City of Boise
ADA Assessment

Hayman House Plans Review

Prepared by:

Tindale Oliver

November 6, 2020

To: Ms. Ciera Garechana, ADA/Title VI Coordinator, City of Boise

From: Bryan Weinstein, P.E., AI/PE, Director of ADA Compliance and Accessibility Services, Tindale Oliver

Subject: ADA Compliance Review of Erma Hayman House Restoration Design Plans

This memorandum has been prepared in response to the City of Boise Idaho's request for Tindale Oliver to perform a review of the subject design criteria and drawings for adherence with the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG). This task includes a comprehensive review of the Architectural, Structural, and Landscape design plans prepared by Trout Architects and others dated July 30, 2020.

This review was performed in consideration of the applicable requirements of the ADAAG as revised and published by the U.S. Access Board on July 26, 2004, and adopted as regulatory requirements by the U.S. Department of Justice on September 15, 2010, as the 2010 ADA Standards.

Please note that this review represents our professional opinion, given our extensive experience with ADA regulatory requirements for Titles ll and lll entities. Although our review does not constitute a certification of compliance with the ADA as no formal authoritative certification process is obtainable, the review was performed by an ICC (International Code Council) certified Accessibility Inspector and Plans Examiner.

Evaluation

This design review follows an extensive review process and reports any deficiencies or omissions included in the project design drawings. This design level review reflects consideration of the compliance with the ADA requirements as depicted or described in the design elements of this project. Where omissions bf requirements are known, every attempt has been made to identify those omissions.

The following table provides comments resulting from the design plans review where conflicts or omissions of ADA requirements are found and incudes the ADA requirements described above.

Drawing/ Sheet No.	Erma Hayman House Restoration Design Review	ADAAG Requirements
General	The designers of this project have considered the accessibility requirements and have included key elements meeting ADA standards. Our comments to follow are mostly reminders or remarks specific to elements where the ADA requirements are not clearly specified Parking is not identified in the design package. Should public parking be provided at this facility, consideration to all ADA requirements for parking and connected accessible routes must be considered.	N/A
A0.0 Cover	CODE DATA: Suggest adding "USDOJ 2010 ADA Standards for Accessible Design (9.15.2010)"	28 CFR §35.151. Construction and/or alteration of existing facilities are governed by the accessibility regulations enforced by the U.S. Department of Justice
A0.0 Cover	GENERAL BUILDING CODE NOTES: The notes state, "This building is considered eligible for listing in the National Register of Historic Places." The ADA requires full compliance with the accessibility requirements for any elements altered during the project unless it is not feasible due to structural or threat to the historic significance of the facility.	§36.405 Alterations: Historic preservation. (a) Alterations to buildings or facilities that are eligible for listing in the National Register of Historic Places under the National Historic Preservation Act (16 U.S.C. 470 et seq.) or are designated as historic under State or local law, shall comply to the maximum extent feasible with this part. (b) If it is determined that it is not feasible to provide physical access to an historic property that is a place of public accommodation in a manner that will not threaten or destroy the historic significance of the building or the facility, alternative methods of access shall be provided pursuant to the requirements of subpart C of this part.

Drawing/ Sheet No.	Erma Hayman House Restoration Design Review	ADAAG Requirements
A1.2 First Level	Detail 3: A text box is provided with a description of the inaccessibility of the porch entrance to the building and the alternative accessible entrance to the provided at the new west door. While we concur with this determination and constructing the new west accessible entrance will satisfy the ADA requirements for at least one accessible entrance, caution is advised as it appears as though a ramp could be constructed on the surface that could provide access to the porch. Should this section of the facility be altered, it could be a challenge to justify not installing an accessible means of access to the "main" entrance.	State and local government facilities must follow the requirements of the 2010 Standards, including both the Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.
A1.2 First Level	Detail 3: The assembly area indicates a total of 40 chairs provided. It is not clear if these chairs are stationary or portable. ADAAG requires a minimum of two wheelchair spaces be provided for a 40-chair space. This detail indicates space for only one wheelchair.	221.2.1.1 provides a table indicating a minimum of two wheelchair spaces must be provided when the total number of fixed seating provided is between 26 and 50.
A2.1 Exterior Elevations	Detail 9, East Ramp Section: It is unclear as to the designed slope and horizontal length of this section of ramp. The ADA requires that for each 30' of horizontal projection of a ramp greater than 5% in slope, a landing must be provided.	405.6 Rise. The rise for any *ramp* run shall be 30 inches (760 mm) maximum. 405.7 Landings. *Ramps* shall have landings at the top and the bottom of each *ramp* run. Landings shall comply with 405.7.

Drawing/ Sheet No.	Erma Hayman House Restoration Design Review	ADAAG Requirements
A2.2 Interior Elevations	Details 14, 10 and 6, Entry Elevations: Required tactile (raised character and Braille signage is shown in details 14 and 10 indicating a mounting height of 60" maximum. The required reach range for these signs are specific for a minimum of 48" and maximum of 60" above the finished floor to the bottom of the highest line of raised characters. At detail 6, an exit sign is shown mounted over the door. The ADA requires that a tactile sign be installed at all designated exit doorways of a building.	703.4.1 Height Above Finish Floor or Ground. *Tactile characters* on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest *tactile character* and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest *tactile character*. 216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by *tactile signs* complying with 703.1, 703.2, and 703.5.

Summary of Findings

The focus of this review was to ascertain whether the design plans of the Hayman House Improvements project meet the requirements of ADAAG. If recommendations are adopted as provided in the findings given in the above table, and through additional reviews as the design advances, the design for the Hayman House Improvements will provide compliance in meeting the minimum requirements of the Americans with Disabilities Act accessibility standards.

If you have questions, please feel free to contact me at (443) 438-5392 ext. 1242 or via e-mail: bweinstein@tindaleoliver.com.

Erma Hayman House Restoration

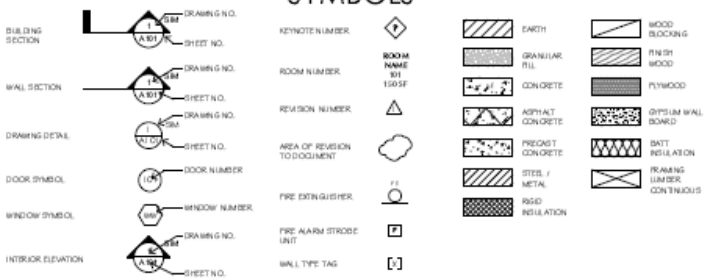
City of Boise Arts & History

617 South Ash Street, Boise, Idaho 83702

ABBREVIATIONS

AB	ANCHOR BOLT	(E)	EXISTING	MAX	MAXIMUM	SHT.	SHEET
ABV	ABOVE	EA	EACH	M.B.	MACHINE BOLT	SG	SAFETY GLASS
AC	AIR CONDITIONING	EL	ELEVATION	MECH	MECHANICAL	SIM.	SIMILAR
ACT	ACOUSTIC CEILING TILE	ELECT	ELECTRICAL	MEMB	MEMBRANE	S.S.	STAINLESS STEEL
AFF	ABOVE FINISHED FLOOR	E.J.	EXPANSION JOINT	MFR.	MANUFACTURER	STOR.	STORAGE
AWP	ACOUSTIC WALL PANEL			MIN	MINIMUM	STRUCT.	STRUCTURAL
AHJ	AUTHORITY HAVING JURISDICTION	F.A.	FIRE ALARM			SUSP	SUSPENDED
ALUM	ALUMINUM	F.R.	FIRE RATED	(N)	NEW		
		F.E.	FIRE EXTINGUISHER	N.I.C.	NOT IN CONTRACT	TBR	TO BE REMOVED
BLDG	BUILDING	FF	FINISH FLOOR			T&G	TONGUE AND GROOVE
BLKG	BLOCKING	FOC	FACE OF CONCRETE	OA	OVER	TO	TOP OF
B.O.	BOTTOM OF	FOF	FACE OF FINISH	O.C.	ON CENTER	TS	TUBE STEEL
BOS	BOTTOM OF STRUCTURE	FOS	FACE OF STUD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TYP	TYPICAL
BRG	BEARING	FOM	FACE OF MASONRY				
		FURR	FURRING	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
C.I.G.	CEILING			OPP.H.D.	OPPOSITE HAND		
CMU	CONCRETE MASONRY UNIT	GA	GAUGE			W/	WITH
COL	COLUMN	GI	GALVANIZED IRON	PL	PLATE	W/COT	WAINSCOT
CONC	CONCRETE	GL	GRIDELINES	PLAM	PLASTIC LAMINATE	WD	WOOD
COORD.	COORDINATE	GWB	GYPSUM WALL BOARD	PLYWD	PLYWOOD	W/OC	WALK OFF CARPET
CPT	CARPET TILE	GYP	GYPSUM WALL BOARD	P.T.	PRESSURE TREATED	W/WF	WELDED WIRE FABRIC
CT	CERAMIC TILE					WP	WATER PROOF
		HB	HOSE BIB	RB	RUBBER WALL BASE		
d	PENNY NAIL	HOR.Z	HORIZONTAL	REFIN	REFINISH	U.N.O.	UNLESS NOTED OTHERWISE
DBL	DOUBLE	H.S.B.	HIGH STRENGTH BOLTS	REFR.	REFRIGERATION		
DF	DRINKING FOUNTAIN	HT	HEIGHT	REQD	REQUIRED		
DIA	DIAMETER			R.O.	ROUGH OPENING		
DIM	DIMENSION	INSUL	INSULATION	RS	ROUGH SAWN		
DET	DETAIL	INT	INTERIOR				
DWP	DRYWALL, PAINTED						

SYMBOLS



GENERAL NOTES

EXISTING CONDITIONS

1. THE EXISTING CONDITIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE NOT WARRANTED BY TROUT ARCHITECTS/CHARTERED COMPLETE OR ACCURATE DESCRIPTION OF THE EXISTING CONDITIONS OF THE BUILDING, STRUCTURE, OR ELEMENTS OF THE WORK.

2. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL ASCERTAIN, VERIFY, AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT THE WORK OF THIS PROJECT. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON THE CONTRACTOR'S OBLIGATION TO MAKE SUCH EXAMINATIONS.

3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND RELATIVE TO EXISTING CONDITIONS OR IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITH ANY WORK WITH NOTED ERRORS, OMISSIONS, OR CONFLICTS UNTIL RESOLUTION TO THE PROBLEM IS ISSUED BY THE ARCHITECT.

WORK AND MATERIALS

4. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.

5. CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, OR OTHER DAMAGING ELEMENTS AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS AND OTHER STRUCTURES AS REQUIRED TO PROTECT THE PUBLIC, TENANTS, OCCUPANTS AND EXISTING CONSTRUCTION AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH THE OWNER OR THE BUILDING MANAGEMENT PRIOR TO COMMENCEMENT OF WORK.

6. ALL CONSTRUCTION WORK SHALL CONFORM TO THE LATEST OF THE CODES AND REGULATIONS ADOPTED BY THE GOVERNMENTAL AUTHORITIES.

7. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AS REQUIRED TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

8. SEALANT, CAULKING, AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURERS INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

DETAILS AND DIMENSIONS

9. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

10. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

11. ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY START OF WORK.

13. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

14. COORDINATE AND PROVIDE WOOD BACKING FOR ALL WALL MOUNTED ITEMS.

SITE MAINTENANCE

15. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF THEIR WORK A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

DESIGN / BUILD REQUIREMENTS

16. THE WORK OF THIS PROJECT RELATIVE TO THE FOLLOWING CONSTRUCTION WILL BE PERFORMED UNDER DESIGN / BUILD

- HVAC SYSTEMS
- PLUMBING SYSTEMS
- ELECTRICAL SYSTEMS

THE DRAWINGS SHOW AND DESCRIBE THE GENERAL REQUIREMENTS OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE DESIGN / BUILD CONTRACTORS TO:

1. DETERMINE EXISTING CONDITIONS AND LOCATIONS OF EXISTING ELEMENTS, FIXTURES, EQUIPMENT, AND OTHER CONSTRUCTION THAT AFFECT THIS WORK;
2. OBTAIN NECESSARY AND REQUIRED ENGINEERING DESIGN AND DOCUMENTATION;
3. APPLY AND OBTAIN NECESSARY AND REQUIRED GOVERNMENTAL PERMITS AND INSPECTIONS;
4. CONSTRUCT SUCH SYSTEMS IN COMPLIANCE WITH GOVERNMENTAL APPROVED DOCUMENTS AND DIRECTIONS.

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STRUCTURAL ENGINEER

AHJ ENGINEERS, P.C.
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GARDEN CITY, IDAHO 83714
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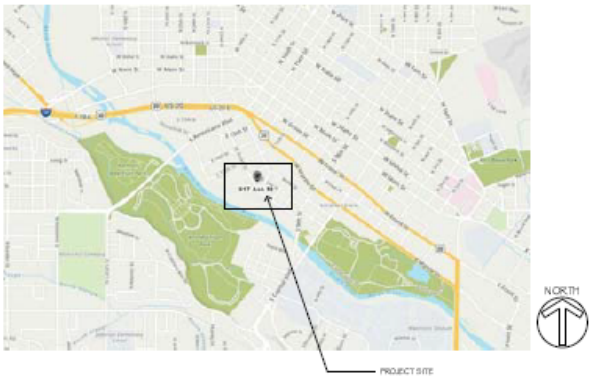
VICINITY MAP



CODE DATA

APPLICABLE BUILDING CODES:

2015 EDITION	INTERNATIONAL BUILDING CODE
2015 EDITION	INTERNATIONAL EXISTING BUILDING CODE
2017 EDITION	UNIFORM PLUMBING CODE / IDAHO STATE PLUMBING CODE
2017 EDITION	NATIONAL ELECTRICAL CODE
2012 EDITION	INTERNATIONAL MECHANICAL CODE
2015 EDITION	INTERNATIONAL FIRE CODE
2015 EDITION	INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL BUILDING CODE NOTES

THIS BUILDING IS CONSIDERED ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES. ONE OF THE PRIMARY FUNCTIONS OF THIS PROJECT IS TO TELL THE STORY OF THE PAST OCCUPANTS AND THEIR LIVING ENVIRONMENT WHICH KEEPING THE HISTORIC NATURE OF THE BUILDING INTACT IS PARAMOUNT.

THIS PROJECT WAS DESIGNED PER THE APPLICABLE SECTIONS OF THE IEBC AND IBC. IN PARTICULAR:

IEBC CHAPTER 8 - LEVEL 2 ALTERNATIONS
IEBC CHAPTER 10 - CHANGE OF OCCUPANCY
IEBC CHAPTER 12 - HISTORIC BUILDINGS

THIS PROJECT WAS DESIGNED TO RECEIVE THE FOLLOWING CONSTRUCTION OR SYSTEMS:

- STRUCTURAL SEISMIC, LATERAL AND GRAVITY LOAD UPGRADES PER RISK CATEGORY II;
- REQUIRED EXITING PATHS AND OPENINGS WITH EXCEPTIONS NOTED ELSEWHERE;
- COMPLETE ACCESSIBILITY COMPLIANCE;
- NEW HVAC SYSTEM (AS A DEFERRED SUBMITTAL);
- NEW PLUMBING SYSTEM (AS DEFERRED SUBMITTAL);
- NEW ELECTRICAL SYSTEM (AS A DEFERRED SUBMITTAL);
- UPDATED INSULATION PER IECC REQUIREMENTS;
- UPDATED AND COMPLIANT WITH THE FLOOD PLANE ORDINANCE

SEE ALSO CODE FLOOR PLAN SHA.2 FOR ADDITIONAL CODE INFORMATION

OCCUPANCY

ROOM #	NAME	AREA	OCCUPANCY	LOAD FACTOR	CALC. OCC. LOAD
1	PORCH	58.0 SF	ACCESSORY	0	
2	EVENT	321.7 SF	A-3 / 7	7	46.0
3	RECEPTION	139.6 SF	A-3 / 5	5	27.1
4	KITCHEN	104.0 SF	KITCHEN	200	0.5
5	BATH 1	42.3 SF	ACCESSORY	0	
6	REAR ENTRY	33.6 SF	A-3 / 7	7	5.7
7	BATH 2	42.3 SF	ACCESSORY	0	
Grand total: 7		744.7 SF			79.3

BUILDING INFORMATION

DATE OF CONSTRUCTION:	1906 / 1907
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUPS:	A-3, S-1, B
ALLOWABLE STORY / HEIGHT (NS):	1 / 40'-0"
ACTUAL STORY / HEIGHT:	1 / 20'-6" (++)
ALLOWABLE AREA (NS):	5,500 SF
ACTUAL AREA:	816 GSF (++)
FIRE SPRINKLERS:	NO (PER IBC [F] 903.2.1.3 EXEMPTIONS)
FIRE ALARM:	NO (PER IBC [F] 907.2.1)

BUILING AREA:

BASEMENT:	75 NSF (++)
MAIN LEVEL:	816 GSF (++)

CRAWL SPACE VENTILATION / FLOOD PLANE (ZONE AE)

THE CRAWL SPACE WILL RECEIVE FOUR (4) NEW THROUGH WALL FOUNDATION FLOOD VENTS EACH CERTIFIED FOR 200 SF OF FLOOD COVERAGE AND 52 SQUARE INCHES OF FREE AIR VENTILATION. THE LOCATION OF THE FLOOD VENTS ARE TO BE INSTALLED AT 12-INCHES OR LESS ABOVE ADJACENT GRADE TO THE BOTTOM OF THE VENT.

ATTIC VENTILATION

THE ATTIC HAS EXISTING ROOF VENTS OF THE SIZE REQUIRED TO PROVIDE VENTILATION REQUIREMENTS.

ENERGY CONSERVATION EXEMPTION:

WALL INSULATION REQUIREMENTS NOT BEING MET:
PER IECC C501.6.1, AS THE ARCHITECT OF RECORD, SUBMIT THAT THE ORIGINAL HISTORIC BUILDING HAS EXTERIOR WALLS OF STONE VENEER MASONRY OVER WOOD STUD FRAMING WHICH THE THICKNESS HAS REDEEMING HISTORIC CHARACTERISTICS THAT EFFECTS THE EXISTING HISTORIC WINDOWS AND DOORS WHICH WOULD BE LOST IF THE THICKNESS OF THESE WALLS WERE ALTERED TO COMPLY WITH THE REQUIREMENTS OF IECC.

ZONING DATA

SITE ZONING:	R-OD0
PARCEL:	R5334500087

DRAWING INDEX

ARCHITECTURAL

A0.0	COVER SHEET
A1.0	SITE PLAN
A1.2	FIRST LEVEL PLANS
A1.3	FIRST LEVEL CEILING PLAN
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A2.1	EXTERIOR ELEVATIONS
A2.2	INTERIOR ELEVATIONS
A2.3	INTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS & DETAILS
A6.0	SCHEDULES

LANDSCAPE

L1.00	LANDSCAPE PLAN
L1.01	PLANTING PLAN
L1.02	LANDSCAPE DETAILS

STRUCTURAL

S0.1	GENERAL STRUCTURAL NOTES
S1.0	SPECIAL INSPECTIONS [illegible]
S1.1	FOUNDATION PLAN
S2.1	DETAILS
S2.2	DETAILS

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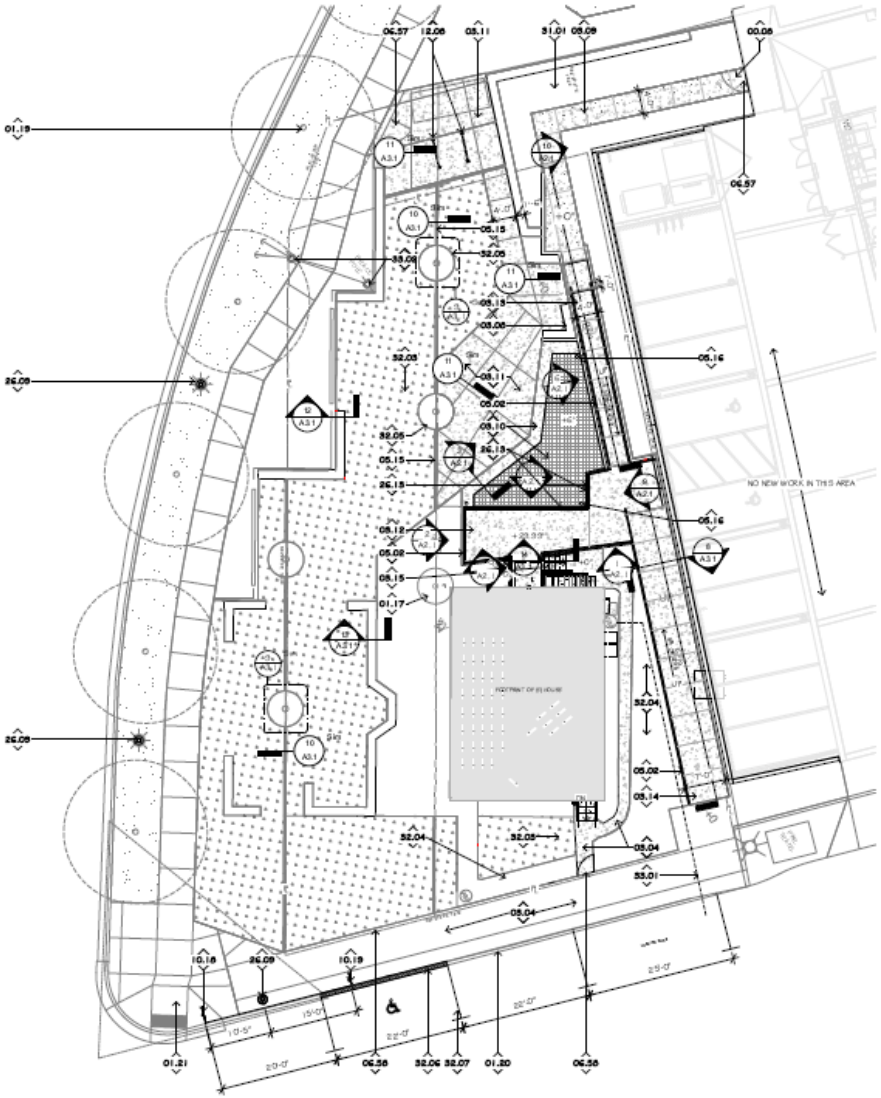
PROJECT NO: 2016-030
DATE: 7/30/20
SHT:



1 SITE PLAN - NEW WORK
1" = 10'-0"

KEYNOTE LEGEND	
NUMBER	TEXT
00.06	CONNECT (N) SIDEWALK WITH ADJACENT EXISTING
01.17	(E) LILAC BUSH TO REMAIN - PROTECT
01.19	(E) STREET TREE TO REMAIN - PROTECT - TYP.
01.20	(E) CURB AND GUTTER TO REMAIN - PROTECT - REPAIR IN KIND WHERE DAMAGED
01.21	(E) RAMP TO REMAIN - PROTECT
01.22	(E) CONCRETE WALL AT ADJACENT PROPERTY - PROTECT
03.04	(E) CONCRETE SIDEWALK - TO REMAIN - PROTECT - TYP.
03.05	(N) 18" WIDE INTEGRAL COLORED CONCRETE SEAT WALL - BOARD FORM BOTH SIDES - SMOOTH TOP - SEE 12/A3.1 - TYP.
03.09	(N) 4" CONCRETE PATHWAY
03.10	(N) 4" CONCRETE PATIO - AT @ ABOVE GRADE - STAMPED PATTERN FINISH AS SELECTED BY OWNER
03.11	(N) 4" CONCRETE PATIO - AT GRADE
03.12	(N) 4" CONCRETE PATIO OR LANDING - BROOM FINISH
03.13	(N) 4" CONCRETE RAMP @ 8.3% OR LESS INCLINE
03.14	(N) 4" CONCRETE RAMP @ 5% OR LESS INCLINE
03.15	(N) CONCRETE STAIR - SEE STRUCTURAL
03.27	(N) 18" WIDE INTEGRAL COLORED CONCRETE FOUNDATION WALL MARKER - SEE 1/A3.1 - TYP.
05.02	(N) 1 - 1/2" ROUND STEEL HANDRAIL - TYP.
05.13	(N) 6' METAL PRIVACY SCREEN - N.I.C.
05.15	(N) GALV. STEEL EDGING INSET INTO LAWN
05.16	(N) 2-1/2" DIA. SUPPORT POLE FOR SHADE SAIL - POWDER COAT BLACK
06.57	(N) WOODEN GATE TO MATCH NEW PERIMETER WOOD FENCE
06.58	(N) WOODEN FENCE AT OUTSIDE PERIMETER OF ENTIRE SITE
10.18	(E) STOP SIGN - TO REMAIN - PROTECT
10.19	(E) PARKING SIGN - TO REMAIN - PROTECT
12.06	(N) BIKE RACKS
26.09	(E) LIGHT POLE - TO REMAIN - PROTECT
26.13	(N) NEMA 3R OUTDOOR ELECTRICAL OUTLET (2)
31.01	(N) GARDEN AREA - SEE LANDSCAPING PLAN
32.03	(N) GRASS LAWN GROUNDCOVER - SEE LANDSCAPE
32.04	(N) PLANTED AREA - SEE LANDSCAPE
32.05	(N) TREE WELL WITH GALV. STEEL SURROUNDING RING - TYP.
32.06	(N) PAINT ACCESSIBLE PARKING CURB BLUE
32.07	(N) PARKING STRIPING
33.01	REMOVE (E) GAS METER - ABANDON GAS LINE
33.02	(E) POWER POLE AND GUY LINES TO REMAIN - PROTECT

SITE WORK GENERAL NOTES:

A. EXACT CONDITIONS MAY VARY. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE ACTUAL AMOUNT OF SITE WORK REQUIRED. THE CONTRACTOR IS TO BID ACCORDINGLY. COORDINATE DEMOLITION WORK WITH NEW WORK PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL DEMOLITION REQUIRED TO ACCOMMODATE ALL NEW WORK REQUIRED TO COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR TO PROTECT & MAINTAIN ALL (E) TREES, IRRIGATION SYSTEMS, AND LANDSCAPING MATERIALS THROUGHOUT CONSTRUCTION.
C. CONTRACTOR TO CALL FOR LOCATE PRIOR TO ANY EXCAVATION WORK.
D. PIPING AND CONDUITS MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. ELEMENTS THAT ARE TO BE MAINTAINED SHALL BE PROTECTED / SAFE-OFF AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
E. AGENCY (CITY OF BOISE) RESERVES ALL RIGHTS TO SALVAGE OR REJECTION OF SALVAGEABLE ITEMS REMOVED UNDER DEMOLITION WORK. COORDINATE WITH AGENCY PRIOR TO DISPOSAL.
F. CONTRACTOR TO TAKE CARE TO PROTECT EXISTING HISTORIC DETAILS AND FINISHES WHICH ARE TO REMAIN THROUGHOUT DURATION OF PROJECT. CONTRACTOR TO CLEAN AND/OR REPLACE ANY DAMAGED HISTORIC DETAILS/FINISHES DUE TO NEW WORK.

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REVISIONS:

DRAWN: EP
CHECKED: ST
REVIEWED: ST
PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: SITE PLAN
SHEET NO: A1.0

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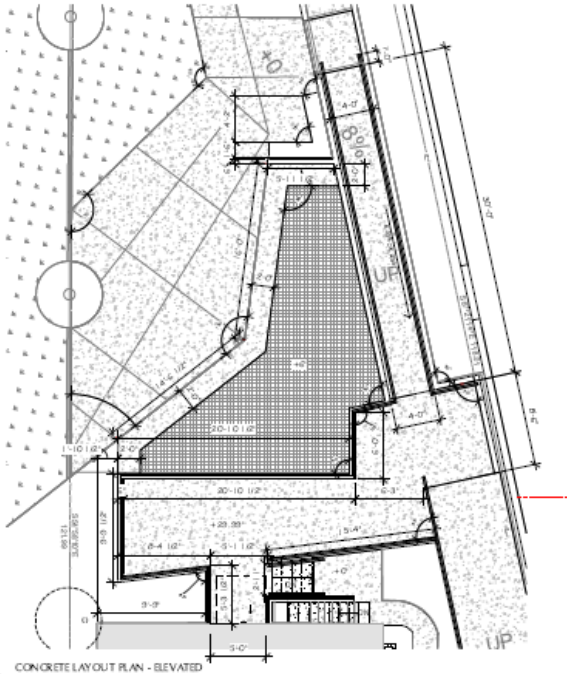
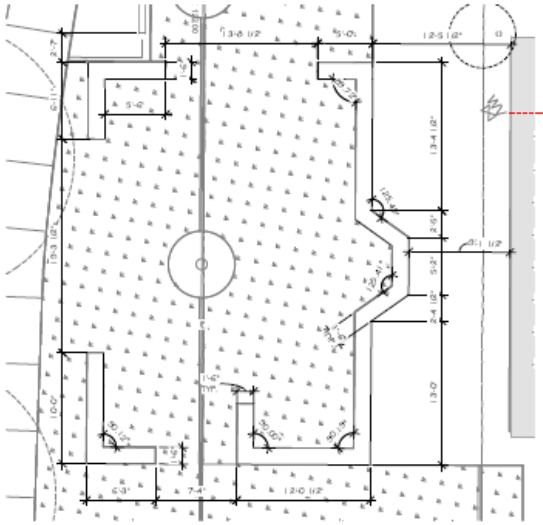
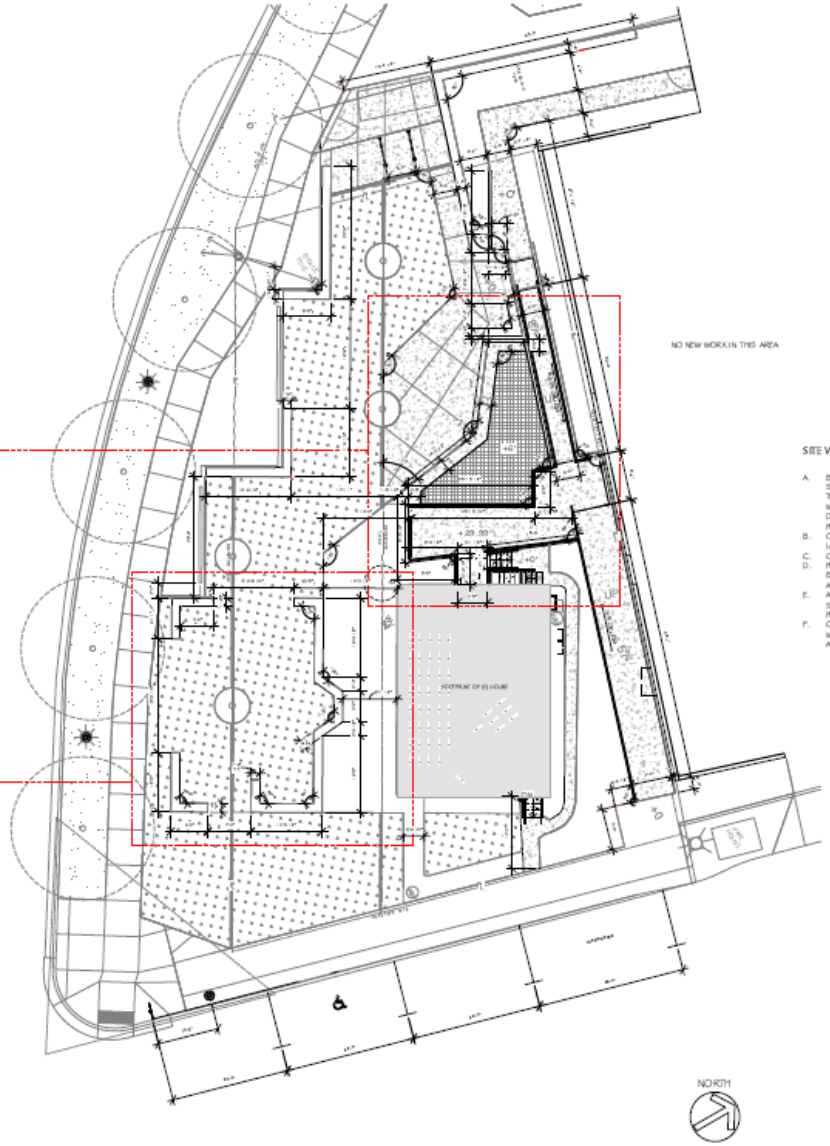


3 CONCRETE LAYOUT PLAN - ELEVATED STAGE AREA
3/16" = 1'-0"



2 CONCRETE LAYOUT PLAN - FOUNDATION MARKERS
3/16" = 1'-0"



1 CONCRETE LAYOUT PLAN
1" = 10'-0"

SITE WORK GENERAL NOTES:

A. EXACT CONDITIONS MAY VARY. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE ACTUAL AMOUNT OF SITE WORK REQUIRED. THE CONTRACTOR IS TO BID ACCORDINGLY. COORDINATE DEMOLITION WORK WITH NEW WORK PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL DEMOLITION REQUIRED TO ACCOMMODATE ALL NEW WORK REQUIRED TO COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR TO PROTECT & MAINTAIN ALL (E) TREES, IRRIGATION SYSTEMS, AND LANDSCAPING MATERIALS THROUGHOUT CONSTRUCTION.
C. CONTRACTOR TO CALL FOR LOCATE PRIOR TO ANY EXCAVATION WORK.
D. PIPING AND CONDUITS MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. ELEMENTS THAT ARE TO BE MAINTAINED SHALL BE PROTECTED / SAFE-OFF AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
E. AGENCY (CITY OF BOISE) RESERVES ALL RIGHTS TO SALVAGE OR REJECTION OF SALVAGEABLE ITEMS REMOVED UNDER DEMOLITION WORK. COORDINATE WITH AGENCY PRIOR TO DISPOSAL.
F. CONTRACTOR TO TAKE CARE TO PROTECT EXISTING HISTORIC DETAILS AND FINISHES WHICH ARE TO REMAIN THROUGHOUT DURATION OF PROJECT. CONTRACTOR TO CLEAN AND/OR REPLACE ANY DAMAGED HISTORIC DETAIL/FINISHES DUE TO NEW WORK.

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2504 W. KOOTENAI
BOISE, ID 83705

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LICENSED ARCHITECT AR 1181
NOT FOR CONSTRUCTION
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Erma Hayman House Restoration
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REVISIONS:

DRAWN: EP
CHECKED: ST
REVIEWED: ST
PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: CONCRETE LAYOUT PLAN
SHEET NO: A1.1

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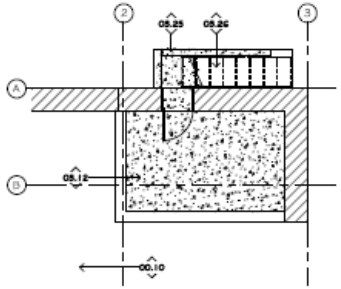


4 BASEMENT - NEW
1/4" = 1'-0"

WALL TYPE LEGEND

TYPE A
EXISTING EXTERIOR STONE WALL

1. REMOVE (E) LAYERS OF PAINT FROM EXTERIOR STONE VENEER AND FOUNDATION - CHEMICALLY OR MECHANICAL, WITHOUT DAMAGE TO TEXTURE, SIZE, OR ORIGINAL COLOR OF STONE
2. REMOVE INTERIOR WINDOW TRIM AND BASE - TO BE REINSTALLED
3. REMOVE INTERIOR LATH & PLASTER FROM FLOOR TO CEILING
4. INSTALL NEW STONE VENEER ANCHOR - PER STRUCTURAL
5. INSTALL NEW ELECTRICAL & MECHANICAL
6. INSTALL NEW R-13 FIBERGLASS BATT INSULATION
7. INSTALL NEW INTERIOR SHEAR PANELS - PER STRUCTURAL
8. INSTALL NEW 1/4" GWB - TAPE & FINISH TO LEVEL 5 FLAT WALL
9. PAINT & PRIME WALLS
10. REINSTALL WOOD TRIM
11. PRIME & PAINT WOOD TRIM

TYPE B
EXISTING INTERIOR STONE PORCH WALL

1. REMOVE (E) LAYERS OF PAINT FROM EXTERIOR STONE VENEER AND FOUNDATION - CHEMICALLY OR MECHANICAL, WITHOUT DAMAGE TO TEXTURE, SIZE, OR ORIGINAL COLOR OF STONE
2. INTERIOR PLASTER & TRIM TO REMAIN - PROTECT
3. PRIME & PAINT TRIM

TYPE C
EXISTING INTERIOR WALL

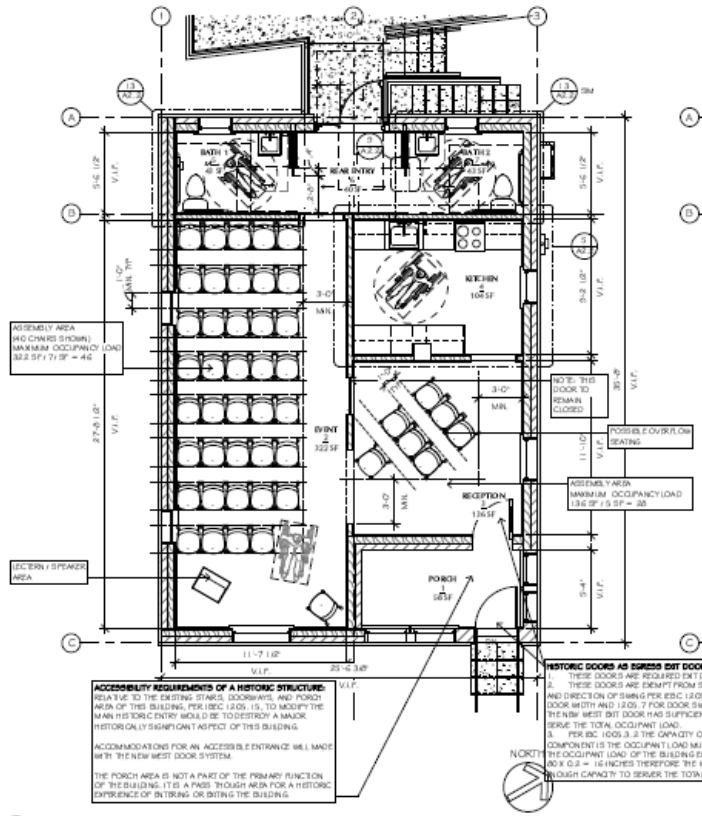
1. EXISTING LATH & PLASTER & TRIM TO REMAIN - PROTECT
2. PRIME & PAINT WALLS
3. PRIME & PAINT TRIM

TYPE D
NEW INTERIOR 2X4 WALL

1. (N) 2X4 WOOD FRAMING @ 16" O.C.
2. (N) ELECTRICAL, PLUMBING, & MECHANICAL
3. (N) FIBERGLASS BATT INSULATION
4. (N) 5/8" GWB - TAPE & FINISH TO LEVEL 5 FLAT WALL
5. (N) WALLPAPER FINISH

KEYNOTE LEGEND

NUMBER	TEXT
00.10	LEVEL (E) CRAWLSPACE SOIL
01.12	(E) BRICK CHIMNEY - TO REMAIN - REMOVE PLASTER TO EXPOSE BRICK
01.16	HISTORIC 19.07 (E) SANDSTONE STEPS TO REMAIN - ALIGN AND PROTECT
02.01	(E) WALL - TO BE REMOVED
02.03	(E) DOOR - TO BE REMOVED
02.04	(E) STAIR - TO BE REMOVED
02.13	(E) BATH TUB - TO BE REMOVED
02.14	(E) TOILET - TO BE REMOVED
02.15	(E) CASEWORK - TO BE REMOVED
02.16	(E) SINK - TO BE REMOVED
02.23	(E) AIR CONDITIONER - TO BE REMOVED
02.23	(E) WATER HEATER - TO BE REMOVED
02.24	(E) KITCHEN RANGE - TO BE REMOVED
02.25	REMOVE (E) VINYL FLOORING
02.27	REMOVE (E) LATH & PLASTER TO BARE STUDS
03.07	(N) CONCRETE PEDESTAL SLAB FOR AIR HANDLING UNIT
03.12	(N) 4" CONCRETE PATIO OR LANDING - BROOM FINISH
03.25	(E) CONCRETE RETAINING WALL TO REMAIN - REPAIR
03.26	(E) CONCRETE STAIR TO BASEMENT TO REMAIN - REPAIR
03.36	(N) CONCRETE RETAINING WALL - SEE STRUCTURAL
05.02	(N) 1 - 1/2" ROUND STEEL HANDRAIL - TYP.
06.02	RESTORE (E) WOOD FLOORING - PATCH WHERE NECESSARY - TYP.
06.54	(N) INFILL EXISTING DOOR OPENING
07.06	(N) 6 MIL POLYETHYLENE VAPOR BARRIER
08.04	(E) HISTORIC WINDOW - REMOVE AND PROTECT TRIM. REMAIN WEIGHTS & CORD, REINSTALL TRIM, PAINT, AND PROTECT
08.12	(E) OPENING - WIDEN TO 3'-0" AND PROTECT - TRIM AND CASEWORK TO MATCH ORIGINAL
08.16	(E) FRONT DOOR - RESTORE TO ORIGINAL AND PROTECT
08.21	(E) CASED OPENING TO REMAIN - WIDEN TO 36" CLEAR
11.07	REMOVE (E) CABINET AND PROTECT
23.02	(N) MECHANICAL VENT.
33.01	REMOVE (E) GAS METER - ABANDON GAS LINE



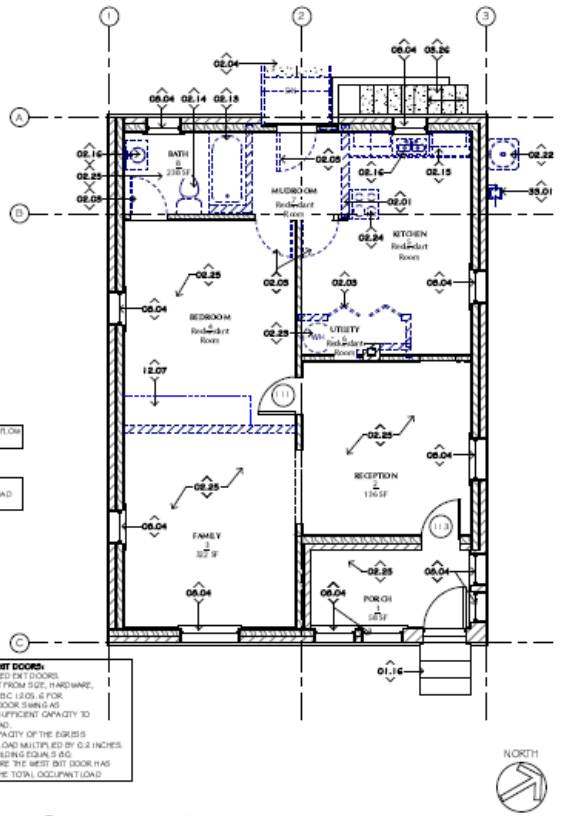
ACCESSIBILITY REQUIREMENTS OF A HISTORIC STRUCTURE:
RELATIVE TO THE EXISTING STAIRS, DOORWAYS, AND PORCH AREA OF THIS BUILDING, PER IBEC 1205.15, TO MODIFY THE MAIN HISTORIC ENTRY WOULD BE TO DESTROY A MAJOR HISTORICALLY SIGNIFICANT ASPECT OF THIS BUILDING.

ACCOMMODATIONS FOR AN ACCESSIBLE ENTRANCE WILL MADE WITH THE NEW WEST DOOR SYSTEM.

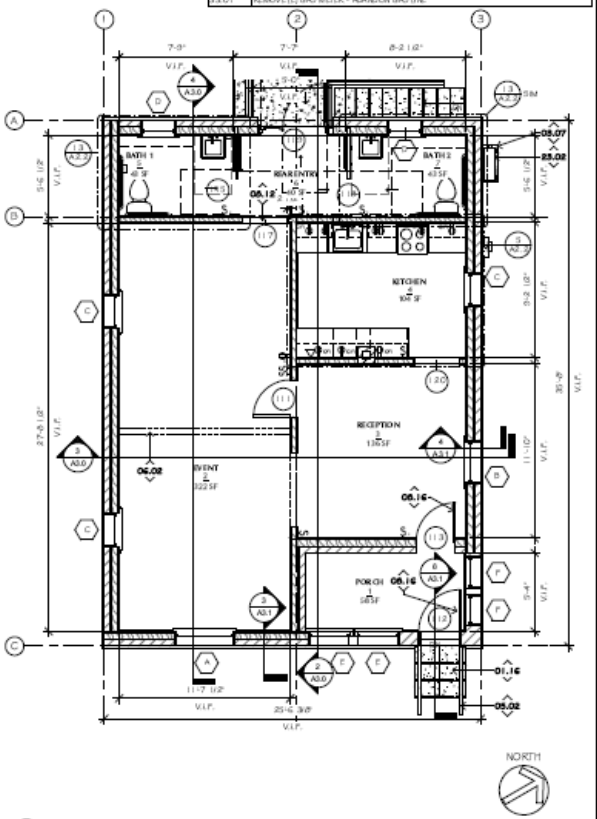
THE PORCH AREA IS NOT A PART OF THE PRIMARY FUNCTION OF THE BUILDING. IT IS A PASS THROUGH AREA FOR A HISTORIC EXPERIENCE OF ENTERING OR EXITING THE BUILDING.

HISTORIC DOORS AS EGRESS EXIT DOORS:
1. THESE DOORS ARE REQUIRED EXIT DOORS.
2. THESE DOORS ARE EXEMPT FROM SIZE, HARDWARE, AND DIRECTION OF SWING PER IBSC 1205.6 FOR DOOR WIDTH AND 1205.7 FOR DOOR SWING AS THE NEW WEST EXIT DOOR HAS SUFFICIENT CAPACITY TO SERVE THE TOTAL OCCUPANT LOAD.
3. PER IBC 1005.3.2 THE CAPACITY OF THE EGRESS COMPONENT IS THE OCCUPANT LOAD MULTIPLIED BY 0.2 INCHES. THE OCCUPANT LOAD OF THE BUILDING EQUALS 80. 80 X 0.2 = 16 INCHES THEREFORE THE WEST EXIT DOOR HAS ENOUGH CAPACITY TO SERVE THE TOTAL OCCUPANT LOAD

3 FIRST FLOOR - BUILDING CODE PLAN
1/4" = 1'-0"



2 FIRST FLOOR - EXISTING/DEMO PLAN
1/4" = 1'-0"



1 FIRST FLOOR - NEW FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

DRAWN: EIP
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REVIEWED: SR
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SHEET TITLE: FIRST LEVEL PLANS
SHEET NO: A1.2

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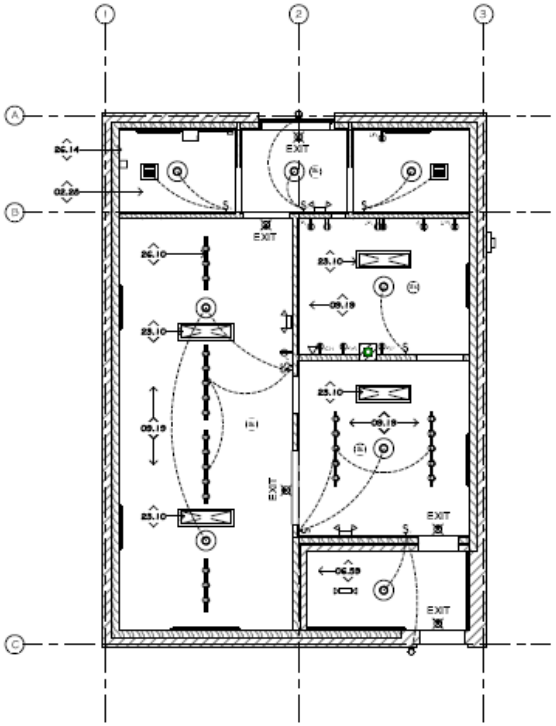
KEYNOTE LEGEND	
NUMBER	TEXT
02.28	REMOVE (E) FALSE CEILING
06.59	REPAIR & REPAINT (E) WOOD CEILING
09.19	REPAIR & REPAINT (E) PLASTER CEILINGS
23.10	(N) FLUSH MOUNT VRF CEILING CASSETTE -
26.10	(N) TRACK LIGHTING - 4 OR 5 HEAD FIXTURE - OWNER TO DETERMINE LOCATION
26.14	(N) ELECTRIC WALL HEATER



1 FIRST FLOOR - NEW CEILING PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND	
	FLUSH MOUNT LIGHT FIXTURE
	TRACK LIGHT FIXTURE
S	SINGLE ELECTRICAL SWITCH
S2	DOUBLE ELECTRICAL SWITCH
Sd	DIMMABLE ELECTRICAL SWITCH
	DATA PORT RECEPTACLE
	STANDARD DUPLEX RECEPTACLE
GFCI	GFCI DUPLEX RECEPTACLE
220	220V ELECTRICAL RECEPTACLE
(E)	SMOKE & CARBON DETECTOR
	200 CFM COOK MODEL GC OR EQUAL RESTROOM EXHAUST FAN
EXIT	LIGHTED EXIT SIGN WITH BATTERY BACKUP POWER
	EMERGENCY LIGHTING WITH BACKUP BATTERY POWER
	CEILING MOUNT MECHANICAL CASSETTE
	EMERGENCY OUTDOOR LIGHT

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REVIEWED: ST
PROJECT NO: 2019.030
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SHEET TITLE: FIRST LEVEL CEILING PLAN
SHEET NO: A1.3

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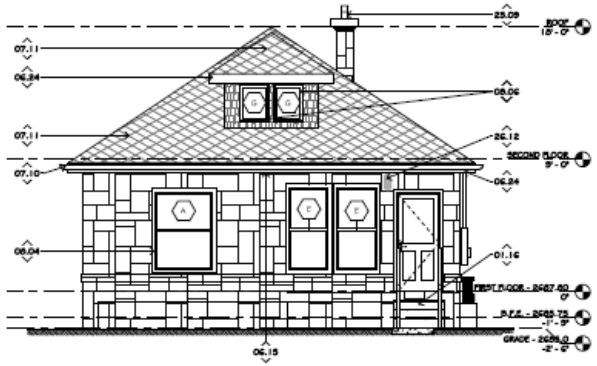
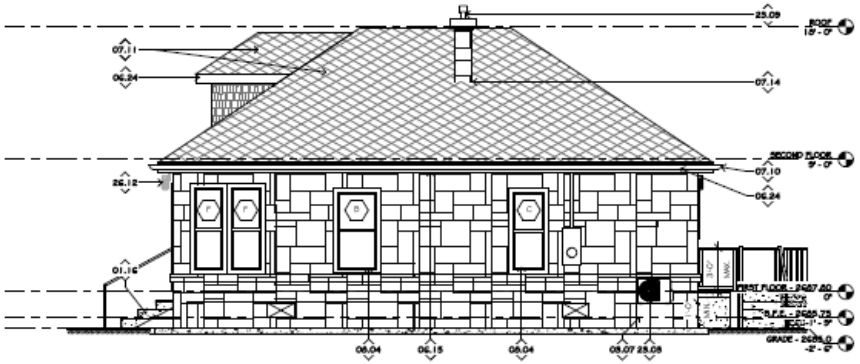
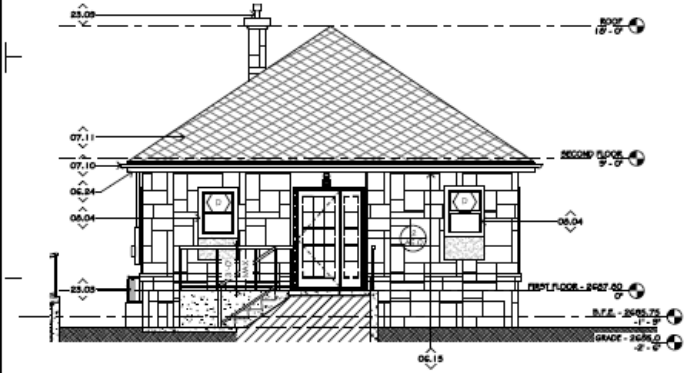
KEYNOTE LEGEND	
NUMBER	TEXT
00.09	ALL ELECTRICAL & MECHANICAL EQUIP. MUST BE 1'-0" MIN. ABOVE B.F.E.
01.16	HISTORIC 1:907 (E) SANDSTONE STEPS TO REMAIN - ALIGN AND PROTECT
03.07	(N) CONCRETE PEDESTAL SLAB FOR AIR HANDLING UNIT
04.06	REPOINT (E) SANDSTONE CHIMNEY
04.07	PATCH & REPAIR (E) STUCCO WHERE NECESSARY
05.02	(N) 1 - 1/2" ROUND STEEL HANDRAIL - TYP
06.07	(N) WOOD SHINGLE SIDING - MATCH (E) HISTORIC
06.15	(N) WOOD SOFFIT - REPAIR & REPLACE WHERE DAMAGED - REMOVE (E) PAINT - PRIME & REPAINT
06.24	(N) WOOD FASCIA - MATCH (E) HISTORIC
07.10	REMOVE (E) GUTTER & DOWNSPOUTS - REINSTALL AFTER FASCIA WORK
07.11	(E) ASPHALT SHINGLE TO REMAIN - PROTECT - TYP.
07.14	REPAIR (E) CHIMNEY FLASHING
08.04	(E) HISTORIC WINDOW - REMOVE AND PROTECT TRIM, REMAINING WEIGHTS & CORD, REINSTALL TRIM, PAINT, AND PROTECT
08.06	(N) WINDOW - MATCH ORIGINAL HISTORIC
08.16	(E) FRONT DOOR - RESTORE TO ORIGINAL AND PROTECT
08.22	(N) FLOOD VENT - SEE STRUCTURAL - CONTRACTOR TO VERIFY LOCATION
09.15	WET BLAST (E) EXTERIOR FINISH - RESTORE TO HISTORIC SANDSTONE
23.03	(N) AIR CONDITIONER CONDENSER
23.09	(E) CHIMNEY CAP & SPARK ARRESTOR TO REMAIN - PROTECT
26.12	(E) HISTORIC EXTERIOR LIGHT - TO REMAIN - PROTECT



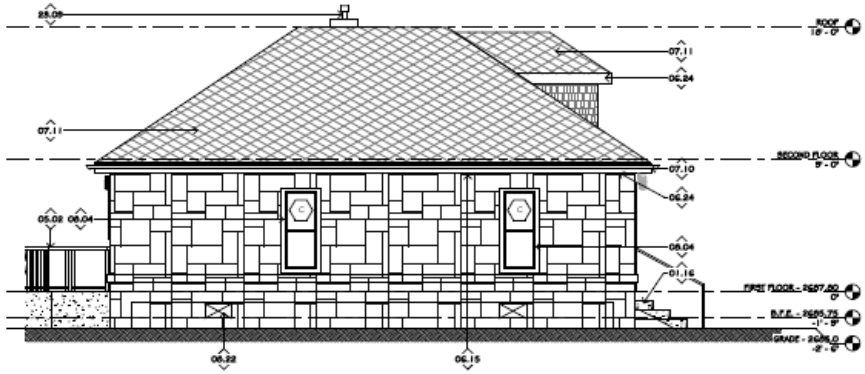
4 East Elevation - NEW
1/4" = 1'-0"



3 South Elevation - NEW
1/4" = 1'-0"



2 West Elevation - NEW
1/4" = 1'-0"



1 North Elevation - NEW
1/4" = 1'-0"

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SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO: A2.0

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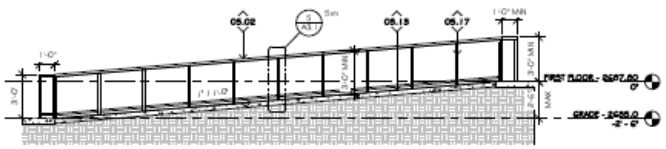
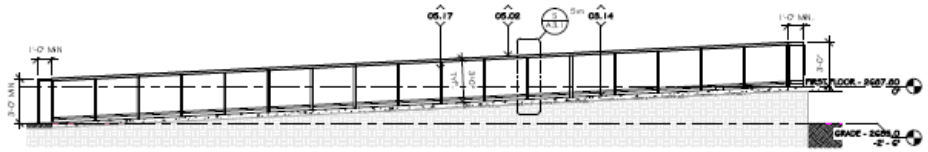
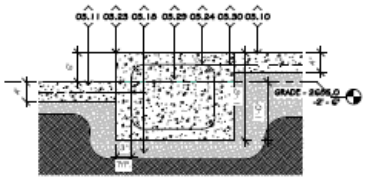


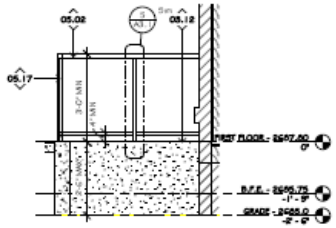
10 (N) WEST RAMP SECTION
1/4" = 1'-0"



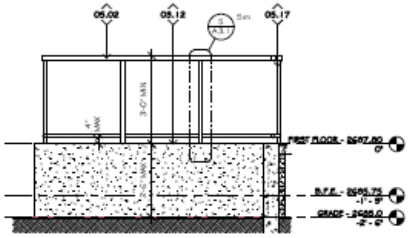
9 (N) EAST RAMP SECTION
1/4" = 1'-0"



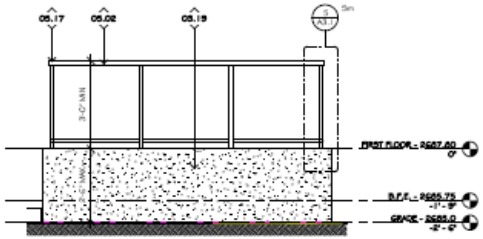
3 (N) 6" OUTDOOR STAGE CURB
1" = 1'-0"



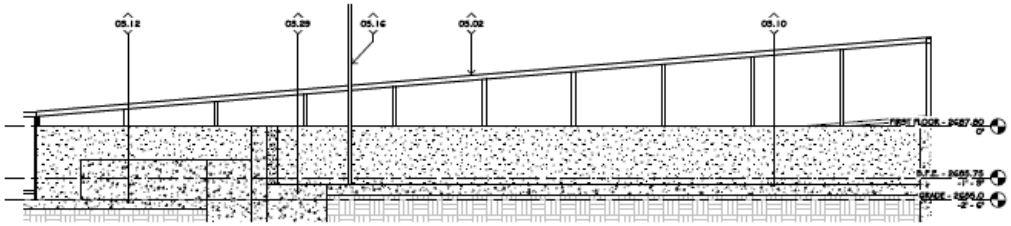
8 Rear Elevated Landing North Elevation
1/2" = 1'-0"



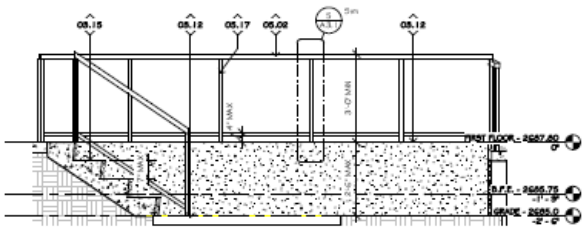
7 Rear Elevated Landing West Elevation
1/2" = 1'-0"



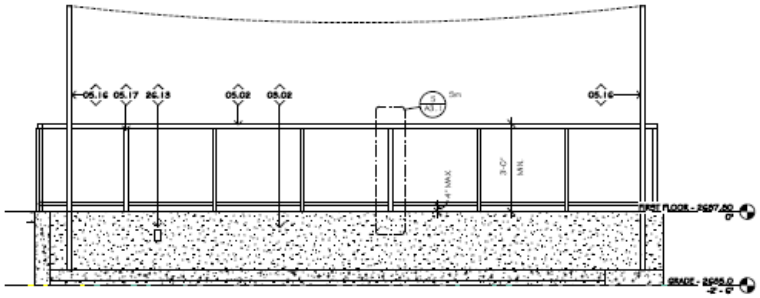
2 Rear Elevated Landing South Elevation
1/2" = 1'-0"



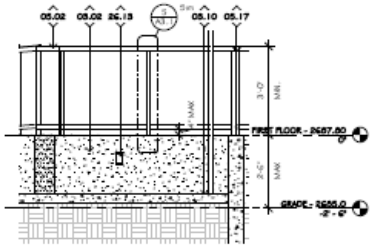
6 Rear Elevated Patio Northwest Elevation
1/2" = 1'-0"



1 Rear Elevated Landing East Elevation
1/2" = 1'-0"



5 Rear Elevated Patio East Elevation
1/2" = 1'-0"



4 Rear Elevated Patio North Elevation
1/2" = 1'-0"

KEYNOTE LEGEND

NUMBER	TEXT
03.02	(E) 6" CONCRETE STEM WALL - BOARD FORM FINISH
03.08	(N) 1'-8" WIDE INTEGRAL COLORED CONCRETE SEAT WALL - BOARD FORM BOTH SIDES - SMOOTH TOP - SEE 1/A3.1 - TYP
03.10	(N) 4" CONCRETE PATIO - AT 6" ABOVE GRADE - STAMPED PATTERN FINISH AS SELECTED BY OWNER
03.11	(N) 4" CONCRETE PATIO - AT GRADE
03.12	(N) 4" CONCRETE PATIO OR LANDING - BROOM FINISH
03.13	(N) 4" CONCRETE RAMP @ 8.3% OR LESS INCLINE
03.14	(N) 4" CONCRETE RAMP @ 5% OR LESS INCLINE
03.15	(N) CONCRETE STAIR - SEE STRUCTURAL
03.18	(N) COMPRESSED GEOFILL
03.19	(N) 6" CONCRETE STEM WALL - TYP.
03.23	(N) 3/8" RADIUS EDGE - SMOOTH - TYP AT ALL EXPOSED TOP EDGES
03.24	(N) #4 STEEL REINFORCEMENT BAR TOP AND BOTTOM AND IN FOOTINGS - CONTINUOUS - TYP
03.28	(N) CONCRETE WIRE MESH - CONTRACTOR TO VERIFY
03.29	(N) 1'-8" CONCRETE CURB AT EDGE OF RAISED PATIO - SMOOTH FINISH
03.30	(N) #4 REBAR DOWEL - EPOXY EMBED IN ONE SIDE OF CONNECTION - FOAM OPPOSING SIDE
05.02	(N) 1 - 1/2" ROUND STEEL HANDRAIL - TYP.
05.16	(N) 2 - 1/2" DIA. SUPPORT POLE FOR SHADE SAIL - POWDER COAT BLACK
05.17	(N) 1 - 1/2" SQUARE BALUSTER OR CORNER POLE - MF - TYP
26.13	(N) NEMA 3R OUTDOOR ELECTRICAL OUTLET (2)

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REVISIONS:

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CHECKED: ST
REVIEWED: ST
PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO: A2.1

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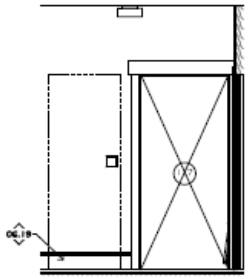
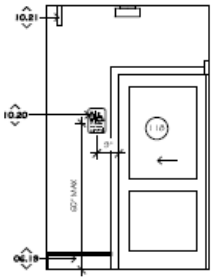
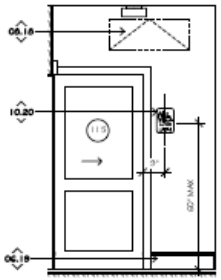


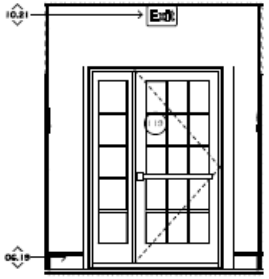
15 Rear Entry Elevation - EAST
1/2" = 1'-0"



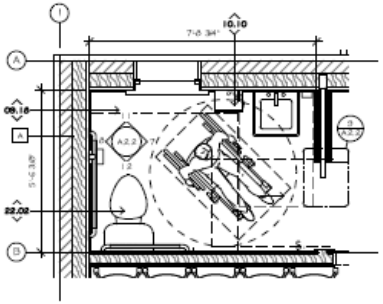
14 Rear Entry Elevation - NORTH
1/2" = 1'-0"



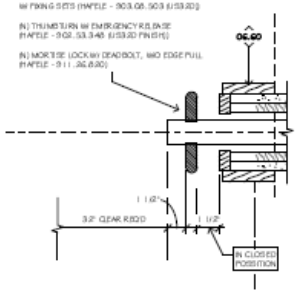
10 Rear Entry Elevation - SOUTH
1/2" = 1'-0"



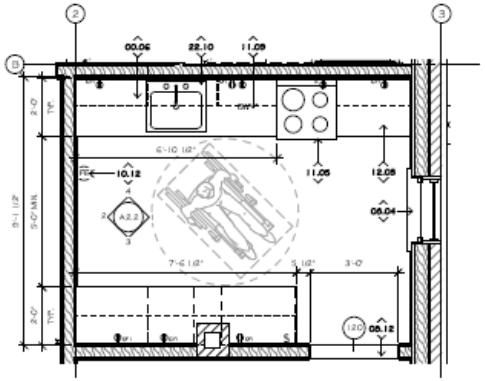
6 Rear Entry Elevation - WEST
1/2" = 1'-0"



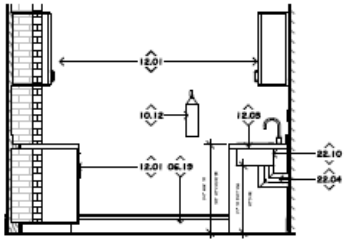
13 1 - NEW - ENLARGED RESTROOM - TYP.
1/2" = 1'-0"



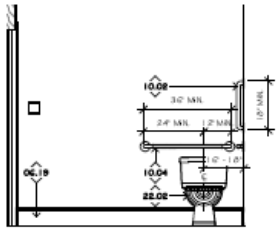
9 RESTROOM DOOR HARDWARE DETAIL
3" = 1'-0"



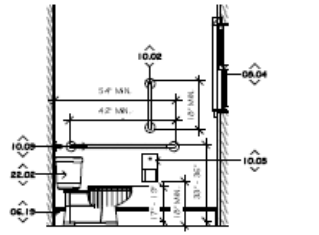
5 1 - NEW - ENLARGED KITCHEN
1/2" = 1'-0"



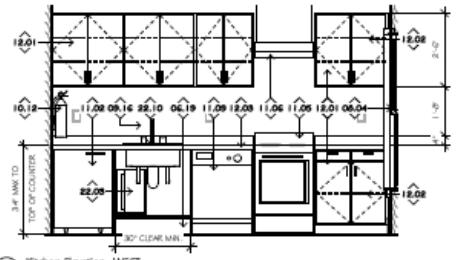
2 Kitchen Elevation - SOUTH
1/2" = 1'-0"



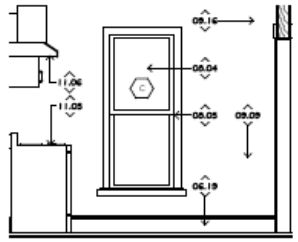
12 Typ. Restroom Elevation - EAST
1/2" = 1'-0"



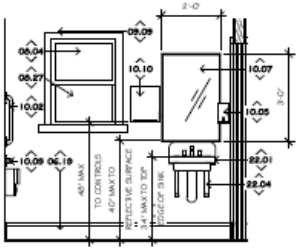
8 Typ. Restroom Elevation - SOUTH
1/2" = 1'-0"



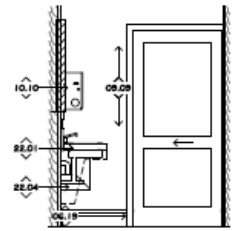
4 Kitchen Elevation - WEST
1/2" = 1'-0"



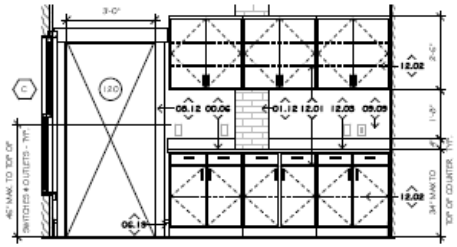
1 Kitchen Elevation - NORTH
1/2" = 1'-0"



11 Typ. Restroom Elevation - WEST
1/2" = 1'-0"



7 Typ. Restroom Elevation - NORTH
1/2" = 1'-0"



3 Kitchen Elevation - EAST
1/2" = 1'-0"

KEYNOTE LEGEND

NUMBER	TEXT
00.06	(N) STAFF DESK AREA
01.12	(E) BRICK CHIMNEY - TO REMAIN - REMOVE PLASTER TO EXPOSE BRICK
06.18	(N) WOOD BASE MOLD - MATCH (E) HISTORIC
06.54	(N) INFILL EXISTING DOOR OPENING
06.60	(N) PAINTED WOOD TRIM TO MATCH ORIGINAL - TYP.
08.04	(E) HISTORIC WINDOW - REMOVE AND PROTECT TRIM, RUNNING WEIGHTS & CORD, REINSTALL TRIM, PAINT, AND PROTECT
08.05	(N) WOOD EXTERIOR STORM WINDOW WITH HANGER HARDWARE
08.12	(E) OPENING - WIDEN TO 3'-0" AND PROTECT - TRIM AND CASEWORK TO MATCH ORIGINAL
08.18	REINSTALL (E) ORIGINAL STORAGE DOOR - PROTECT
08.23	(N) PANIC HARDWARE @ EXIT DOORS
08.27	REPOINT (E) WINDOWS-IN RESTROOMS FOR PRIVACY
09.09	(N) WASHABLE LATEX (EGGSHELL FINISH INTERIOR WALL PAINT - TYP. - OWNER TO SELECT COLOR
09.13	(N) 5/8" GWB - FINISH TO MATCH (E) HISTORIC
09.16	(N) 3/8" PLY W/ 1/4" GWB FINISH - SEE STRUCTURAL FOR SHEAR REQ.
09.18	(N) SHEET LINOLEUM FLOORING - OWNER TO SELECT COLOR
10.02	(N) 18" VERTICAL GRAB BAR
10.03	(N) TOILET TISSUE DISPENSER
10.04	(N) 36" ADA GRAB BAR
10.05	(N) HAND SOAP DISPENSER
10.07	(N) BATHROOM MIRROR
10.09	(N) 42" ADA GRAB BAR
10.10	(N) PAPER TOWEL DISPENSER
10.12	(N) FIRE EXTINGUISHER
10.20	(N) TACTILE RESTROOM SIGN
10.21	(N) LIGHTED EXIT SIGN
11.02	(N) ADA COMPLIANT UNDERCOUNTER REFRIGERATOR - OFI
11.05	(N) ADA COMPLIANT 2'-4" KITCHEN RANGE - OFI
11.06	(N) 24" KITCHEN RANGE HOOD W/ ACCESSIBLE ON-OFF SWITCH - OFI - CONTRACTOR INSTALLED
11.09	(N) ADA COMPLIANT DISHWASHER
12.01	(N) KITCHEN CABINERY - TO MATCH (E) HISTORIC - FLUSH INSET W/ FACE FRAME
12.08	(N) ADJUSTABLE CABINET SHELVING - TYP.
12.09	(N) BUTCHER BLOCK KITCHEN COUNTERTOPS 4'-4" BACKSPLASH
22.01	(N) ADA COMPLIANT RESTROOM SINK
22.02	(N) ADA COMPLIANT TOILET W/ TOILET LEVER @ APPROACH SIDE
22.03	(N) WATER HEATER - TANKLESS
22.04	(N) LAVZER SINK PIPE PROTECTOR
22.10	(N) ADA COMPLIANT KITCHEN SINK W/ FAUCETS

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PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: INTERIOR ELEVATIONS
SHEET NO: A2.2

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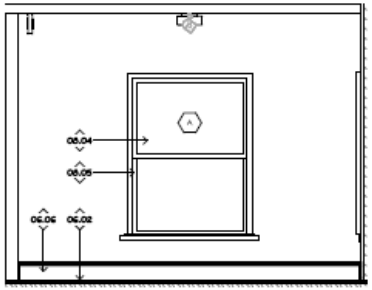
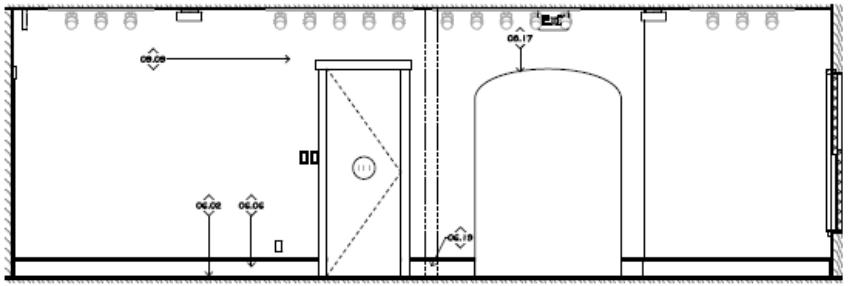
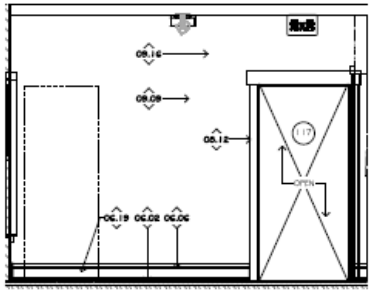


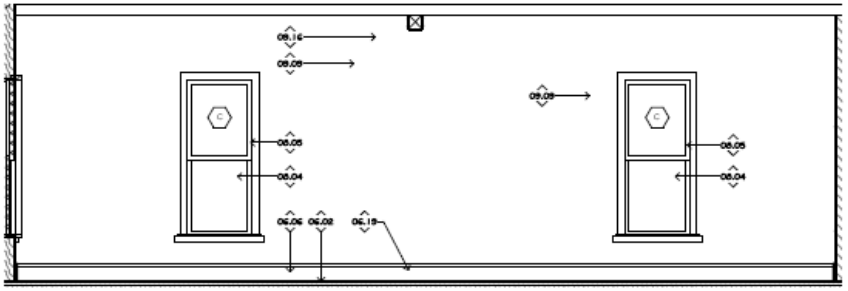
8 Event Room Elevation - EAST
1/2" = 1'-0"



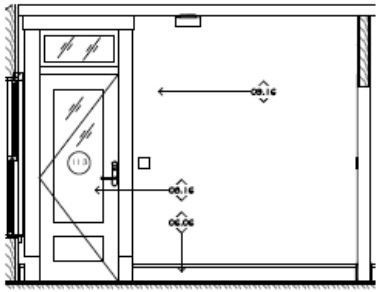
7 Event Room Elevation - NORTH
1/2" = 1'-0"



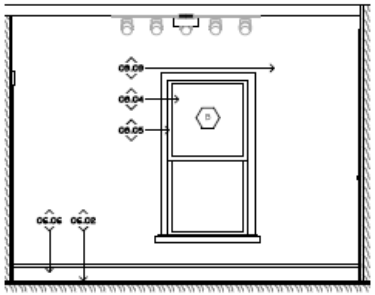
6 Event Room Elevation - WEST
1/2" = 1'-0"



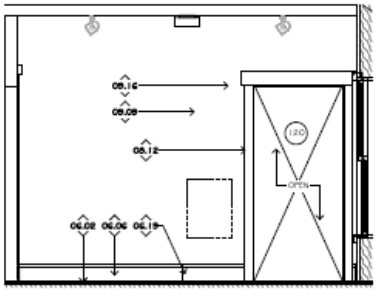
5 Event Room Elevation - SOUTH
1/2" = 1'-0"



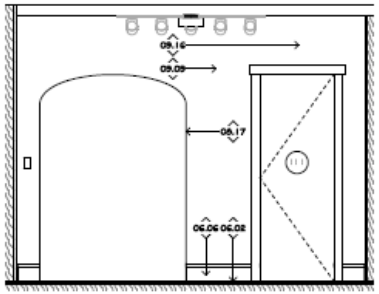
4 Entry Room Elevation - EAST
1/2" = 1'-0"



3 Entry Room Elevation - NORTH
1/2" = 1'-0"



2 Entry Room Elevation - WEST
1/2" = 1'-0"



1 Entry Room Elevation - SOUTH
1/2" = 1'-0"

KEYNOTE LEGEND	
NUMBER	TEXT
06.02	RESTORE (E) WOOD FLOORING - PATCH WHERE NECESSARY - TYP.
06.06	REMOVE (E) WOOD BASE MOLD - RESTORE TO ORIGINAL - PROTECT & REINSTALL
06.19	(N) WOOD BASE MOLD - MATCH (E) HISTORIC
06.54	(N) INFILL EXISTING DOOR OPENING
06.61	(N) FALSE BEAM OVERHEAD W/ TRIM TO MATCH HISTORIC
08.04	(E) HISTORIC WINDOW - REMOVE AND PROTECT TRIM, REPAIR WEIGHTS & CORD, REINSTALL TRIM, PAINT, AND PROTECT
08.05	(N) WOOD EXTERIOR STORM WINDOW WITH HANGER HARDWARE
08.12	(E) OPENING - WIDEN TO 3'-0" AND PROTECT - TRIM AND CASEWORK TO MATCH ORIGINAL
08.16	(E) FRONT DOOR - RESTORE TO ORIGINAL AND PROTECT
08.17	(E) ARCHED OPENING TO REMAIN - PROTECT
09.09	(N) WASHABLE LATEX EGGSHELL FINISH INTERIOR WALL PAINT - TYP. - OWNER TO SELECT COLOR
09.16	(N) 3/8" PLY W/ 1/4" GWB FINISH - SEE STRUCTURAL FOR SHEAR REQ.
09.17	CEIL BESLYPA TUT TO MATCH (E) HISTORIC FINISH

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PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: INTERIOR ELEVATIONS
SHEET NO: A2.3

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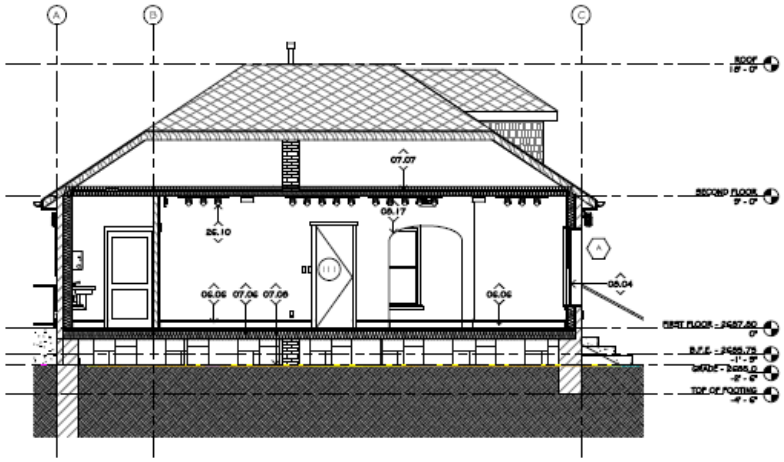
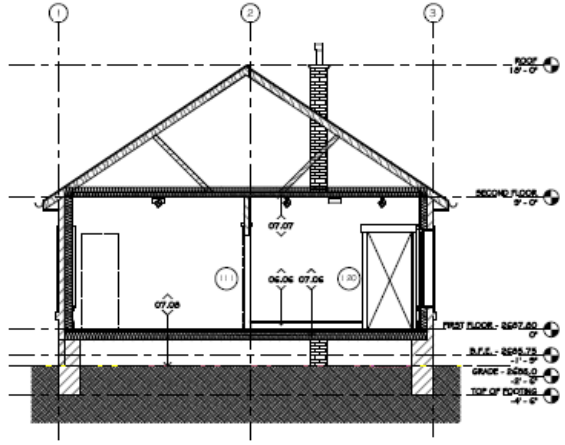
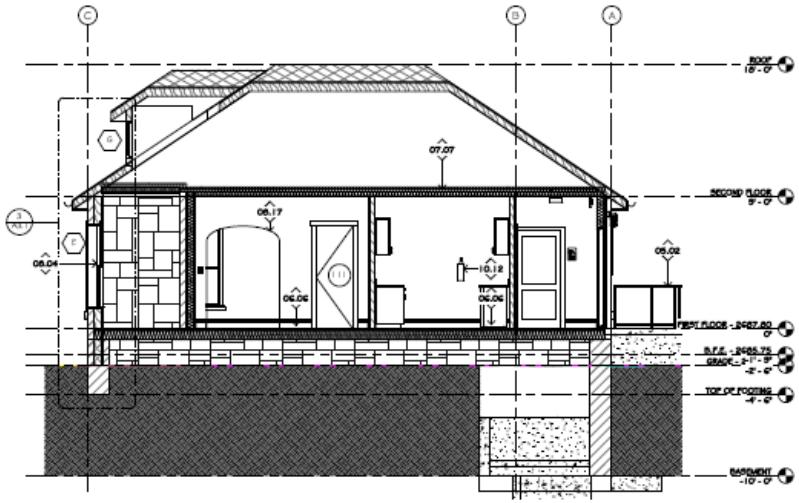


4 (N) LONGITUDINAL SECTION #1
1/4" = 1'-0"



3 (N) CROSS SECTION #2
1/4" = 1'-0"



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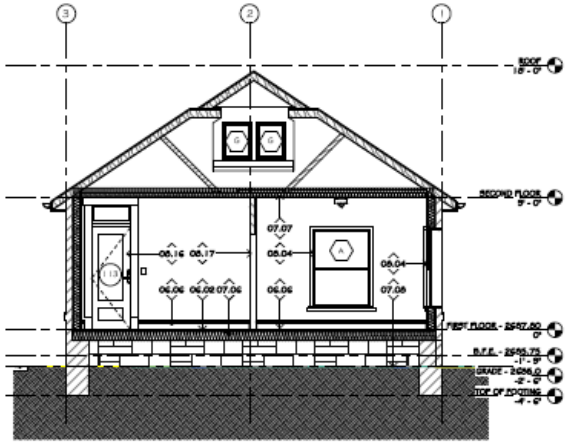
1/4" = 1'-0"



1 (N) CROSS SECTION #1
1/4" = 1'-0"

KEYNOTE LEGEND

NUMBER	TEXT
05.02	(N) 1 - 1/2" ROUND STEEL HANDRAIL - TYP.
06.02	RESTORE (E) WOOD FLOORING - PATCH WHERE NECESSARY - TYP.
06.06	REMOVE (E) WOOD BASE MOLD - RESTORE TO ORIGINAL - PROTECT & REINSTALL
07.03	(N) R-21 FIBERGLASS BATT INSULATION
07.06	(N) R-30 FIBERGLASS BATT INSULATION
07.07	(N) R-38 FIBERGLASS BATT INSULATION
07.08	(N) 6 MM POLYETHYLENE VAPOR BARRIER
08.04	(E) HISTORIC WINDOW - REMOVE AND PROTECT TRIM, REPAIR & REORSTR & CORD, REINSTALL TRIM, PAINT, AND PROTECT
08.06	(N) WINDOW - MATCH ORIGINAL HISTORIC
08.16	(E) FRONT DOOR - RESTORE TO ORIGINAL AND PROTECT
08.17	(E) ARCHED OPENING TO REMAIN - PROTECT
09.15	WET BLAST (E) EXTERIOR FINISH - RESTORE TO HISTORIC SANDSTONE
09.16	(N) 3/8" PLYW (14" GWB FINISH - SEE STRUCTURAL FOR SHEAR REQ.
09.17	SEAM & DISLY PATCH TO MATCH (E) HISTORIC FINISH
10.12	(N) FIRE EXTINGUISHER
26.10	(N) TRACK LIGHTING - 4 OR 5 HEAD FIXTURE - OWNER TO DETERMINE LOCATION

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REVISIONS:

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REVIEWED: SR
PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: BUILDING SECTIONS
SHEET NO: A3.0

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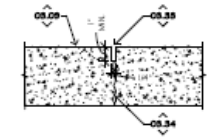
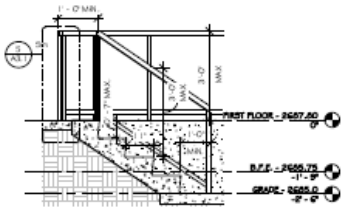
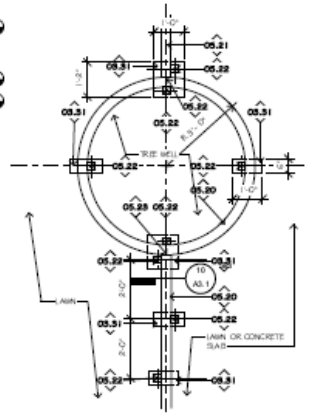


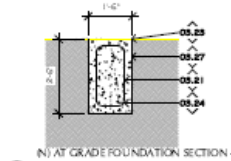
15 (N) CONCRETE SLAB JOINT
3" = 1'-0"



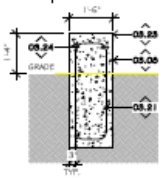
14 (N) REAR STAIR SECTION
1/2" = 1'-0"



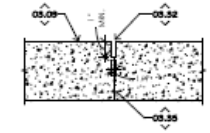
9 (N) LAWN INLAYS - PLAN VIEW
1/2" = 1'-0"



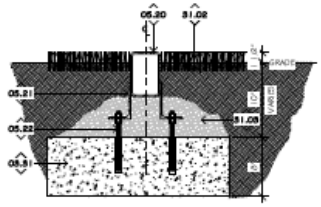
13 (N) AT GRADE FOUNDATION SECTION - TYP.
1/2" = 1'-0"



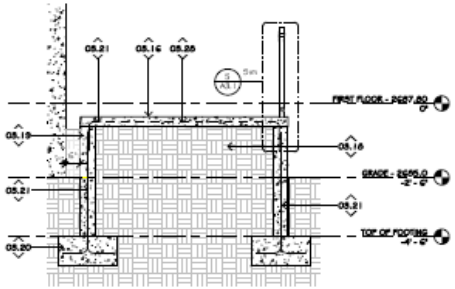
12 (N) CONCRETE SEAT WALL SECTION - TYP.
1/2" = 1'-0"



11 (N) CONCRETE SAWCUT JOINT
3" = 1'-0"

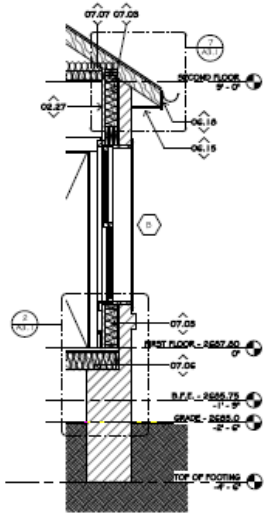


10 (N) LAWN INLAY SECTION
1 1/2" = 1'-0"

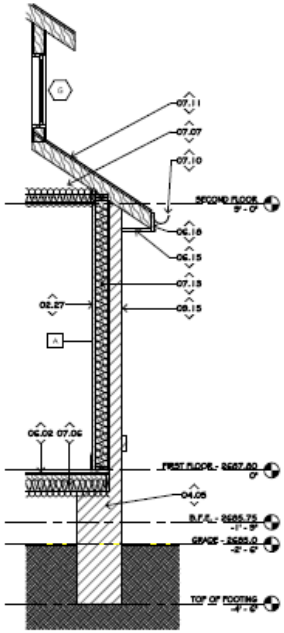


8 (N) SLOPED SIDEWALK CROSS SECTION
1/2" = 1'-0"

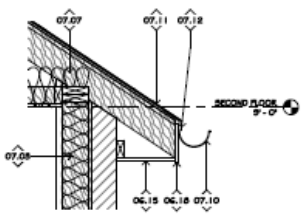
KEYNOTE LEGEND	
NUMBER	TEXT
01.16	HISTORIC I 3107 (E) SANDSTONE STEPS TO REMAIN - ALIGN AND PROTECT
02.27	REMOVE (E) LATH & PLASTER TO BARE STUDS
03.06	(N) 18" WIDE INTEGRAL COLORED CONCRETE SEAT WALL - BOARD FORM BOTH SIDES - SMOOTH TOP - SEE 1/A3.1 - TYP
03.09	(N) 4" CONCRETE PATHWAY
03.16	(N) 4" CONCRETE RAMP
03.17	(N) EPOXY GROUT - SLOPE AWAY FROM RAILING
03.18	(N) COMPRESSED GEOFILL
03.19	(N) 12" CONCRETE STEM WALL - TYP.
03.20	(N) CONCRETE FOOTING - SEE STRUCTURAL
03.21	(N) #4 STEEL REINFORCEMENT BAR AT 32" OC VERTICALLY - ALTERNATING BENDS IN FOOTING
03.23	(N) 3/8" RADIUS EDGE - SMOOTH - TYP AT ALL EXPOSED TOP EDGES
03.24	(N) #4 STEEL REINFORCEMENT BAR TOP AND BOTTOM AND IN FOOTING - CONTINUOUS - TYP
03.27	(N) 18" WIDE INTEGRAL COLORED CONCRETE FOUNDATION WALL MARKER - SEE 1/A3.1 - TYP.
03.28	(N) CONCRETE WIRE MESH - CONTRACTOR TO VERIFY
03.31	8" DEEP CONCRETE LEVELING PADS
03.32	(N) CONCRETE SAWCUT JOINT
03.33	(N) CONCRETE CONSTRUCTION JOINT
03.34	NATURAL SHRINKAGE CRACK
03.35	(N) CONCRETE POUR STOP JOINT
04.05	(E) SANDSTONE FOUNDATION TO REMAIN - PROTECT
05.02	(N) 1 - 1/2" ROUND STEEL HANDRAIL - TYP.
05.17	(N) 1 - 1/2" SQUARE BALUSTER OR CORNER POLE - VIF - TYP
05.19	(N) 3/8" FLAT STOCK - GRIND WELDS SMOOTH
05.20	(N) GALV PIPE 4XSCH 40 STEEL
05.21	(N) GLAV 5X5X1/4 STEEL ANGLE WELD TO SIDED OF LAWN INLAY TUBE
05.22	(N) GALV 1/2 DIA ALL THREAD - SET INTO EPOXY MOUNTING HOLES - W/ DOUBLE LEVELING NUTS
05.23	(N) SPLICE JOINT - SEAL
06.02	RESTORE (E) WOOD FLOORING - PATCH WHERE NECESSARY - TYP.
06.15	(N) WOOD SOFFIT - REPAIR & REPLACE WHERE DAMAGED - REMOVE (E) PAINT - PRIME & REPAINT
06.16	(N) WOOD FASCIA - REPAIR & REPLACE WHERE DAMAGED - REMOVE (E) PAINT - PRIME & REPAINT
06.19	(N) WOOD BASE MOLD - MATCH (E) HISTORIC
07.03	(N) R-21 FIBERGLASS BATT INSULATION
07.06	(N) R-30 FIBERGLASS BATT INSULATION
07.07	(N) R-38 FIBERGLASS BATT INSULATION
07.10	REMOVE (E) GUTTER & DOWNSPOUTS - REINSTALL AFTER FASCIA WORK
07.11	(E) ASPHALT SHINGLE TO REMAIN - PROTECT - TYP
07.12	(E) METAL DRIP EDGE TO REMAIN - PROTECT - TYP
07.13	(E) FIBERGLASS INSULATION TO REMAIN
08.15	WET BLAST (E) EXTERIOR FINISH - RESTORE TO HISTORIC SANDSTONE
31.02	(N) GRASS / LAWN
31.03	(N) GRAVEL BELOW LAWN INLAY STEEL TUBE



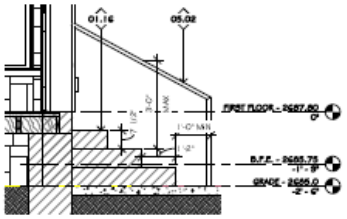
4 (N) NORTH WALL SECTION
1/2" = 1'-0"



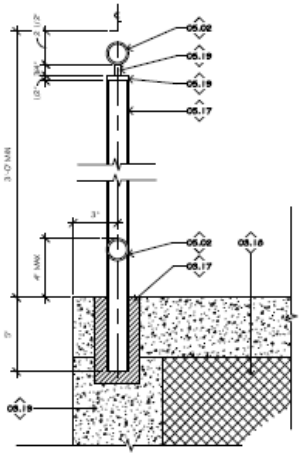
3 (N) EAST WALL SECTION
1/2" = 1'-0"



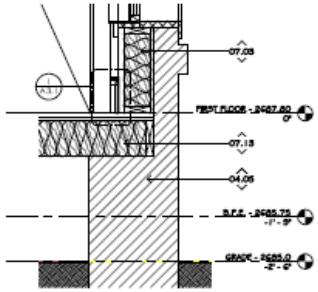
7 (N) SOFFIT DETAIL
1" = 1'-0"



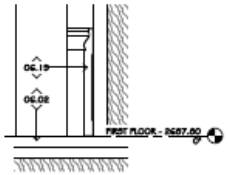
6 (E) FRONT STAIR SECTION
1/2" = 1'-0"



5 (N) RAILING EMBED DETAIL
3" = 1'-0"



2 (N) SOLE PLATE DETAIL
1" = 1'-0"



1 (N) BASE MOLD TRIM DETAIL
3" = 1'-0"

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NOT FOR CONSTRUCTION

City of Boise Arts & History
Erma Hayman House Restoration
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REVISIONS:

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CHECKED: ST
REVIEWED: ST
PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: WALL SECTIONS & DETAILS
SHEET NO: A3.1

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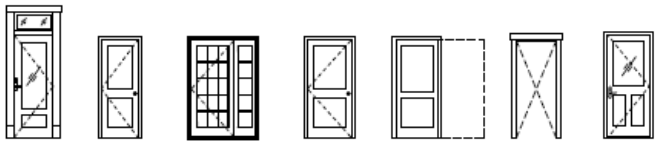
DOOR SCHEDULE

DOOR NUMBER	EXISTING / NEW	DOOR TYPE	DOOR MATERIAL	OPERATION	FINISH	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	GLASS	HARDWARE	FRAME MATERIAL	FRAME FINISH	REMARKS
BASEMENT													
121	Existing Construction	D	WOOD PANEL	SWINGING	(N) PAINT	2' - 0"	6' - 8"	0' - 1 3/4"	N/A	E	WOOD	(N) PAINT	
FIRST FLOOR - 2687.80													
111	Existing Construction	B	WOOD	SWINGING	(N) PAINT	2' - 6"	7' - 0"	0' - 1 3/4"	N/A	A	WOOD	(N) PAINT	RESTORE DOOR AND HARDWARE
112	Existing Construction	G	WOOD	SWINGING	(N) PAINT	2' - 10"	6' - 8"	0' - 1 3/4"	(E) HISTORIC	B	WOOD	(N) PAINT	RESTORE DOOR AND HARDWARE
113	Existing Construction	A	WOOD / GLASS	SWINGING	(N) PAINT	2' - 8"	7' - 0"	0' - 1 3/4"	(E) HISTORIC	B	WOOD	(N) PAINT	RESTORE DOOR AND HARDWARE
115	New Construction	E	WOOD	POCKET	(N) PAINT	3' - 0"	6' - 8"	0' - 1 3/4"	N/A	C	WOOD	(N) PAINT	ADA COMPLIANT
117	New Construction	F	N/A	N/A	N/A	3' - 0"	6' - 8"	0' - 0"	N/A	N/A	WOOD	(N) PAINT	ADA COMPLIANT - CASED OPENING
118	New Construction	E	WOOD	POCKET	(N) PAINT	3' - 0"	6' - 8"	0' - 1 3/4"	N/A	C	WOOD	(N) PAINT	ADA COMPLIANT
119	New Construction	H	WOOD / ALUM	SWINGING	FACTORY	4' - 7"	6' - 10"	0' - 1 3/4"	LOW-E II	D	WOOD	FACTORY	ADA COMPLIANT
120	New Construction	F	N/A	N/A	N/A	3' - 0"	6' - 8"	0' - 0"	N/A	N/A	WOOD	(N) PAINT	ADA COMPLIANT - CASED OPENING

DOOR TYPES



TYPE 'A' EXISTING HISTORIC DOOR. REPAIR AND RESTORE - REPAINT PROTECT

TYPE 'B' EXISTING HISTORIC DOOR. REPAIR AND RESTORE - REPAINT PROTECT

TYPE 'C' NEW MARVIN ULTIMATE COMMERCIAL DOOR W/ SIDELITES SIMULATED DIVIDED LITES W/ SPACER BARS PAINTED INTERIOR COLORS AS SELECTED BY OWNER *(OR APPROVED EQUAL)

TYPE 'D' NOT USED

TYPE 'E' NEW WOOD PANEL POCKET DOOR. DOOR AND TRIM TO APPROXIMATE ORIGINAL ADJACENT DOORWAY

TYPE 'F' NEW WOOD CASED OPENING TRIM TO MATCH ORIGINAL ADJACENT TRIM

TYPE 'G' EXISTING HISTORIC DOOR. REPAIR AND RESTORE - REPAINT PROTECT

DOOR HARDWARE SCHEDULE

GROUP A - DOOR 111 - RECEPTION TO EVENT
- EXISTING HISTORIC HARDWARE TO REMAIN
- RESTORE AS REQUIRED FOR FINISH AND FUNCTION

GROUP B - DOORS 112 & 113 - OUTSIDE TO PORCH / PORCH TO RECEPTION
- EXISTING HISTORIC HARDWARE TO REMAIN
- RESTORE AS REQUIRED FOR FINISH AND FUNCTION
- SIGNAGE - TACTILE EXIT SIGN TAPE ATTACHMENT — ABC STAMP "4 SIGNAGE" - EXIT SIGN PER ISC I 01 3.4 - COLOR SELECTED BY OWNER

GROUP C - DOORS 115 & 118 - RESTROOM DOORS
- POCKET DOOR SOFT CLOSE TRACK HARDWARE — JOHNSON HARDARE - 15005C SERIES KIT*
- PULLS 6" C TO C BACK TO BACK W/ FINING SET HAFELE - 903.08.503F US32D
- MORTICE LOCK W/ DEADBOLT, W/OUT EDGE PULL — HAFELE - 911.26.620" US32D
- THUMBTURN W/ EMERGENCY RELEASE — HAFELE - 902.53.344F US32D
- SIGNAGE - TAPE ATTACHMENT — ABC STAMP "4 SIGN" - ADA UNISEX RC RESTROOM SIGN - COLOR SELECTED BY OWNER
-

GROUP D - DOOR 119 - OUTSIDE TO REAR ENTRY
- HINGES — BY DOOR MFR. - US32D
- CLOSURE — BY DOOR MFR. - US32D
- EXIT DEVICE — VON DUPRIN 8470 SERIES W/ ELECTRIC LATCH RELEASE - LEVER 03F
- POWER SUPPLY AND POWER CORD — VON DUPRIN AS REQUIRED
- WEATHER STRIPPING — BY DOOR MFR. - US32D
- THRESHOLD — BY DOOR MFR.
- SIGNAGE - TACTILE EXIT SIGN TAPE ATTACHMENT — ABC STAMP "4 SIGNAGE" - EXIT SIGN PER ISC I 01 3.4 - COLOR SELECTED BY OWNER

NOTE: COORDINATE WITH OWNERS SECURITY CONTRACTOR FOR CARD READER AND DOOR RELEASE AND LOCK FUNCTIONS

GROUP E - DOOR 121 - BASEMENT DOOR
- EXISTING HISTORIC HARDWARE TO REMAIN
- RESTORE AS REQUIRED FOR FINISH AND FUNCTION

*** OR APPROVED EQUAL**

WINDOW SCHEDULE

TYPE MARK	OPERATION	MATERIAL	EXT. FINISH	INT. FINISH	HEIGHT	WIDTH	GLAZING	REMARKS
A	(E) SINGLE HUNG	WOOD	(N) PAINT	(N) PAINT	5' - 5"	4' - 0"	EXISTING	ADD (N) EXTERIOR STORM WINDOW W/ HARDWARE
B	(E) SINGLE HUNG	WOOD	(N) PAINT	(N) PAINT	5' - 5"	2' - 10"	EXISTING	ADD (N) EXTERIOR STORM WINDOW W/ HARDWARE
C	(E) SINGLE HUNG	WOOD	(N) PAINT	(N) PAINT	5' - 5"	2' - 4"	EXISTING	ADD (N) EXTERIOR STORM WINDOW W/ HARDWARE
D	(E) SINGLE HUNG	WOOD	(N) PAINT	(N) PAINT	3' - 0 3/4"	2' - 4"	EXISTING	ADD (N) EXTERIOR STORM WINDOW W/ HARDWARE
E	(E) SINGLE HUNG	WOOD	(N) PAINT	(N) PAINT	5' - 5"	2' - 10"	EXISTING	ADD (N) EXTERIOR STORM WINDOW W/ HARDWARE
F	(E) SINGLE HUNG	WOOD	(N) PAINT	(N) PAINT	5' - 5"	2' - 2"	EXISTING	ADD (N) EXTERIOR STORM WINDOW W/ HARDWARE
G	(N) FIXED	WOOD	(N) PAINT	(N) PAINT	2' - 6"	2' - 0"	SINGLE STRENGTH	

WINDOW TYPES

TYPE 'A' HISTORIC SINGLE HUNG REPAIR AND RESTORE AS REQUIRED W/ NEW CORD WEIGHTS REPAINT INSIDE AND OUT - IN CLUDING TRIM

FABRICATE AND INSTALL EXTERIOR 1930 PERIOD STORM WINDOWS AND INSECT SCREENS

TYPE 'B' HISTORIC SINGLE HUNG REPAIR AND RESTORE AS NOTED FOR TYPE 'A' WINDOW INCLUDING NEW STORM WINDOWS AND INSECT SCREENS

TYPE 'C' HISTORIC SINGLE HUNG REPAIR AND RESTORE AS NOTED FOR TYPE 'A' WINDOW INCLUDING NEW STORM WINDOWS AND INSECT SCREENS

TYPE 'D' HISTORIC SINGLE HUNG REPAIR AND RESTORE AS NOTED FOR TYPE 'A' WINDOW INCLUDING NEW STORM WINDOWS AND INSECT SCREENS

TYPE 'E' HISTORIC SINGLE HUNG REPAIR AND RESTORE AS NOTED FOR TYPE 'A' WINDOW INCLUDING NEW STORM WINDOWS AND INSECT SCREENS

TYPE 'F' HISTORIC SINGLE HUNG REPAIR AND RESTORE AS NOTED FOR TYPE 'A' WINDOW INCLUDING NEW STORM WINDOWS AND INSECT SCREENS

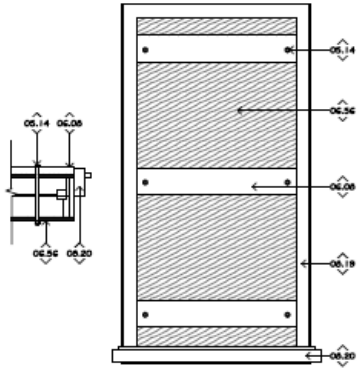
TYPE 'G' NEW FIXED GLASS EAST DORMER WINDOWS TO MATCH ORIGINAL WINDOWS (FROM PHOTOGRAPHS)

COMcheck Software Version 4.0.8.1

Interior Lighting Compliance Certificate

KEYNOTE LEGEND

NUMBER	TEXT
05.14	(N) 1/2" THRU BOLT W/ LARGE PINDER WASHERS EA. SIDE - TIGHTEN CAREFULLY NOT TO DAMAGE (E) EDGE TRIM
06.06	(N) 2 X 4 OR 2 X 6
06.56	(N) 3/4" COR PLYWOOD
06.19	(E) HISTORIC WINDOW CASING TO REMAIN - RESTORE & PROTECT
06.20	(E) HISTORIC WINDOW APRON TO REMAIN - RESTORE & PROTECT



WINDOW BLOCK - TYP.
1" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING CEILING FINISH	REMARKS
FIRST FLOOR - 2687.80									
1	PORCH	REFINISH (E) WOOD FLOOR	NONE	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	
2	FOYER	REFINISH (E) WOOD FLOOR	(E) HISTORIC - REPAIR & REFINISH	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	
3	RECEPTION	REFINISH (E) WOOD FLOOR	(E) HISTORIC - REPAIR & REFINISH	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	
4	KITCHEN	(N) LINOLEUM TILE	(E) HISTORIC - REPAIR & REFINISH	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	
5	BATH 1	(N) LINOLEUM TILE	(N) WOOD - MATCH HISTORIC	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	
6	REAR ENTRY	(N) LINOLEUM TILE	(N) WOOD - MATCH HISTORIC	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	
7	BATH 2	(N) LINOLEUM TILE	(N) WOOD - MATCH HISTORIC	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	(N) PAINT	

TROUT ARCHITECTS CHARTERED

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STEVEN S. TROUT

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Erma Hayman House Restoration
617 South Ash Street, Boise, Idaho 83702

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REVISIONS:

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REVIEWED: ST
PROJECT NO: 2019.030
DATE: 7/30/20
SHEET TITLE: SCHEDULES
SHEET NO: A6.0

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LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017; and City of Boise, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   2.3. See Engineer's plans for information about existing features.
   2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   3.2. All gravel overprep to be removed and disposed of off site.
   3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   4.3. All planter beds shall receive 16" min depth of screened topsoil.
   4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
   4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
   4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
   4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
   4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving on site topsoil per the approval of the project manager.
   4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a ph of 6.5-8.0.
   4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 2" below adjacent surfaces.
   4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
   5.7.1. Install 3/4" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
7. PLANTER BED MULCH
   7.1. All planter beds to receive 3" depth of rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
8. PLANTS
   8.6. All plant material shall be installed per industry standards.
   8.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   8.6. All ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   8.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   8.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
9. IRRIGATION
   9.1. Irrigation system shall be built to the following specifications:
   9.1.1. Adhere to city codes when connecting to city water.
   9.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
   9.1.3. Install outdoor timed controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
   9.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   9.1.4. 2-wire system to be installed per manufacturers recommendations. Follow all recommended grounding and wire splice recommendations.
   9.1.5. All remote control valves (including master control valves) to have flow control device.
   9.1.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes if located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   9.1.6.1. All pipe above 3" call per to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   9.1.7. Use common trenching where possible.
   9.1.8. All PVC located under hardscapes to be schedule 40 PVC with same mq's as above.
   9.1.9. All wires to be Pal gavin 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   9.1.10. Connect main line to point of connection in approximate location shown on plan.
   9.1.11. Contractor is responsible complying with all codes and paying all permits necessary.
   9.1.12. Sprinkler heads shall have matched precipitation within each control circuit. Valve flows shall not exceed 5 feet per second.
   9.1.13. All drip irrigation to be buried 2" below finished grade.
   9.1.14. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   9.1.15. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   9.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 60 psi.
   9.3. If any discrepancies are found, then local codes shall prevail.
10. CONTRACTOR RESPONSIBILITIES
   10.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   10.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   10.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
11. In the event of a discrepancy, notify the Landscape Architect.

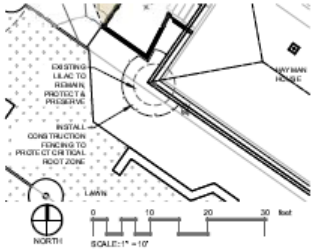
LEGEND

- EXISTING TREE TO REMAIN, PROTECT & PRESERVE
- EXISTING TREE TO BE REMOVED
- CHAT 2" DEPTH COMPACTED TO 95% PROCTOR OVER 3" DEPTH 2" - 4" ROCK COMPACTED TO 95%, USE STEEL EDGING AT ALL LOCATIONS ADJACENT TO LAWN OR PLANTER BEDS
- LAWN, SODDED TALL TURF-TYPE FESCUE, GRA PROVE O THER

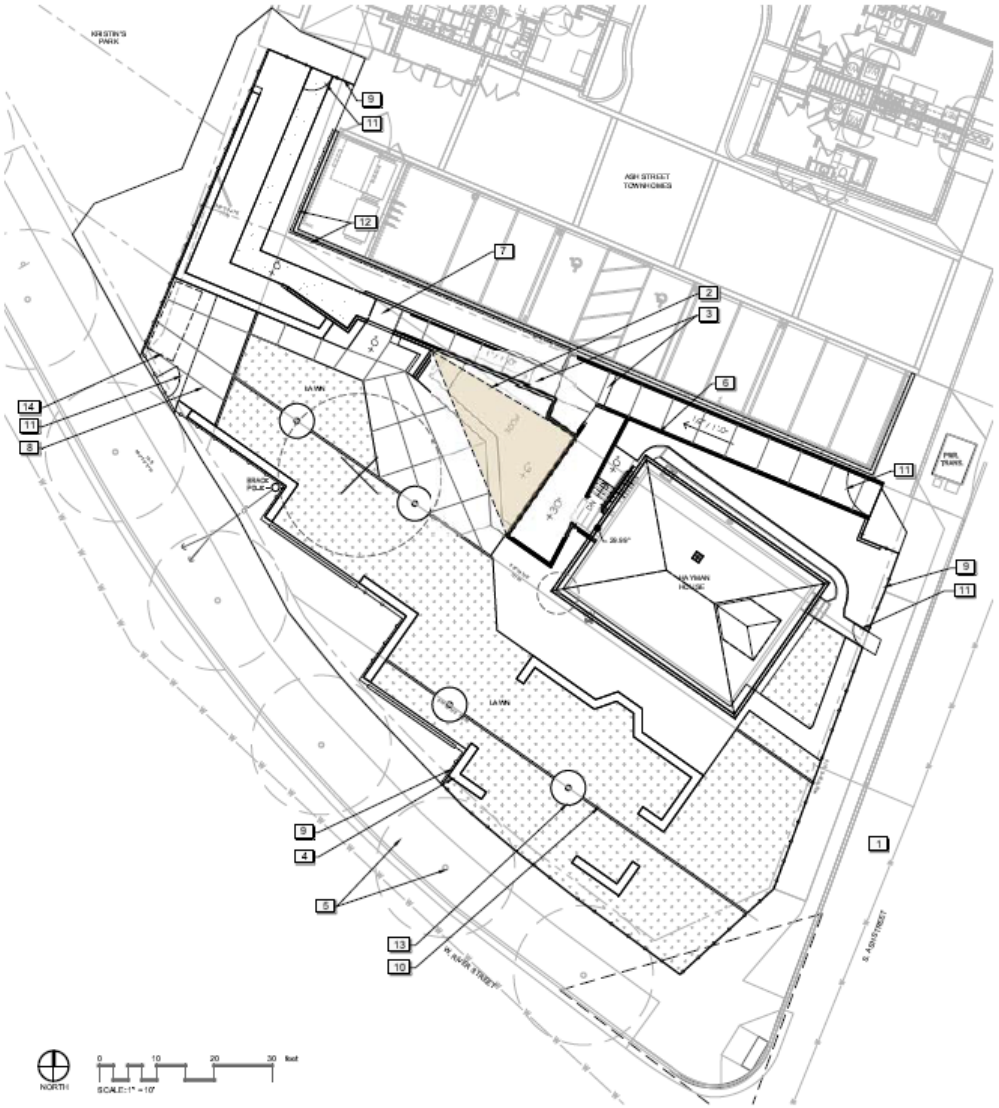
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PARALLEL PARKING
2	SHADE SAIL
3	RAMP
4	SANDSTONE WALLS AT GRADE, TYP
5	EXISTING RIVER STREET STREETSCAPE TO REMAIN, PRESERVE & PROTECT
6	HANDRAIL BY ARCHITECT
7	RAMP LANDING AT GRADE
8	CONCRETE, TYP
9	SCALLOP TYPE WIRE FENCING WITH WOOD POSTS & FRAME
10	LOT LINE FEATURE, GALVANIZED STEEL
11	MAN GATE, USE SCALLOP TYPE WIRE FENCING TO MATCH FENCE
12	STEEL CABLE FIBER TO WALL FOR SPALIER
13	TRASH RIVER GALVANIZED STEEL
14	POTENTIAL BIKE RACKS

EXISTING LILAC PROTECTION:



SITE PLAN:



STACK ROCK GROUP
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Seals

Hayman House
617 S. ASH ST

REVISIONS

MRK	DATE	DESCRIPTION
1	**	**

JOB NO.	19-107.1
DATE:	08.23.2019
DRAWN BY:	PH
CHECKED BY:	JD

DRAWING TITLE

SITE PLAN

SHEET NUMBER

L100

STACK ROCK GROUP - PERMIT SET - AGENCY REVIEW

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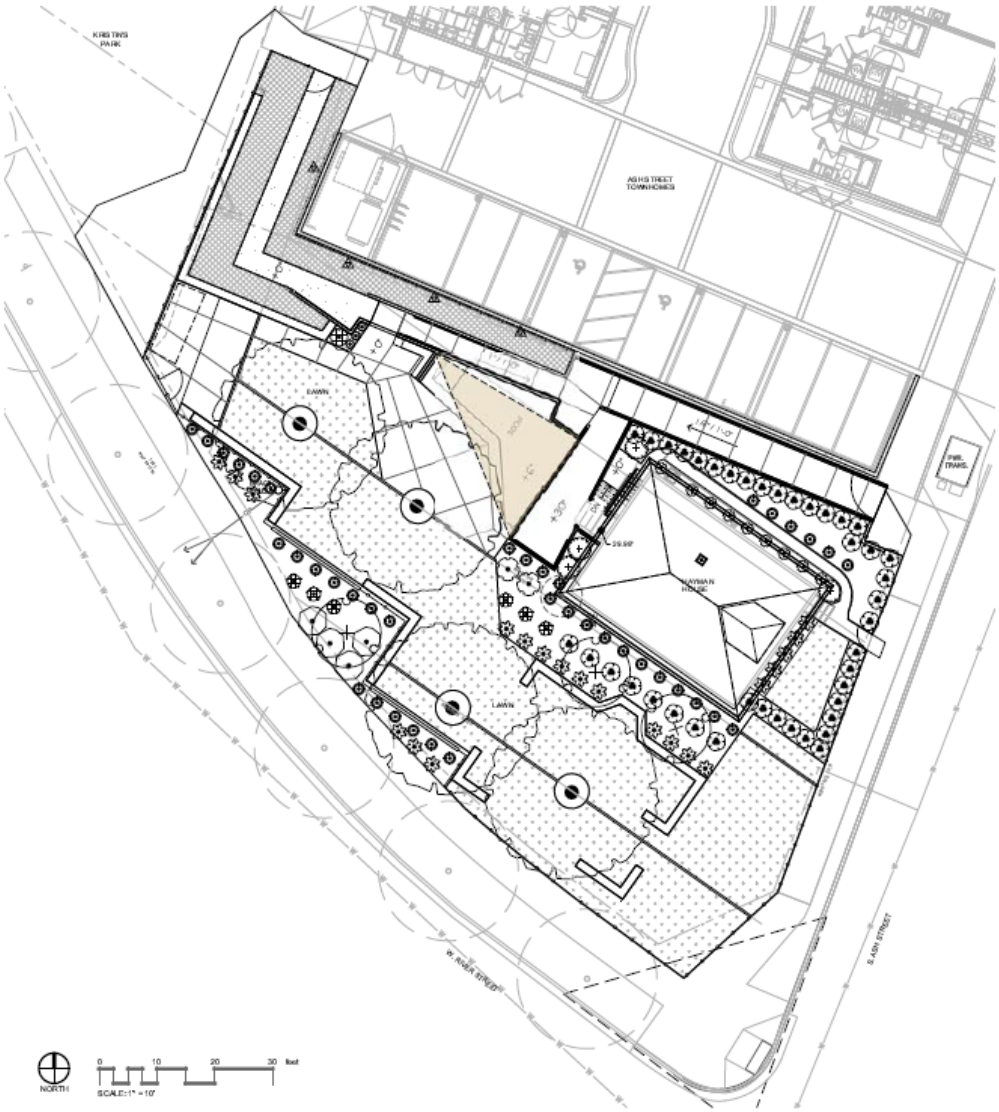
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"	3	CLASS I, 20' H X 15' W, DROUGHT TOLERANT
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B&B	2"	4	40'H x 35' W DROUGHT TOLERANT
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**QTY**	**REMARKS**
	Buxus microphylla japonica 'Winter Gem' / Winter Gem Boxwood	5 gal		41	3.5' H X 4' W
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		40	1.5'-2' H & W, DROUGHT TOLERANT
	Calycotheria canadensis 'Blue Mist' / Blue Mist Shrub	2 gal		6	3' H X 3' W, DROUGHT TOLERANT
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	1 gal		9	30"H x 30"W
	Hibiscus syriacus 'Red Heart' / Red Heart Rose-of-Sharon	5 gal		2	6' H X 6' W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal		3	2' - 2.5' H X 2' -2.5' W, DROUGHT TOLERANT
	Malus x domestica 'Three-Tier Combo Apple, Espalier / Spartan Apple	B&B		4	10'-25' Ha 15'-30' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal		1	2'-4' Ha W, DROUGHT TOLERANT
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		4	2.5'H X 6'+ W, DROUGHT TOLERANT
	Rosa x 'Noaschnee' / Flower Carpet White Groundcover Rose	2 gal		21	2'-3'H x 3'W DROUGHT TOLERANT
	Syringa x 'SMNHPU' TM / Bloomerang Dwarf Purple Lilac	5 gal		4	4'-6' Ha W
	HERB GARDEN				

LEGEND

- EXISTING TREE TO REMAIN, PROTECT & PRESERVE
- EXISTING TREE TO BE REMOVED
- CHAT 2" DEPTH COMPACTED TO 95% PROCTOR OVER 3" DEPTH ¾" ROAD MIX COMPACTED TO 95%, USE STEEL EDGING AT ALL LOCATIONS ADJACENT TO LAWN OR PLANTER BEDS
- LAWN, SOD OR DTALL TURF-TYPE FESCUE, OR APPROVED OTHER

PLANTING PLAN:



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Seal

Hayman House

617 S. ASH ST

REVISIONS

MRK	DATE	DESCRIPTION
1	--	--

JOB NO.	18-1414
DATE:	03.22.2019
DRAWN BY:	RB
CHECKED BY:	JB

DRAWING TITLE

PLANTING PLAN

SHEET NUMBER

L101

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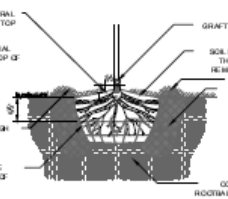
G:\Shared\Willet\Stack Rock Group\Work\18 WIP\Hayman House\03 CAD\05 Construction Documents\15 HPA LEED\Landscape Plan (Tuley

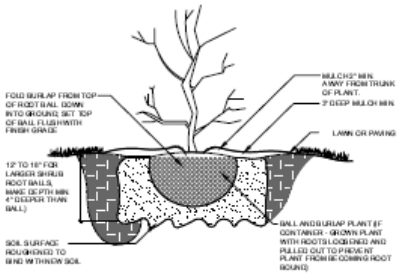
NOTES:
1. DO NOT DAMAGE CIRCUIT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOTBALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅔ OF THE ROOTBALL.
6. 3' DIAMETER PLANTER BED MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 32933-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ⅔ HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING
1" = 1'-0" 32933-03

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Seals

Hayman House

617 S. ASH ST

REVISIONS

MISC.	DATE	DESCRIPTION
1	--	--

JOB NO.	19-1074
DATE:	03.22.2019
DRAWN BY:	PR
CHECKED BY:	JD

DRAWING TITLE:

LANDSCAPE DETAILS

SHEET NUMBER

L102

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C:\Users\Admin\Stack Rock Group Dropbox\SRG 19\01 Projects\19-1074 Hayman House\03-CAD\LDS Construction Documents\19-1074 LDS CD Landscape Plan (Tony)

STACK ROCK GROUP - PRINT BY - ARCHITECT REVIEW

ABBREVIATIONS

#	POUNDS OR NUMBER
@	AT
A.B.	ANCHOR BOLTS
A.F.F.	ABOVE FINISH FLOOR
ADD'L.	ADDITIONAL
APPLIC.	APPLICABLE
ARCHIT.	ARCHITECTURAL
B.N.	BOUNDARY NAILING
B.O.D.	BOTTOM OF DECK
BLKG.	BLOCKING
B.M.	BEAM
BOT.	BOTTOM
BRNG.	BEARING
BTWN.	BETWEEN
C	CAMBER
C.F.S.	COLD FORMED STEEL
C.J.P.	COMPLETE JOINT PENETRATION
CL.	CENTERLINE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
COORD.	COORDINATE
D.B.A.	DEFORMED BAR ANCHOR
DBL.	DOUBLE
DET.	DETAIL
DL	DEAD LOAD
D.P.	DEEP
DWLS.	DOWELS
E.A.	EPOXY ANCHOR
E.B.	EXPANSION BOLT
E.N.	EDGE NAILING
EA.	EACH
ELEV.	ELEVATION
E.S.	EDGE SCREWING
EMBED.	EMBEDMENT
EXIST.	EXISTING
EXT.	EXTERIOR
F.N.	FIELD NAILING
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG.	FRAMING
FTG.	FOOTING
G.S.N.	GENERAL STRUCTURAL NOTES
GA.	GAUGE
GLB	GLU-LAM BEAM
H.A.S.	HEADED ANCHOR STUD
H.S.B.	HIGH STRENGTH BOLT
HORIZ.	HORIZONTAL
INFO.	INFORMATION
INT.	INTERIOR
J.B.	JOIST BEARING
JST.	JOIST
K	KIPS (1000 POUNDS)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
M.B.	MACHINE BOLT
MAS.	MASONRY
MAX.	MAXIMUM
MECH'L.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.H.	OPPOSITE HAND
O.W.S.J.	OPEN WEB STEEL JOIST
OPNG.	OPENING
P.D.F.	POWDER DRIVEN FASTENER
P.T.	PRESSURE TREATED
PERP.	PERPENDICULAR
PL.	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLAM
PT.	POINT
REINF.	REINFORCING
REQ'D.	REQUIRED
SCHED.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SJ.	SLAB JOINT
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STAGG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
T.A.S.	THREADED ANCHOR STUD
T.N.	TOE NAIL
T.O.F.	TOP OF FOOTING
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.F.	WIDE FLANGE (BEAM)
W.P.	WORK POINT
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.W.R.	WELDED WIRE REINF.

GENERAL STRUCTURAL NOTES (G.S.N.)

GENERAL

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. THESE STRUCTURAL DRAWINGS ARE INTENDED TO PRESENT SUFFICIENT DIMENSIONS TO INDICATE MAJOR PLAN SIZES AND TO LOCATE PRIMARY STRUCTURAL COMPONENTS. THE CONTRACTOR SHALL COORDINATE LOCATION OF SECONDARY ELEMENTS, WALLS, OR MEMBERS RELATED TO OTHER DISCIPLINES. USE DETAILS MARKED "TYPICAL" WHEREVER APPLICABLE. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE (IBC). THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE-MENTIONED COMPONENTS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

SHOP DRAWINGS/SUBMITTALS

SHOP DRAWINGS AND SUBMITTALS ARE TO BE CHECKED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING FOR STRUCTURAL REVIEW. ANY REQUEST FOR MODIFICATION TO THE DRAWINGS MUST BE SUBMITTED IN WRITING. THIS MAY BE ACCOMPLISHED THROUGH THE SHOP DRAWINGS ONLY IF THE CHANGE IS CLEARLY REPRESENTED, CLOUDED AND NOTED AS BEING A REQUESTED CHANGE REQUIRING THE STRUCTURAL ENGINEER APPROVAL. CHANGES TO THE DRAWINGS BY WAY OF THE SHOP DRAWINGS THAT ARE NOT CLEARLY NOTED AS STATED ABOVE, DO NOT CONSTITUTE AN AUTHORIZED CHANGE EVEN THOUGH THE DRAWINGS HAVE BEEN STAMPED WITH THE STRUCTURAL ENGINEER REVIEW STAMP. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF DIMENSIONS AND DETAILS FOR EACH SUBCONTRACTOR.

SHOP DRAWINGS SHALL INCLUDE PLANS, DETAILS AND ELEVATIONS AS NECESSARY TO INDICATE UNDERSTANDING OF THE CONTRACT DOCUMENTS. SUBMITTALS SHALL INCLUDE CURRENT PRODUCT COMPARE REPORTS WHERE APPLICABLE AND INDICATED. CAUTIONS OF USAGE FOR THE PRODUCT. ENSURE SHOP DRAWINGS/SUBMITTALS ARE ROUTED THROUGH THE CONTRACTOR AND ARCHITECT FOR STRUCTURAL ENGINEERS REVIEW.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING:
* CONCRETE REINFORCING
* CONCRETE MIX DESIGN

PRODUCT AND MATERIAL SUBSTITUTIONS

PRODUCTS AND MATERIALS ARE TO BE AS SPECIFIED IN THE CONTRACT DOCUMENTS. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER AND ARCHITECT. THE CONTRACTOR SHALL BE BILLED HOURLY FOR THE TIME REQUIRED TO CONSIDER A SUBSTITUTION AT THE STRUCTURAL ENGINEER'S AND ARCHITECT'S DISCRETION.

DESIGN LOADS

FLOOR LIVE LOAD	100 PSF
GROUND SNOW LOAD, P_G:	20 PSF
FLAT-ROOF SNOW LOAD, P_f:	20 PSF
SNOW EXPOSURE FACTOR, C_e:	0.9
IMPORTANCE FACTOR (SNOW) I_s:	1.0
THERMAL FACTOR, C_t:	1.1
RISK CATEGORY PER IBC:	II
BASIC WIND SPEED, V_{ult}:	115 MPH (3 SEC GUST); EXPOSURE B
INTERNAL PRESSURE COEFFICIENT, (GC_{pi}):	±0.18
COMPONENTS & CLADDING DESIGN PRESSURE:	24.42 PSF
IMPORTANCE FACTOR (SEISMIC) I_e:	1.0
S_s:	0.3091
S_1:	0.1052
SITE CLASS:	D
S_{DS}:	0.320
S_{D1}:	0.167
SEISMIC DESIGN CATEGORY:	C
SEISMIC FORCE RESISTING SYSTEM:	LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS
DESIGN BASE SHEAR:	V = CS X WT
SEISMIC RESPONSE COEFFICIENT, C_s:	0.160
RESPONSE MODIFICATION FACTOR, R:	2.0
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE PROCEDURE

SEE PLANS FOR SPECIAL MECHANICAL UNIT LOADING.

FOUNDATION

ASSUMED DESIGN ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF. BOTTOM OF ALL FOOTINGS TO BEAR ON COMPETENT, NATIVE, INORGANIC, UNDISTURBED SOIL 1'-0" MINIMUM BELOW EXISTING GRADE OR COMPACTED STRUCTURAL FILL; REFER TO THE GEOTECHNICAL REPORT FOR MORE INFORMATION. EXTEND ALL EXTERIOR FOOTINGS 2'-0" MINIMUM BELOW FINISHED GRADE. NO FOOTING SHALL BEAR HIGHER THAN A 1 VERTICAL TO 1.5 HORIZONTAL SLOPE ABOVE ANY EXCAVATION, EXISTING OR PLANNED. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO PREVENT MOVEMENT OF WALLS IF BACKFILL IS PLACED BEFORE FLOOR SYSTEM IS IN PLACE. THERE SHALL BE 95% COMPACTION (ASTM D1557 MODIFIED PROCTOR DENSITY) OF ALL BACKFILL SOIL UNDER SLABS ON GRADE.

CAST-IN-PLACE CONCRETE

ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
* 3000 PSI—FOOTINGS (2500PSI USED FOR DESIGN).
* 4000 PSI—EXPOSED CONCRETE SLABS AND FOUNDATION WALLS.

MAXIMUM SLUMP: 3" FOR SLABS AND FOOTINGS; 4" FOR WALLS, COLUMNS AND BEAMS.
CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-14 (R-14), "CHAPTER 26 FOR STANDARDS FOR TESTS & MATERIALS, CHAPTERS 19, 20, 25 & 26 FOR CONSTRUCTION REQUIREMENTS". REFER TO ACI 302.1R-04 FOR SLABS ON GRADE MIX DESIGN.

BRICK TIES: SEISMIC DESIGN CATEGORY A, B, C (LOW-WIND REGION (Q_z= 40 PSF).

POST INSTALLED BRICK TIES: SEISMIC DESIGN CATEGORY A, B, C (LOW-WIND REGION (Q_z= 40 PSF).

FOR WOOD STUD CONSTRUCTION USE 8MM "SPIRA-LOK" BY HOHMANN & BARNARD OR APPROVED EQUIVALENT POST INSTALLED VENEER ANCHORING SYSTEM. INSTALL FROM THE INSIDE BY LOCATING THE STUDS SO THE ANCHOR CAN BE ANCHORED DIRECTLY TO THE STUD PER IBC 2.1 INSTALL THE ANCHOR AT 16" ON CENTER VERTICALLY (MAX.) AND 16" OR 24" ON CENTER HORIZONTALLY TO MATCH STUD FRAMING.

REINFORCING STEEL

WELDED WIRE REINFORCING: ASTM A82 AND A185
DEFORMED BARS: ASTM A615, GRADE 40 FOR #3; GRADE 60 FOR #4 & LARGER; ASTM A706 FOR WELDED CONDITIONS.

LAP SPLICES (HORIZONTAL AND VERTICAL STEEL)

* CONCRETE: 52 BAR DIA. FOR BEAMS, COLUMNS, RETAINING AND ABOVE-GRADE WALLS FOR #6 AND SMALLER.
  40 BAR DIA. OTHER, UNLESS NOTED OTHERWISE FOR #6 & SMALLER.

WELDED WIRE FABRIC SPLICES: WIRE SPACING + 2".

CONCRETE COVER
UNLESS OTHERWISE NOTED ON THESE DRAWINGS, UTILIZE THE FOLLOWING CLEAR EMBEDMENT AT REINFORCING BARS VALUES FOR CAST-IN-PLACE, NON-PRE-STRESSED CONCRETE TYPICALLY:

CONCRETE CAST AGAINST SOIL = 3".
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER = 2" (#6 OR GREATER)
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER = 1-1/2" (#5 OR LESS)

USE ONLY A706 STEEL FOR ALL WELDED REINFORCING. SECURELY TIE ALL REINFORCING IN PLACE WITH DOUBLE ANNEALED 16-GAUGE IRON WIRE OR APPROVED CLIPS. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION.

GROUT AND EPOXY ADHESIVES

NON-SHRINK GROUT: "MASTERFLOW 928" AS MANUFACTURED BY BASF BUILDING SYSTEMS OR APPROVED EQUIVALENT.

EPOXY ADHESIVES:
* FOR INSTALLATION IN REINFORCED MASONRY: SIMPSON "SET-XP" (ER-263)
* FOR INSTALLATION IN UNREINFORCED MASONRY (BRICK): SIMPSON "SET" (ESR-1772)
* FOR INSTALLATION IN CONCRETE: SIMPSON "SET-XP" (ESR-2508)

STRUCTURAL AND MISC. STEEL

EPOXY ANCHORS: CARBON STEEL THREADED ANCHOR RODS CONFORMING TO ASTM A307 GRADE C, OR ASTM A193 GRADE B7, OR STAINLESS STEEL THREADED ANCHOR RODS CONFORMING TO ASTM F593, ALLOY GROUP 1, TYPE 304, CONDITION CW. INSTALL RODS USING APPROPRIATE EPOXY ADHESIVE FOR THE BASE MATERIAL ACCORDING TO THE "GROUT AND EPOXY ADHESIVE" SECTION ABOVE.
HEADED ANCHOR STUD (H.A.S.) AND THREADED ANCHOR STUD (T.A.S.): ASTM A108-B7, FY = 50 KSI, END WELDED. PER MANUFACTURERS RECOMMENDATIONS.
FIELD WELDS: WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED IN THE SHOP WHENEVER PRACTICAL. AN EFFORT HAS BEEN MADE TO INDICATE WELDS THAT CAN BE OR SHOULD BE FIELD WELDED. IT IS, HOWEVER, THE FABRICATORS RESPONSIBILITY TO DECIDE WHERE AND HOW THE WELDING IS TO BE ACCOMPLISHED TO ACHIEVE THE INTENDED RESULT.

WOOD

GENERAL:
ALL WOOD BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESSURE TREATED DOUGLAS FIR. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.
SAWN LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, WWPA GRADING RULES.
FRAMING ANCHORS AND CONNECTORS: "SIMPSON STRONG TIE" OR USP PRODUCT THAT MEETS OR EXCEEDS SIMPSON PRODUCTS OR APPROVED EQUIVALENT AS INDICATED ON DRAWINGS. INSTALL AND CONNECT PER MANUFACTURER'S REQUIREMENTS.
NAIL GUNS: ALL NAILED ROOF OR FLOOR DIAPHRAGMS AND SHEAR WALLS ARE DESIGNED USING ALLOWABLE IBC SHEAR VALUES WHICH ARE BASED ON CONVENTIONAL COMMON NAIL SIZES. USE OF PNEUMATIC NAIL GUNS OR STAPLES IS ACCEPTABLE ONLY WITH ENGINEER APPROVAL OF TYPE OF FASTENER AND SPACING IN ORDER TO MEET INTENDED DESIGN LOADS. FOR NAILING NOT SHOWN ON DRAWINGS, USE IBC FASTENING SCHEDULE, TABLE 2304.10.1.

FASTENERS IN CONTACT WITH PRESSURE PRESERVATIVE-TREATED (PPT) AND FIRE-RETARDANT-TREATED WOOD ARE TO BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. CONNECTIONS SHOULD NOT INCORPORATE DISSIMILAR METALS OR METALLIC COATINGS IN CONTACT WITH EACH OTHER. PRODUCTS IN WHICH THE COATINGS HAVE BEEN DAMAGED OR COMPROMISED DURING SHIPPING, STORAGE OR INSTALLATION SHOULD BE DISCARDED OR OTHERWISE EFFECTIVELY RESTORED (IBC SECTION 2304.10.5, IRC SECTION R317.3).

SPECIAL STRUCTURAL INSPECTIONS

THE OWNER SHALL EMPLOY A SPECIAL INSPECTION SERVICE TO PERFORM INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE 2015 INTERNATIONAL BUILDING CODE. INSPECTION REPORTS FOR THE ITEMS LISTED IN THE "SPECIAL INSPECTION SCHEDULE" SHALL BE FURNISHED TO THE STRUCTURAL ENGINEER OF RECORD IN A TIMELY MANNER. INSPECTION REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES THAT ARE NOT CORRECTED SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE OWNER AND STRUCTURAL ENGINEER OF RECORD.

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CONCRETE REQUIRED SPECIAL INSPECTIONS, TESTS AND REQUIREMENTS (IBC TABLE 1705.3)

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCE STANDARD	IBC STANDARD
1) INSPECT REINFORCEMENT AND VERIFY PLACEMENT	-	X	ACI 318 CH. 20, 24.2, 26.3, 26.6.1-26.6.3	-
2) INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
4) INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. REFER TO THE EVALUATION REPORT FOR SPECIAL INSPECTION CRITERIA. A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINE ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A	X	X	ACI 318: 17.8.2.1 ACI 318: 17.8.2	-
5) VERIFY USE OF REQUIRED DESIGN MIX	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6) PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE	X	-	ASTM C172 ASTT C31 ACI 318: 26.4, 26.12	-
7) INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 26.5	-
8) VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 26.5.3-26.5.5	-
12) INSPECT FRAMEWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.11.1.2 (B)	-

SOILS SPECIAL INSPECTIONS, TESTS AND REQUIREMENTS (IBC TABLE 1705.6)

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	IBC STANDARD
1) VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	X	1705.6
2) VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X	1705.6
4) VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	-	1705.6
5) PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X	1705.6

WOOD SPECIAL INSPECTION (IBC 1705.5)

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCE STANDARD	IBC STANDARD
3) CONNECTIONS FOR DIAPHRAGM CHORDS, COLLECTORS, BRACING AND SHEAR WALL ANCHORAGE AND HOLDOWNS REQUIRE ALL CONNECTIONS TO BE VISUALLY INSPECTED	-	X	-	1705.12.2

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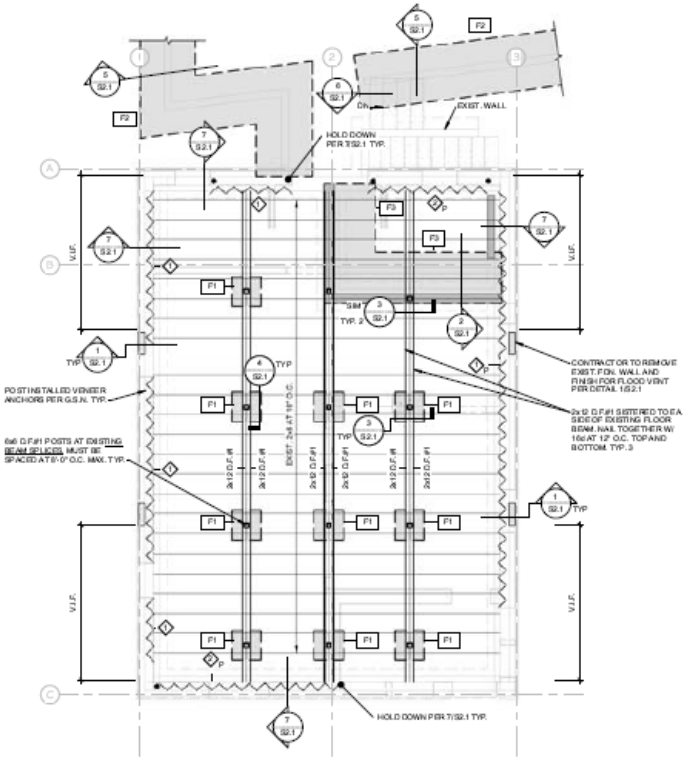
FOOTING SCHEDULE			
MARK	SIZE	REINFORCEMENT	COMMENTS
F1	2'-0" SQ. x 10" THICK.	(3) #5 EA. WAY	
F2	3'-6" x 12" THICK CONT.	(5) #5 CONT.	
F3	3'-6" x 12" THICK CONT.	(4) #5 CONT.	

FOUNDATION PLAN NOTES

1. FOR GENERAL STRUCTURAL NOTES (G.S.N.), SEE SHEET S0.1.
2. THE DIMENSIONS SHOWN HERE APPLY TO STRUCTURAL ELEMENTS ONLY. SEE ARCHITECTURAL PLANS FOR ANY DIMENSIONS NOT NOTED.
3. F1 — DENOTES FOOTING MARK NUMBER. SEE FTG. SCHEDULE.
4. 1 — DENOTES REMOVING INTERIOR FINISH TO PLACE WOOD SHEAR WALL. SEE SHEAR WALL SCHEDULE 2/S2.2 .



FOUNDATION PLAN 1
1/4" = 1'-0"

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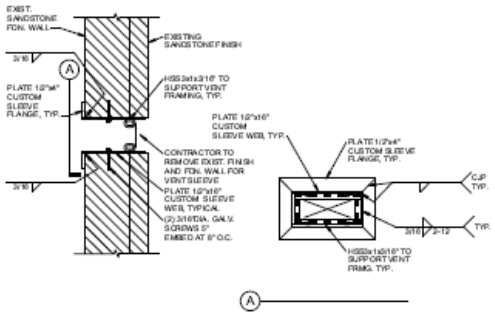
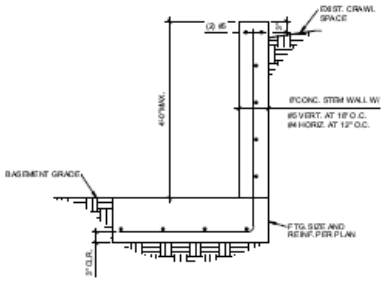
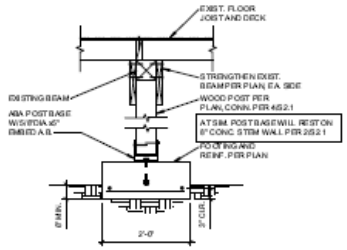


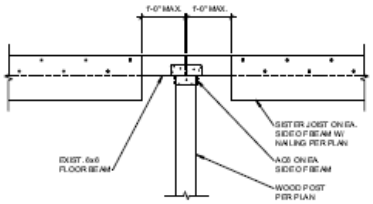
1 VENT SLEEVE DETAIL
3/4" = 1'-0"



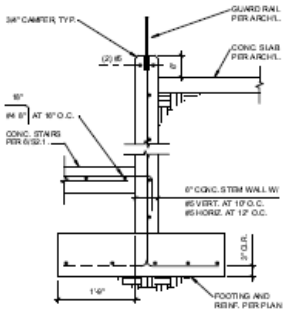
2 BASEMENT RETAINING WALL
3/4" = 1'-0"



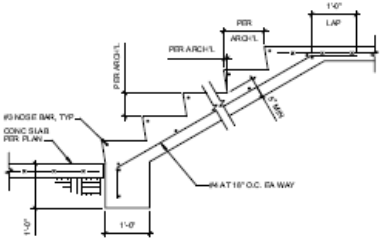
3 INTERIOR PONY WALL
3/4" = 1'-0"



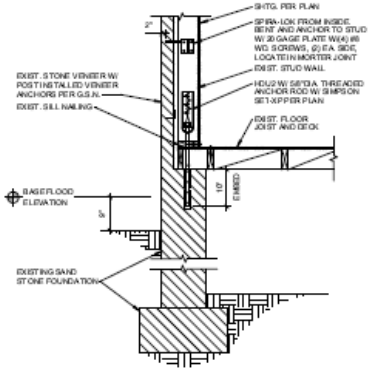
4 WOOD POST TO BEAM CONNECTION
3/4" = 1'-0"



5 WALL SECTION AT STAIRS
3/4" = 1'-0"



6 CONCRETE STAIRS ON GRADE
3/4" = 1'-0"



7 EXTERIOR WALL
3/4" = 1'-0"

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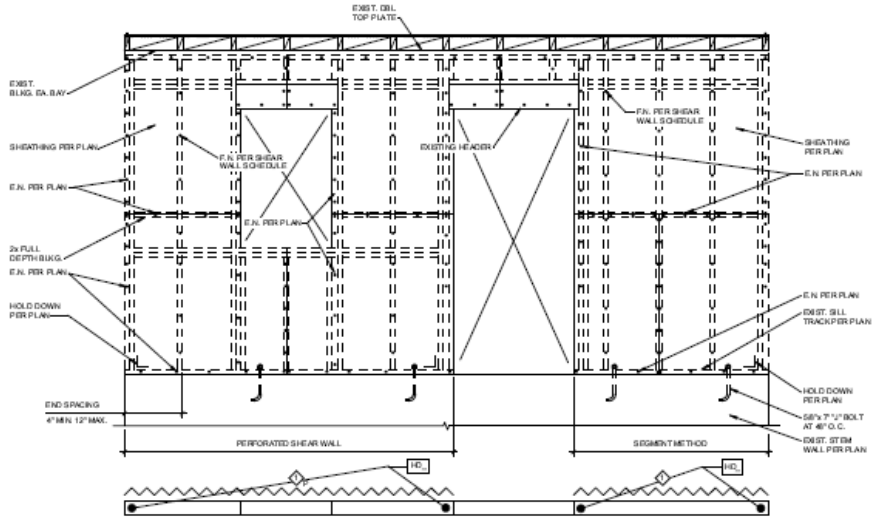

NOTES:
1. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8".
2. PANEL TO BE 4'-0" x 8'-0" UNLESS AT BOUNDARIES AND
3. NAIL HEAD SHALL NOT BREAK OUTER PLY OF SHEATHING.
4. NOT USED.
5. E.N. = EDGE NAIL, F.N. = FIELD NAIL, AB.= ANCHOR BOLT
6. NOT USED.
7. NOT USED.
8. WHERE OPENINGS STACK PROVIDE BLOCK & STRAP ATEA. HEADER AND SILL ACCORDINGLY.

1 SHEAR WALL LAYOUT
3/4" = 1'-0"

SHEAR WALL SCHEDULE

MARK	NOMINAL PANEL THICKNESS (T)	NUMBER OF SIDES	EDGE NAILING (E.N.)				FDN. ANCHOR BOLTS	REMARKS	ALLOWABLE SHEAR (PLF)
			NAIL SIZE AND SPACING	STAPLE SIZE AND SPACING (RSI-1539) [9]			SIZE AND SPACING		
			8d 2 1/2x0.131" COMMON	16GA 7/16"x1 1/2"	15GA 7/16"x1 3/4"	14GA 7/16"x2"	5/8"DIA x7" EMBED (INSTALL NEW ANCHORS W/ EP OXY W/ 10" EMBED IF ANCHORS DON'T EXIST.		
1	3/8"	ONE SIDE	AT 6" O.C.	AT 3" O.C.	AT 4" O.C.	AT 4" O.C.	AT 48" O.C	N.A.	230 PLF - SEISMIC 330 PLF - WIND
2	3/8"	ONE SIDE	AT 3" O.C.	N/A	AT 2" O.C. W/ 3x FRMG.	AT 2" O.C. W/ 3x FRMG.	AT 36" O.C	N.A.	400 PLF - SEISMIC 550 PLF - WIND

NOTES:
1. SEE DETAIL 1/S2.2 FOR TYPICAL SHEAR WALL LAYOUT.
2. WHERE NO MARK IS INDICATED USE SHEAR WALL TYPE ON ALL EXTERIOR WOOD FRAMED WALLS.
3. NOT USED.
4. FIELD NAILING SHALL BE 8d@12" x 0.131" COMMON) AT 12" O.C. INTERMEDIATE STAPLES SHALL BE PLACED AT 12" O.C.
7. ALL PANELS TO BE APA RATED SHEATHING.
9. STAPLE CROWNS TO BE PARALLEL TO LONG DIMENSION OF STUDS.
10. BLOCK ALL PANEL EDGES WITH THE SAME THICKNESS BLOCK AS STUDS.
11. AT JOIST OR TRUSS FULL DEPTH BLOCKING PER 1/S2.2
12. PROVIDE 14"x14"x0" PLATE WASHER W/ SLOTTED HOLE SO THE EDGE OF THE PLATE CAN BE LOCATED 1/2" AWAY FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE WALL BKTG. A CUT WASHER SHALL BE PLACED BTWN. THE 1/4" PLATE AND NUT.

2 SHEAR WALL SCHEDULE
3/4" = 1'-0"

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