

Teton County Idaho Commissioners' Meeting Agenda
Monday March 28, 2016 9:00 am
150 Courthouse Drive, Driggs, ID – 1st Floor Meeting Room

9:00 MEETING CALL TO ORDER – Bill Leake, Chair
Amendments to Agenda

BOARD OF EQUALIZATION (*only if necessary*)

PUBLIC WORKS – Darryl Johnson

1. Solid Waste
2. Road & Bridge
3. Engineering
 - a. Mike Reid – Addressing Notice of Appeal
 - b. Darby Creek at S1000E
 - c. W6000S Wetland Mitigation Update
 - d. 2016 Grant Application Update
 - e. Fairground's Crow's Nest Improvements
4. Facilities
 - a. Tin Cup Challenge

9:30 OPEN MIC (*if no speakers, go to next agenda items*)

10:00 FAIR BOARD – Katie Salsbury

1. Remodeling the Fair Building
2. Plans for the Fair
3. Tin Cup Registration

CLERK – Mary Lou Hansen

1. FY 17 Budget Memo #1

11:00 AMBULANCE SERVICE DISTRICT

1. Approve Available Minutes
2. Fire District Proposal Option C
3. Discussion of Ambulance Options

TETON VALLEY HEALTH CARE

4. Hospital Lease Payment
5. LATA Payment

PLANNING AND BUILDING – Jason Boal

1. Vista Meadows Insignificant Plat Amendment
2. Fees
3. Noxious Weeds
 - a. UTV Purchase Approval
 - b. 2015 Enforcement
4. Ordinance – Granting Building Permit Eligibility of Previously Created Parcels
5. Land Use Development Code
6. City of Driggs Survey Review Agreement
7. Cowboy Church CUP Written Decision Approval

1:30 Housing Program RFP

2:00 PACKSADDLE ROAD/SCENIC PARKWAY

ADMINISTRATIVE BUSINESS (*will be dealt with as time permits*)

1. Approve Available Minutes
2. Other Business
 - a. BoCC Priorities
 - b. Communications Update
 - c. Misdemeanor Probation and Drug Court Coordinator
 - d. 4-H Grant
3. Committee Reports
4. Claims
5. Executive Session per IC74-206(1)

ADJOURNMENT

Upcoming Meetings

March 28 6:30 pm Town Hall Meeting
April 11 9:00 am Regular BoCC Meeting

April 12 5:00 pm PZC and BoCC Meeting
April 25 9:00 am Regular BoCC Meeting

May 9 9:00 am Regular BoCC Meeting
May 23 9:00 am Regular BoCC Meeting



WK: 208-354-0245
djohnson@co.teton.id.us

**Public Works Department
MEMORANDUM**

150 Courthouse Drive
Driggs, ID 83422

March 23, 2016

TO: Board of County Commissioners
FROM: Teton County Public Works Director – Darryl Johnson, PE, PLS
SUBJECT: Public Works Update

The following items are for your review and discussion at the March 28, 2016 BoCC Meeting.

SOLID WASTE

Monitor Well #8: We are in the process of scheduling a meeting with all parties involved to discuss options for MW-8.

ROAD & BRIDGE

Teton Valley Scenic Parkway Meeting (Packsaddle Road): A meeting has been scheduled for Monday, March 28 at 2:00 p.m. to discuss the road offering. A hard copy of the report is attached.

ENGINEERING

Mike Reid – Addressing Notice of Appeal: Attached is a Notice of Appeal submitted by Mike Reid. Mr. Reid lives at 4650W 5500S. W5500S recently received a road sign at the intersection of S4500W through our road grant project. Mr. Reid has requested that the sign be removed **and also** that W5500S be un-named and recognized as a driveway. The County’s stance is the road should be named per Title 13 ordinance. His latest request is through the attached Notice of Appeal. Title 13.10 states a County Address Committee shall act to hear petitions for relief from administrative actions taken by the County Addresser. I would like for the BoCC to provide direction on how to proceed; should we amend the ordinance to deal with appeals differently or should we re-establish an Address Committee to rule on the current Appeal? Also attached is Ms. Spitzer’s interpretation of Title 13, Chapter 10 as it pertains to this matter.



Darby Creek @ S1000E: In 2013, Teton County awarded the Darby Creek Project to Harmony Design & Engineering. The project comprised of Darby Creek crossing at S2000E and S1000E. The S2000E crossing project was completed in early 2015. The S1000E crossing effort was tabled in the fall of 2014. Scope of services for the S1000E crossing was to provide the hydrologic, hydraulic and structural design. The engineer would recommend appropriate structures and prepare the appropriate permits to be submitted by Teton County. The upstream side of the Darby Creek Crossing experienced significant erosion during the spring 2015 runoff. The previously negotiated cost for the S1000E design is attached. Cost total is \$55,500 (an increase of \$5,100 because of CLOMR and LOMR fee increases). The 2016 Fund 33 has \$50,000 budgeted for engineering and \$150,000 budgeted for bridges. I am anticipating a pre-cast box culvert type structure with possible overflow culverts. In which case, Teton County Road & Bridge would install the system.

ACTION ITEM – Motion to approve moving forward with the design and construction of the Darby Creek Crossing at S1000E as per the original scope and fee submitted by Harmony Design & Engineering.

W6000S Wetland Mitigation Update:

It has been difficult getting a response from the landowner for the Woolstenhulme Property project (no. 3 in attached). In an attempt to move forward, I am recommending that we reconsider the Heimerl Property project. Mr. Heimerl is willing to move forward with this scope with some minor modifications. In order to complete design and construction in 2016, monitoring wells need to be installed immediately.

2016 Grant Application Update:

1. *LHTAC Bridge Application; Trail Creek Bridge – Teton County was ranked 6th for off-system applications. Unfortunately, the anticipated \$3M budget will only fund the top 3 ranked projects.*
2. *LHTAC Rural Grant; Val View Road – Teton ranked was 20th. Unfortunately, there is only enough budget to fund 17 projects.*
3. *LHTAC Safety Grant; Cedron Road – Although this project was submitted as a systematic project, the application was rejected because there were no qualifying accidents along the project corridor.*
4. *IDPR Grants; Grants were ranked but need to be approved by the board in May. - Bates Road - Teton River Access Park Discussion*

Fairgrounds Crow’s Nest Improvements: The BoCC approved \$30,000 in the 2016 budget for the Fair Board to replace the stairs and deck on the Crow’s Nest. Design is complete and we are in the process of receiving bids for construction.

FACILITIES

Tin Cup Challenge: The Tin Cup challenge submitted the attached letter requesting our support for the 2016 event.

Notice of Appeal

To the Teton County Address Committee:

A factual error occurred when my address was assigned. After trying to discuss this problem with Rob Marin, Teton County GIS, he has repeatedly denied any factual error or legal error in my address or in naming my private drive and today, March 3, 2016, Rob Marin ordered me out of his office leaving me no other choice but to appeal his opinion. A copy of his final email to me is attached for review, with a discussion of his opinions below.

The facts of this case are as follows:

1. If you agree that David Axelrod has a developable easement through my place which I don't, 4750 W should not have been named because, according to Title 13, a private drive/easement shall be named when it services 2 or more structures/buildable lots and once my lane departs from what the county has named 5500 S, that road surface only serves one structure/lot, namely the Axelrod lot. Rob Marin denies this was a mistake. Rob Marin suggests that the Millers or others have an interest in my driveway which they do not. Rob Marin thinks that what a person's legal easement is does not matter, and that all that matters is where a the most developed road leading to their house is. In fact and by Title 13, 4750 W should not have been named. Rob Marin Denies this.
2. David Axelrod's developable easement is west from Cedron Rd at 5250 S. The mere fact that he has not improved this easement does not change that it is his legal easement and that is where addressing should have been drawn from. There are many people in Teton County who have not put a roadbase surface on their driveway/easements but that doesn't mean that it isn't their driveway/easement. Rob Marin denies that this is an issue. Rob Marin thinks that where a person's legal easement is does not matter, and that all that matters is where a developed road leading to their house is.
3. I told Rob that I had divested myself completely of the Cedron Rd easement and that legally I wanted my address to come off of my legal

easement from 4850 W which I have been using for years. Since I no longer use the 5500 S easement as my legal and primary road, this leaves David Axelrod's house as the only house served by the 5500 S access point and as such, the road should not be named because according to Title 13, private drives/easements shall be named only if the easement serves 2 or more build able lots or structures and the names that were assigned to the private road (5500 S and 4750 W) should be removed. At this point Rob Marin did not have an answer for me and angrily told me that our meeting was over and that he was upset that I had been calling them (he and Darryl Johnson) on the phone and accused me of "calling us names" which when I asked him what name I had called him, he couldn't think of one because I am simply not a name caller. Rob Marin needs to understand that the citizens of Teton County pay his salary and that the County is here to serve the citizens, not the other way around.

To briefly describe Rob Marin's position lined out in the attached email, it consists of his opinions that what are legal easements mean nothing to the county when applying Title 13. The only thing that matters to Rob Marin is where the easiest/most developed access point to a house is. His classic line from paragraph 2 of his email is, "This is the practical reality, regardless of what is a deeded easement or not." Unfortunately for Rob Marin, we live in a country of laws that everyone, including and especially county employees, must abide by. To throw away the law for what Rob Marin considers "practicality" is simply not acceptable.

Under Title 13 Section 10, "Appeals," a process for appealing his faulty decision starts with the addressing committee and this document is my appeal under Title 13, Section 10.

Michael L Reid

March 3, 2016

Rob Marin

9:21 AM (6 hours ago)

to me, Kathy

Mr. Reid,

I respectfully disagree with your interpretation of road-naming conventions as applied to S 4750 W and W 5500 S. The road named S 4750 W could provide access to structures on Axelrod's property, the Millers' and even your property to the West, which is likely why GIS named it some years ago (this was prior to my tenure at the county). Will it likely ever serve more than that one residence? Maybe, maybe not, but even if one were to follow your interpretation that S 4750 W is a "driveway" serving only one property, Axelrod would then be addressed off of W 5500 S, same as you, so W 5500 S would still be a named road (and we would sign it as we have, which seems to be your main concern).

Regardless, the only physical access to both your house and Axelrod's is W 5500 S / S 4750 W, which is what emergency services would need to use, therefore we need to name / address these roads the way they are. This is the practical reality, regardless of what is a deeded easement or not.

Mike, I understand your privacy concerns, but please try to put yourself in our shoes. The entire reasoning behind creating an address system and installing street signs is to ensure public safety, prompt emergency response and to facilitate wayfinding and deliveries. If we start dropping or changing road names and removing signs whenever local residents request / demand it, the system disintegrates, and confusion increases. Eventually the county would

find itself at the sharp end of a lawsuit when emergency responders fail to arrive at the scene of an accident, fire or criminal incident in a timely manner. That is your tax dollar wasted, not to mention the potential for needless tragedy.

I understand you spoke to the commissioners at morning mic regarding your concerns about the road sign at the intersection of your private road and the county right-of-way. What they subsequently decided as a compromise was to add sign(s) to the street sign posts (when requested) indicating no through road and/or public lands. This should help minimize errant or random travel on dead-end private roads.

If you disagree with the Public Work Director's interpretation of Title 13, as well as mine and the commissioners', I suggest you consult Kathy Spitzer, the County Attorney (ph. [208-354-2990](tel:208-354-2990) ext. 340, email kspitzer@co.teton.id.us). I don't think I can provide a solution that will be satisfactory to you. I would still be glad to meet with you, however I doubt you will convince me to "un-name" your road.

Rob Marin

GIS Coordinator

Teton County, Idaho

150 Courthouse Drive Room 107

Driggs, ID 83422

ph. [208-354-2593](tel:208-354-2593) ext. 205

fax [208-354-8778](tel:208-354-8778)

rmarin@co.teton.id.us



From: [Kathy Spitzer](#)
To: [Darryl Johnson](#); [Rob Marin](#)
Cc: [Clay Smith](#); [Holly Wolgamott](#)
Subject: RE: Here is a copy of my appeal
Date: Thursday, March 03, 2016 6:04:23 PM

The ordinance requires appeals of addressing decision to go to the Addressing Committee. However, from the language in Section 10 it does not appear that this qualifies for an appeal. "No appeal will be heard in the cases where the aggrieved part's address is ... being renumbered due to the fact that the dwelling should be addressed to the nearest road providing access to the structure, whether public or private, right-of-way or easement."

Also, I assume his address has been off of 5500 for years? Or did we just change it? I assume it has been addressed that way for years, and the road has been designated as 5500 for years? Unfortunately, there is no appeal process for complaining about a road sign being placed in the County right of way. And any appeal regarding the new address or the road designation had to be made within 28 days of receiving the address (which should have been several years ago).

Kathy Spitzer
Teton County Prosecuting Attorney
230 N. Main St.
Driggs Idaho 83422
Ph: 208-354-2990
kspitzer@co.teton.id.us

This e-mail message from the Teton County Prosecutor's Office is intended only for named recipients. It contains information that may be confidential, privileged, attorney work product, or otherwise exempt from disclosure under applicable law. If you have received this message in error, are not a named recipient, or are not the employee or agent responsible for delivering this message to a named recipient, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately at 208.354-2990 if you have received this message in error, and delete the message.

From: Darryl Johnson
Sent: Thursday, March 03, 2016 5:22 PM
To: Mike Reid; Rob Marin
Cc: Kathy Spitzer; Clay Smith; Holly Wolgamott
Subject: RE: Here is a copy of my appeal

Hello Mike:

I apologize for not being part of today's conversation. I stopped by Rob's office just after 1:00 and you had not arrived yet. I expected you, Rob and I would have had a conversation but it doesn't sound like your discussion lasted very long. I did speak with Rob this morning and have to say I share his reasoning given the current on the ground situation.

Moving forward. I am asking you to provide me some direction on your Notice of Appeal. We currently do not have an active Address Committee but Title 13.2.D clearly states who said committee should comprise of. I will reach out to our Attorney and Commissioners to get their input on how they think we should proceed but wanted to give you the same opportunity. Would it be your preference to have the County re-convene the Address Committee to rule on this matter, would you like me to put you on the next BoCC Agenda to discuss with the commissioners or has this become a legal matter in which case you will be dealing directly with Ms. Spitzer? I believe

meeting with the BoCC is your most swift option. Unfortunately, I will be out of town for the next meeting on 3/14 but we could put this issue on the 3/28 Public Works agenda. If you wish to pursue the appeal through the BoCC, I would prepare a memorandum of findings stating what we have discussed to date, attach your Notice of Appeal and provide my recommendation based on Title 13.

Please advise on how you would prefer to proceed. I will solicit the input of all County employees & officials to see what their preference is.

One last note, in your notice of appeal you mention that you have divested yourself completely from your Cedron Road access and have been accessing your land from 4850W (I believe you are referencing S4800W). Our most recent imagery does not show a road accessing your home off of S4800W. Please let me know if you still wish to pursue accessing off of S4800W and divesting all interest in accessing your property from Cedron Rd.

I will distribute your Notice of Appeal immediately and let you know as soon as I receive feedback from others.

Regards;

Darryl Johnson, PE, PLS
Teton County Public Works Director
Office: 208-354-0245, Cell: 208-313-0245
djohnson@co.teton.id.us



From: Mike Reid [mailto:paradisefarm@gmail.com]

Sent: Thursday, March 03, 2016 4:14 PM

To: Darryl Johnson <djohnson@co.teton.id.us>; Rob Marin <rmarin@co.teton.id.us>

Subject: Here is a copy of my appeal

You'll receive hard copy tomorrow. No one could tell me what address to use for the Teton County Addressing Committee, but Julie at the front desk of the courthouse told me to use Darryl's address (room108) so I did. Please let me know if I have to send it somewhere else.

Mike

Darby Creek in the Vicinity of S1000E

Proposed Scope and Budget

Harmony Design & Engineering | Jorgensen Associates | Biota

August 7, 2013

The following is a summary of the proposed tasks and estimated costs for the analysis and design of the proposed culvert/bridge crossings for Darby Creek in the vicinity of County Road S1000E.

Task 1. Topographic Survey \$7,500

A topographic survey will be completed on Darby Creek in the vicinity of County Road S1000E.

The road corridor will be surveyed to the extent needed for the culvert/bridge designs.

Approximately seven to ten cross sections within Darby Creek will be surveyed as well as the longitudinal profile of the channel thalweg for approximately 1,700 linear feet (see Figure 1).

Included in this task is coordination with affected landowners to obtain access permission.



Figure 1 Darby Creek reach limits for topographic survey and channel assessment

Task 2. Stream Assessment \$3,800

An assessment of the existing conditions of the stream within the project reach will be conducted to include hydrologic, morphologic and hydraulic analysis. An evaluation will be completed in order to identify the source of instability and causes of flooding at the existing Darby Creek culvert crossings.

Task 3. Geotechnical Investigation **\$1,900**

A geotechnical investigation will be conducted to include engineering analysis and recommendations for bridge foundation design. Design parameters will include bearing capacity, friction factor, and lateral earth pressure. Field work will include classification and characterization of site soils by excavating two exploratory test pits in the vicinity of the existing culverts. A sample of the bank material will be submitted to sieve analysis for purposes of filter design. A report summarizing the findings of the geotechnical investigation will be completed.

Task 4. Channel Stabilization Design **\$3,900**

The Darby Creek stabilization treatment design will be based on the results of Task 2 and collaboration with Teton County Engineering Department. Design components will address adverse conditions pertaining to localized flooding, avulsion potential, bank erosion, sediment transport discontinuity, excessive channel width, and threats to county infrastructure, as needed. Conceptually, the design may include instream treatments such as rock barbs or deflectors, bank toe hardening, j-hook vanes, bioengineering treatments such as toe-wood, root wad revetments, log cribs or complexes, woody vegetation establishment, channel shaping, or vegetative transplants.

Task 5. Bridge/Culvert Design **\$12,900 (culverts)**

The bridge or culvert design at S1000E will be coordinated with the channel stabilization design included in Task 4. A hydraulic analysis will be completed using HEC-RAS in order to determine the proper bridge and/or culvert dimensions required for proper hydraulic functioning. Design will include horizontal and vertical alignment of the bridge and roadway approach as well as structural design of the bridge abutments, wingwalls, and footings as applicable. Note that **\$4,000 per bridge should be added** for structural design. Plans and specifications for the structures will be assembled into a package suitable for bidding.

Task 6. Permitting **\$2,200**

Applicable permits will be prepared and submitted on behalf of Teton County. These include Floodplain Development, IDWR Stream Alteration Permit, and ACOE 404 Permits. This task includes meetings and coordination with affected landowners to obtain signatures and permission to complete the proposed work.

Task 7. CLOMR and LOMR **\$18,200**

Since the project is located in a Zone A Special Flood Hazard Area as shown on the FEMA FIRM, it is recommended that a Conditional Letter of Map Revision (CLOMR) be submitted to FEMA for approval prior to construction of the proposed bridge. After construction is completed, a Letter of Map Revision (LOMR) based on an as-built survey of the completed bridge will be required to be submitted to FEMA for approval. This task cost INCLUDES cost for an as-built survey and the FEMA filing fees of \$4,400 for the CLOMR and \$5,000 for the LOMR, which are current as of the date of this proposal.

Schedule

Our team can start the project within two weeks of receiving a notice to proceed, and we have the ability to complete the design so that it is ready for construction during the 2014 construction season.

Estimated Project Total**\$50,400**

The total project cost is dependent on the type of structures selected. The cost above is for culvert type crossings that do not require additional structural design. If a single bridge was selected, the total estimated project cost would be **\$54,400**.

CONCEPTUAL COMPENSATORY MITIGATION PLAN

for wetland losses

**Teton County Idaho
Reconstruction of W6000S, from Chapin Lane to W5750S**



May 21, 2015

Prepared for:

Teton County Idaho
Darryl Johnson, Public Works Director
150 Courthouse Drive-Room 117
Driggs, Idaho 83422

Prepared by:

ALDER ENVIRONMENTAL, LLC

Water • Wetlands • Ecological Consulting

P.O. 6519, Jackson, Wyoming 83002
(307) 690-3625 brian@alderenvironmental.com

TABLE OF CONTENTS

INTRODUCTION 2
PROPOSED MITIGATION LOCATIONS 2
MITIGATION OBJECTIVE 6
AQUATIC RESOURCES INVENTORY 6
MITIGATION DESIGN 6
 Hydrology 6
 Vegetation 6
 Reclamation of Haul Route and Stockpile Area 7
MONITORING 7
 Success Criteria/Performance Standards 7
 Report Content 8
CONTINGENCY PLAN 8
APPENDIX A - MAPS 9
 Map 1. Proposed Mitigation Area Locations 9

INTRODUCTION

The following Compensatory Mitigation Plan is proposed to ensure compliance with Section 404 of the Federal Clean Water Act and to fulfill the Army Corps of Engineers request in a letter from Rob Brochu, Senior Project Manager, dated April 13, 2015. The mitigation proposed herein is for 1.8 acres of wetland losses caused by the activities of the proposed reconstruction of W6000S, from Chapin Lane to W5750S. The Mitigation Plan was prepared by Brian Remlinger, certified Professional Wetland Scientist, and Krissy Copeland, Certified Wetland Delineator, with Alder Environmental LLC.

PROPOSED MITIGATION LOCATIONS

The proposed Mitigation Areas are located within the Teton River Watershed. Below are several options for mitigation opportunities.

1 Darby Creek at County Road S100E

- **Problem:** Culverts not sized accordingly and preventing adequate flow through resulting in seasonal erosion and s possible fish passage barrier
- **Solution:** Install properly sized culverts and or free-spanning bridges (e.g. bottomless arch culvert) to allow adequate flow under the road crossings.
- **Mitigation Component:** Improved conveyance of natural surface waters, fish passage improvements, wetland and riparian enhancements as a result of revegetation of eroded areas, floodplain and bankfull areas with wetland and riparian vegetation along section of Darby Creek. Sediment inputs from roadway and erosion to Darby Creek reduced or possibly eliminated.



Figure 1. Location of culvert replacement.



Figure 2. Existing culverts at Darby Creek.

2 Heimerl Property

- **Problem:** No existing issues or problems to address. Existing oxbow of Fox Creek, wetland area is a highly functioning. Culverts under roadway are being replaced to improve hydrologic connectivity to Fox Creek.
- **Mitigation Component:** Expand existing scrub shrub wetland on property through excavation and plantings. This may be a possible source of gravel for road project.

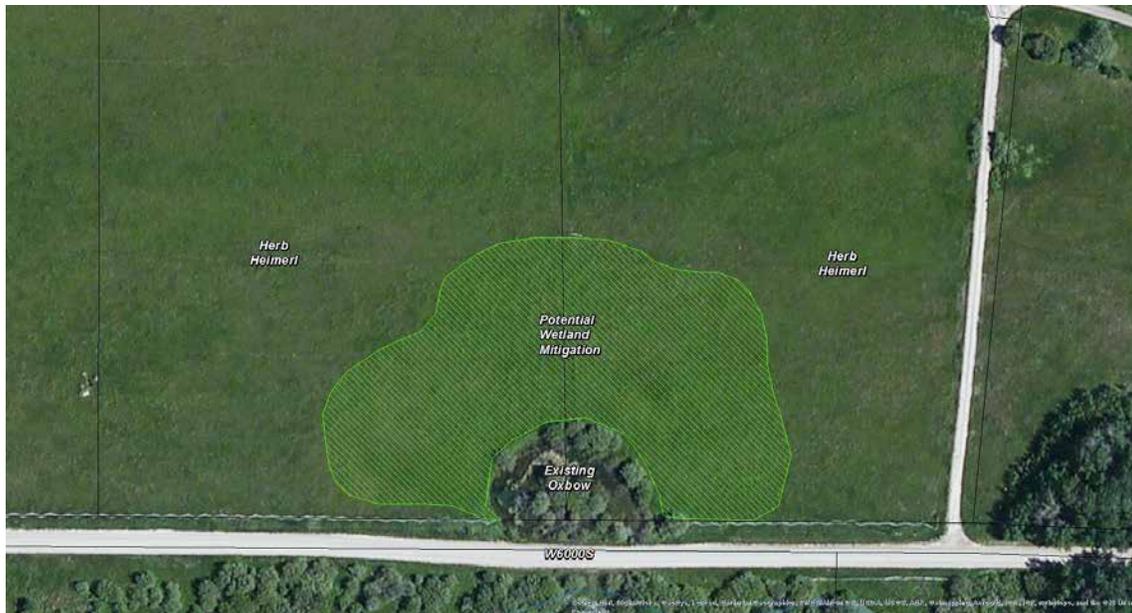


Figure 3. Location of possible wetland mitigation along W6000S.



Figure 4. Existing oxbow on the Heimerl's property. Mitigation would extend beyond oxbow.

3 Woolstenhulme Property

- **Problem:** Fox Creek parallels W6000S and has little to no sinuosity in this section. It appears the initial construction of W6000S may have relocated Fox Creek into it's existing channel or limited its lateral movement through the years. Rip rap and other hard bank stabilization methods have been used to stabilize this section.
- **Solution:** Restore Fox Creek sinuosity, wetland bench and riparian zone by relocating into the adjacent agricultural meadow. Alternatively, the wetland bench and riparian vegetation could be added to the existing channelized section of Fox Creek.
- **Mitigation Component:** Create floodplain and wetland benches and revegetate with wetland and riparian specific plant species resulting in a net increase of functional aquatic and riparian habitat and a reduction of sediment load to Fox Creek.

MITIGATION OBJECTIVE

The proposed wetland establishment and surface water enhancements will mitigate losses of palustrine emergent (PEM) and palustrine scrub-shrub (PSS) wetlands filled due to the construction activities of the proposed reconstruction of W6000S. The proposed Mitigation Areas will direct surface and groundwater connectivity to Waters of the US within the Teton River Watershed and wetland impact area.

AQUATIC RESOURCES INVENTORY

Wetlands and surface waters were identified and delineated within the sixty foot road corridor of W6000S, but would need to be extended in the proposed mitigation areas.

MITIGATION DESIGN

The below design standards will be applied to any mitigation site that is chosen.

Hydrology

Supplemental water for the wetland Mitigation Areas is not planned as the basic hydrology needs for the sites will be supplied passively through groundwater discharge and interflow between adjacent existing wetlands and Waters of the US.

Vegetation

Wetland Herbaceous Layer: The wetland Mitigation Areas herbaceous layer will be revegetated passively by using the stripped sedge sod and topsoil from the impacted wetland areas along the 6000S roadway corridor. The dominant herbaceous plants in the impacted wetland areas include Nebraska sedge (*Carex nebrascensis*) (OBL), Northwest Territory sedge (*Carex utriculata*) (OBL), Woolly sedge (*Carex pellita*) (OBL) and Artic rush (*Juncus articus*) (FACW).

Wetland Shrub Layer: Mature native willows (*Salix spp.*) will be transplanted from the impacted wetland sites when feasible according to *USDA-NRCS Technical Note No.42 Willow Clump Plantings, Dec. 2003 (Appendix B)*. A 15' on-center-spacing of willows shall be successfully established at the Mitigation Area. If transplanted willows are not sufficient, 15 gallon containerized nursery grown willows shall be used. If containerized willows are not desired, willow pole cuttings from local plants may be used. The willow pole cuttings shall be collected and planted according to *Chapter Four - Vegetation Selection and Procurement of USDA-NRCS Practical Streambank Bioengineering Guide, May 1998 (Appendix B)*.

Riparian Herbaceous Layer:

The contoured slope between the wetland Mitigation Area and existing uplands shall be broadcast seeded with the following native seed mix. Twice the seed supplier's recommended rate shall be used. The seed mix was selected to cover a broad range of soil moisture requirements to ensure full coverage.

Nebraska Sedge (*Carex nebrascensis*) (OBL)
Arctic Rush (*Juncus arcticus*) (FACW)

Tufted Hair Grass (*Deschampsia caespitosa*) (FACW)
Idaho fescue (*Festuca idahoensis*) (FACU)
Streambank wheatgrass (*Elymus lanceolatus*) (FAC)

The seed shall be broadcast onto loose topsoil followed by lightly raked into the soil.

Erosion Control

Soil erosion and sediment control will be achieved by placement of a straw wattle along the entire length of the existing wetland and proposed Mitigation Area. The straw wattle shall have the following specifications

DIAMETER..... 12"
CORE..... Agriculture, certified noxious weed free straw
NETTING TYPE..... Photo or biodegradable material

The contoured slope between the Mitigation Area and existing uplands shall receive loose weed free straw crimped into the seeded soil sufficient to achieve 50% cover.

Reclamation of Haul Route and Stockpile Area

Disturbed upland areas including the temporary Haul Route and Stockpile Area shall be seeded with the following species at a rate twice the seed supplier's recommendation. The seed shall be broadcast onto loose topsoil followed by lightly raked into the soil.

Idaho fescue (*Festuca Idahoensis*) (FACU)
Western wheatgrass (*Pascopyrum smithii*) (FACU)

Weed Control

Noxious weeds as listed by the State of Idaho and Teton County will be controlled by appropriate mechanical and chemical methods as determined necessary to prevent establishment. Weeds will be managed if they comprise more than 10% of a monitoring sample area as described below. Weed control will occur the first growing season after construction and annually thereafter as needed and determined by the annual monitoring.

MONITORING

Section 404 permits typically require monitoring of the Mitigation Area as a condition with the submission of annual reports. Monitoring and report compilation will be accomplished by a qualified individual with experience in wetland mitigation. Annual reports for a period of 3 to 5 years will be submitted to the Idaho District Office of the Army Corps of Engineers.

Success Criteria/Performance Standards

The Mitigation Area must meet 1987 Corps of Engineers Delineation Manual criteria to be considered as wetlands. The target wetland type is a palustrine scrub-shrub with a minimum 30% willow shrub cover and at least 80% wetland native herbaceous plant cover (>50% OBL and FACW species). Depending on hydrologic conditions at the site, shallow open water may comprise greater than 20 %.

Sampling Protocols

Vegetation, hydrology and soil sampling will occur at a minimum on an annual basis during the months of June or July.

Vegetation: A random quadrat sample plots will be evaluated. Total cover and relative cover per species will be recorded and correlated to impact wetland data.

Hydrology: Excavation of test pits to determine groundwater levels will be conducted. Monitoring will be done during the known or projected peak of the hydrograph and/or seasonal high groundwater, typically mid- June. Documentation of low water period elevations in August may also be required.

Soils: Excavation of soil pits and examination for redoximorphic features will take place when hydrologic conditions are evaluated. Soil profile data will be logged with depth of features found. While hydric soil indicators may not become evident within the required monitoring period, demonstration of how hydric soil conditions are concluded as being present or absent will be stated.

Report Content

Reports will clearly identify success criteria and how the Mitigation Area compares to those criteria. Reports will include a comparison of actual wetland mitigation acreage to proposed acreage as well as to wetland impact acreage. Mitigation Areas will be broken down based on type (Cowardin classification). Reports will include author's interpretation of data and discussion as to how mitigation is determined to be demonstrating success or failure. Problems that arise will be identified in the reports as well as corrective measures that have been implemented or proposed. Corrective actions will be coordinated with the Army Corps of Engineers prior to implementation.

Reports will include:

- Routine wetland delineation data forms, or similar Army Corps of Engineers approved forms which contain appropriate data fields
- Plan view map
- Color photos of mitigation site from permanently established locations

CONTINGENCY PLAN

In the event the site does not perform as expected, the following management strategy will be implemented.

1. Vegetation not establishing – nursery grown material will be planted
2. Hydrology not sufficient to maintain hydrophytic vegetation – site will be excavated deeper to groundwater table or supplemental surface water will be introduced into the wetland area
3. If 1 & 2 above are not successful, abandonment of the Mitigation Area and new wetland construction at another site will be implemented.

2016 Bridge Apps.

2016 Local Bridge Applications

Ref: No.	Br Key #	Local Sponsor	Project Name	Construction Cost	Project Type	Segment Code	Funding Source	Total Score	Ranking
B-13	20460	Shoshone County	West Fork Pine Creek Road Bridge	\$1,404,000	Replace	STC 5750 (Seg 007470)	Local Br.	348.0	1
B-16	27415	Notus Parma Highway District	Hexon Bridge	\$3,561,360	Replace	STC 3851 (Seg 000293)	Local Br.	325.0	2
B-9	20575	City of Wallace	Sixth Street Bridge	\$1,323,000	Replace	STC 5758 (Seg 007450)	Local Br.	294.0	3
B-8	21025	Madison County	Moody Creek Bridge	\$2,760,000	Replace	STC 6774 (Seg 005540)	Local Br.	266.0	4
B-2	28795	Washington County Road & Bridge	Unity Lane Bridge Over Weiser River	\$4,208,160	Replace	STC 3007 (Seg 000533)	Local Br.	245.5	5
B-1	21495	City of Lewiston, Nez Perce Co	Southway Bridge	\$2,727,000	Rehab	SMA 7344 (Seg 006960)	Local Br.	245.0	6
B-10	29100	Doumeq Highway District	Silver Bridge White Bird Truss	\$1,816,000	Rehab	STC 4705 (Seg 001710)	Local Br.	239.0	7
B-12	27320	Canyon Highway District	Northside Boulevard Bridge Replacement	\$979,100	Replace	NHS 3761 (Seg 004543)	Local Br.	222.0	8
B-14	21845	City of Nampa	Union Pacific Railroad Overpass at 16th Ave.	\$441,000	Rehab	SMA 8353 (Seg 004840)	Local Br.	216.5	9

2016 Off-System Bridge Applications

Ref: No.	Br Key #	Local Sponsor	Project Name	Construction Cost	Project Type	Segment Code	Funding Source	Total Score	Ranking
B-6	31290	Bonneville County	45th East Sand Creek Bridge	\$1,410,000	Replace		Off-System	290.5	1
B-5	28655	Valley County	Eastside Drive Bridge	\$1,073,250	Replace		Off-System	286.0	2
B-15	30230	Bonner County	Rapid Lightning Road MP 5.872, NE of Sandpoint	\$1,273,000	Replace		Off-System	286.0	2
B-4	29515	North Latah County Highway District	Sand Road, Moscow, ID	\$878,000	Replace		Off-System	284.0	3
B-11	24740	Hillsdale Highway District	Hunt Road Bridge	\$1,695,000	Replace		Off-System	263.5	4
B-7	29070	City of Pierce	Carle Street Bridge over Orofino Creek	\$866,000	Replace		Off-System	223.0	5
B-3	33020	Teton County	Trail Creek Bridge on E9500S, East of Hwy 33	\$454,000	Rehab		Off-System	168.0	6

The above rankings will be used to fund new projects in order based on available funding.

FY17 LRHIP CONSTRUCTION

App #	Local	Amount	Total
C11	City of Albion	\$ 70,000	653.0
C16	West Point H.D.	\$ 100,000	627.5
C5	City of Moyie Springs	\$ 100,000	626.5
C48	City of Teton	\$ 100,000	621.5
C15	Keuterville H.D.	\$ 100,000	611.5
C46	City of Marsing	\$ 100,000	601.0
C21	City of Midvale	\$ 100,000	597.0
C12	City of Aberdeen	\$ 100,000	593.5
C17	Hagerman H.D.	\$ 100,000	589.5
C24	City of Cottonwood	\$ 100,000	581.5
C31	Mountain Home H.D.	\$ 100,000	579.5
C39	Fremont County R&B	\$ 100,000	579.5
C28	City of McCall	\$ 100,000	577.5
C36	City of New Plymouth	\$ 100,000	574.0
C49	City of Wilder	\$ 69,500	571.0
C41	City of Lava Hot Springs	\$ 100,000	571.0
C19	City of Mackay	\$ 100,000	566.0
C23	City of Roberts	\$ 100,000	562.5
C45	City of Oakley	\$ 75,000	558.5
C38	Teton County	\$ 100,000	552.0
C27	Benewah County	\$ 100,000	548.0
C14	Central H.D.	\$ 100,000	545.0
C34	City of Menan	\$ 100,000	543.0
C47	Lakes H.D.	\$ 100,000	539.5
C26	Hillsdale H.D.	\$ 100,000	538.5
C20	City of Moore	\$ 100,000	537.5
C30	City of Notus	\$ 100,000	536.5
C6	South Latah H.D.	\$ 100,000	534.5
C1	City of Lapwai	\$ 100,000	533.5
C10	Cassia County R&B	\$ 100,000	533.5
C33	City of Georgetow	\$ 100,000	532.5
C35	Clearwater County	\$ 100,000	527.0
C29	City of Wardner	\$ 100,000	525.0
C3	Jerome H.D.	\$ 100,000	521.5
C37	Worley H.D.	\$ 89,000	520.0
C18	Bear Lake County R&B	\$ 100,000	519.0
C40	City of Greenleaf	\$ 100,000	515.5
C43	City of Grace	\$ 100,000	515.0
C8	Valley County R&B	\$ 100,000	498.5
C25	Nez Perce County	\$ 100,000	496.5
C22	Gem County	\$ 100,000	494.0
C9	City of Cascade	\$ 100,000	487.5
C2	City of Riggins	\$ 100,000	478.5
C44	City of Ririe	\$ 100,000	475.5
C7	Highway District #1	\$ 100,000	461.0
C13	Butte Co. R&B	\$ 100,000	455.0
C42	Clark County	\$ 100,000	416.0
C4	Homedale H.D.	\$ 100,000	399.5
C32	City of Buhl	\$ 100,000	353.0
		\$ 4,803,500	

FY17 LRHIP FEDERAL-AID MATCH

App #	Local	Amount	Total
FA1	City of Troy	\$ 20,000	283.0
FA2	City of Pinehurst	\$ 100,000	246.0
		\$ 120,000	

FY17 LRHIP TRANSPORTATION PLANS

App #	Local	Amount	Total
T4	Plummer Gateway HD	\$ 50,000	350.5
T18	City of Ketchum	\$ 50,000	344.0
T2	Post Falls HD	\$ 50,000	295.0
T14	City of Culdesac	\$ 50,000	294.0
T10	Twin Falls HD	\$ 50,000	291.0
T1	Canyon HD No 4	\$ 50,000	283.0
T16	City of Council	\$ 30,000	277.0
T20	Notus-Parma HD #2	\$ 50,000	274.0
T5	Lost River HD	\$ 30,000	273.5
T7	Raft River HD	\$ 30,000	268.0
T21	Glenns Ferry HD	\$ 30,000	265.0
T17	East Side HD	\$ 50,000	260.0
T9	City of Stites	\$ 40,000	260.0
T15	Custer County R&B	\$ 30,000	259.0
T11	City of Bonners Ferry	\$ 50,000	241.5
T6	Burley HD	\$ 30,000	237.5
T8	City of Juliaetta & Kendrick	\$ 30,000	217.0
T12	Bonner County R&B	\$ 50,000	208.5
T19	City of Dubois	\$ 30,000	201.5
T13	Atomic City	\$ 50,000	168.0
T3	City of Arco	\$ 30,000	75.0
		\$ 860,000	

FY17 LRHIP SIGNS

App #	Local	Amount	Total
S5	City of Richfield	\$ 30,000	578.5
S10	City of Cambridge	\$ 30,000	578.0
S13	Madison County	\$ 25,000	538.0
S3	City of American Falls	\$ 28,871	536.5
S7	Gooding HD	\$ 28,000	526.0
S14	Golden Gate HD	\$ 20,360	526.0
S6	City of Salmon	\$ 19,167	520.5
S4	Oneida County R&B	\$ 30,000	500.0
S9	City of Sun Valley	\$ 30,000	490.5
S2	City of Wallace	\$ 30,000	463.0
S1	Weiser Valley HD	\$ 30,000	458.5
S8	Camas County	\$ 28,000	454.7
S12	Downey-Swan Lake HD	\$ 25,000	412.0
S11	City of East Hope	\$ 7,000	405.0
		\$ 361,398	

<u>ITD District</u>	<u>Jurisdiction</u>	<u>Single or Systemic</u>	<u>Countermeasure 1</u>	<u>Countermeasure 2</u>	<u>Countermeasure 3</u>	<u>Adjusted B-C Ratio</u>	<u>Note</u>
1	Benewah Creek Road Safety Audit Benewah County, Benewah County	Systemic	Road Safety Audit (0%)	N/A	N/A		
1	Signing & Delineation - Group Sign Worley HD, Kootenai County	Systemic	Install Curve Advance Warning Signs (30%)	Install Chevron Signs on Horiz Curves (35%)	Install Delineators (general) (11%)	131.5	Propose to include with Group Sign Project.
1	E Hayden Lake Road Guardrail Lakes HD, Kootenai County	Systemic	Install Guardrail (Outside Curve) (63%)	Shoulder Widening (Paved) (from 0 to 8 ft) (49%)	N/A	56.5	Propose to include in Group Guardrail Project.
1	E Canyon Rd Chipseal & Guardrail East Side HD, Kootenai County	Single	Install Guardrail (at Embankment) (42%)	N/A	N/A	9.5	Propose to include in Group Guardrail Project.
1	Crossport Rd and Cow Cr Rd - Guardrail Boundary County, Boundary County	Systemic	Install Guardrail (Outside Curve) (63%)	N/A	N/A	4.6	Propose to include in Group Guardrail Project.
1	Kootenai Cutoff Road Pedestrian Impr City of Ponderay, Bonner County	Systemic	Install Pedestrian Signing (37%)	Improve/Install Ped Cross (50%)	N/A	3.5	
Proposed Cut Line							Proposed Cut Line
1	2018 Bonner Co Guardrail Project Bonner County, Bonner County	Systemic	Install Guardrail (at Embankment) (7%)	Install Guardrail (Outside Curve) (63%)	Install Guardrail (Inside Curve) (28%)	48.2	Roadways submitted have previously funded safety projects that have not been constructed.
District 1 Total							District 1 LHSIP Budget \$493,000

<u>ITD District</u>	<u>Jurisdiction</u>	<u>Single or Systemic</u>	<u>Countermeasure 1</u>	<u>Countermeasure 2</u>	<u>Countermeasure 3</u>	<u>Adjusted B-C Ratio</u>	<u>Note</u>
2	Genesee-Juliaetta Rd Safety Impr South Latah HD, Latah County	Systemic	Install Barrier (Concrete) inside & outside curve (39%)	N/A	N/A	71.9	
2	Main Street Pedestrian Improvements City of Lewiston, Nez Perce County	Systemic	Improve/Install Ped Cross (25%)	Install Pedestrian Signing (15%)	N/A	22.8	Propose to potentially fund project as fixed cost variable quantity.
2	Int Graves Creek Rd & Twin House Rd Cottonwood HD, Idaho County	Single	Install Flashing Beacons as Advance Warning (27%)	Install Larger Stop Signs (19%)	N/A	16.0	Propose to include with Group Sign Project.
2	Sixth Street Ped Safety Improvements City of Moscow, Latah County	Systemic	Improve High Visibility Crosswalk (52%)	Install Ped Crossing (signs, mark, ramps, exten) (37%)	N/A	11.9	
2	Lapwai Road Safety Improvements Nez Perce County, Nez Perce County	Single	Improve Superelevation (40%)	Install Guardrail (outside curve) (63%)	Install Curve Advance Warning Signs (10%)	3.9	
Proposed Cut Line							Proposed Cut Line
2	Crow Bench Road Guardrail Clearwater County, Clearwater County	Single	Install Guardrail (at Embankment) (47%)	N/A	N/A	3.2	
District 2 Total							District 2 LHSIP Budget \$334,000

<u>ITD District</u>	<u>Jurisdiction</u>	<u>Single or Systemic</u>	<u>Countermeasure 1</u>	<u>Countermeasure 2</u>	<u>Countermeasure 3</u>	<u>Adjusted B-C Ratio</u>	<u>Note</u>
3	INT Safety Impr @ 62 Intersections Golden Gate HD #3, Canyon County	Systemic	Install Larger Stop Signs (19%)	Install Stop Bars (19%)	Advance Warning Signs (40%)	300.5	Propose to include with Group Sign Project.
3	State Street Lighting (16th to 23rd) Ada County HD, Ada County	Systemic	Improve Lighting (37%)	N/A	N/A	14.5	
3	Strike Dam Road Safety Improvements Mountain Home HD, Elmore County	Systemic	Improve Horizontal and Vertical Alignment (58%)	N/A	N/A	5.2	
3	Int Smith Ave and Middleton Rd Signal City of Nampa, Canyon County	Single	Install Signals (60%)	N/A	N/A	4.6	
Proposed Cut Line							Proposed Cut Line
District 3 Total							District 3 LHSIP Budget \$1,150,000

<u>ITD District</u>	<u>Jurisdiction</u>	<u>Single or Systemic</u>	<u>Countermeasure 1</u>	<u>Countermeasure 2</u>	<u>Countermeasure 3</u>	<u>Adjusted B-C Ratio</u>	<u>Note</u>
4	3700 N (Cross County Rd) Intersections Filer HD, Twin Falls County	Systemic	Advance Warning Signs (40%)	Larger Stop Signs (19%)	Install Stop Bars (19%)	19.2	Propose to include with Group Sign Project.
4	Roadway Curve Safety Improvements Hillsdale HD, Jerome County	Systemic	Install Curve Warning Sign (ADV Speed) (29%)	N/A	N/A	12.5	Propose to include with Group Sign Project.
4	Gannett Road Sign Improvements Blaine County, Blaine County	Systemic	Install Signs to Conform to MUTCD (7%)	Chevrons & Curve Warning Signs (39%)	Advance Street Name Signs (2%)	9.7	Propose to include with Group Sign Project.
Proposed Cut Line							Proposed Cut Line
4	Gannett Road Striping Improvements Blaine County, Blaine County	Systemic	Increase Striping Width (3%)	N/A	N/A	0.1	Application was submitted did not have accurate price information for durable (MMA) paint.
District 4 Total							District 4 LHSIP Budget \$659,000

<u>ITD District</u>	<u>Jurisdiction</u>	<u>Single or Systemic</u>	<u>Countermeasure 1</u>	<u>Countermeasure 2</u>	<u>Countermeasure 3</u>	<u>Adjusted B-C Ratio</u>	<u>Note</u>
5						0.0	
Proposed Cut Line							Proposed Cut Line
District 5 Total							District 5 LHSIP Budget \$535,000

<u>ITD District</u>	<u>Jurisdiction</u>	<u>Single or Systemic</u>	<u>Countermeasure 1</u>	<u>Countermeasure 2</u>	<u>Countermeasure 3</u>	<u>Adjusted B-C Ratio</u>	<u>Note</u>
6	Signal Head Visibility Safety Impr City of Idaho Falls, Bonneville County	Systemic	Install Reflective Backplates (15%)	Install Auxiliary Heads (17%)	N/A	105.6	Propose to potentially fund project as fixed cost variable quantity.
6	17th Street Curb Medians City of Idaho Falls, Bonneville County	Systemic	Install Raised Median (39%)	N/A	N/A	15.9	
Proposed Cut Line							Proposed Cut Line
6	Wilson Lane Shoulders and Ditch Custer Co R&B, Custer County	Single	Widen Shoulder (13%) (Initially 1 FT to 3.3 FT)	N/A	N/A	1.0	Reject Application - Application is not complete and the only accident along the road is alcohol related.
6	S4500W; Cedron to W5750S Shoulders Teton County, Teton County	Systemic	Widen Shoulder (Paved) (from 0 FT to 4 FT) (29%)	Install Edgeline and Center Lines (24%)	N/A	0.0	Reject Application - There are no qualifying accidents along the roadway - Cedron Rd to W5750S.
District 6 Total							District 6 LHSIP Budget \$529,000

2018 LHSIP Total	Budget for 2018 LHSIP \$3,775,000
-------------------------	--



EXISTING 30' PRIVATE ACCESS EASEMENT

N 4000 W

BATES ROAD

100' 50' 0 100' 200'

- 1 EXISTING WETLANDS**
 - NO INFRASTRUCTURE IN SENSITIVE AREAS WEST OF TETON RIVER
 - WETLANDS TO BE UNDISTURBED OR ENHANCED
 - MANAGED FOR WILDLIFE HABITAT
- 2 RECLAIM EXISTING BOAT LAUNCH AREAS**
 - RESTORE NATIVE VEGETATION
- 3 NEW ACCESS LOCATION**
 - IMPROVED SIGHT LINES
 - SEPARATE PATHWAY ACCESS FROM PROPOSED BIKE LANES ALONG BATES ROAD
- 4 EXISTING BUILDING**
 - ELIMINATE EXISTING VEHICLE ACCESS FROM BATES ROAD
 - REST ROOMS
 - POSSIBLE BUILDING USES: EDUCATION CENTER, MAINTENANCE / BUILDING, CARETAKER'S RESIDENCE, LEASE (INCOME POTENTIAL)
- 5 MAIN PARKING AREA**
 - 12 TRAILER/TRUCK SPACES
 - 21 CAR SPACES (INCLUDING 2 ADA)
 - LANDSCAPE SCREENING FROM ROAD
- 6 ACCESS ROAD**
 - 24' WIDE GRAVEL
 - POST AND RAIL FENCING ON EAST SIDE
 - UTILIZE EXISTING ROADBED WHERE POSSIBLE, RECLAIM UNUSED SECTIONS
- 7 PATHWAYS**
 - 10' WIDE PATHWAY CONNECT TO BATES ROAD, MAIN PARKING & RIVER ACCESS
 - ADA ACCESSIBLE (FIRM AND STABLE GRAVEL SURFACE)
 - PEDESTRIAN AND BICYCLE
 - BIKE LANES ALONG BATES ROAD
- 8 INTERPRETIVE TRAIL**
 - 5' WIDE NATURAL SURFACE
 - BOARDWALK OVER SENSITIVE WETLANDS
 - INTERPRETIVE EXHIBITS
 - FISHERMAN ACCESS
- 9 STAGING AREA "A"**
 - TRAILERED WATERCRAFT ONLY
 - ADJACENT NATIVE GRASS AREA FOR STAGING GEAR
 - LANDSCAPE BUFFER FOR PRIVATE PROPERTY TO NORTH
- 10 STAGING AREA "B"**
 - RAFTS AND OTHER NON-TRAILER WATERCRAFT
 - ADJACENT NATIVE GRASS AREA FOR STAGING GEAR
 - TEMPORARY PARKING (1 HOUR MAX)
 - 6 SPACES (INCLUDING 2 ADA)
 - SEATING FOR SHUTTLE WAITING
 - SMALL COVERED SHELTER
 - SHADE TREES
- 11 BOAT LAUNCH RAMP**
 - 25' WIDE (ACCOMMODATE A MINIMUM OF 2 WATERCRAFT)
 - FIRM AND STABLE SURFACE
 - ADA ACCESSIBLE
 - SMALL LOADING PIER
- 12 PRIVATE ACCESS DRIVE**
 - ACCESS TO PRIVATE PROPERTY TO NORTH
 - COULD BE GATED BY PROPERTY OWNER
 - POSSIBLE ALTERNATE PRIVATE ACCESS ALONG EXISTING ACCESS EASEMENT
- 13 UNDEVELOPED AREA**
 - NO INFRASTRUCTURE IN SENSITIVE AREAS
 - WETLANDS TO BE UNDISTURBED OR ENHANCED
 - MANAGED FOR WILDLIFE HABITAT
 - COULD BE CAREFULLY MANAGED FOR GRAZING (INCOME POTENTIAL)





HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
T 208.354.1331 F 208.354.1332

DATE: 1/7/2016

REVISIONS:

SCALE: AS SHOWN

DESIGNED BY: RGB

DRAWN BY: RGB

CHECKED BY: JFZ

PROJ. #: 15017-199-1

PROJECT NAME

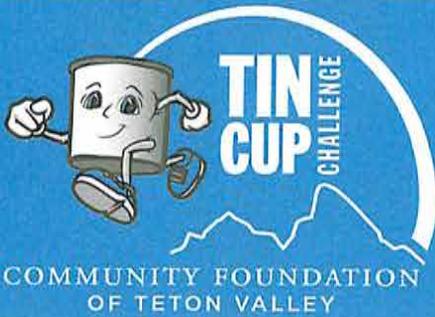
BATES TETON RIVER ACCESS / PARK

TRUST FOR PUBLIC LAND

CONCEPT MASTER PLAN

SHEET #

3 OF 3



PO Box 1523
175 North Main Street
Driggs, Idaho 83422
208.354.0230
www.cftetonvalley.org
www.tincupchallenge.org

Mr. Darryl Johnson
Teton County Road & Bridge
70 North W. Buxton
Driggs, ID 83422

March 2, 2016

Dear Mr. Johnson:

BOARD OF DIRECTORS

TIM WATTERS
CHAIR

TINA CULMAN
VICE CHAIR

JEROD PFEFFER
SECRETARY

MISSY COLYER
TREASURER

JEANNE ANDERSON

JOHN FINLEY

HERB HEIMERL

SUSAN LYKES

GENE MARCOWKA

DAINA MIDDLETON

KAREN K. SCHEID

NANCY S. SIVERD

STAFF

CARRIE MOWREY
EXECUTIVE DIRECTOR

DAWN BANKS
MARKETING &
PROGRAMS DIRECTOR

As you know, the Community Foundation of Teton Valley has served as the host for the Annual Tin Cup Challenge for the last 8 years. As both a 9-week giving period and a one day celebration of the community's spirit of generosity, the Tin Cup Challenge has raised over \$8 million in just 8 years for Teton Valley nonprofits. As we prepare for the 9th Annual Tin Cup Challenge celebration on Saturday, July 16, 2016, I wanted to reach out to Teton County and the Teton County Road and Bridge Department to ask for your formal support of this annual event.

As part of the 9th Annual Tin Cup Challenge, the Community Foundation of Teton Valley will, once again, hold the event in the plaza at Driggs City Center with the support of the City of Driggs. Additionally, the Foundation would like to maintain the same race route from Main Street (Hwy 33) in Driggs onto Bates Road as implemented in 2015 for the 5K Fun Run/Walk and the competitive 5K/10K races.

The Community Foundation of Teton Valley is again seeking formal support from Teton County and Teton County Road & Bridge in the following ways:

- Approved closure of eastbound lane of Bates Road for the duration of the road race with appropriate traffic control measures.
- Approved closure of east & westbound lanes of Bates Road from Hwy 33 in Driggs to Courthouse Drive for the duration of the road race.
- Approved use of available parking at the Teton County Courthouse for event participants on Saturday, July 16, 2016.
- Approved use of necessary road closure signs and barricades as determined and needed.
- Appropriate notice of road closure information on the official Teton County Idaho website
- A formal letter of support that may be provided to the Idaho Department of Transportation as we seek the necessary permit for the use of Highway 33.

Thank you for your consideration. Please feel free to contact me should you have any further questions or requests.

Sincerely,

Dawn Banks
Marketing & Programs Director



Teton County Fair Board
Memo to Board of County Commissioners
3/23/16

RE: Fair Board Update / Requests

The Teton County Fair Board would like to register with Tin Cup this year as Friends of the Fairgrounds. The purpose of this registration is to give the community a way to donate to capital improvements at the fairgrounds. We have been approached by several users of the pavilion for a method to make a charitable contribution. This will allow us to diversify our revenue base to include donations.

We have preliminary plans from Stillwater Design to remodel the fair building. Our next step is to get an accurate cost estimate. We would like to cover the kitchen and septic upgrades with Impact Fee funds and apply for grants from CHC and the Community Foundation for the remaining. Ball park budget for the project is \$100,000. We would like to request permission to pursue these funding sources.

The fair board would like to hire Matt Darrah, our current subcontracted groundskeeper since June 2015 as a county employee. This will cost us approximately \$10,800 (\$17.32/hour) and we have \$3,795 remaining in our budget. We will also need to purchase a lawn mower and weed wacker. We have researched our costs and this is the most affordable way to maintain the fairgrounds. We spent \$10,826 in 2015. We anticipate 12 months to cost \$13,500.

Rentals at the fairgrounds are up from last year and the pavilion is getting used daily. I will bring numbers to the 3/28/2016 meeting.

Our new fairground administrator is doing a fantastic job and we have lined up the following acts for fair this year: Hapi Trails Open Trail Class Event, Equine Fun Night, 4H Scholarship Picnic, Pig Wrestling, Team Penning, Barrel Racing, Horse Pulls, Rodeo, Figure 8 Races, Hispanic Resource Center Dancing & Lunch, Bluegrass Concert, Big Hole Brass Band Concert, Exhibit Hall Demonstrations, Free Admission to the Teton Valley museum, 4H events, wagon rides, vendors, concession and more!

“The Teton County Fair Board strives to produce an exceptional county fair, administers the year round use of the fairgrounds, and brings the community together to preserve and promote our western heritage and rural traditions.”

Sincerely,

Katie Salisbury, Teton County Fair Board Chair

PROPOSED REMODEL
FOR
TETON COUNTY FAIR BUILDING
IN
DRIGGS, IDAHO



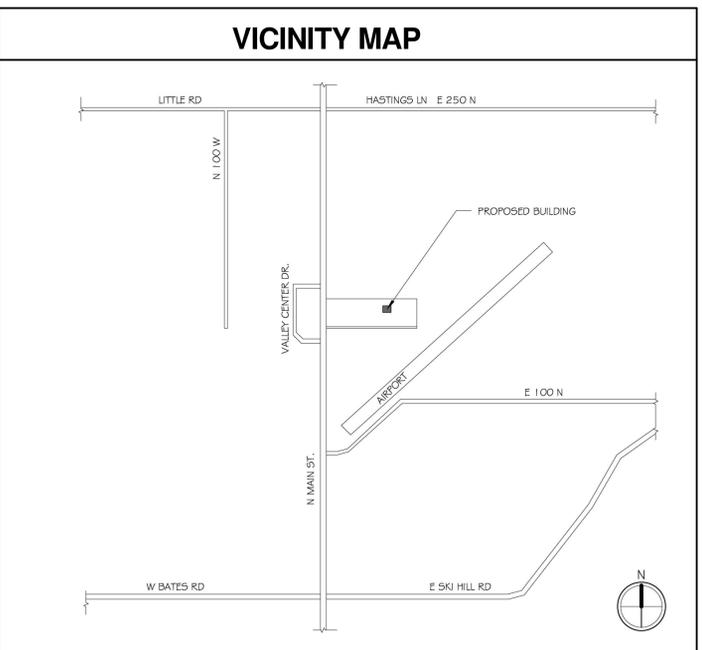
**FAIR BUILDING
REMODEL**
DRIGGS, IDAHO

ABBREVIATIONS	
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ARCH	ARCHITECT
BBH	BASEBOARD HEATER
BRD	BOARD
BURG	BLOCKING
BM	BEAM
B.O.	BOTTOM OF....
CHNL	CHANNEL
CLG	CEILING
C	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
FTC	FOOTING
G.C.	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
G.L.	GLUE LAMINATED MEMBER
GYP. BD	GYP. WALL BOARD
HDR	HEADER
HORIZ	HORIZONTAL
HTR	HEATER
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
MANUF.	MANUFACTURE(S)
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
N.I.C.	NOT IN CONTRACT
OC	ON CENTER
F	PLATE
PLMBG	PLUMBING
PLUS	PLUS OR MINUS
FLYWD	PLYWOOD
P.T.	PRESSURE TREATED
RAD	RADIUS
REINP	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.	WEATHERPROOF GYPSUM BD.
U.O.N.	UNLESS OTHERWISE NOTED

KEY LEGEND	
	BUILDING SECTION NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	INTERIOR ELEV. NUMBER
	SHEET NUMBER
	NORTH ARROW
	KEYNOTE
	ROOM NAME
	ROOM NUMBER
	WINDOW KEY
	DOOR KEY
	REVISIONS
	ELEVATION
	PLUMBING
	APPLIANCE
	EXTERIOR MATERIAL

DRAWING INDEX	SITE DATA
A001 TITLE SHEET	TETON COUNTY FAIRGROUNDS LOT 10 HATCH SUBDIVISION
A002 GENERAL NOTES	STREET ADDRESS: 1413 N HWY 33 Driggs, Idaho 83422
A003 ADA REQUIREMENTS	ZONING: CITY IMPACT AREA
A004 SITE PLAN	SITE AREA: 2.07 ACRES
D101 DEMOLITION FLOOR PLAN	SITE TOPOGRAPHY: FLAT
D201 DEMOLITION BUILDING ELEVATIONS	SETBACK REQUIREMENTS: N/A
D202 DEMOLITION BUILDING ELEVATIONS	
A101 NEW FLOOR PLAN	
A102 ROOF PLAN/DETAILS	
A201 NEW BUILDING ELEVATIONS	
A202 NEW BUILDING ELEVATIONS	
A301 INTERIOR ELEVATIONS	

CONSULTANTS	BUILDING DATA
ARCHITECT: STILLWATER DESIGN GROUP (208) 354-5335 45 E. LITTLE AVE P.O. BOX 15 DRIGGS, ID 83422	BUILDING SQ. FT: 5000
STRUCTURAL ENGINEER:	BUILDING TYPE: TYPE V
	SPRINKLERED: NOT REQUIRED
	HEIGHT TO RIDGE: N/A



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

- 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.
- 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.
- 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.
- 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.
- Contractor will work within the guidelines and standards set by OSHA and be licensed with the state in which the project is constructed.
- 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.
- 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.
- Contractor shall store all building materials in accordance with Manufacturer's recommendations.
- 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.
- 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.
- 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.
- Temporary light and power supply for all construction shall be made available at the project site.
- Contractor shall coordinate all required inspections by County / City Building and Fire Departments and any other governing authorities having jurisdiction.
- Unless otherwise noted, all plan dimensions are taken to the edge of rough framing and centerline of columns.
- General Contractor must obtain all required building permits and agency approvals.
- 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.
- 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

- General Contractor must inspect the site before beginning work and identify conflicts or inconsistencies between the contract documents and existing conditions.
- 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.
- 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.
- 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.
- Contractor and Subcontractors shall make every reasonable effort to minimize disturbing the land and save as many existing trees and vegetation as possible.
- General Contractor must verify all existing site dimensions and conditions.
- 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.
- 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.

- 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).
- Contractor shall restore all existing landscaping that is damaged due to construction.
- 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.
- 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.
- 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.
- All excavated fill and demolition debris is to be stockpiled in the areas designated on the site plan.
- 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.
- Provide cleaning and grubbing of existing vegetation, coordinate with Owner.
- Provide erosion control fencing and/or bales to protect adjacent vegetation and waterways.
- Provide compacting of existing soils and engineered fill to 95%, see structural drawings.
- Provide below slab gravel and bedding materials as indicated on structural drawings.
- Coordinate existing site conditions with Owner's representative.
- Coordinate locations and service entrance for all utilities with Owner's representative.
- Coordinate construction limits, staging and parking areas with Owner's representative.
- Provide temporary fencing to maintain construction personnel and equipment within construction limits.

Division 03- Concrete

- Comply with IBC 2012 Chapter 18 for Foundations.
- 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

- 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

- Provide structural steel connectors, embeds and miscellaneous steel fabrications as indicated on structural drawings.
- Comply with IBC 2012 Chapter 19 for reinforced concrete.
- Reinforcing steel: Refer to structural drawings for size and location.
- Steel: Provide new material only
- Note: See structural drawings for all structural components, connections, reinforcement, typ.

Division 06- Woods and Plastics

- Framing:
Construct all framing, plumb, true and rigid, ready to receive finish materials.
- 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)
- 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)
- 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)
- 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)
 - 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)
 - Provide at all interconnections between concealed vertical and horizontal spaces such as soffits. (IBC 2012 Section 718.2.3)
 - 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)
 - The integrity of all fireblocking and draft stops shall be maintained. (IBC 2012 Section 718.2.1.4)

- Provide solid blocking at toilet paper holder, towel bar locations, ADA grab bars and all other wall mounted fixtures and cabinetry.
- Contractor to provide in wall blocking as necessary for all cabinets, casework, rails, accessories, fixtures, etc.
- 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.
- Field verify all dimensions prior to construction of interior finishes.
- 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)
- 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)
- Truss fabricator to provide shop dwgs. for review by Contractor and Architect prior to fabrication.
- 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:

- 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).
- 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).
- Attic ventilation shall comply with IBC 2012 Section 1203.
- Provide spray insulation, rigid insulation and batt insulation as indicated on drawings.

Note:

- Provide foam insulation at all windows and doors.
 - Provide insulation at all recessed can fixtures to match insulation in roof cavity(typ.). Hold insul. away from fixture as req'd by Manuf.
- Coordinate chimney caps and all roof penetrations with Contractor prior to Construction. (IBC 2012 Section 1503)
 - Provide air infiltration barrier at exterior frame walls, "Tyvek, Typar or equal." (IBC 2012 Section 2603.5.2)
 - Provide bituthene ice and water shield adhesive as required.
 - Provide trowel grade damproofing at foundation. (IBC 2012 Section 1805)
 - Provide joint sealant and chinking where applicable.
 - Sheet Metal Work:
 - All flashing shall be bend formed or brake formed as required. All attachments shall be made as to assure a weathertight and watertight junction.
 - 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.
 - Flashing shall be provided in valleys and around chimney. (IBC 2012 Section 1503)
 - 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

- 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).
- 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).
- 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).
- 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.
- Glass and Glazing:
All operable 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.
- All window and door R.O.'s to be framed from supplier's cut sheets, and verified in field by Contractor.

Division 09: Finishes

- 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.
- 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 and 16" 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

- Bathrooms, 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

- Residential Appliances (to be determined by Owner).

Division 12: Furnishings

- To be determined by Owner.

Division 13: Special Construction

Refer to construction documents for specific requirements.

Division 14: Conveying Systems

- No Requirements

Division 15: Mechanical

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

Division 16: Electrical

- 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.



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

A002

GENERAL NOTES

GENERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

NOTE: CONTACT ARCHITECT FOR CLARIFICATION OR ADDITIONAL GUIDELINES

305 Clear Floor or Ground Space

305.3 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.
 305.3.5 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.
 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 minimum 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 minimum 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) maximum 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) minimum 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 minimum.
 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) maximum 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 minimum at 9 inches (230 mm) above the finish floor or ground, and 6 inches (205 mm) deep minimum 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 minimum.
 See **Figure 306.3** Knee Clearance

Figure 305.3 Clear Floor or Ground Space

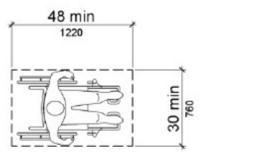


Figure 305.5 Position of Clear Floor or Ground Space

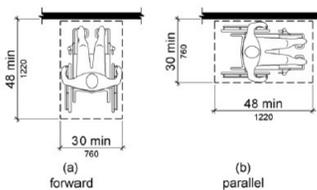


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

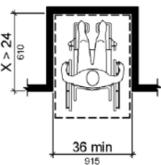


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

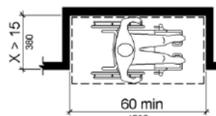


Figure 306.2 Toe Clearance

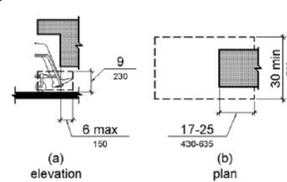


Figure 306.3 Knee Clearance

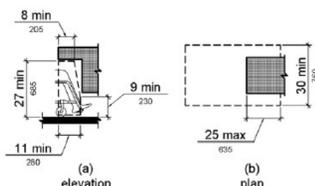


Figure 308.2.1 Unobstructed Forward Reach

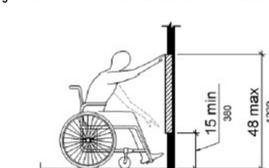


Figure 308.2.2 Obstructed High Forward Reach

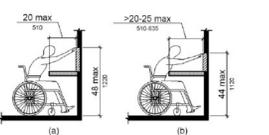


Figure 308.3.1 Unobstructed Side Reach

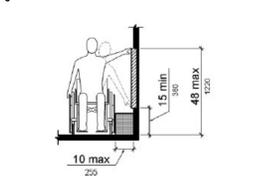
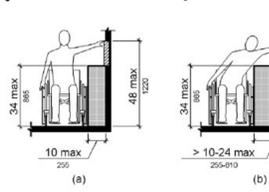


Figure 308.3.2 Obstructed High Side Reach



PAPER TOWEL AND SOAP DISPENSER HEIGHTS

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum 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) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.
 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) maximum and the low side reach shall be 15 inches (380 mm) minimum 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) maximum.
 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum 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 Side 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) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum 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) maximum for a reach depth of 24 inches (610 mm) maximum.
 EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum 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
 G04 Water Closets and Toilet Compartments
 G04.1 General. Water closets and toilet compartments shall comply with G04.2 through G04.8.
 EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with G04.9.
 G04.2 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) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in G04.8.2. Water closets shall be arranged for a left-hand or right-hand approach.
 See **Figure G04.2** Water Closet Location
 G04.3 Clearance. Clearances around water closets and in toilet compartments shall comply with G04.3.
 G04.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
 See **Figure G04.3.1** Size of Clearance at Water Closets
 G04.3.2 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 G04 shall be permitted on the rear wall 1.8 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.
 Advisory G04.3.2 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 G04.3.2** (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units
 G04.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum 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 G04.4.
 2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.
 G04.5 Grab Bars. Grab bars for water closets shall comply with G09. 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 G04.5.
 2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathroom provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with G04.5.
 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.

Figure G04.3.1 Size of Clearance at Water Closets

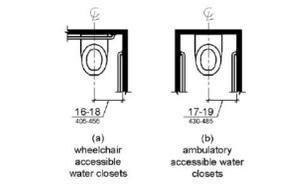


Figure G04.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

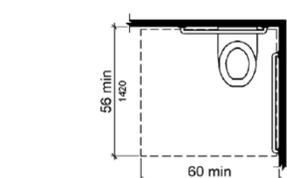


Figure G04.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

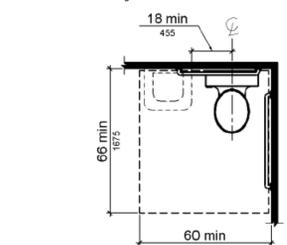


Figure G04.5.1 Side Wall Grab Bar at Water Closets

Figure G04.5.2 Rear Wall Grab bar at Water Closets

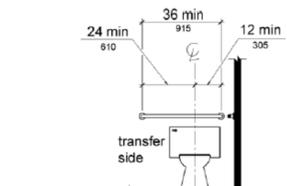


Figure G04.7 Dispenser Outlet Location

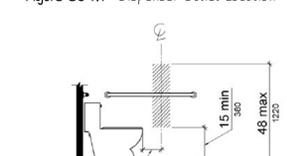


Figure G04.8.1.1 Size of Wheelchair Accessible Toilet Compartment

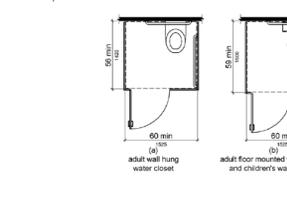
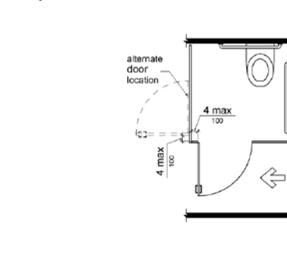


Figure G04.8.1.2 Wheelchair Accessible Toilet Compartment Doors



Advisory G04.5 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.
 G04.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
 See **Figure G04.5.1** Side Wall Grab Bar at Water Closets
 G04.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
 See **Figure G04.5.2** Rear Wall Grab Bar at Water Closets
 G04.6 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 G04.8.2.
 Advisory G04.6 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.
 G04.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum 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 G04.7 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) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.
 G04.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of G04.8.1 and G04.8.3. Compartments containing more than one plumbing fixture shall comply with G03. Ambulatory accessible compartments shall comply with G04.8.2 and G04.8.3.
 G04.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with G04.8.1.
 G04.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum 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 minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.
 Advisory G04.8.1.1 Size. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. The space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at G04.3.2 (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 minimum 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 minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.
 See **Figure G04.8.1.1** Size of Wheelchair Accessible Toilet Compartment
 G04.8.1.2 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) minimum. 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) maximum 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) maximum 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 minimum required compartment area.
 See **Figure G04.8.1.2** Wheelchair Accessible Toilet Compartment Doors
 G04.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.
 G04.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of the partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.
 EXCEPTION: The 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 G04.8.1.4** Wheelchair Accessible Toilet Compartment Toe Clearance

G04.8.1.5 Grab Bars. Grab bars shall comply with G09. A side-wall grab bar complying with G04.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with G04.5.2 shall be provided.
 G04.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with G04.8.2.
 G04.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.
 G04.8.2.2 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) minimum. 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 minimum required compartment area. G04.8.2.3 Grab Bars. Grab bars shall comply with G09. A side-wall grab bar complying with G04.5.1 shall be provided on both sides of the compartment.
 See **Figure G04.8.2** Ambulatory Accessible Toilet Compartment
 G04.9 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) minimum and 48 inches (1220 mm) maximum above the finish floor.
 G04.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with G04.9.
 Advisory G04.9 Water Closets and Toilet Compartments for Children's Use. The requirements in G04.9 are to be followed with the exception for children's water closets in G04.1 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)

G04.9.1 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) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in G04.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.
 G04.9.2 Clearance. Clearance around a water closet shall comply with G04.3.
 G04.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
 G04.9.4 Grab Bars. Grab bars for water closets shall comply with G04.5.
 G04.9.5 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) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with G04.8.2.
 G04.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.
 G04.9.7 Toilet Compartments. Toilet compartments shall comply with G04.8.
 G05 Urinals
 G05.1 General. Urinals shall comply with G05.
 Advisory G05.1 General. Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.
 G05.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the unit to the back of the fixture.
 See **Figure G05.2** Height and Depth of Urinals
 G05.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.
 G05.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.
 G06 Lavatories and Sinks
 G06.1 General. Lavatories and sinks shall comply with G06.
 Advisory G06.1 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.
 G06.2 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:
 a. The cabinetry can be removed without removal or replacement of the fixture;
 b. The finish floor extends under the cabinetry; and
 c. The walls behind and surrounding the cabinetry are finished.
 4. A knee clearance of 24 inches (610 mm) minimum 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) maximum 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.
 G06.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum 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 G06.3.
 2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, 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).
 G06.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
 G06.5 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.

FAIR BUILDING
 REMODEL
 DRIGGS, IDAHO

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

CONSULTANTS
 Structural:

Mechanical & Electrical:

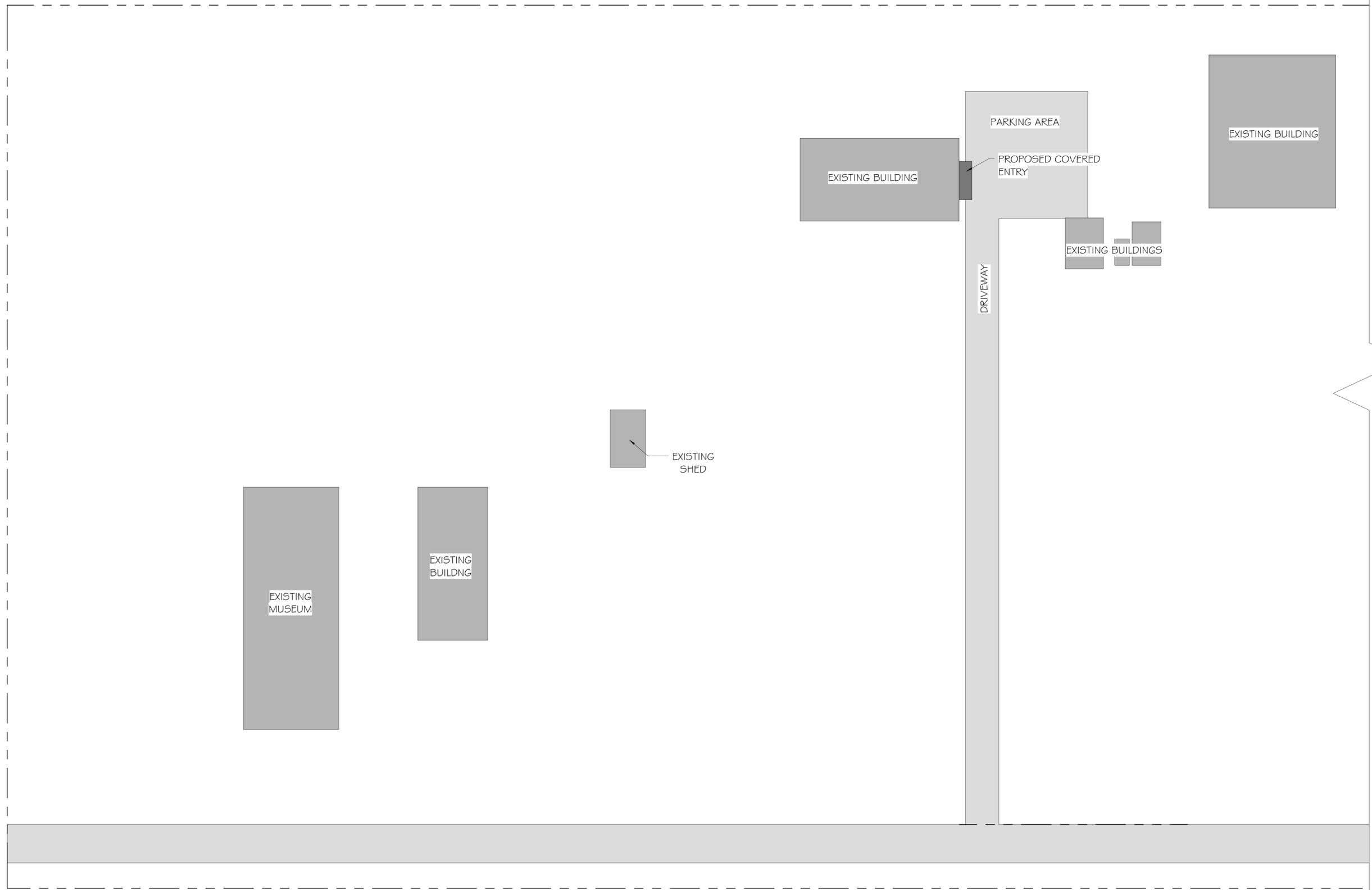
Civil Engineering:

REVISIONS

Date: 3/16/16

A003
 ADA
 REQUIREMENTS

stillwater
 design group
 architecture + planning + interiors
 45 East Little Ave. P.O. Box 45, Driggs Idaho 83422
 208-354-5355 www.stillwaterdesigngroup.com





SITE PLAN
 SCALE: 1" = 30'-0"




stillwater
 design group
 architecture • planning • interiors
 45 East Little Ave. P.O. Box 15, Driggs Idaho 83422
 208-334-3333 www.stillwaterdesigngroup.com

FAIR BUILDING
REMODEL
 DRIGGS, IDAHO

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

CONSULTANTS
 Structural:

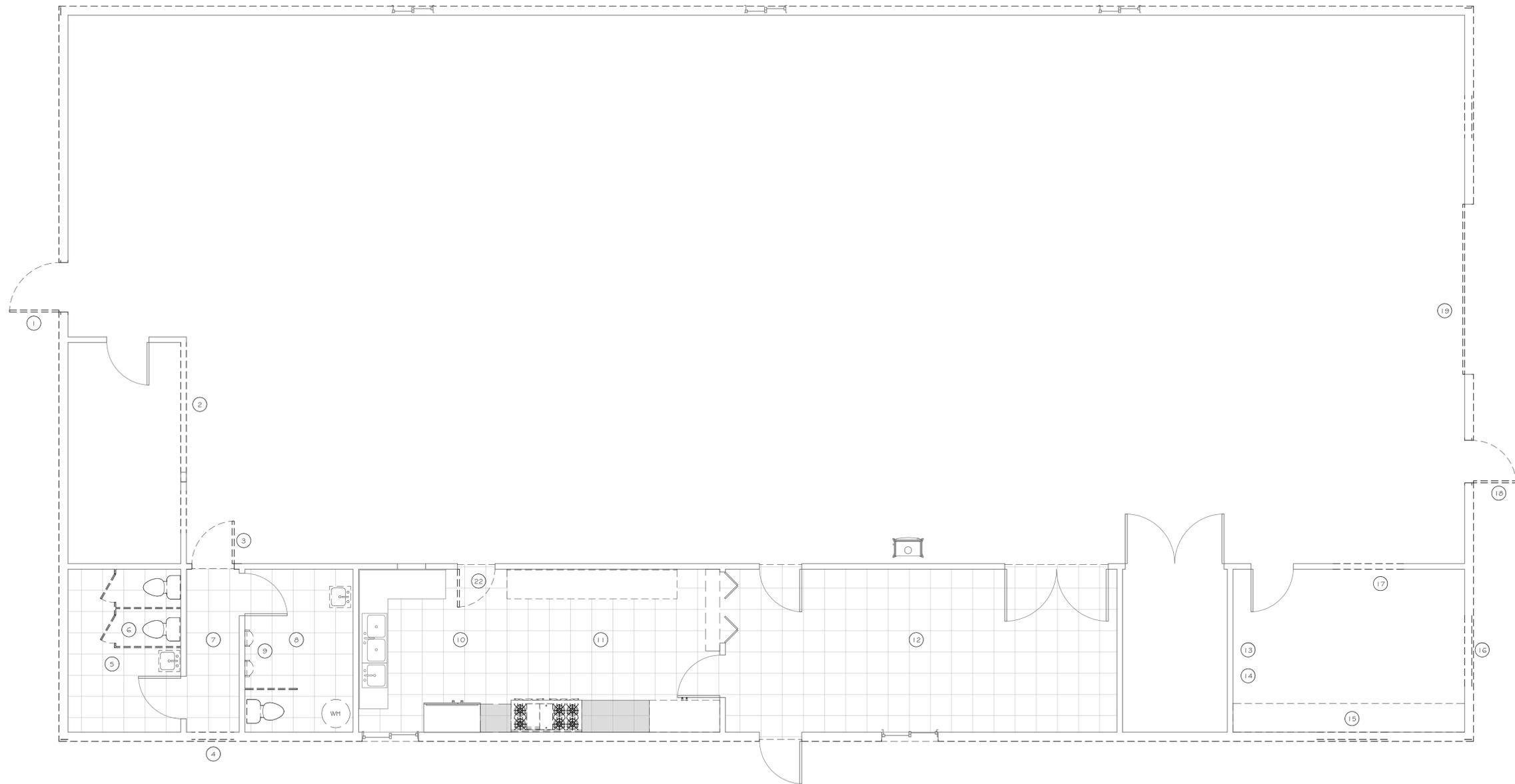
Mechanical & Electrical:

Civil Engineering:

REVISIONS

Date: 3/16/16

A004
 SITE PLAN



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.	11 REMOVE 4 DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES 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.	12 REMOVE 4 DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.
3 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.	13 REMOVE 4 DISCARD EXISTING STORAGE ON THE NORTH AND EAST WALLS. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY.
4 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING WALLS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.	14 REMOVE 4 DISCARD EXISTING BASEBOARD HEATER. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW WALL HEATER.
5 REMOVE 4 DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	15 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
6 REMOVE 4 DISCARD EXISTING STALL WALLS, TOILETS, SINK AND FAUCET. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	16 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
7 REMOVE 4 DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	17 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
8 REMOVE 4 DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	18 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
9 REMOVE 4 DISCARD EXISTING STALL WALLS, TOILETS, SINK, FAUCET AND HOT WATER HEATER. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	19 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
10 REMOVE 4 DISCARD EXISTING CABINETS, FLOOR, COUNTER TOP, HOOD, METAL BACKSPASH BEHIND STOVES. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	20 REMOVE AND DISCARD SIDING. PREPARE AREA FOR NEW SIDING MATERIAL TO BE INSTALLED.
	21 REMOVE AND DISCARD SIDING. PREPARE AREA FOR NEW SIDING MATERIAL TO BE INSTALLED.
	22 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA WALL FRAMING AND SHEETROCK INSTALLED.



FAIR BUILDING REMODEL DRIGGS, IDAHO

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

CONSULTANTS

Structural:

Mechanical & Electrical:

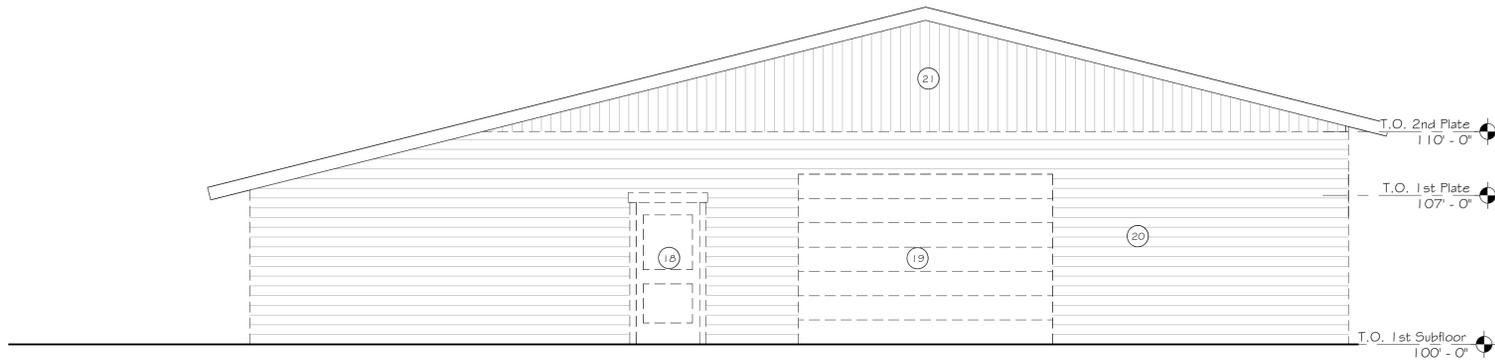
Civil Engineering:

REVISIONS

Date: 3/16/16

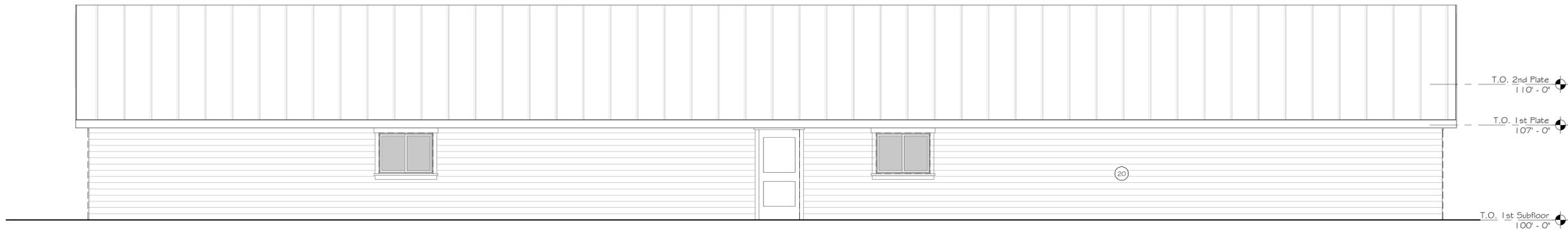
D101

DEMOLITION 1ST FLOOR



4 DEMO EAST BUILDING ELEVATION
D201 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.	11 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES 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.	12 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.
3 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.	13 REMOVE & DISCARD EXISTING STORAGE ON THE NORTH AND EAST WALLS. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY.
4 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING WALLS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.	14 REMOVE & DISCARD EXISTING BASEBOARD HEATER. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW WALL HEATER.
5 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	15 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
6 REMOVE & DISCARD EXISTING STALL WALLS, TOILETS, SINK AND FAUCET. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	16 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
7 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	17 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
8 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	18 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
9 REMOVE & DISCARD EXISTING STALL WALLS, TOILETS, SINK, FAUCET AND HOT WATER HEATER. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	19 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
10 REMOVE & DISCARD EXISTING CABINETS, FLOOR, COUNTER TOP, HOOD, METAL BACKSLASH BEHIND STOVES. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	20 REMOVE AND DISCARD SIDING. PREPARE AREA FOR NEW SIDING MATERIAL TO BE INSTALLED.
	21 REMOVE AND DISCARD SIDING. PREPARE AREA FOR NEW SIDING MATERIAL TO BE INSTALLED.
	22 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA WALL FRAMING AND SHEETROCK INSTALLED.



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

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

CONSULTANTS
Structural:

Mechanical & Electrical:

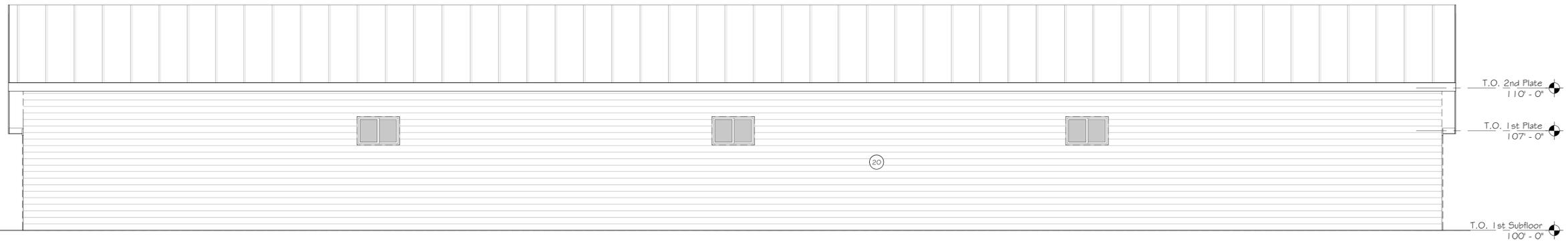
Civil Engineering:

REVISIONS

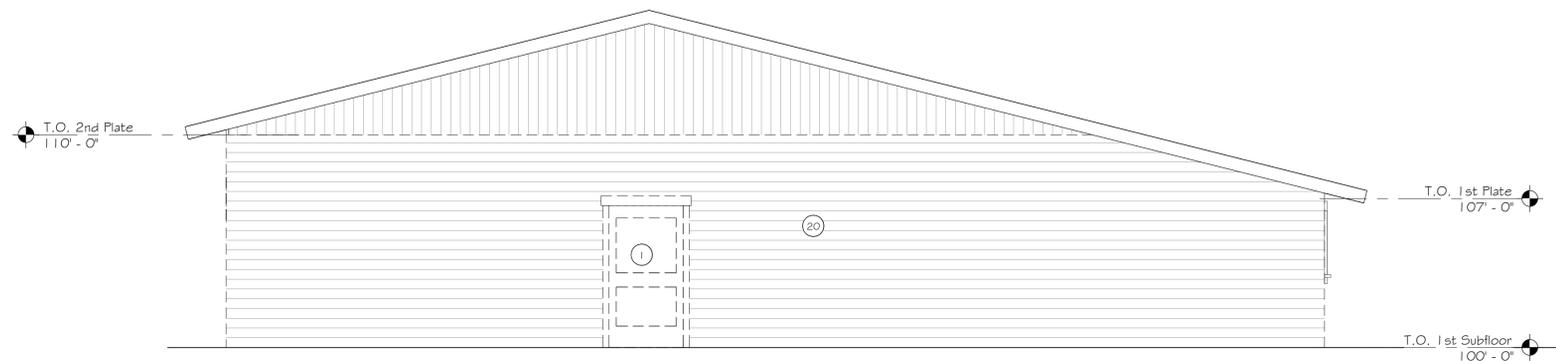
Date: 3/16/16

D201

DEMO ELEVATIONS

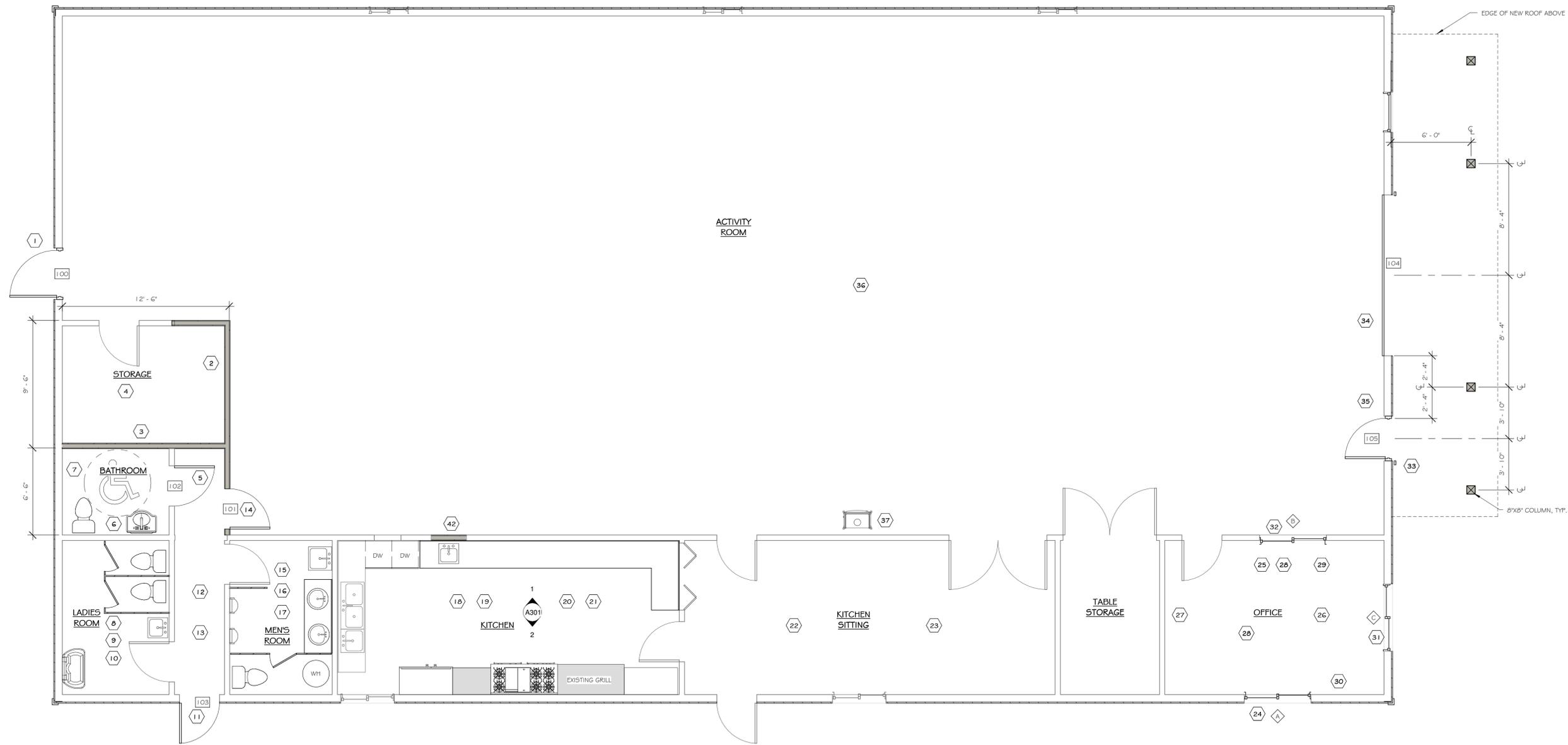


2 DEMO NORTH BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



1 DEMO WEST BUILDING ELEVATION
 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.	11 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES 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.	12 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.
3 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.	13 REMOVE & DISCARD EXISTING STORAGE ON THE NORTH AND EAST WALLS. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY.
4 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING WALLS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.	14 REMOVE & DISCARD EXISTING BASEBOARD HEATER. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW WALL HEATER.
5 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	15 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
6 REMOVE & DISCARD EXISTING STALL WALLS, TOILETS, SINK AND FAUCET. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	16 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
7 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	17 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES WALL. PREPARE AREA FOR NEW WINDOW TO BE INSTALLED.
8 REMOVE & DISCARD EXISTING FLOOR FINISHES TO EXPOSE CONCRETE SLAB. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FINISHES TO BE INSTALLED.	18 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
9 REMOVE & DISCARD EXISTING STALL WALLS, TOILETS, SINK, FAUCET AND HOT WATER HEATER. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	19 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES DOORS. PREPARE AREA FOR NEW DOOR TO BE INSTALLED.
10 REMOVE & DISCARD EXISTING CABINETS, FLOOR, COUNTER TOP, HOOD, METAL BACKSPASH BEHIND STOVES. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY IN PREPARATION FOR NEW FIXTURES TO BE INSTALLED.	20 REMOVE AND DISCARD SIDING. PREPARE AREA FOR NEW SIDING MATERIAL TO BE INSTALLED.
	21 REMOVE AND DISCARD SIDING. PREPARE AREA FOR NEW SIDING MATERIAL TO BE INSTALLED.
	22 REMOVE AND DISCARD AT AREAS INDICATED BY DASHED LINES EXISTING DOORS. PREPARE AREA WALL FRAMING AND SHEETROCK INSTALLED.



NEW FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SYM	LOCATION	UNIT SIZE		NOTES
		WIDTH	HEIGHT	
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	MAINGARAGE	12' - 0"	8' - 0"	
105	ENTRY	3' - 0"	6' - 8"	

SYM	LOCATION	UNIT SIZE		DETAILS	NOTES
		WIDTH	HEIGHT		
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 BACKSPASH 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 INSTALLED 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.

sdg stillwater
 design group
 architecture • planning • interiors
 45 East Little Ave. P.O. Box 15, Driggs, Idaho 83422
 208-334-3333 • 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

A101
 NEW FIRST FLOOR PLAN

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

CONSULTANTS
 Structural:

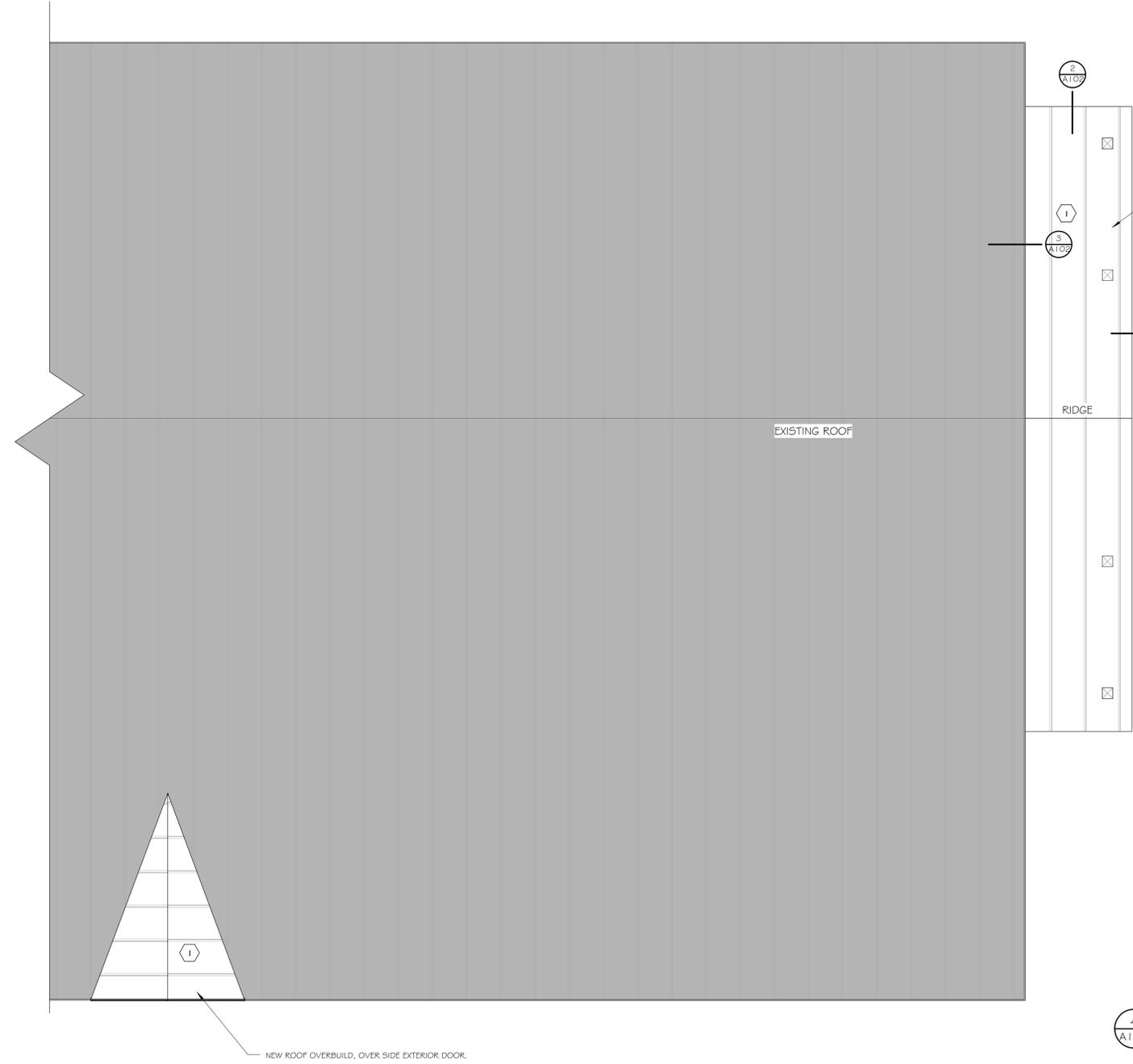
Mechanical & Electrical:

Civil Engineering:

REVISIONS

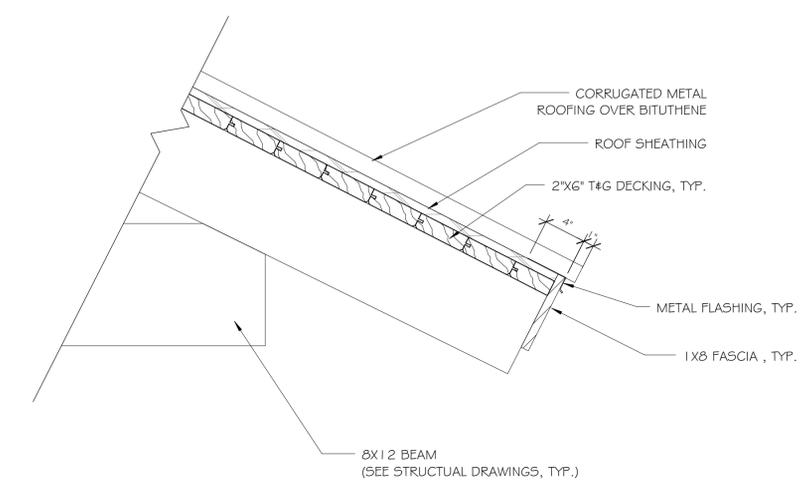
Date: 3/16/16

A102
 ROOF PLAN/DETAILS

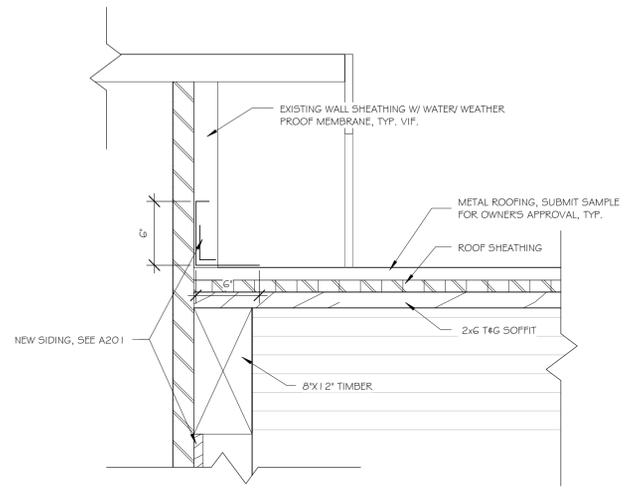


1 PARTIAL ROOF PLAN
 SCALE: 1/4" = 1'-0"

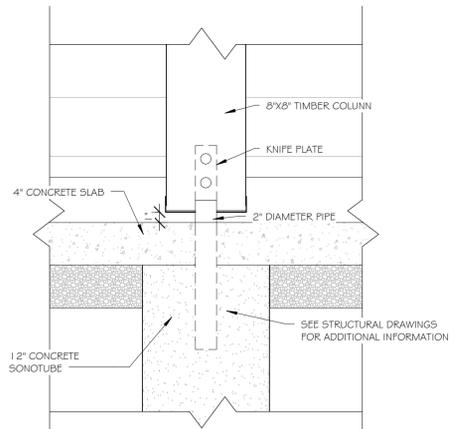
ROOF SPECIFICATIONS	
1	COR-TEN STEEL ROOF ASSEMBLY: PROVIDE COR-TEN STEEL ROOF WHERE INDICATED ON ROOF PLAN, SUBMIT SAMPLE FOR OWNERS APPROVAL. ALL COR-TEN STEEL ROOF PANELS TO BE OVER LAYER OF TITANIUM PSU-30 BY INTERWRAP (FOLLOW MANUFACTURER'S SPECIFICATIONS FOR OVERLAP), TYP.
NOTE:	
1.	ALL ROOF FLASHING,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



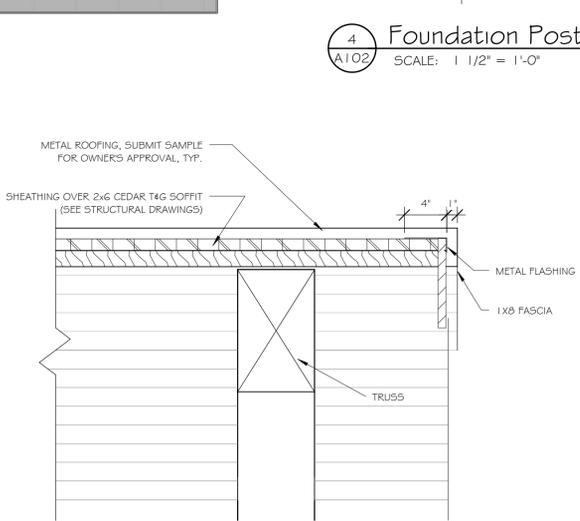
2 Eave Detail
 SCALE: 1 1/2" = 1'-0"



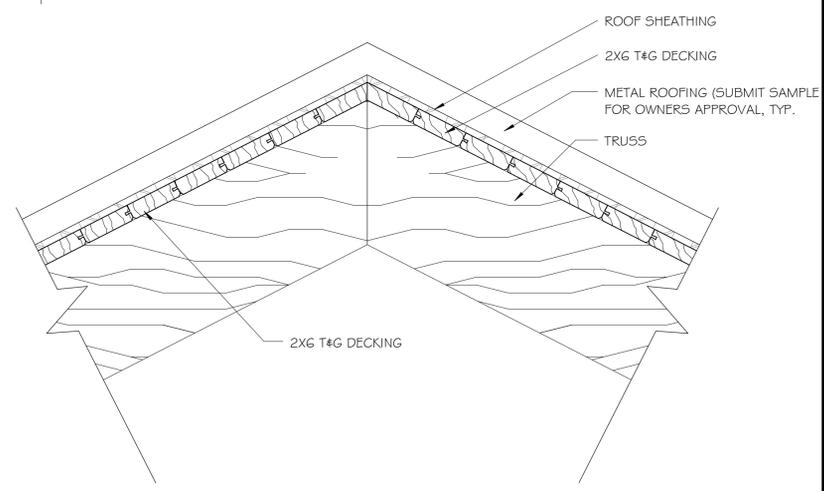
3 Roof Detail
 SCALE: 1 1/2" = 1'-0"



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

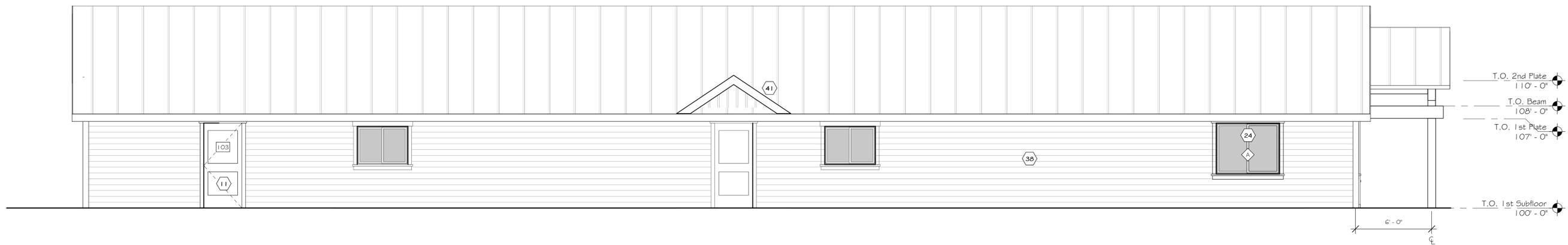


5 Rake Detail
 SCALE: 1 1/2" = 1'-0"



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

NOTE:
 REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION AND DETAILS

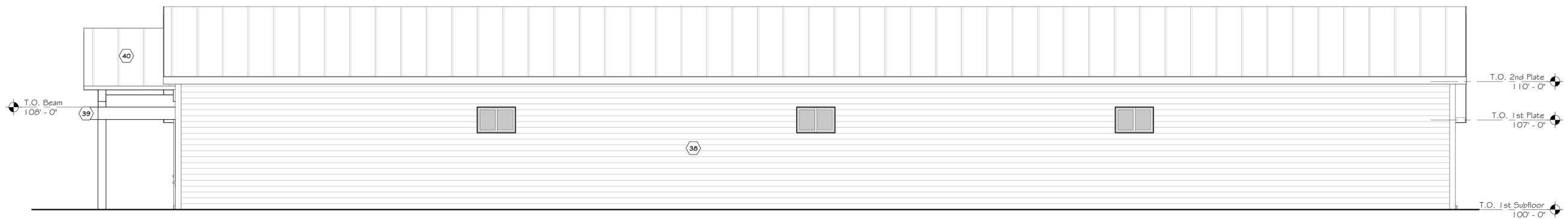


1 NEW SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

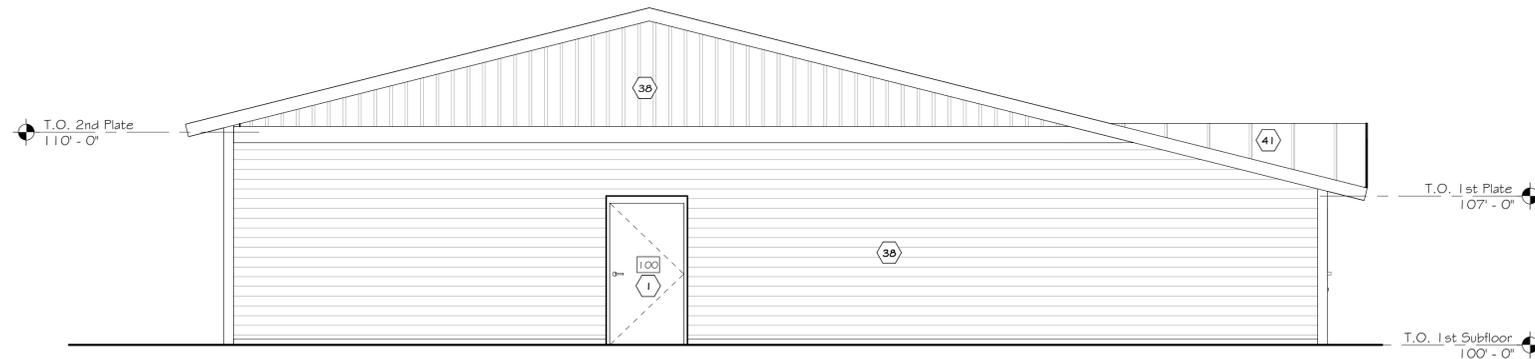


2 NEW EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

REMODEL KEYNOTES			
1	NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	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.	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.	29	NEW FIRE EXTINGUISHER, COMPUTER, PRINTER TO BE INSTALLED IN OFFICE, NIC.
4	ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	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.	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.	32	NEW WINDOW TO BE INSTALLED.
7	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.	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.	35	NEW LARGE EXIT SIGNS TO BE INSTALLED OVER EXTERIOR DOORS.
10	ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	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.	37	NEW PIPES TO BE INSTALLED FOR NEW WOOD FIREPLACE.
12	ROOM TO BE PAINTED. CONTRACTOR TO APPROVE COLOR WITH OWNER BEFORE APPLICATION.	38	NEW EXTERIOR SIDING TO BE INSTALLED ON BUILDING. CONTRACTOR TO GET APPROVAL BEFORE INSTALLATION.
13	CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	39	NEW COVERED ENTRY OVER GARAGE AND MAIN DOOR TO BE CONSTRUCTED. SEE STRUCTURAL DRAWINGS.
14	NEW DOOR TO BE INSTALLED WHERE ESTABLISHED. SEE DOOR SCHEDULE FOR MORE INFORMATION.	40	NEW ROOFING MATERIAL TO BE INSTALLED ON COVERED ENTRY.
15	CONTRACTOR TO INSTALL NEW SINK, FAUCET, TOILETS, STALLS, HOT WATER HEATER, AND MOP SINK.	41	NEW GABLE OVERBUILD TO BUILT OVER EXISTING DOOR. SEE STRUCTURAL DRAWINGS.
16	CONTRACTOR TO INSTALL NEW FLOORING PER OWNER'S SPECIFICATIONS.	42	EXISTING DOOR OPENING TO BE CLOSED OFF WITH WALL FRAMING AND DRYWALL. FINISH TO MATCH EXISTING.
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.		



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



2 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 INSTALLED 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 BACKSLASH 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.

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

CONSULTANTS
Structural:

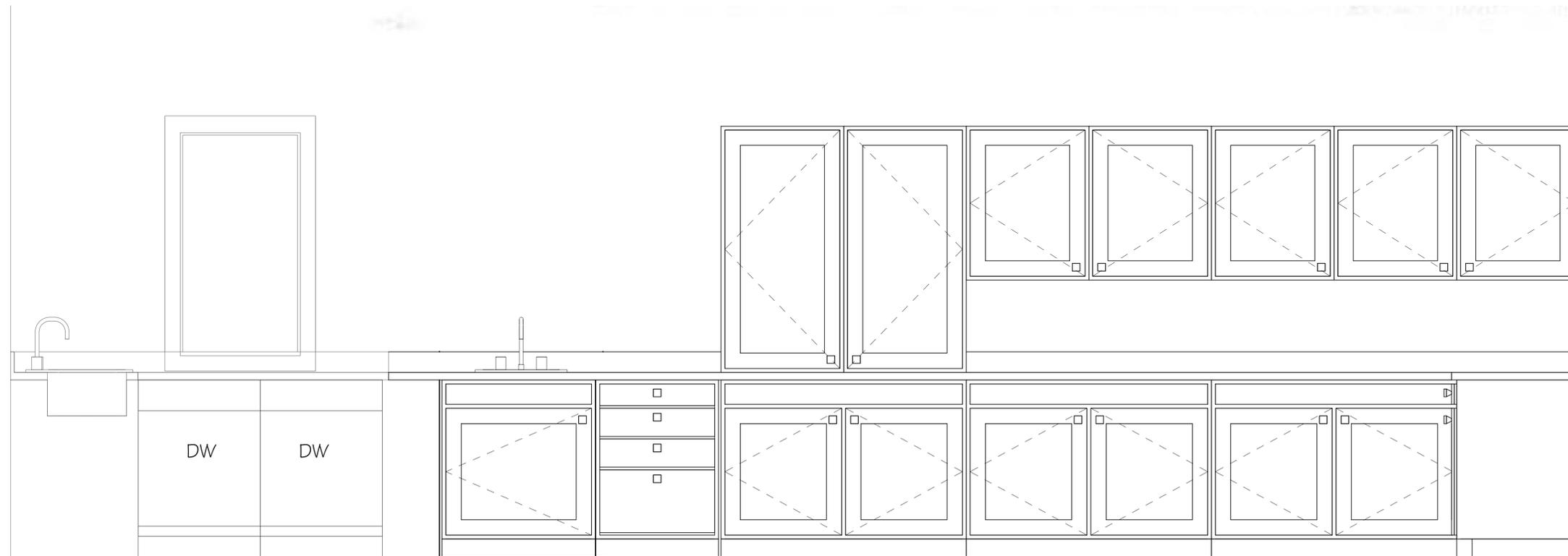
Mechanical & Electrical:

Civil Engineering:

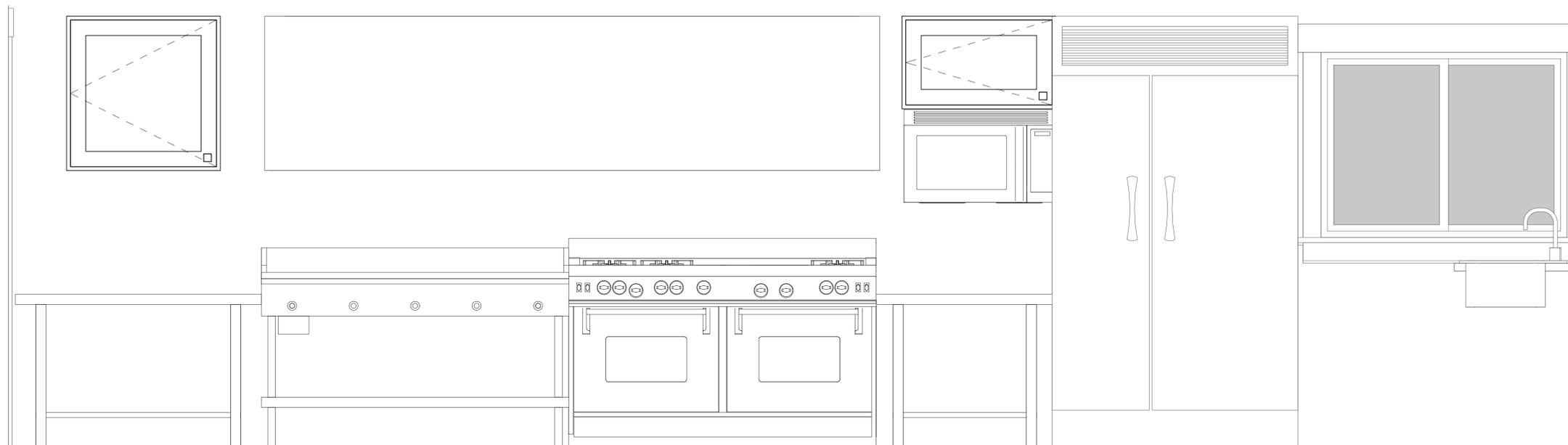
REVISIONS

Date: 3/16/16

A202
BUILDING
ELEVATIONS



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



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

NOTE:
OVERALL KITCHEN DESIGN AND CABINERY LAYOUT ARE SHOWN AS
REFERENCE ONLY, PLEASE CONSULT WITH OWNER AND CABINERY
INSTALLER FOR ACTUAL FINAL DESIGN AND DIMENSIONS.



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

A301
INTERIOR
ELEVATIONS



Teton County Clerk

March 23, 2016

TO: County Commissioners
FROM: Mary Lou
SUBJECT: Clerk's FY 2017 Budget Memo #1

1. **Salaries & Raises.** I've attached the county pay grade chart and salary schedule, along with the most current 12-month CPI information and summary of Equity Adjustments & Merit Raises made in 2016. Some EODH would prefer to have more discretion over equity raises. Perhaps the automatic equity raises should be capped at 96%, which would still put employees within the "market range," but would leave more funds available for discretionary raises. The salary schedule was increased by 1% last year and I recommend another 1% increase for this year. Please discuss your plans. I've also attached a draft memo for distribution to the EODH which will be modified according to your decisions today. May I insert a 3% placeholder for merit/equity raises into the first draft budget?
2. **Benefits.** Are you contemplating any changes to the county's benefit offerings for FY 2017? Do you want to entertain proposals from competitors to American Insurance?
3. **Revenues and 3% increase.** Reliable revenue projections for FY 2017 will not be available until the end of July. The County's property tax for FY 2016 totaled \$3,905,494 (not including ambulance, MAD or the special road levy). The law allows a 3% increase for next year, which would provide an additional \$117,000. Do you plan to take this increase?
4. **Fees.** Elected officials and department heads are asked to evaluate their fees each year. If any increases are needed, the public hearing will be held September 12. I assume we will delay any discussion about Solid Waste Fees until after receiving a court decision.
5. **Non-Profit funding requests.** I've attached the county policy and a list of non-profits that requested and/or received funding this year. Should I send forms to all of these entities for FY 2017 requests?
6. **Budget Work Sessions.** Please be sure to reserve all day Monday, June 20 and Wednesday, June 22 for the budget work sessions. Non-profit organizations will be scheduled the afternoon of your June 13 meeting. FY 2017 budget notebooks will be available June 9. I'll assemble one extra notebook for the public.
7. **Commissioner Budgets.** Please discuss how your priorities might impact the county organizational chart and the FY 2017 budget. If you want to add any employees, they should be included in the first draft budget.
8. **Budget Officer Amount?** Last year's IAC webinar described a budget process wherein the first draft budget included the EODH "Requested" amount plus the "Budget Officer (Clerk)" amount (*per IC 31-1603*). However, we typically determine the "Budget Officer" amount during the budget work sessions. Do you have any desire to change our process?



Databases, Tables & Calculators by Subject

FONT SIZE:

Change Output Options: From: 2006 To: 2016

include graphs include annual averages

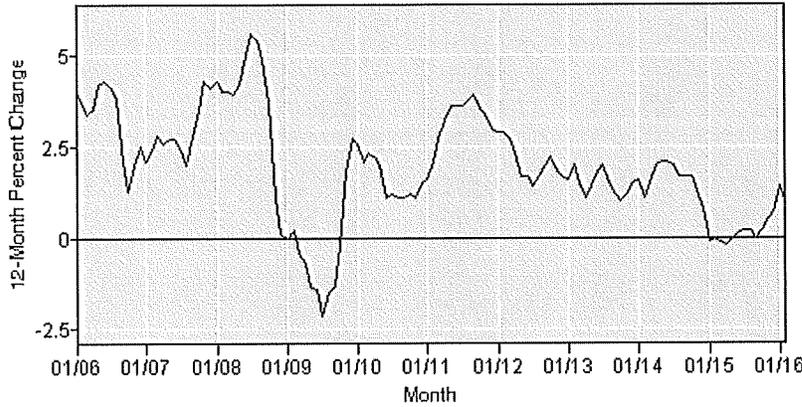
[More Formatting Options](#)

Data extracted on: March 23, 2016 (5:55:23 PM)

Consumer Price Index - All Urban Consumers

12-Month Percent Change

Series Id: CUUR0000SAO
 Not Seasonally Adjusted
 Area: U.S. city average
 Item: All items
 Base Period: 1982-84=100



Download: .xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2006	4.0	3.6	3.4	3.5	4.2	4.3	4.1	3.8	2.1	1.3	2.0	2.5	3.2	3.8	2.6
2007	2.1	2.4	2.8	2.6	2.7	2.7	2.4	2.0	2.8	3.5	4.3	4.1	2.8	2.5	3.1
2008	4.3	4.0	4.0	3.9	4.2	5.0	5.6	5.4	4.9	3.7	1.1	0.1	3.8	4.2	3.4
2009	0.0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4	-0.6	-0.1
2010	2.6	2.1	2.3	2.2	2.0	1.1	1.2	1.1	1.1	1.2	1.1	1.5	1.6	2.1	1.2
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3.0	3.2	2.8	3.5
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2.0	2.2	1.8	1.7	2.1	2.3	1.8
2013	1.6	2.0	1.5	1.1	1.4	1.8	2.0	1.5	1.2	1.0	1.2	1.5	1.5	1.5	1.4
2014	1.6	1.1	1.5	2.0	2.1	2.1	2.0	1.7	1.7	1.7	1.3	0.8	1.6	1.7	1.5
2015	-0.1	0.0	-0.1	-0.2	0.0	0.1	0.2	0.2	0.0	0.2	0.5	0.7	0.1	-0.1	0.3
2016	1.4	1.0													

TOOLS

- [Areas at a Glance](#)
- [Industries at a Glance](#)
- [Economic Releases](#)
- [Databases & Tables](#)

CALCULATORS

- [Inflation](#)
- [Location Quotient](#)
- [Injury And Illness](#)

HELP

- [Help & Tutorials](#)
- [FAQs](#)
- [Glossary](#)
- [About BLS](#)

INFO

- [What's New](#)
- [Careers @ BLS](#)
- [Find It! DOL](#)
- [Join our Mailing Lists](#)

RESOURCES

- [Inspector General \(OIG\)](#)
- [Budget and Performance](#)
- [No Fear Act](#)
- [USA.gov](#)

Economic News Release

SHARE ON: [f](#) [t](#) [in](#) [CPI](#) FONT SIZE: [+](#) [-](#) PRINT: [P](#)

Consumer Price Index Summary

Transmission of material in this release is embargoed until 8:30 a.m. (EDT) March 16, 2016 USDL-16-0517

Technical information: (202) 691-7000 Reed.Steve@bls.gov www.bls.gov/cpi
Media Contact: (202) 691-5902 PressOffice@bls.gov

CONSUMER PRICE INDEX - FEBRUARY 2016

The Consumer Price Index for All Urban Consumers (CPI-U) declined 0.2 percent in February on a seasonally adjusted basis, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 1.0 percent before seasonal adjustment.

The energy index continued to decrease and was the major cause of the seasonally adjusted decline in the all items index, more than offsetting increases in the indexes for food and for all items less food and energy. The gasoline index fell sharply, declining 13.0 percent, and the indexes for fuel oil and electricity also decreased, though the index for natural gas rose.

The food index increased 0.2 percent in February, as the food at home index rose for the first time since September. Major grocery store food group indexes were mixed. The index for all items less food and energy rose 0.3 percent. Increases in the indexes for shelter, apparel, and medical care were the largest contributors to the rise, but almost all major components increased in February.

The all items index rose 1.0 percent over the last 12 months, a smaller increase than the 1.4-percent change for the 12 months ending January. The energy index fell 12.5 percent over the past year, with all of its major components declining. The food index advanced 0.9 percent, with the index for food at home declining but the food away from home index rising. The index for all items less food and energy rose 2.3 percent, its largest 12-month increase since May 2012.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month								Un-adjusted 12-mos. ended Feb. 2016
	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	Jan. 2016	Feb. 2016	Feb. 2016	
All items.....	.0	-.1	.2	.1	-.1	.0	-.2	1.0	
Food.....	.2	.3	.1	-.1	-.2	.0	.2	.9	
Food at home.....	.2	.2	.0	-.3	-.4	-.2	.2	-.3	
Food away from home (1)...	.2	.5	.2	.2	.1	.3	.1	2.6	
Energy.....	-1.7	-3.7	.4	.3	-2.8	-2.8	-6.0	-12.5	
Energy commodities.....	-3.4	-6.8	.9	.7	-4.8	-4.8	-12.5	-20.9	
Gasoline (all types)....	-3.4	-7.1	.9	.8	-4.8	-4.8	-13.0	-20.7	
Fuel oil (1).....	-8.1	-2.4	-1.1	-1.3	-7.8	-6.5	-2.9	-32.1	
Energy services.....	.3	-.3	-.1	-.2	-.7	-.7	.1	-4.6	
Electricity.....	.2	-.1	.1	.2	-.4	-.7	-.2	-3.0	
Utility (piped) gas service.....	.6	-.9	-.9	-1.7	-1.9	-.6	1.0	-10.3	
All items less food and energy.....	.1	.2	.2	.2	.2	.3	.3	2.3	

Commodities less food and energy commodities....	-.1	.0	-.1	-.1	-.1	.2	.3	.1
New vehicles.....	.0	.0	-.1	.0	.0	.3	.2	.6
Used cars and trucks....	-.3	-.2	-.1	.1	.2	.1	.2	.4
Apparel.....	.2	-.4	-.5	-.1	-.2	.6	1.6	.9
Medical care commodities	.2	-.1	.2	.2	.1	.4	.6	2.2
Services less energy services.....	.2	.3	.3	.3	.2	.3	.3	3.1
Shelter.....	.2	.3	.3	.2	.2	.3	.3	3.3
Transportation services	.0	.1	.1	.5	.3	.4	.2	2.6
Medical care services...	.0	.2	.7	.3	.1	.5	.5	3.9

1 Not seasonally adjusted.

Consumer Price Index Data for February 2016

Food

The food index increased 0.2 percent in February after being unchanged in January. The food at home index turned up in February, rising 0.2 percent after declining in recent months. The index for fruits and vegetables rose for the second month in a row, increasing 0.8 percent. The index for fresh fruits rose 2.3 percent, while the fresh vegetables index declined 0.4 percent. The index for nonalcoholic beverages rose 0.6 percent in February, its largest increase since November 2014. The index for cereals and bakery products also increased in February, rising 0.2 percent. In contrast to these increases, the indexes for meats, poultry, fish, and eggs and for other food at home both declined slightly in February, each falling 0.1 percent, while the index for dairy and related products was unchanged. The food at home index has declined 0.3 percent over the past 12 months. The index for meats, poultry, fish, and eggs fell 3.7 percent over the span, and the index for dairy and related products declined 2.6 percent. The index for food away from home increased 0.1 percent in February and has risen 2.6 percent over the last 12 months.

Energy

The energy index fell 6.0 percent in February, its third consecutive decline. The gasoline index was the primary factor in the decrease; it fell 13.0 percent. (Before seasonal adjustment, gasoline prices declined 9.9 percent in February, and the index has fallen over 50 percent since June 2014.) The fuel oil index also continued to decline, falling 2.9 percent after a 6.5 percent decrease in January. The electricity index declined slightly in February, falling 0.2 percent. The index for natural gas was the only component to rise, increasing 1.0 percent after falling in each of the 5 previous months. All the energy component indexes have declined over the last 12 months, with declines ranging from 3.0 percent (electricity) to 32.1 percent (fuel oil).

All items less food and energy

The index for all items less food and energy increased 0.3 percent in February, the same increase as the prior month. The shelter index repeated its January increase of 0.3 percent, with the indexes for rent and for owners' equivalent rent both increasing 0.3 percent, and the index for lodging away from home rising 0.9 percent. The apparel index rose sharply in February, increasing 1.6 percent, its largest increase since February 2009. The medical care index rose 0.5 percent, the same increase as in January, with the index for prescription drugs rising 0.9 percent and the hospital services index advancing 0.5 percent. The index for motor vehicle insurance increased 0.4 percent in February, the same increase as last month. The index for education rose 0.3 percent. The indexes for new vehicles, used cars and trucks, alcoholic beverages, recreation, and tobacco all increased 0.2 percent in February. The indexes for personal care and for airline fares both edged up 0.1 percent, while the index for household furnishings and operations was unchanged. The communication index was one of the few to decline in February, falling 0.5 percent.

The index for all items less food and energy increased 2.3 percent over the past 12 months, a figure that has been slowly rising since it was 1.7 percent for the 12 months ending May 2015. The index for shelter has risen 3.3 percent over the last year, its largest 12-month increase since the period ending September 2007, and the medical care index has increased 3.5 percent, its largest rise since

Teton County Kinds & Levels (Pay Grade) Chart: January 2016

Pay Grade	Clerk/Auditor/Recorder	Assessor Treasurer	Commission, Road & Bridge, Extension, GIS, Planning/Zoning	Legal Probation & Parole	Law Enforcement
12			Public Works Director		
11			Planning/Bldg/GIS Administrator		Chief Deputy Sheriff
10			Building Official County Executive Assistant Emergency Management Coordinator IT Administrator Road & Bridge Supervisor	Deputy Prosecuting Attorney	Lieutenant
9	Court Supervisor		Solid Waste Supervisor		Sergeant (Detective & Patrol) Admin. Mgr of Operations
8	Chief Deputy Clerk Deputy Clerk: Lead Auditor	Chief Deputy Assessor Chief Deputy Treasurer	Building Inspector Planner Weed Superintendent/Natural Resource Specialist Engineering Technician GIS Coordinator	Chief Juvenile Probation Officer Prosecutor's Investigator	Sheriff's Deputy (POST-certified) IT Services Coordinator
7	Deputy Clerk: Payroll/HR/Indigent		Project & Shop Foreman Solid Waste Foreman Mosquito Abatement District Director Facilities Maintenance Supervisor	Juvenile Probation Officer	Deputy Recruit Dispatch Supervisor
6			Code Compliance Technician Fair Ground Administrator R & B Equipment Operator Civil Bailiff	Victim Witness Coordinator	Senior Dispatcher Victim Advocate
5	Court Clerk Deputy Clerk-Election Supervisor	Senior Deputy Assessor	SW Equipment Operator (also Recycler/Operator) Road & Bridge Office Manager Land Use Services Assistant	Legal Secretary	Dispatcher Civil Process Clerk Animal Control Officer
4	Deputy Clerk	Deputy Assessor Deputy Treasurer Lead Motor Vehicle Specialist	Road & Bridge Administrative Assistant Truck Driver Extension Assistant 4-H Coordinator Facility Maintenance Worker SW Weigh Master		Sheriff's Administrative Specialist
3		Motor Vehicle Specialist	Weed Inspector		Driver's License Specialist/Office Asst.
2			SW Laborer		
1			SW Laborer		

Teton County Salary Schedule for FY 2016

HOURLY PAY RATE

Market
Point



Pay Grade	A	B	C		D	
	HIRING (86-90%) 86%	PROFICIENT (91-95%) 91%	96%	MARKET (95-110%) 100%	110%	SUPERIOR PERFORMANCE (111-120%) 120%
12	\$35.14	\$37.18	\$39.22	\$40.86	\$44.94	\$49.03
11	\$30.56	\$32.33	\$34.11	\$35.53	\$39.08	\$42.64
10	\$26.56	\$28.11	\$29.65	\$30.89	\$33.98	\$37.07
9	\$23.10	\$24.44	\$25.78	\$26.86	\$29.55	\$32.23
8	\$20.09	\$21.26	\$22.43	\$23.36	\$25.70	\$28.03
7	\$18.27	\$19.33	\$20.39	\$21.24	\$23.36	\$25.49
6	\$16.60	\$17.56	\$18.53	\$19.30	\$21.23	\$23.16
5	\$15.52	\$16.42	\$17.32	\$18.05	\$19.85	\$21.65
4	\$14.50	\$15.34	\$16.19	\$16.86	\$18.55	\$20.23
3	\$13.55	\$14.34	\$15.13	\$15.76	\$17.34	\$18.91
2	\$12.67	\$13.40	\$14.14	\$14.73	\$16.20	\$17.68
1	\$11.83	\$12.52	\$13.21	\$13.76	\$15.14	\$16.51

Employees within a particular pay grade will be hired at 86-90% of the Market Point. As time goes by, and as funds permit, deserving employees will receive merit raises within their pay grade based upon their work performance and the current Merit Administration Matrix. The Teton County Salary Schedule will be reviewed and adjusted as needed.

EQUITY ADJUSTMENTS & MERIT RAISES FOR FY 2016

1. SALARY SCHEDULE. A 1% adjustment was made to the County's Salary Schedule.

2. EQUITY RAISES. Equity raises were made so that:

Employees with 1 year at their current pay grade will earn 88% of the market rate

Employees with 2 years at their current pay grade will earn 90% of the market rate

Employees with 3 years at their current pay grade will earn 92% of the market rate

Employees with 4 years at their current pay grade will earn 94% of the market rate

Employees with 5 years at their current pay grade will earn 96% of the market rate

Employees with 6 years at their current pay grade will earn 98% of the market rate

Employees with 7 years at their current pay grade will earn 99% of the market rate

Employees with 8+ years at their current pay grade will earn 100% of the market rate

3. MERIT RAISES. Merit raise requests were approved for 22 employees

4. IN SUMMARY, on August 10 the County had:

68 regular employees (*year-round, full- & part-time, several positions are currently vacant*)

9 will receive no raises in FY 2016

22 will receive merit raises

47 will receive equity raises

The total of all raises will be \$114,301 (\$77,087 for equity and \$37,214 for merit).

Raises will represent ~3.5% of the county's gross payroll for FY 2016.



208-354-8780
FAX: 208-354-8410

Teton County Clerk

150 Courthouse Drive
Driggs, Idaho 83422

DRAFT

March 30, 2016

TO: Elected Officials & Department Heads
FROM: Mary Lou
SUBJECT: Budget Guidelines for Salaries

The Commissioners have decided to increase the County's Salary Schedule by 1% for FY 2017 (updated schedule attached).

FY 2017 RAISES will be determined in a manner similar to last year:

- (1) Employees will receive automatic equity raises to reach the 96% rate after five years
- (2) Merit raises for high-performing employees

MERIT RAISE REQUESTS. Department Heads wanting to request a merit raise for a particular employee should provide the following information by June 30:

- (1) Recent performance evaluation
- (2) Specific dollar amount request and written justification

UPDATED JOB DESCRIPTIONS. Supervisors who believe that an employee's current job duties are not accurately described in their job description and pay grade must observe the following schedule in order for updates to be considered during the FY 2017 budget process:

- Submit a red-lined job description to Clerk by June 10
- Clerk will coordinate with BDPA (county's HR consultant) to have red-lined descriptions reviewed and updates made to the County's Pay Grade Chart
- BDPA will complete their review by June 30

⇒ *Thanks in advance for following the budget guidelines and schedule.*

**Non-Profit Funding**

Revision: 0

Date: 11/23/15

Original Issue Date: 11/23/15

Number of Pages: 1

Approved: BOCC

Contracts. Teton County funding may be available to qualified 501(c)(3) non-profit organizations who contract with the county for the performance of specific services: (1) as allowed by state statute; (2) in lieu of county employees providing such services; or (3) which reduce the burden on county departments and employees.

Non-profit organizations wishing to provide services to the county must submit a completed "Non-Profit Funding Request" form (Attachment A) to the County Clerk during the county's annual budget process, which begins in April/May of each year. The form must be accompanied by: (1) pages 1-2 of the organization's most recent IRS Form 990 or Form 990-EZ; (2) financial statements for the most recent year; and (3) current year-to-date financial statements.

Funding requests will be evaluated based upon authorizing statutes, services needing to be performed by the county, tax dollars potentially saved, available funds, whether other resources are available, and overall community needs. If county funding is approved, organizations must sign a contract for services with Teton County. There should be no expectation of continued annual funding.

Donations. Minimal County funding and/or in-kind services may be available to qualified 501(c)(3) non-profit organizations or local governmental entities in need of assistance with a particular project or event.

Non-Profit Funding Requests: FY 2016

Organization	Request Received	Amount Received FY 2015	Amount Requested FY 2016	Preliminary Amount Approved	Final Amount Approved	BOCC signed contract	Non-Profit Signed Contract
Veterans Memorial (American Legion)	X	6,846	7,051	7,051	7,051	n/a	n/a
Family Safety Network	X	5,000	5,000	5,000	5,000		
Geotourism Center	X	0	20000	0	0		
Seniors West of the Tetons	X	6,100	6,000	6,000	6,000		
Mental Health (Teton Valley Mental Health Coalition)	X	5,000	5,000	5,000	5,000		
Targhee Regional Public Transit Authority (TRPTA)	X	6,000*	5,000	6,000	6,000		\$5,000 to TRPTA, \$1,000 for John Trudell to attend TRPTA meetings
Teton Valley Business Development Center	X	15,000	25,000	25,000	25,000		
Teton Valley Community Animal Shelter	X	9,600	9,600	9,600	9,600		moved into Sheriff's budget (01-04-552)
Teton Valley Community Recycling	X	5,500	8,000	5,000	5,000		moved into Solid Waste budget (23-00-687)
Teton Valley Food Pantry (Food Bank)	X	6,500	6,500	6,500	6,500		
Teton Valley Foundation - Ice Rink	X	0	60,000	0	0		
Teton Valley Foundation - SnowFest	X	2,926	no request?	3,000	3,000	Placeholder in Contingency (01-18-526)	
Tourism				10,000	10,000	Placeholder in Contingency (01-18-526)	
TOTALS		\$62,472	\$157,151	\$78,151	\$78,151		

*TRPTA amount includes \$1,000 to pay Teton County's representative, John Trudell, to attend TRPTA meetings in Idaho Falls



Non-Profit Funding Request for Fiscal Year _____

Organization:
Contact Person: _____ **Title:** _____
Mailing Address: _____
Phone: _____ **Email:** _____

OVERALL AGENCY FUNCTIONS & GOALS

ANNUAL UNITS OF SERVICE and/or ANNUAL NUMBER OF RESIDENTS SERVED and/or SPECIFIC PROJECTS or GOALS FOR THE COMING YEAR

BUDGET INFORMATION

Total Projected Budget for Upcoming Fiscal Year	Amount from Client Fees	% from Client Fees	Amount from Fundraising	% from Fundraising	Amount Requested from County	% from County	Other Funds*	% from Other

**Please use the space below to list the source and amount of your organization's OTHER funds, including GRANTS.*

BUDGET REQUEST JUSTIFICATION

Please describe exact benefits to Teton County taxpayers and provide specific deliverables with measurable results.

BRIEF REPORT OF PREVIOUS YEAR'S ACTIVITIES

If funding was received the previous year, please provide specific information about units of service, number of residents served and/or projects/goals accomplished. You may also want to describe activities currently under way and any challenges or problems that have been encountered.

CURRENT BOARD MEMBERS

Chair/President:	Member:
Vice Chair/President:	Member:
Secretary:	Member:
Treasurer:	Member: