



May 26, 2016

**To: Teton County Planning
150 Courthouse Drive
Driggs, ID 83422**

**From: Katie Salsbury
Teton County, Idaho Fair Board**

Re: Impact Fee Advisory Committee

The fair board would like to make a formal request to use impact fee funds to increase the capacity of the fair building by expanding the kitchen and septic facilities. The fair building was constructed by volunteers in the 1980s and is used by 4-H, as the exhibit hall during fair, and rented out for parties, meetings and events year-round. As the population has increased in Teton County, the demand for this facility has also increased. In May 2015, the fair board updated our master plan and included a full remodel of the fair building as a top priority at the fairgrounds, due to the increased demand. We would like to use Impact Fee funds to make the following improvements to the building.

- 1) Expand the kitchen equipment offerings in the fair building to meet the increased demand and capacity of the fairgrounds. These additional items include a range hood, microwave, increased capacity ranges and ovens, two dishwashers and a hand washing station.
- 2) Expand the septic system that services the fair building to meet increased demand and capacity of the fair building.
- 3) Add one additional bathroom unit to meet increased demand and capacity of the fair building and provide an ADA restroom facility.

The cost of these items is estimated to be the following:

ITEM	COST
10' Range Hood w/ Fan	\$4,000
2 – Commercial Dishwashers	\$6,000
1 - Commercial Microwave	\$800
1 – Hood Sprinkler System	\$7,000
1 – Septic System	\$9,000
1 – Additional Bathroom Unit	\$15,000
TOTAL	\$41,800

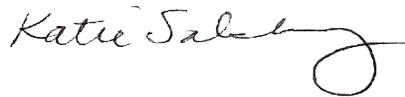
Additional improvements are also specified in our plans:

- 1) upgrade the bathrooms so that they are ADA compliant and have new floors and fixtures
- 2) replace the exterior siding with red hardy board
- 3) fix the chimney
- 4) add windows and upgrade the office space for the fairground administrator
- 5) add two exterior shed roofs over the doorways to address snow piling up
- 6) replace the garage door with a sealed, insulated door with windows

We are pursuing other revenue sources for these items (Fair Board Funds, CHC grant, Tin Cup) and have the ability to phase any or all of these items as additional funds become available. We will be ready to break ground on the septic and kitchen improvements in the fall of 2016.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Katie Salisbury". The signature is written in black ink and features a large, elegant loop at the end of the name.

Katie Salisbury, Teton County Fair Board Chair

"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."

PROPOSED REMODEL
FOR
TETON COUNTY FAIR BUILDING
IN
DRIGGS, IDAHO



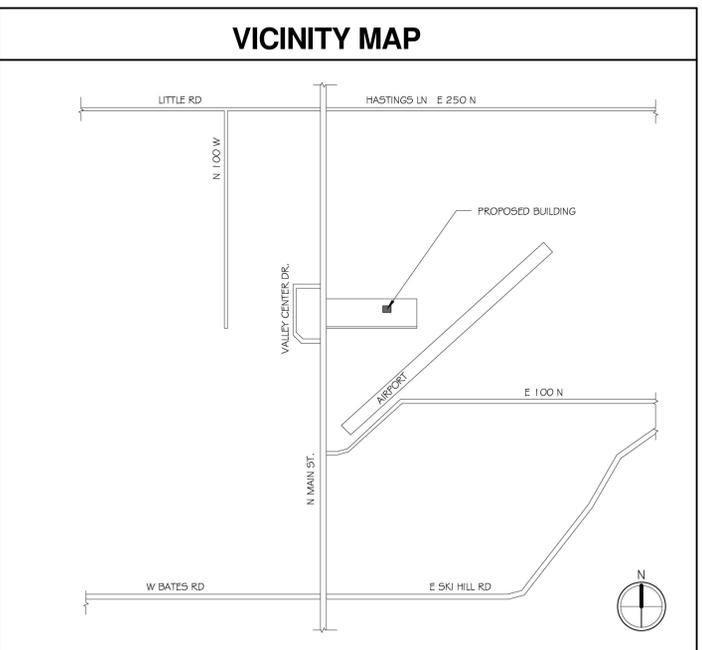
**FAIR BUILDING
REMODEL**
DRIGGS, IDAHO

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	GYPSTUM 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
REINF	REINFORCEMENT (ING)
RM	ROOM
SCHED	SCHEDULE
SHT	SHEET
SHT MTL	SHEET METAL
SIM	SIMILAR
STL	STEEL
STOR.	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEMP	TEMPERED
T&G	TONGUE AND GROOVE
THRSHLD	THRESHOLD
T.O.	TOP OF
TYP	TYPICAL
VERT	VERTICAL
WP	WEATHERPROOF
WP GYP.	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

- Bathubs, 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

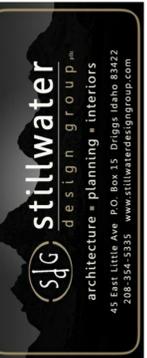
- All systems shall be designed within the respective codes. Refer to mechanical engineering documents for specific information.

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

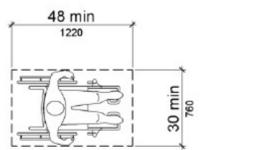


Figure 305.5 Position of Clear Floor or Ground Space

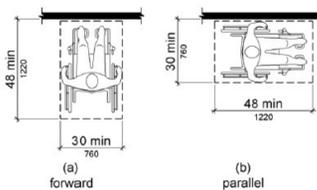


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

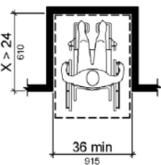


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

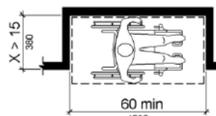


Figure 306.2 Toe Clearance

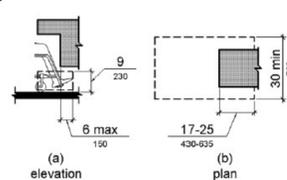


Figure 306.3 Knee Clearance

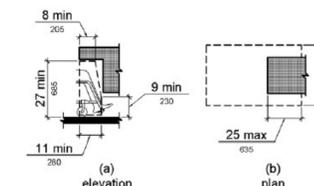


Figure 308.2.1 Unobstructed Forward Reach

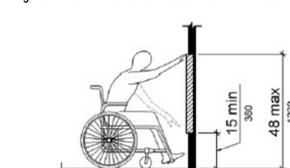


Figure 308.2.2 Obstructed High Forward Reach

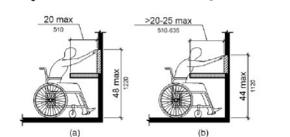


Figure 308.3.1 Unobstructed Side Reach

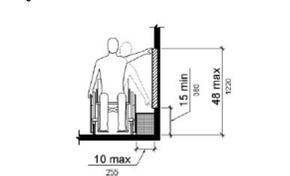
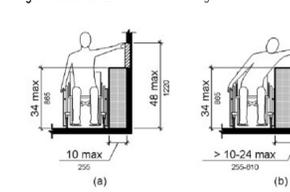


Figure 308.3.2 Obstructed High Side Reach



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

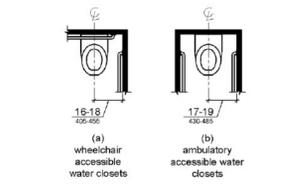


Figure G04.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

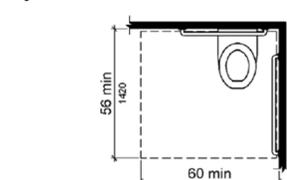


Figure G04.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

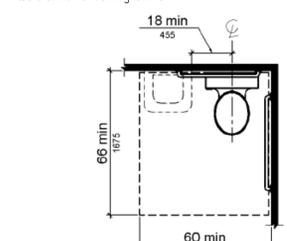


Figure G04.5.1 Side Wall Grab Bar at Water Closets

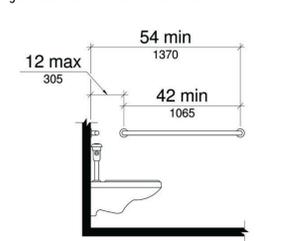


Figure G04.5.2 Rear Wall Grab bar at Water Closets

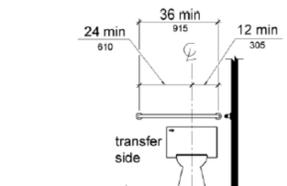


Figure G04.7 Dispenser Outlet Location

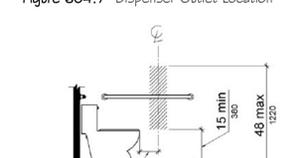


Figure G04.8.1.1 Size of Wheelchair Accessible Toilet Compartment

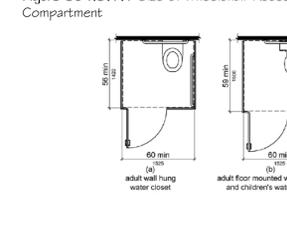
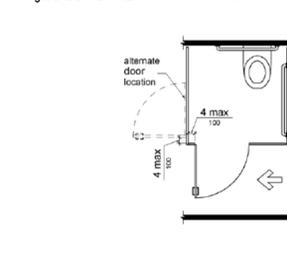


Figure G04.8.1.2 Wheelchair Accessible Toilet Compartment Doors



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.
 See **Figure G04.7** Dispenser Outlet Location
 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

Figure G04.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

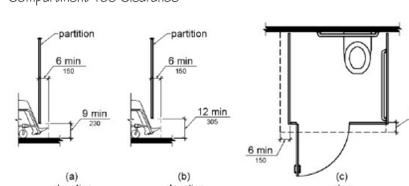


Figure G04.8.2 Ambulatory Accessible Toilet Compartment

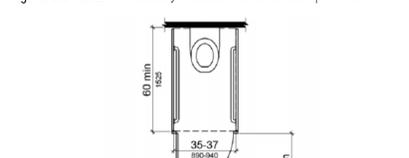
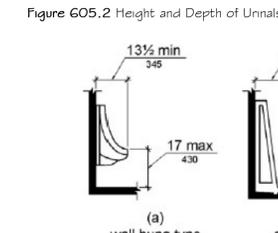


Figure G05.2 Height and Depth of Urinals



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

	Age 3 and 4	Age 5 through 8	Age 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 17 inch (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.

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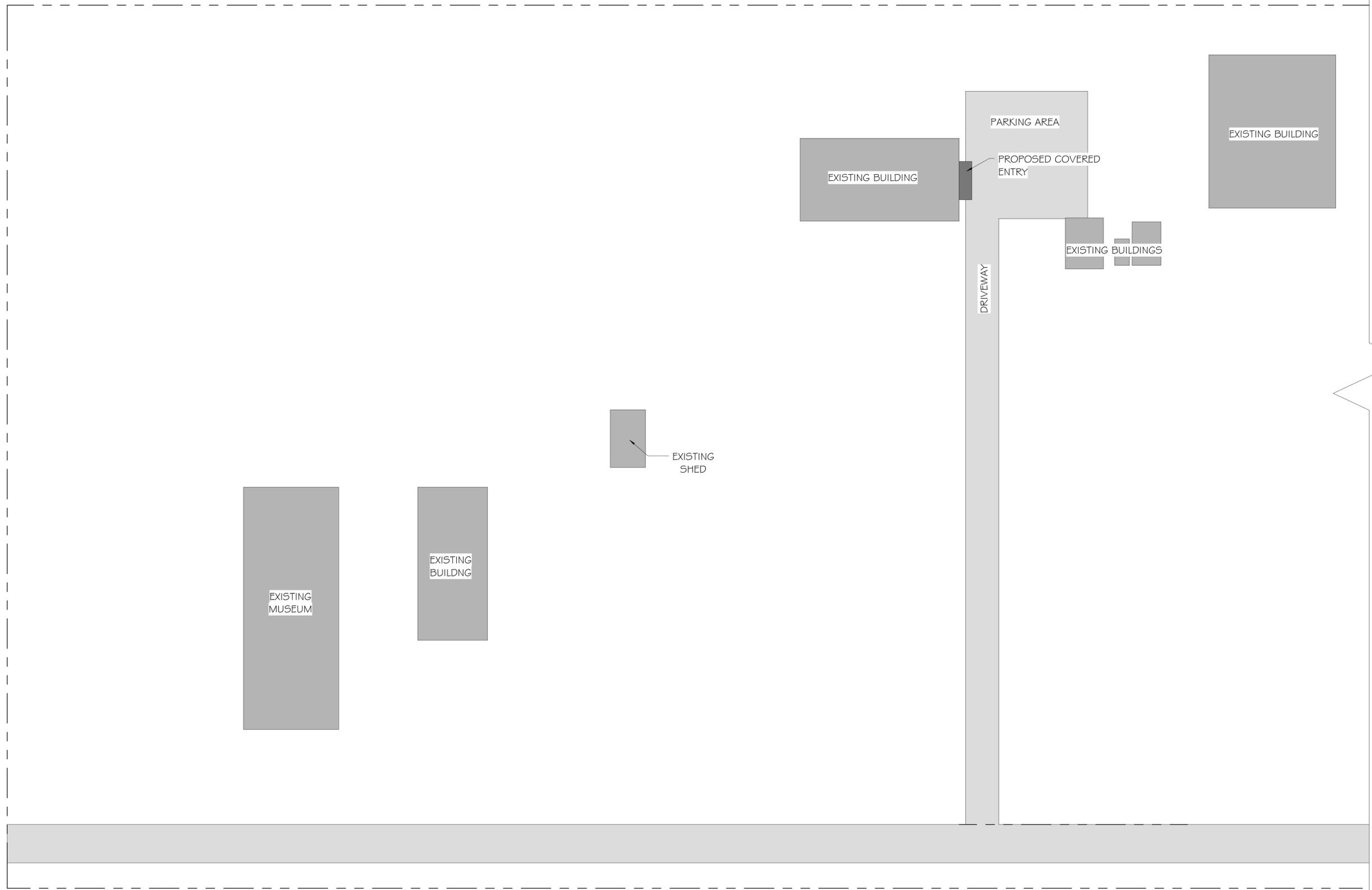
Civil Engineering:

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Date: 3/16/16

A003
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SITE PLAN
 SCALE: 1" = 30'-0"




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 DRIGGS, IDAHO

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

CONSULTANTS
 Structural:

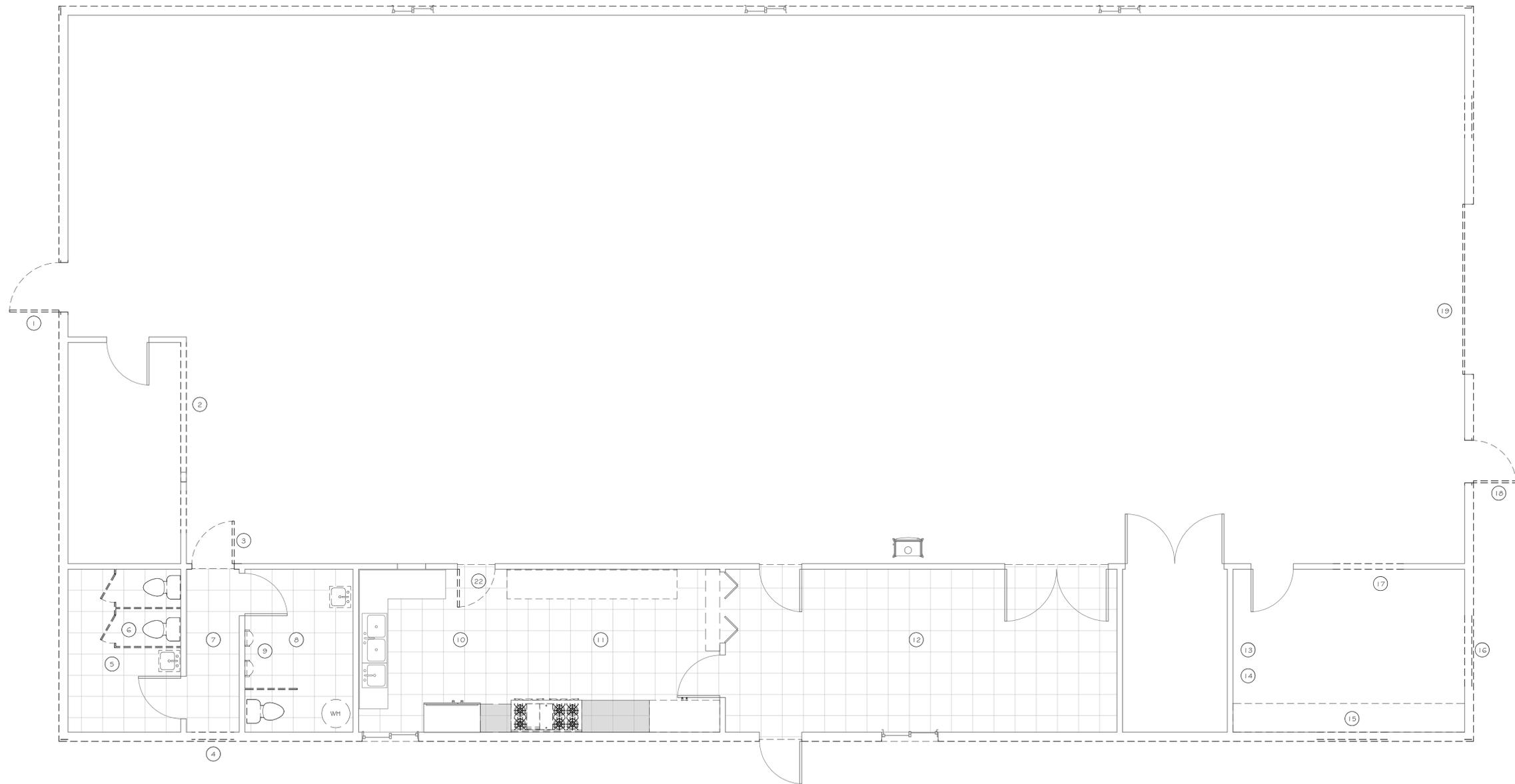
Mechanical & Electrical:

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:

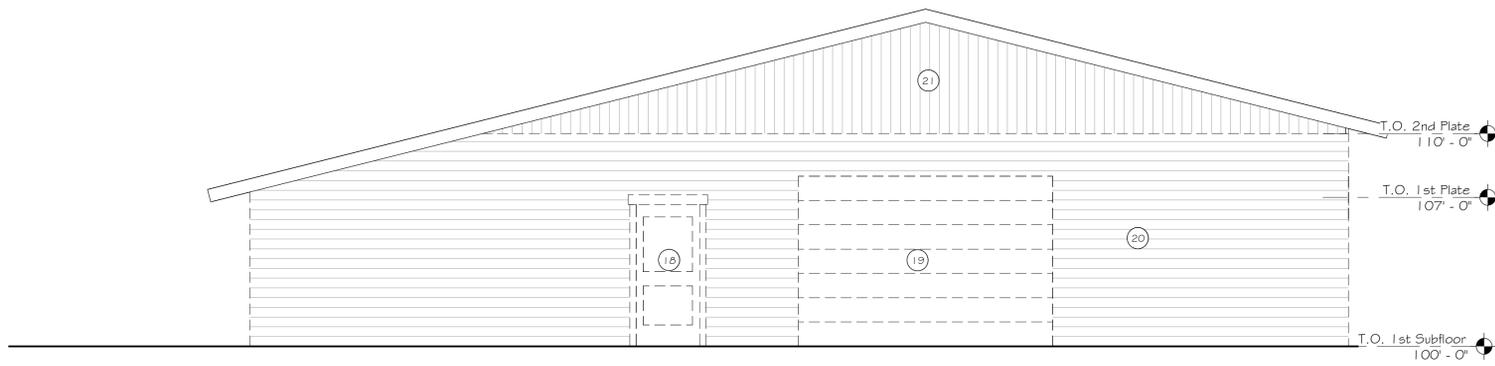
Civil Engineering:

REVISIONS

Date: 3/16/16

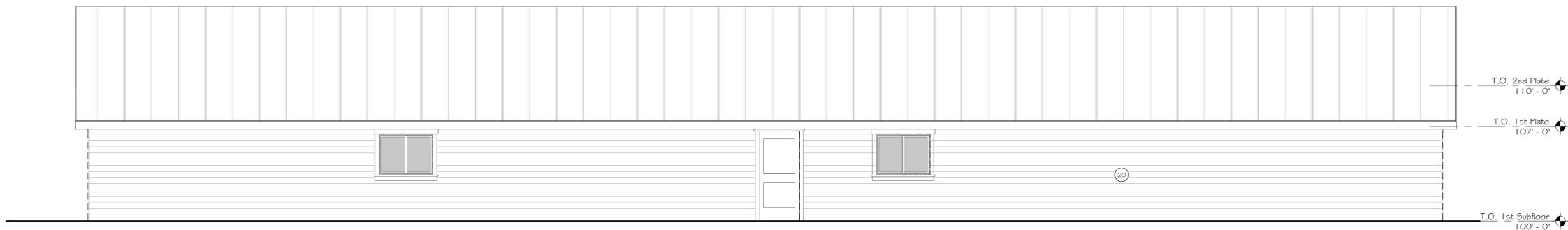
D101

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.
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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:

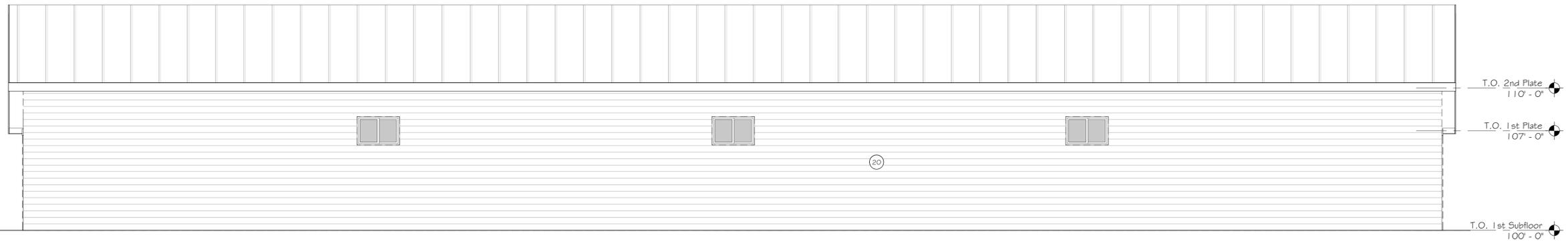
Civil Engineering:

REVISIONS

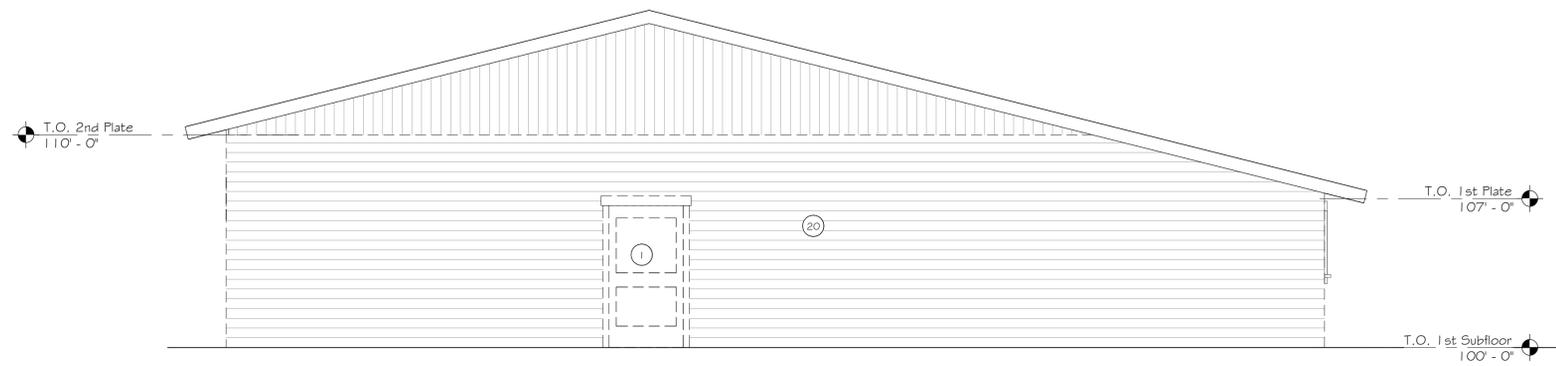
Date: 3/16/16

D201

DEMO ELEVATIONS

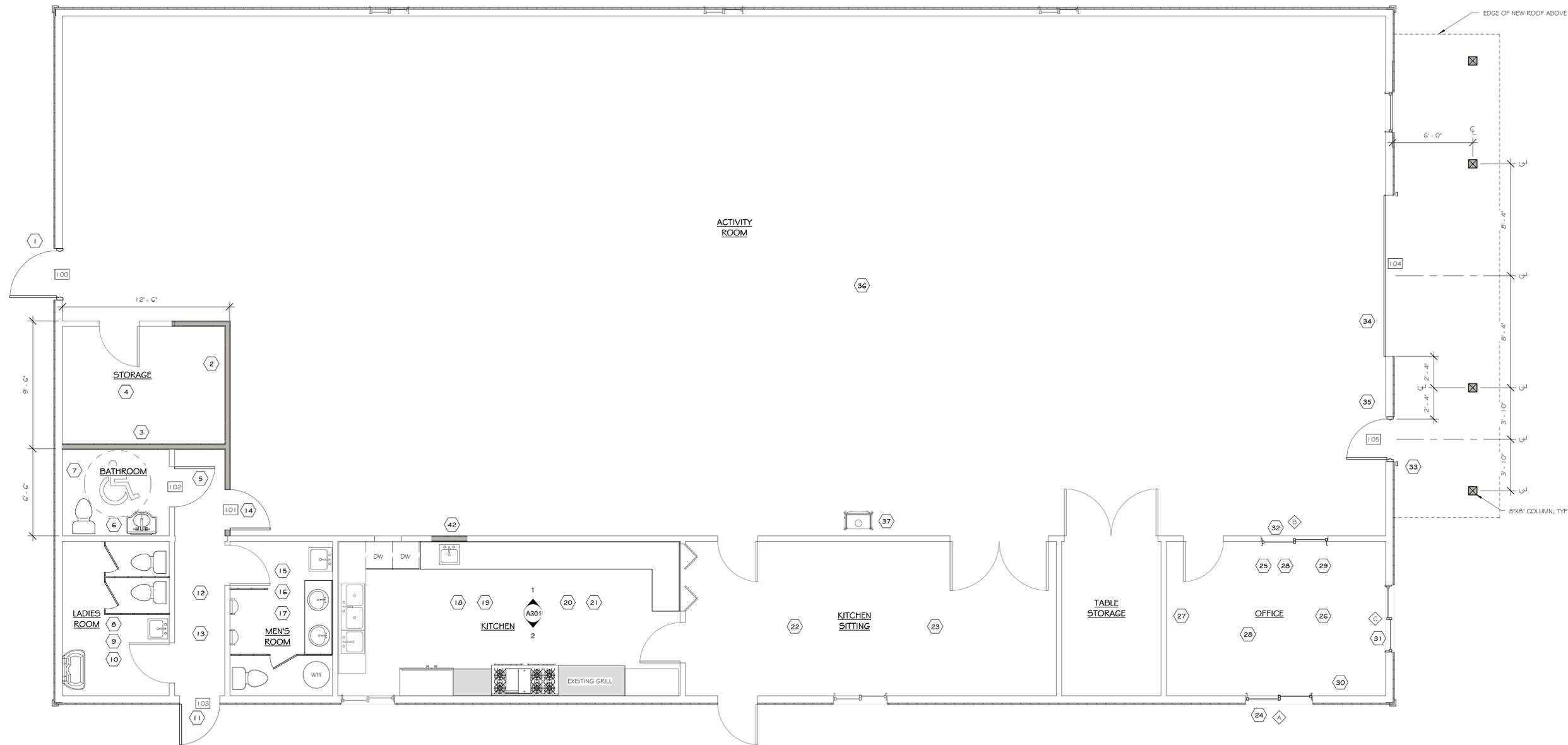


2 DEMO NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



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.
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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.
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	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

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

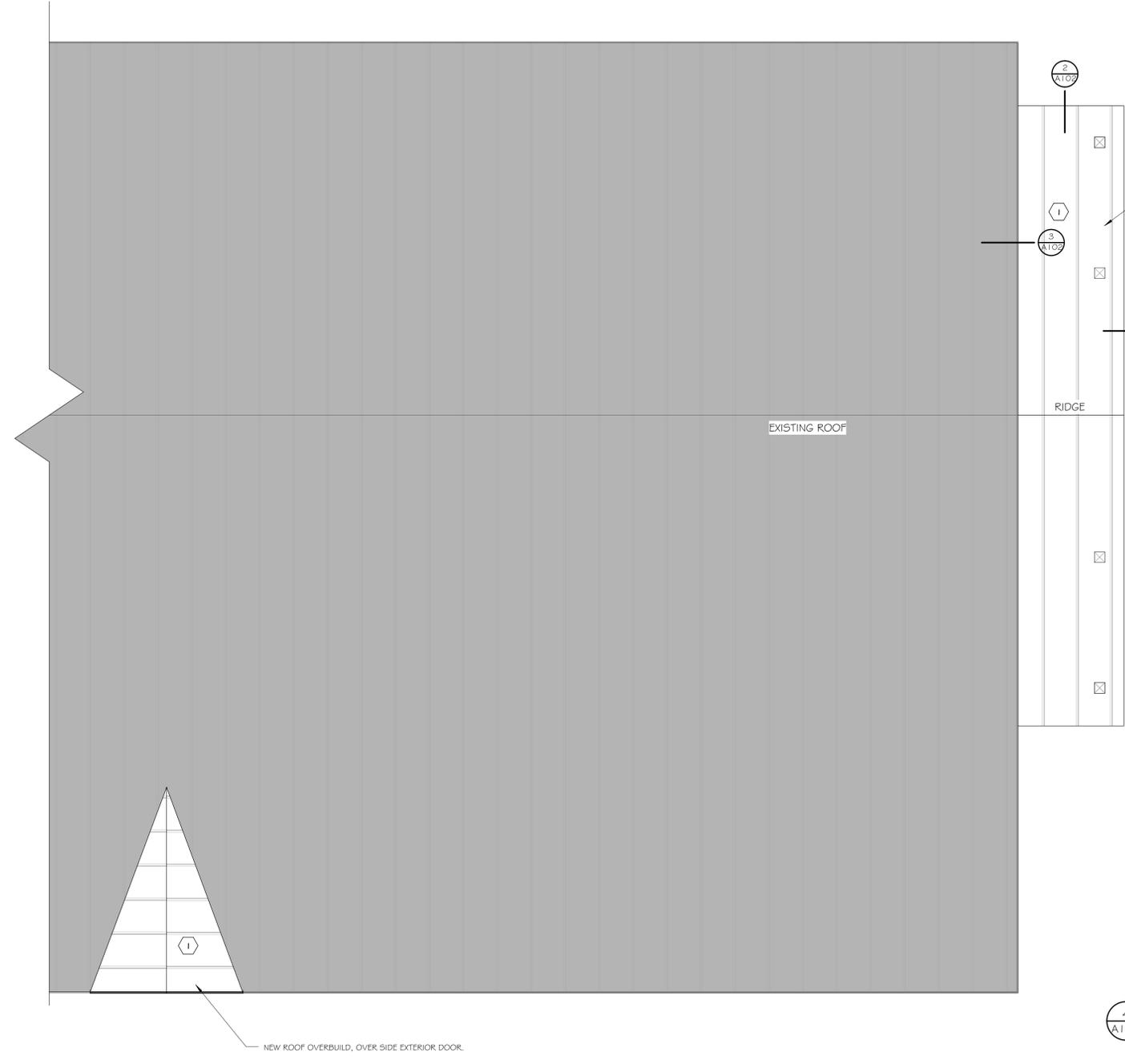
Mechanical & Electrical:

Civil Engineering:

REVISIONS

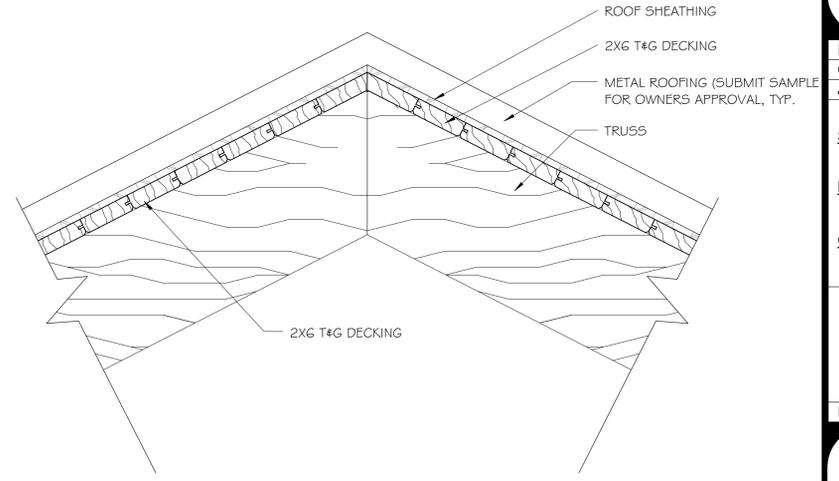
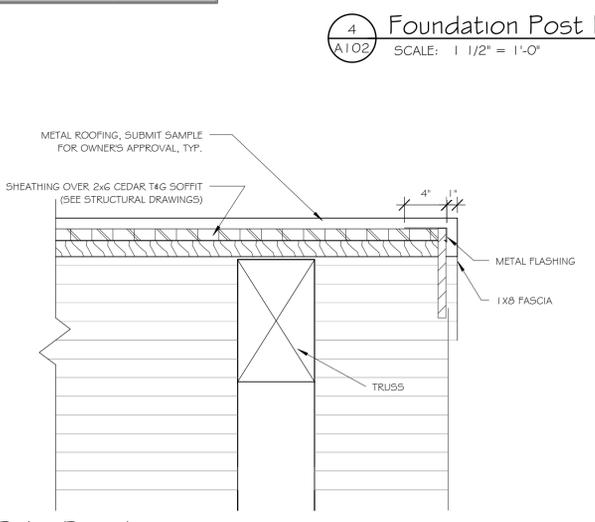
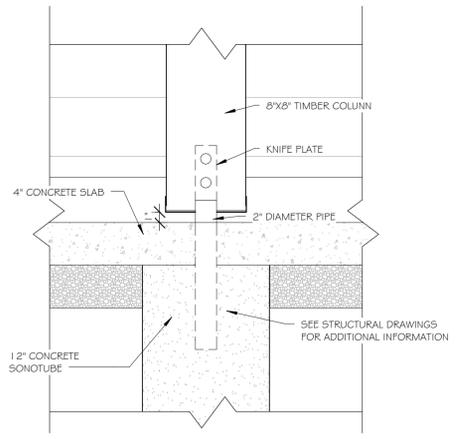
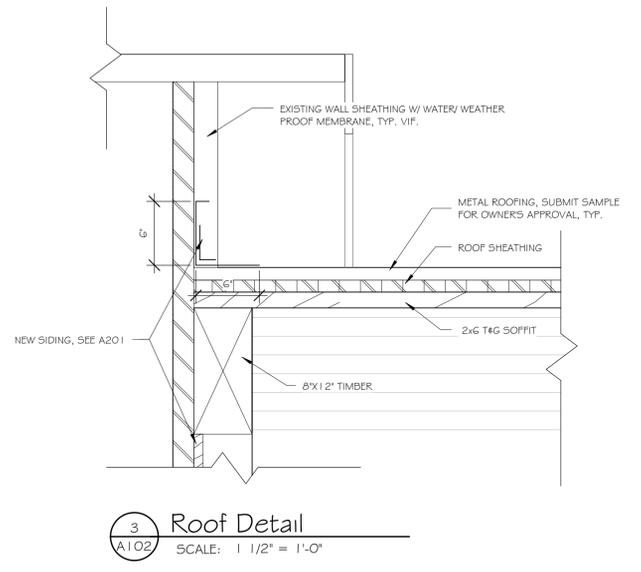
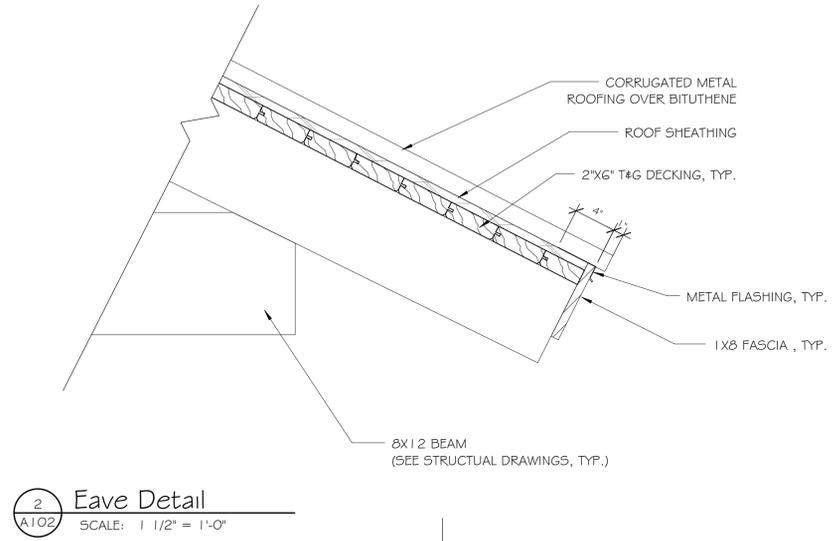
Date: 3/16/16

A102
 ROOF PLAN/DETAILS



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.



NOTE:
 REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION AND DETAILS

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

CONSULTANTS
 Structural:

Mechanical & Electrical:

Civil Engineering:

REVISIONS

Date: 3/16/16

A201
 BUILDING
 ELEVATIONS

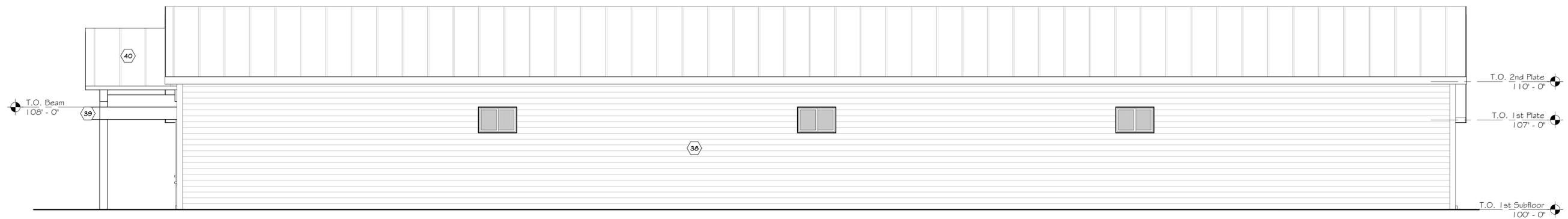


1 NEW SOUTH BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"

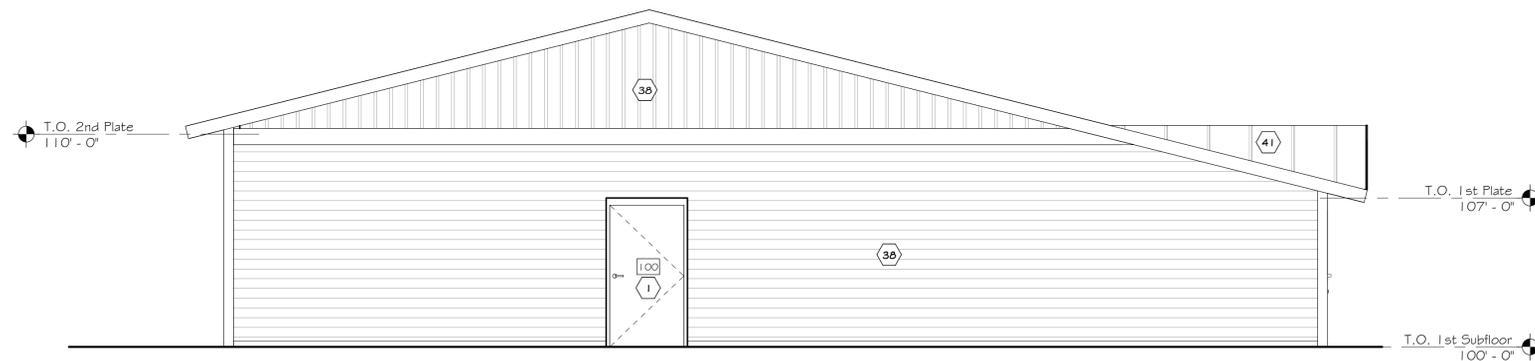


2 NEW EAST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"

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.		



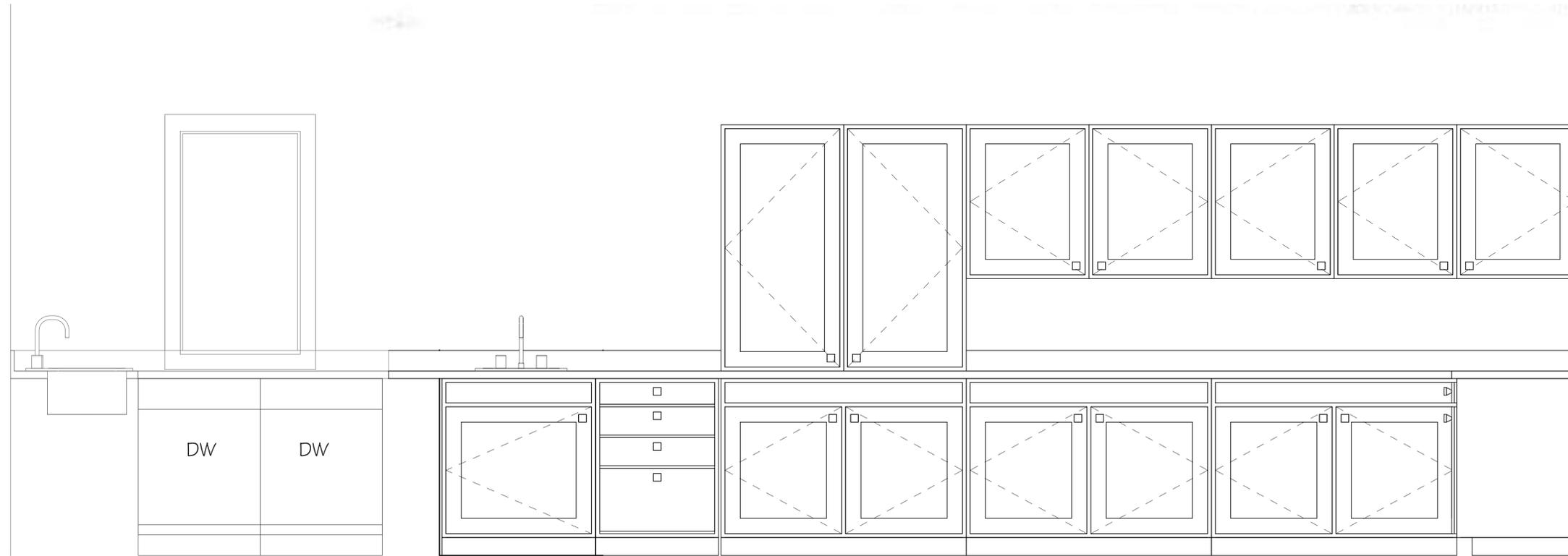
1 NEW NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



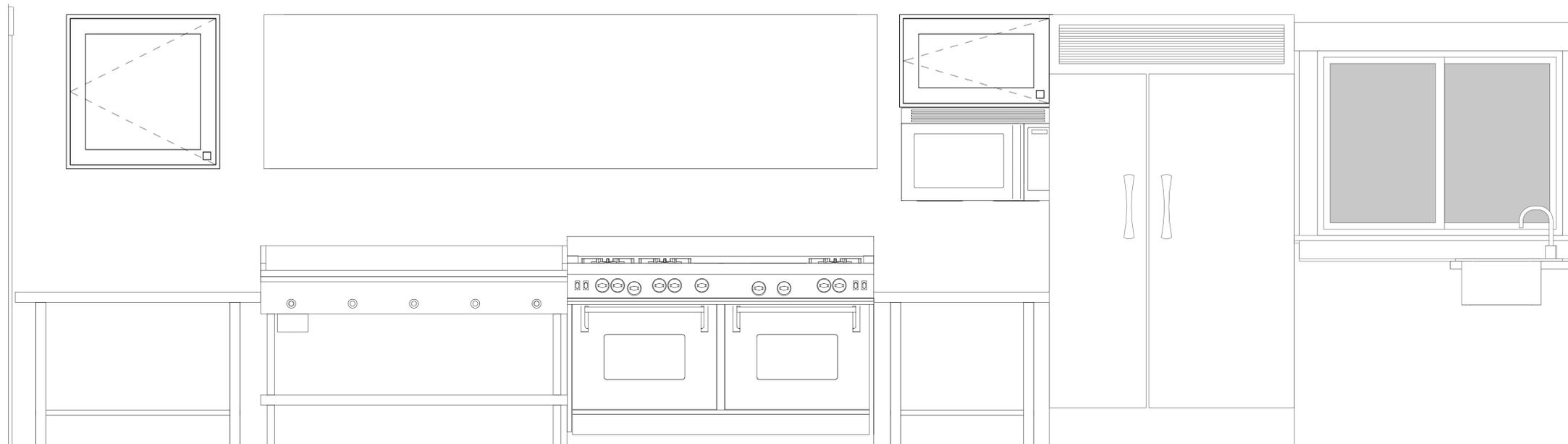
2 NEW WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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.
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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.



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