

GENERAL PROJECT NOTES

- DRAWINGS ARE DIAGRAMMATIC IN NATURE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO TIE THE PROJECT TOGETHER INTO A COMPLETE WHOLE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES OR PROBLEMS FOR RESOLUTION OR EXPLANATION.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO ARCHITECT. DIMENSIONS ARE TO BE FIELD VERIFIED w/ EXISTING CONDITIONS. ADJUST DIMENSIONS AS REQUIRED TO MEET THE DESIGN INTENT & CURRENT CODE REQUIREMENTS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO COORD. WITH DRAWINGS CAREFULLY FOR WORK PERFORMED BY THE OWNER OR NOT IN CONTRACT (N/C).
- ALL PROJECT CONSTRUCTION TO MEET CURRENT ANSI AND ADA-AG REQUIREMENTS INCLUDING SIGNAGE, DOOR HARDWARE, CLEARANCES AND OTHER REQUIREMENTS FOR EACH ACCESSIBLE FEATURE, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- ALL CONSTRUCTION TO BE TO CURRENT ADOPTED CODES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL CONSTRUCTION TO BE TO CURRENT ADOPTED CODES.
 - A. INTERNATIONAL BUILDING CODE
 - B. INTERNATIONAL MECHANICAL CODE
 - C. INTERNATIONAL PLUMBING CODE
 - D. INTERNATIONAL ELECTRICAL CODE
 - E. CALIFORNIA A111 (ACCESSIBILITY REQUIREMENTS)
 - F. NIA ENERGY CODE
- COORDINATE WORK WITH MECHANICAL, PLUMBING AND ELECTRICAL DESIGN BUILD SYSTEM. COORDINATE ANY REQUIRED CHASIS, FURRED AREAS, ETC. REQUIRED WITH OWNER.
- COORDINATE ALL NEW FIXTURES, FINISH MATERIALS AND COLORS WITH OWNER CLOSELY. COORDINATE DEPTH OF COUNTERTOPS WITH SIZE OF NEW FURNISHINGS.
- PROVIDE ADEQUATE TEMPORARY SUPPORT AND BRACING TO ALL WALLS, COLUMNS, BEAMS, JOISTS, ETC. AS REQUIRED. LOCATIONS OF DEMOLITION/REVISIONS UNTIL NEW WORK IS INSTALLED AND PERMANENTLY INSTALLED.
- PROVIDE BLOCKING IN WALLS AS REQUIRED FOR CABINETS, ACCESSIBLE GRAB BARS AND OTHER ITEMS AS REQUIRED.
- CUSTOM CABINET MANUFACTURER TO BE APPROVED BY OWNER.
- ALL WALLS EXTEND TO CEILING UNDO.
- INTERIOR WALLS SHALL BE OF 2x4 STUDS AT 16" O.C. w/ 5/8" GIB EA. SIDE UNLESS NOTED OTHERWISE. PLUMBING WALLS TO BE OF 2x6 STUDS MINIMUM. NONBEARING WALLS MAY BE FRAMED WITH 25 GA. HTL. STUDS TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE 2x2x8 HEADERS ACROSS ALL INTERIOR NONBEARING WALL OPENINGS, UNLESS NOTED OTHERWISE.
- PROVIDE 2x2x10 HEADERS ACROSS ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE.
- NAILING SCHEDULE

A. JOIST TO DOUBLE PLATES OR BEAM, TOENAIL	3-8d
B. BRIDGING TO JOIST, TOENAIL EACH END.	3-8d
C. SOLE PLATE THROUGH SHEATHING TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
D. TOP PLATE TO STUD, END NAIL	3-8d TOENAIL OR 2-16d, END NAIL
E. STUD TO SOLE PLATE	10d @ 24" O.C.
F. DOUBLE STUDS, FACE NAIL	8-16d
G. DOUBLE TOP PLATES TO PLATE TOENAIL	2-10d
H. TOP PLATES-LAPS (4'-0" MIN)	3-8d
I. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EA. EDGE
J. CEILING JOISTS TO PLATE TOENAIL	3-8d
K. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
L. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-10d
M. CEILING JOISTS TO PARALLEL, RAFTERS, FACE NAIL	3-10d
N. RAFTER TO PLATE, TOENAIL	2-16d
O. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	7-8d
P. BUILT-UP CORNER STUDS	10d @ 24" O.C.
Q. BUILT-UP GIRDERS AND BEAMS	10d @ 32" O.C. TOP AND BOTTOM AND STAGGERED, 2-10d AT ENDS
R. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d
TOE NAIL	3-16d
S. RAFTER TIES TO RAFTERS, FACE	3-8d
- INSULATION:

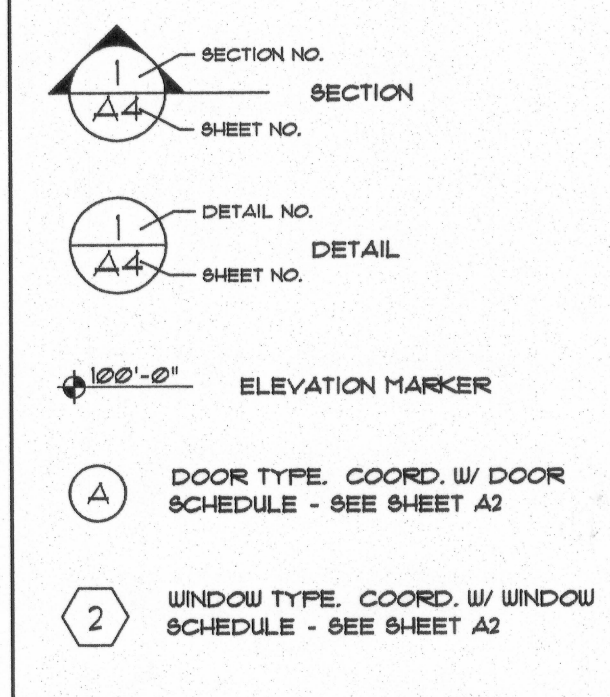
ROOF	R-30
WALLS (EXTERIOR)	R-19
SLAB ON GRADE	R-5
FURNACE DUCTS	R-5

THE ABOVE INSULATION VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED BY THE CONTRACTOR OR REQ'D BY OWNER.
- PROVIDE RUBBER TRANSITION STRIPS MEETING ADA AND ANSI ACCESSIBILITY REQUIREMENTS AT ALL FLOORING CHANGES.
- CONTRACTOR STAGING AND LAY DOWN REQUIREMENTS TO BE COORDINATED WITH OWNER PRIOR TO ESTABLISHING STAGING AND LAY DOWN AREAS.
- CONTRACTOR TO PROVIDE PHYSICAL "PLASTIC" DUST-PROOF BARRIER SEPARATING CONSTRUCTION ACTIVITIES FROM THE REST OF THE BUILDING AS REQUIRED PROVIDE "NEGATIVE PRESSURE" VENTING AT ALL TIMES.
- PROVIDE BARRIERS, FLAG PERSONNEL, FLASHERS, ETC. FOR THE PROTECTION OF THE PUBLIC WHEN NECESSARY DURING CONSTRUCTION, BOTH DURING AND AFTER HOURS.
- "CALL BEFORE YOU DIG" FOR UTILITY LOCATIONS BY APPLICABLE UTILITIES. EXCAVATE WITH CARE, THERE MAY BE UTILITIES NOT INDICATED ON THE DRAWINGS OR MAY BE IN DIFFERENT LOCATIONS OR SIZES THAN INDICATED. THE DRAWINGS ARE ONLY SCHEMATIC.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY RUNS PRIOR TO BEGINNING WORK.
- PROTECT EXISTING BUILDING(S), STRUCTURES, VEGETATION, LANDSCAPING, IRRIGATION, ETC. WHICH ARE TO REMAIN AS REQUIRED. PHOTO DOCUMENTING EXISTING CONDITIONS IS RECOMMENDED PRIOR TO PROCEEDING WITH WORK.
- CONSTRUCTION ACTIVITIES ARE TO BE RESTORED BY CONTRACTOR.
- REMOVED CONSTRUCTION DEBRIS, ETC. NOT TO BE REUSED TO BE REMOVED FROM SITE AND LEGALLY DISPOSED OF BY CONTRACTOR OFF SITE AT AN APPROVED DISPOSAL FACILITY.
- COORDINATE KEYING REQUIREMENTS WITH OWNER.
- ALL SIGNAGE BY OWNER. ALL ACCESSIBLE SIGNAGE TO BE TO ADA-AG REQUIREMENTS.

CODE ANALYSIS

INTERNATIONAL BUILDING CODE	2003 EDITION
OCCUPANCY GROUP	M
TYPE OF CONSTRUCTION	V-B, NON SPRINKLED
ALLOWABLE FLOOR AREAS	
PERMITTED FLOOR AREA (TABLE 503)	9,000 SF (ONE FLOOR)
FRONTAGE INCREASE (506.2)	NOT USED
FIRE SPRINKLER AREA INCREASE (506.3)	NOT USED
TOTAL ALLOWABLE FLOOR AREA	9,000 SF
TOTAL ACTUAL FLOOR AREA (GROSS)	15,000 SF
ALLOWABLE HEIGHTS	
ALLOWED (TABLE 503)	1 STORY - 40'-0" MAX.
ACTUAL BUILDING HEIGHT	1 STORY - (21'-9" +/-)
FIRE RATING REQUIREMENTS (TABLE 601):	
LOBBY/ CORRIDORS	NONE
STAIR WELLS	NONE
EXTERIOR WALLS	NONE
FLOOR/ CEILING	NONE
ROOF	NOT PERMITTED W/IN 5'-0" IE
OPENINGS IN WALL (PER TABLE 104.8)	N/A
MECHANICAL/ ELECTRICAL	NONE
AREA SEPARATION WALL	NONE
MIXED OCCUPANCY SEPARATION	NONE
AUTO SPRINKLER SYSTEM (904.2.9)	NONE
OCCUPANT LOAD	
1500/30 (TABLE 1004.12)	50 OCCUPANTS
ZONING (CITY OF LEWISTON):	
PROJECT SITE:	C-6 REGIONAL COMMERCIAL
ADJACENT WEST AND NORTH PROPERTIES:	C-6
SOUTH SIDE OF 14TH AVENUE:	C-6 & R-2
ADJACENT EAST PROPERTY:	R-2
PARKING:	
PER CITY OF LEWISTON 31-145.6.3 - ZONING CODE, RETAIL USE (1) SPACE	
PER 250 SF = RETAIL STORES = 1500/250 = 6 SPACES REQUIRED	
ACTUAL PARKING SPACES PROVIDED =	7

SYMBOL KEY



3 NOT USED
SCALE: 1" = 1'-0"

4 NOT USED
SCALE: 3/4" = 1'-0"

5 NOT USED
SCALE: 1/2" = 1'-0"



EMERALD GARDEN

2125 14TH AVE.
LEWISTON, IDAHO

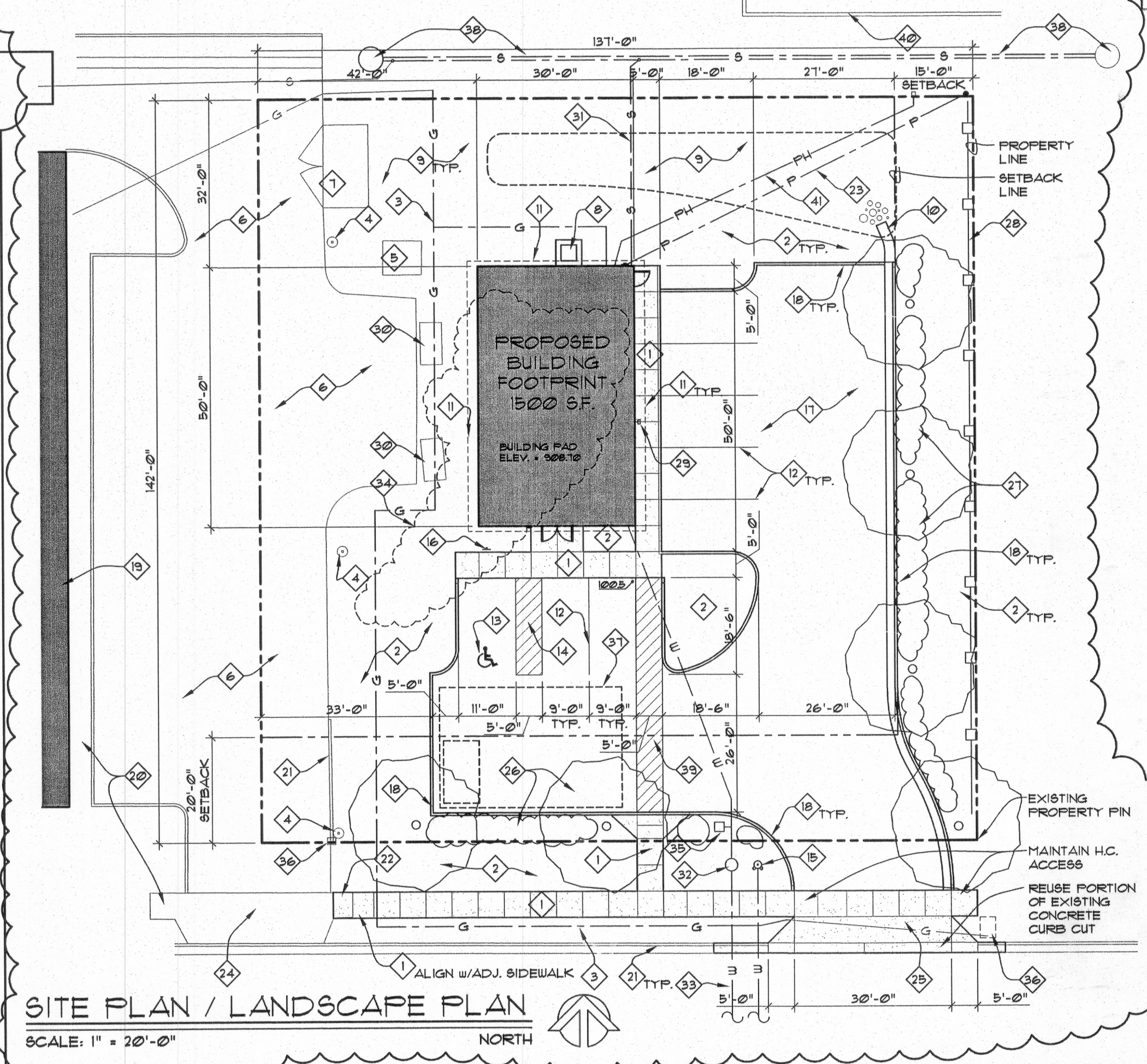
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DRAWING INDEX

SHEET	DRAWING
A1	INDEX TO DRAWINGS, GENERAL PROJECT NOTES, VICINITY MAP, CODE ANALYSIS, SYMBOL KEY, FLOOR PLAN AND FLOOR PLAN REFERENCE NOTES, ELECTRICAL KEY, SITE PLAN AND SITE PLAN REFERENCE NOTES, DETAILS.
A2	GENERAL MECHANICAL AND ELECTRICAL NOTES, EXTERIOR ELEVATIONS, BUILDING SECTION, DOOR SCHEDULE AND TYPES, WINDOW SCHEDULE AND TYPES, ROOF FINISH SCHEDULE, ACCESSIBLE HEIGHTS STANDARDS, DETAILS.
A3	CITY OF LEWISTON FIRE DEPARTMENT NOTES, DETAILS.
C1	COVER
C2	TRAFFIC CONTROL PLAN / EROSION CONTROL PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	CIVIL PLAN
C6	SEWER PROFILE & CIVIL DETAILS
C7	CITY DETAILS
C8	CITY DETAILS



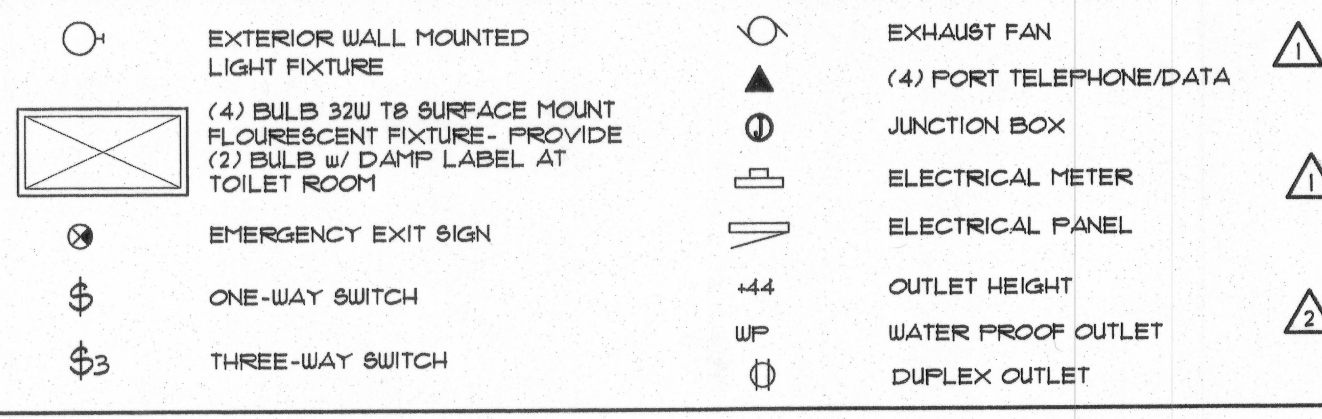
SITE PLAN NOTES

- GENERAL SITE PLAN NOTES**
- TAKE CARE TO PROTECT ADJACENT PROPERTIES, STRUCTURES AND SITE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO: LANDSCAPING, LIGHT POLES, ELECTRICAL EQUIPMENT AND DUMPSTERS AND/OR ENCLOSURES.
 - GRADING SHOWN ON PLAN IS DIAGRAMMATIC w/ EXISTING CONTOURS DASHED AND NEW CONTOURS SOLID. MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING. SOIL CUTS ARE 3:1 MAX SLOPE & DRAINAGE FLOW LINES ARE 2% MINIMUM.
 - SEE CIVIL DRAWINGS FOR GRADING ELEVATIONS, EROSION CONTROL MEASURES, TRAFFIC CONTROL, UTILITY INFORMATION AND STANDARD DETAILS, TYPICAL.
- SITE PLAN REFERENCE NOTES**
- NEW CONCRETE SIDEWALK (PER CITY OF LEWISTON STANDARDS) (SEE CIVIL DRAWINGS, R-C-U W/ PERMIT REQUIRED).
 - LANDSCAPE AREA PROVIDE 1/2" WASHED RIVER ROCK AND COVER OVER LANDSCAPE FABRIC, TYP. COORDINATE EXTENT OF PLANTINGS W/ OWNER (BHP IS 20' & 23').
 - REROUTE EXISTING GAS LINE. PROVIDE CONNECTION TO BUILDING AS PER AVISTA. SEE CIVIL DRAWINGS.
 - EXISTING SITE LIGHTING, TO REMAIN, TAKE CARE TO PROTECT.
 - EXISTING TRANSFORMER FOR ADJACENT PROPERTY TENANT, TO REMAIN, TAKE CARE TO PROTECT.
 - EXISTING ASPHALT, TAKE CARE TO PROTECT.
 - EXISTING DUMPSTER, TO REMAIN FOR SHARED USE.
 - A/C UNIT ON CONCRETE PAD. VERIFY SIZE REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
 - RETENTION POND (LIMITS SHOWN DASHED) (SEE CIVIL DRAWINGS).
 - CONCRETE GUTTER (SEE CIVIL DRAWINGS, PROVIDE 6" COBBLES AT OUTLET TO RETENTION POND (BHP 30').
 - 2'-0" ROOF OVERHANG @ GABLE & 1'-0" ROOF OVERHANG @ RAKE (SHOWN DASHED).
 - 4" WIDE PARKING STALL STRIPING TO ANSI/ADA-AG STANDARDS.
 - PAINTED INTERNATIONAL SYMBOL OF ACCESS TO ANSI/ADA-AG STANDARDS (SEE CIVIL DRAWINGS).
 - FLASH ACCESSIBLE AISLE AND PARKING AREA ASPHALT TO TOP OF SIDEWALK STRIPING AND AISLE WIDTH TO MEET CITY OF LEWISTON STANDARDS. MIN. ENSURE LESS THAN 2% SLOPE IN ANY DIRECTION (COORD. W/ CIVIL DRAWINGS).
 - NEW FIRE HYDRANT BY CITY WORK TO BE DONE BY AVISTA. JOB BY CITY OF LEWISTON. COORDINATE WITH AVISTA. WATER SERVICE TO COME FROM 14TH AVENUE. COORD. EXACT HYDRANT LOCATION W/ PER CITY (SEE CIVIL DGS).
 - ACCESSIBLE PARKING SIGNAGE AND POLE TO CITY OF LEWISTON STANDARDS (SEE DETAIL, CIVIL DRAWINGS).
 - NEW ASPHALT PAVING PER CITY OF LEWISTON STANDARDS (SEE CIVIL DRAWINGS).
 - 6" CONCRETE CURBING PER CITY OF LEWISTON STANDARDS (SEE CIVIL DRAWINGS).
 - EXISTING BUILDING ON ADJACENT PROPERTY.
 - EXISTING SIDEWALK, TAKE CARE TO PROTECT.
 - EXISTING CONCRETE CURB, TAKE CARE TO PROTECT.
 - REPLACE DAMAGED PORTION OF EXISTING SIDEWALK PER CITY OF LEWISTON STANDARDS (SEE CIVIL DRAWINGS). REMOVE BACK TO NEAREST CONTROL JOINT.
 - OVERHEAD POWER LINE TO POWER POLE. COORDINATE WORK TO BE DONE WITH AVISTA. (SEE CIVIL DRAWINGS).
 - EXISTING CONCRETE APPROACH, TAKE CARE TO PROTECT.
 - NEW CONCRETE APPROACH TO BE TO CITY OF LEWISTON STANDARDS (SEE CIVIL DRAWINGS, R-C-U W/ PERMIT REQ'D).
 - 5'-0" MIN. WIDE BUFFER LANDSCAPING BETWEEN PARKING LOT & ROW TO HAVE MIN. (1) 1/2" CALIF. SHADE TREE & (1) SHRUBS EVERY 35' LINEAL FEET PER CITY OF LEWISTON STANDARDS. COORDINATE EXACT PLANTING VARIETY w/ OWNER & CITY OF LEWISTON APPROVED PLANTINGS.
 - 2'-0" MIN. WIDE BUFFER LANDSCAPING BETWEEN PARKING LOT & ROW TO HAVE MIN. (1) 1/2" CALIF. SHADE TREE & (1) SHRUBS EVERY 35' LINEAL FEET PER CITY OF LEWISTON STANDARDS. COORDINATE EXACT PLANTING VARIETY w/ OWNER & CITY OF LEWISTON APPROVED PLANTINGS.
 - PROVIDE SIGHT OBSCURING FENCE OR APPROVED LANDSCAPE MATERIALS PER CITY OF LEWISTON REQUIREMENTS. COORD. EXACT STYLE w/ OWNER.
 - EXTERIOR LIGHTING FOR PARKING - MOUNT @ 9'-0" ABOVE FINISH FLOOR.
 - EXISTING SIGNAGE TO REMAIN, TAKE CARE TO PROTECT.
 - 4" SEWER TO NEW SEWER MAIN IN ALLEY ROW. SEE CIVIL DRAWINGS.
 - NEW WATER METER PER CITY OF LEWISTON STANDARDS (SEE CIVIL DRAWINGS).
 - WATER SERVICE FROM MAIN DRAINAGE AVENUE TO BE COMPLETED BY CITY OF LEWISTON - CONTRACTOR TO REIMBURSE. (SEE CIVIL DRAWINGS).
 - EXISTING TREES & SHRUBS TO BE REMOVED, COORDINATE EXTENT WITH OWNER.
 - LOCATION OF IRRIGATION CONTROL BOX & BACKFLOW PREVENTER, COORDINATE EXTENT OF IRRIGATION CONTROL.
 - EXISTING MAILBOX ON ADJACENT PROPERTY TO REMAIN, TAKE CARE TO PROTECT.
 - CONTRACTOR STAGING AREA (BHP 20') w/ CITY APPROVED DUMPSTER (BHP 20').
 - NEW SEWER MAIN AND MANHOLE. COORDINATE REQUIREMENTS WITH CITY OF LEWISTON. SEE CIVIL DRAWINGS.
 - STRIPED PEDESTRIAN WALKWAY WITH 4" WIDE STRIPING.
 - RETAINING WALL ON ADJACENT PROPERTY. TAKE CARE TO PROTECT.
 - NEW PHONE LINE - SEE CIVIL DRAWINGS. COORDINATE WITH GUEST FOR EXACT LOCATION AND REQUIREMENTS.

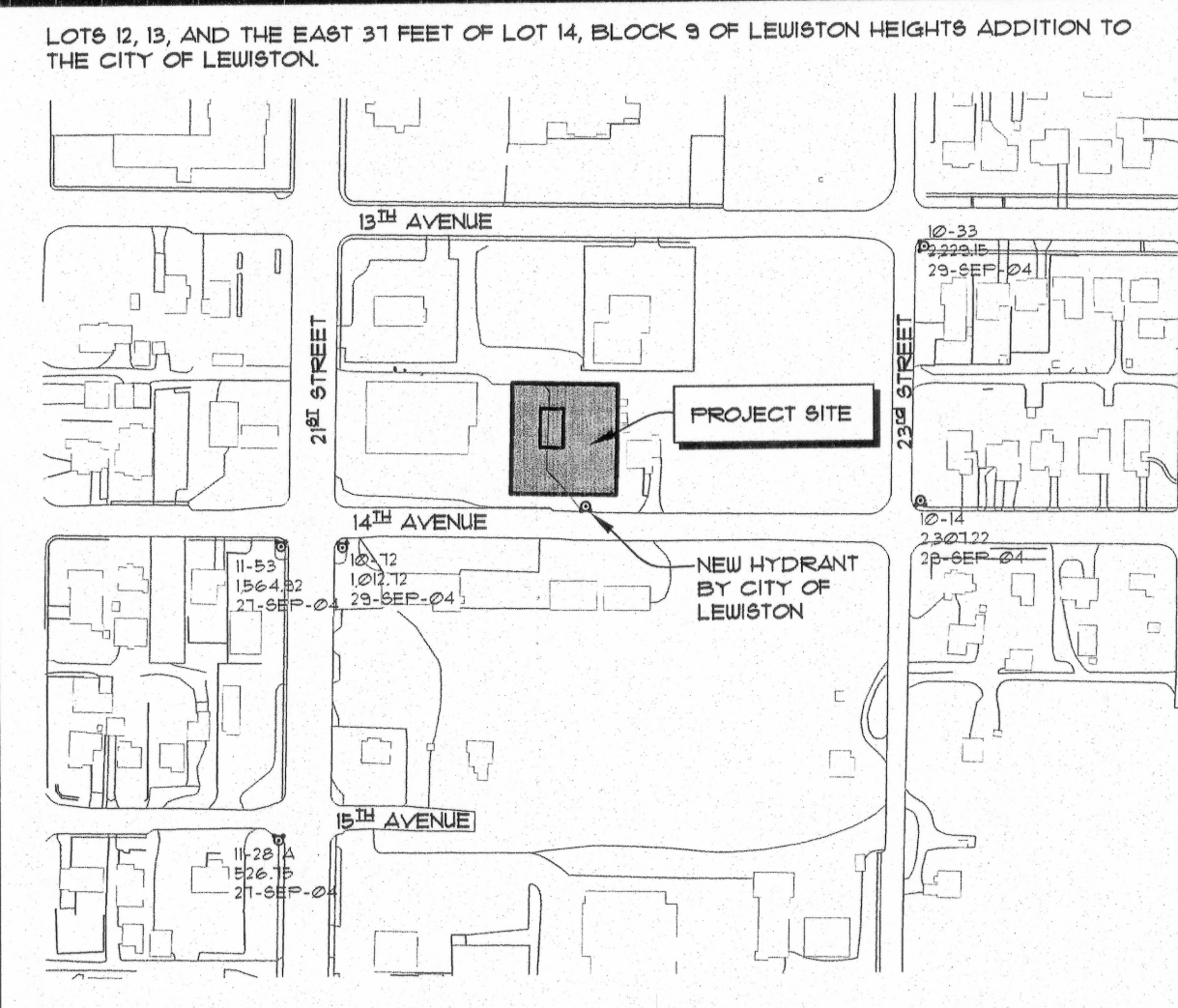
FLOOR PLAN NOTES

- GENERAL FLOOR PLAN NOTES**
- CHANGES IN FLOORING MATERIAL SHALL OCCUR UNDER DOORS UNDO.
 - REFER TO SHEET 2/A2 FOR ACCESSIBLE HEIGHTS STANDARDS.
 - PROVIDE FIRE BLOCKING IN STUD WALLS @ 10'-0" MAX. AFF. AND AT CEILING INTERSECTIONS.
- FLOOR PLAN REFERENCE NOTES**
- PLAN CASEWORK w/ COUNTERTOP. COORDINATE ACTUAL DIMENSIONS & NEEDS w/ OWNER. PROVIDE ADA-AG ACCESSIBILITY AS REQUIRED. COORDINATE OTHER OFFICE NEEDS WITH OWNER FILES, FURNISHINGS, ETC. BY OWNER. ELECTRICAL, OUTLETS, TELEPHONE AND DATA AS REQUESTED BY OWNER.
 - CEILING HEIGHT TO BE 8'-0". THIS ROOM SPACE BETWEEN CEILING JOIST AND ROOF TRUSS TO BE MECH SPACE. CONTRACTOR TO PROVIDE 22"x30" LOCKING ACCESS PANEL IN WALL ABOVE DOOR. SHELVE BY OWNER, TYP. DASHED AREA.
 - ACCESSIBLE TOILET AND ASSOCIATED ACCESSORIES.
 - 1 1/4" ACCESSIBLE GRAB BARS. PROVIDE BLOCKING IN WALLS. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - ACCESSIBLE LAVATORY. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - REFRIGERATOR BY OWNER.
 - 18"x30" MIRROR w/ STAINLESS STEEL FRAME. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - TOILET PAPER DISPENSER. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - ELECTRICAL PANEL.
 - ELECTRICAL METER. VERIFY LOCATION AND WORK TO BE DONE WITH AVISTA PRIOR TO INSTALLATION.
 - BATTERY PACK / EMERGENCY LIGHT FIXTURE, TYP. OF (2).
 - FRESH FREE HOSE BIB.
 - FRESH-MANUFACTURED 1/2" ROUND SHEET METAL DOWN SPOUT. SEE ELEVATIONS.
 - SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - DRINKING FOUNTAIN. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - NOB SINK.
 - (3) HOOK MOP RACK @ 48" O.C.
 - PAPER TOWEL DISPENSER. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - SOAP DISPENSER. SEE ACCESSIBLE HEIGHTS STANDARDS, SHEET A2.
 - EXTERIOR LIGHTING FOR PARKING AREA.
 - UNDERSLAB SEWER TO NORTH END OF SITE, SEE SITE PLAN.

ELECTRICAL KEY



VICINITY MAP/ LEGAL DESCRIPTION



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

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REVISIONS
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DRAWING INDEX
GENERAL NOTES, VICINITY MAP, CODE ANALYSIS, SYMBOL KEY, SITE PLAN & NOTES
FLOOR PLAN & NOTES
DETAILS
A1

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