERED TO BE PART OF THE REQUIRED VOLUME. 2029 IRC SECTION M1302.1

ELECTRICAL NOTES

1. UNDERGROUND ELECTRICAL SERVICES SHALL BE INSTALLED IN 2 INCH RIGID RISER WITH 2 INCH RIGID ELBOW ATTACHED TO 2 INCH RIGID ELECTRICAL DUCT TO WITHIN 10 FEET OF PEDESTAL AND BURIED A MINIMUM OF 18 INCHES DEEP.

2. OVERHEAD ELECTRICAL SERVICES SHALL BE INSTALLED IN MINIMUM 2 INCH RIGID STEEL ELECTRICAL CONDUIT AT CLEARANCES.

3. PROVIDE AN U-FEED GROUND, THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS. 2029 IRC SECTION E2502(2)

4. ALL BATHROOM OUTLETS ARE FAULT PROTECTED.

5. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE PROTECTED BY BRANCH-CIRCUIT INTERRUPTERS (BCI) OR TYPE AFCI-FAULT CIRCUIT INTERRUPTER(S)

6. ALL 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BATHROOMS SHALL BE PROTECTED BY BRANCH-CIRCUIT INTERRUPTERS (BCI) OR TYPE AFCI-FAULT CIRCUIT INTERRUPTER(S)

7. ALL 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BATHROOMS SHALL BE PROTECTED BY BRANCH-CIRCUIT INTERRUPTERS (BCI) OR TYPE AFCI-FAULT CIRCUIT INTERRUPTER(S)

8. ALL 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BATHROOMS SHALL BE PROTECTED BY BRANCH-CIRCUIT INTERRUPTERS (BCI) OR TYPE AFCI-FAULT CIRCUIT INTERRUPTER(S)

9. CORD-CONNECTED LIMNAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LIMNAIRES, LIGHTING TRACK, PENDANTS, AND CEILING-SUSPENDED (PADA) FANS SHALL NOT HAVE LOCATED WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ONLY ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE BATHTUB RIM OR SHOWER STALL. LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET LOCATIONS.

10. ALL ELECTRICAL RECEPTACLES AND SWITCHES SHALL BE AT LEAST 18 INCHES ABOVE THE FLOOR IN THE GARAGE AND 20 INCHES ABOVE ONLY FROM THE GARAGE. 2029 IRC SECTION M1302.1

11. A CLEAR WORK AREA AT LEAST 36 INCHES WIDE x 30 INCHES DEEP SHALL EXIST IN FRONT OF THE POWER PANEL. 2029 IRC SECTION E3302(2)

12. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. 2029 IRC SECTION M1302.1.3

13. WALL SCONCE LIGHTS ARE TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR LEVEL.

14. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION E3102.3 SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3002.1 AND E3002.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES.

15. IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY SECTIONS E3002.1 AND E3002.2, SWITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE BRANCH CIRCUIT AS DEFINED IN SECTION E3003.2, EXCEPTION 1 SHALL BE PERMITTED.

THE RECEPTACLE OUTLET FOR REFRIGERATION APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED AT 15 AMPERES OR GREATER.

THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SUPPLIED IN SECTION E3002.3 SHALL SERVE NO OTHER OUTLETS. 2029 IRC SECTION E3002.3

TAMPER RESISTANCE RECEPTACLES ALL 125-VOLT, 15- AND 20-AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER RESISTANT. 2029 IRC SECTION E3102(4.5)

THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

PLUMBING NOTES CONT...

14. THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WATER TIGHT BY CAULKING. 2029 IRC SECTION P3102.3.3

15. VENT TERMINALS SHALL NOT BE USED AS A FLAG POLE OR TO SUPPORT FLAG POLES, TV ANTENNAS, OR SIMILAR ITEMS, EXCEPT WHEN THE PIPING HAS BEEN ANCHORED IN AN APPROVED MANNER. 2029 IRC SECTION P3102.4

16. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH 60.2 OR CSA B125. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION. 2029 IRC SECTION P2102.3

17. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS) BY A WATER TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1070, EXCEPT WHERE SUCH A PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION P2102.3.3. 2029 IRC SECTION P2102.3.3

18. A MEANS FOR CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH SECTIONS P2302.4.1 AND P2302.4.2. 2029 IRC SECTION P2302.4

19. FOR WATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 INCHES (51 MM), A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED WHERE, BECAUSE OF THERMAL EXPANSION, THAT PRESSURE ON THE DOWNSTREAM SIDE OF A PRESSURE-REDUCING VALVE EXCEEDS THE PRESSURE-REDUCING VALVE SETTING. 2029 IRC SECTION P2302.4.1

20. WHERE A BACKFLOW PREVENTION DEVICE, CHECK VALVE, OR OTHER DEVICE IS INSTALLED ON A WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED. 2029 IRC SECTION P2302.4.2

21. TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BACKERS ARE NOT ALLOWED. 2029 IRC SECTION R102.4.2

22. TRAPS SHALL HAVE A LIQUID SEAL NOT LESS THAN 2 INCHES (51 MM) AND NOT MORE THAN 4 INCHES (102 MM). LISTED AIR FLOOR DRAINS SHALL BE FITTED WITH A TRAP PRIMER OR SHALL BE OF THE DEEP SEAL DESIGN. TRAP SEAL PRIMER VALVES SHALL CONNECT TO THE TRAP AT A POINT ABOVE THE LEVEL OF THE TRAP SEAL. 2029 IRC SECTION P3102.1

23. SILLCOCKS, HOSE BIBBS, WALL HYDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE OR PRESSURE-TYPE VACUUM BREAKER OR A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER. 2029 IRC SECTION P3102.1.3

24. FIXTURE VALVES, WHEN INSTALLED, SHALL BE LOCATED EITHER AT THE FIXTURE OR AT THE MANIFOLD. IF VALVES ARE INSTALLED AT THE MANIFOLD, THEY SHALL BE LABELED INDICATING THE FIXTURE SERVED. 2029 IRC SECTION P3102.1.5

25. VALVES SERVING INDIVIDUAL FIXTURES, APPLIANCES, RISES AND BRANCHES SHALL BE PROVIDED WITH ACCESS. AN INDIVIDUAL SHUT-OFF VALVE SHALL BE REQUIRED ON THE FIXTURE SUPPLY PIPE TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS. 2029 IRC SECTION P3102.1.5.3

26. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST BE 18" X 18" WHERE EQUIPMENT IS LOCATED MORE THAN TWO FEET FROM ACCESS OPENING AND 12" X 12" IF SUCH EQUIPMENT IS LESS THAN TWO FEET FROM ACCESS OPENING. 2029 IRC SECTION P3102.1.5.3

27. COPPER TYPE PIPE IS REQUIRED FOR WATER SERVICE.

28. PROVIDE BACKFLOW PREVENTION DEVICE FOR BASEMENT DRAINAGES.

29. WHERE THE FLOOD LEVEL RISKS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN OR BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RISKS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE. 2029 IRC SECTION P3102.1.1

30. WHERE THE FLOOD LEVEL RISKS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN OR BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RISKS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE. 2029 IRC SECTION P3102.1.1

31. WHERE THE FLOOD LEVEL RISKS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN OR BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RISKS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE. 2029 IRC SECTION P3102.1.1

32. WHERE THE FLOOD LEVEL RISKS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN OR BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RISKS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE. 2029 IRC SECTION P3102.1.1

GARAGE FRAMING NOTES

1. THE HEIGHT OF THE FRAMED WALL INDICATED FOR THE GARAGE REFERRED IS THE FINISHED MAIN FLOOR AND NOT THE LITERAL HEIGHT OF THE WALL FROM THE FOUNDATION WALL OF THE GARAGE. THE LITERAL WALL WOULD BE TYPICALLY TALLER THAN THE HEIGHT NOTED.

IF NO WALL HEIGHT INDICATION IS GIVEN, IT IS ASSUMED THAT THE TOP OF THE GARAGE WALL IS CONTINUOUS WITH THE TOP OF THE WALL OF THE PORTION OF THE HOUSE CLOSEST TO THE GARAGE.

THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

GLASS & GLAZING NOTES CONT...

8. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" (1524 MM) ABOVE THE NOSE OF THE TREAD. 2029 IRC SECTION R320.4

FOUNDATION DRAINAGE NOTES

1. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILE, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE-SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR THE PERFORATION ON COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM. 2029 IRC SECTION R402.5.1

2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). 2029 IRC SECTION R402.3

PLUMBING NOTES

1. ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC.) AREA OF NOT LESS THAN 8 WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZE DRAIN WHICH SHALL EXTEND TO A FLOOR DRAIN.

2. NO WATER WATER WHICH DEPENDS ON THE COMBUSTION OF FUEL FOR HEAT SHALL BE INSTALLED IN ANY ROOM USED OR DESIGNATED TO BE USED FOR SLEEPING PURPOSES, BATHROOMS, CLOSETS, OR IN ANY CLOSET OF OTHERWISE CONFINED SPACE OPENING INTO ANY BATH OR BEDROOM.

3. WATER HEATERS LOCATED WHERE WATER DAMAGE MAY OCCUR SHALL HAVE WATER TYPE PAN INSTALLED BENEATH WITH A MINIMUM OF 1-1/2" DIAMETER DRAIN TO APPROVED RECEPTOR.

4. NO WATER PIPING DRAINAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LIMITED TO, UNHEATED GARAGES AND ATTIC WALLS.

5. WATER SOFTENER DRAINAGE OUTLETS SHALL BE CONNECTED TO THE BUILDING DRAINAGE SYSTEM THROUGH AIR GAPS.

6. PLUMBING VENTS SHALL TERMINATE AT LEAST 2 FEET ABOVE OR 10 FEET AWAY FROM OPENABLE WINDOW OR AIR INTAKE OPENINGS.

EXCAVATION FOUNDATION NOTES

- 1. SLOPES FOR PERMANENT FILL SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAVING.
3. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY ENGINEER
4. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4 THROUGH R403.1.2
2009 IRC SECTION R403.1.4
4.1. EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OF MORE OF THE FOLLOWING METHODS
4.1.1. EXTENDED BELOW THE FROST LINE SPECIFIED BY THE LOCAL JURISDICTION
4.1.2. CONSTRUCTING IN ACCORDANCE WITH SECTION R403.3
4.1.3. CONSTRUCTING IN ACCORDANCE WITH ASCE 32; OR
4.1.4. PROTECTED ON GRAVEL ROCK
2009 IRC SECTION R403.1.4
5. FINISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS

6. A MINIMUM SLOPE OF FIVE PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH TWO PERCENT THEREAFTER TO PROVIDE DRAINAGE AREA

7. IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT, AT LEAST A 4 INCH IN DIAMETER PIPE IS TO BE PLACED IN THE GUTTER TO ALLOW FOR DRAINAGE OF SURFACE WATER.

8. THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE SURROUNDING SOIL

9. PROVIDE A VAPOR RETARDER & MIL PLY-ETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS EXCEPT FOR GARAGES, UTILITY BUILDINGS, AND OTHER UNHEATED BUILDINGS.

10. SHOW COMPACTON ON ALL BACKFILLED AREAS. ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL.

11. EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 MM) PORTLAND CEMENT FARGING APPLIED TO THE EXTERIOR OF THE WALL. THE FARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
- BITUMINOUS COATING
- 3 POUNDS PER SQUARE YARD (163 KG/M2) OF ACRYLIC MODIFIED CEMENT.
- 1/8 INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887
- ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
- OTHER APPROVED METHODS OR MATERIALS

FARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.
2009 IRC SECTION R406.1

12. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.
2009 IRC SECTION R506.2.1

13. A 4 INCH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2 INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHEN THE SLAB IS BELOW GRADE.
2009 IRC SECTION R506.2.2

14. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (41 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6069 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6069 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.

HOME THEATRE NOTE

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (4.24 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

FLASHING NOTES

- 1. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH, APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1.1. EXTERIOR WINDOW AND DOOR OPENINGS, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
1.2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
1.3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
1.4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
1.5. AT WALL AND ROOF INTERSECTIONS.
1.6. AT BUILT-IN GUTTERS.
2009 IRC SECTION R102.6
2. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS
3. SILL FLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD.

EGRESS & EXIT NOTES

1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNITS VERTICAL TO 12 UNITS HORIZONTAL (2-PERCENT).

WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE STAIRWAY.

THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 1-3/4 INCHES (36 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.

THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION R310.1.4 SHALL NOT BE MORE THAN 1-3/4 INCHES (36 MM) LOWER THAN THE TOP OF THE THRESHOLD.

THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

2. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE. THE BULKHEAD ENCLOSURE SHALL COMPLY WITH IRC SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH IRC SECTION R310.2

- THE MINIMUM NET CLEAR OPENING SHALL BE 57 SQ. FT.
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
2009 IRC SECTION R310.1

3. WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCR OACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
2009 IRC SECTION R310.2

4. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY-OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R314 AND R315. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL.
2009 IRC SECTION R310.2.1

5. HALLWAYS SHALL NOT HAVE LESS THAN 36 INCHES FINISHED WIDTH.
2009 IRC SECTION R311.6

OCCUPANCY SEPARATION NOTES

- 1. THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE U (ATTACHED GARAGE OR CARPORT) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE OR CARPORT SIDE.
2. PROVIDE 5/8 INCH (1/2 INCH MIN) TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE
3. IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING OF GARAGE.
4. A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 INCHES IN THICKNESS WILL BE PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE R3 AND THE U OCCUPANCIES.
5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS.
2009 IRC SECTION R302.5.1
6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION APPLIED TO THE GARAGE SIDE WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTANCE. UTAH STATE AMENDMENT TO
2009 IRC SECTION R302.6

7. ATTIC DOORS LOCATED IN GARAGES SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING.

8. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R311.3. WHERE WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE SO INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

EXCEPTION:
8.1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANT RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED AS FOLLOWS:

- 8.1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES EXCEPT AT WALLS OR PARTITIONS CONSTRUCTED USING PARALLEL ROUS OF STUDS OR STAGGERED STUDS.
8.1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION.
8.1.3. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R602.6.1
8.1.4. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR
8.1.5. BY OTHER LISTED MATERIALS AND METHODS

9. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALL MUST BE MADE WITH METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED.

10. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM BOARD OR EQUIVALENT. IRC R302.6

INSULATION NOTES

- 1. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ. FT. (28 SQ. M) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" (25 MM) HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.

CRAWL SPACES

1. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0930 METERS SQUARE) FOR EACH 150 SQUARE FEET (14 METERS SQUARE) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS I VAPOR RETARDER MATERIAL. WHEN A CLASS I VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0930 METERS SQUARE) FOR EACH 1500 SQUARE FEET (140 METERS SQUARE) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.
2009 IRC SECTION R408.1

2. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" BY 24" (457 MM BY 610 MM) OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" BY 24" (407 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" BY 24" (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.
2009 IRC SECTION R408.4

FIRE SAFETY NOTES

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8 INCH (15.9MM) GYPSUM BOARD

2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
2009 R314.4

3. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.

4. PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD.

5. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS: AS FOLLOWS:
a. VERTICALLY AT THE CEILING AND FLOOR LEVELS
b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R312.2
e. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
f. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.9.
g. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
2009 IRC SECTION R2302.1

EXTERIOR FINISH NOTES

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

GENERAL NOTES

SCALE: NTS



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PROJECT NAME:
TANNER RIVER LOT 12A

LOCATION INFO:
LOT # 12A
SUBDIVISION HAILEY TOWN
SITE BLOCK 129
CITY HAILEY
STATE IDAHO

CLIENT NAME:
TANNER CONSTRUCTION

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
MAY 9, 2013

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GENERAL NOTES

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TANNER RIVER - C-TANNER-3-13-C

**SITE  
PLAN**

**A1 | 1**

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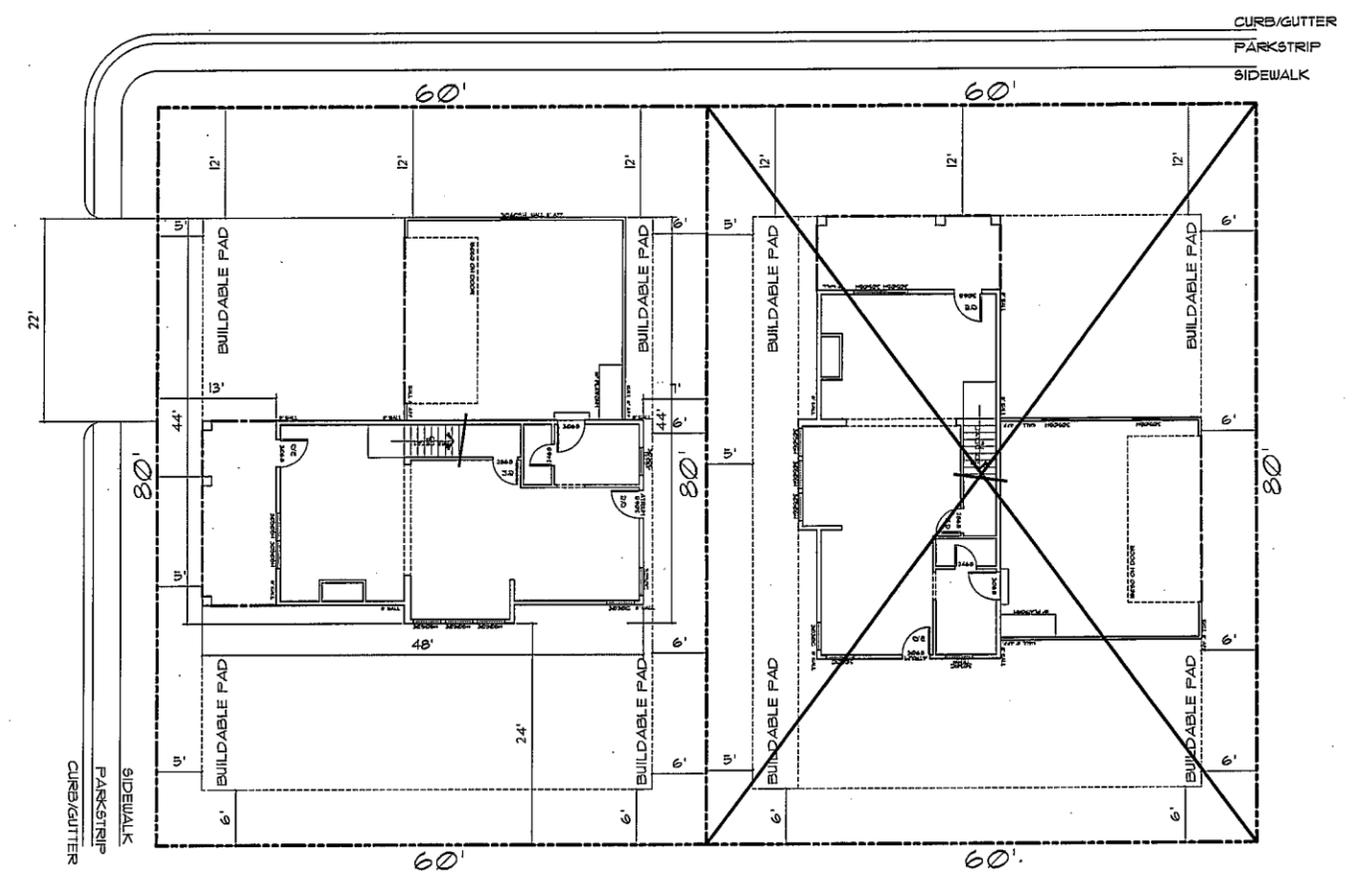
**NOTE:**  
LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM CONCRETE WALLS. THE GRADE AWAY FROM THE FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. ( 5% )

**NOTE:**  
DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES  
BUILDER-OWNER SHALL REPLACE ANY CURBS & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY CITY INSPECTOR.  
A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4', ONCE CONSTRUCTED

**NOTE:**  
\*ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.  
\*GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS  
\*STREET, CURB AND GUTTER, WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.  
\*STRAIN BALES TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.  
\*BERMS AND SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.  
\*DRAINAGE ALONG REAR DRAINAGE EASEMENT MUST BE MAINTAINED AFTER LANDSCAPING TO ALLOW FLOW FROM SURROUNDING LOTS TO CROSS THE LOT AS SHOWN ON SUBDIVISION GRADING PLAN.

RIVER STREET

MAPLE STREET



**A**  
**SITE PLAN**  
SCALE: 1" = 20'



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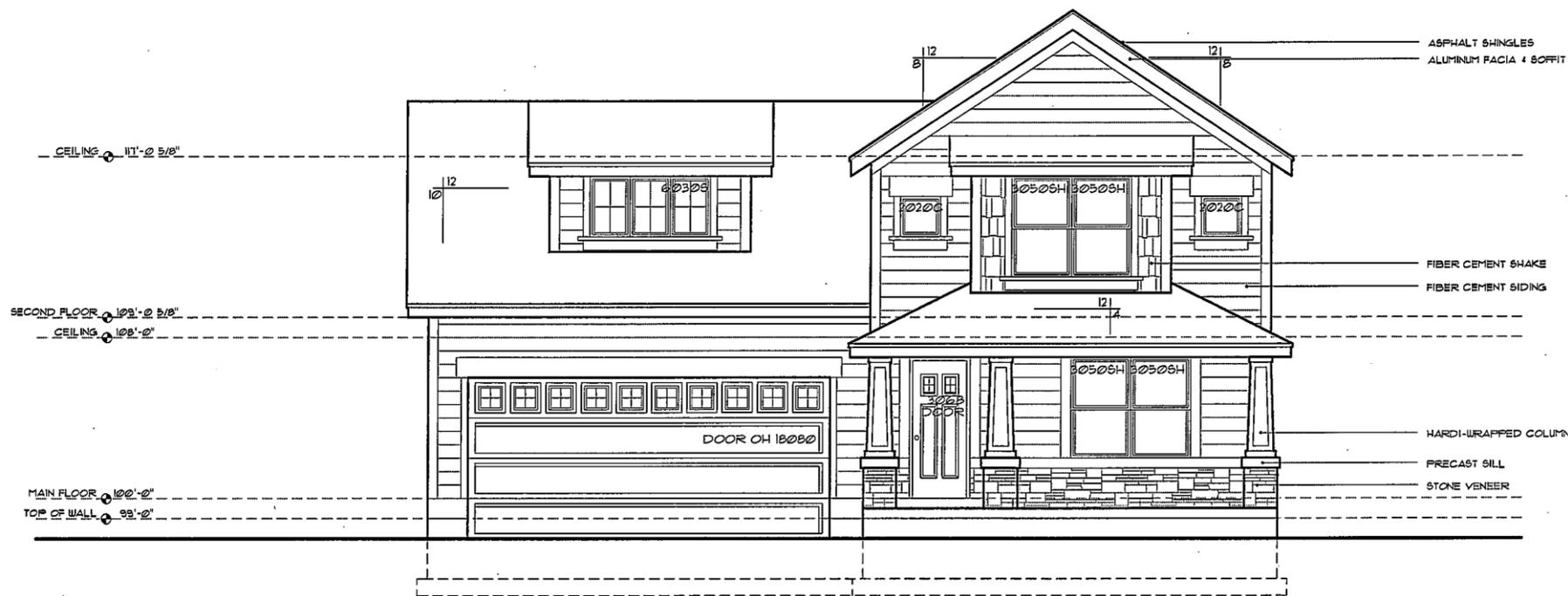
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FRONT  
REAR  
ELEVATIONS

A2 | 1

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FRONT ELEVATION

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



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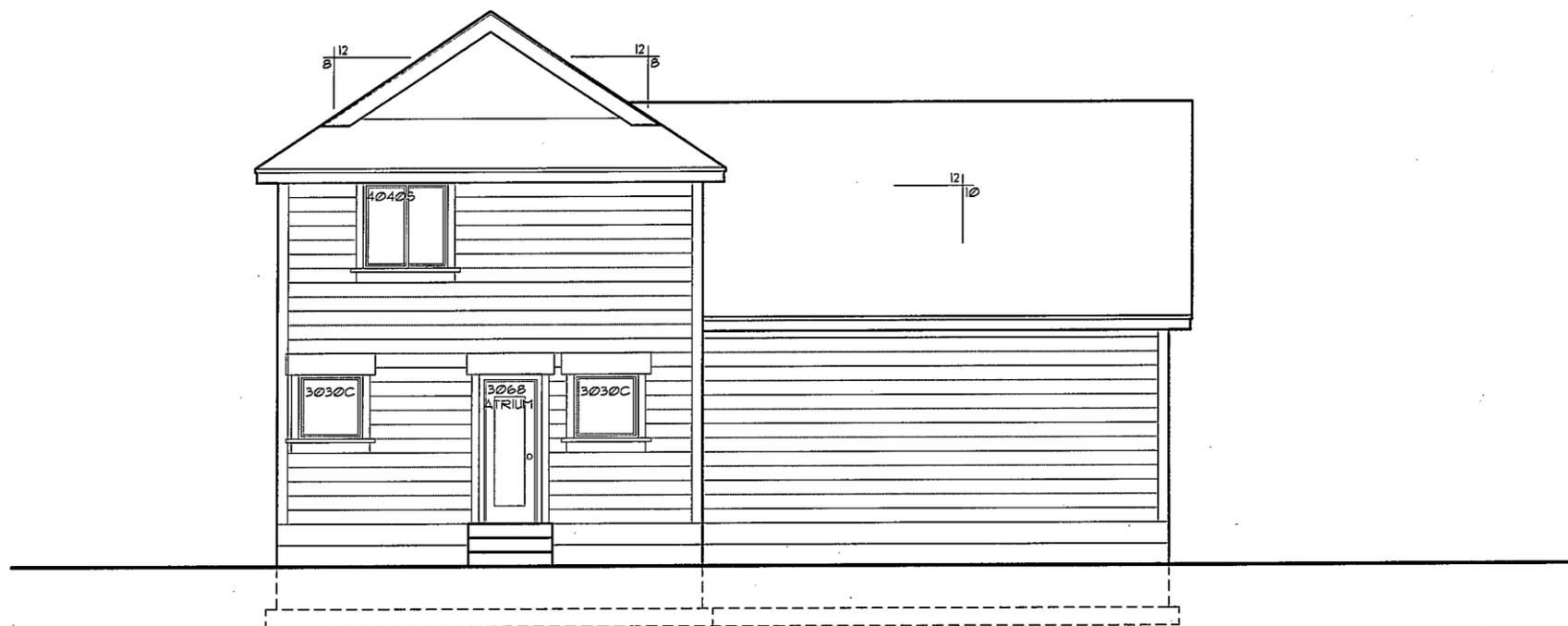
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**REAR  
ELEVATION**

**A2 | 2**

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**REAR ELEVATION**

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



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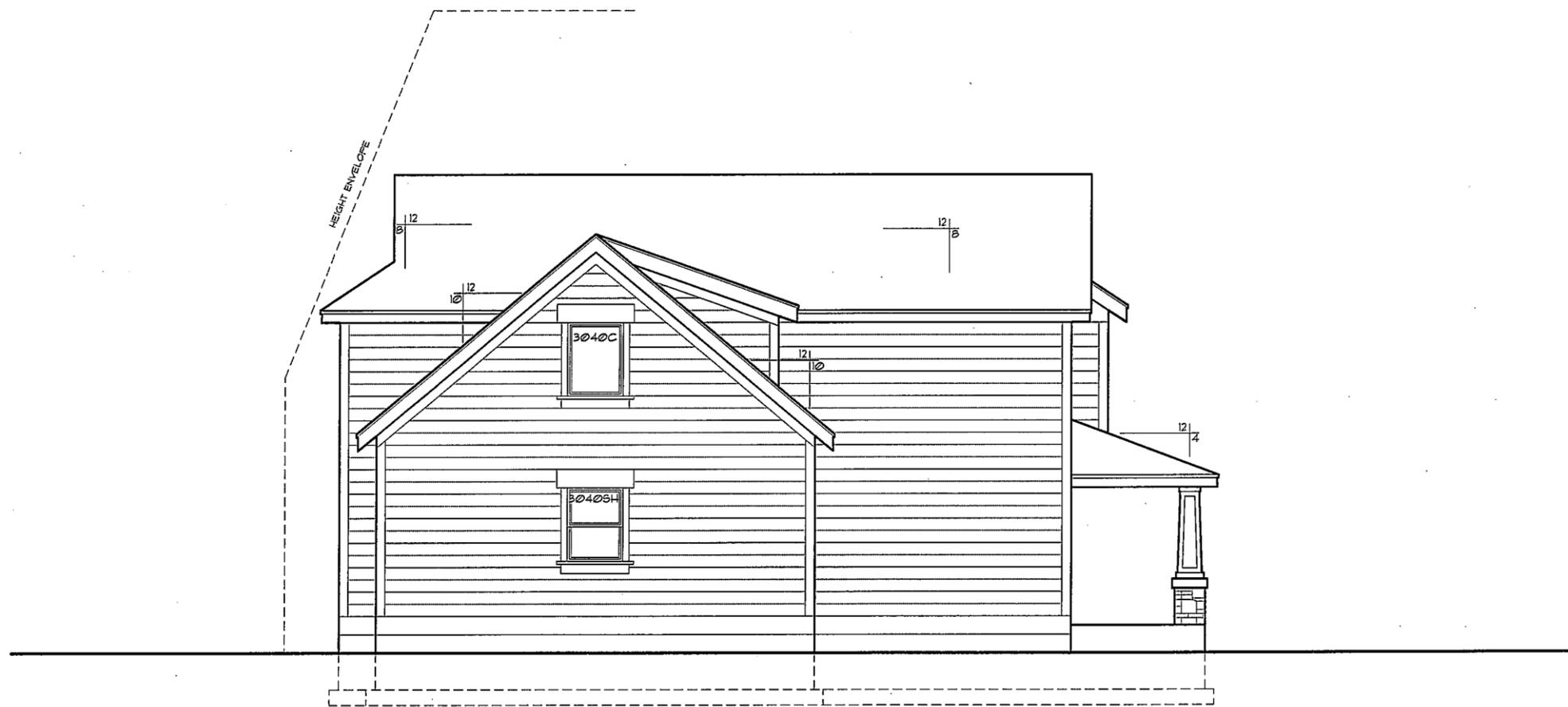
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LEFT  
ELEVATION

A2 | 3

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A

LEFT SIDE ELEVATION

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



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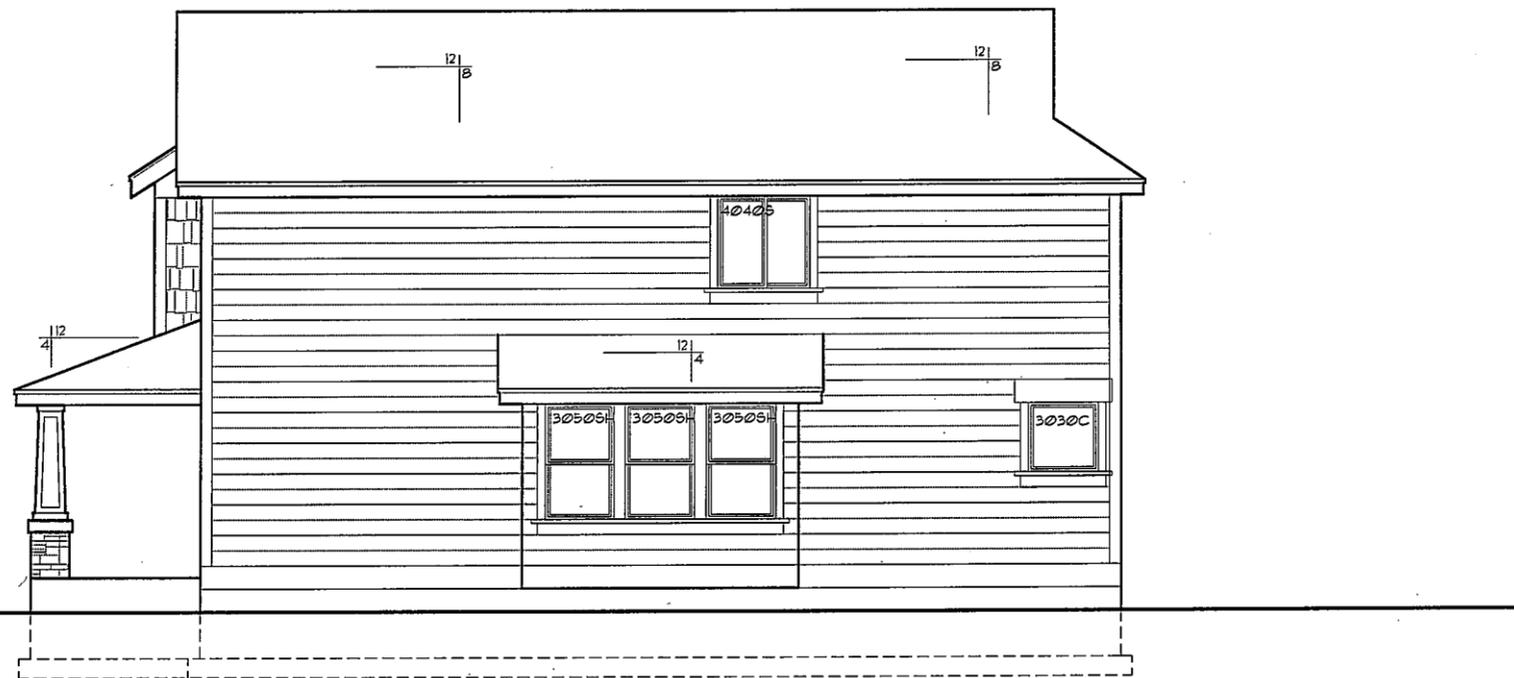
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**RIGHT  
ELEVATION**

**A2 | 4**

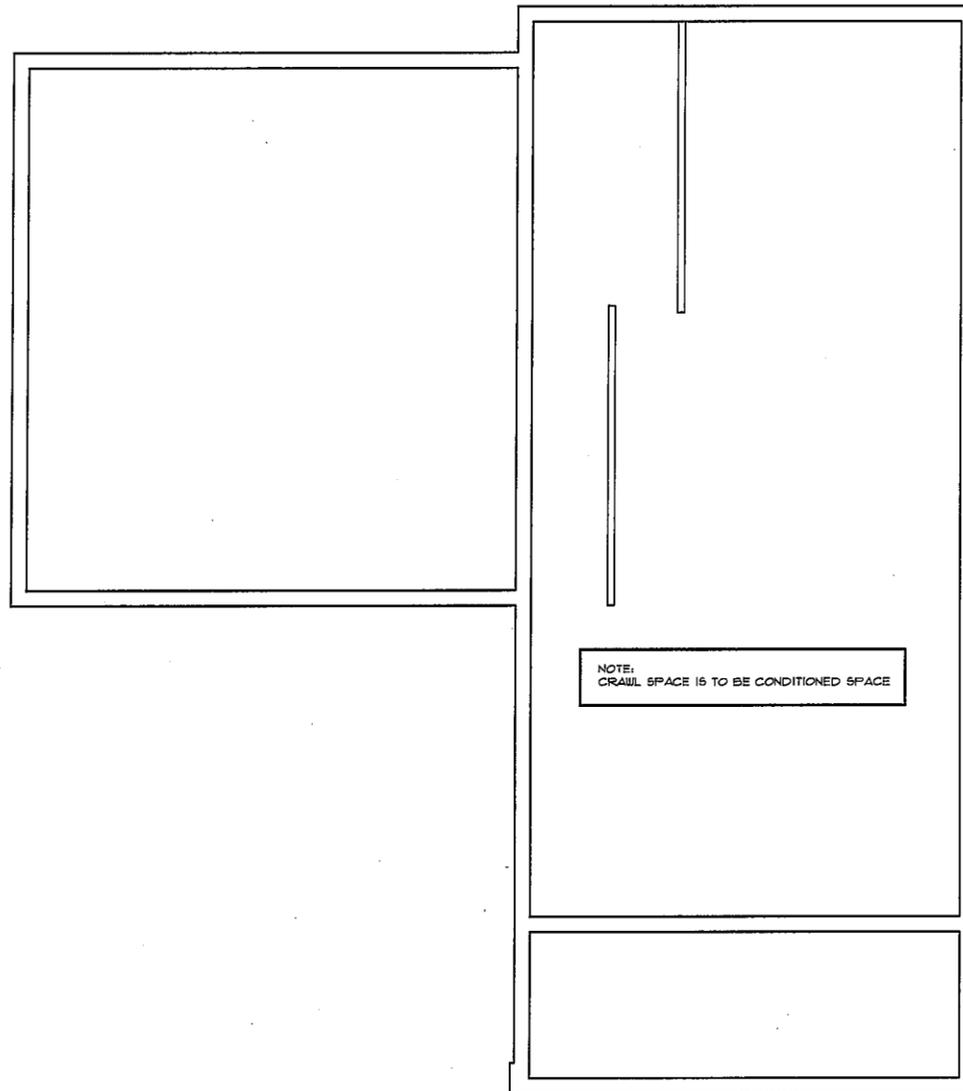
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A

**RIGHT SIDE ELEVATION**

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



A

**BASEMENT FLOOR PLAN**

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



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**BASEMENT  
FLOOR  
PLAN**

**A3 | 1**

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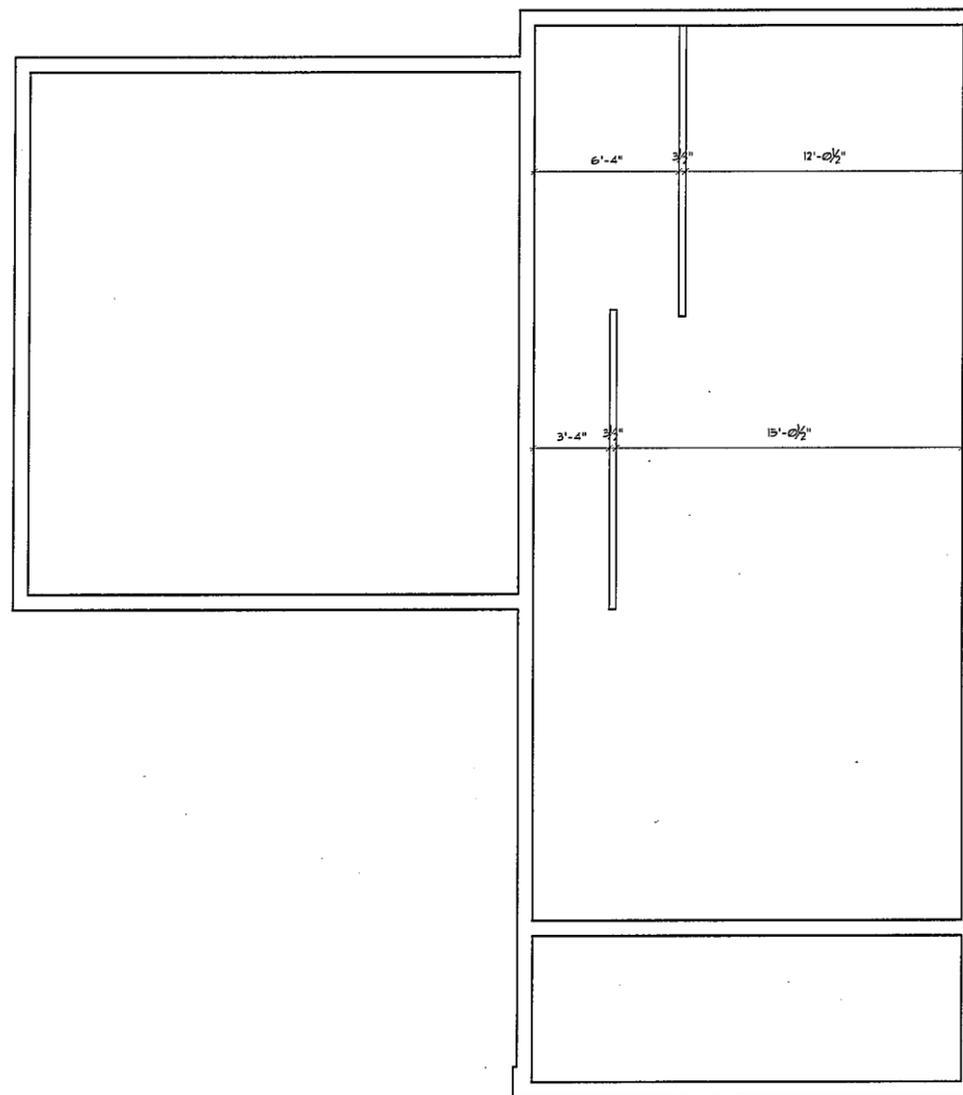
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**BASEMENT  
WALL FRAMING  
PLAN**

**A3 | 2**

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A

**BASEMENT WALL FRAMING PLAN**

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



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XX/XX/XXXX

TANNER RIVER-C-TANNER-3-13-AE

MAIN  
FLOOR  
PLAN

A3 | 3

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**ELECTRICAL SCHEDULE**

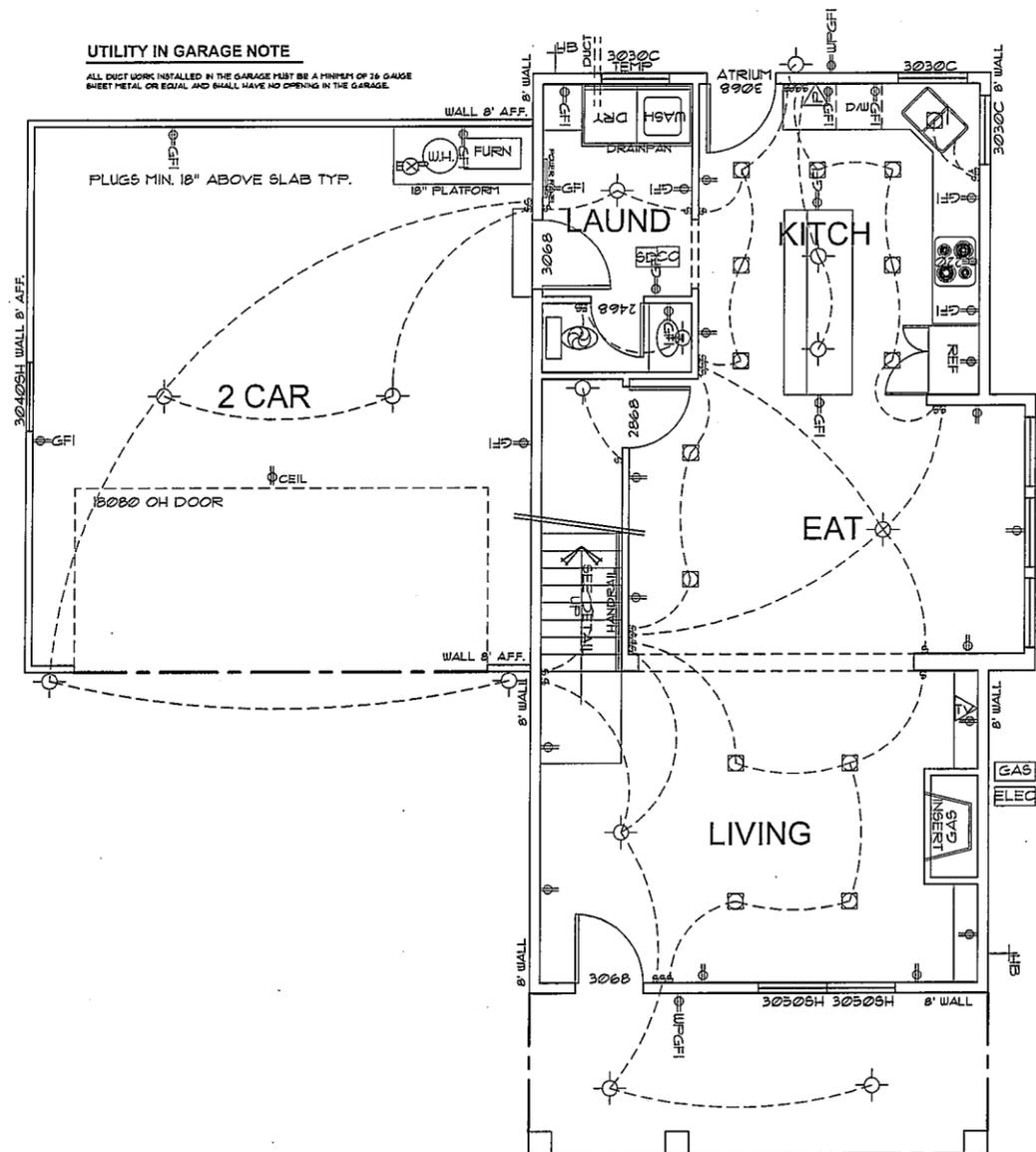
⊙	CEILING MOUNTED INCANDESCENT
⊙	WALL MOUNTED INCANDESCENT
⊙	INCANDESCENT FULL CORD LIGHT
□	SMALL APERTURE RECESSED LIGHT
□	LARGE APERTURE RECESSED LIGHT
<b>BONUS ROOM NOTE</b>	
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY FIELD ADJUSTMENTS TO LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD ADJUSTMENTS TO LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD ADJUSTMENTS TO LOCATIONS OF EXISTING UTILITIES.	
⊙	FLOOR HALL OR STAIR LIGHT
△	TRACK LIGHTS
⊙	CEILING FAN W/ LIGHT
⊙	CEILING FAN
⊙	EXHAUST FAN
⊙	EXHAUST FAN W/ LIGHT
⊙	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CO	CARBON MONOXIDE DETECTOR
⊙	110 VOLT DUPLEX OUTLET
⊙	220 VOLT OUTLET
⊙	110 VOLT GROUND FAULT INTERRUPTER
⊙	110 VOLT WATERPROOF GFI OUTLET
⊙	PHONE JACK
⊙	TELEVISION CABLE JACK
⊙	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

**WINDOW TYPE NOTE**  
ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED  
**KEY TO TYPE**  
SH - SINGLE HUNG S - SLIDER  
C - CASEMENT F - FIXED  
AW - AWNING

**SHEETROCK NOTE**  
BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURAL DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

**UTILITY IN GARAGE NOTE**

ALL DUCT WORK INSTALLED IN THE GARAGE MUST BE A MINIMUM OF 3/4 GAUGE SHEET METAL OR EQUAL AND SHALL HAVE NO OPENING IN THE GARAGE.



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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**BONUS ROOM NOTE**

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATING TO BONUS AREAS WHERE THERE IS A SPACE CREATED BY THE ARCHITECT. THE CONTRACTOR SHALL BE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS, OR OTHER ACCOMMODATIONS TO INSURE THAT THE USE OF THE SPACE CONFORMS TO ALL BUILDING CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
AS THE TRUSS ITSELF IS DESIGNED AND CREATED BY THE TRUSS MANUFACTURER, IT IS THE OBLIGATION OF THE CONTRACTOR TO ORDER THE TRUSSES TO BE BUILT IN SUCH A WAY SO THE SPACE CAN BEST APPROPRIATE THE OWNER'S INTENDED USE OF THE SPACE.

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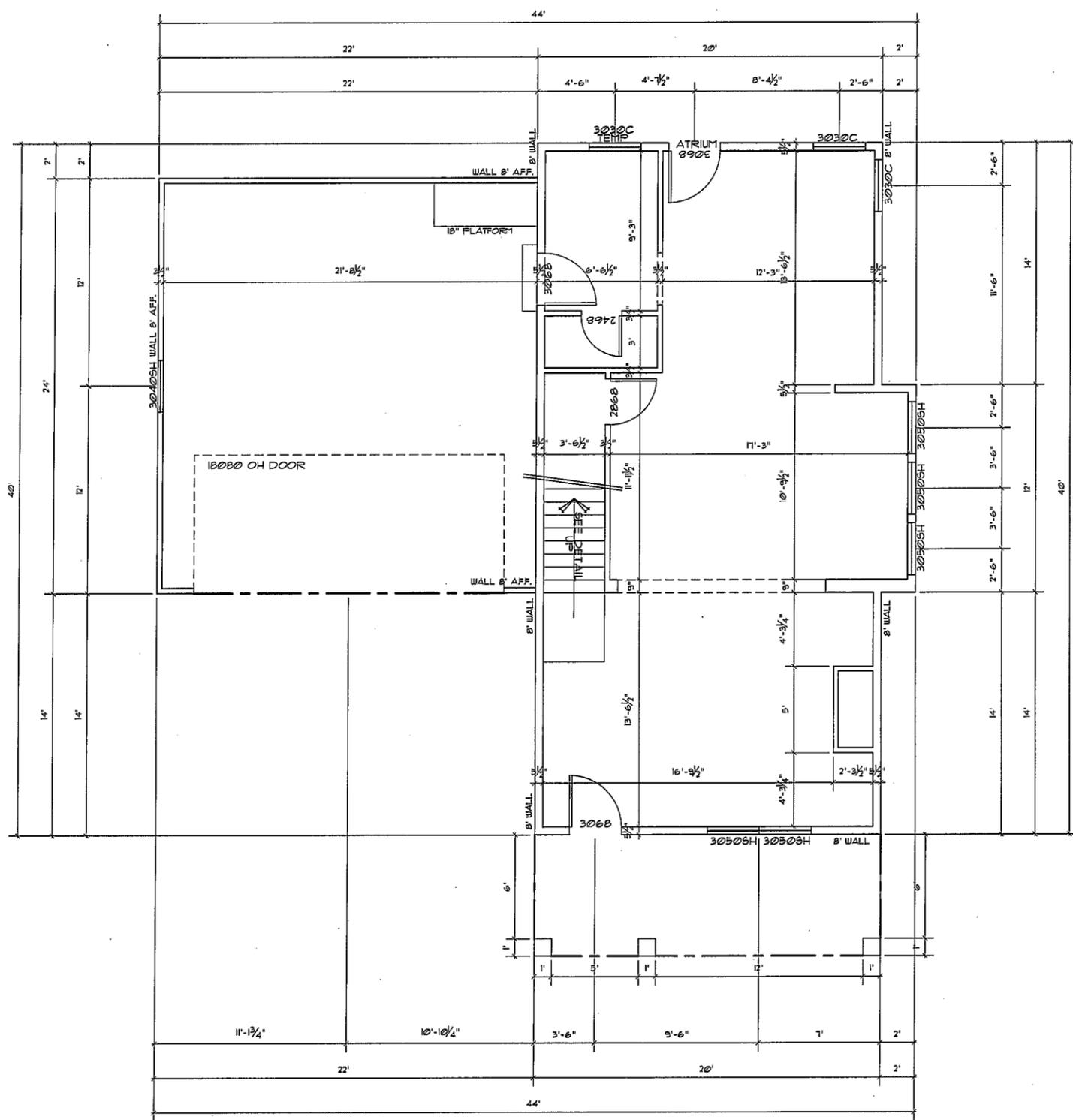
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**MAIN FLOOR  
WALL FRAMING  
PLAN**

**A3 | 4**

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**MAIN FLOOR WALL FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



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**PROJECT NAME:**  
TANNER RIVER  
LOT 12A

**LOCATION INFO:**  
LOT #  
12A  
SUBDIVISION  
HAILEY TOWN  
SITE BLOCK 129  
CITY  
HAILEY  
STATE  
IDAHO

**CLIENT NAME:**  
TANNER  
CONSTRUCTION

**PLAN NAME:**  
CUSTOM

**ORIGINAL RELEASE:**  
MAY 9, 2013

**REVISION DATES**  
05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C - TANNER - 3-13-AE

UPPER  
FLOOR  
PLAN

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**ELECTRICAL SCHEDULE**

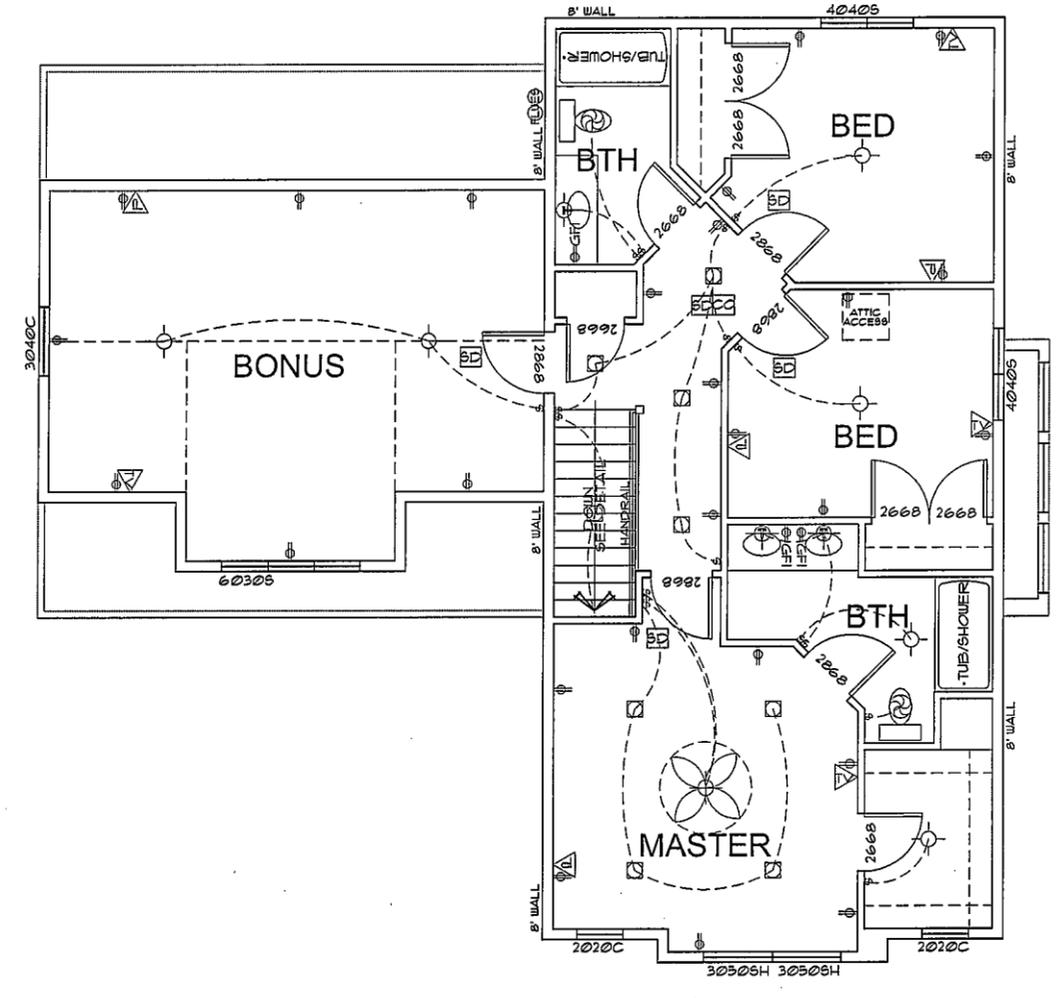
	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
	INCANDESCENT FULL CORD LIGHT
	SMALL APERTURE RECESSED LIGHT
	LARGE APERTURE RECESSED LIGHT
<b>BONUS ROOM NOTE</b>	
EXTERIOR RATED FLOOD LIGHT THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATES TO BONUS AREAS THERE IS A SPACE CREATED BY THE CONTRACTOR. THESE CONDITIONS ARE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF BONUS ROOMS. ON OTHER ACCORDATIONS TO STATE, THE USE OF THE ABOVE CONDITIONS TO ALL BUILDING AREAS AND PHASES THE ENTIRE USE OF THE SUBMIT.	
EXTERIOR RATED FLOOD LIGHT THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATES TO BONUS AREAS THERE IS A SPACE CREATED BY THE CONTRACTOR. THESE CONDITIONS ARE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF BONUS ROOMS. ON OTHER ACCORDATIONS TO STATE, THE USE OF THE ABOVE CONDITIONS TO ALL BUILDING AREAS AND PHASES THE ENTIRE USE OF THE SUBMIT.	
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
	SMOKE DETECTOR W/BATT BACKUP
	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
	220 VOLT OUTLET
	110 VOLT GROUND FAULT INTERRUPTER
	110 VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
	NORMAL SWITCH

**SHEETROCK NOTE**

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURAL DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

**WINDOW TYPE NOTE**

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED  
KEY TO TYPE  
SH - SINGLE HUNG S - SLIDER  
C - CASEMENT F - FIXED  
AW - AWNING



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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**BONUS ROOM NOTE**

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATIVE TO ROOMS AREAS WHERE THERE IS A SPACE CREATED BY THE ATTIC TRUSS. CONTRACTOR WILL BE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS, OR OTHER ACCOMMODATIONS TO INSURE THAT THE USE OF THE SPACE CONFORMS TO ALL BUILDING CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
AS THE TRUSS SYSTEM IS DESIGNED AND CREATED BY THE TRUSS MANUFACTURER IT IS THE OBLIGATION OF THE CONTRACTOR TO ORDER THE TRUSSES TO BE BUILT IN SUCH A WAY SO THE SPACE CAN BEST APPROXIMATE THE OWNER'S INTENDED USE OF THE SPACE.

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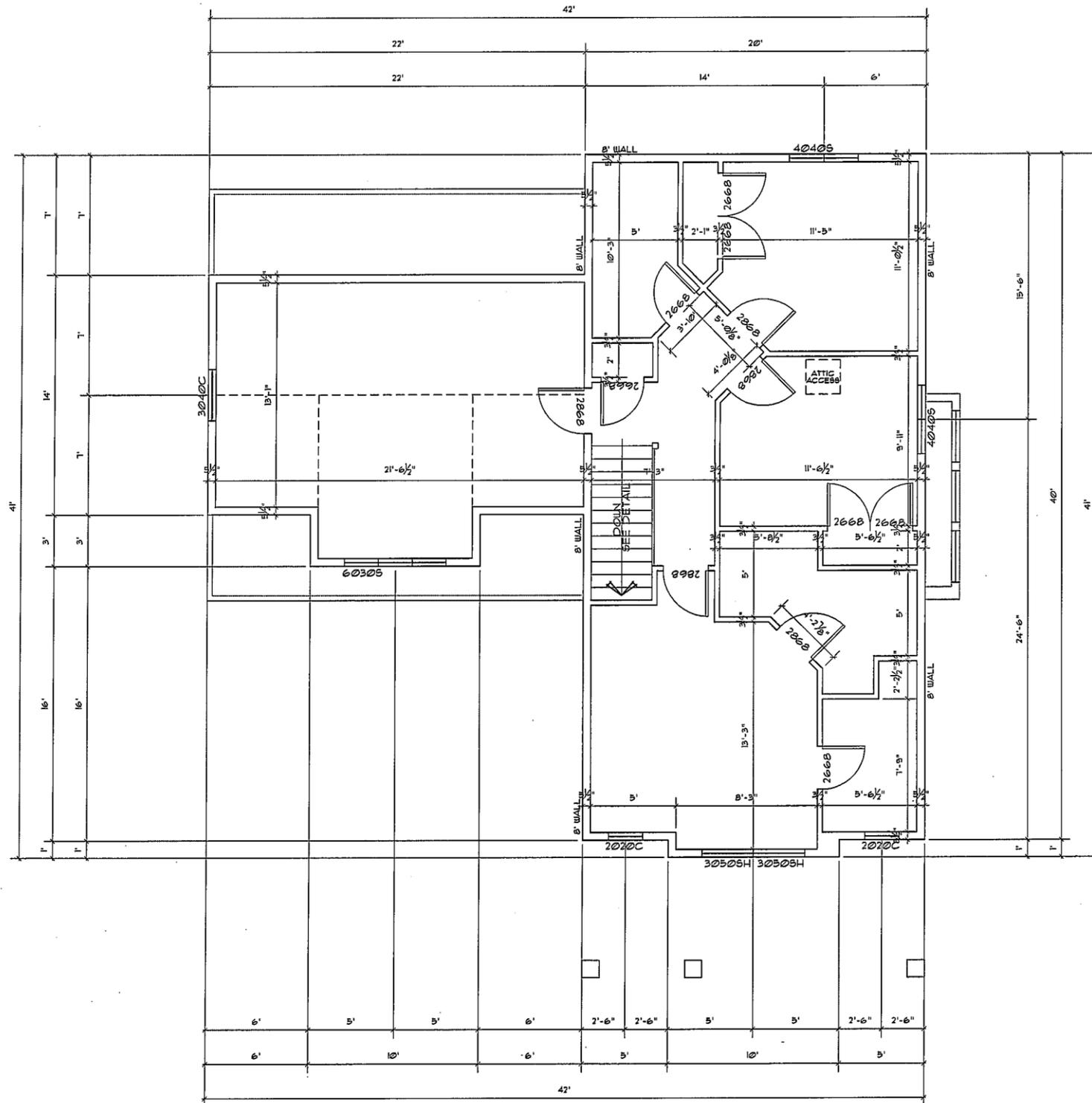
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05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

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**UPPER FLOOR  
WALL FRAMING  
PLAN**

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**UPPER FLOOR WALL FRAMING PLAN**

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



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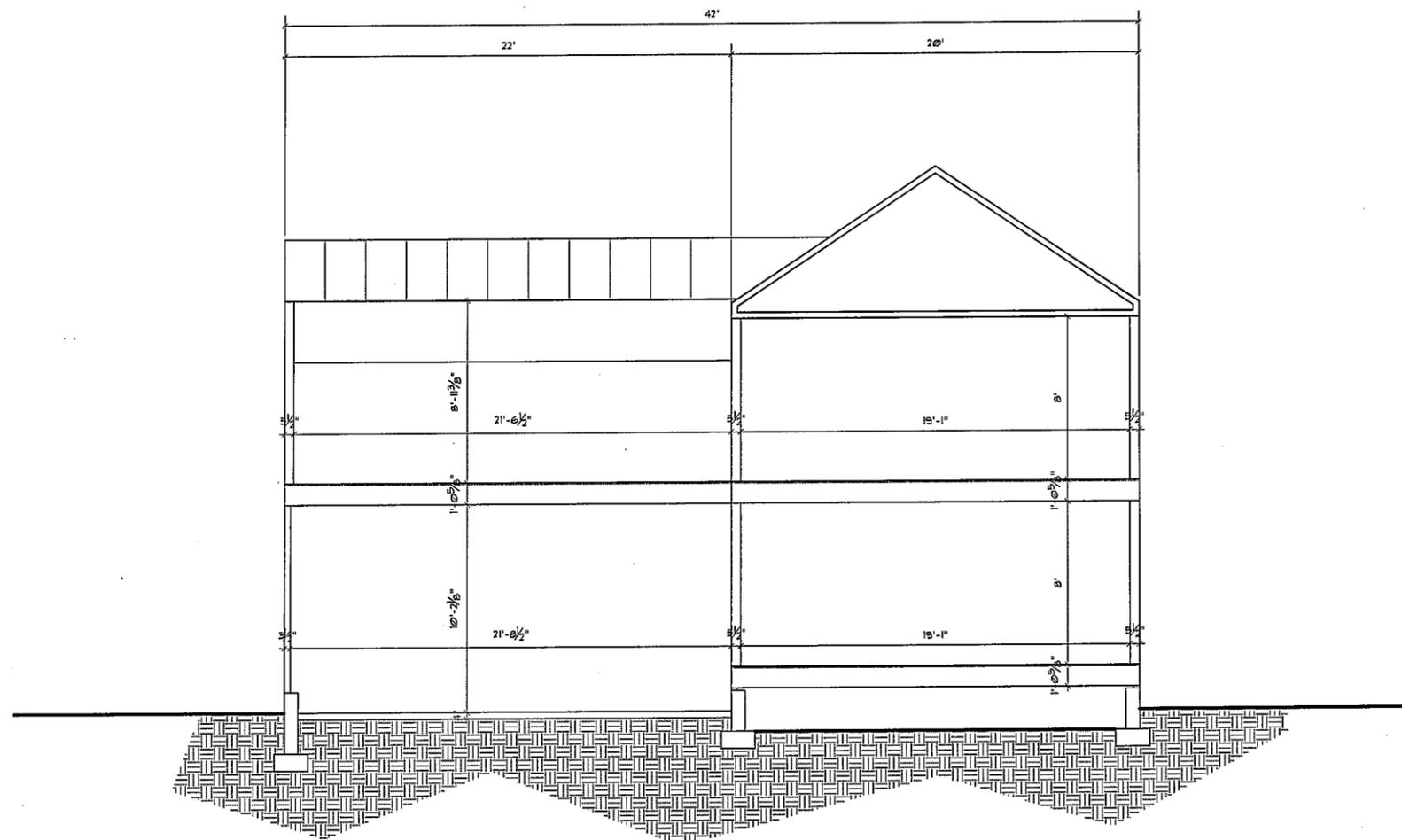
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XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C - TANNER - 3-13-B

HOUSE  
SECTIONS

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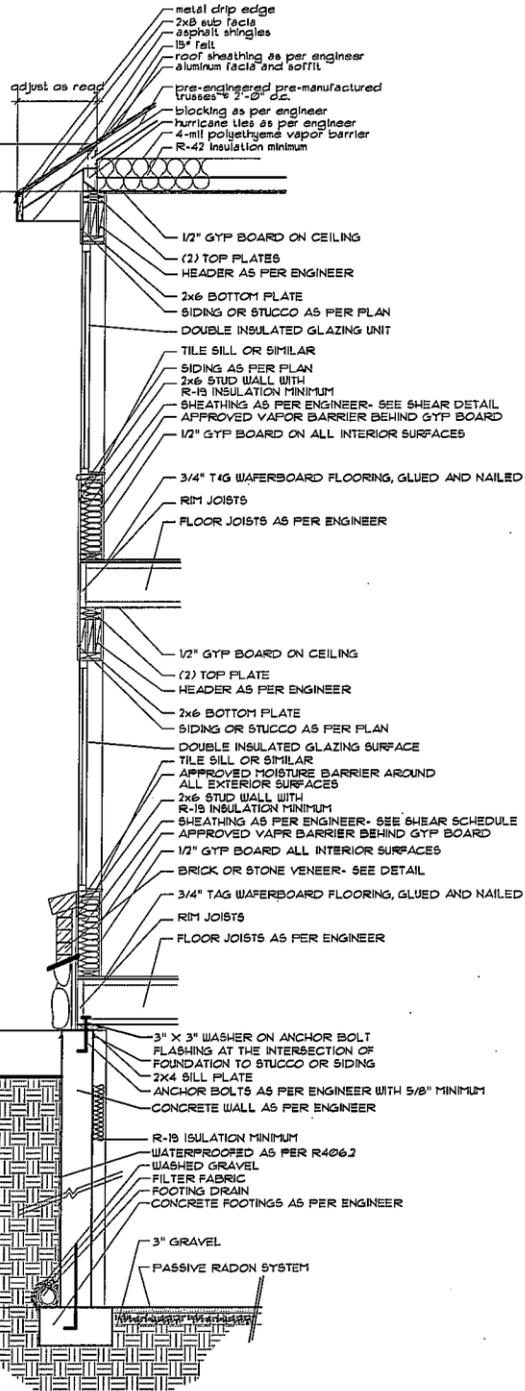
HOUSE SECTION 1

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

**FLASHING NOTES**

- FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF THE EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATION OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS, AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING WILL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING, OR FRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A HALF-INCH DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.
- FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTRUCTIONS
- PROVIDE 9 INCH FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING
- THE STATE OF UTAH REQUIRES THAT AN INSPECTION OF THE WEATHER RESISTIVE BARRIER AND FLASHING BE MADE IN ORDER TO PREVENT WATER FROM ENTERING THE BARRIER RESISTANT EXTERIOR WALL ENVELOPE. SEC. R109.15

AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGE OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.  
2006 IRC SECTION R905.2(3)

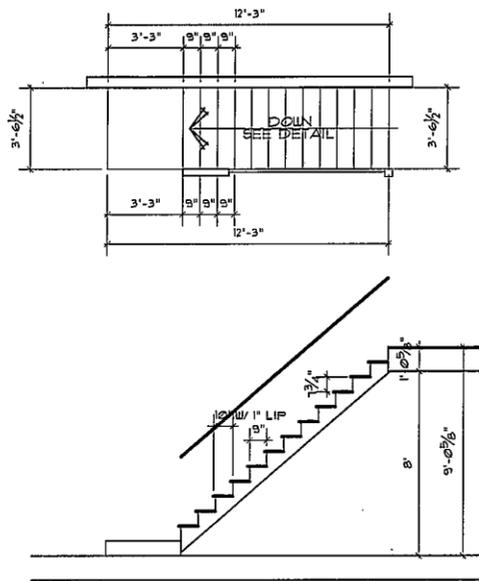


**HANDRAIL NOTES**

- HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES NOR MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF A FLIGHT.
- ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST OF A SAFETY TERMINAL.
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 15 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4 INCHES MIN. AND 2-5/8 INCHES MAX. OTHER HANDRAIL SHAPES THAT PROVIDE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. EDGES SHALL HAVE A MIN. RADIUS OF 1/8 INCH.
- THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAT.

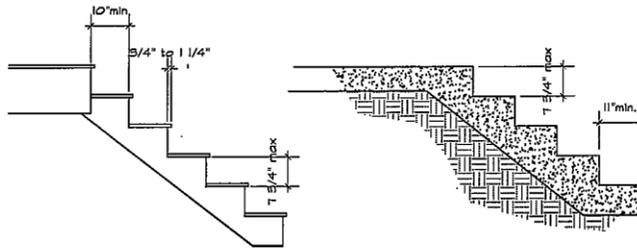
**GUARDRAIL NOTES**

- PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
- OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, AND PORCHES, SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL FLOOR AREAS, BALCONIES, AND PORCHES, SHALL HAVE INTERMEDIATE RAILS OR OTHER ORNAMENTAL PATTERNS THAT RESULTS IN A LADDER EFFECT.

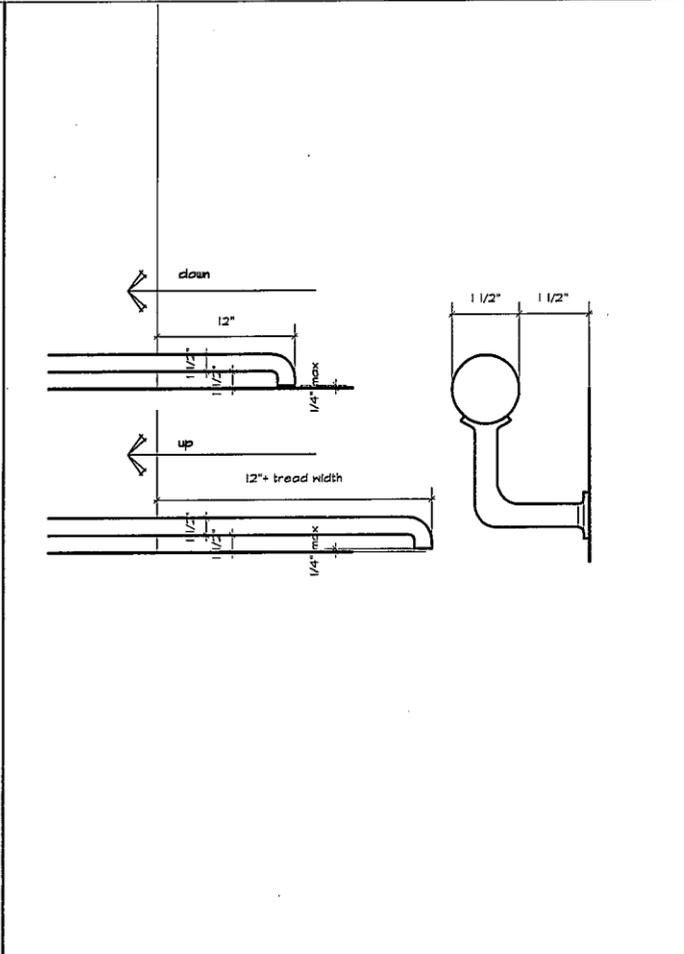


**STAIRWAY AND RAILING NOTES**

- STAIRWAY SHALL HAVE 4 INCH MINIMUM AND 8 INCH MAXIMUM RISER HEIGHT AND A 9 INCH TREAD DEPTH.
- WINDERS IN WINDING STAIRWAYS SHALL HAVE THE REQUIRED WIDTH OF RUN (9 INCHES) AT A POINT 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER, BUT IN NO CASE SHALL ANY WIDTH BE LESS THAN 6 INCHES AT ANY POINT.
- EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY
- STAIRWAYS WITH MORE THAN 3 RISERS SHALL HAVE AT LEAST 1 HANDRAIL
- HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES AND NO MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
- STAIRWAYS MORE THAN 30 INCHES ABOVE GRADE OF FLOOR WHICH HAVE OPEN SIDE OR SIDES SHALL BE PROTECTED BY A GUARDRAIL, 36 INCHES HIGH ON THE OPEN SIDE OR SIDES.
- THE TRIANGLE OPENINGS FORMED BY THE RISER TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.
- EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6 FEET-8 INCHES SUCH CLEARANCE SHALL BE MEASURED IN A VERTICAL PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS.
- STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES.
- ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL HAVE THE WALLS AND SOFFIT PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR 1 HOUR FIRE RESISTIVE CONSTRUCTION.
- THE MAXIMUM RISER HEIGHT SHALL BE 7-1/2 INCHES (203 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM) (9 INCHES (229 MM) BY STATE AMENDMENT). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2 PERCENT). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).  
2006 IRC SECTION R311.5.3, R311.5.2



**C STAIR TREAD DETAIL**  
NTS



**D RAILING TERMINATION DETAIL**  
NTS

**B STAIR PLAN AND SECTION**  
SCALE: 1/8" = 1'-0"

**E**  
NTS

**A WALL SECTION**  
SCALE: 1/8" = 1'-0"



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TANNER RIVER - C-TANNER-3-13-B

**SECTIONS AND DETAILS**

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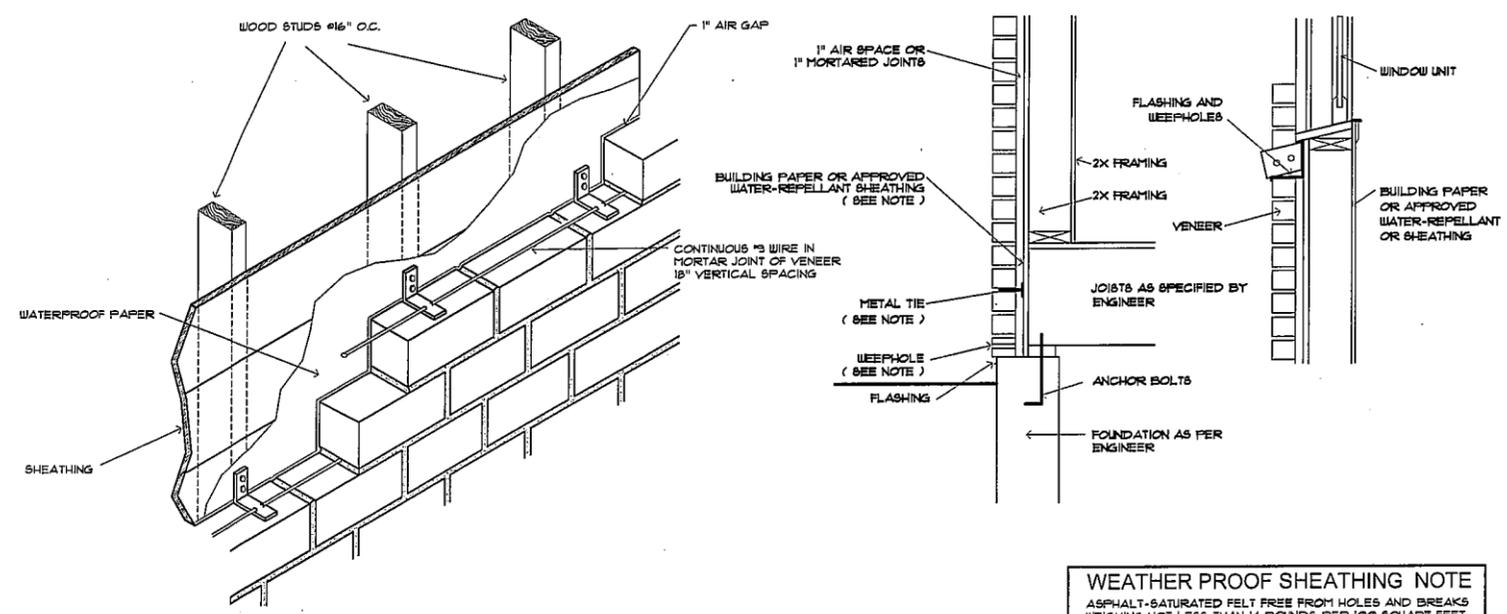
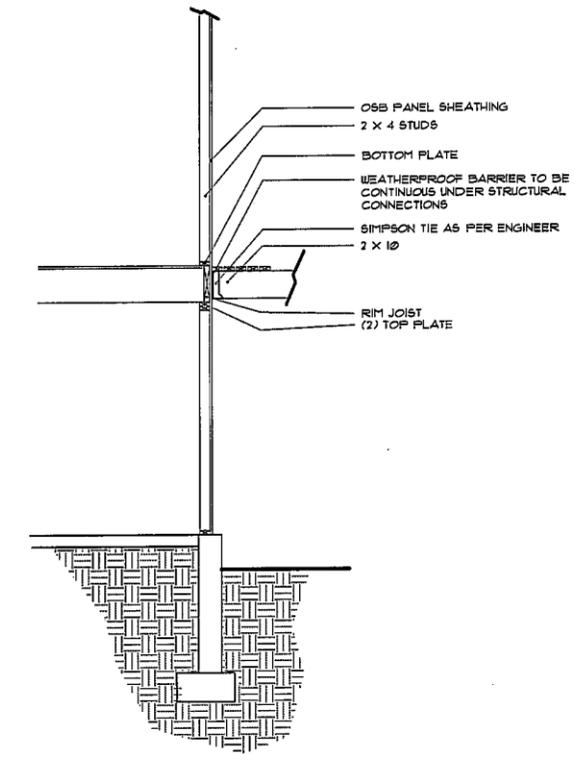
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TANNER RIVER-C-TANNER-3-13-B

**SECTIONS AND DETAILS**

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**WEATHER PROOF SHEATHING NOTE**  
ASPHALT-SATURATED FELT FREE FROM HOLES AND BREAKS WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER-RESISTANT MATERIAL SHALL BE APPLIED OVER LOCATED IMMEDIATELY ABOVE THE FLASHING STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS REQUIRED BY TABLE R703.4. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES.  
ABOVE DOES NOT APPLY IF  
1. IN DETACHED ACCESSORY BUILDINGS  
2. UNDER PANEL SIDING WITH SHIPLAP JOINTS  
3. UNDER EXTERIOR WALL FINISH MATERIALS IN TABLE R703.4  
4. UNDER PAPERBACKED STUCCO LATH

**METAL TIE NOTE**  
1. THE VENEER TIES SHALL BE 22 GA. GALVANIZED STEEL BRACKETS W/ #3 GA. GALVANIZED WIRE.  
2. TIES SPACED 16" O.C. HORIZ. AND NOT MORE THAN 18" VERT.  
3. TIE WIRES LAPPED AT LEAST 2" ON EA. END.  
4. STEEL BRACKETS ATTACHED TO STUDS W/ #6 GALVANIZED NAILS.  
5. A MAXIMUM DISTANCE OF 1" SHALL EXIST BETWEEN THE SHEATHING AND MASONRY

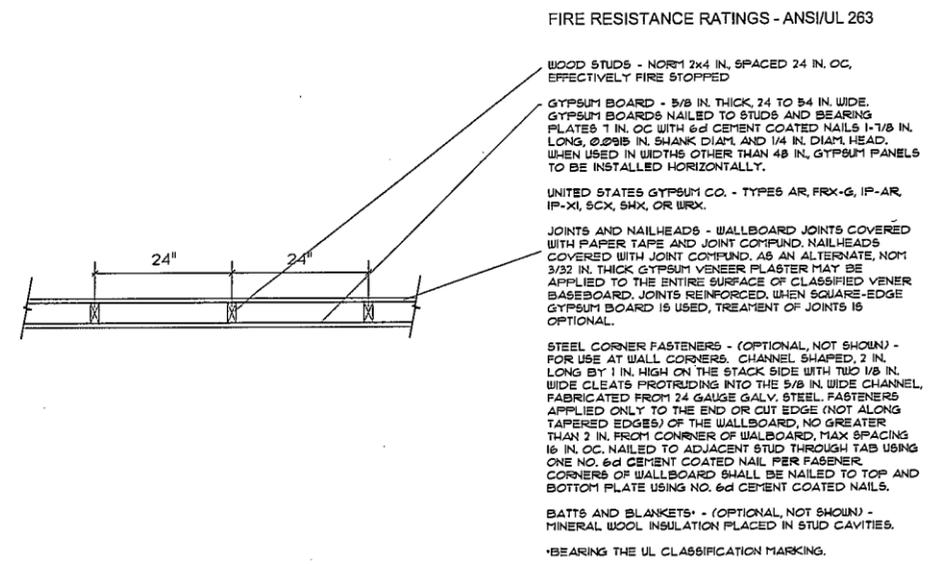
**WEEP HOLE AND FLASHING NOTE**  
1. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF THE MASONRY WALLS AT A MAXIMUM SPACING OF 33" ON CENTER. WEEP HOLES SHALL NOT BE LESS THAN 3/16" INCH IN DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.  
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS ARE IN ACCORDANCE WITH SECTION R703.1

**A MASONRY VENEER ANCHORING DETAIL**

NTS

**B CONT. WEATHERPROOFING DETAIL**

NTS



**C UL FIRE RESISTANCE RATINGS**

NTS

**E**

NTS

**F XXX**

NTS

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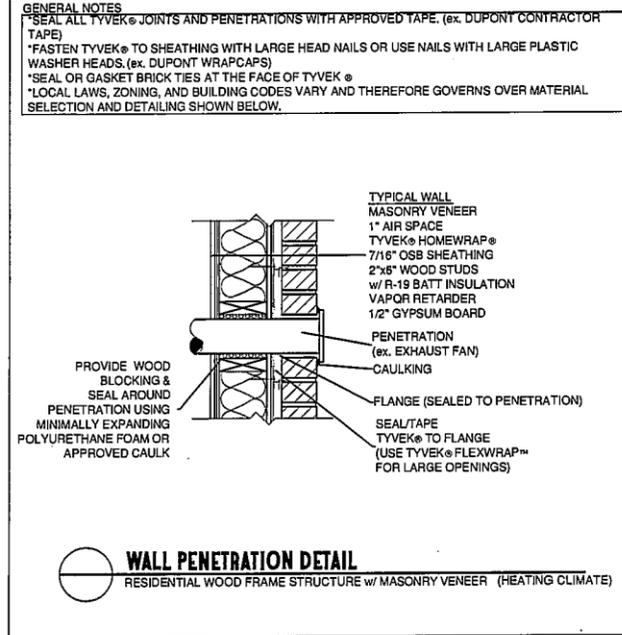
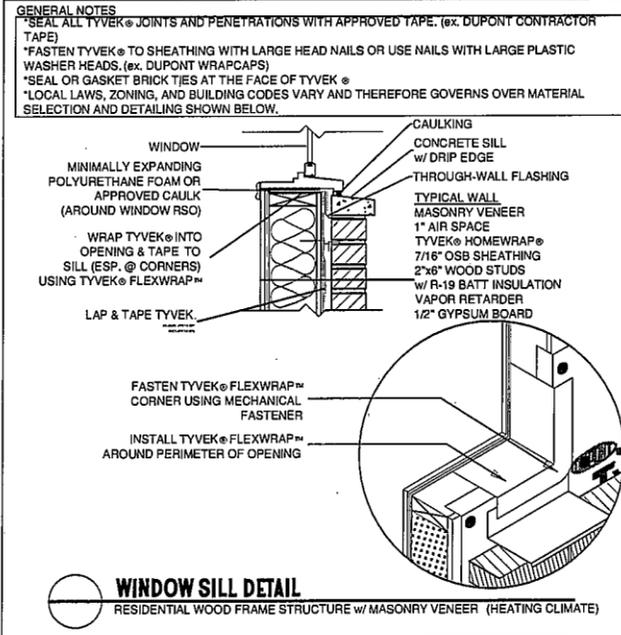
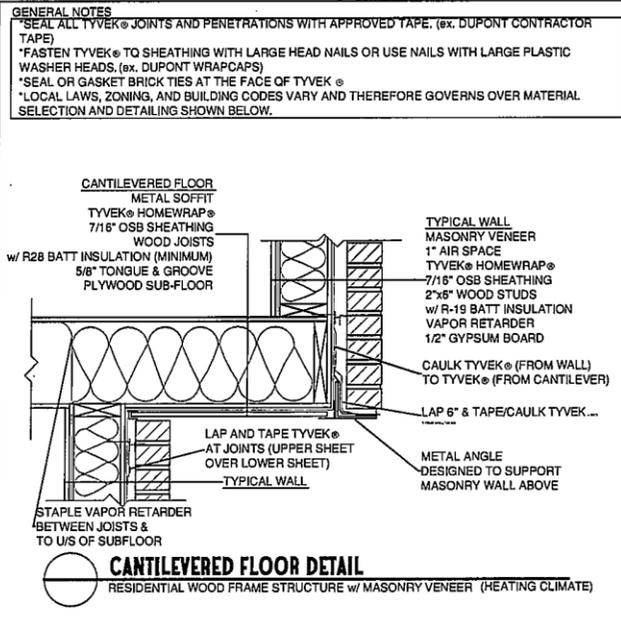
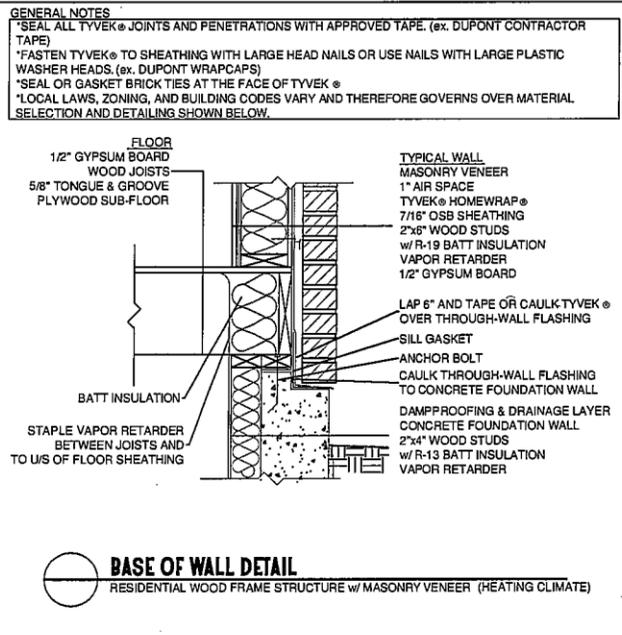
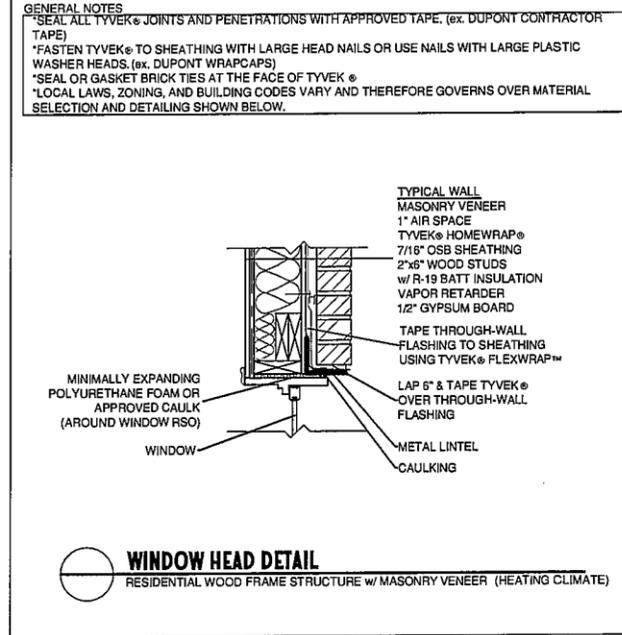
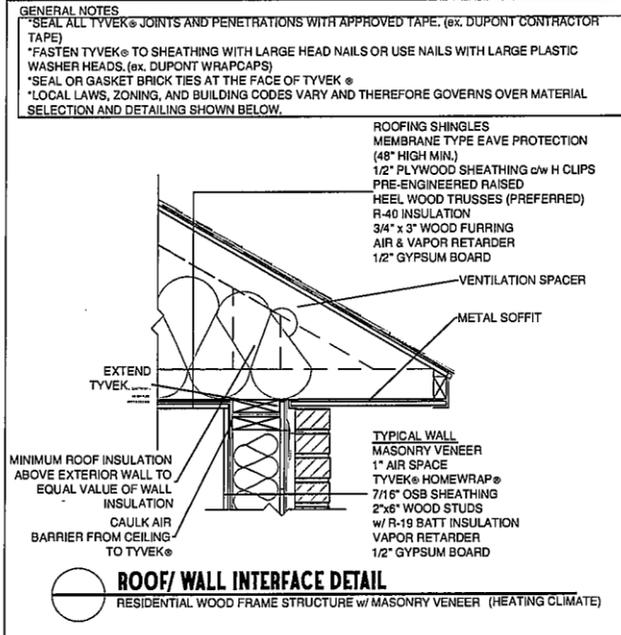
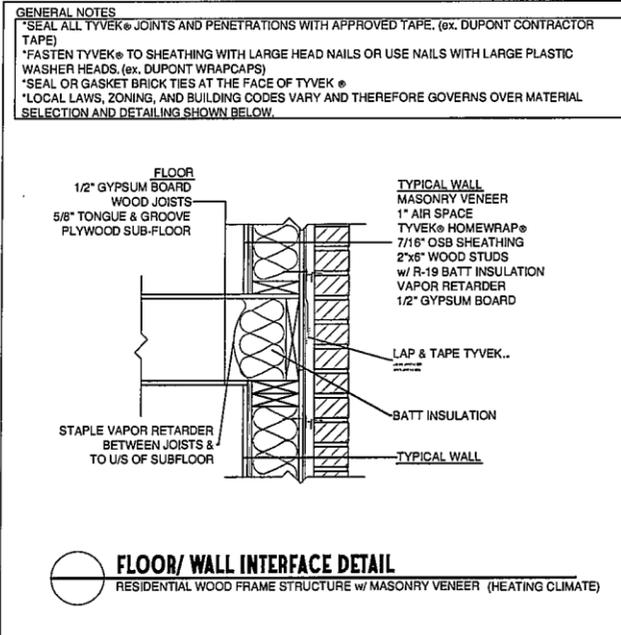
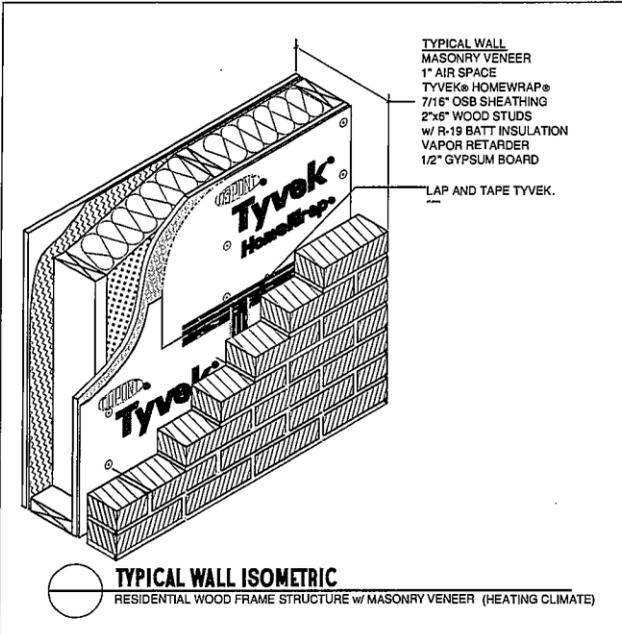
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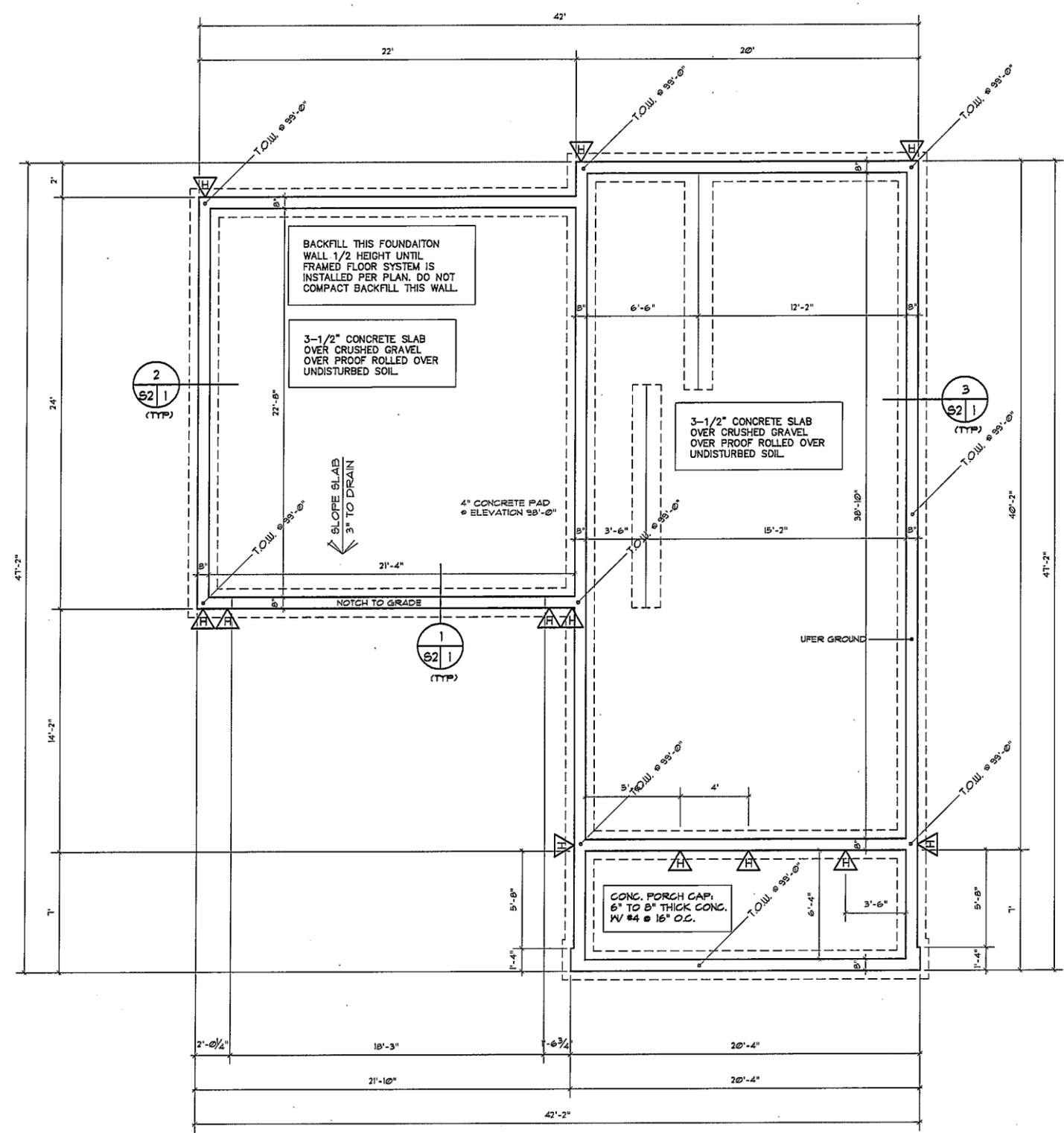
**SECTIONS AND DETAILS**

**A4 | 4**



FOUNDATION SCHEDULES,  
CONCRETE SPECIFICATIONS,  
AND EXCAVATION NOTES  
ARE LOCATED ON SHEET S2/3.

▽ FOUNDATION HOLDDOWN  
STRAP. SEE SHEET S2/3.



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CLIENT NAME:  
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CONSTRUCTION

PLAN NAME:  
CUSTOM

ORIGINAL RELEASE:  
MAY 9, 2013

REVISION DATES  
05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER-C-TANNER-3-13-AE

FOOTING  
FOUNDATION  
PLAN

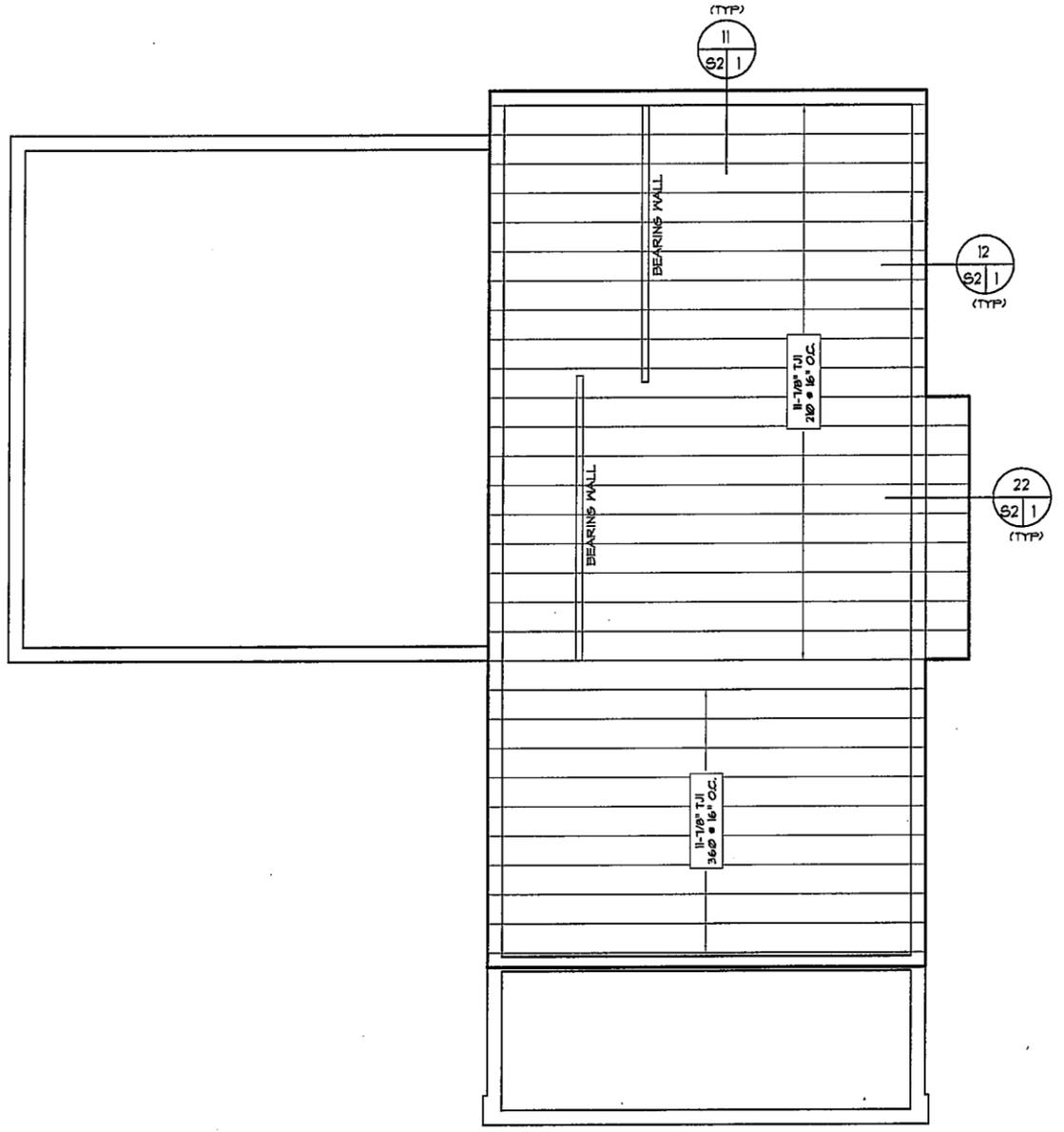


FOOTING/ FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"

S1 | 1

PAGE 19 OF 25

SEE SHEET S2 / 3  
 FOR WOOD FRAMING  
 SPECS  
 AND NOTES.  
 SW#: SHEAR WALL  
 SEE SHEET S2 / 3.



1436 S. LEGEND HILLS DR. #320  
 CLEARFIELD, UTAH 84015  
 801.217.3727

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PROJECT NAME:  
 TANNER RIVER  
 LOT 12A

LOCATION INFO:  
 LOT #  
 12A  
 SUBDIVISION  
 HAILEY TOWN  
 SITE BLOCK 129  
 CITY  
 HAILEY  
 STATE  
 IDAHO

CLIENT NAME:  
 TANNER  
 CONSTRUCTION

PLAN NAME:  
 CUSTOM

ORIGINAL RELEASE:  
 MAY 9, 2013

REVISION DATES  
 05/13/2013  
 05/15/2013  
 XX/XX/XXXX  
 XX/XX/XXXX

TANNER RIVER - C-TANNER-3-13-AE

MAIN FLOOR  
 FLOOR FRAMING  
 PLAN

S1 | 2

PAGE 20 OF 25



A MAIN FLOOR FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

SEE SHEET S2 / 3  
FOR WOOD FRAMING  
SPECS  
AND NOTES.

SW#: SHEAR WALL  
SEE SHEET S2 / 3.

**BONUS ROOM NOTE**

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATING TO BONUS AREAS WHERE THERE IS A SPACE CREATED BY THE ATTIC TRUSS. CONTRACTOR WILL BE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS OR OTHER ACCOMMODATIONS TO INSURE THAT THE USE OF THE SPACE CONFORMS TO ALL BUILDING CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
AS THE TRUSS ITSELF IS DESIGNED AND CREATED BY THE TRUSS MANUFACTURER, IT IS THE OBLIGATION OF THE CONTRACTOR TO ORDER THE TRUSSES TO BE BUILT IN SUCH A WAY SO THE SPACE CAN BEST APPROPRIATE THE CLIENTS INTENDED USE OF THE SPACE.



1436 S. LEGEND HILLS DR. #320  
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801. 217. 3727

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PROJECT NAME:  
TANNER RIVER  
LOT 12A

LOCATION INFO:  
LOT #  
12A  
SUBDIVISION  
HAILEY TOWN  
SITE BLOCK 129  
CITY  
HAILEY  
STATE  
IDAHO

CLIENT NAME:  
TANNER  
CONSTRUCTION

PLAN NAME:  
CUSTOM

ORIGINAL RELEASE:  
MAY 9, 2013

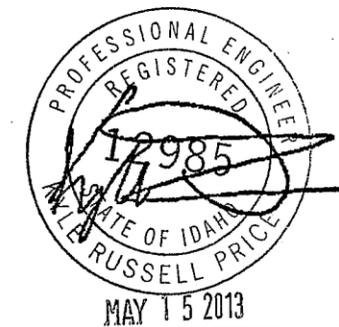
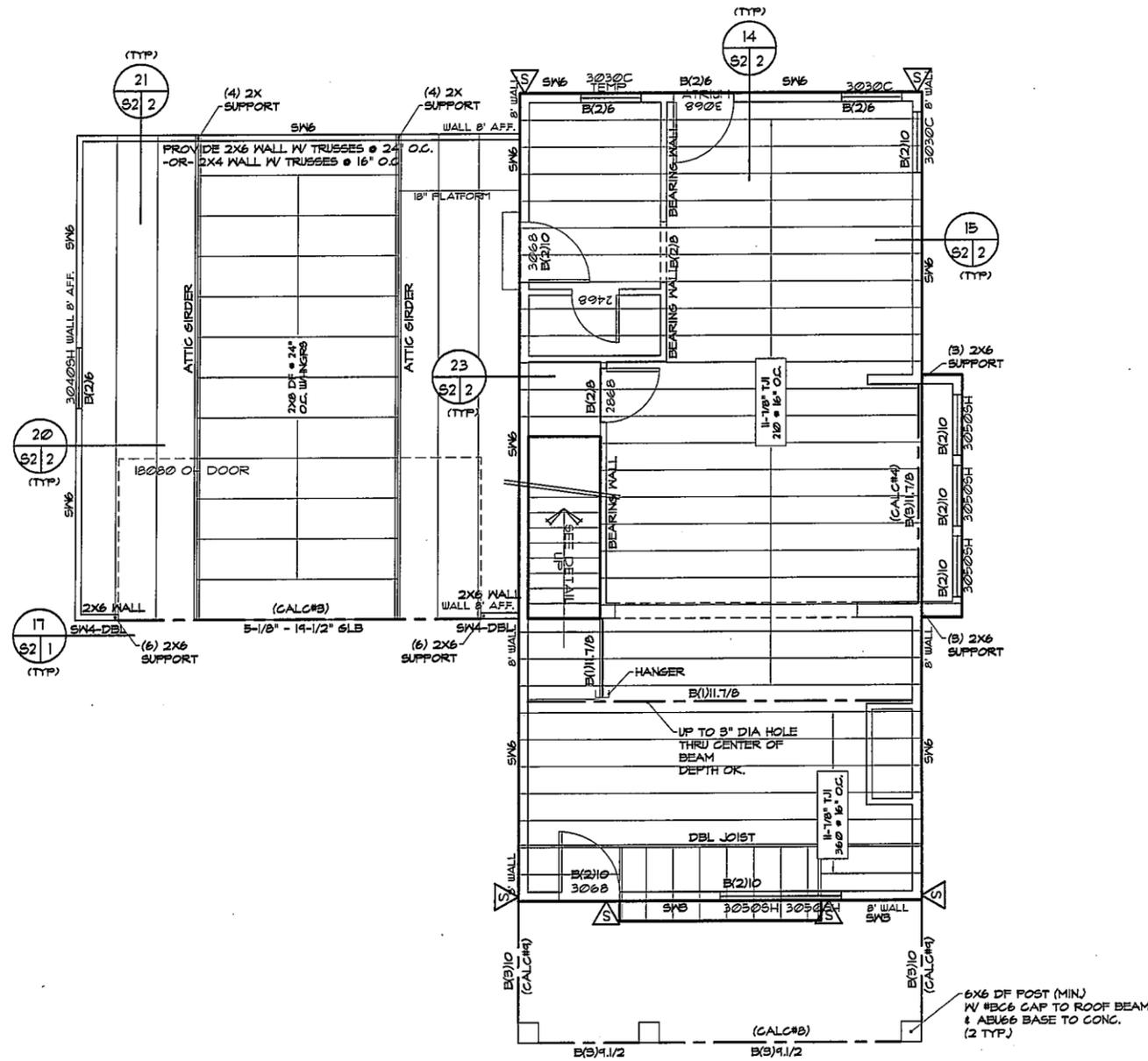
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05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER - C. TANNER - 3-13-AE

UPPER FLOOR  
FLOOR FRAMING  
PLAN

S1 | 3

PAGE 21 OF 25



UPPER FLOOR FRAMING PLAN

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



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05/13/2013  
05/15/2013  
XX/XX/XXXX  
XX/XX/XXXX

TANNER RIVER-C-TANNER-3-13-AE

ROOF  
FRAMING  
PLAN

S1 | 4

PAGE 22 OF 25

ATTIC VENTILATION / INSULATION CHART

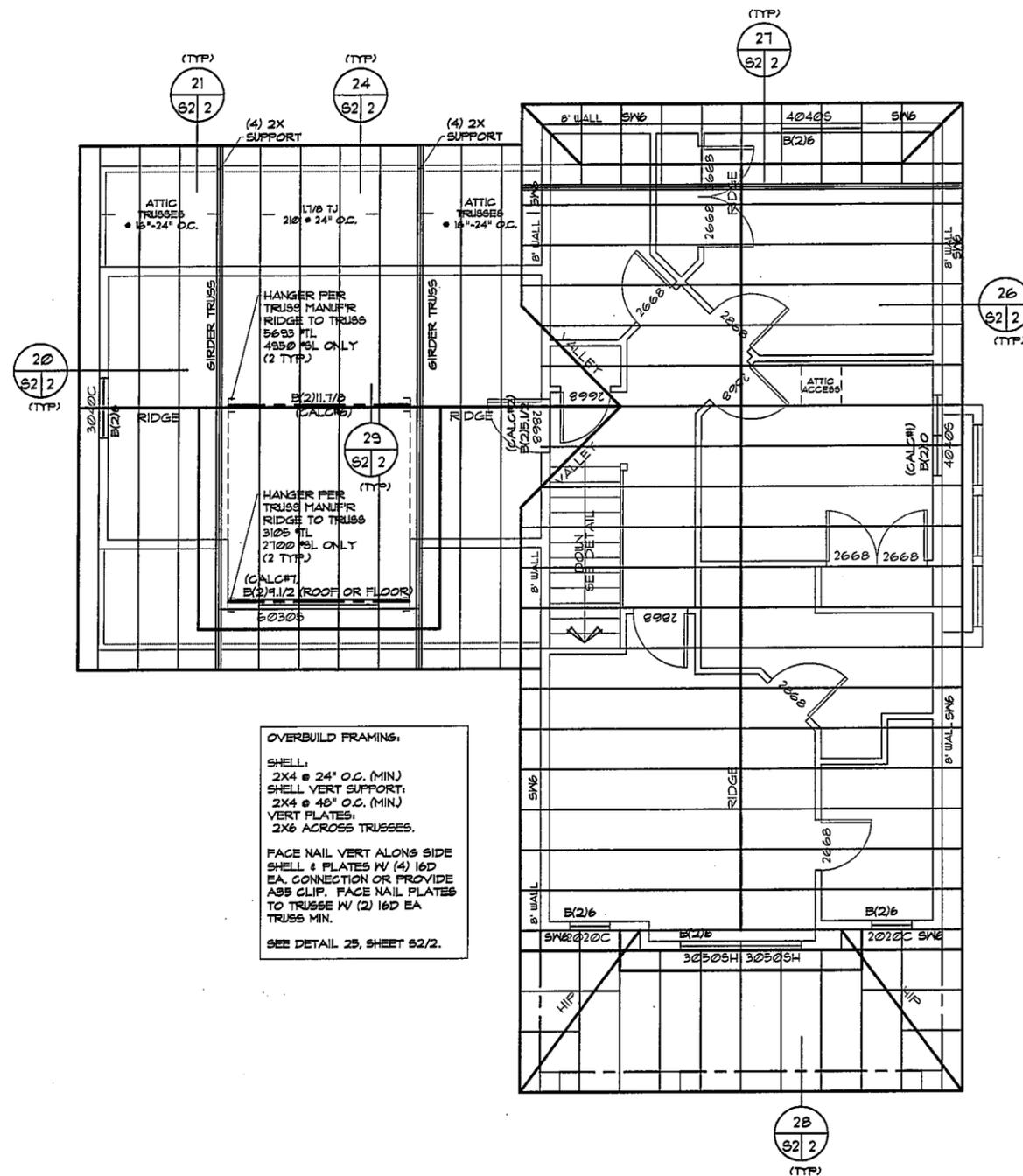
SQUARE FOOTAGE OF ROOF = 1672  
SOFFIT VENTING: YES  
REQUIRED VENTING = 1/3000 OR 5.57 SQ. FEET  
THIS AMOUNT TO BE CREATED BY GABLE  
VENTS OR TURTLE STYLE ROOF VENTS.  
SHOW INSULATION BAFFLES IN THE ATTIC AT THE  
EXTERIOR PERIMETER ON THE CROSS-SECTION  
PROVIDE INSULATION DEPTH MARKERS EVERY  
300 SQUARE FEET OF ATTIC AREAS

SEE SHEET S2 / 3  
FOR WOOD FRAMING  
SPECS  
AND NOTES.

SW#: SHEAR WALL  
SEE SHEET S2 / 3.

BONUS ROOM NOTE

THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS RELATING TO BONUS AREAS WHERE THERE IS A SPACE CREATED BY THE ATTIC TRUSS. CONTRACTOR WILL BE REQUIRED TO MAKE ANY FIELD ADJUSTMENTS TO LOCATION OF WINDOWS, DOORS, OR OTHER ACCOMMODATIONS TO INSURE THAT THE USE OF THE SPACE COMPLIES TO ALL BUILDING CODES AND MEETS THE INTENDED USE OF THE CLIENTS.  
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OVERBUILD FRAMING:  
SHELL:  
2X4 @ 24" O.C. (MIN)  
SHELL VERT SUPPORT:  
2X4 @ 48" O.C. (MIN)  
VERT PLATES:  
2X6 ACROSS TRUSSES.  
FACE NAIL VERT ALONG SIDE SHELL & PLATES W/ (4) 16D EA. CONNECTION OR PROVIDE ABS CLIP. FACE NAIL PLATES TO TRUSSE W/ (2) 16D EA TRUSS MIN.  
SEE DETAIL 25, SHEET S2/2.

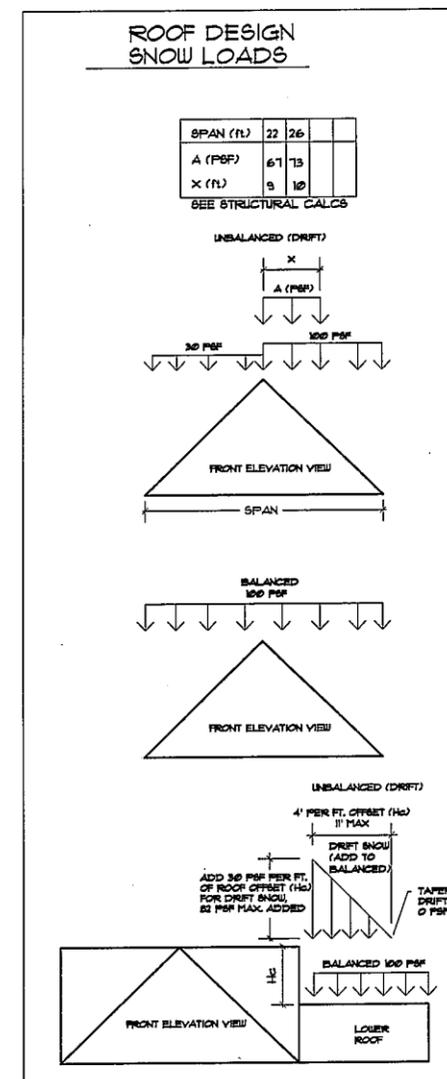
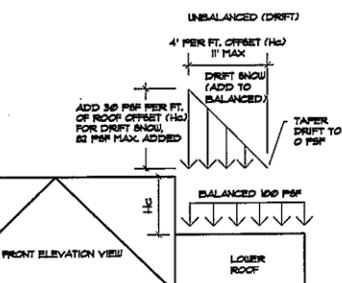
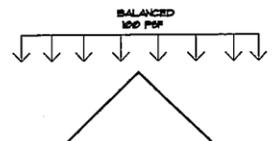
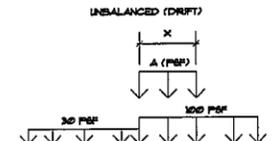


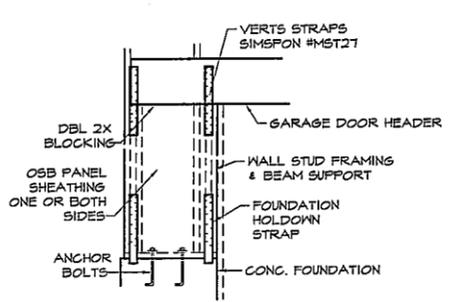
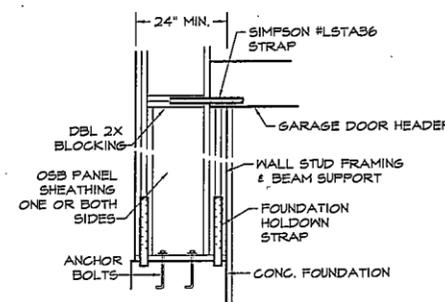
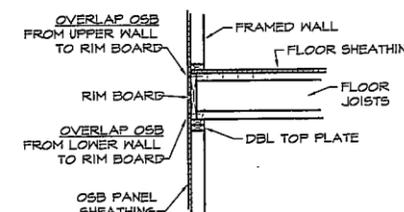
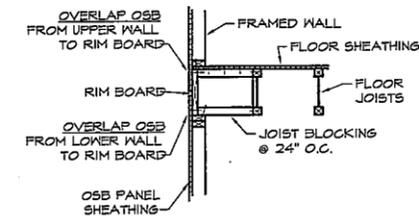
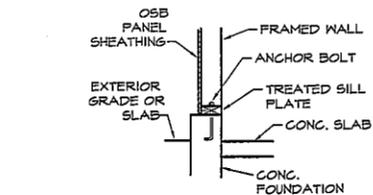
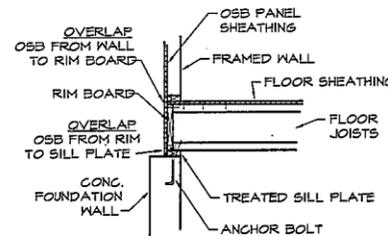
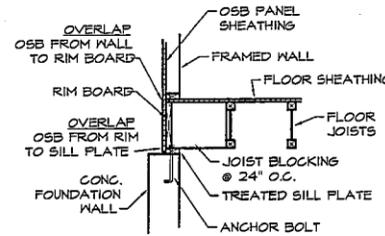
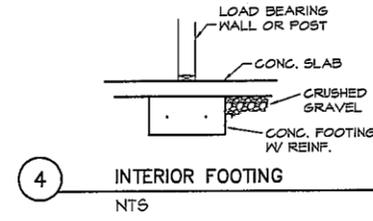
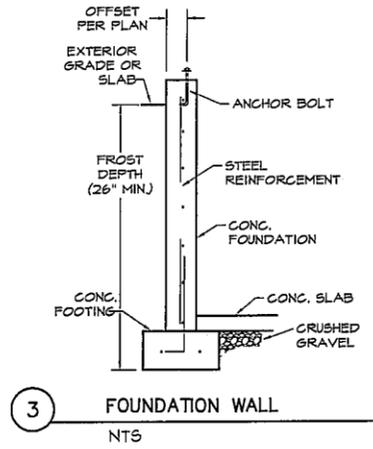
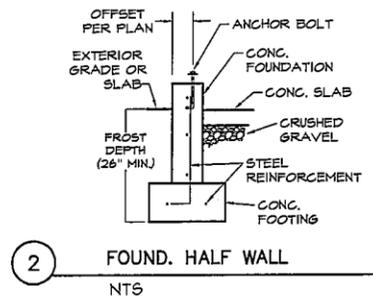
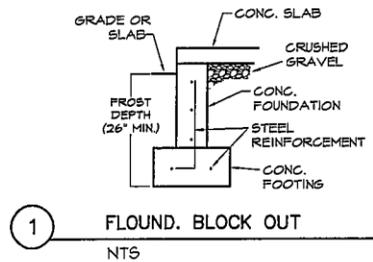
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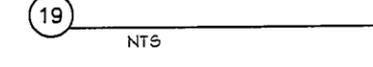
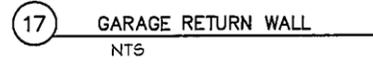
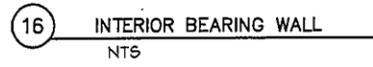
ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"



MAY 15 2013



-OR-



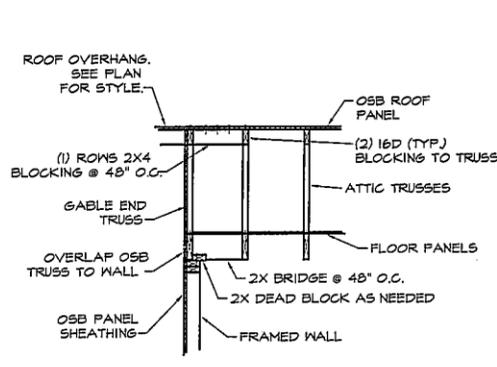
Date / Revision  
05/06/13

STRUCTURAL FRAMING DETAILS

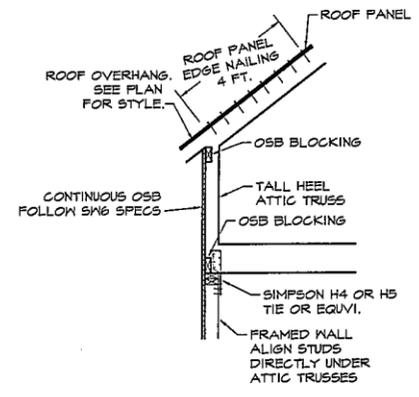
ADDRESS: 427 W PADDOCK LN  
HAILEY, IDAHO

PROJECT: TANNER RESIDENTIAL PLAN  
RML CUSTOM

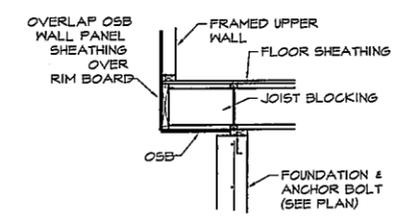
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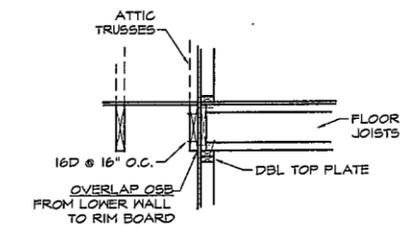
20 WALL TO TRUSS  
NTS



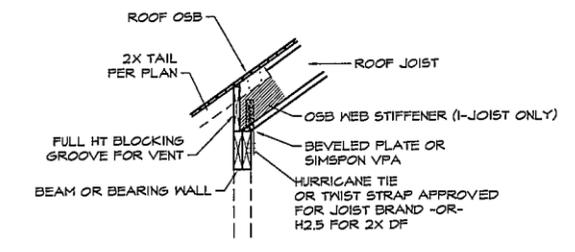
21 WALL TO TRUSS  
NTS



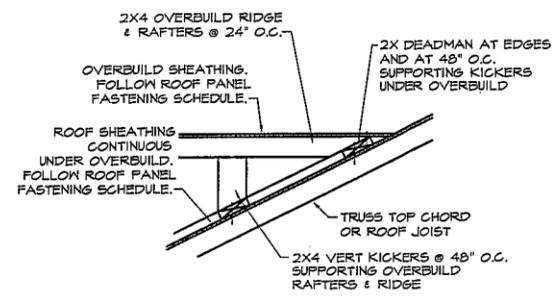
22 CANTILEVERED JOISTS  
NTS



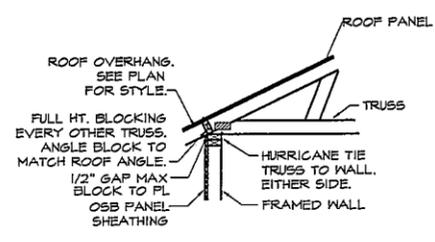
23 ATTIC TRUSS TO FLOOR  
NTS



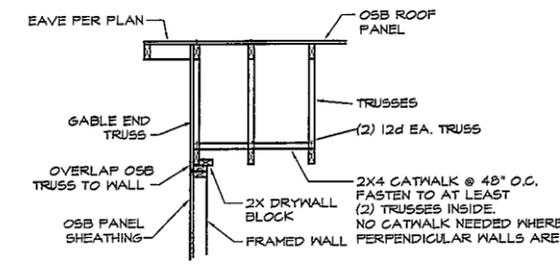
24 ROOF JOIST TO WALL/BEAM  
NTS



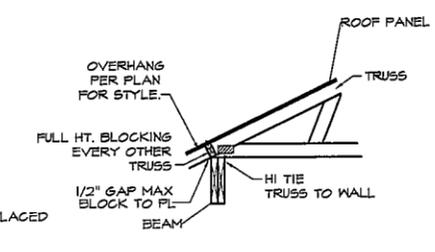
25 ROOF OVERBUILD  
NTS



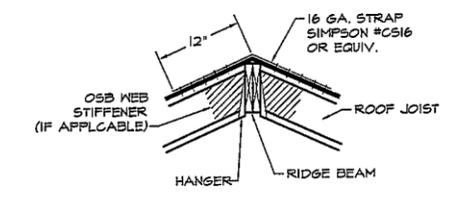
26 WALL TO TRUSS  
NTS



27 WALL TO GABLE TRUSS  
NTS



28 BEAM TO TRUSS  
NTS



29 RIDGE BEAM  
NTS

**PRICE**  
ENGINEERING INC.  
STRUCTURAL • CIVIL  
990 W 7900 S  
Willard, UT 84340  
(801) 771-0542  
price.engineer@gmail.com

Date / Revision  
05/06/13

STRUCTURAL FRAMING DETAILS

ADDRESS: 427 W PADDOCK LN  
HAILEY, IDAHO

PROJECT: TANNER RESIDENTIAL PLAN  
RML CUSTOM



S2 2

# FOUNDATION

FOOTING SCHEDULE	
CONCRETE FOOTING (FTG) SPECS U.N.O.	
FOUNDATION FTGS:	8" x 20" CONT. CONC. W/ (2) #4 CONT. PROVIDE VERT. #4 REINF. DOWELS SPACED TO MATCH VERT. FOUNDATION REINFORCEMENT EXTENDING INTO FOUND. 20" MIN.
INTERIOR FTGS:	8" x 18" CONT. CONC. W/ (2) #4 CONT.
SPOT FTGS:	SEE PLAN FOR SIZE & REINFORCEMENT

FOUNDATION SCHEDULE & NOTES			
8" THICK CONCRETE FOUNDATION WALL		NOTES (TYP.)	
WALL HEIGHT (SEE PLAN)	STEEL REINFORCEMENT	OPENING* MAX.SPAN	
	VERT. O.C.	HORIZ.	
2'-0"	#4 @ 32"	(B) #4	2'-0"
4'-0"	#4 @ 24"	(4) #4	3'-0"
6'-0"	#4 @ 24"	(B) #4	6'-0"
1. PROVIDE REINF. STEEL WITHIN 4" OF TOP & BOTTOM OF WALL AND WITHIN 2" OF OPENINGS.			
2. PROVIDE 3" OF MIN. CONC. COVER FOR ALL REINF. STEEL.			
3. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP WALL STEEL 24" MIN.			
4. PROVIDE A 20" MIN. LAP FOR ALL STEEL.			
5. EMBEDDED PIPES SHOULD HAVE A MAX. DIA. OF 2-1/2"			
6. DO NOT BACKFILL FOUNDATION WALL UNTIL CONC. FLOOR SLAB IS IN PLACE AND CURED FOR 7 OR MORE DAYS.			
CONTACT ENGINEER FOR OTHER WALL HEIGHTS.			
*NOTES CONCERNING WALL OPENINGS, I.E. WINDOWS, DOORS, ETC.:			
1. PROVIDE (2) #4'S ABOVE ALL OPENINGS IN THE FOUNDATION WALL LOCATED 4" ABOVE TOP OF OPENING U.N.O.			
2. PROVIDE 2" OF LINTEL DEPTH FOR EVERY FT. OF OPENING WIDTH.			
REINFORCEMENT SCHEDULE IS APPLICABLE TO ORIGINAL PLAN ONLY. CHANGES MADE TO WALLS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND BUILDING INSPECTOR.			

ANCHOR BOLTS & HOLDOWS	
ANCHOR BOLTS:	1/2" DIA. X 10" L A307 "J" BOLTS @ 32" O.C. U.N.O. PROVIDE AN EMBEDMENT OF 7". PROVIDE (2) A.B. MIN. PER WALL W/ (1) EA. FOUND. WALL END MIN. (2 PER CORNER). PROVIDE 3" X 3" X 1/4" (MIN.) PLATE WASHERS EA. BOLT. WASHERS W/ 1-3/4" LONG SLOTTED HOLES ARE PERMITTED IF IT IS TOPPED WITH A SECOND STANDARD WASHER.
HOLDOWN FOUNDATION STRAP. (12 TYP.)	PROVIDE SIMPSON STD10(RJ) -OR- HTTS W/ 5/8" DIA. ANCHOR BOLT EPOXIED IN CONC. 6".

SOILS AND EXCAVATION NOTES	
UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED. DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).	
ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.	
ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEEPER THAN 2' AND ANY ON SITE OR OTHER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.	
DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.	

# FOUNDATION

CONCRETE AND REINFORCEMENT NOTES	
CONCRETE MIN. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:	
1. FOOTINGS:	2500 PSI DESIGN (PROVIDE 3000 PSI)
2. FOUNDATIONS:	2500 PSI DESIGN (PROVIDE 3500 PSI)
3. SUSP. SLABS:	3000 PSI DESIGN (PROVIDE 3000 PSI)
4. SLABS ON GRADE:	PROVIDE 3500 PSI ALL SLABS PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE. PROVIDE 1" DEEP CONTRACTION / CONSTRUCTION JOINTS NO FURTHER THAN 10' APART IN ANY DIRECTION.
REINFORCING STEEL SPECS:	
1. DOWELS:	ASTM A615 GRADE 60 OR ASTM A706 (WELDABLE)
W. WIRE FABRIC:	ASTM A185

# SHEAR WALLS

SHEAR WALL SCHEDULE			
DESIGNATION (SEE PLAN)	OSB PANEL QTY.	BD SPACING EDGE O.C.	STUD SIZE & QTY. INSIDE EDGES ONLY. (SEE DIAGRAM BELOW)
SW6	(1) SIDE	6"	(1) 2X
SW4	(1) SIDE	4"	DBL 2X OR (1) 4X
SW3	(1) SIDE	3"	DBL 2X OR (1) 4X
SW2	(1) SIDE	2"	(1) 4X
SW4-DBL	BOTH SIDES	4"	(1) 4X
SHEAR WALL FRAMING SPECS:			
1. PROVIDE 7/16" THICK APA STAMPED EXPOSURE 1 OSB SHEATHING OR BTR. PROVIDE STUDS @ 16" O.C. MAXIMUM.			
2. FASTEN ALL WALL PANELS W/ 8D NAILING @ 12" O.C. EXCEPT ON PANEL EDGES. SEE ABOVE FOR PANELS EDGE FASTENING SPECS.			
3. BLOCK ALL WALL PANEL (OSB) EDGES. OVERLAP PANELS OVER TOP AND BOTTOM PLATES.			
4. FASTEN SILL PLATES TO WOOD FLOORS W/ 16D @ 4" O.C. STAGGERED.			
5. FASTEN ALL DBL 2X STUD MEMBERS TOGETHER WITH 16D @ 6" O.C. STAGGERED.			
6. TOP PLATES ARE CONTINUOUS WITH A 12" OVERLAP MIN. OR PROVIDE SIMPSON 16 GA. CS16 STRAPPING WITH A 12" MIN. LAP.			

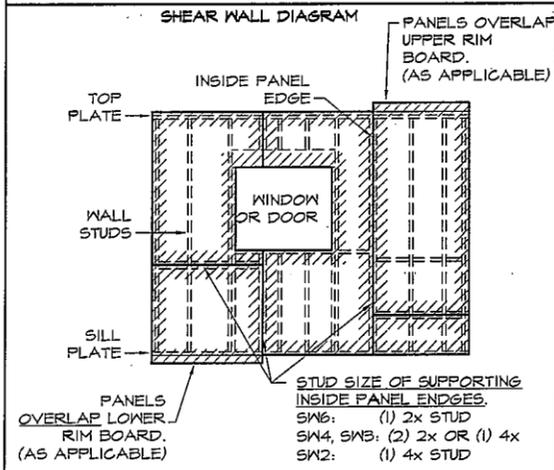
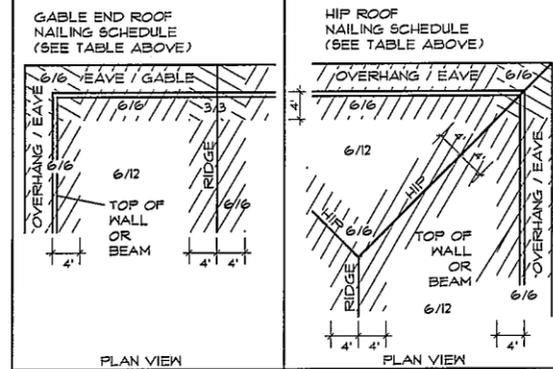


TABLE OF EQUIVALENT FASTENERS			
NAIL SIZE	NAIL SPACING	STAPLE SPACING	NOTES
8D	12"	14 GA. 15 GA. 16 GA.	ALL STAPLES PROVIDE 1-1/2" PENETRATION
	10"	12" 10" 8"	
	10"	10" 8" 6-1/2"	
	8"	6" 5" 4"	
	4"	4" 3-1/2" 2-1/2"	
10D	12"	14 GA. 15 GA. 16 GA.	ALL STAPLES PROVIDE 1-1/2" PENETRATION
	10"	8" 7" 3-1/2"	
	6"	5" 4" 3-1/2"	
	4"	3" 2-1/2" 2"	
	3"	2-1/2" 2" 1-1/2"	

# ROOF & FLOOR

ROOF PANEL SCHEDULE		
ROOF DESIGN SNOW LOAD	PANEL THICKNESS	NOTES (TYP.)
UP TO 40 PSF	7/16"	1. ALL ROOF PANELS SHALL BE APA STAMPED, EXPOSURE 1, & RATED AS FOLLOWS:  THICKNESS SPAN RATING 7/16" 24/16 1/2" 32/16 5/8" 40/20
UP TO 70 PSF	1/2"	
UP TO 130 PSF	5/8"	
FOR ROOF SNOW LOAD SEE DESIGN CRITERIA THIS SHEET.		
ROOF PANEL FASTENING TABLE		
NAILING SPEC WHERE PANEL MEETS MEMBER, I.E. TRUSS, JOIST, BLOCK. (SEE DIAGRAM BELOW)	10D O.C. NAILING PANEL EDGE	PANEL FIELD
6/12	6"	12"
6/16	6"	6"
3/3	3"	3"



ROOF TRUSS & JOIST NOTES	
TRUSSES (PRE-MANUF'D)	1. ENGINEERING FOR TRUSSES IS PROVIDED BY THE MANUFACTURER. 2. PROVIDE METAL MANUFACTURED HURRICANE TIES AT ALL TRUSS BEARING LOCATIONS, H2.5 MIN. U.N.O. (SEE PLAN) 3. PROVIDE FULL HEIGHT BLOCKING AT TRUSS BEARING LOCATIONS EVERY OTHER TRUSS SPACING MINIMUM. 4. THESE PLANS HAVE BEEN ENGINEERED BASED ON THE ROOF FRAMING PLANS PROVIDED. TRUSS LAYOUTS DIFFERING FROM THE ROOF FRAMING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
ROOF JOISTS	1. PROVIDE SIMPSON VPA CONNECTORS AT ALL JOIST BEARING LOCATIONS. 2. PROVIDE FULL HEIGHT BLOCKING EVERY OTHER JOIST.

FLOOR FRAMING	
FLOOR SHEATHING NOTES	
FLOOR SHEATHING U.N.O.:	
1. PROVIDE 23/32" APA STAMPED, EXPOSURE 1, T&G OSB PANELS FASTEN WITH 10D COMMON OR GALVANIZED NAILS @ 6" / 12" EDGE / FIELD O.C.	
2. PROVIDE CONTINUOUS GLUE JOIST TO PANELS.	

WALL STUD HEIGHTS & LOAD BLOCKING			
FRAMED WALL STUD HEIGHTS (HEIGHTS ARE UNSUPPORTED CLEAR SPANS)		NOTES (TYP.)	
WALL STUDS MAX. HEIGHT	NOMINAL DF SIZE	VERT. O.C. SPACING	LATERAL SUPPORT
UP TO 10'	2 X 4	16"	NONE
UP TO 12'	2 X 4	12"	OSB, PLYWOOD, OR GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	
UP TO 17'	2 X 8	12"	
UP TO 17'	1-1/2" X 5-1/2"	16"	
UP TO 18'	1-1/2" X 5-1/2"	12"	
UP TO 20'	1-1/2" X 7-1/4"	16"	
*TJ TIMBERSTRAND LSL STUDS. CONTACT ENGINEER FOR OTHER BRANDS OR CONFIGURATIONS.			
1. PLAN WALL SPECS. DIMENSIONS AND SCALES GOVERN WALL SIZING.			
2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.			
3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.			

# DESIGN CRITERIA

DESIGN CRITERIA	
GOVERNING CODE:	2009 IBC, 2005 ASCE 7 OCCUPANCY CATEGORY II
1. LIVE LOADS:	SLEEPING AREAS 30 PSF DECKS 60 PSF BALCONIES 100 PSF OTHER AREAS 40 PSF
2. SNOW LOAD:	GROUND Pg 12.3 PSF ROOF Ps 10.0 PSF + DRIFT Pf: 30 PSF Cs: 1.0 Ce: 1.0 Ct: 1.0 I: 1.0
3. WIND:	DESIGN SPEED: 80 MPH 3 SEC. GUST EXPOSURE: B
4. SEISMIC:	SDC D (ASSUMED) SITE CLASS Ss: 0.5 Sm: 0.5 R: 6.5
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)
6. DEAD LOADS:	ROOF 15 PSF (ASPHALT SHINGLES) FLOOR 15 PSF (INCL. THIN TILE) WALL 10 PSF (STUCCO, SIDING) WALL 45 PSF (VENEER: BRICK, STONE) CONCRETE 145 PCF (FTGS, FOUND, ETC)

# BEAMS & HEADERS

BEAM SCHEDULE			
DESIGNATION (SEE PLAN)	QTY BEAM DESCRIPTION	MIN. 2X SUPPORTS U.N.O.	NOTES (TYP.)
MIN. LOAD BEARING BEAM IF NOT	(2) 2 X 8 DF#2	1	1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 16" O.C.
B(2)3/2	(2) 1-3/4" X 5-1/2" LVL	1	3. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #CB) TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
B(2)6	(2) 2 X 6 DF/HF#2	1	
B(2)11/4	(2) 1-3/4" X 7-1/4" LVL	1	
B(2)8	(2) 2 X 8 DF/HF#2	1	
B(3)8	(3) 2 X 8 DF/HF#2	1	
B(2)3/1/2	(2) 1-3/4" X 9-1/2" LVL	2	2. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI F'b OR BTR.
B(3)3/1/2	(3) 1-3/4" X 9-1/2" LVL	2	
B(2)10	(2) 2X10' DF/HF #2	1	
B(3)10	(3) 2 X 10 DF/HF#2	1	
B(1)11/8	(1) 1-3/4" X 11-7/8" LVL	1	
B(2)11/8	(2) 1-3/4" X 11-7/8" LVL	2	4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
B(3)11/8	(3) 1-3/4" X 11-7/8" LVL	(3) 2X6	
B(4)11/8	(4) 1-3/4" X 11-7/8" LVL	SEE PLAN	5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
B(2)12	(2) 2 X 12 DF/HF#2	SEE PLAN	
B(3)12	(3) 2 X 12 DF/HF#2	SEE PLAN	
B(2)14	(2) 1-3/4" X 14" LVL	SEE PLAN	
B(3)14	(3) 1-3/4" X 14" LVL	SEE PLAN	
B(2)16	(2) 1-3/4" X 16" LVL	SEE PLAN	
B(3)16	(3) 1-3/4" X 16" LVL	SEE PLAN	
B(2)18	(2) 1-3/4" X 18" LVL	SEE PLAN	
B(3)18	(3) 1-3/4" X 18" LVL	SEE PLAN	
GLB	WOOD GLULAM BEAM. SEE PLAN	SEE PLAN	
RS	WOOD ROUGH SAWN. SEE PLAN	SEE PLAN	
W X "	STEEL WIDE FLANGE. SEE PLAN	SEE PLAN	

GENERAL FRAMING		
FRAMING NAILING SCHEDULE U.N.O.		
CONNECTION DESCRIPTION	NAILING	NOTES
1 JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2 BLOCKING (BLK) TO SILL OR BEAM	16D @ 4" O.C.	TOENAIL
3 SILL TO JOIST, RJ BLKS, BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4 TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5 BUILT UP (MULTIPLE) STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6 DBL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7 DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8 HEADERS, BEAMS, GIRDERS MULTIFL./BUILT UP	(2) 16D @ 16"	FACE NAIL
9 OSB PANELS TO 2X WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

**PRICE ENGINEERING INC.**  
STRUCTURAL & CIVIL  
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price.engineer@gmail.com

Date / Revision  
05/07/13

STRUCTURAL SCHEDULES & NOTES

ADDRESS: #12 BLOCK 129  
HAILEY, IDAHO

PROJECT: TANNER RESIDENTIAL PLAN  
RML CUSTOM

S2 3

## **DRAFT Ordinance Addressing Beekeeping in the City of Hailey**

### **KEEPING OF BEEHIVES:**

(A) Purpose: The purpose of this section is to protect the public health and safety by establishing terms and conditions under which domestic honeybees and beehives may be kept within the City.

(B) Definitions:

APIARY: Any place where one or more colonies of honeybees are located.

BEEKEEPER: A person who owns or has charge of one (1) or more colonies of honeybees.

COLONY: Honeybees in a hive including queens, workers, and drones.

HIVE: A frame hive, commonly referred to as a Langstroth Hive, which has removable frames.

HONEYBEE: The common domestic honeybee. *Apis mellifera* species, at any stage of maturity, but excluding the African honeybee, *Apis mellifera scutelata* species.

OWNER: Any person or entity who owns, leases or controls a parcel of real property upon which an apiary is kept.

(C) Beekeeping allowed. No Beekeeper or Owner shall place, keep or allow any apiary or colony of bees in or upon any parcel of real property located within the City unless such apiary conforms to the provisions of this section.

(D) Terms and Conditions: All apiaries or colonies of honeybees kept within the City shall conform to the following terms and conditions:

1. The apiary or colony shall consist of no more than two (2) hives on lots that are 8,000 square feet or smaller; three (3) hives on lots from 12,000 to 20,000 square feet and up to five (5) hives on lots that are one-half acre or more.

2. The apiary or colony is maintained only in a side or rear yard of a residential lot. Apiaries or colonies shall not be kept or maintained in a commercial or industrial zone.

3. Honeybees shall be kept in hives with removable frames and shall be kept in sound and usable condition.

4. Hives shall be placed no less than seven feet (7') from any property line and at least six inches (6") above the ground, measured from the ground to the lowest portion of the hive. Hives shall not be placed within thirty feet (30') of any dwelling, porch, gazebo, swing set, sandbox, playground equipment, deck or

swimming pool, unless the owner of such dwelling, equipment or property has given written consent for hive placement.

5. If any hive is located within thirty feet (30') of an adjacent property line, a fence, closed hedge, building or other impervious barrier no less than six feet (6') high and twenty feet (20') in length and shall be located between the hive and the adjacent property line.

6. A fresh water supply will be maintained at all times, except during winter months when the bees are hibernating, within fifteen to twenty five feet of the apiary in order to prevent the bees from congregating at neighboring water sources.

7. No species of bee is kept other than *Apis mellifera*.

8. Queens shall be selected from stock bred for gentleness and non-swarmling characteristics.

9. If the colony exhibits unusually aggressive behavior or when the colony includes Africanized bees, the beekeeper or owner shall promptly remove or re-queen the colony.

10. All hives shall have a legible identification label securely fastened thereupon bearing the name and telephone number of the beekeeper who owns the hive.

11. All apiaries or colonies shall comply with the Idaho State Bee Inspection statute and other applicable state laws.