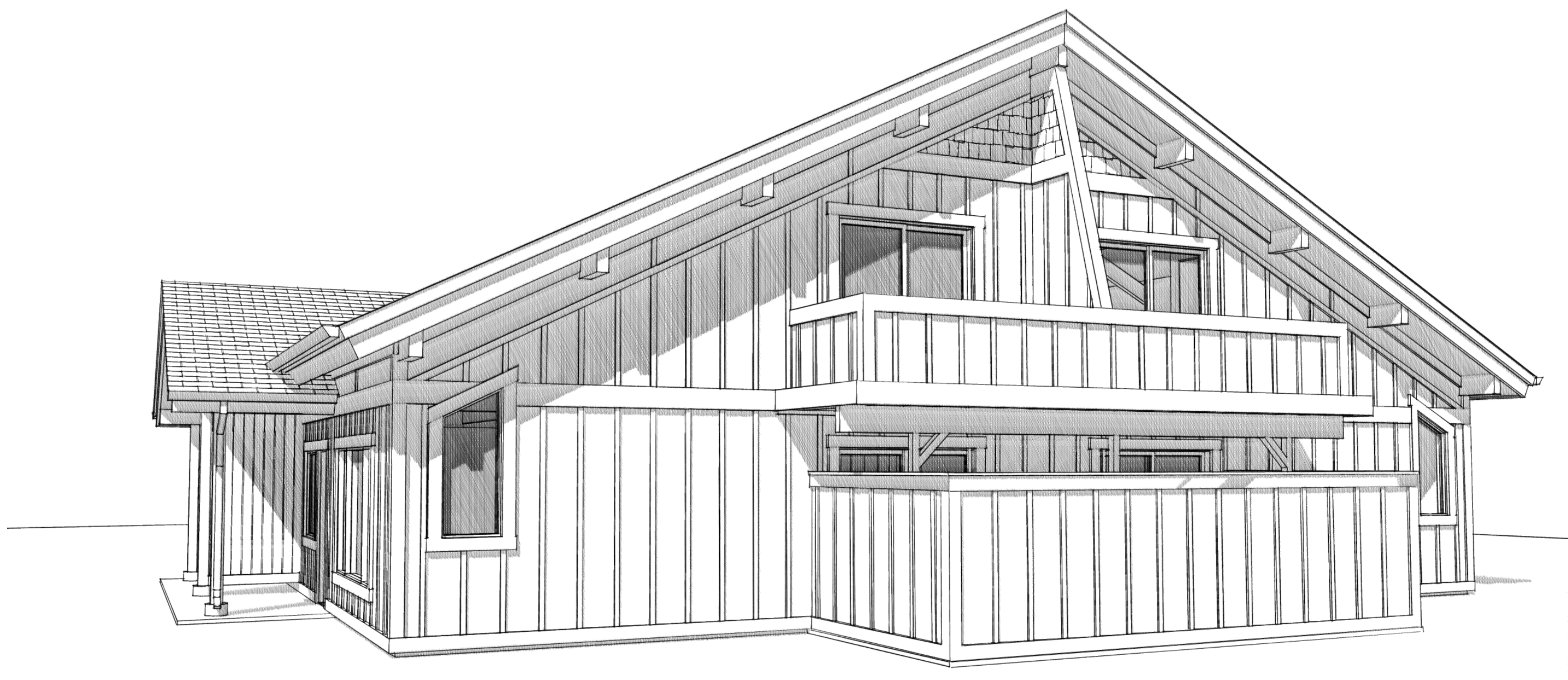
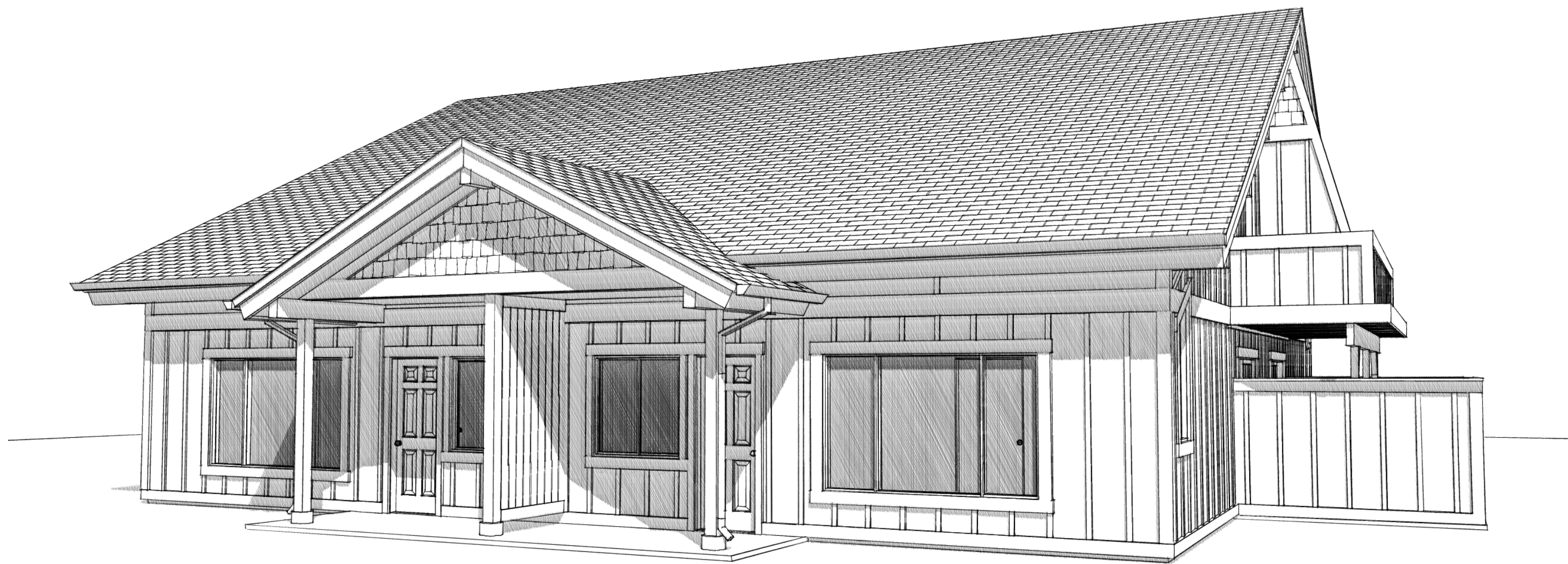
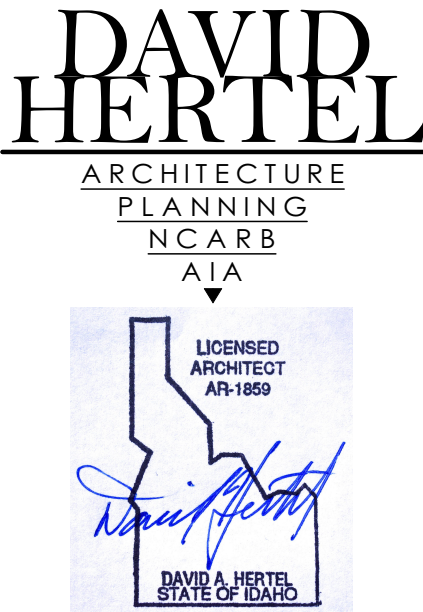




PROJECT STATISTICS

OWNER: PARKSIDE HOMEOWNERS ASSOCIATION
LOCATION: PINEWOOD LANE, SOUTH END; KETCHUM, ID
CONTACT: MARC BOATWRIGHT, C/O MATHER CAPITAL
SCOPE OF PROJECT: NEW ROOF @ EXISTING BUILDINGS
OF BUILDINGS: 16; 4 UNITS/BUILDING
FOOTPRINT: 2,448 SQ. FT./EACH (NO BUILDING EXPANSION)



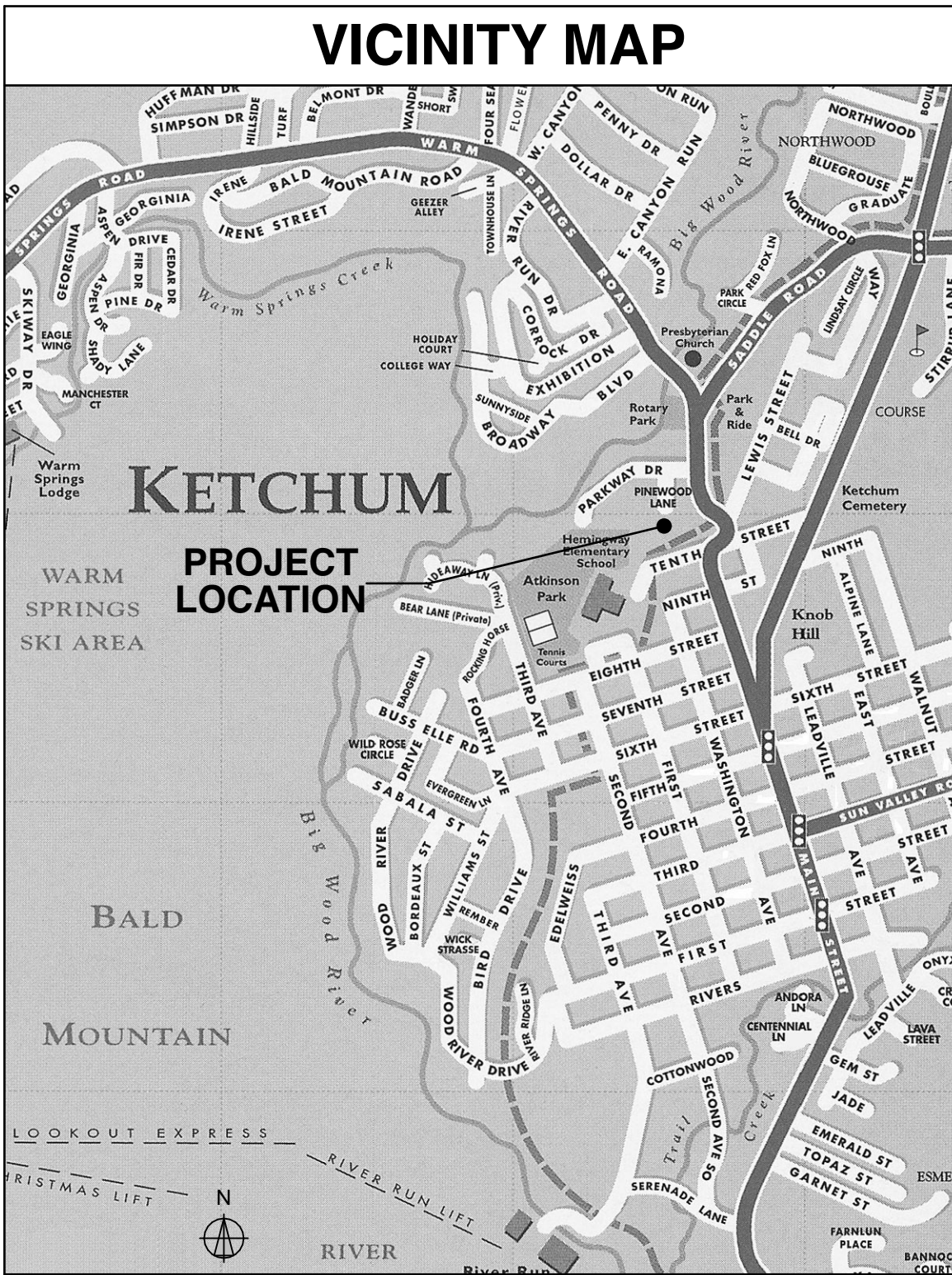
512 West Idaho Street, Suite 106
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CONSULTANTS / CONTRACTOR
STRUCTURAL ENGINEER:

BUILDER:

PROJECT NAME

PARKSIDE
CONDOMINIUMS
PINEWOOD LANE,
KETCHUM, IDAHO



ABBREVIATIONS

&	And	CER.	Ceramic	DWR.	Drawer
L	Angle	C.T.	Ceramic Tile	DS.	Downspout
@	At	C.I.	Cast Iron	DWG.	Drawing
CL	Centerline	CLG.	Ceiling	EA.	Each
#	Pound or Number	CLKG.	Calking	E.J.	Expansion Joint
(E)	Existing	CLOS.	Closet	ELEV.	Elevation
ACOUS.	Acoustical	CLR.	Clear	ELEC.	Electrical
A.D.	Area Drain	C.O.	Cased Opening	EMER.	Emergency
ADJ.	Adjustable	COL.	Column	ENCL.	Enclosure
AGGR.	Aggregate	CONC.	Concrete	E.P.	Electrical Panelboard
AL.	Aluminum	CONN.	Connection	EQ.	Equal
APP.	Approximate	CONST.	Construction	EQPT.	Equipment
ARCH.	Architectural	CONT.	Continuous	EXIST.	Existing
ASPH.	Asphalt	CORR.	Corridor	EXPO.	Exposed
A.C.	Asphalt Concrete	CTSK.	Countersunk	EXP.	Expansion
		CNTR.	Counter	EXT.	Exterior
		CTR.	Center		
BD.	Board	DBL.	Double	F.A.	Fire Alarm
BIT.	Bituminous	DEPT.	Department	F.D.	Floor Drain
BLDG.	Building	D.F.	Drinking Fountain	FDN.	Foundation
BLK.	Block	DET.	Detail	F.E.	Fire Extinguisher
BLKG.	Blocking	DIA.	Diameter	F.E.C.	Fire Ext. Cabinet
BM.	Beam	DIM.	Dimension	F.H.C.	Fire Hose Cabinet
BOT.	Bottom	DISP.	Dispenser	FIN.	Finish
		DN.	Down	FLR.	Floor
CAB.	Cabinet	D.O.	Door Opening	FLSHG.	Flashing
C.B.	Catch Basin	DR.	Door	FLUOR.	Fluorescent
CEM.	Cement				

F.O.C.	Face of Concrete	INS.	Insulation	NOM.	Nominal
F.O.F.	Face of Finish	INT.	interior	N.T.S.	Not To Scale
F.O.S.	Face of Studs				
FPRF.	Fireproof	JAN.	Janitor	O.A.	Over All
FT.	Foot or Feet	JT.	Joint	O.C.	On Center
FTG.	Footing	JST.	Joist	O.D.	Outside Diameter
FURR.	Furring			OFF.	Office
FUT.	Future	LAM.	Laminate	OPNG.	Opening
		LAV.	Lavatory	OPP.	Opposite
		LKR.	Locker		
		LT.	Light		
GA.	Gauge			PRCST.	Pre-cast
GALV.	Galvanized			PL.	Plate
G.B.	Grab Bar	MAX.	Maximum	PLAM.	Plastic Laminate
GL.	Glass	M.C.	Medicine Cabinet	PLAS.	Plaster
GND.	Ground	MECH.	Mechanical	PLYWD.	Plywood
GR.	Grade	MEMB.	Membrane	PR.	Pair
GYP.	Gypsum	MTL.	Metal	PT.	Point
		MFR.	Manufacturer	P.T.D.	Paper Towel
H.B.	Hose Bibb	MH.	Manhole		Dispenser
H.C.	Hollow Core	MIN.	Minimum	PTN.	Partition
HDWD.	Hardwood	MIR.	Mirror	P.T.R.	Paper Towel
HWDE.	Hardware	MISC.	Miscellaneous		Receptacle
H.M.	hollow Metal	M.O.	Masonry Opening		
HNGR.	hanger	MTD.	Mounted	Q.T.	Quarry Tile
HOR.	Horizontal	MUL.	Mullion		
HR.	Hour			R.	Riser
HT.	height	N.I.C.	Not In Contract	RAD	Radius
		NO. or #	Number		
I.D.	Inside Diameter				

R.D.	Roof Drain	S.SK.	Service Sink	VERT.	Vertical
REF.	Reference	STA.	Station	VEST.	Vestibule
REFR.	Refrigerator	STD.	Standard	V.T.	Vinyl Tile
REINF.	Reinforced	STL.	Steel		
REQ.	Required	STOR.	Storage	W/	With
RESIL.	Resilient	STRUCT.	Structural	W.C.	Water Closet
RM.	Room	SUSP.	Suspended	WD.	Wood
R.O.	Rough Opening	SYM.	Symmetrical	W/O	Without
RWD.	Redwood			WP.	Waterproof
		TRD.	Tread	WSCT.	Wainscot
S.A.F.	Self-Adhering Flashing	T.B.	Towel Bar	WT.	Weight
S.C.	Solid Core	T.O.C.	Top Of Concrete		
S.C.D.	Seat Cover Dispenser		(Curb)		
SCHED.	Schedule	TEL.	Telephone		
S.D.	Soap Dispenser	T&G	Tongue and Groove		
SECT.	Section	THK.	Thick		
S.G.D.	Sliding Glass Door	T.O.P.	Top Of Plywood		
SH.	Shelf		(Pavement)		
SHR.	Shower	T.P.D.	Toilet Paper		
SHT.	Sheet		Dispenser		
SIM.	Similar	TV	Television		
S.N.D.	Sanitary Napkin	T.O.W.	Top Of Wall		
	Dispenser	TYP.	Typical		
S.N.R.	Sanitary Napkin			UNF.	Unfinished
	Receptacle	U.O.N.	Unless Otherwise		Noted
SPEC.	Specification			UR.	Urinal
SQR.	Square				
S.S.	Stainless Steel				

SHEET INDEX

CVR	COVER SHEET
A-01	EXISTING 1ST FLOOR PLAN
A-02	EXISTING 2ND FLOOR PLAN
A-03	PROPOSED 1ST FLOOR PLAN
A-04	PROPOSED 2ND FLOOR PLAN
A-05	PROPOSED ROOF PLAN
A-06	EXISTING EXTERIOR ELEVATIONS
A-07	PROPOSED EXTERIOR ELEVATIONS
A-08	BUILDING SECTIONS
D-01	ARCHITECTURAL DETAILS

REVISION DATES

SHEET TITLE

COVER SHEET,
VICINITY MAP &
SHEET INDEX

DATE: 6/15/23

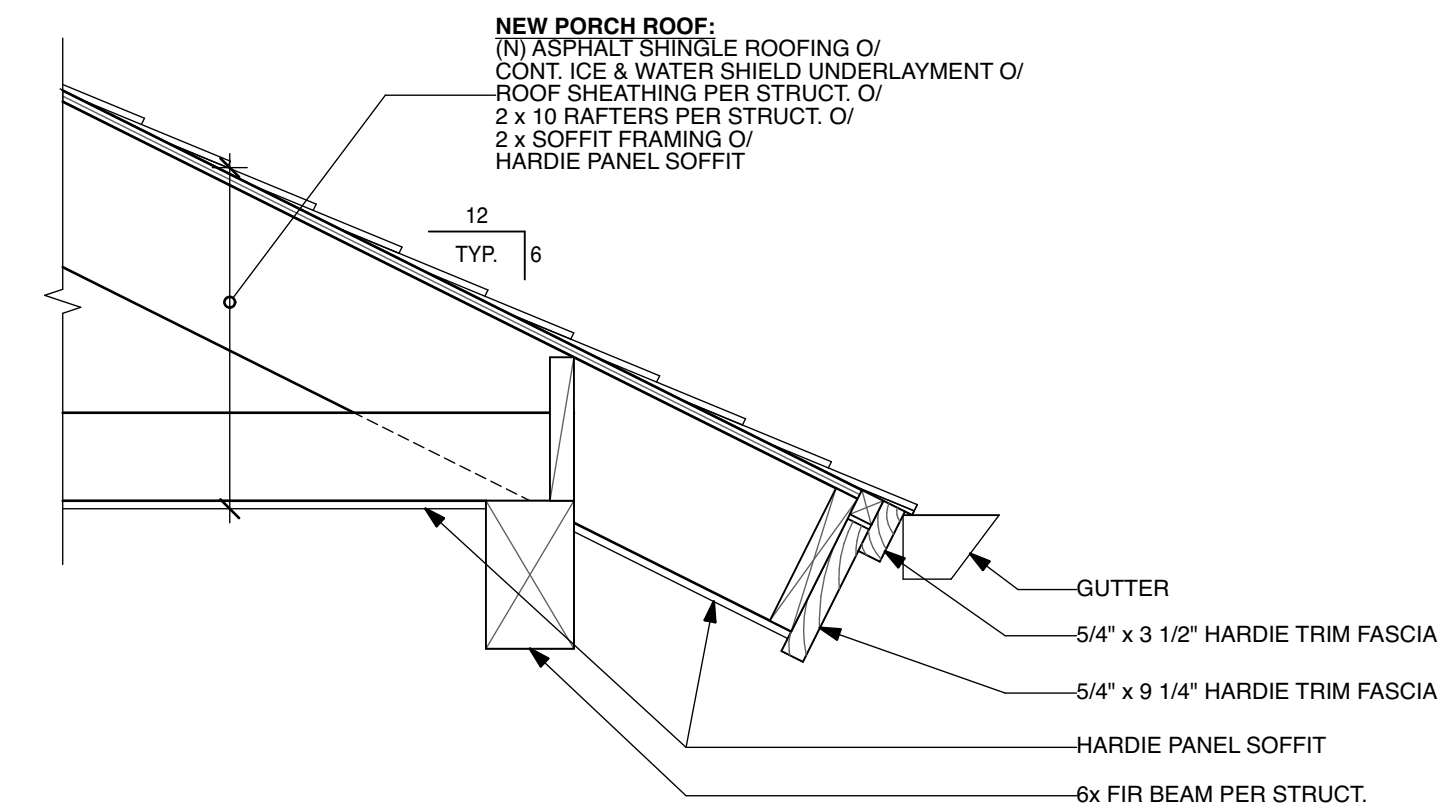
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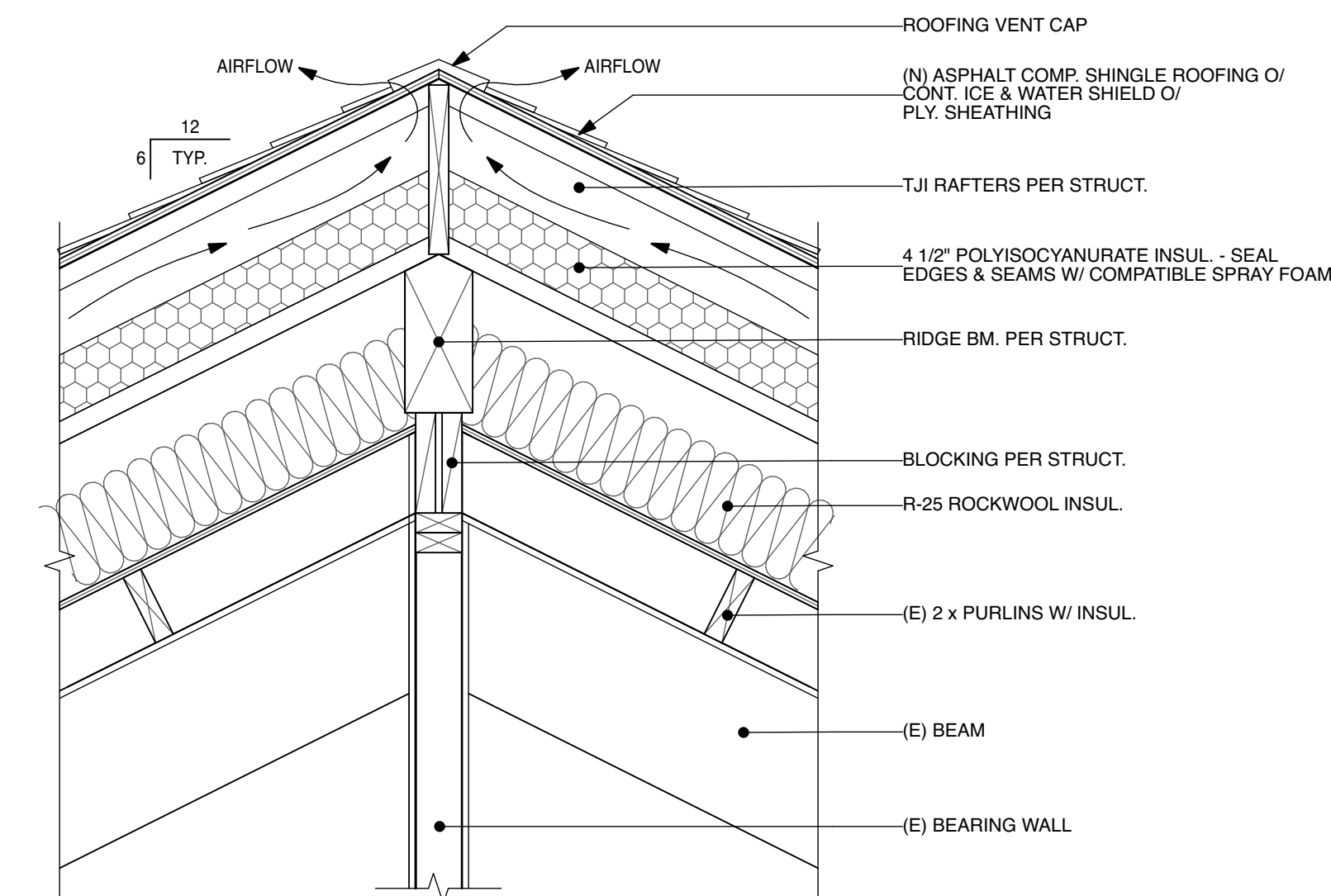
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SHEET NUMBER

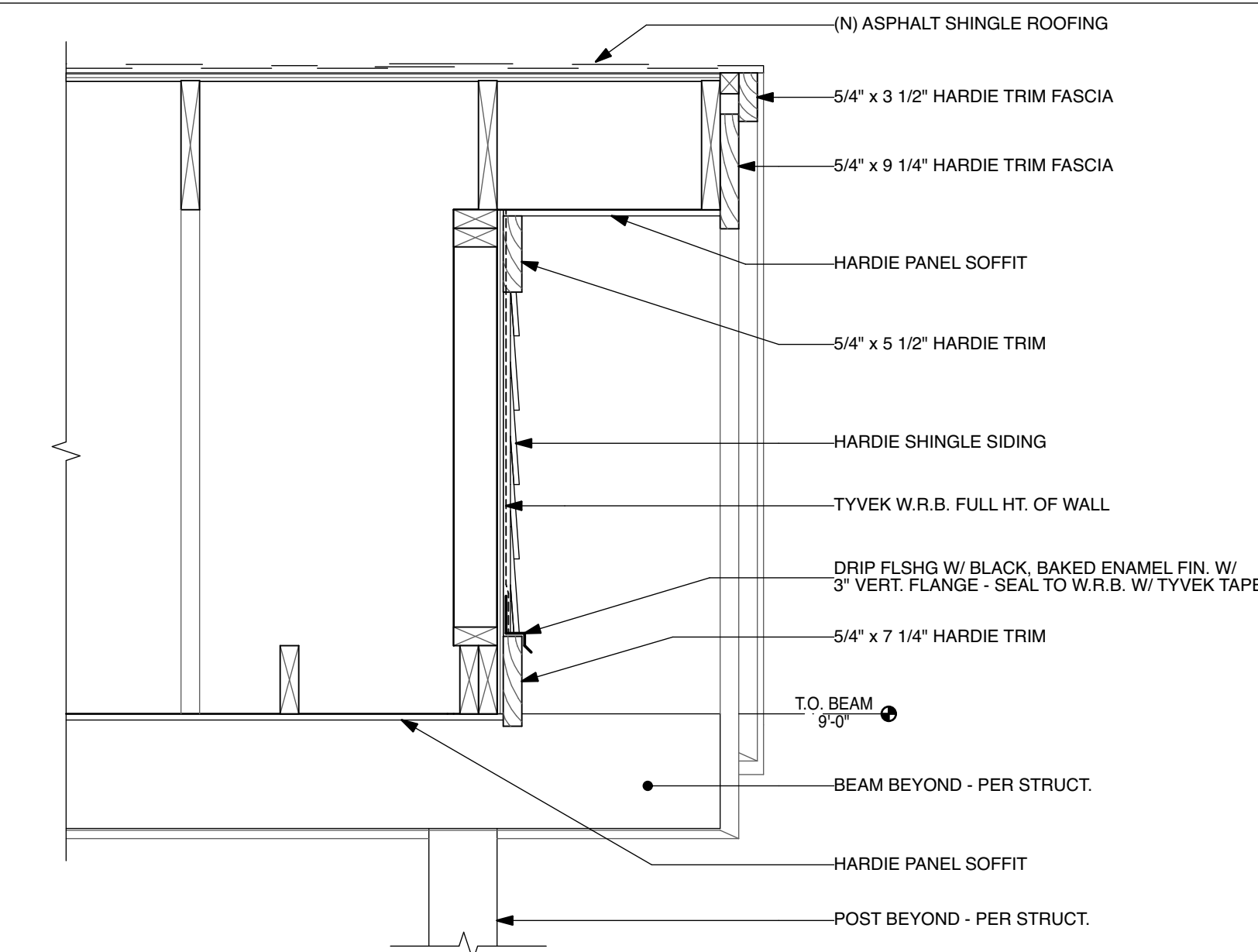
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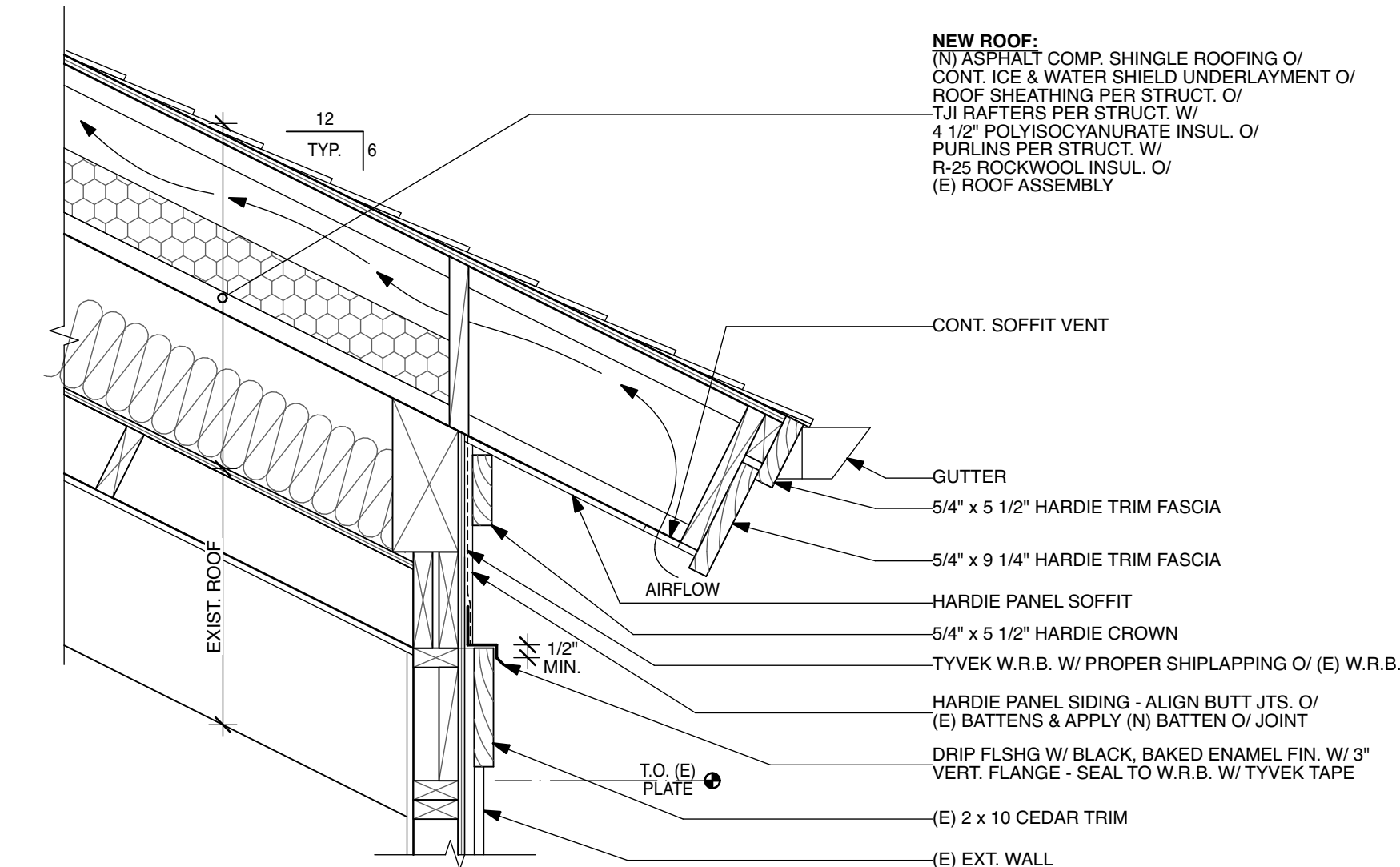
4 EAVE @ PORCH
 SCALE 1" : 1' - 0"



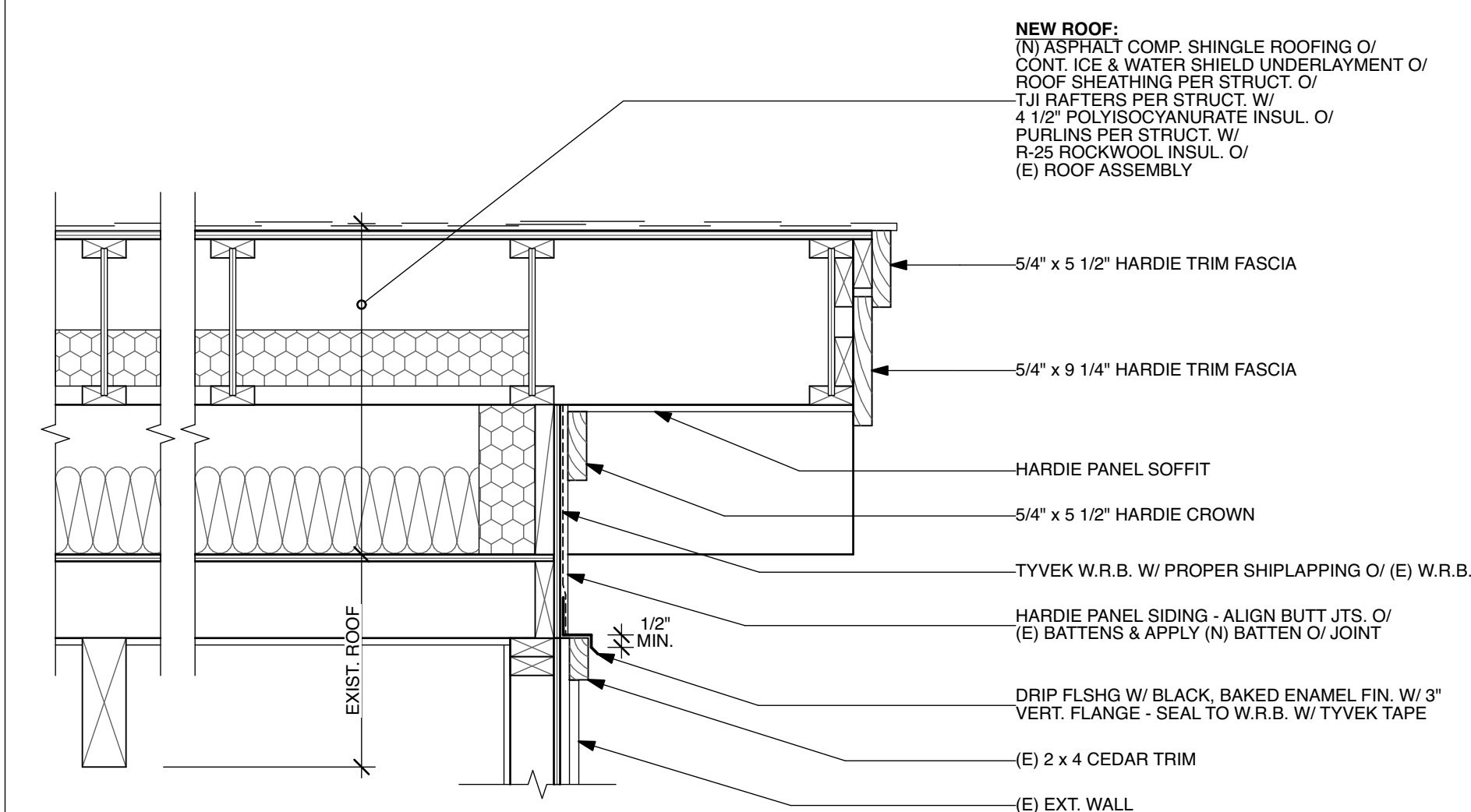
1 TYP. RIDGE
 SCALE 1" : 1' - 0"



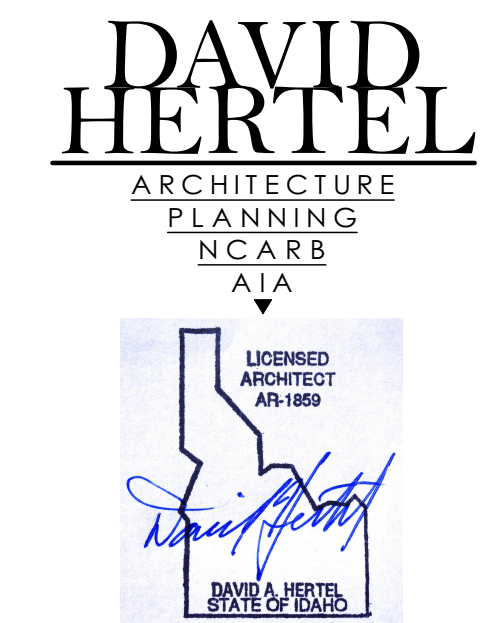
5 GABLE @ PORCH
 SCALE 1" : 1' - 0"



2 TYP. EAVE
 SCALE 1" : 1' - 0"



3 TYP. GABLE END
 SCALE 1" : 1' - 0"



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BUILDER:

PROJECT NAME

**PARKSIDE
CONDOMINIUMS**
 PINEWOOD LANE,
 KETCHUM, IDAHO

REVISION DATES

SHEET TITLE
**ARCHITECTURAL
DETAILS**

DATE: 6/15/23

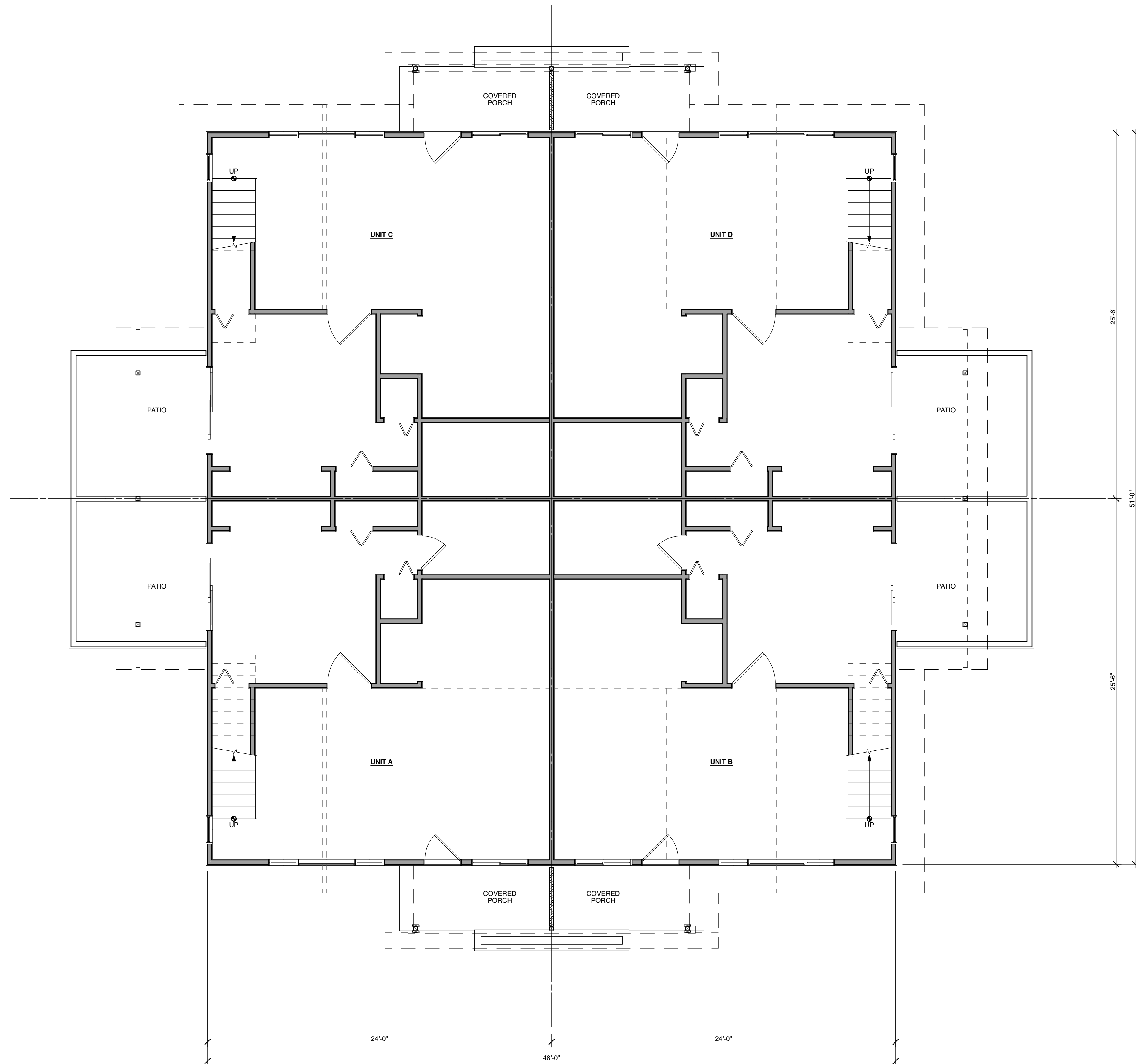
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DRAWN BY: D3 DRAFTING

DAH JOB NUMBER:

SHEET NUMBER

D-01



ARCHITECTURAL LEGEND

- NEW WALL CONSTRUCTION
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- WALL BELOW
- COLUMN - SEE STRUCT. PLANS
- WINDOW IN WALL (LETTER REFERENCES WINDOW SCHEDULE ENTRY)
- DOOR IN WALL (NUMBER REFERENCES DOOR SCHEDULE ENTRY)
- BUILDING SECTION SYMBOL
- DETAIL SYMBOL
- DOOR SYMBOL - SEE DOOR SCHEDULE
- WINDOW SYMBOL - SEE WINDOW SCHEDULE
- HOSE BIB - SEE FLOOR PLAN
- EXISTING
- NEW
- REMOVE OR REPLACE

NOTES:
1. PROVIDE EGRESS WINDOWS @ ALL BEDROOMS.
2. PROVIDE TEMPERED WINDOWS PER CURRENT CODES.

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PINEWOOD LANE,
KETCHUM, IDAHO

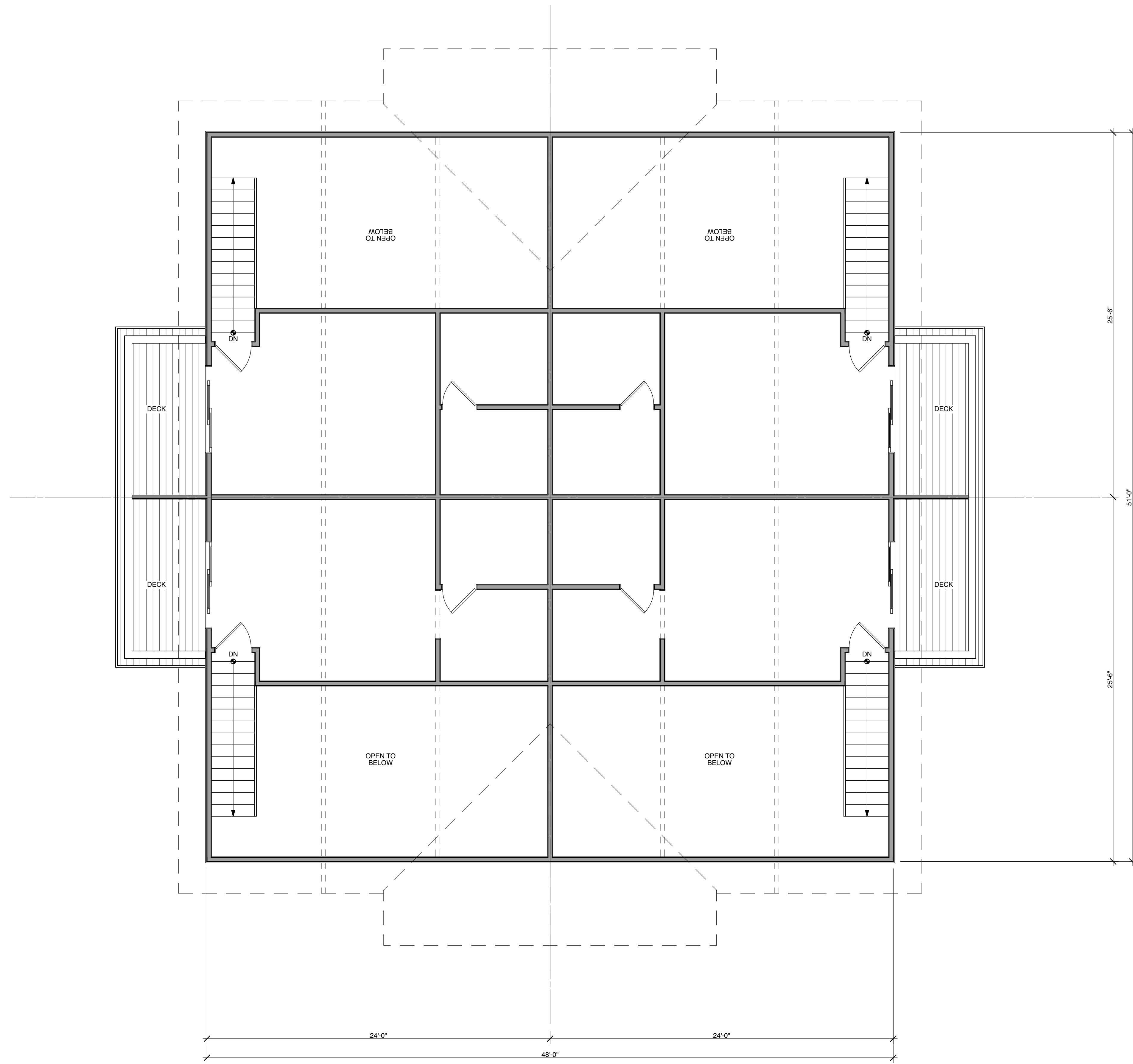
REVISION DATES

SHEET TITLE
**EXISTING 1ST
FLOOR PLAN**

DATE: 6/15/23
SCALE: AS NOTED
DRAWN BY: D3 DRAFTING
DAH JOB NUMBER:

SHEET NUMBER
A-01

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



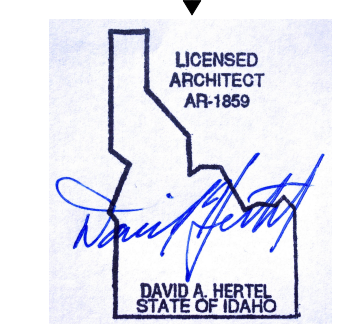
ARCHITECTURAL LEGEND

- | | |
|--|--|
| | NEW WALL CONSTRUCTION |
| | EXISTING WALL TO BE REMOVED |
| | EXISTING WALL TO REMAIN |
| | WALL BELOW |
| | COLUMN - SEE STRUCT. PLANS |
| | WINDOW IN WALL (LETTER REFERENCES WINDOW SCHEDULE ENTRY) |
| | DOOR IN WALL (NUMBER REFERENCES DOOR SCHEDULE ENTRY) |
| | BUILDING SECTION SYMBOL |
| | DETAIL SYMBOL |
| | DOOR SYMBOL - SEE DOOR SCHEDULE |
| | WINDOW SYMBOL - SEE WINDOW SCHEDULE |
| | HOSE BIB - SEE FLOOR PLAN |
| | EXISTING |
| | NEW |
| | REMOVE OR REPLACE |

- NOTES:
1. PROVIDE EGRESS WINDOWS @ ALL BEDROOMS.
 2. PROVIDE TEMPERED WINDOWS PER CURRENT CODES.

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BUILDER:

PROJECT NAME

**PARKSIDE
CONDOMINIUMS**

PINEWOOD LANE,
KETCHUM, IDAHO

REVISION DATES

SHEET TITLE

**EXISTING 2ND
FLOOR PLAN**

DATE: 6/15/23

SCALE: AS NOTED

DRAWN BY: D3 DRAFTING

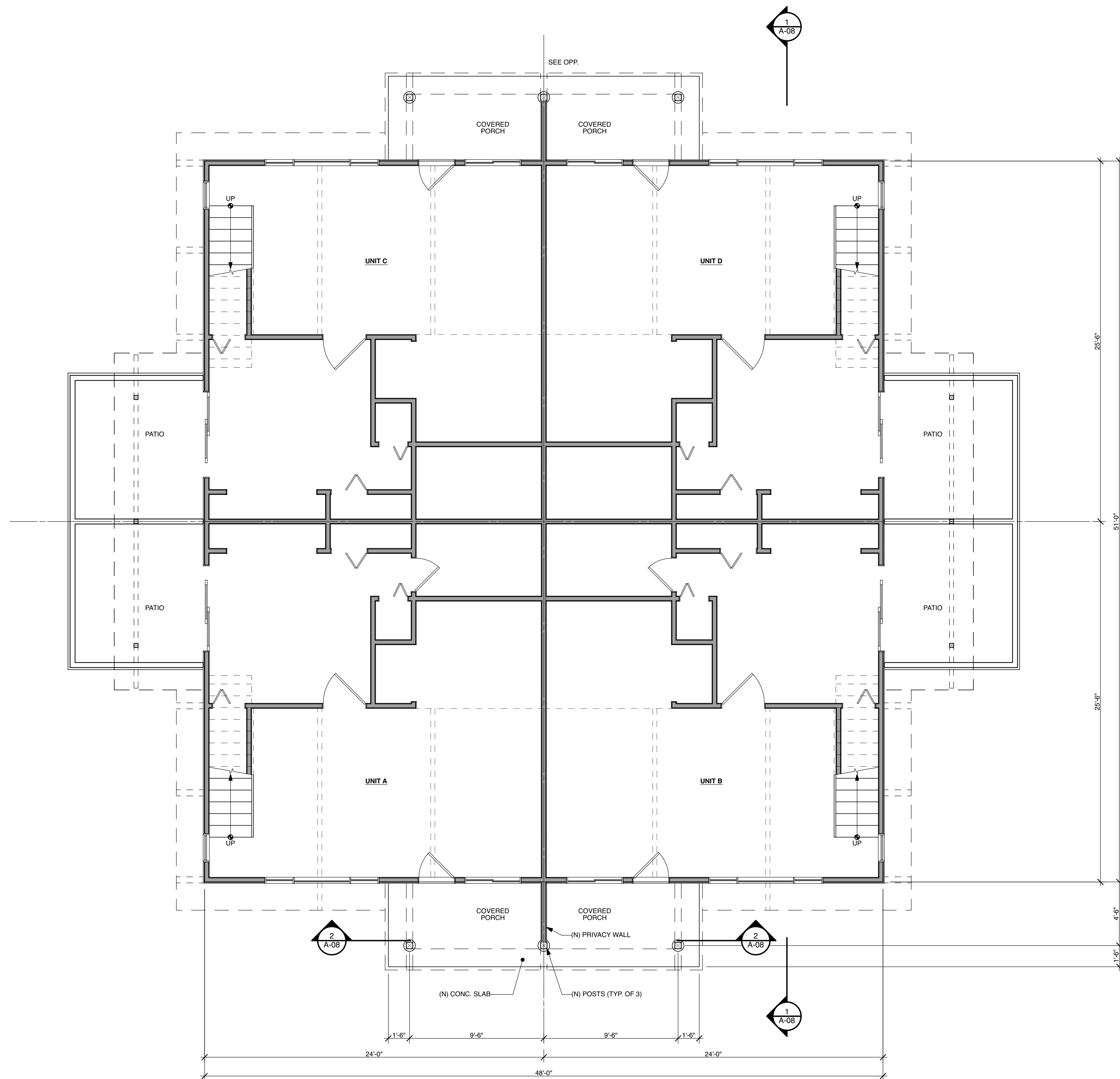
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SHEET NUMBER

A-02

1 EXISTING 2ND FLOOR PLAN

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



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

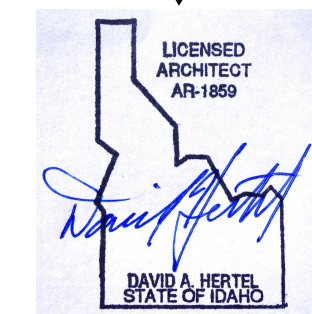
ARCHITECTURAL LEGEND

	NEW WALL CONSTRUCTION
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	WALL BELOW
	COLUMN - SEE STRUCT. PLANS
	WINDOW IN WALL (LETTER REFERENCES WINDOW SCHEDULE ENTRY)
	DOOR IN WALL (NUMBER REFERENCES DOOR SCHEDULE ENTRY)
	BUILDING SECTION SYMBOL
	DETAIL SYMBOL
	DOOR SYMBOL - SEE DOOR SCHEDULE
	WINDOW SYMBOL - SEE WINDOW SCHEDULE
	HOSE BIB - SEE FLOOR PLAN
	EXISTING
	NEW
	REMOVE OR REPLACE

- NOTES:**
- PROVIDE EGRESS WINDOWS @ ALL BEDROOMS.
 - PROVIDE TEMPERED WINDOWS PER CURRENT CODES.

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KETCHUM, IDAHO

REVISION DATES

SHEET TITLE

**PROPOSED 1ST
FLOOR PLAN**

DATE: 6/15/23

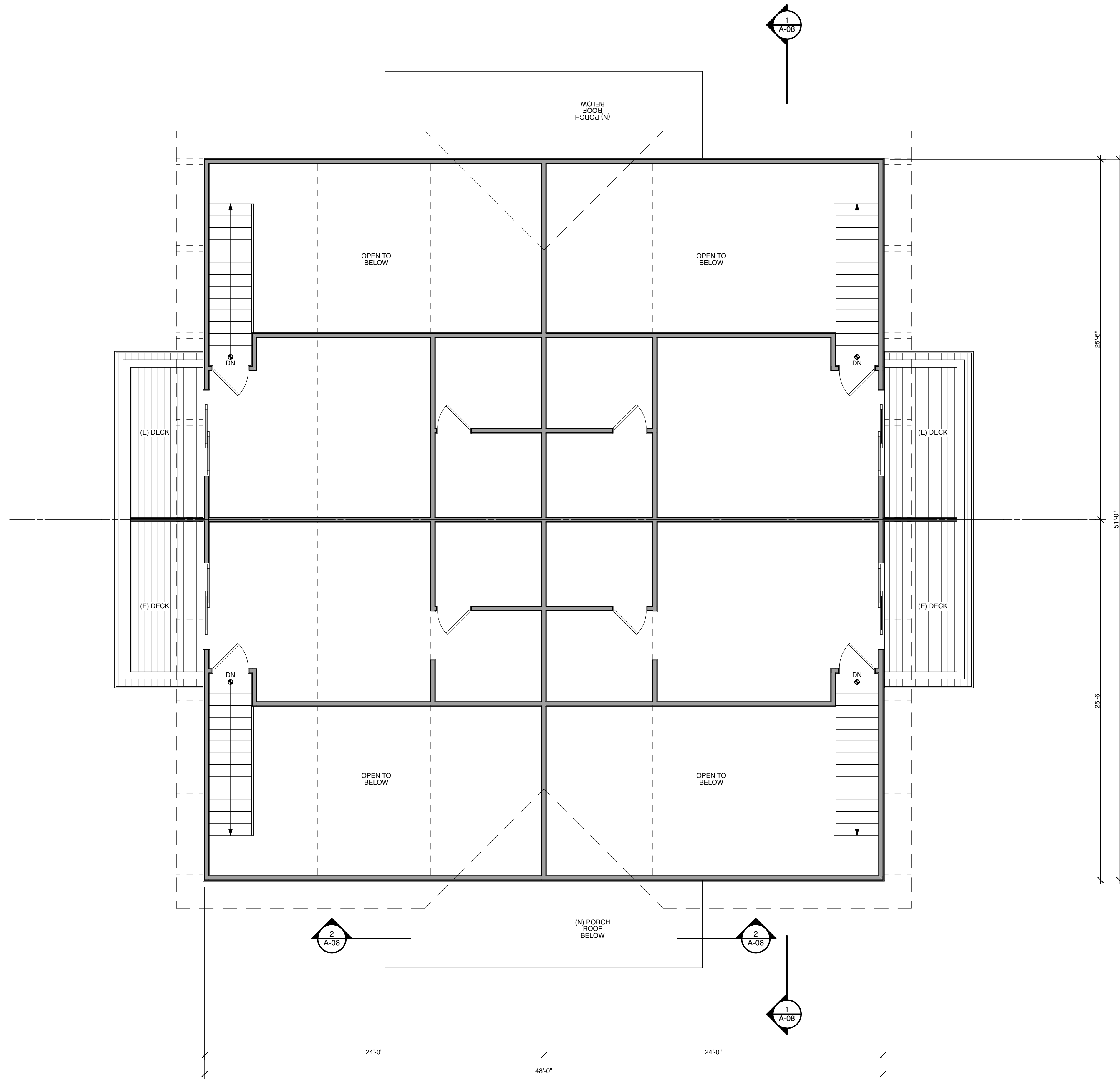
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DAH JOB NUMBER:

SHEET NUMBER

A-03



ARCHITECTURAL LEGEND

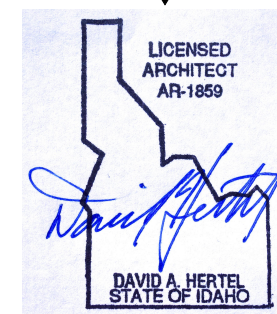
	NEW WALL CONSTRUCTION
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	WALL BELOW
	COLUMN - SEE STRUCT. PLANS
	WINDOW IN WALL (LETTER REFERENCES WINDOW SCHEDULE ENTRY)
	DOOR IN WALL (NUMBER REFERENCES DOOR SCHEDULE ENTRY)
	BUILDING SECTION SYMBOL
	DETAIL SYMBOL
	DOOR SYMBOL - SEE DOOR SCHEDULE
	WINDOW SYMBOL - SEE WINDOW SCHEDULE
	HOSE BIB - SEE FLOOR PLAN
	EXISTING
	NEW
	REMOVE OR REPLACE

NOTES:

1. PROVIDE EGRESS WINDOWS @ ALL BEDROOMS.
2. PROVIDE TEMPERED WINDOWS PER CURRENT CODES.

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KETCHUM, IDAHO

REVISION DATES

SHEET TITLE

**PROPOSED 2ND
FLOOR PLAN**

DATE: 6/15/23

SCALE: AS NOTED

DRAWN BY: D3 DRAFTING

DAH JOB NUMBER:

SHEET NUMBER

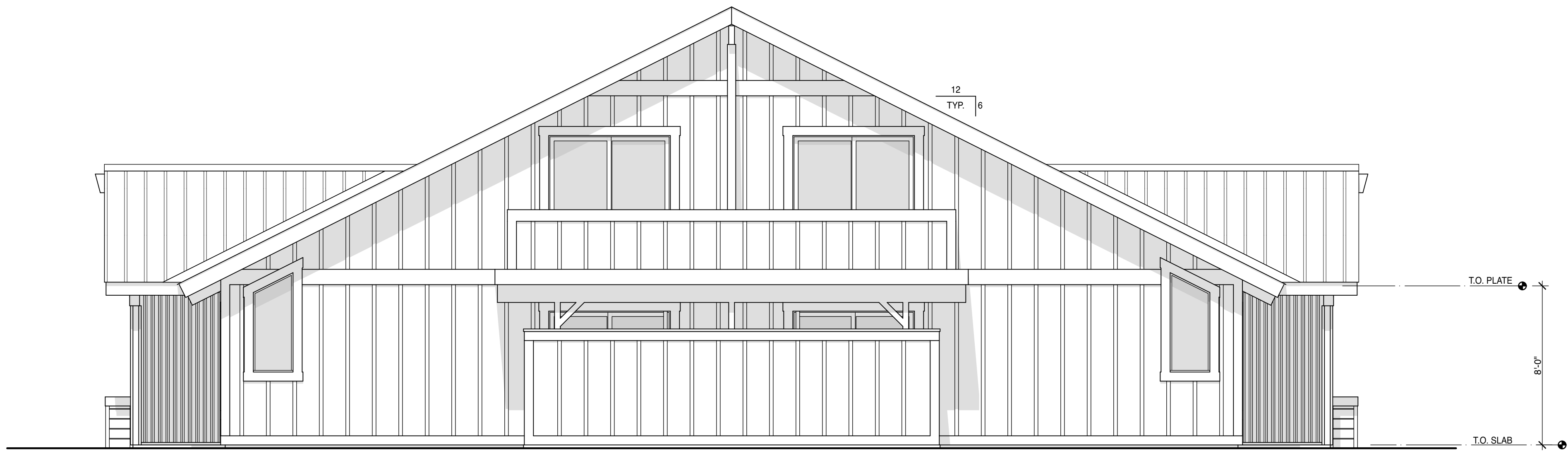
A-04

1 PROPOSED 2ND FLOOR PLAN

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

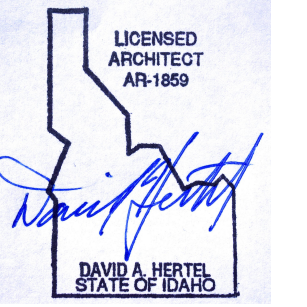


1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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CONDOMINIUMS
PINEWOOD LANE,
KETCHUM, IDAHO

REVISION DATES

SHEET TITLE

EXISTING
EXTERIOR
ELEVATIONS

DATE: 6/15/23

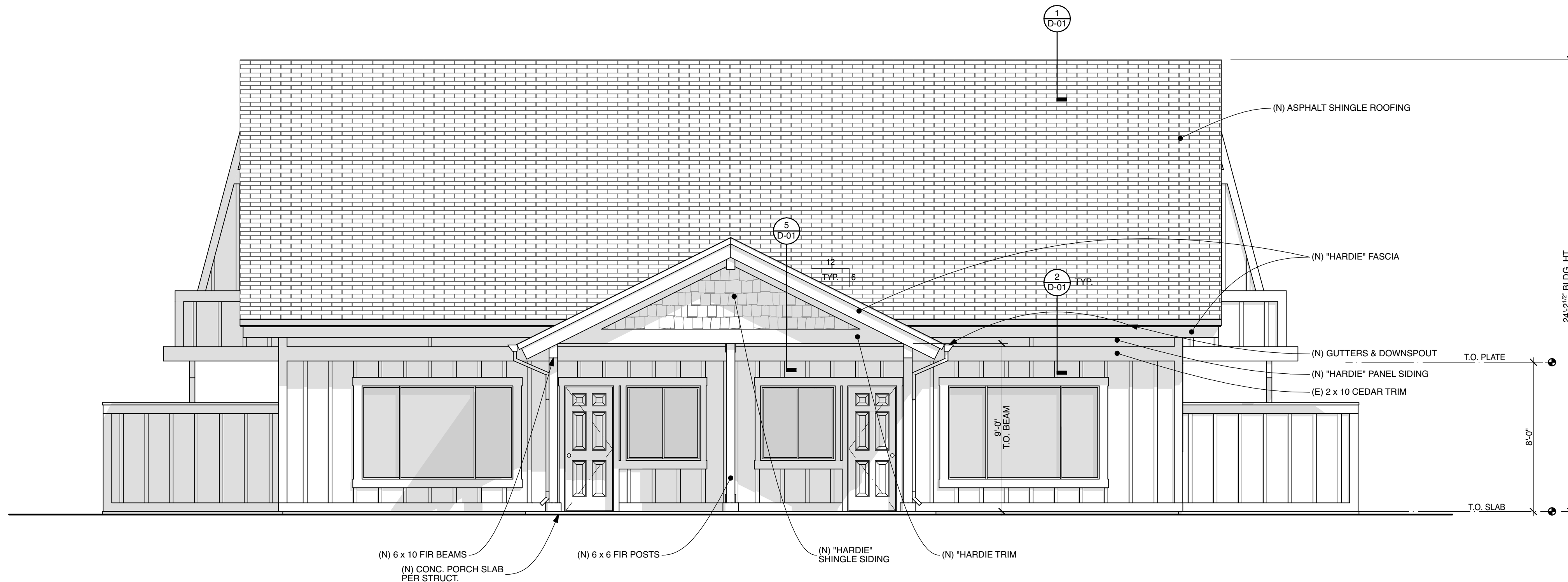
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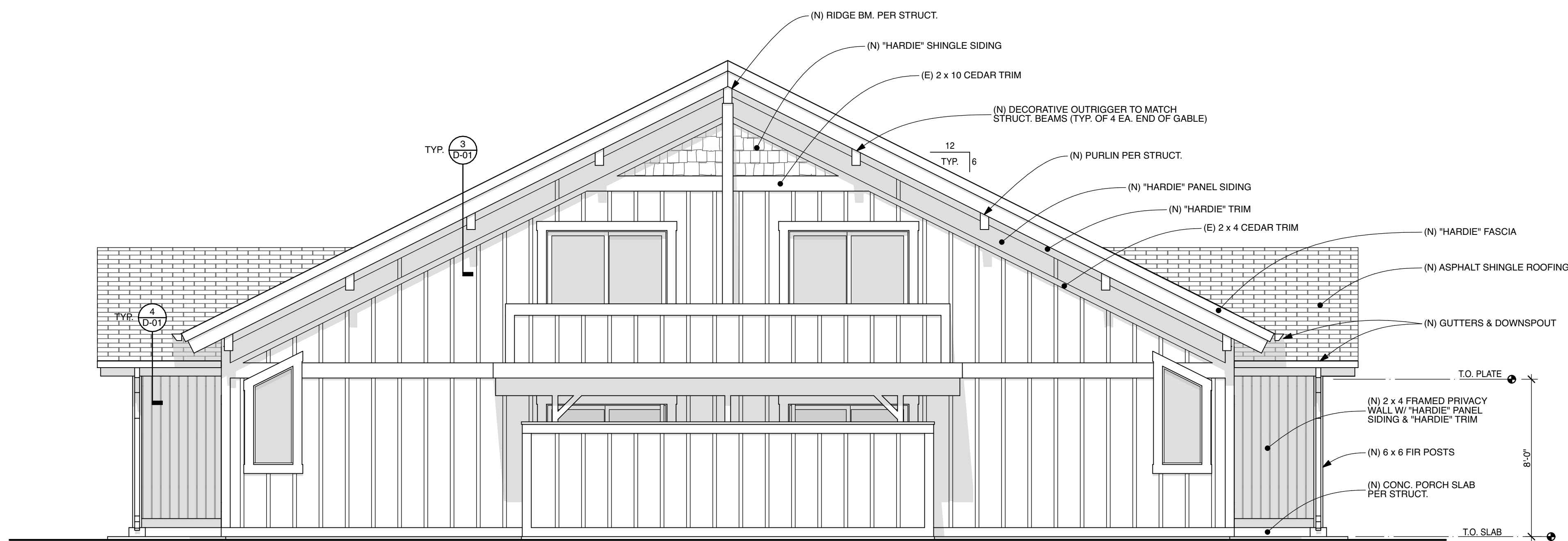
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SHEET NUMBER

A-06



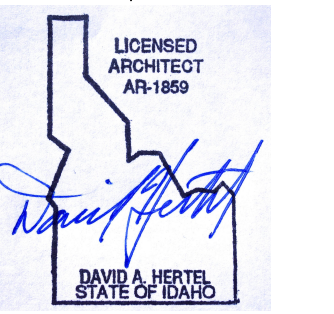
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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REVISION DATES

SHEET TITLE

PROPOSED
EXTERIOR
ELEVATIONS

DATE: 6/15/23

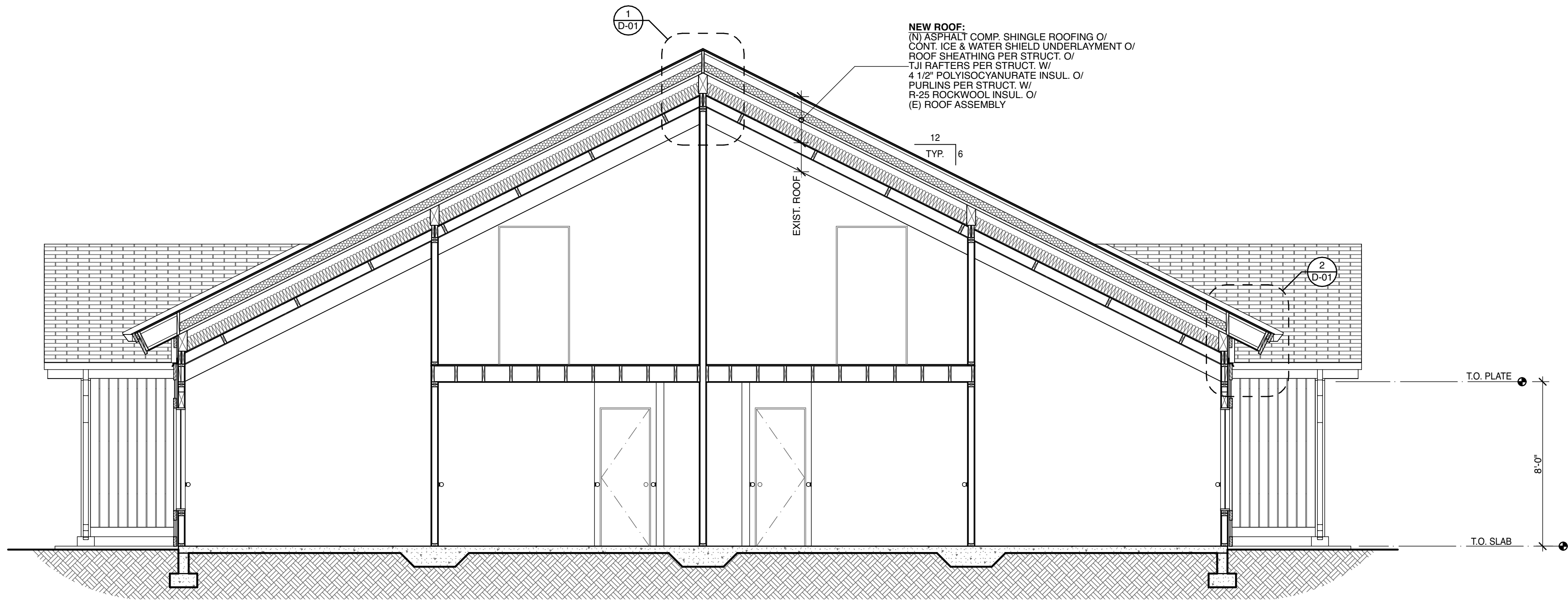
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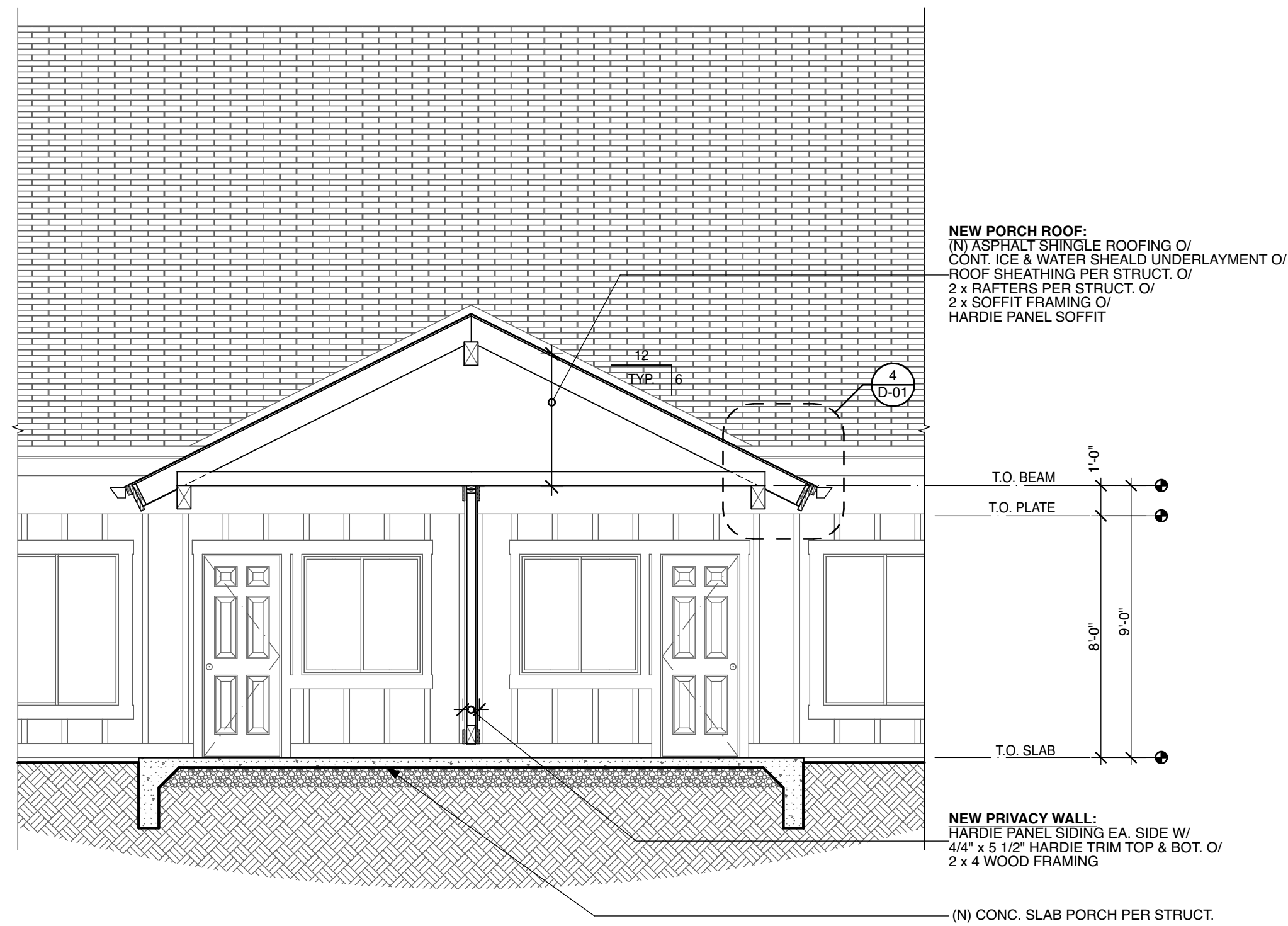
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SHEET NUMBER

A-07

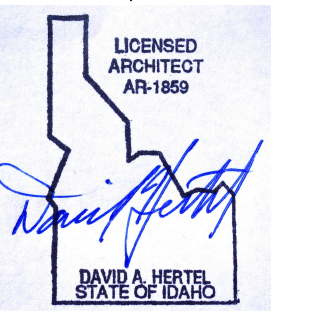


1 BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"

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CONDOMINIUMS
PINEWOOD LANE,
KETCHUM, IDAHO

REVISION DATES

SHEET TITLE

BUILDING
SECTIONS

DATE: 6/15/23

SCALE: AS NOTED

DRAWN BY: D3 DRAFTING

DAH JOB NUMBER:

SHEET NUMBER

A-08