

VALLEY MAINTENANCE & RESTORATION INC.

MARCH 12, 2009

JAY CONE ARCHITECTURE PC AIA
CUSTOM RESIDENTIAL AND COMMERCIAL DESIGN
208.578.5226

VALLEY MAINTENANCE & RESTORATION INC.
LOT #6, BLOCK 45, WOODSIDE SUB. #10 HAILEY, ID

REVISIONS	DATE

A0.0

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PROJECT NOTES

PROJECT NAME: VALLEY MAINTENANCE & RESTORATION Inc.
OWNER: LARSEN AND SONS LLC
4030 GLENBROOK DRIVE
HAILEY, IDAHO 83333

ADDRESS: 1041 MOUNTAIN DRIVE

LEGAL DESCRIPTION: LOT #6, BLOCK 45 WOODSIDE #10.

BUILDING USE: WAREHOUSE AND STORAGE FOR MAINTENANCE COMPANY
OCCUPANCY GROUP: NON-SEPARATED USES F-1 AND B. F-1 MOST RESTRICTIVE ALLOWING 1 STORY AND 8500 SQUARE FEET

OCCUPANCY FACTOR: B = 100 GROSS F-1 = 100 GROSS
OCCUPANCY FACTOR: B = 500 SQ. FT./ 100 = 5
F-1 = 3720 SQ. FT./ 100 = 38
TOTAL = 43 OCCUPANTS

CONSTRUCTION TYPE: V-B
ZONE: CITY OF HAILEY "LI" - LIGHT INDUSTRIAL, WAREHOUSE AND STORAGE FACILITIES ALLOWED

SETBACK: 10' FRONT, 10' SIDE AND REAR
MAX HEIGHT: 35' FROM GRADE
LOT SIZE: 5068 SQ. FT. - MINIMUM ALLOWED = 6000 SQ. FT.
BUILDING FOOTPRINT: 4000 SQ. FT. - MAXIMUM ALLOWED = 25,000 SQ. FT.
LOT COVERAGE: 67% - MAXIMUM ALLOWED 75%
JURISDICTION: CITY OF HAILEY, REQUIRES DESIGN REVIEW AND PUBLIC HEARING WITH THE HEARING EXAMINER

SQUARE FOOTAGE:
EXISTING BUILDING = 3200 SQ. FT.
MAIN FLOOR ADDITION = 680 SQ. FT.
MEZZANINE FLOOR ADDITION = 340 SQ. FT.
TOTAL = 4220 SQ. FT.
NET AREA OF FIRST FLOOR = 1167 SQ. FT.
MEZZANINE ALLOWED = 389 SQ. FT.
ACTUAL MEZZANINE AREA = 340 SQ. FT.

PARKING REQUIRED: 500 SQ. FT. OFFICE AREA / 500 = 1 SPACES
3720 SQ. FT. INDUSTRIAL AREA / 1000 = 4 SPACES

PAVED AREA: 1176 SQ. FT. x .25 = 294 SQ. FT. REQUIRED FOR SNOW STORAGE
SNOW STORAGE: 0 SQ. FT. PROVIDED - ALL SNOW WILL BE REMOVED FROM SITE
BUILDING CODE: 2006 IBC, 2006 IECC
ACCESSIBILITY: PER IBC SECTION 3409.1 COSTS FOR UPGRADING BUILDING WILL BE LIMITED TO 20%. CONTRACTOR TO SUBMIT ITEMIZED BUDGET TO BUILDING DEPARTMENT FOR APPROVAL.

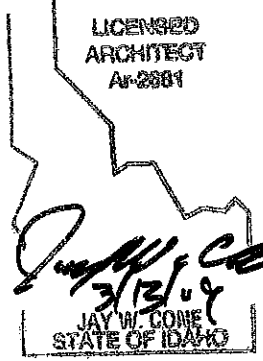
DISPOSAL PLAN: TRASH CONTAINERS TO BE CONTAINED WITHIN BUILDING.

SIGNAGE: ALL SIGNS TO BE APPLIED FOR AND APPROVED ON A SEPARATE APPLICATION PER CITY OF HAILEY

MEZZANINE: MEZZANINE SHALL NOT CONTRIBUTE TO THE ALLOWED BUILDING AREA NUMBER OF STORIES. MEZZANINE WITH AN OCCUPANT LOAD LESS THAN TEN MAY BE ENCLOSED.

RECEIVED

MAR 13 2009



SHEET INDEX

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- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF FRAMING UNLESS OTHERWISE NOTED.
- THIS DRAWING SET REPRESENTS A "BUILDERS SET". ALL COMMON PRACTICE FRAMING, FINISH AND ARCHITECTURAL DETAILS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONALLY, ALL INTERIOR FINISHES, AFFLIANCES AND DETAILS AS WELL AS STRUCTURAL MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE ARCHITECT SHALL VISIT THE SITE AT APPROPRIATE INTERVALS, TO BECOME GENERALLY FAMILIAR WITH PROGRESS OF THE PROJECT AND TO DETERMINE IF IN GENERAL THE WORK IS IN ACCORDANCE WITH THE ARCHITECT'S DOCUMENTS. HOWEVER, THE ARCHITECT SHALL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTIONS TO CHECK THE QUALITY OF THE WORK. THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION OR ANY PORTION THEREOF, OR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.
- THE ARCHITECT SHALL USE REASONABLE PROFESSIONAL EFFORT AND JUDGMENT IN INTERPRETING AND ADVISING THE OWNER AS TO THE NECESSARY REQUIREMENTS FOR THE PROJECT TO COMPLY WITH APPLICABLE CODES. THE ARCHITECT SHALL RELY ON THE LOCAL BUILDING DEPARTMENT FOR INTERPRETATIONS AT THE TIME THE SERVICE IS RENDERED. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL FULLY COMPLY WITH THE INTERPRETATIONS OR REQUIREMENTS BY REGULATORY OR JUDICIAL BODIES.
- THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE COMPONENTS OF THE PROJECT DESIGNED BY THE OWNER'S CONSULTANTS. REVIEW BY THE ARCHITECT OF THE CONSULTANTS' DRAWINGS AND OTHER INFORMATION IS SOLELY FOR CONSISTENCY WITH THE ARCHITECT'S DESIGN CONCEPT FOR THE PROJECT. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE TECHNICAL SUFFICIENCY AND TIMELY DELIVERY OF DOCUMENTS AND SERVICES FURNISHED BY OWNER'S CONSULTANTS, AS WELL AS ON THE COMPUTATIONS PERFORMED BY THOSE CONSULTANTS IN CONNECTION WITH SUCH DOCUMENTS AND SERVICES, AND SHALL NOT BE REQUIRED TO REVIEW OR VERIFY THOSE COMPUTATIONS OR DESIGN FOR COMPLIANCE WITH APPLICABLE LAWS STATUTES ORDINANCES, BUILDING CODES AND RULES AND REGULATIONS.

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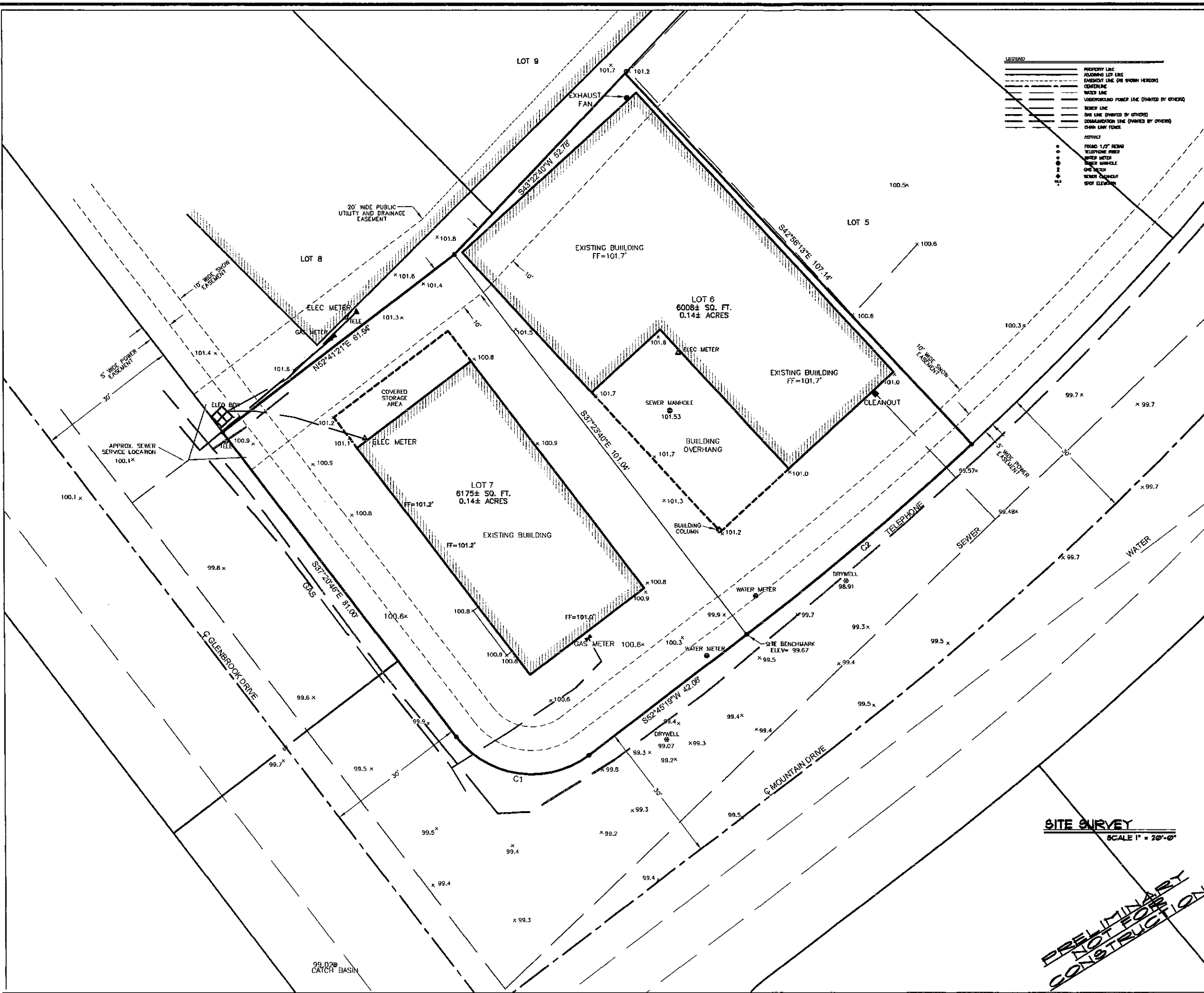
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NOTES

1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES. NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REQUEST OR FURNISH SAID INFORMATION.
4. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
5. ELEVATIONS BASED ON ASSUMED.
6. BUILDING WALLS SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.

LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	EASEMENT LINE (AS SHOWN HEREON)
	CONCRETE
	WOOD LINE
	UNDERGROUND POWER LINE (SHOWN BY OTHERS)
	SEWER LINE
	WATER LINE (SHOWN BY OTHERS)
	COMMO/PHONE LINE (SHOWN BY OTHERS)
	RAIN LAR TRENCH
	ASTRUIT
	ROUND 1/2" REBAR
	TELEPHONE HOLE
	WATER METER
	SEWER MANHOLE
	WATER METER
	SEWER CLEANOUT
	SPOT ELEVATION



SITE SURVEY
 SCALE 1" = 20'-0"

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PREPARED BY: BENCHMARK ASSOCIATES, P.A.
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WOODSIDE SUBDIVISION NO. 10
 LOTS 6 AND 7
 LOCATED WITHIN
 SECTION 23, TOWNSHIP 7 NORTH, RANGE 18 EAST, B.M.
 CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR: VALLEY MAINTENANCE
 PROJECT NO. 08841 DWG BY: CMW | CRD: 08841TPO | 08841TPO.DWG
 A TOPOGRAPHIC MAP | DATE OF SURVEY: 7/23/2008 | SHEET: 1 OF 1

CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

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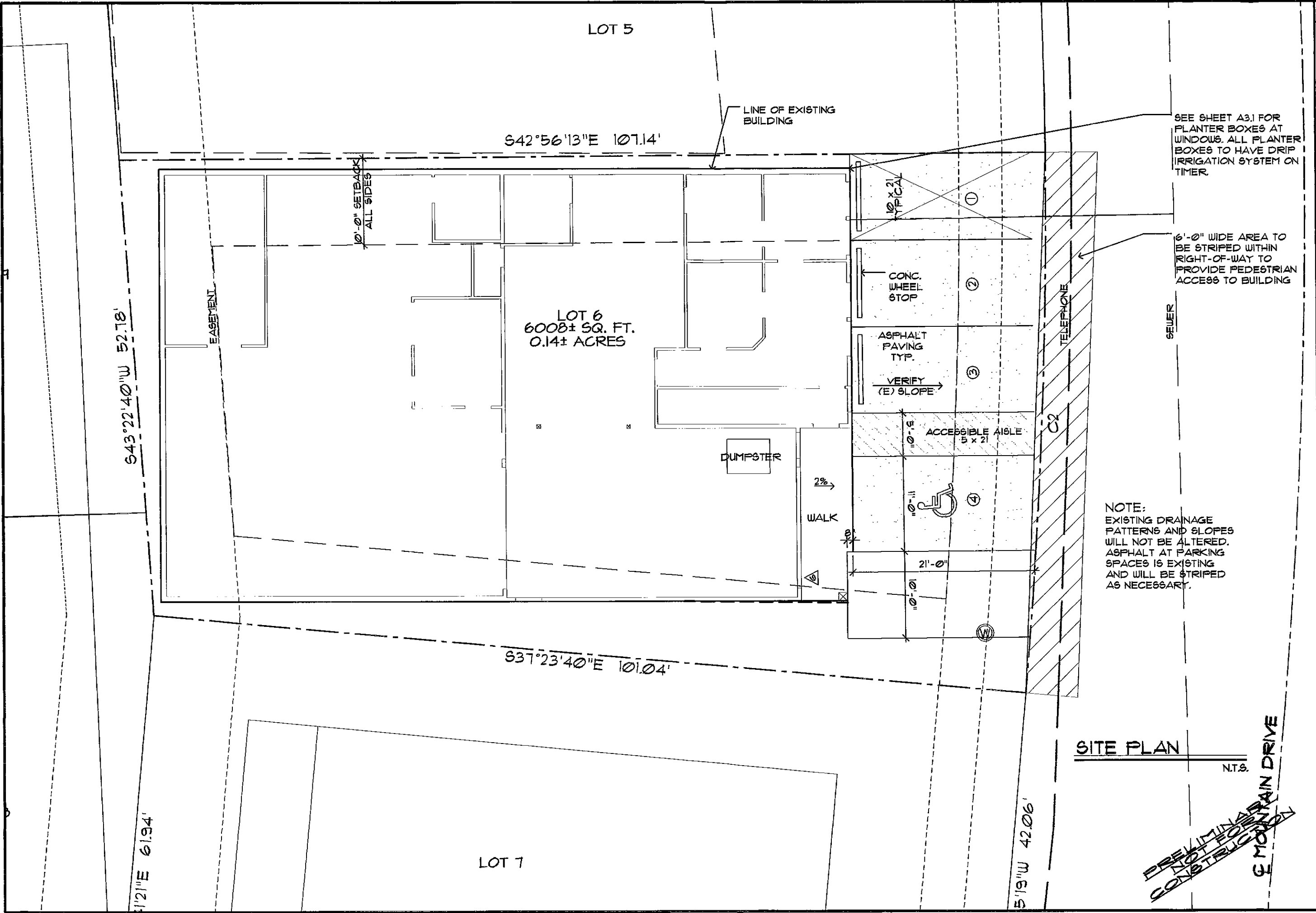
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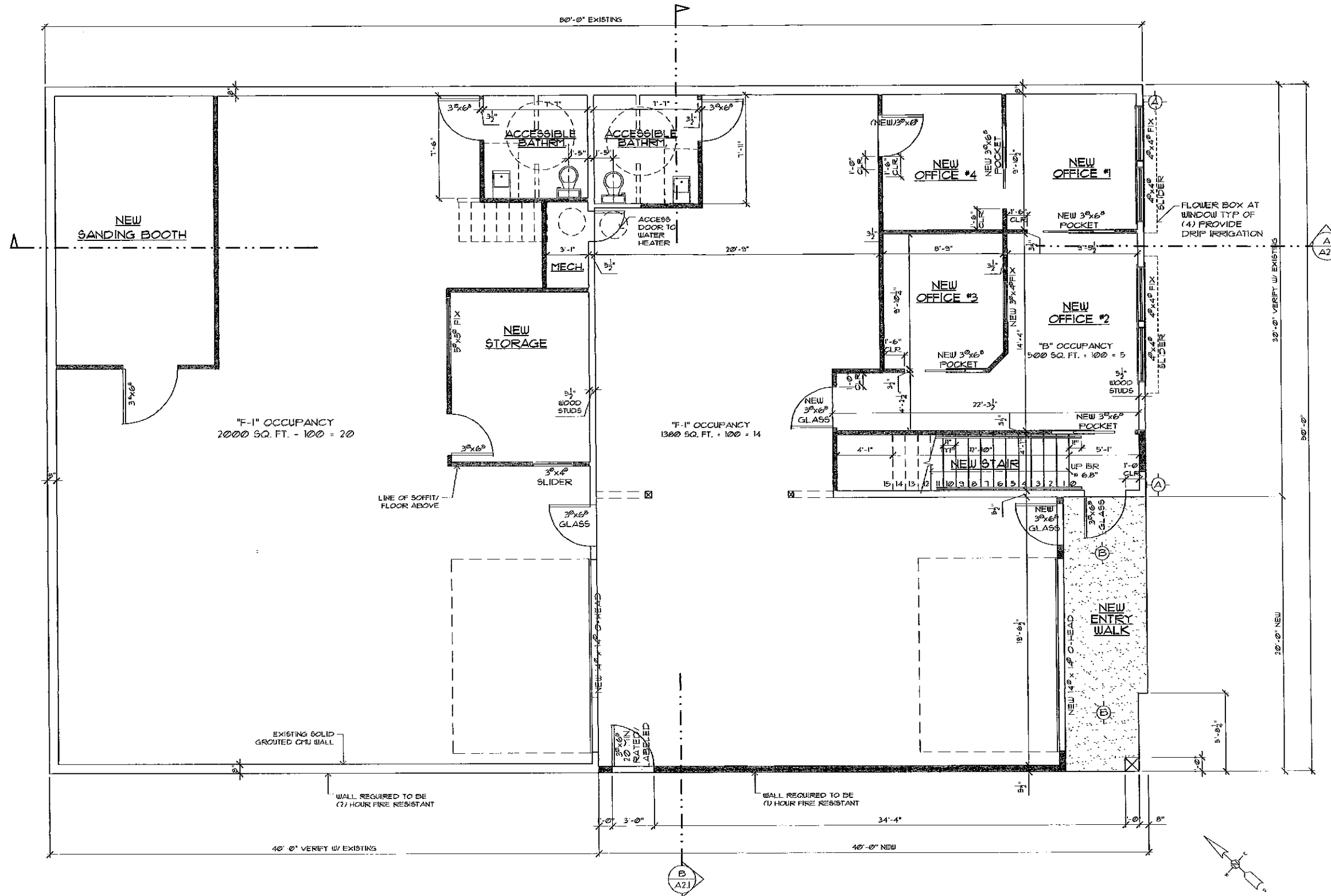
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WALL LEGEND
 - - - - - EXISTING WALL
 - - - - - EXISTING WALL TO BE REMOVED
 - - - - - NEW WALL

MAIN FLOOR PLAN

1/8" = 1'-0"

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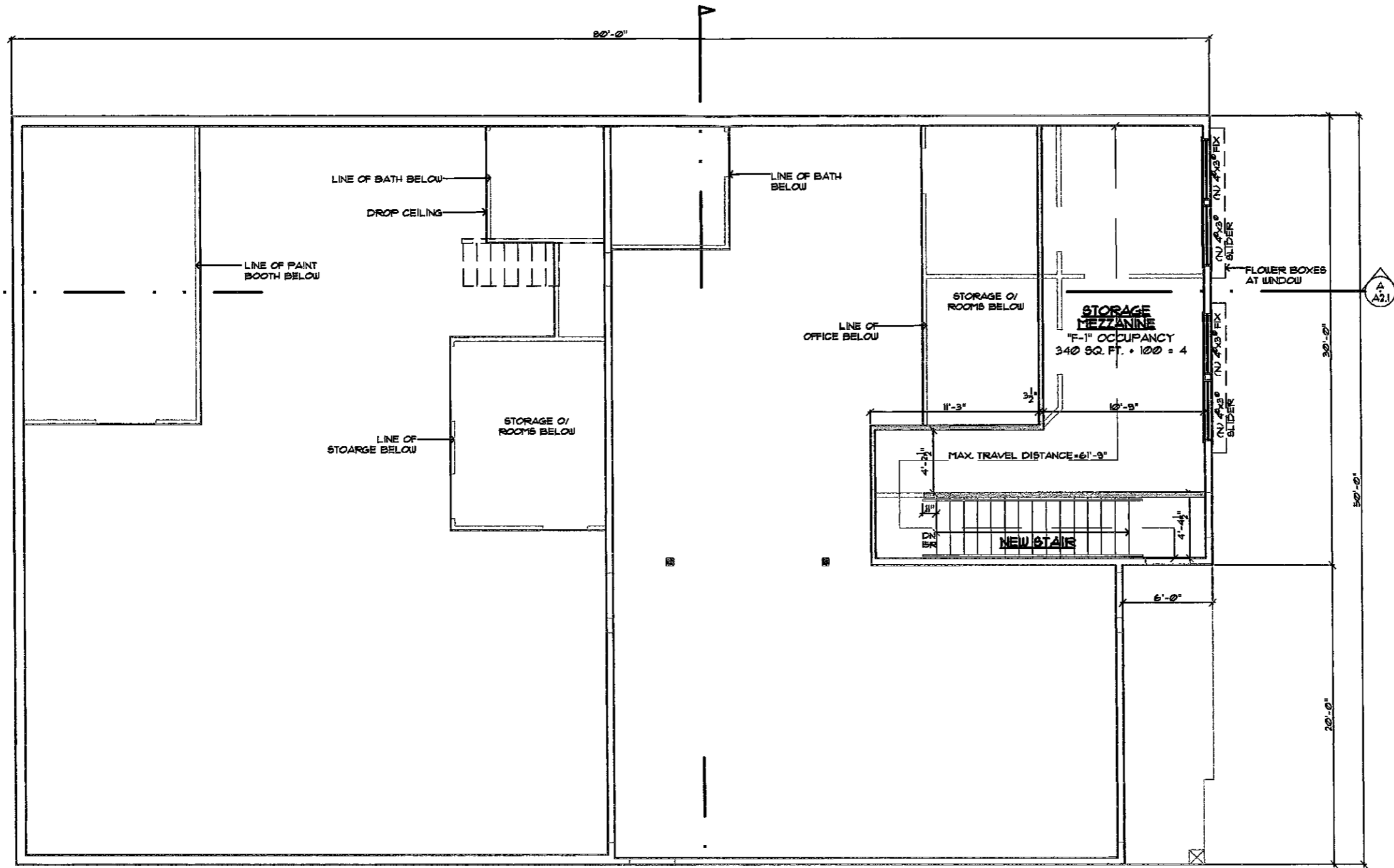
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A1.1

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- WALL LEGEND**
- EXISTING WALL
 - - - EXISTING WALL TO BE REMOVED
 - ▨ NEW WALL

MEZZANINE FLOOR PLAN
N.T.S.

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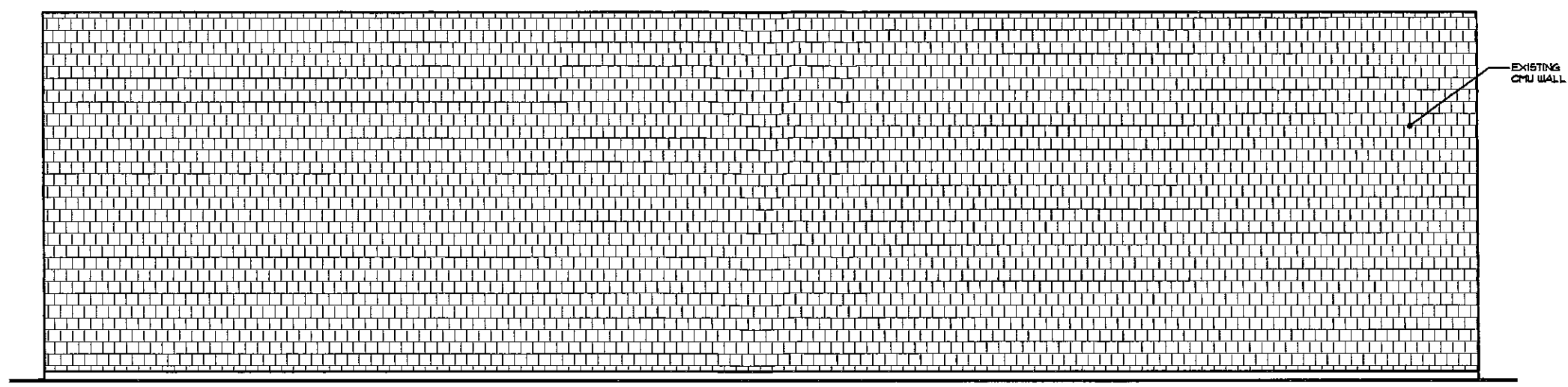
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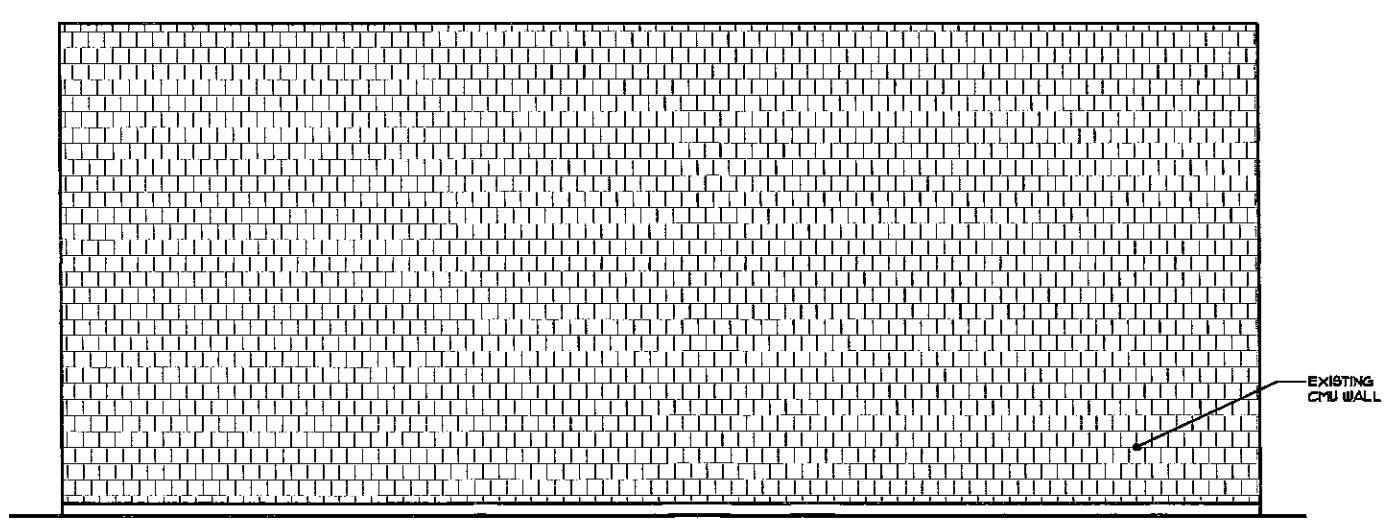
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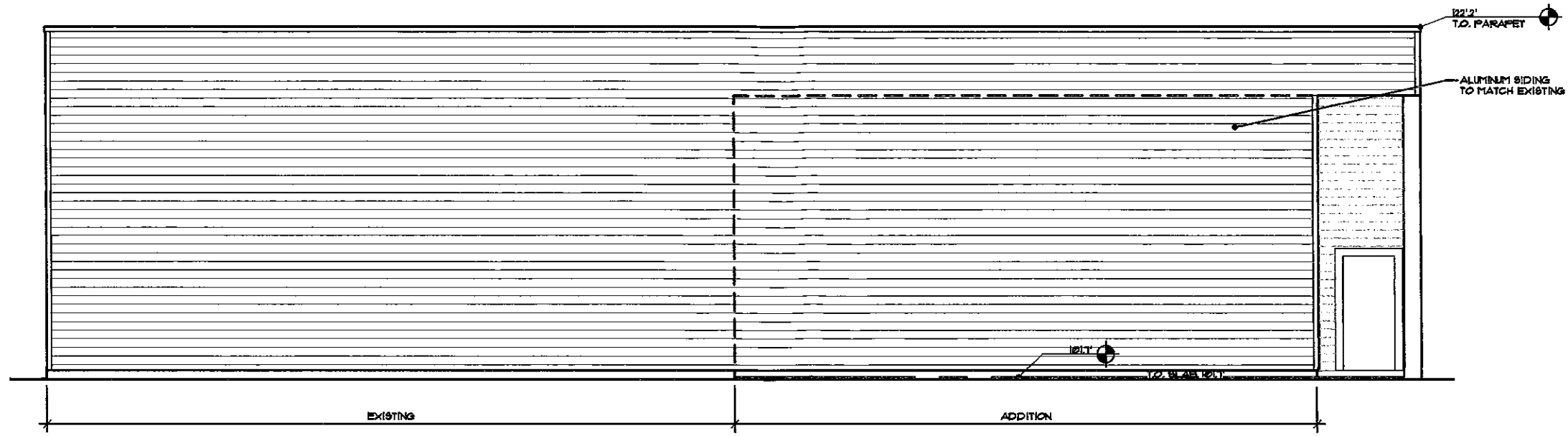
EAST ELEVATION



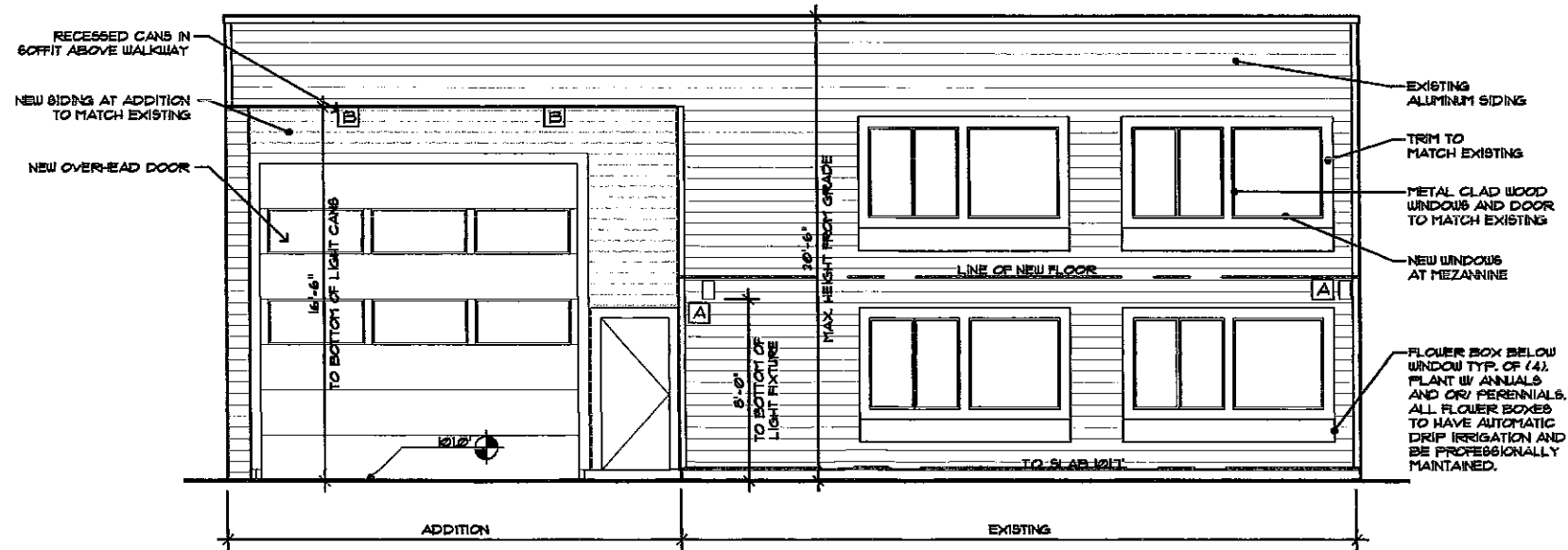
NORTH ELEVATION

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WEST ELEVATION



SOUTH ELEVATION

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