September 25, 2016
Teton County, Idaho Fair Board
REQUEST FOR BIDS
Fair Building Remodel

The Teton County, Idaho Fair Board is requesting bids from licensed public works contractors for the following project.

Project Description:
The Teton County, Idaho Fair Board is seeking bids from licensed public works contractors to remodel the county fair building. The fair building was constructed in 1980 by the local Cowbelles and volunteers from the agricultural community. It functions as a community center at the county fairgrounds and has a capacity to host functions for up to 245 people. The building is used by the fair board during fair week to exhibit and proudly display resident garden, kitchen, sewing, art, home furnishing and photography projects. Throughout the year, the building is used by 4H clubs and school groups and is rented most weekends for private weddings, Quinceaneras, family reunions and non-profit events. Rental of the building costs $25/hour and it is the goal of the fair board to keep rental rates low to continue to offer an affordable community event space.

Project Components:
1) Upgrade kitchen appliances to meet state commercial kitchen standards.
2) Add one ADA bathroom facility.
3) Upgrade existing bathrooms with new floors, partitions and fixtures.
4) Add exterior access door to the bathroom hall to allow for outdoor bathroom access.
5) Upgrade the septic system to meet increased capacity from the kitchen and bathrooms.
6) Add windows to the storage room and convert to an office for the county fairground administrator.
7) Upgrade the chimney to meet county code.
8) Add insulation to the exterior walls and ceiling.
9) Upgrade the heating system to an energy efficient unit.
10) Upgrade the garage door to an insulated unit.
11) Upgrade the exterior siding to barn red hardy board.
12) Add two facades to the exterior to provide cover over the east and south building entrances.

Project Funds:
The Teton County Fair Board has $47,000 raised for this project and has requested an additional $101,750 in grants. Bidding contractors must be willing to phase the project components as additional funds become available. Bidding contractors also must be willing to work with the fair board on purchasing appliances and building materials directly for the project to keep costs down.

Project Timeline:
Septic and kitchen improvements must be completed by December 31, 2016. The target completion date for all other project components is March 31, 2017 or as funds become available.

Bid Package Attachments:
Project plans and a draft budget are included in this package. This budget was developed for fund raising purposes ONLY. It is not an official estimate or NOT TO EXCEED budget. Contractors are encouraged to propose their best price to complete the itemized work items.

Insurance and Licensing Requirements:
Upon award of contract, bidder must produce a valid public works license, proof of Liability Insurance and Proof of Workman's Compensation for all employees. All sub-contractors are subject to providing Liability Insurance and Workman's Compensation for all employees.

Completed bid sheets must be returned by **October 28, 2016** at 5:00 pm to:

Teton County, Idaho Fair Board
150 Courthouse Dr.
Driggs, ID 83455

OR EMAILED TO:
llskujins@gmail.com

Questions regarding the project should be directed to:
Lynda Skujins, llskujins@gmail.com
208-269-0114

Item No.	Description	Bid Price
1	Outside Upgrades	$
2	Office Upgrades	$
3	Main Room Upgrades	$
4	Kitchen Sitting Area Upgrades	$
5	Kitchen Upgrades	$
6	Restroom Hall Upgrades	$
7	Ladies Restroom Upgrades	$
8	Mens Restroom Upgrades	$
9	Storage Room Upgrades	$
10	Contract Administration	$
11	Misc Supplies	$
12		
	TOTAL PROJECT BID	$

Bidder's Name & Address _____

_____

Phone No. _____E-mail _____

SUBMITTED on _____, 20____

BID VALID through_____, 20____

Idaho Public Works Contractor License No. _____

Authorized Signature _____

Itemized Project Budget:

The following project budget was developed from the architectural plans by Lynda Skujins, a current fair board member who is an interior designer that specializes in kitchen and bath remodels, and Katie Salsbury.

Location	Item	Estimate
Outside:		
	1500 gal septic tank & 1200 sq. ft. drainage area	$ 9,000.00
	Install address sign on building	$ 50.00
	Replace siding	$ 24,000.00
	Replace roof	$ 16,000.00
	Install new overhead entrance	$ 8,000.00
	Install new roof for snow shed on south door	$ 4,000.00
	Sub-Total	**$ 61,050.00**
Office:		
	Demo: storage on north and east walls	$ 500.00
	New desk on north wall	$ 500.00
	New windows; outside east and south wall, inside north wall	$ 1,200.00
	New carpet, commercial grade	$ 600.00
	Install fire extinguisher	$ 150.00
	Wi-fi/ internet	$ 1,200.00
	Paint	$ 200.00
	Paint cabinets on south wall	$ 200.00
	Sub-Total	**$ 4,550.00**
Main room:		
	Replace garage door and exterior doors	$ 4,500.00
	Large exit signs	$ 250.00
	New pipes for wood stove	$ 500.00
	New heaters	$ 4,000.00
	Check insulation, upgrade to code	$ 6,000.00
	Paint	$ 1,800.00
	Sub-Total	**$ 17,050.00**
Kitchen sitting area:		
	Replace exterior door	$ 250.00
	Demo tile floor	$ 200.00
	Install linoleum floor	$ 600.00
	Paint	$ 200.00
	Sub-Total	**$ 1,250.00**

Kitchen:			
	Demo; cabinets, floor, counter top, hood, metal backsplash behind stoves and grill	$	500.00
	New K class fire extinguisher	$	500.00
	New gas stove and ovens, 10 burners, 60”W	$	7,000.00
	New exhaust hood	$	4,000.00
	New (2) dishwashers	$	6,000.00
	New garbage disposal	$	400.00
	New cabinets, north, south and west walls	$	6,000.00
	New counter tops, laminate	$	500.00
	New backsplash under cabinets, laminate	$	800.00
	New flooring, linoleum	$	2,000.00
	Install grease trap	$	500.00
	Install air gap supply line	$	600.00
	Install floor drain	$	800.00
	Paint	$	400.00
	Sub-Total	**$**	**30,000.00**
Restroom hall:			
	Demo; flooring	$	200.00
	Install new linoleum flooring	$	800.00
	Paint	$	200.00
	New exterior door & framing	$	1,200.00
	New interior door	$	300.00
	Sub-Total	**$**	**2,700.00**
Restroom, Ladies:			
	Demo; flooring, toilets and sink/faucet	$	400.00
	Install: New sink/faucet, toilets, baby changing table, mirror and lights, linoleum flooring	$	6,000.00
	Paint	$	200.00
	Sub-Total	**$**	**9,300.00**
Restroom, Men’s:			
	Demo; flooring, stall walls, toilets, sink/faucet and hot water heater	$	400.00
	Install: New sink/faucet, toilets, hot water heater, mop sink,, linoleum flooring	$	6,000.00
	Paint	$	200.00
	Sub-Total	**$**	**6,600.00**
Restroom, ADA			
	Install; walls (studs and drywall), door, sink/faucet, toilet, grab bars, mirror, light, hand dryer, linoleum flooring	$	15,000.00
	Paint	$	500.00
	Sub-Total	**$**	**15,500.00**

Storage:		
	Demo, one wall to east	$ 200.00
	Add new walls (studs and drywall)	$ 800.00
	Install new door	$ 350.00
	Install shelfing	$ 200.00
	Paint	$ 200.00
	Sub-Total	**$ 1,750.00**
Project misc:		
	Architectural Plans	$ 1,500.00
	PROJECT TOTAL	**$ 151,250.00**
	Project Match	
	Teton County, Idaho	$ 41,000.00
	Tin Cup Donations	$ 3,500.00
	Teton County, Idaho Fair Board	$ 5,000.00
	Sub-Total	**$ 49,500.00**
	CHC REQUEST	**$ 101,750.00**

PROPOSED REMODEL
FOR

TETON COUNTY FAIR BUILDING

IN

DRIGGS, IDAHO

ABBREVIATIONS

ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ARCH	ARCHITECT
BBH	BASEBOARD HEATER
BRD	BOARD
BLKG	BLOCKING
BM	BEAM
B.O.	BOTTOM OF....
CHNL	CHANNEL
CLG	CEILING
℄	CENTERLINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DIM	DIMENSION(S)
DWGS	DRAWINGS
DTL	DETAIL
DN	DOWN
EL	ELEVATION HEIGHT
ELEV	ELEVATION DRAWING
ELEC	ELECTRIC
F.F.	FINISHED FLOOR
FIN	FINISH
FLR	FLOOR
FDN	FOUNDATION
FRMG	FRAMING
FTG	FOOTING
G.C.	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
G.L.	GLUE LAMINATED MEMBER
GYP BD	GYPSUM WALL BOARD
HDR	HEADER
HORIZ	HORIZONTAL
HTR	HEATER
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
MANUF.	MANUFACTUR(S)
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
N.I.C.	NOT IN CONTRACT
OC	ON CENTER
ℙ	PLATE
PLMBG	PLUMBING
±	PLUS OR MINUS
PLYWD	PLYWD
P.T.	PRESSURE TREATED
RAD	RADIUS
REINF	REINFORCEMENT (ING)
RM	ROOM
SCHED	SCHEDULE
SHT	SHEET
SHT MTL	SHEET METAL
SIM	SIMILAR
STL	STEEL
STOR.	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEMP	TEMPERED
T&G	TONGUE AND GROOVE
THRSHLD	THRESHOLD
T.O.	TOP OF ....
TYP	TYPICAL
VERT	VERTICAL
WP	WEATHERPROOF
WP GYP.	WATERPROOF GYPSUM BD.
U.O.N.	UNLESS OTHERWISE NOTED

KEY LEGEND

- SIM / 1 / A101 — BUILDING SECTION NUMBER; SHEET NUMBER
- SIM / 1 / A101 — DETAIL NUMBER; SHEET NUMBER
- 4 / 1 / A101 / 2 / 3 — INTERIOR ELEV. NUMBER; SHEET NUMBER
- NORTH ARROW
- 1 — KEYNOTE
- Room name — ROOM NAME
- ROOM NUMBER
- A — WINDOW KEY
- 100 — DOOR KEY
- 1 — REVISIONS
- ELEVATION
- A — PLUMBING
- A — APPLIANCE
- 1 — EXTERIOR MATERIAL

DRAWING INDEX

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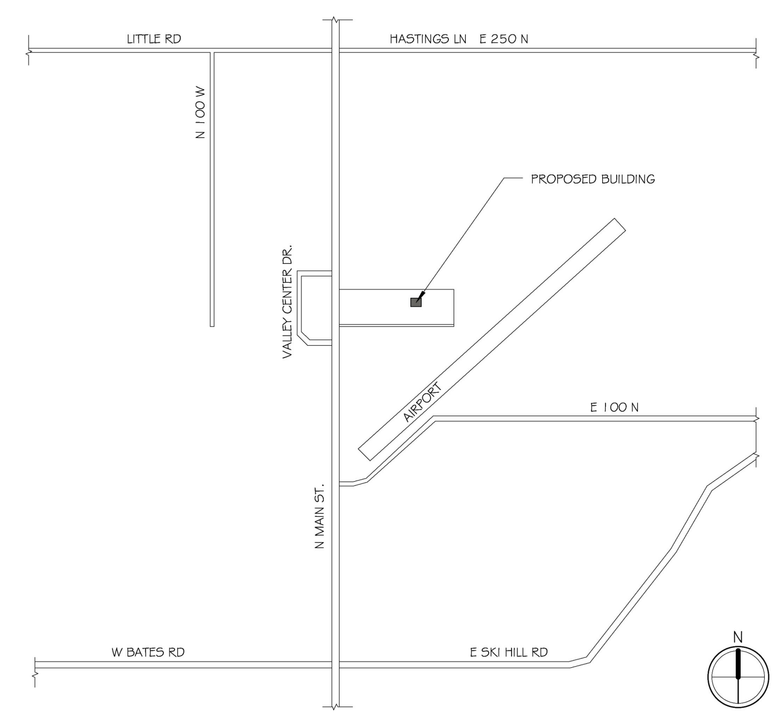
SITE DATA

TETON COUNTY FAIRGROUNDS
LOT 10 HATCH SUBDIVISION

STREET ADDRESS:	1413 N HWY 33 Driggs, Idaho 83422
ZONING:	CITY IMPACT AREA
SITE AREA:	2.07 ACRES
SITE TOPOGRAPHY:	FLAT
SETBACK REQUIREMENTS:	N/A

VICINITY MAP



CONSULTANTS

ARCHITECT:

STILLWATER DESIGN GROUP
(208) 354-5335
45 E. LITTLE AVE
P.O. BOX 15
DRIGGS, ID 83422

STRUCTURAL ENGINEER:

BUILDING DATA

BUILDING SQ. FT: 5000

BUILDING TYPE:	TYPE V
SPRINKLERED:	NOT REQUIRED
HEIGHT TO RIDGE:	N/A

stillwater design group
architecture • planning • interiors
45 East Little Ave P.O. Box 15 Driggs Idaho 83422
208-354-5335 www.stillwaterdesigngroup.com

FAIR BUILDING REMODEL
DRIGGS, IDAHO

Drawn by:	RK
Checked by:	RWC
Job no.	1607

CONSULTANTS
Structural:

Mechanical & Electrical:

Civil Engineering:

REVISIONS

Date: 3/16/16

A001

TITLE SHEET

GENERAL NOTES - COMMERCIAL:

Division 01- General Requirements

1. Stillwater Design Group (SDG) does not represent that these plans or specifications in connection therewith are suitable, or modified, for any site other than the one for which they were specifically prepared. SDG disclaims responsibility for these plans or specifications if they are used in whole or in part at any other site. General Contractor shall verify that only city or county approved construction documents are utilized for construction purposes.

2. The Architectural Construction drawings and general notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other methods of application, except where specifically noted. Stillwater Design Group (SDG) assumes no responsibility for the selection, fabrication or installation of any specific material, product or method. Field observation visits by SDG representatives shall not be construed as inspection or approval of construction.

3. The presence of Architect on the jobsite does not imply approval of the work. General Contractor must call specific items to the attention of Architect if he wishes to obtain Architect's approval.

4. General Contractor must determine that all equipment specified will fit through existing doorways, corridors and openings before equipment is purchased and/or schedules the installation sequence to avoid conflicts.

5. Contractor will work within the guidelines and standards set by OSHA and be licensed with the state in which the project is constructed.

6. General Contractor shall inform Architect of any and all owner required changes or directives following Owner/Contractor conversations. General Contractor shall not proceed with Owner requested changes or directives without prior review from the Architect.

7. Given dimensions take precedence over scale. Large scale details govern over small scale details. Contractor shall take extra caution to coordinate dimensions of structural drawings with architectural drawings prior to construction- verify discrepancies with Architect.

8. Contractor shall store all building materials in accordance with Manufacturer's recommendations.

9. Contractor is responsible for executing work in conformance with the latest editions of the International Building Code (IBC), latest additions of the NEC, NFPA and any local codes and ordinances applicable.

10. General Contractor is responsible for verifying all dimensions, materials, schedules, etc. within the scope of the project, and report any discrepancies to Architect prior to continuing work. General Contractor must notify Architect immediately of conditions which require deviation from constructing the work as indicated in the contract documents.

11. Each trade is responsible for inspection of service and to advise General Contractor, Architect, and Owner as to current condition, possible problems, and potential duties with respect to their trades.

12. Temporary light and power supply for all construction shall be made available at the project site.

13. Contractor shall coordinate all required inspections by County / City Building and Fire Departments and any other governing authorities having jurisdiction.

14. Unless otherwise noted, all plan dimensions are taken to the edge of rough framing and centerline of columns.

15. General Contractor must obtain all required building permits and agency approvals.

16. General Contractor must comply with the rules of the subdivision, the County / City and the direction of the Owners for construction procedures, use of premises, access to the project and trash removal.

17. For construction during winter conditions, contractor shall have all snow & ice removed from all exposed floor & roof sheathing to prevent moisture damage and/or deterioration to exposed materials, removal shall occur daily.

Division 02- Sitework

1. General Contractor must inspect the site before beginning work and identify conflicts or inconsistencies between the contract documents and existing conditions.

2. All grading activities shall be constructed to the lines and grades as staked on the ground by the project surveyor. Any disturbed soil is to be finish graded and raked to achieve a uniform surface. All finish grade to be free of rocks and solid debris greater than 3/4" diameter and consisting of native soil characteristics. No twigs, sticks, or other non-soil material shall be included in the final grade being prepared for final landscaping.

3. Contractor shall provide all temporary utilities, including electricity necessary for construction and temporary septic facilities, which shall be maintained on site for the duration of construction.

4. Install utilities in accordance with utility company requirements. General Contractor is responsible for coordination, tapping into, installation and verifying location of all necessary site utilities including power, water, sanitary, cable, phone, etc. General Contractor to coordinate all utility fees and services with the owner.

5. Contractor and Subcontractors shall make every reasonable effort to minimize disturbing the land and save as many existing trees and vegetation as possible.

6. General Contractor must verify all existing site dimensions and conditions.

7. All excess excavated material to be trucked off site with the exception of any necessary backfill material or potential landscaping material. Contractor to provide location to limit amount of site damage. Stockpile location to be determined by General Contractor and shall incorporate all erosion control methods and techniques as prescribed by governing agencies.

8. Caution: Underground utility locations are not guaranteed, nor is there any guarantee that all existing utilities (whether functional or abandoned) within the project area are shown on the drawings. Contractor shall determine the exact location of all underground utilities before starting work. Contractor shall be responsible for all damage resulting from Contractor's work.

Contractor to coordinate and supervise trenching and installation of all utilities and services to and from building. General Contractor responsible for trenching, installation, and back filling of each utility as applicable to project. Such coordination shall include General Contractor's reasonable efforts to combine as many different utilities to common trenches as practicalities and good practice permit.

9. All Construction debris is to be stockpiled neatly on site until disposal, which shall be done at the county landfill or recycling facility only. No debris is to be disposed of in local waste collection facilities.

Final building staking and all required surveying to be performed by competent surveyor at Contractor's expense.

Contractor to notify Architect of any problems with existing soil conditions as may be encountered during the construction of this project (primarily during excavation).

10. Contractor shall restore all existing landscaping that is damaged due to construction.

11. All soil materials shall be compacted in 6" to 8" lifts, unless otherwise noted, to prevent any settling of finish grade, walks, decks, drives, etc.

12. Removal of existing trees and bushes on site, and any other organic material cleared for purposes of construction is Contractor's responsibility. Contractor shall get Owner's approval before removing trees, bushes or any other vegetation.

13. Contractor to provide finish grading around perimeter of building for a distance of approximately 20 feet (not to extend beyond envelope building setback line or construction limit line). Finish grade to be a raked surface contoured to blend naturally with existing undisturbed grade where they meet. Minimum slope away from building shall be 1/8" per foot.

14. All excavated fill and demolition debris is to be stockpiled in the areas designated on the site plan.

15. Excavated topsoil to be restrained and used as final ground cover for all finish grading and utility trenches, which shall be uniformly and thoroughly covered. Topsoil shall be defined as minimum 4" deep and free of debris, waste, frozen material, vegetation or other deleterious matter and containing not more than 10% sand, gravel or rocks - none of which may be larger than 3/4" in any direction.

16. Provide cleaning and grubbing of existing vegetation, coordinate with Owner.

17. Provide erosion control fencing and/or bales to protect adjacent vegetation and waterways.

18. Provide compacting of existing soils and engineered fill to 95%, see structural drawings.

19. Provide below slab gravel and bedding materials as indicated on structural drawings.

20. Coordinate existing site conditions with Owner's representative.

21. Coordinate locations and service entrance for all utilities with Owner's representative.

22. Coordinate construction limits, staging and parking areas with Owner's representative.

23. Provide temporary fencing to maintain construction personnel and equipment within construction limits.

Division 03- Concrete

1. Comply with IBC 2012 Chapter 18 for Foundations.

2. Provide control joints at all exterior concrete slabs as follows:
Walks - 6'-0" o.c. maximum, Patios- 8'-0"x12'-0" maximum uninterrupted slab, Drives- 8'-0"x12'-0" maximum uninterrupted slab.

Division 04- Masonry

1. All Architectural veneer and wall coverings are to be attached to the supporting wall system per the requirements of the IBC 2012 Section 2101.2.6.

Division 05- Metals

1. Provide structural steel connectors, embeds and miscellaneous steel fabrications as indicated on structural drawings.

2. Comply with IBC 2012 Chapter 19 for reinforced concrete.

3. Reinforcing steel: Refer to structural drawings for size and location.

4. Steel: Provide new material only

5. Note: See structural drawings for all structural components, connections, reinforcement, typ.

Division 06- Woods and Plastics

1. Framing:
Construct all framing, plumb, true and rigid, ready to receive finish materials.

2. Dimensional lumber shall comply with IBC 2012 Chapter 23. All lumber shall bear the stamp of an approved grading agency. (IBC 2012 Section 2303.1.1)

3. Unexposed treated lumber/wood shall be borate treated. Exposed treated lumber/wood shall be ACQ treated lumber. (IBC 2012 Section 2303.2.6, 2303.2.7)

4. Fasteners in contact w/ ACQ treated lumber/wood and borate treated shall be hot-dipped galvanized fasteners, see structural drawings for additional information or modifications. (IBC 2012 Section 2304.9.5.1)

5. Fireblocking: Fireblocking may be of nominal 2" lumber, gypsum bd., cement fiberboard, mineral or glass fiber batts or blankets, or other approved material installed in such a manner as to remain securely in place, per code. (IBC 2012 Section 718.2.1)

A. Provide at concealed spaces of stud walls and partitions including furred spaces at the ceiling and floor levels and at maximum 10 ft. intervals both vertical and horizontal. (IBC 2012 Section 718.2.2)

B. Provide at all interconnections between concealed vertical and horizontal spaces such as soffits. (IBC 2012 Section 718.2.3)

C. Provide in openings and around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for the fire at ceiling and floor levels, use non-combustible materials. (IBC 2012 Section 718.2.5)

D. The integrity of all fireblocking and draft stops shall be maintained. (IBC 2012 Section 718.2.1.4)

6. Provide solid blocking at toilet paper holder, towel bar locations, ADA grab bars and all other wall mounted fixtures and cabinetry.

7. Contractor to provide in wall blocking as necessary for all cabinets, casework, rails, accessories, fixtures, etc.

8. Attic access not less than 20"x30", and shall be in a hallway or another easily accessible location. Provide 30" minimum unobstructed headroom in the attic space (IBC 2012 Section 1209.2).

Provide minimum Crawl Space Access of 18"x24" (IBC 2012 Section 1209.1). See plans for additional information.

9. Field verify all dimensions prior to construction of interior finishes.

10. Install a sufficient number of fastenings, of a size and type appropriate to the materials to be joined, to provide rigid, secure joints and anchorage. The use of power actuated fastenings shall be in strict accordance with the manufacturer's recommendations and instructions, taking all safety precautions as recommended and/ or required by the governing official. See struct. drawings. (IBC 2012 Section 2304.9)

11. All work shall have truly cut and closely fitted joints, firmly secured in place with nails, screws or bolts, as indicated on the plans and drawings, and in accordance with required good practice. Cuts in framing materials to admit other materials shall be braced or blocked securely to restore the stiffness of the member. (IBC 2012 Section 2304.9)

12. Truss fabricator to provide shop dwgs. for review by Contractor and Architect prior to fabrication.

13. All exterior plumbing & structural walls to be 2x6 construction U.O.N.- Verify all other walls with Floor Plans.

Division 07: Thermal and Moisture Protection

Attic ventilation Notes:

1. The total net free ventilation shall not be less than 1/150 of the area of the space ventilated except that the total area is permitted to be reduced to 1/300 provided at least 50 percent (but no more than 80 percent) of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated with vapor barrier (IBC 2012 Section 1203.2).

2. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow (IBC 2012 Section 1203.2).

3. Attic ventilation shall comply with IBC 2012 Section 1203.

4. Provide spray insulation, rigid insulation and batt insulation as indicated on drawings.

Note:

A. Provide foam insulation at all windows and doors.

B. Provide insulation at all recessed can fixtures to match insulation in roof cavity(typ.). Hold insul. away from fixture as req'd by Manuf.

5. Coordinate chimney caps and all roof penetrations with Contractor prior to Construction. (IBC 2012 Section 1503)

6. Provide air infiltration barrier at exterior frame walls, "Tyvek, Typar or equal." (IBC 2012 Section 2603.5.2)

7. Provide bituthene ice and water shield adhesive as required.

8. Provide trowel grade damproofing at foundation. (IBC 2012 Section 1805)

9. Provide joint sealant and chinking where applicable.

10. Sheet Metal Work:

A. All flashing shall be bend formed or brake formed as required. All attachments shall be made as to assure a weathertight and watertight junction.

B. All roof mounted metal components, i.e. metal flashing and vents shall be painted to match color of adjacent finishes unless noted otherwise in construction documents.

C. Flashing shall be provided in valleys and around chimney. (IBC 2012 Section 1503)

D. All Flashing installation shall comply with SMACNA Standards.

Provide metal flashing and sheet metal gutters in compliance with I.B.C. 2012 Section 1503.2 and 1503.4.1

10. Provide crawlspace ventilation as required by IBC 2012 Section 1203.2 and 1203.3, see mechanical plans if applicable for additional information.

Division 08: Doors, Windows and Glass

1. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape, they shall have a sill height of not more than 44" above the floor (IBC 2012 Section 1029.3).

The minimum net clear opening height of a window shall be 24" (IBC 2012 Section 1029.2.1).

The minimum net clear opening width of a window shall be 20" (IBC 2012 Section 1029.2.1).

2. All emergency escape and rescue openings shall have a minimum clear opening of 5.7 Sq. Ft. Exception: Grade floor openings shall have a minimum net clear opening of 5 Sq. Ft. (IBC 2012 Section 1029.2).

3. All habitable rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such rooms (IBC 2012 Section 1205.2).

4. Exterior doors with hinge pins exposed on the outside shall use hinges with non-removable pins or pin standard hinges to prevent removal of the door from exterior by removal of the hinge pins.

5. Glass and Glazing:
All openable windows shall be of a type operable from the inside without the use of a key or special knowledge for its operation.

Refer to IBC 2012 Section 2406 for where glazing conditions shall require impact resistant glazing (tempered):
See plans for additional information.

6. All window and door R.O.'s to be framed from supplier's cut sheets, and verified in field by Contractor.

Division 09: Finishes

1. General Procedures:
Painting shall be performed by experienced, competent journeyman painter(s) in accordance with the best standards of practice in the trade. When complete the painting shall represent a first class workmanlike appearance.

Preparations of surfaces:
Wood: Sandpaper to smooth and even surface and remove all dust. After priming or stain coat has been applied thoroughly, fill all nail holes and other imperfections with spackle, tinted with primer or stain to match wood colors.

2. Gypsum Board Substrate:

Water-resistant gypsum backer board shall not be permitted on ceiling where framing spacing does exceed 12" o.c. for 1/2" thick and16" o.c. for 5/8" thick (IBC 2012 Section 2509.3).

Enclosed accessible space under stairs shall have walls under surface and any soffits on the enclosed side protected with minimum 5/8" Type 'X' gypsum board. (IBC 2012 Section 1009.9.3)

Gypsum Board:

5/8" Type 'X' gypsum board at walls and ceilings, typical.

Method and workmanship shall comply with the direction for "Single Layer System" contained in the United States Gypsum Company's "Handbook of Gypsum Drywall Construction" latest edition.

Division 10: Specialties

1. Bathtubs, shower floors and walls above bathtubs (with installed shower heads in shower compartments) shall be finished with a non-absorbent surface, such wall surfaces shall extend to a height of not less than 4'-0" above the floor (IBC 2012 Section 1210.2).

Division 11: Equipment

1. Residential Appliances (to be determined by Owner).

Division 12: Furnishings

1. To be determined by Owner.

Division 13: Special Construction

Refer to construction documents for specific requirements.

Division 14: Conveying Systems

1. No Requirements

Division 15: Mechanical

1. All systems shall be designed within the respective codes. Refer to mechanical engineering documents for specific information.

Division 16: Electrical

1. All systems shall be designed within the respective codes. Refer to electrical engineering documents for specific information.

General Note:
Refer to attached structural drawings for all structural member sizes, structural connections and structural member spacing as well as other necessary specifications.

stillwater design group
architecture • planning • interiors
45 East Little Ave P.O. Box 15 Driggs Idaho 83422
208-354-3335 www.stillwaterdesigngroup.com

FAIR BUILDING
REMODEL
DRIGGS, IDAHO

Drawn by:	RK
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A002

GENERAL NOTES

GENERAL AMERICANS WITH DISABLILITIES ACT ACCESSIBILITY GUIDELINES

NOTE: CONTACT ARCHITECT FOR CLARIFACTION OR ADDITIONAL GUIDLINES

305 Clear Floor or Ground Space
305.1 General. Clear floor or ground space shall comply with 305.
305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minmum by 48 inches (1220 mm) minmum.
See **Figure 305.3** Clear Floor or Ground Space
305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.
305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.
See **Figure 305.5** Position of Clear Floor or Ground Space
305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.
305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.
305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm)wide minmum where the depth exceeds 24 inches (610 mm).
See **Figure 305.7.1** Maneuvering Clearance in an Alcove, Forward Approach
305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minmum where the depth exceeds 15 inches (380 mm).
306 Knee and Toe Clearance
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.
Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.
306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.
306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maxmum under an element.
306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minmum under the element.
306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.
306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minmum.
See **Figure 306.2** Toe Clearance
306.3 Knee Clearance.
306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.
306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maxmum under an element at 9 inches (230 mm) above the finish floor or ground.
306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minmum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minmum at 27 inches (685 mm) above the finish floor or ground.
306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.
306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minmum.
See **Figure 306.3** Knee Clearance

PAPER TOWEL AND SOAP DISPENSER HEIGHTS
308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maxmum and the low forward reach shall be 15 inches (380 mm) minmum above the finish floor or ground.
See **Figure 308.2.1** Unobstructed Forward Reach
308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maxmum where the reach depth is 20 inches (510 mm) maxmum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maxmum and the reach depth shall be 25 inches (635 mm) maxmum.
See **Figure 308.2.2** Obstructed High Forward Reach
308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maxmum and the low side reach shall be 15 inches (380 mm) minmum above the finish floor or ground.
EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maxmum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maxmum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.
See **Figure 308.3.1** Unobstructed Side Reach
308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maxmum and the depth of the obstruction shall be 24 inches (610 mm) maxmum. The high side reach shall be 48 inches (1220 mm) maxmum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maxmum for a reach depth of 24 inches (610 mm) maxmum.
EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maxmum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maxmum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.
See **Figure 308.3.2** Obstructed High Side Reach
604 Water Closets and Toilet Compartments
604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.
EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.
604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minmum to 18 inches (455 mm) maxmum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minmum and 19 inches (485 mm) maxmum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.
See **Figure 604.2** Water Closet Location
604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.
604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minmum measured perpendicular from the side wall and 56 inches (1420 mm) minmum measured perpendicular from the rear wall.
See **Figure 604.3.1** Size of Clearance at Water Closets
604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minmum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minmum measured perpendicular from the rear wall.
Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.
See **Figure 604.3.2** (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units
604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minmum and 19 inches (485 mm) maxmum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minmum and 19 inches (485 mm) maxmum above the finish floor measured to the top of the seat.
604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

Advisory 604.5 Grab Bars Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.
604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minmum, located 12 inches (305 mm) maxmum from the rear wall and extending 54 inches (1370 mm) minmum from the rear wall.
See **Figure 604.5.1** Side Wall Grab Bar at Water Closets
604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minmum and extend from the centerline of the water closet 12 inches (305 mm) minmum on one side and 24 inches (610 mm) minmum on the other side.
EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minmum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minmum due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.
See **Figure 604.5.2** Rear Wall Grab Bar at Water Closets
604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.
Advisory 604.6 Flush Controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.
604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minmum and 9 inches (230 mm) maxmum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minmum and 48 inches (1220 mm) maxmum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.
Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maxmum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minmum and 36 inches (915 mm) maxmum above the finish floor.
See **Figure 604.7** Dispenser Outlet Location
604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.
604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.
604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minmum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minmum for wall hung water closets and 59 inches (1500 mm) deep minmum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minmum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minmum for wall hung and floor mounted water closets measured perpendicular to the rear wall.
Advisory 604.8.1.1 Size. The minmum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minmum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minmum space requirements may not provide adequate space for maneuvering into position at a baby changing table.
See **Figure 604.8.1.1** Size of Wheelchair Accessible Toilet Compartment
604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minmum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maxmum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maxmum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minmum required compartment area.
See **Figure 604.8.1.2** Wheelchair Accessible Toilet Compartment Doors
604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.
604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minmum above the finish floor and 6 inches (150 mm) deep minmum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minmum above the finish floor.
EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.
See **Figure 604.8.1.4** Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.
604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.
604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minmum and a width of 35 inches (890 mm) minmum and 37 inches (940 mm) maxmum.
604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minmum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minmum required compartment area. 604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.
See **Figure 604.8.2** Ambulatory Accessible Toilet Compartment
604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minmum and 48 inches (1220 mm) maxmum above the finish floor.
604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.
Advisory 604.9 Water Closets and Toilet Compartments for Children's Use. The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.

Advisory Specifications for Water Closets Serving Children

	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	14 inches (355 mm)	14 to 17 inches (355 to 430 mm)	17 to 19 inches (430 to 485 mm)

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minmum and 18 inches (455 mm) maxmum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minmum and 19 inches (485 mm) maxmum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.
604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.
604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minmum and 17 inches (430 mm) maxmum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.
604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maxmum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.
604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minmum and 9 inches (230 mm) maxmum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minmum and 19 inches (485 mm) maxmum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minmum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.
604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.
605 Urinals
605.1 General. Urinals shall comply with 605.
Advisory 605.1 General. Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.
605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maxmum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minmum measured from the outer face of the urinal rim to the back of the fixture.
See **Figure 605.2** Height and Depth of Urinals
605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.
605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.
606 Lavatories and Sinks
606.1 General. Lavatories and sinks shall comply with 606.
Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.
606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.
EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.
2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.
3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:
the cabinetry can be removed without removal or replacement of the fixture;
the finish floor extends under the cabinetry; and
the walls behind and surrounding the cabinetry are finished.
4. A knee clearance of 24 inches (610 mm) minmum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maxmum above the finish floor or ground.
5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
6. The dip of the overflow shall not be considered in determining knee and toe clearances.
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.
606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maxmum above the finish floor or ground.
EXCEPTIONS: 1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minmum and 36 inches (915 mm) maxmum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).
606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minmum.
606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Figure 305.3 Clear Floor or Ground Space

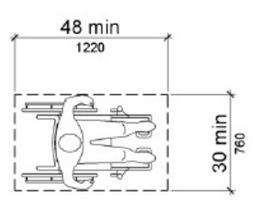


Figure 305.5 Position of Clear Floor or Ground Space

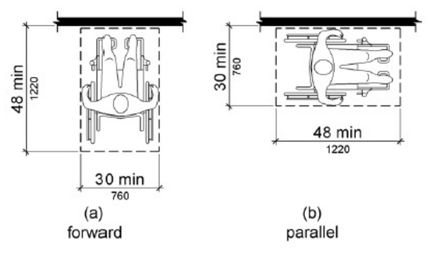


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

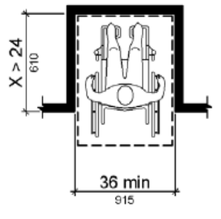


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

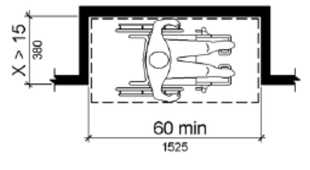


Figure 306.2 Toe Clearance

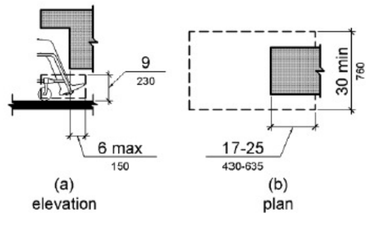


Figure 306.3 Knee Clearance

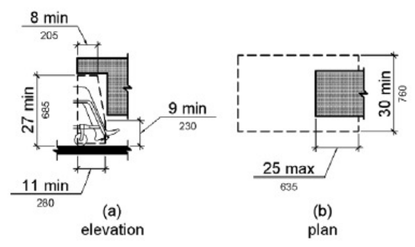


Figure 308.2.1 Unobstructed Forward Reach

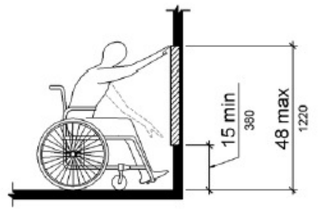


Figure 308.2.2 Obstructed High Forward Reach

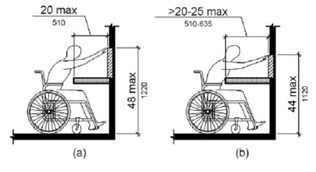


Figure 308.3.1 Unobstructed Side Reach

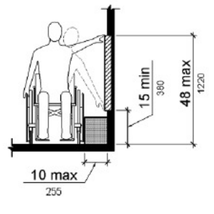


Figure 308.3.2 Obstructed High Side Reach

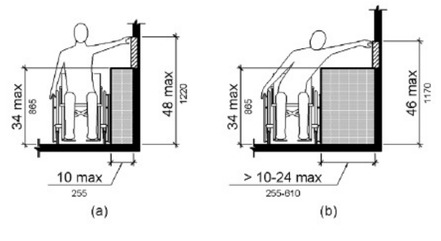


Figure 604.2 Water Closet Location

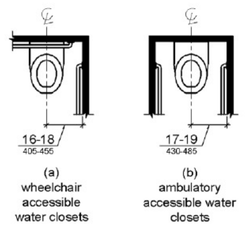


Figure 604.3.1 Size of Clearance at Water Closets

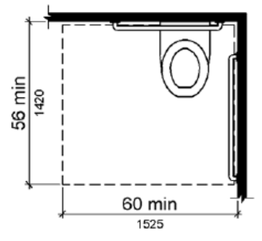


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

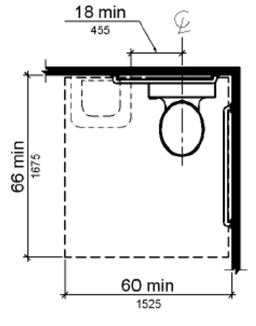


Figure 604.5.1 Side Wall Grab Bar at Water Closets

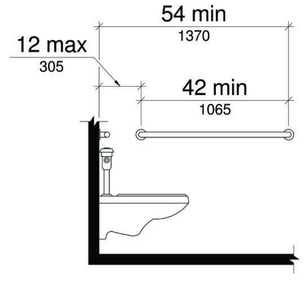


Figure 604.5.2 Rear Wall Grab bar at Water Closets

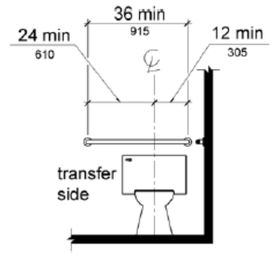


Figure 604.7 Dispenser Outlet Location

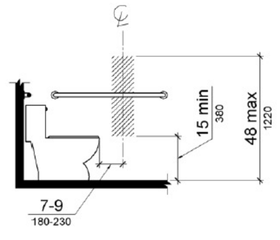


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

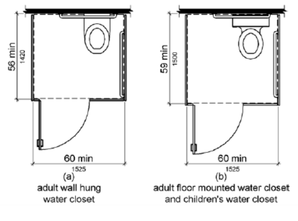


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

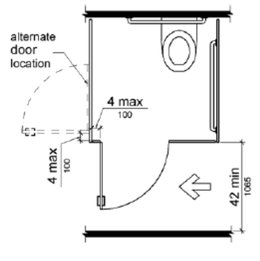


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

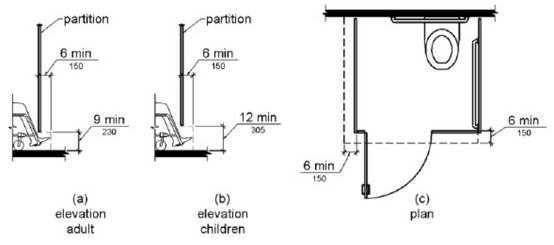


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

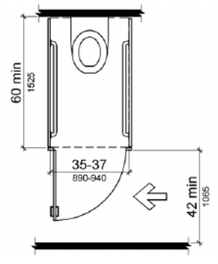
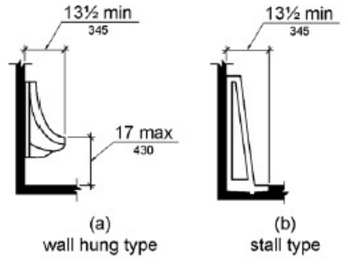


Figure 605.2 Height and Depth of Urinals



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Checked by:	RWC
Job no.	1607

CONSULTANTS
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Mechanical & Electrical:
Civil Engineering:

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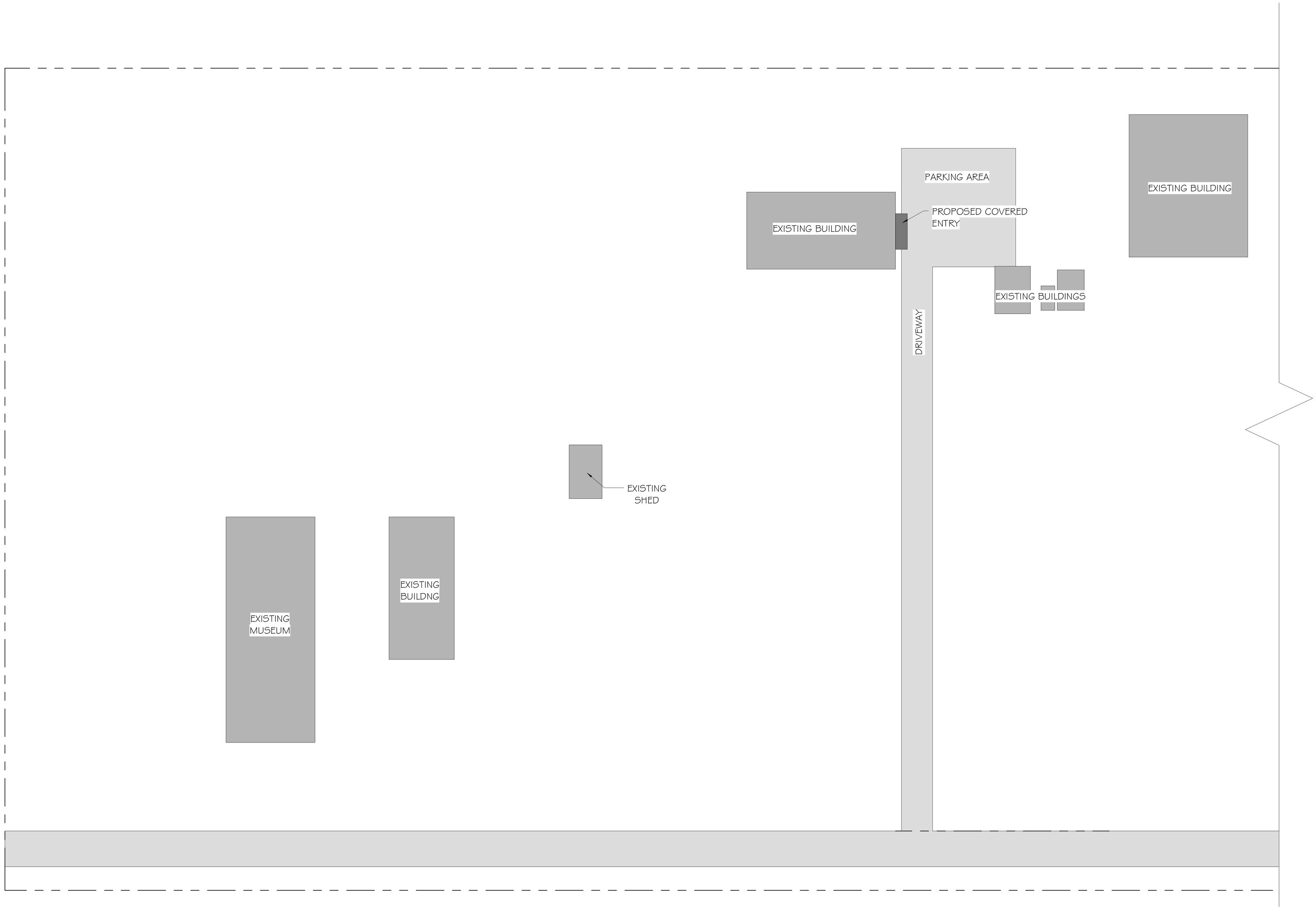
Date: 3/16/16

A003
ADA REQUIREMENTS



N

1 A004 SITE PLAN

SCALE: 1" = 30'-0"

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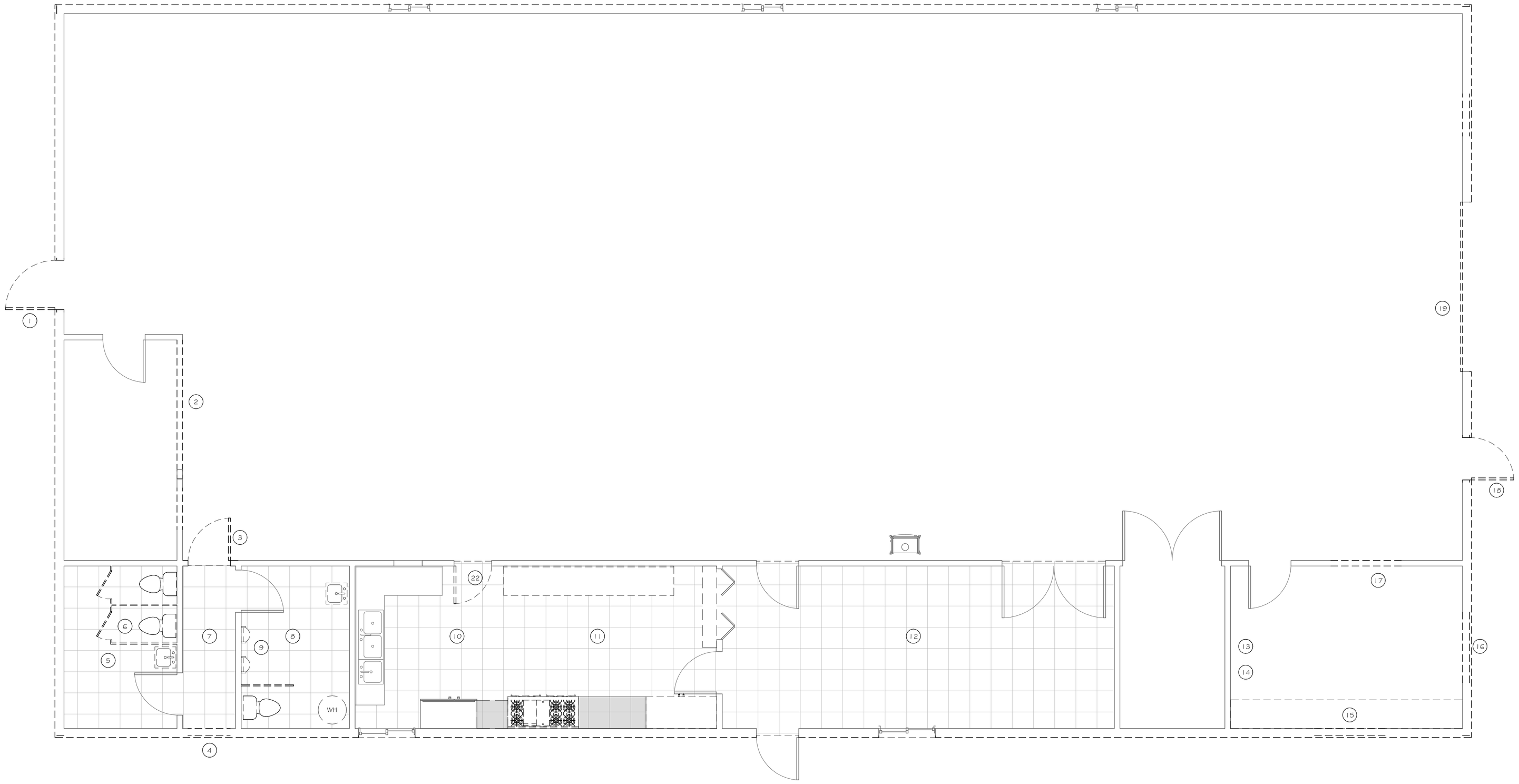
SITE PLAN



1 / D101 DEMO FLOOR PLAN

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

DEMOLITION KEYNOTES

1. REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
2. REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING WALL FRAMING AND FINISHES ALONG WITH ANY DOORS AND WINDOWS LOCATED WITHIN WALLS. PREPARE AREA FOR NEW CONSTRUCTION.
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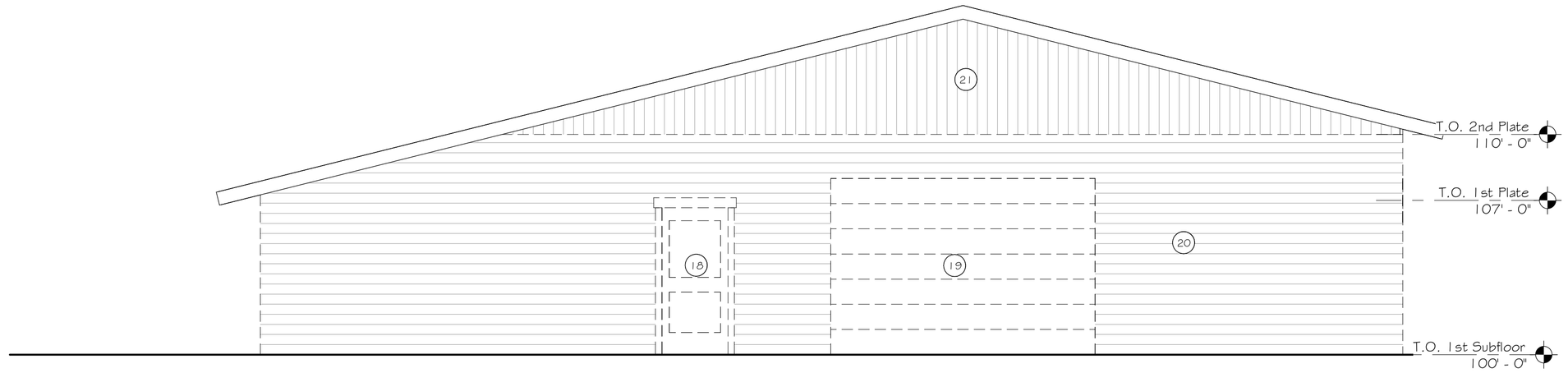
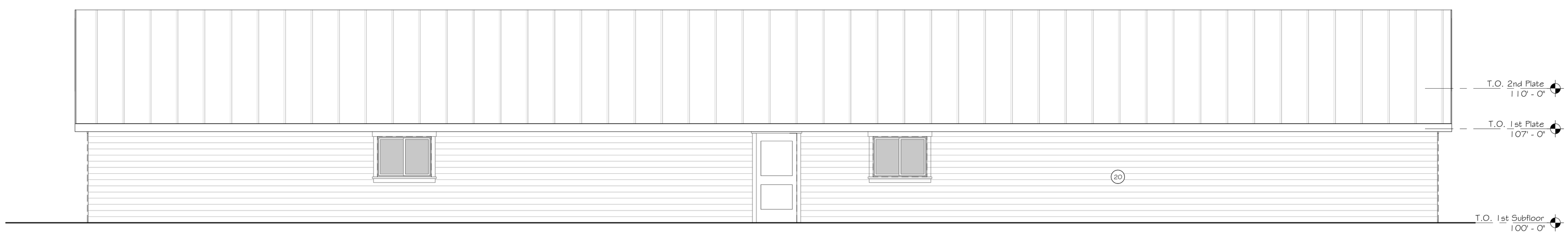
D101

DEMOLITION 1ST FLOOR



4 D201 DEMO EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 D201 DEMO SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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Checked by:	RWC
Job no.	1607

CONSULTANTS

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Mechanical & Electrical:

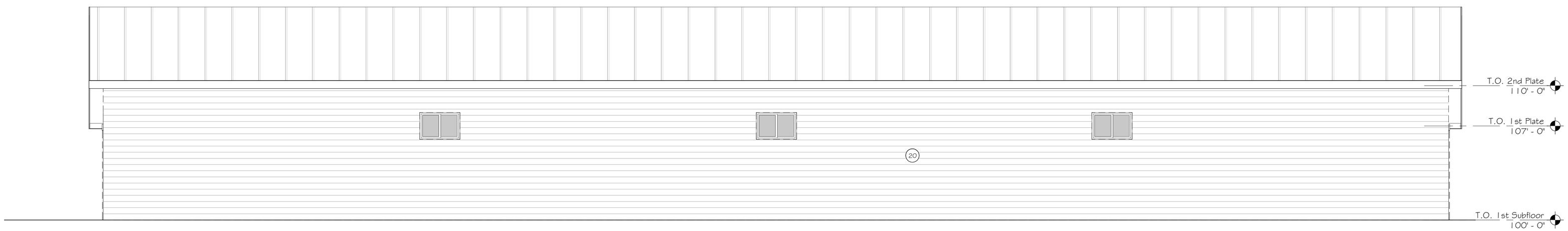
Civil Engineering:

REVISIONS

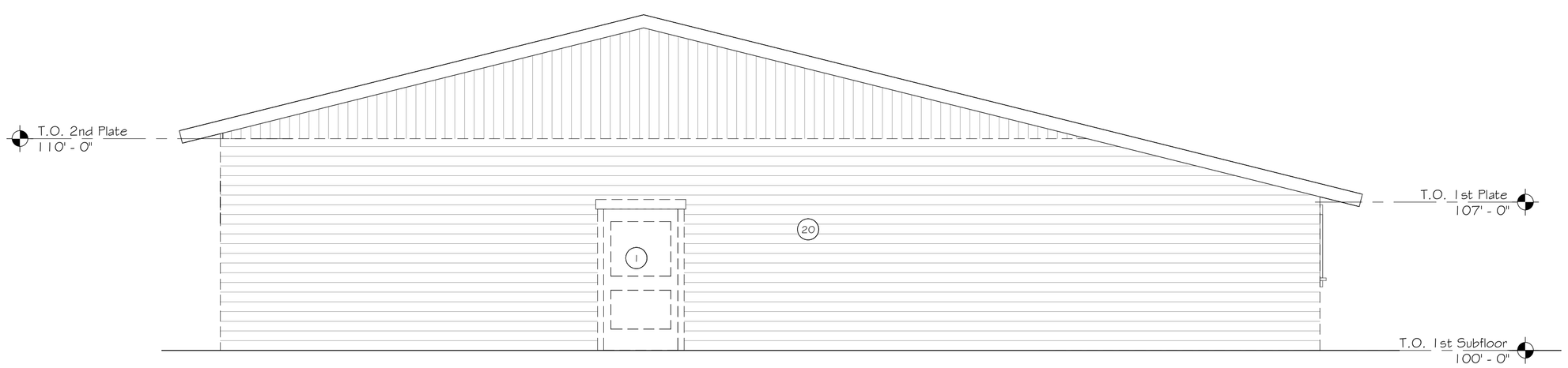
Date: 3/16/16

D201

DEMO ELEVATIONS



2 D202 DEMO NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



1 D202 DEMO WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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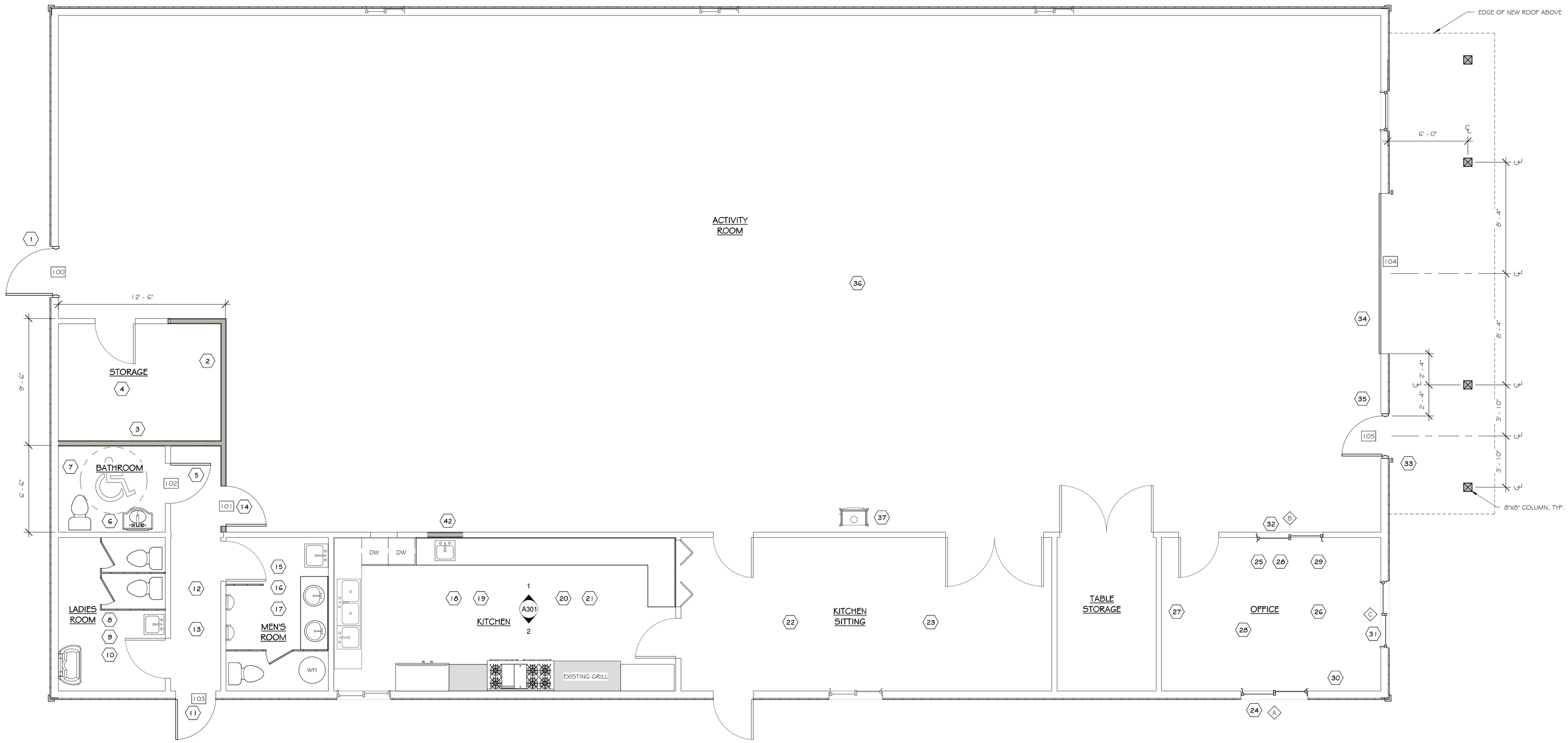
DEMO ELEVATIONS



1 A101 NEW FLOOR PLAN

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

DOOR SCHEDULE				
SYM	LOCATION	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	NOTES
100	BACK ENTRY	3' - 6"	6' - 8"	
101	HALL	3' - 0"	6' - 8"	
102	ADA BATHROOM	3' - 0"	6' - 8"	
103	HALL	3' - 0"	6' - 8"	
104	MAIN/GARAGE	12' - 0"	8' - 0"	
105	ENTRY	3' - 0"	6' - 8"	

WINDOW SCHEDULE					
SYM	LOCATION	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	DETAILS HEAD HEIGHT	NOTES
A	OFFICE	5' - 0"	4' - 0"	6' - 8"	SLIDER
B	OFFICE	5' - 0"	4' - 0"	6' - 8"	SLIDER
C	OFFICE	5' - 0"	4' - 0"	6' - 8"	SLIDER
D	ACTIVITY ROOM	3' - 0"	4' - 6"	6' - 8"	FIXED

REMODEL KEYNOTES

1. NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
2. NEW WALL TO BE CONSTRUCTED WHERE ESTABLISHED USING 2x4 STUDS AND 5/8" DRYWALL. PROVIDE SOUND INSULATION, TYP.
3. NEW WALL TO BE CONSTRUCTED WHERE ESTABLISHED USING 2x4 STUDS AND 5/8" DRYWALL. PROVIDE SOUND INSULATION, TYP.
4. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
5. NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
6. PROPOSED NEW LOCATION FOR ADA RESTROOM. PLUMBING CONTRACTOR TO INSTALL NECESSARY PLUMBING NEEDED FOR TOILET AND SINK. NEW GRAB BARS, MIRROR, LIGHT, HAND DRYER TO BE INSTALLED BY CONTRACTOR.
7. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
8. CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.
9. CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, BABY CHANGING TABLE, MIRROR AND LIGHTS.
10. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
11. NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
12. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
13. CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.
14. NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
15. CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, HOT WATER HEATER, AND MOP SINK.
16. CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.
17. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
18. CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.
19. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
20. REUSE EXISTING GRILL, STAINLESS STEEL SINK AND DRAIN BOARDS.
21. NEW CABINETS, APPLIANCES, COUNTER TOPS, AND BACKSPLASH TO BE INSTALLED. SEE ADDITIONAL KITCHEN DRAWINGS FOR MORE INFORMATION.
22. CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.
23. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
24. NEW WINDOW TO BE INSTALLED.
25. NEW DESK ON NORTH WALL, NIC.
26. NEW CARPET TO BE INSTALLED IN SPACE, PRESENT OPTIONS BEFORE INSTALLATION.
27. NEW ELECTRIC HEATER TO BE INSTALLED IN SPACE, PRESENT OPTIONS BEFORE INSTALLATION.
28. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
29. NEW FIRE EXTINGUISHER, COMPUTER, PRINTER TO BE INTALLED IN OFFICE, NIC.
30. EXISTING CABINETS ON SOUTH WALL TO BE REPAINTED. CONTRACTOR TO APPROVE WITH OWNER COLOR BEFORE APPLICATION.
31. NEW WINDOW TO BE INSTALLED.
32. NEW WINDOW TO BE INSTALLED.
33. NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
34. NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
35. NEW LARGE EXIT SIGNS TO BE INSTALLED OVER EXTERIOR DOORS.
36. ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
37. NEW PIPES TO BE INSTALLED FOR NEW WOOD FIREPLACE.
38. NEW EXTERIOR SIDING TO BE INSTALLED ON BUILDING. CONTRACTOR TO GET APPROVAL BEFORE INSTALLATION.
39. NEW COVERED ENTRY OVER GARAGE AND MAN DOOR TO BE CONSTRUCTED. SEE STRUCTURAL DRAWINGS.
40. NEW ROOFING MATERIAL TO BE INSTALLED ON COVERED ENTRY.
41. NEW GABLE OVERBUILD TO BUILT OVER EXISTING DOOR. SEE STRUCTURAL DRAWINGS.
42. EXISTING DOOR OPENING TO BE CLOSED OFF WITH WALL FRAMING AND DRYWALL. FINISH TO MATCH EXISTING.

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FAIR BUILDING REMODEL
DRIGGS, IDAHO

Drawn by: RK
Checked by: RWC
Job no. 1607

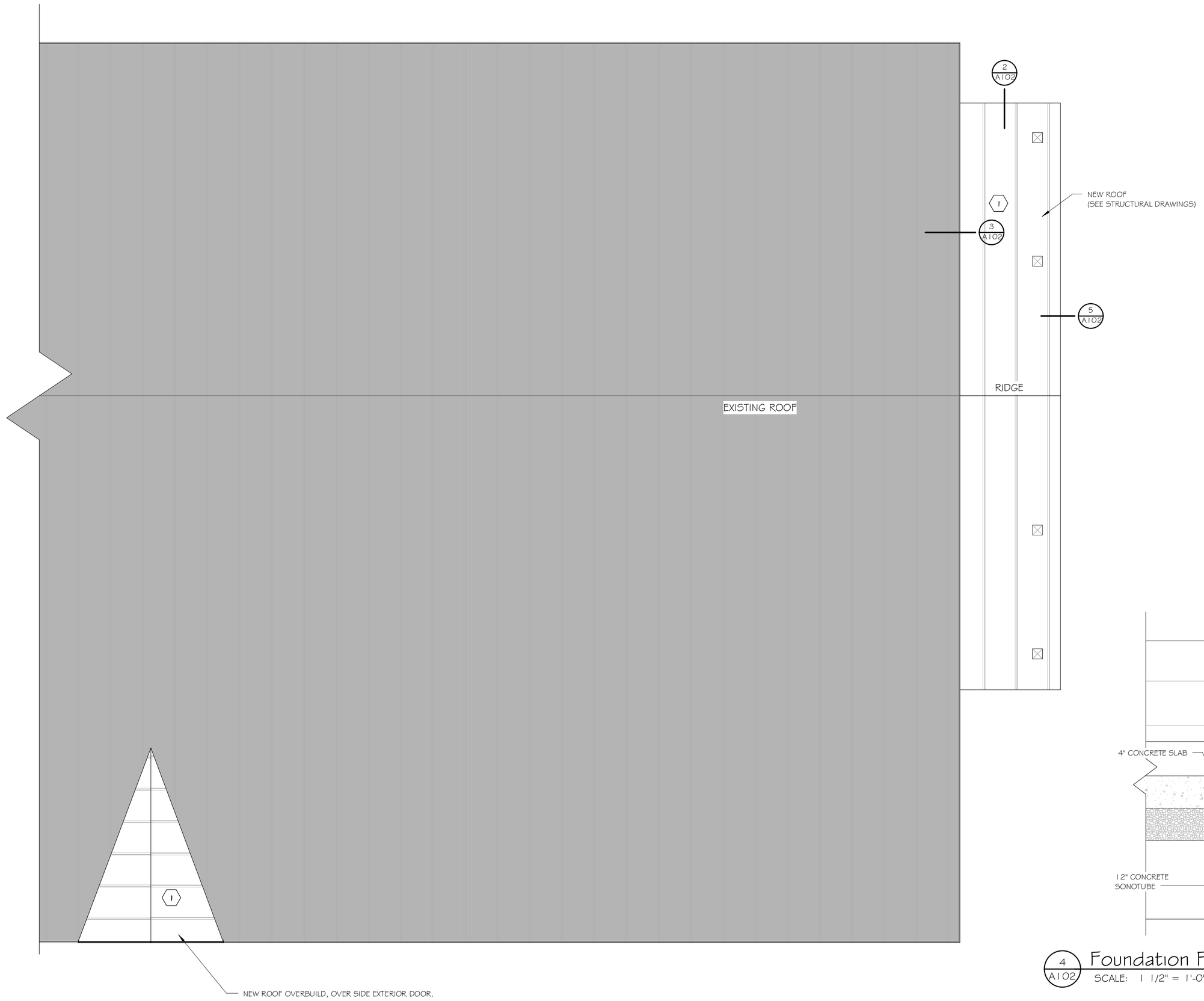
CONSULTANTS
Structural:
Mechanical & Electrical:
Civil Engineering:

REVISIONS

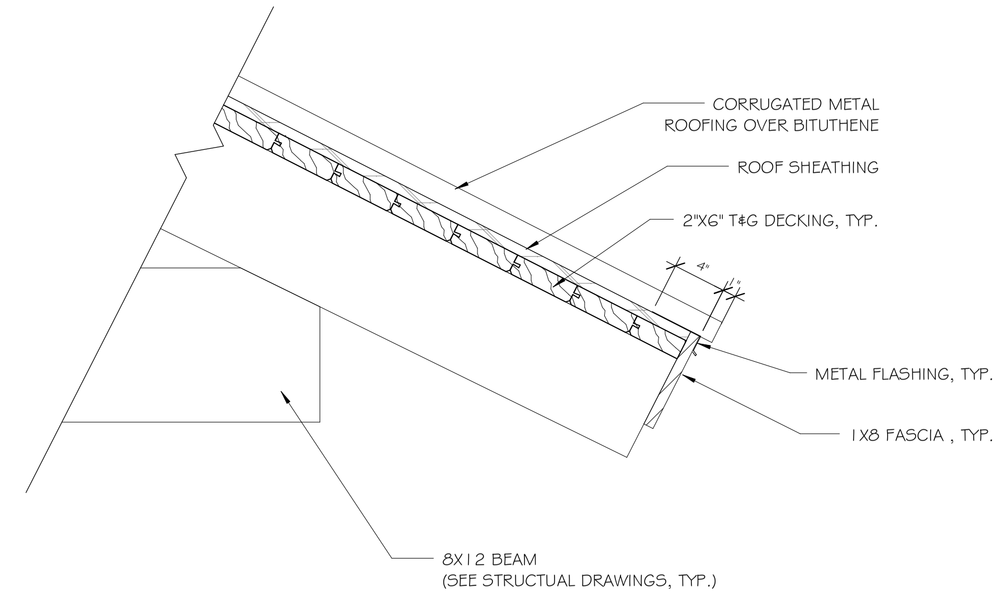
Date: 3/16/16

A101

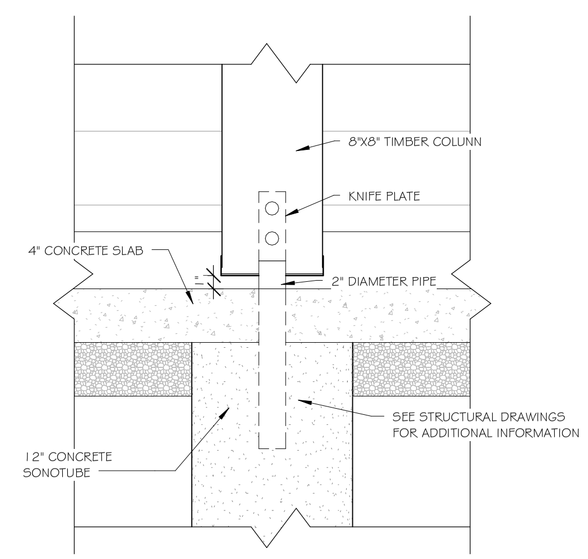
NEW FIRST FLOOR PLAN



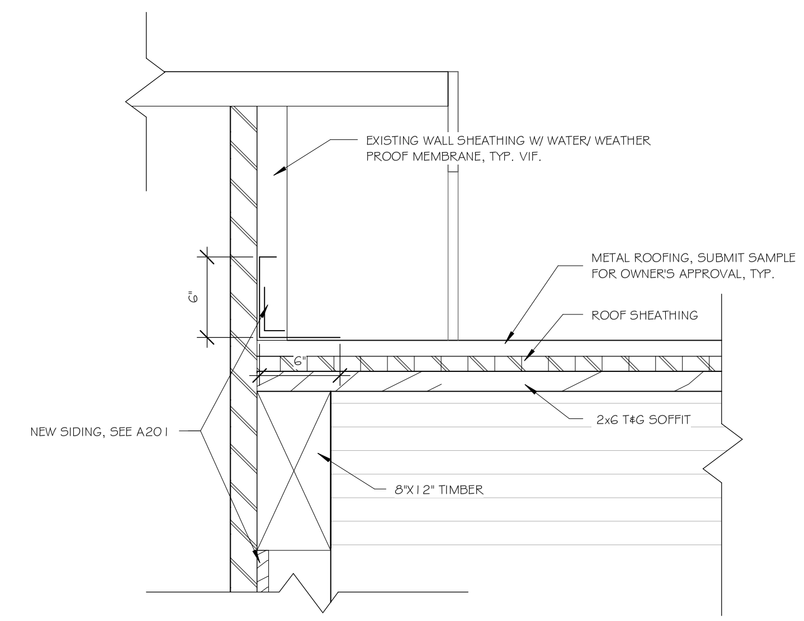
1 A102 PARTIAL ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A102 Eave Detail
SCALE: 1 1/2" = 1'-0"

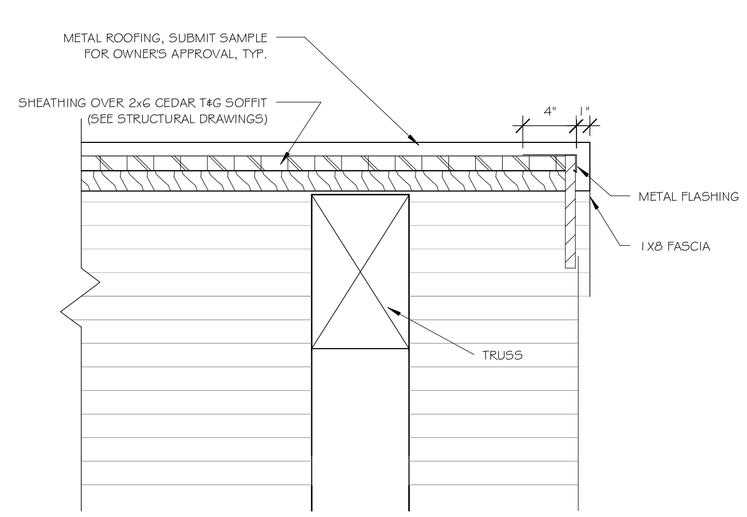


4 A102 Foundation Post Detail
SCALE: 1 1/2" = 1'-0"

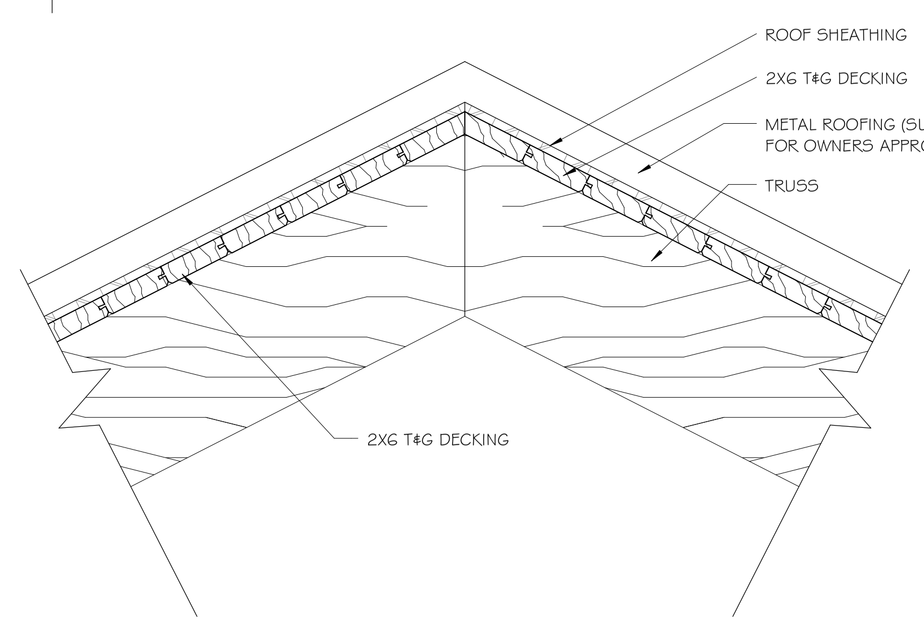


3 A102 Roof Detail
SCALE: 1 1/2" = 1'-0"

ROOF SPECIFICATIONS
1 COR-TEN STEEL ROOF ASSEMBLY: PROVIDE COR-TEN STEEL ROOF WHERE INDICATED ON ROOF PLAN, SUBMIT SAMPLE FOR OWNER'S APPROVAL. ALL COR-TEN STEEL ROOF PANELS TO BE OVER LAYER OF TITANIUM PSU-30 BY INTERWRAP (FOLLOW MANUFACTURER'S SPECIFICATIONS FOR OVERLAP), TYP. NOTE: 1. ALL ROOF FLASHING, EAVE AND RAKE FLASHING TO BE COR-TEN STEEL. 2. ALL FLASHING TO BE APPLIED/ATTACHED PER SMACNA FLASHING AND SHEET METAL DETAIL STANDARDS.



5 A102 Rake Detail
SCALE: 1 1/2" = 1'-0"



6 A102 Ridge Detail
SCALE: 1 1/2" = 1'-0"

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION AND DETAILS

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Civil Engineering:

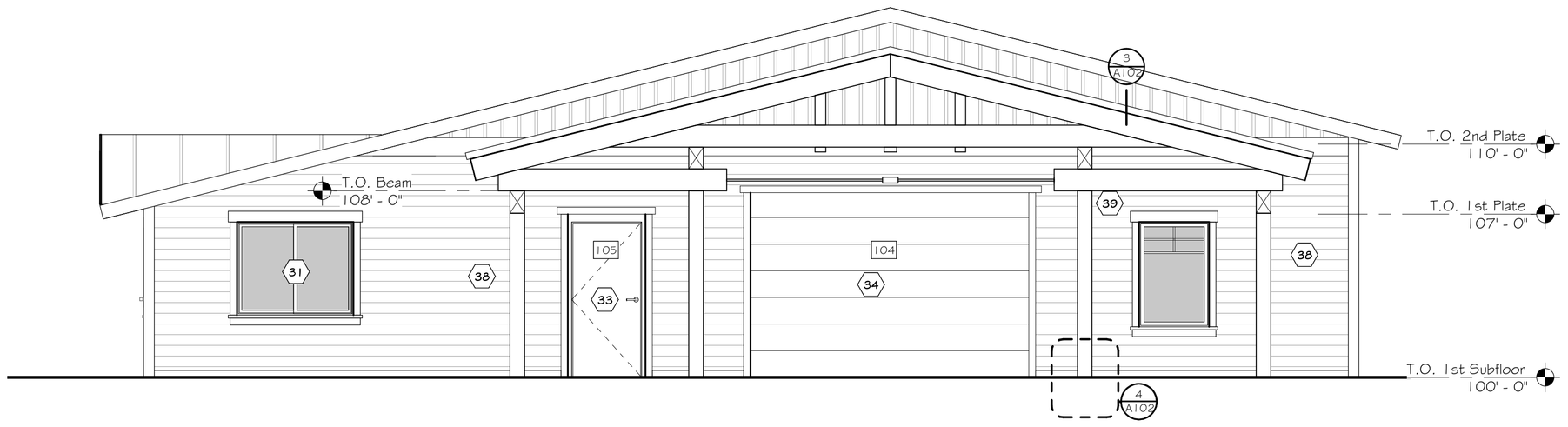
REVISIONS

Date: 3/16/16

A102

ROOF PLAN/DETAILS

1 A201 NEW SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 A201 NEW EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

REMODEL KEYNOTES		
1 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	13 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	27 NEW ELECTRIC HEATER TO BE INSTALLED IN SPACE, PRESENT OPTIONS BEFORE INSTALLATION.
2 NEW WALL TO BE CONSTRUCTED WHERE ESTABLISHED USING 2x4 STUDS AND 5/8" DRYWALL. PROVIDE SOUND INSULATION, TYP.	14 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	28 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
3 NEW WALL TO BE CONSTRUCTED WHERE ESTABLISHED USING 2x4 STUDS AND 5/8" DRYWALL. PROVIDE SOUND INSULATION, TYP.	15 CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, HOT WATER HEATER, AND MOP SINK.	29 NEW FIRE EXTINGUISHER, COMPUTER, PRINTER TO BE INTALLED IN OFFICE, NIC.
4 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	16 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	30 EXISTING CABINETS ON SOUTH WALL TO BE REPAINTED. CONTRACTOR TO APPROVE WITH OWNER COLOR BEFORE APPLICATION.
5 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	17 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	31 NEW WINDOW TO BE INSTALLED.
6 PROPOSED NEW LOCATION FOR ADA RESTROOM. PLUMBING CONTRACTOR TO INSTALL NECESSARY PLUMBING NEEDED FOR TOILET AND SINK. NEW GRAB BARS, MIRROR, LIGHT, HAND DRYER TO BE INSTALLED BY CONTRACTOR.	18 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	32 NEW WINDOW TO BE INSTALLED.
7 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	19 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	33 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
8 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	20 REUSE EXISTING GRILL, STAINLESS STEEL SINK AND DRAIN BOARDS.	34 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
9 CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, BABY CHANGING TABLE, MIRROR AND LIGHTS.	21 NEW CABINETS, APPLIANCES, COUNTER TOPS, AND BACKSPLASH TO BE INSTALLED. SEE ADDITIONAL KITCHEN DRAWINGS FOR MORE INFORMATION.	35 NEW LARGE EXIT SIGNS TO BE INSTALLED OVER EXTERIOR DOORS.
10 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	22 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	36 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
11 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	23 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	37 NEW PIPES TO BE INSTALLED FOR NEW WOOD FIREPLACE.
12 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	24 NEW WINDOW TO BE INSTALLED.	38 NEW EXTERIOR SIDING TO BE INSTALLED ON BUILDING. CONTRACTOR TO GET APPROVAL BEFORE INSTALLATION.
	25 NEW DESK ON NORTH WALL, NIC.	39 NEW COVERED ENTRY OVER GARAGE AND MAN DOOR TO BE CONSTRUCTED. SEE STRUCTURAL DRAWINGS.
	26 NEW CARPET TO BE INSTALLED IN SPACE, PRESENT OPTIONS BEFORE INSTALLATION.	40 NEW ROOFING MATERIAL TO BE INSTALLED ON COVERED ENTRY.
		41 NEW GABLE OVERBUILD TO BUILT OVER EXISTING DOOR. SEE STRUCTURAL DRAWINGS.
		42 EXISTING DOOR OPENING TO BE CLOSED OFF WITH WALL FRAMING AND DRYWALL. FINISH TO MATCH EXISTING.

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Checked by:	RWC
Job no.	1607

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Structural:

Mechanical & Electrical:

Civil Engineering:

REVISIONS

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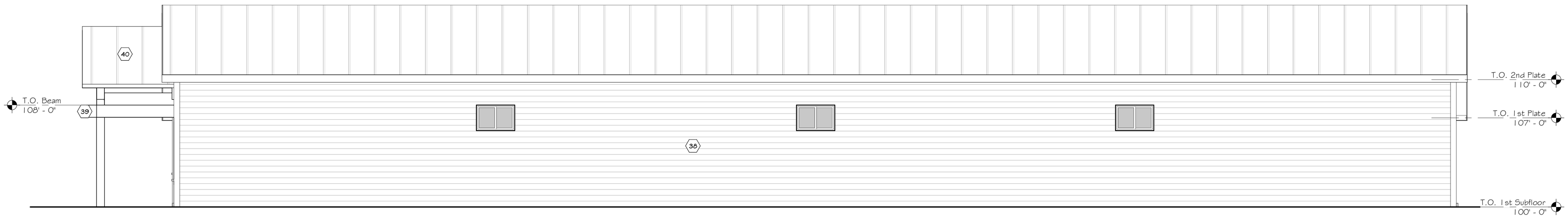
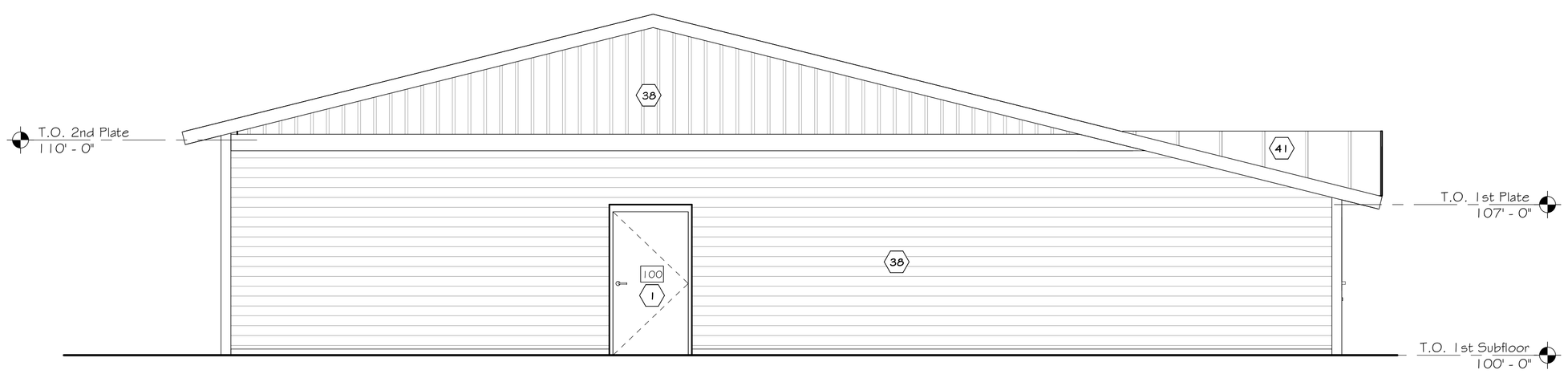
A201
BUILDING ELEVATIONS



1 A202 NEW NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 A202 NEW WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

REMODEL KEYNOTES		
1 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	13 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	27 NEW ELECTRIC HEATER TO BE INSTALLED IN SPACE, PRESENT OPTIONS BEFORE INSTALLATION.
2 NEW WALL TO BE CONSTRUCTED WHERE ESTABLISHED USING 2x4 STUDS AND 5/8" DRYWALL. PROVIDE SOUND INSULATION, TYP.	14 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	28 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
3 NEW WALL TO BE CONSTRUCTED WHERE ESTABLISHED USING 2x4 STUDS AND 5/8" DRYWALL. PROVIDE SOUND INSULATION, TYP.	15 CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, HOT WATER HEATER, AND MOP SINK.	29 NEW FIRE EXTINGUISHER, COMPUTER, PRINTER TO BE INTALLED IN OFFICE, NIC.
4 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	16 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	30 EXISTING CABINETS ON SOUTH WALL TO BE REPAINTED. CONTRACTOR TO APPROVE WITH OWNER COLOR BEFORE APPLICATION.
5 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	17 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	31 NEW WINDOW TO BE INSTALLED.
6 PROPOSED NEW LOCATION FOR ADA RESTROOM. PLUMBING CONTRACTOR TO INSTALL NECESSARY PLUMBING NEEDED FOR TOILET AND SINK. NEW GRAB BARS, MIRROR, LIGHT, HAND DRYER TO BE INSTALLED BY CONTRACTOR.	18 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	32 NEW WINDOW TO BE INSTALLED.
7 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	19 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	33 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
8 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	20 REUSE EXISTING GRILL, STAINLESS STEEL SINK AND DRAIN BOARDS.	34 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
9 CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, BABY CHANGING TABLE, MIRROR AND LIGHTS.	21 NEW CABINETS, APPLIANCES, COUNTER TOPS, AND BACKSPLASH TO BE INSTALLED. SEE ADDITIONAL KITCHEN DRAWINGS FOR MORE INFORMATION.	35 NEW LARGE EXIT SIGNS TO BE INSTALLED OVER EXTERIOR DOORS.
10 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	22 CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	36 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.
11 NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	23 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	37 NEW PIPES TO BE INSTALLED FOR NEW WOOD FIREPLACE.
12 ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	24 NEW WINDOW TO BE INSTALLED.	38 NEW EXTERIOR SIDING TO BE INSTALLED ON BUILDING. CONTRACTOR TO GET APPROVAL BEFORE INSTALLATION.
	25 NEW DESK ON NORTH WALL, NIC.	39 NEW COVERED ENTRY OVER GARAGE AND MAN DOOR TO BE CONSTRUCTED. SEE STRUCTURAL DRAWINGS.
	26 NEW CARPET TO BE INSTALLED IN SPACE, PRESENT OPTIONS BEFORE INSTALLATION.	40 NEW ROOFING MATERIAL TO BE INSTALLED ON COVERED ENTRY.
		41 NEW GABLE OVERBUILD TO BUILT OVER EXISTING DOOR. SEE STRUCTURAL DRAWINGS.
		42 EXISTING DOOR OPENING TO BE CLOSED OFF WITH WALL FRAMING AND DRYWALL. FINISH TO MATCH EXISTING.

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Drawn by:	RK
Checked by:	RWC
Job no.	1607

CONSULTANTS

Structural:

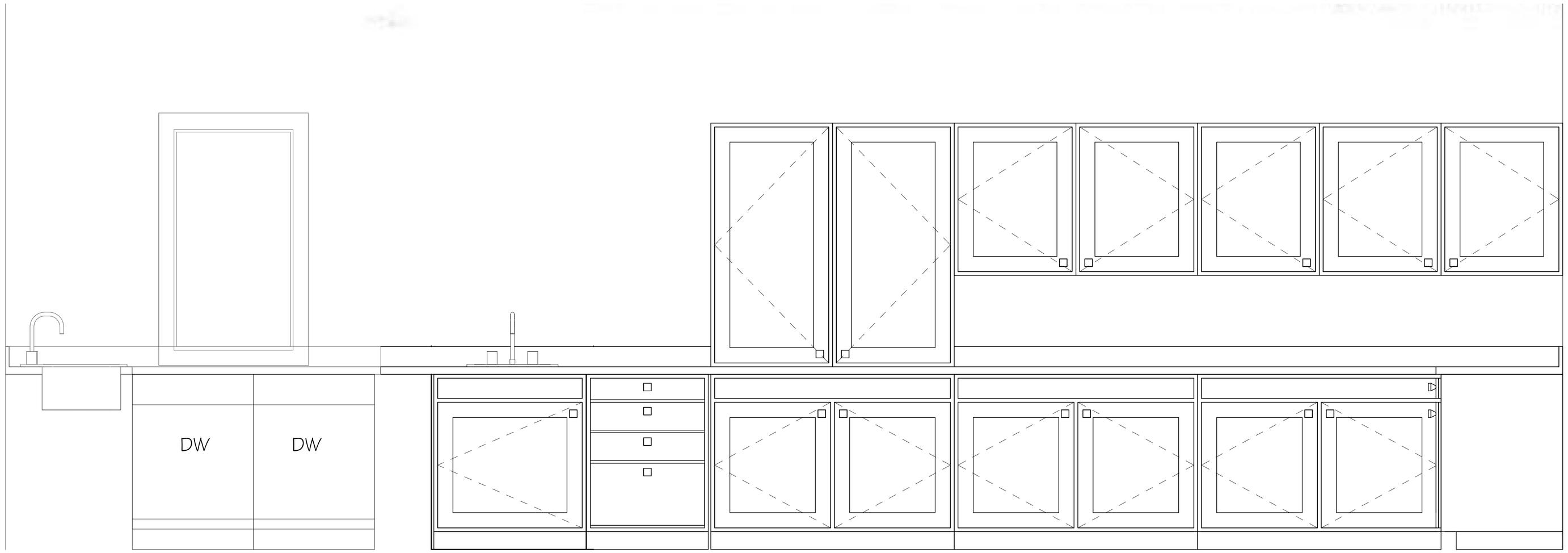
Mechanical & Electrical:

Civil Engineering:

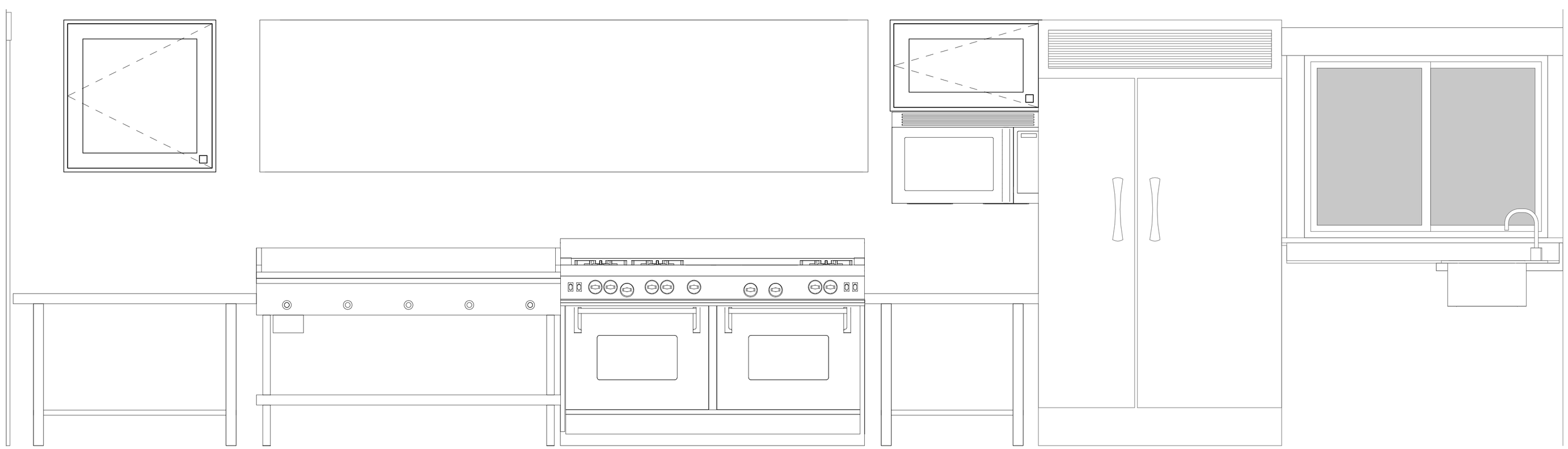
REVISIONS

Date: 3/16/16

A202
BUILDING ELEVATIONS



1 A301 Elevation 1
SCALE: 1" = 1'-0"



2 A301 Elevation 2
SCALE: 1" = 1'-0"

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Mechanical & Electrical:

Civil Engineering:

REVISIONS

Date: 3/16/16

A301

INTERIOR ELEVATIONS

Teton County Fair Building
Materials Schedule

Keynote	Item	Manufacturer	Number	Color	Finish	Mft.#	
	WEST EXTERIOR DOOR						
1	W. Ext.Door	Home depot	UKE3683R	Steel			
	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Dead bolt	use existing					
	Paint	see *					
	NEW STORAGE ARE						
2	Storage Wall						
3	wall, storage						
4	Paint, storage	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
	Door	See A					
	Hardware	See A					
	Dead bolt	See A					
	Stain	see **					
	NEW ADA RESTROOM						
5	Door ADA Rest.	See A					
	Hardware	See A					
	Stain	see ***					
6	Toilet, ADA Rest	Kohler	K-3493-0	white			
	seats	Kohler	K-4731-CA-0	white			
	lever	Kohler	K-9481	Brush chrome			
	Sink	Kohler	K12638-0	white			
	Faucet	Kohler	K-P15182-F-CP	Chrome			
	Soap dispensor	Grainger	4HGW2	nickel		2780-12	
3	Mirror	Grainger	29Ru66			Bradley	
	Light	Lithonia	LB432	MV white			
	Towel dispensor	Georgia pacific	same as existing womens restroom				
	TP dispensor	San Jamar	SANR4000TBKK			Sustanable Suppy	
	Grab bar	Grainger	4wnp5	SS			
	Wainscot 4'H	Formica	7946-38	Brazilian walnut			
7	Paint,walls	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
8	Flooring	Farbo, Marmoleum	3141	himalaya			Sheets
	Base, 4"	Flexco	96				
	WOMENS RESTROOM						
9	Door,womens	See A					
	Hardware	See A					
	Stain	See***					
	Toilet, womens	Kohler	K-3493-0	white			
	lever	Kiohler	K-9481	Brush chrome			
	seats	Kohler	K-4731-CA-0	white			
	Sink	Kohler					
	Faucet	Kohler	K1997-1N-0	white			
	Soap dispensor	Grainger	4HGW2	nickel		2780-12	
	Mirror	Grainger	29Ru66			Bradley	
	Light	Lithonia	LB432	MV white		use existing	
	towel dispensor	use existing					
	TP dispensor	San Jamar	SANR4000TBKK			Sustanable Suppy	

Teton County Fair Building
Materials Schedule

	Changing table	Grainger	#29Ru66			rubbermaid	
	Dividers	use existing					
	Frame	paint, BM	HC-44	lenox tan			
	insert	Formica	7946-38	Brazilian walnut			
	Wainscot	Formica	7946-38	Brazilian walnut			
10	Paint, walls	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
11	Door hall, S. Ext.	Home depot	UKE3683R	Steel			
	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Dead bolt	Schlage	B62N 626	Satin chrome			
	Paint	see *					
	HALL						
12	Paint, hall	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
13	Flooring, hall	Farbo, Marmoleum	3141	himalaya			Sheets
	Base	Flexco, 4"	96	golden rod			
14	Door, hall	see A					
	Hardware	See A					
	Stain	See***					
	Hall Door S.Ext	Home depot	UKE3683R	Steel			
	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Dead bolt	Schlage	B62N 626	Satin chrome			
	Paint	see *					
	MENS RESTROOM						
15	Door, mens	See A					
	Hardware	See A					
	Stain	See***					
	Toilet	Kohler	K-3493-0	white			
	Urinal	use existing					
	seats	Kohler	K-4731-CA-0	white			
	lever	Kiohler	K-9481	Brush chrome			
	Sink	Kohler	K1997-1N-0	white			
	Faucet	Kohler	K-P15182-F-CP	Chrome			
	Soap dispensor	Grainger	4HGW2	nickel		2780-12	
	Mirror	Grainger	29Ru66			Bradley	
	Light	Lithonia	LB432	MV white			
	Paper towel dispensor	Grainger	1ECK4	ss		1ECK4	
	TP dispensor	San Jamar	SANR4000TBKK			Sustanable Suppy	
	Dividers	use existing					
	Frame	paint, BM	HC-44	lenox tan	gloss		
	Insert	Formica	7946-38	Brazilian walnut			
	Mop sink,www.gotow	Regency	600SM162012	ss			
	Faucet, www.gotow	T&S	B-2480	rough chrome plate			
	Hot water tank	Use existing					
	Wainscot 4'H	Formica	7946-38	Brazilian walnut			
16	Flooring	Farbo, Marmoleum	3141	himalaya			Sheets
	Base	Flexco 4"	96	golden rod			
17	Paint	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
	Ext. S. Kitchen sitting D	Home depot	UKE3683R	Steel			

Teton County Fair Building
Materials Schedule

	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Dead bolt	Schlage	B62N 626	Satin chrome			
	Paint	see *					
	KITCHEN SITTING ROOM						
	Kitchen sitting Door	refinish	Minwax	Natural Beige			
	Dead bolt	Schlage	B62N 626	Satin chrome			
	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Kitchen sitting double	refinish	Minwax	Natural Beige			
	KITCHEN						
18	Flooring, Kitchen	Farbo, Marmoleum	3141	himalaya			Sheets
	Base	Flexco 4"	96	golden rod			
19	Paint	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
	Swing doors (3)	refinish	minwax	Natural Beige			
20	Reuse grill, sssinks	remove north drain board					
21	Cabinets	Lowes	Kitchen,classics	Cheyenne			
	Hardware, knob	Lowes	231698	Chrome			
	Hardware, pull	Lowes	362329	Chrome			
	Counter tops	Home depot	Hampton Bay Tempo, lam.c countertop in Milano brown				
			edge: Valencia				
	Back splash	Home depot	incorperated with countertop				
	Range/oven, BSR	Vulcan	V60, propane	ss			
	Hood/vent, Central	Larkin 4'x8'	356-014	ss	Mfg# EO-FPSP		
	Fan	Larkin	356-041	ss	Mfg# 121-5		
	Dishwasher,Cental	Central	226-001	ss			
	Carts, BSR	Duke	418-2436	ss			
	Disposal, Central	Hobart	492-234		Mfg#FD4		
	Microwave, BSR	Amana	RMS10T				
	Hand Soap dispensor	Grainger	4HGW2	nickel		2780-12	
22	Flooring	Farbo, Marmoleum	3141	himalaya			Sheets
	Base	Flexco 4"	96	golden rod			
23	Paint	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
	OFFICE						
24	Window S. office	See B*					
25	Desk	see drawing					
	Top	Wilsonart	4866K-52	Jeweled Coral			
26	Flooring carpet	Shaw Contrct Group	60602, Momentum IV				
	Base	Flexco 4"	96	golden rod			
27	Heater						
28	Paint walls	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
29	Computer						
	Printer						
	Fire extingusher						
30	Existing Cabinets						
	Paint	Benjamin Moore	HC-44	lenox tan			
	Hardware, knob	Lowes	231698	Chrome			
	Hardware, pull	Lowes	362329	Chrome			
31	window, office	See B					

Teton County Fair Building
Materials Schedule

32	Window	See B					
	MAIN ROOM						
33	Door E. main Ext.	Home depot	UKE3683R	Steel			
	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Paint	see *					
34	door, office	See A					
	Hardware	See A					
	Stain	See***					
35	Exit signs	Sign it now					
36	Paint	Benjamin Moore	HC-39	Putnam Ivory	eggshell		
37	Woodstove pipes						
	EXTERIOR						
38	Siding	LP SmartSide	Rustic Series	River Rock			
			Lap Siding	River Rock			
			Panels/5"	River Rock			
			Batton	River Rock			
			Fascia	Stone gray	7.21 inch		
			Trim	Stone gray			
			OSI Caulking	#565			
39	Garage door	Raynor,ThermaSeal	TM220	SW			
40	Roofing	Central States Manufa	Panel Lock	Kynar gray	or comperable product		
41	Roofing, east, south	same as #40					
42	Door closed off						
INFORMATION							
A	All interior doors, see	Mastercraft	4113126		Verathane, satin		
	Hardware	Schlage	S8oCSAP0626	Satin chrome			
	Dead bolt	Schlage	B62N 626	Satin chrome			
*	Exterior Paint, doors	Sherwin & Williams	sw6121	whole wheat	Med. Luster gloss		
**	Paint, all trim	Benjamin Moore	HC-44	lenox tan			
***	Interior doors, stain	Minwax		Natural Beige			
B	Windows vinyl	Millguard,sliding		almond			
C	Exterior timber stainCabot		semi-transparei	Cordovan Brown			
D	Wall insulation	Check R factor for codes, add if not up to code					
E	Heater, main room	replace with energy efficiant heater with existing and maybe install and additional h					
F	Exterior timber design	See photo, JH Woodworking (Jared Hill)					
	Bsr	www.bsrequipment.com					
	Central	www.centralrestaurant.com					