

PROJECT:

# THE RETREAT AT BAY TRAIL

ADDRESS TBD, LUTZKE DRIVE

PONDERAY, IDAHO 83852

PARCEL #: RPP39140010010A , RPP39140030010A & RPP39140010010A



VICINITY MAP

## ABBREVIATIONS

SEE ALSO INDIVIDUAL SHEETS FOR OTHER ABBREVIATIONS NOT LISTED HERE

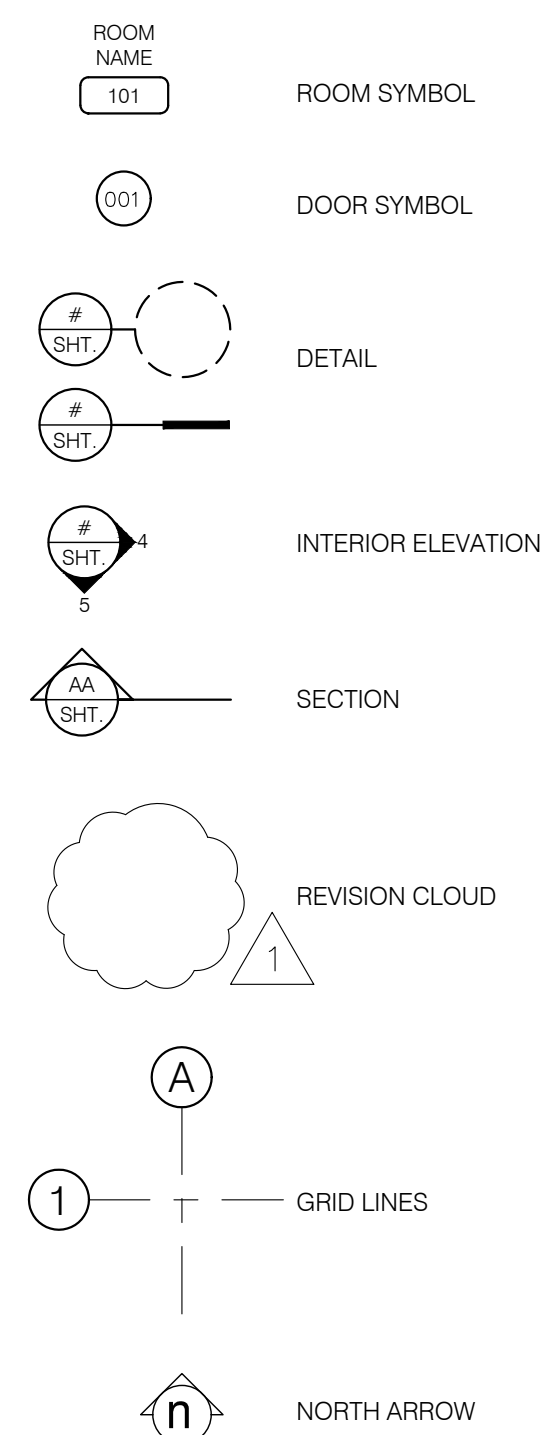
&	AND	KIT.	KITCHEN
L	ANGLE	LAM.	LAMINATE
@	AT	LAV.	LAVATORY
⊕	CENTERLINE	LAV.	LAVATORY
⊙	DIAMETER OR ROUND	MAX.	MAXIMUM
#	POUND OR NUMBER	MECH.	MECHANICAL
A.C.T.	ACOUSTICAL CEILING TILE	MTL.	METAL
ACOUST.	ACOUSTICAL	MFGR.	MANUFACTURER
ADJ.	ADJUSTABLE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	MTD.	MOUNTED
ARCH.	ARCHITECTURAL	MUL.	MULLION
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	NOM.	NOMINAL
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O.F.C.I.	OWNER FURNISHED, CONT. INSTALLED
BOT.	BOTTOM	OFF.	OFFICE
B/S	BACKSPLASH	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
CER.	CERAMIC	PTBD.	PARTICLE BOARD
C.F.C.I.	CONT. FURNISHED, CONT. INSTALLED	P.LAM.	PLASTIC LAMINATE
CLG.	CEILING	PLY.	PLYWOOD
CLR.	CLEAR	PR.	PAIR
COL.	COLUMN	PT.	POINT
CONC.	CONCRETE	PTN.	PARTITION
CONN.	CONNECTION	P.	PAINT
CONST.	CONSTRUCTION	Q.T.	QUARRY TILE
CONT.	CONTINUOUS	R.	RISER
C.T.	CERAMIC TILE	RAD.	RADIUS
CTSK.	COUNTERSUNK	REF.	REFRIGERATOR
CTR.	CENTER	REINF.	REINFORCED
CPT.	CARPET	REOD.	REQUIRED
DBL.	DOUBLE	RESIL.	RESILIENT
DEPT.	DEPARTMENT	RM.	ROOM
DTL.	DETAIL	R.O.	ROUGH OPENING
DIA.	DIAMETER	RT.	RUBBER TILE
DIM.	DIMENSION	R.B.	RUBBER BASE
DN.	DOWN	R.S.	REDWOOD SIDING
DR.	DOOR	S.C.	SOLID CORE
DWG.	DRAWING	SECT.	SECTION
EA.	EACH	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
ELECT.	ELECTRICAL	SPEC.	SPECIFICATION
EQ.	EQUAL	SO.	SQUARE
(E)	EXISTING	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.F.	FACTORY FINISH	STRUCT.	STRUCTURAL
FIN.	FINISH	SUSP.	SUSPENDED
F.I.O.	FURNISHED AND INSTALLED BY OWNER	SYMM.	SYMMETRICAL
FLD. VFY.	FIELD VERIFY	S.V.	SHEET VINYL
FLR.	FLOOR	T.	TREAD
FLUOR.	FLUORESCENT	T.B.D.	TO BE DETERMINED
F.O.C.	FACE OF CONCRETE	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	THK.	THICK
F.O.S.	FACE OF STUD	T.V.	TELEVISION
FURR.	FURRING	TYP.	TYPICAL
GA.	GAUGE	T.L.	TRUE LENGTH
GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
G.W.B.	GYPSON WALL BOARD	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	VERT.	VERTICAL
HDR.	HEADER	VEST.	VESTIBULE
HDWD.	HARDWOOD	VFY.	VERIFY
H.M.	HOLLOW METAL	V.T.	VINYL TILE
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	W.CO.V.	WALLCOVERING
HT.	HEIGHT	WD.	WOOD
H.R.	HANDRAIL	W/O	WITHOUT
INCAN.	INCANDESCENT	WP.	WATERPROOF
I.D.	INSIDE DIAMETER (DIM.)	WT.	WEIGHT
INSUL.	INSULATION	WR.	WATER RESISTANT
INT.	INTERIOR		
JT.	JOINT		

## PROJECT TEAM

### ARCHITECT

UPTIC STUDIOS, INC.  
152 SOUTH JEFFERSON STREET, SUITE 101  
SPOKANE, WASHINGTON 99201  
CONTACT: LUKE GRIMSRUD  
509.850.3698

## DRAWING SYMBOLS



## GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL AMENDMENTS TO SAID CODE, INCLUDING WAC 51-40 BARRIER-FREE REGULATIONS AND CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE, THE INTERNATIONAL ELECTRICAL CODE, INTERNATIONAL MECHANICAL CODE AND INTERNATIONAL FIRE CODE, FEDERAL GLAZING STANDARDS, AND THE AMERICANS WITH DISABILITIES ACT.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION SUPPLIED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.
- SCHEDULES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE FROM PLANS, SECTIONS, ELEVATIONS, DETAILS AND SPECIFICATIONS, THE REQUIRED QUANTITY AND QUALITY OF EQUIPMENT AND MATERIALS TO COMPLETE THE PROJECT.
- DO NOT SCALE THE DRAWINGS - CONSULT ARCHITECT FOR ANY REQUIRED DIMENSIONAL CLARIFICATION. CONTRACTOR SHALL CAREFULLY REVIEW THE DIMENSIONS INDICATED ON THE DRAWINGS AS WELL AS FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR PROBLEMS, PRIOR TO CONSTRUCTING THE WORK.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT AND PRIOR TO ORDERING MATERIALS FOR OF EACH PORTION OF THE WORK.
- DIMENSIONS ARE TO THE BUILDING GRID LINES OR TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR TO COORDINATE SIZES AND LOCATIONS OF FLOOR AND WALL OPENINGS, PENETRATIONS AND SLEEVE LOCATIONS FOR ALL WORK PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL WORK.
- CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND ARE TO BE GIVEN TO THE OWNER UPON COMPLETION OF THE JOB.
- DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISHED OPENINGS A MINIMUM OF 3 INCHES FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF, AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE DUTIES BELONG EXCLUSIVELY TO THE CONTRACTOR.

## BUILDING INFORMATION

1. NAME OF PROJECT:	THE RETREAT AT BAY TRAIL
2. ADDRESS:	ADDRESS TBD, E COEUR D ALENE AVE PONDERAY, IDAHO 83852
3. PROJECT MANAGER:	STEVEN REICHARD, UPTIC STUDIOS
4. APPLICABLE CODES:	2018 IBC, 2018 UPC, 2018 IMC, 2017 NEC, 2018 IECC, ICC/ANSI A117.1-2009
5. JURISDICTION:	CITY OF PONDERAY
6. ZONING:	R-3 (HIGH DENSITY RESIDENTIAL)
7. MAXIMUM HEIGHT:	28' OR TWO STORIES
8. PROPOSED USE:	MULTI-FAMILY DWELLINGS
9. OCCUPANCY GROUP:	R-2
10. CONSTRUCTION TYPE:	VB
11. CLIMATE ZONE:	6B
12. BUILDING AREA:	LOT#1 = 3,480 SF <b>BLOCK 1, LOT 1</b> LOT#26,27 = 3,480 SF <b>BLOCK 3, LOTS 1 &amp; 2</b>
13. FLOOR AREA (INT. FACE OF EXT WALL)	MAIN FLOOR PER UNIT: 870 SF X 8 UNITS: 6,960 SF TOTAL

## DRAWING INDEX

G0.1	COVER SHEET
ARCHITECTURAL	
A1.1	SITE PLAN
A2.1	UNIT PLAN TYPE B
A2.2	UNIT PLAN TYPE A
A3.1	BUILDING ELEVATIONS
A3.2	ELEVATION & SECTION

**[us]**  
architecture + design

upticstudios  
509.850.3698  
www.upticstudios.com

REVISIONS		
#	DESCRIPTION	DATE

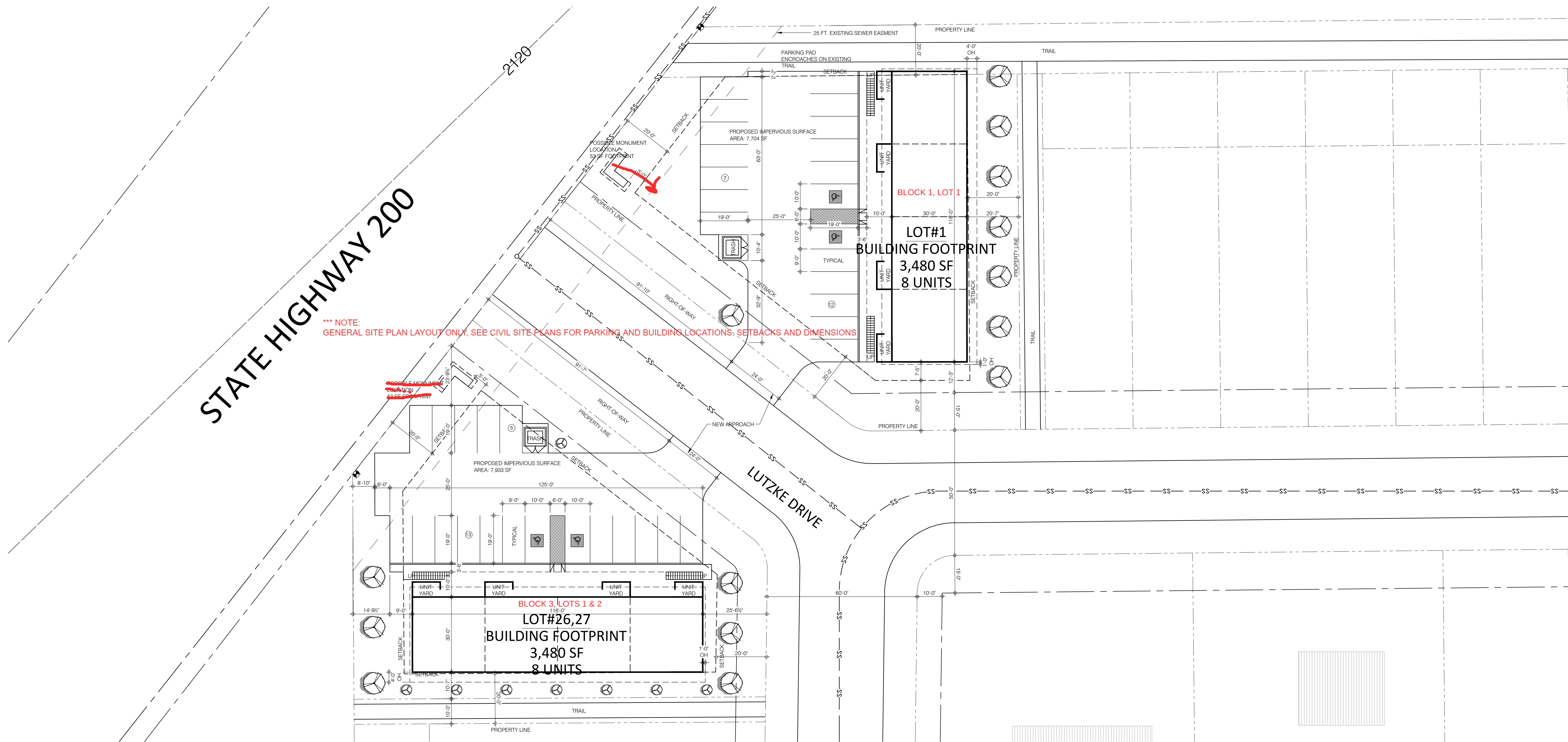
NOT FOR CONSTRUCTION - PROGRESS SET: 8.16.2021

**THE RETREAT BY THE BAY TRAIL**  
TBD  
PONDERAY, ID 83852  
PIN #: RPP39140010010A, RPP39140030010A & RPP39140030020A

PROJECT NO.	2101
DRAWN BY:	
CHECKED BY:	
DATE:	03.09.21

**G0.1**  
COVER SHEET

REVISIONS		
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\*\*\* NOTE: GENERAL SITE PLAN LAYOUT ONLY. SEE CIVIL SITE PLANS FOR PARKING AND BUILDING LOCATIONS, SETBACKS AND DIMENSIONS

ZONE: COMMERCIAL

LOT SIZE: .444 ACRES + .453 ACRES = .897 ACRES (COMBINED)  
19,340 SF (LOT#1) + 19,711 SF (LOT#26, LOT#27) = 39,051 SF

REQUIRED SETBACKS: STRUCTURES WITH TWO STORES AND NOT EXCEEDING 28' IN HEIGHT  
20' FRONT  
20' REAR  
20' SIDE

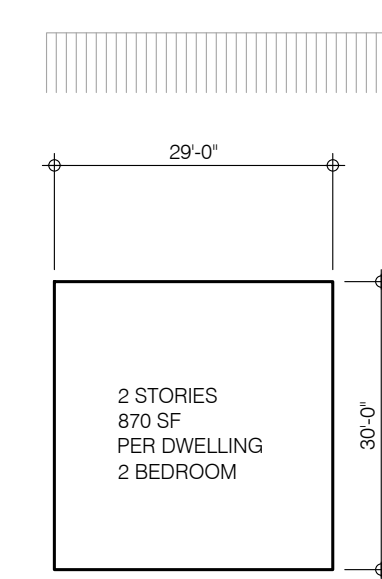
MAXIMUM HEIGHT: 28'

BUILDING AREA: CANNOT EXCEED 35% OF LOT AREA  
LOT#1 PROPOSED: 3,480 SF/19,340 SF X 100% = 17.99% | WITH DECK: 4,640 SF/19,340 X 100% = 23.99%  
LOT#26, 27 PROPOSED: 3,480 SF/19,711 SF X 100% = 17.65% | WITH DECK: 4,640 SF/19,711 X 100% = 23.5%

OPEN SPACE: MINIMUM OF 25% OF TOTAL LOT AREA  
LOT#1 PROPOSED: 19,340 SF - 4,640 SF = (14,700 SF / 19,340 SF)X100% = 76%  
LOT#26, 27 PROPOSED: 19,711SF - 4,640 SF = (15,071 SF / 19,711 SF)X100% = 76.5%

GREEN SPACE: NO MORE THAN 25% OF TOTAL LOT AREA  
LOT#1 PROPOSED: 19,340 SF - 11,333 SF = (8,007 SF / 19,340 SF)X100% = 41.4%  
LOT#26, 27 PROPOSED: 19,711SF - 11,513 SF = (8,198 SF / 19,711 SF)X100% = 41.6%

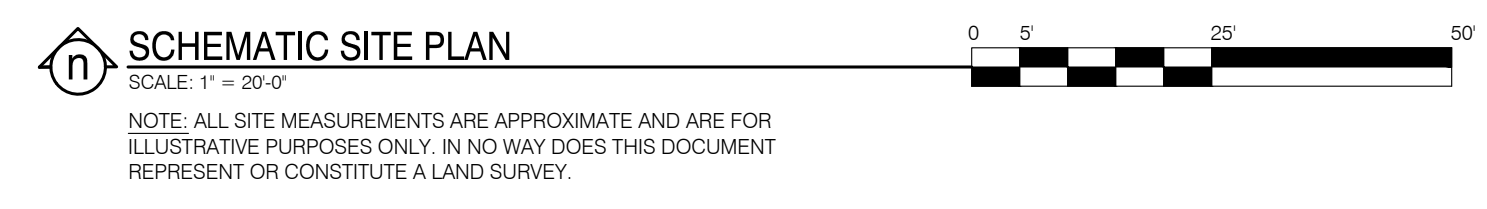
PARKING: MULTI-FAMILY 1 STALLS PER DWELLING  
~~600 SF - REQUIRED: 6 TOTAL~~ - 1,200 SF = 12 STALLS REQUIRED  
PARKING PROVIDED : LOT#1: 19; LOT#26,27: 18  
BLOCK 1, LOT 1 | BLOCK 3, LOTS 1 & 2



BLOCK 1, LOT 1 | BLOCK 3, LOTS 1 & 2  
LOT #1, 26 & 27: RPP39140010010A, RPP39140030010A, RPP39140030020A

APARTMENT UNIT SUMMARY  
8 UNITS X 2 EA  
TOTAL = 16 UNITS

BEDROOM SUMMARY  
8 APARTMENTS X 2 BEDS = 32 BEDS



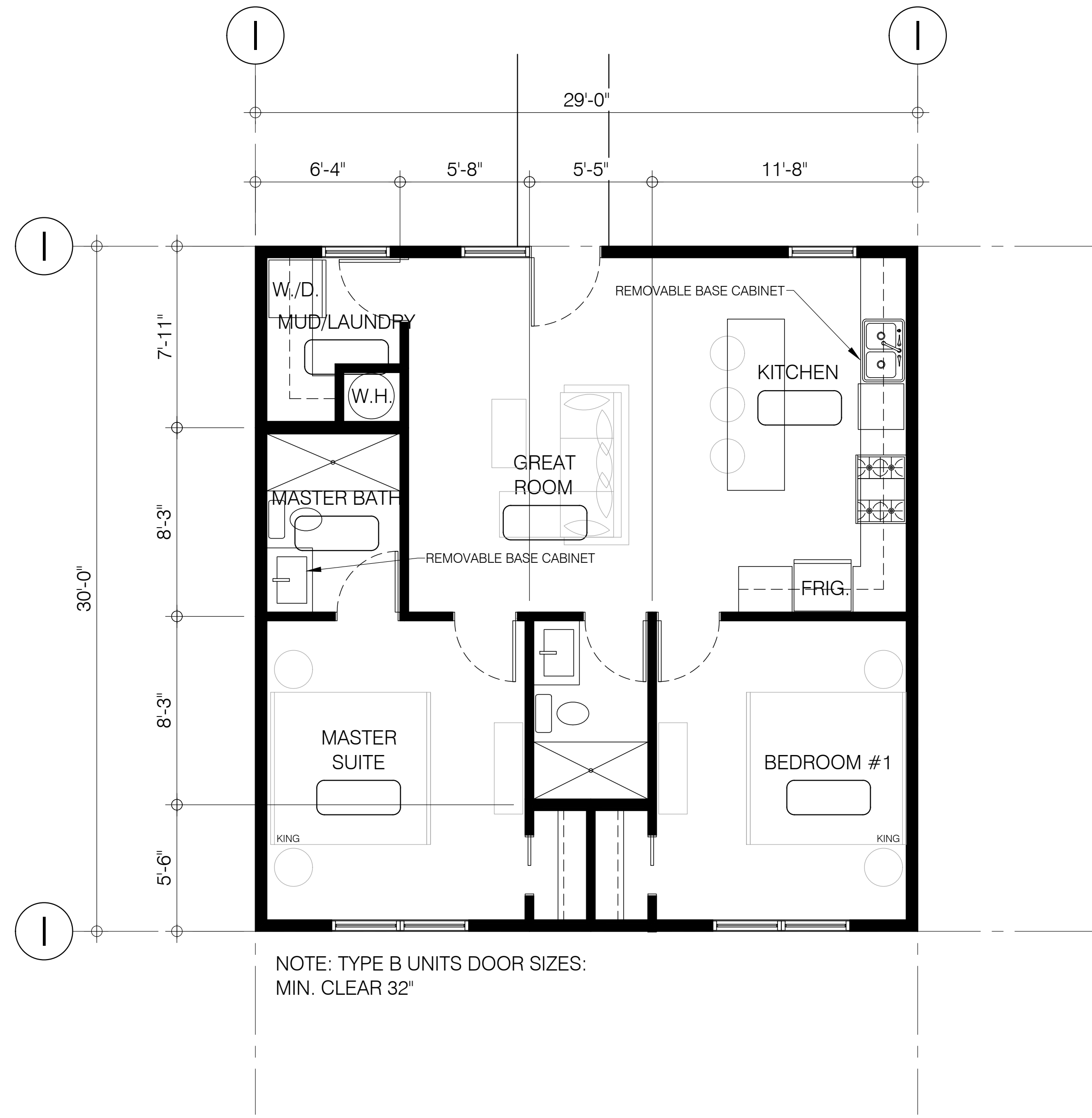
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THE RETREAT BY THE BAY TRAIL

TBD  
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PROJECT NO.	21011
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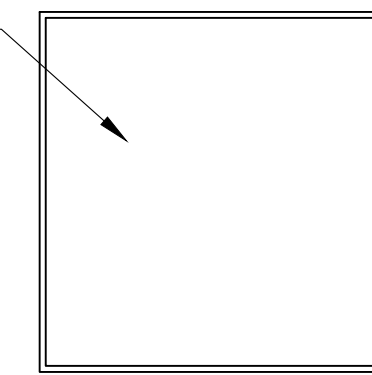


NOTE: TYPE B UNITS DOOR SIZES:  
MIN. CLEAR 32"

**n** SCHEMATIC PLAN - TYPE B  
SCALE: 1/4"=1'-0"



PERIM. AREA: 870 S.F.  
INT. AREA: 812 S.F.



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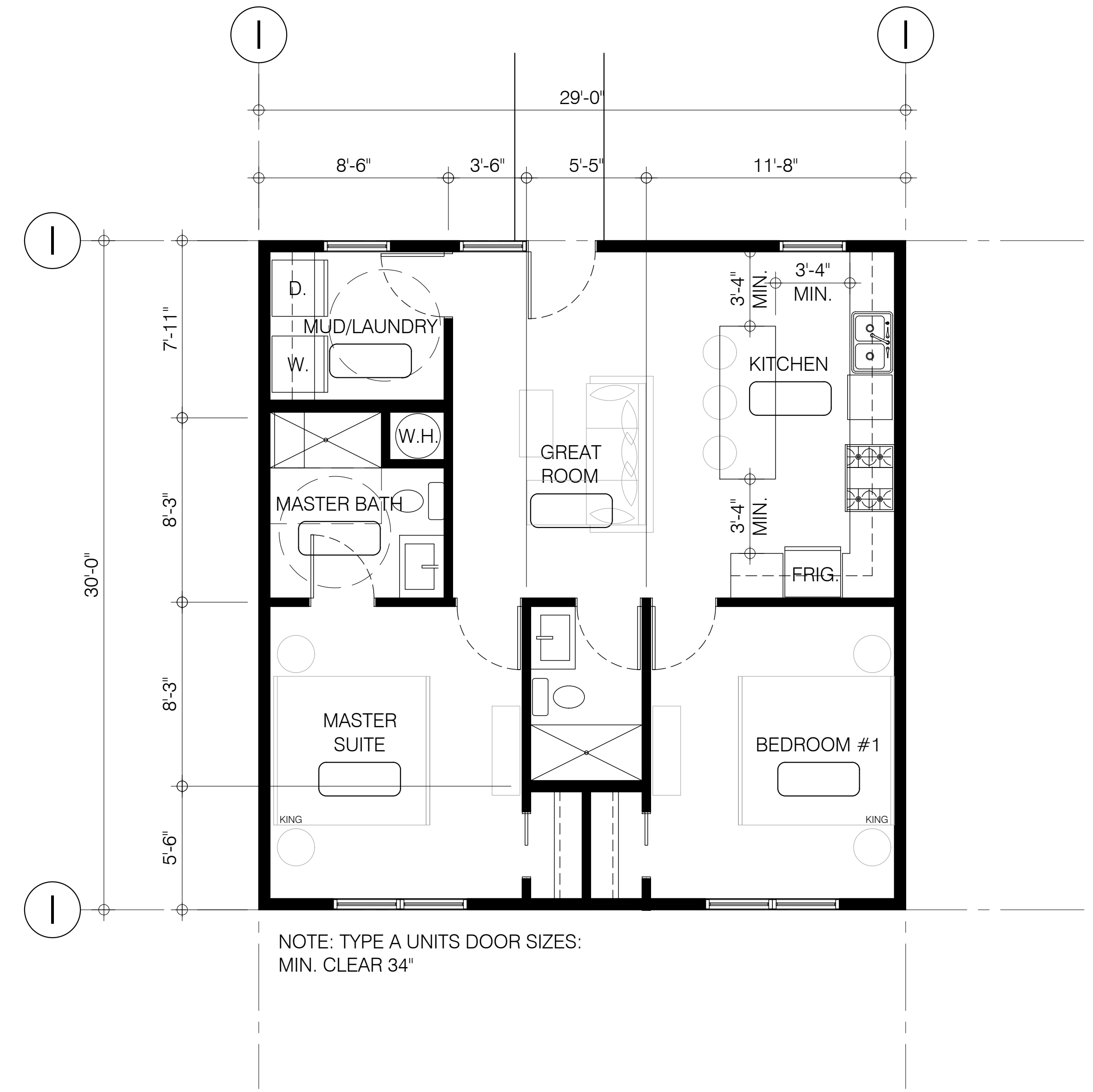
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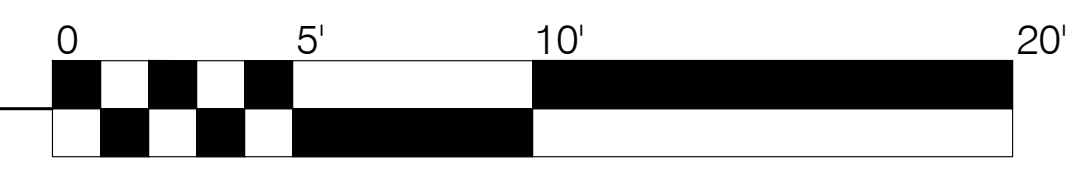
**A2.1**  
UNIT PLAN  
TYPE B

REVISIONS		
#	DESCRIPTION	DATE



NOTE: TYPE A UNITS DOOR SIZES:  
MIN. CLEAR 34"

**n** SCHEMATIC PLAN - TYPE A (ADA)  
SCALE: 1/4"=1'-0"



PERIM. AREA: 870 S.F.  
INT. AREA: 812 S.F.

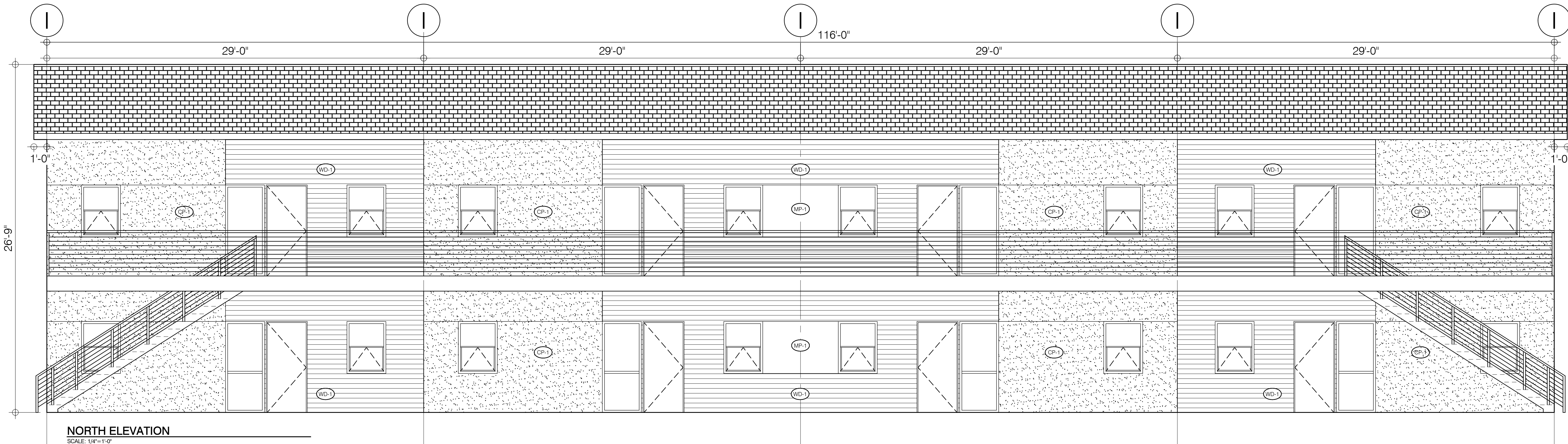
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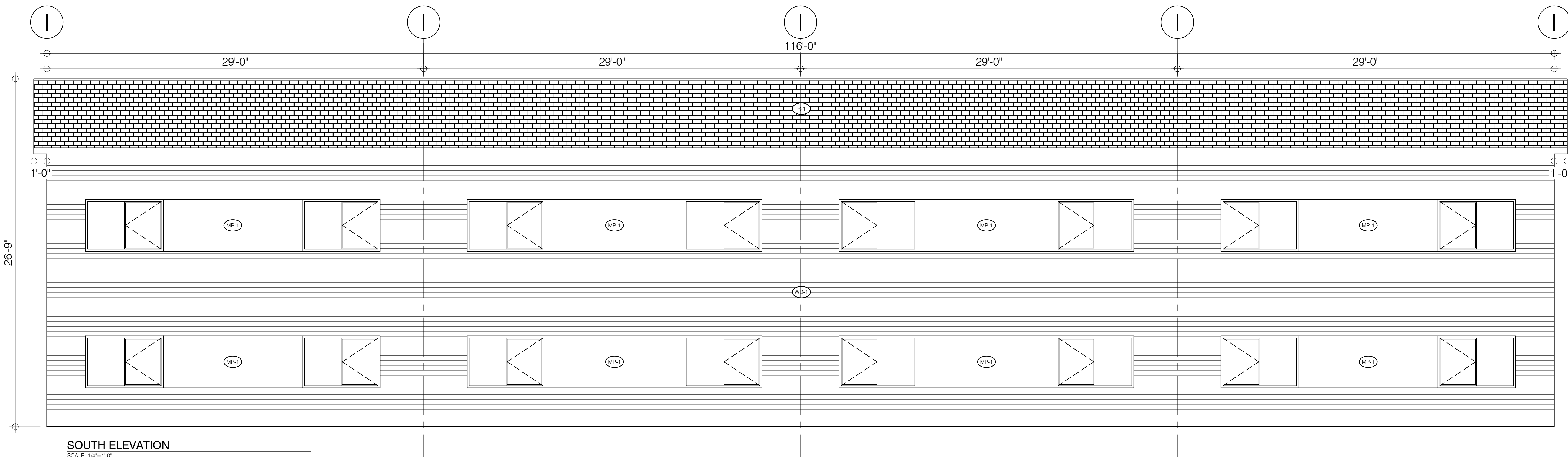
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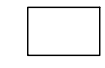





**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



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

**MATERIAL LEGEND**

-  METAL WALL PANEL (MP-1)
-  CEMENT PANEL SIDING (CP-1)
-  WOOD SIDING (WD-1)
-  ASPHALT SHINGLE (R-1)

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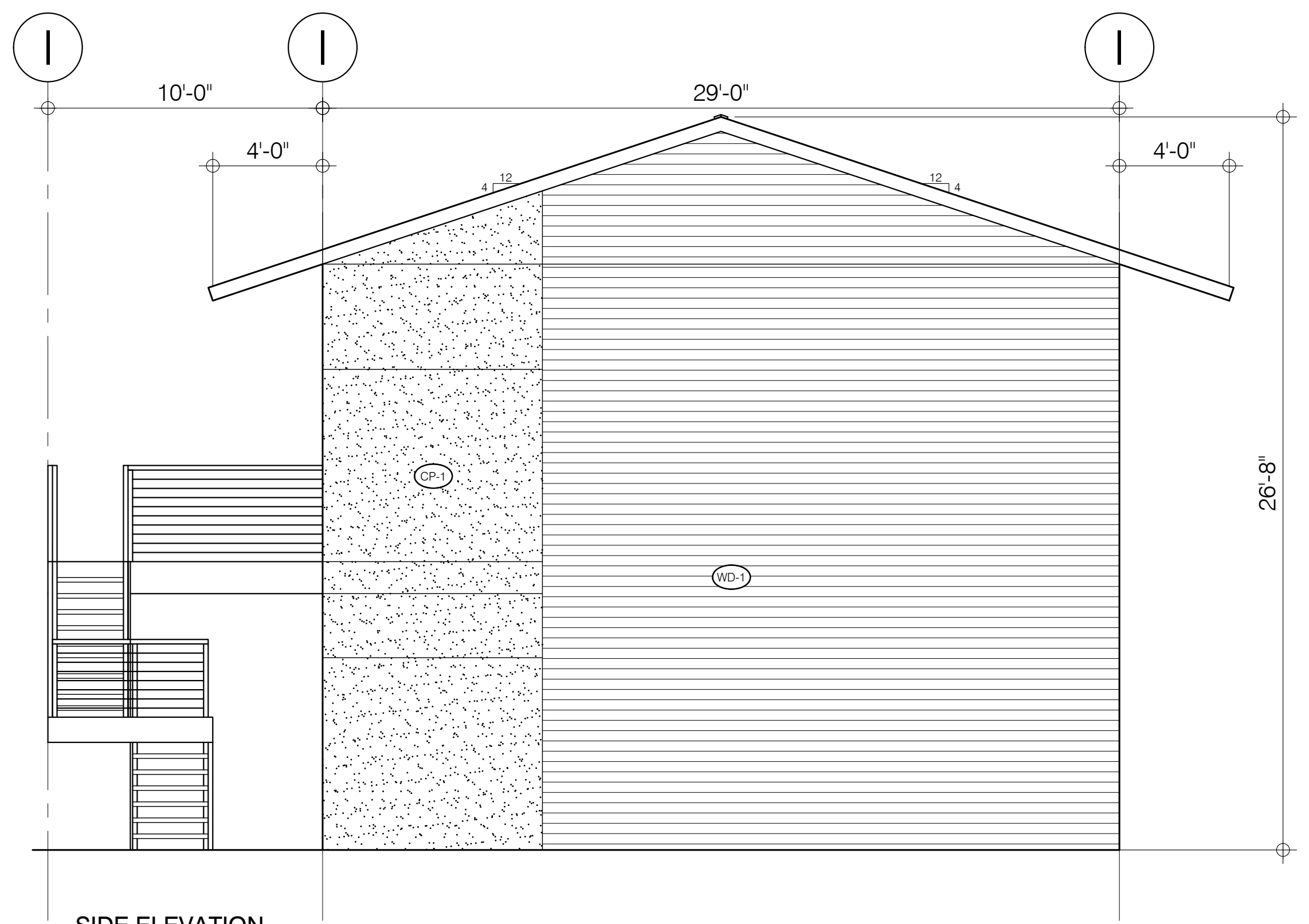
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**A3.1**  
BUILDING  
ELEVATIONS

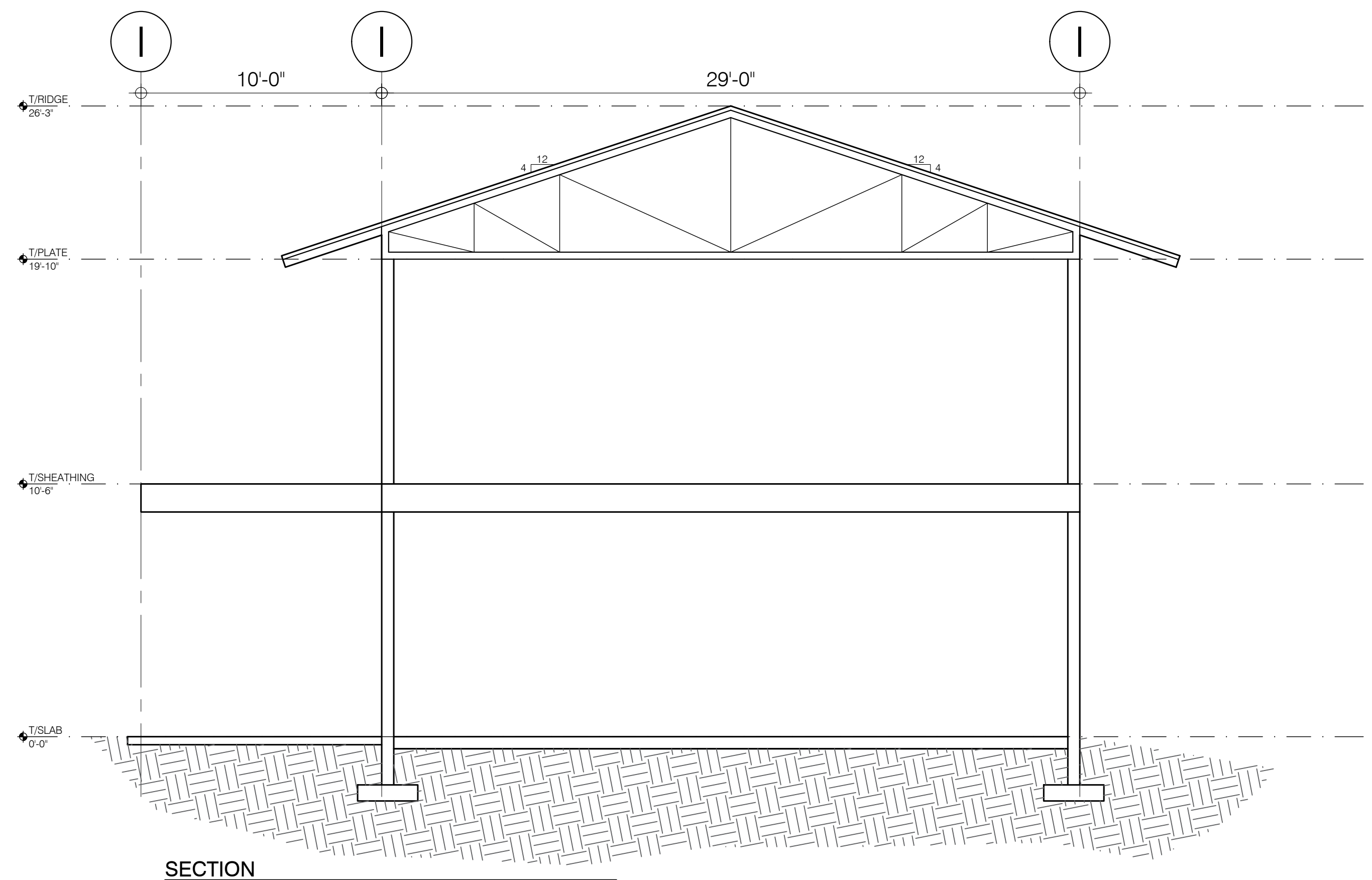
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**SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**MATERIAL LEGEND**

-  METAL WALL PANEL (MP-1)
-  CEMENT PANEL SIDING (CP-1)
-  WOOD SIDING (WD-1)



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

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**A3.2**  
ELEVATION  
SECTION