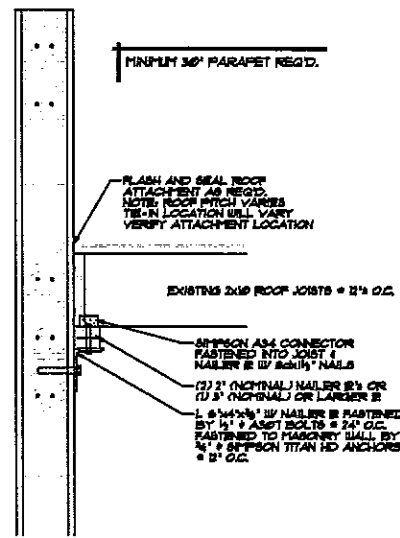
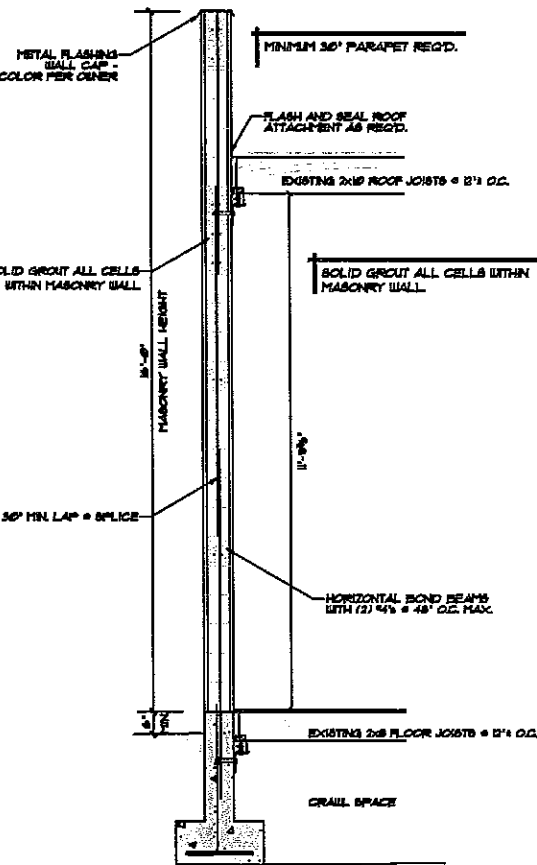


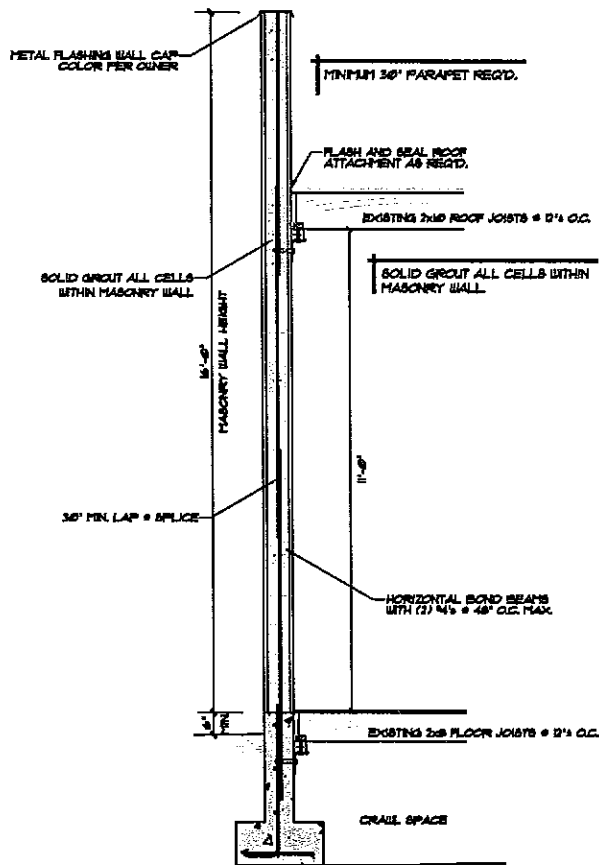
**FOOTINGS DETAIL/FLOOR CONN. DETAIL**  
SCALE: 1" = 1'-0"



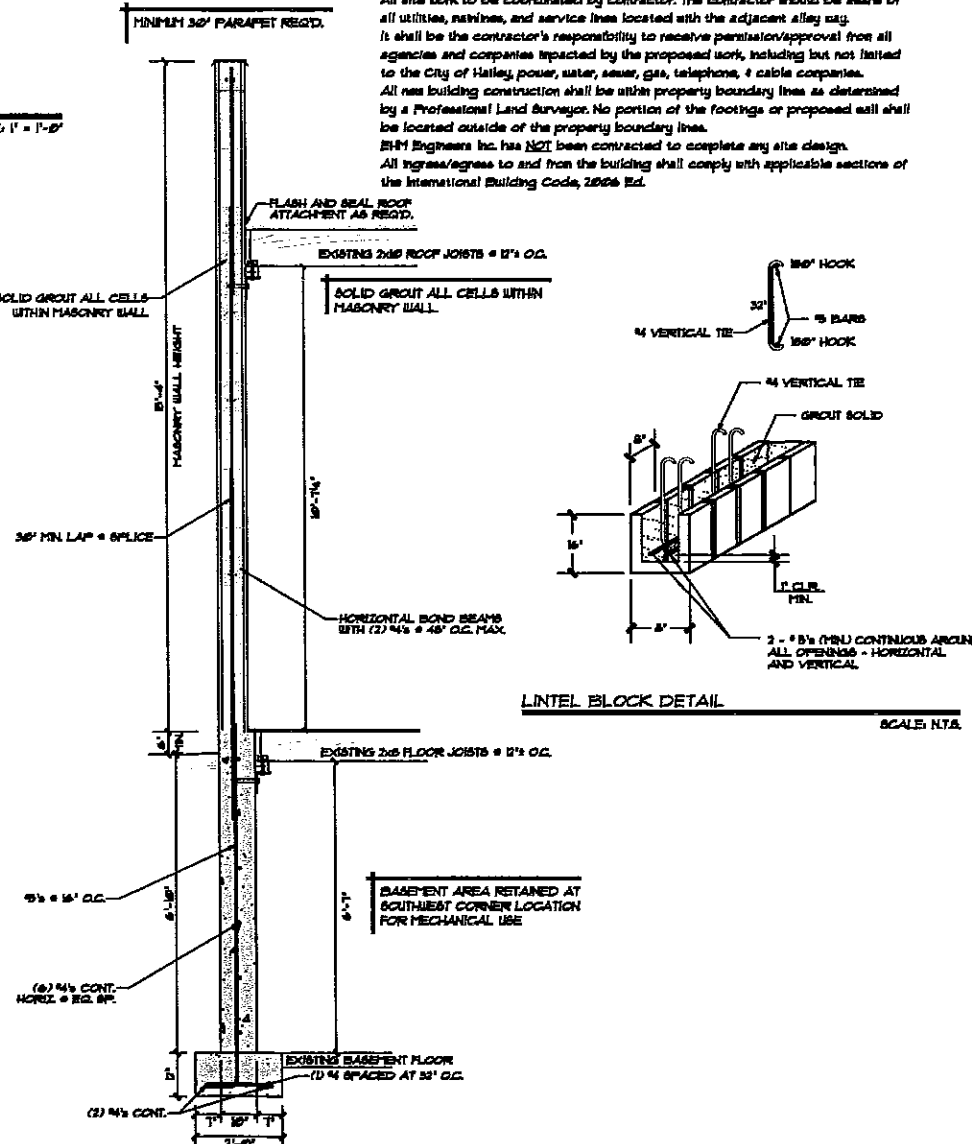
**ROOF CONN. DETAIL**  
SCALE: 1" = 1'-0"



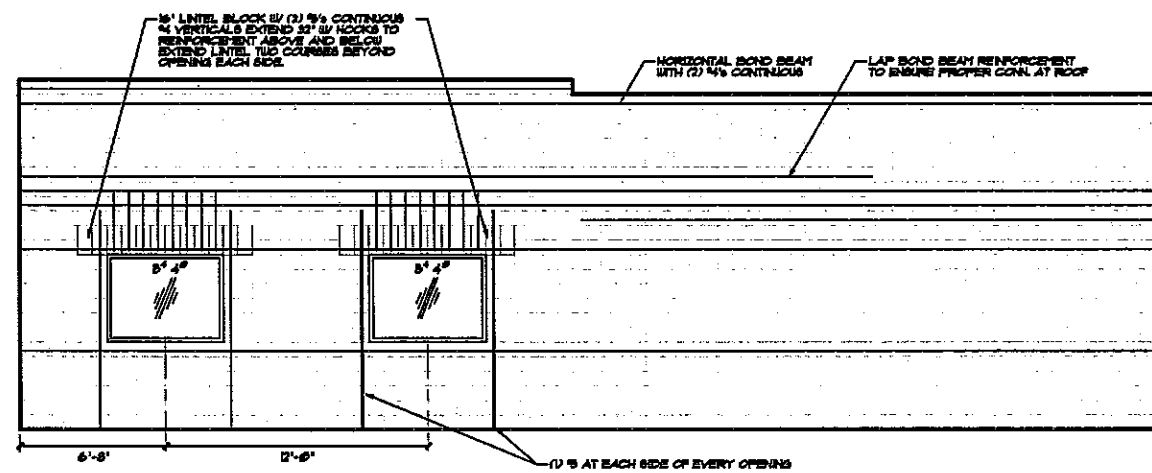
**WALL SECTION AT NORTH END OF BUILDING**  
SCALE: 1/4" = 1'-0"



**WALL SECTION AT 24'-4" FROM NORTH END OF BLDG.**  
SCALE: 1/4" = 1'-0"



**WALL SECTION AT 39'-4" FROM NORTH END OF BLDG.**  
SCALE: 1/4" = 1'-0"



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

**General Notes:**  
All workmanship and materials shall conform to the requirements of the International Building Code, 2006 Edition.  
All site work to be coordinated by contractor. The contractor should be aware of all utilities, natlines, and service lines located with the adjacent alley way.  
It shall be the contractor's responsibility to receive permission/approval from all agencies and companies impacted by the proposed work, including but not limited to the City of Hailey, power, water, sewer, gas, telephone, & cable companies.  
All new building construction shall be within property boundary lines as determined by a Professional Land Surveyor. No portion of the footings or proposed wall shall be located outside of the property boundary lines.  
EIM Engineers Inc. has NOT been contracted to complete any site design.  
All ingress/egress to and from the building shall comply with applicable sections of the International Building Code, 2006 Ed.

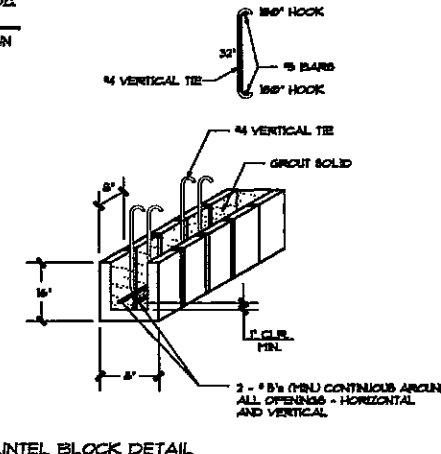
**Structural Notes:**  
Design Criteria:  
Structural design in accordance with International Building Code, 2006 Edition.  
Design Loads:  
Roof Snow Load: 100 psf  
Roof Dead Load: 15 psf  
Wind: 30 mph - Exposure C  
Seismic Design Data:  
S<sub>DS</sub>: 0.348  
S<sub>DS</sub>: 0.168  
S<sub>DS</sub>: 0.168  
Site Class: D (assumed)  
Seismic Importance Factor: 0.348  
Occupancy Category: II  
Seismic Design Category: D  
R: 2  
C: 0.175  
Soil Bearing Capacity: 2000 psf Assumed

**Foundation:**  
Footings shall be placed on undisturbed existing soil or compacted granular backfill compacted to 95% of the maximum density of a standard proctor at optimum moisture.  
Contractor shall notify owner/engineer if clay soils or groundwater are encountered during excavation.  
For bearing partially on soil and partially on rock, provide minimum 6" sand cushion between rock and bottom of footing.  
Footing excavations shall be clean and free of loose debris, standing water, or non-compacted material at the time of concrete placement.

**Concrete:**  
3,000 psi in 28 days (2,500 psi design)  
5/8" bag minimum cement/cy.

**Reinforcing Steel:**  
All reinforcing steel shall conform to the requirements of ASTM A63 Grade 60 (F<sub>y</sub> = 60 ksi) deformed bars for #4 and larger bars.  
Grade 40 (F<sub>y</sub> = 40 ksi) deformed bars for #3 and smaller unc.  
Minimum Coverage: 3" cast against earth, 1 1/2" formed.  
Minimum Lap Splice: No. 4 -- 24" unc., No. 5 -- 30" unc.  
All reinforcing shall be tied or otherwise held in place to prevent movement during concrete placement.

**Masonry:**  
Solid grout all cells within masonry wall.  
Level 1 special inspection is required per IBC Table 1704.5J.  
All materials shall conform to the applicable standards of quality specified in Chapter 21 of the International Building Code, 2006 Ed.  
F<sub>m</sub> = 800 psi  
Concrete Masonry Units: Minimum net area compressive strength = 1500 psi  
Mortar: Type M or S per ASTM C710-05  
Grout: 2000 psi minimum compressive strength  
Reinforcing Steel: Conforms to the requirements of ASTM A63 Grade 60 (F<sub>y</sub> = 60 ksi) deformed bars for #4 and larger bars.  
Grade 40 (F<sub>y</sub> = 40 ksi) deformed bars for #3 and smaller unc.  
Vertical Reinforcing: #5 @ 32" o.c.  
One #5 at each side of all openings.  
Horizontal Reinforcing: (2) #4's at bond beams @ 48" o.c.  
Lap bars - 48 bar diameters minimum at all splices.  
Reinforcing shall be secured against displacement with positioners spaced not more than 200 bar diameters on center.  
All construction shall conform to the provisions of Chapter 21 of the International Building Code, 2006 Ed.  
Unless noted otherwise, embedded bolts shall be placed prior to grouting, and held in place with templates or other suitable means to prevent movement during grouting.  
Without exception, all bolts shall be located within solid grouted cells.



**LINTEL BLOCK DETAIL**  
SCALE: N.T.S.

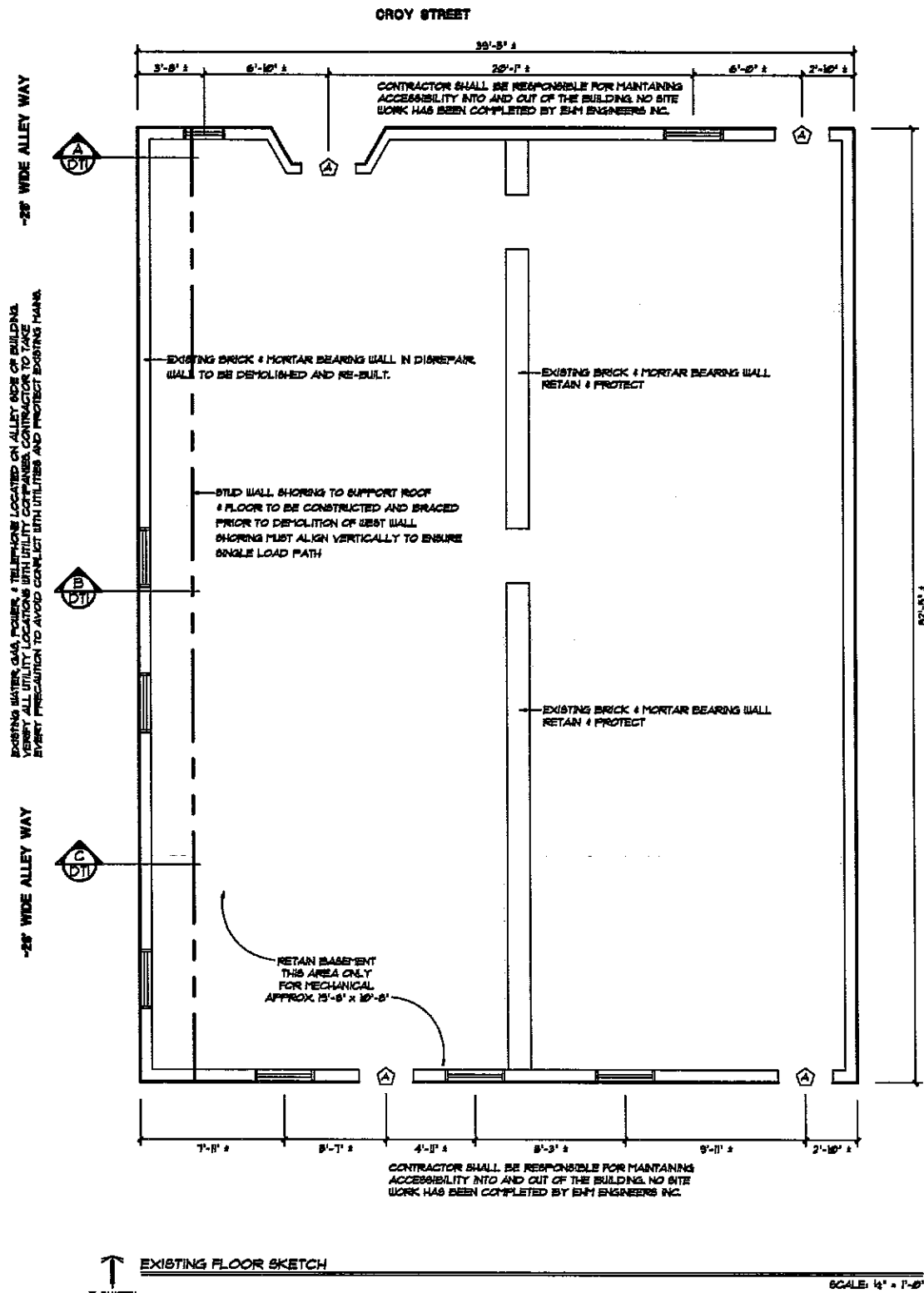
**EIM Engineers, Inc.**  
ENGINEERS/SURVEYORS/PLANNERS  
621 NORTH COLLEGE ROAD, SUITE 100, TWIN FALLS, IDAHO 83301  
PHONE: (208) 734-4888 FAX: (208) 734-6049  
E-MAIL: eim@eiminc.com

**EXISTING FLOOR LAYOUT SCHEMATIC OF THE OLD EYE CENTER LOCATED AT: 14 CROY ST. HAILEY, ID.**

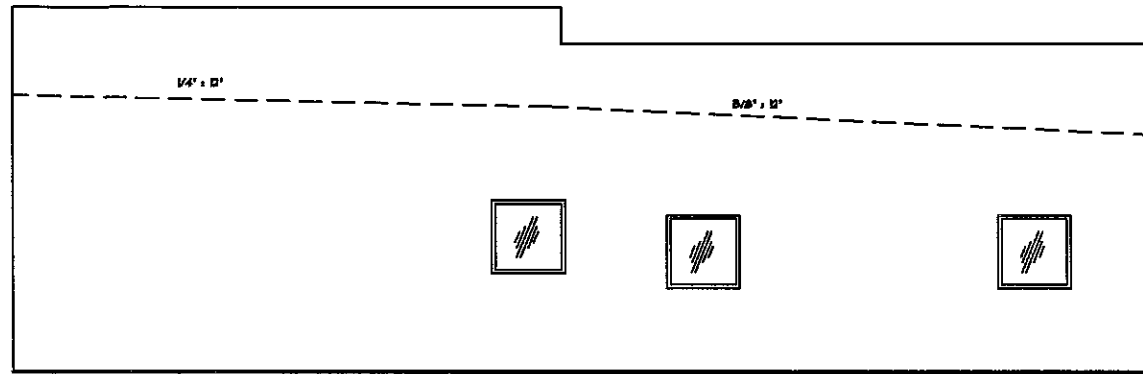
DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR DELAY CHANGES BEFORE BEGINNING OR FABRICATING ANY WORK.

DESIGNED BY: UNKOWN  
CHECKED BY: UNKOWN  
DATE: UNKOWN

DATE: JULY 2009  
BY: AS SHOWN  
NO. 22-09 FFI



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



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

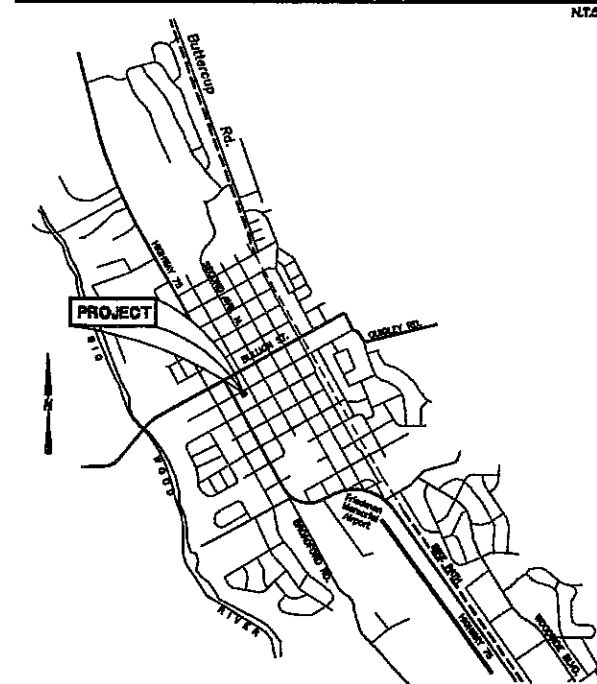
Existing Conditions:

- EXISTING BASEMENTS ARE TO BE ABANDONED AND BACKFILLED WITH LEAN CONC. MIX.
- EXISTING BASEMENT AT WEST SIDE SHOWS SIGNIFICANT DETRIORATION. IT APPEARS THAT THERE IS A VOID BENEATH EXISTING FURNACE UNIT (VERIFY). ABANDON ALL UNUSED SHAFTS, EXCAVATIONS, & VOIDS AT BASEMENT LOCATIONS.
- EXISTING COAL CHUTE LOCATED ON WEST SIDE OF BUILDING TO BE ABANDONED.
- ROOF IS GRADE SLOPE TO THE REAR (SOUTH) END OF THE BUILDING. IT APPEARS THAT THE PITCH VARIES APPROXIMATELY, 24'-4" FROM THE FRONT OF THE BUILDING THE ROOF PITCH INCREASES. LOCATE LEDGERS TO SUPPORT ROOF SYSTEM AT APPROPRIATE HEIGHTS TO ACCOUNT FOR VARYING ROOF PITCH/ROOF JOIST LOCATIONS.
- EXISTING PROPERTY LINE ALONG WEST BOUNDARY APPEARS TO BE IN LINE WITH THE EXISTING WALL LOCATION. COORDINATE CONSTRUCTION OF NEW WALL TO AVOID CONFLICT WITH PROPERTY LINES. VERIFY ZERO LOT LINE APPLICABILITY.

SYMBOL LEGEND:

△ EXTERIOR DOOR LOCATION

Vicinity Sketch



PLAN ANALYSIS BASED ON 2006 EDITION OF IBC	
ARCHITECT OR ENGINEER OF RECORD: <u>EHM ENGINEERS INC.</u>	
JOB ADDRESS: <u>14 CROY STREET, HAILEY, IDAHO</u>	
LEGAL DESCRIPTION: <u>N/A</u>	
OCCUPANCY CLASSIFICATION: <u>B</u>	OCCUPANCY LOAD PER AREA: 1st: <u>30</u>
NUMBER OF STORIES: <u>One</u>	2nd: <u>N/A</u> BASEMENT: <u>N/A</u>
FLOOR AREA: 1st: <u>2666 SF</u> 2nd: <u>N/A</u>	EXITS REQUIRED: 1st: <u>2</u> 2nd: <u>N/A</u>
BASEMENT: <u>N/A (TO BE ABANDONED)</u>	BASEMENT: <u>N/A</u>
TYPE OF CONSTRUCTION: <u>V-B</u>	EMERGENCY LIGHTS: <u>YES</u>
AUTOMATIC SPRINKLER: <u>No</u>	EXIT SIGNS: <u>YES</u>
MAX. FLOOR AREA ALLOWED:	ELECTRICAL PLANS: <u>No</u>
SQ. FEET: <u>2666 SF</u>	PLUMBING PLANS: <u>No</u>
BEARING CAPACITY: <u>2000 psf (Assumed)</u>	MECHANICAL PLANS: <u>No</u>
SEISMIC CATEGORY: <u>B</u>	WIND LOAD: <u>50 mph - Exposure C</u>
SNOW LOAD: <u>100 psf</u>	
COMMENTS OR ASSUMPTIONS:	
-PLUMBING WILL BE DESIGNED/BUILD BY OWNER'S CONTRACTOR	
-MECHANICAL WILL BE DESIGNED/BUILD BY OWNER'S CONTRACTOR	
-ELECTRICAL WILL BE DESIGNED/BUILD BY OWNER'S CONTRACTOR	

EXISTING FLOOR LAYOUT SCHEMATIC  
OF THE OLD EYE CENTER  
LOCATED AT:  
14 CROY ST. HAILEY, ID.

DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL  
CONDITIONS AND DIMENSIONS AT  
THE JOB SITE AND NOTIFY THE  
ENGINEER OF ANY DIMENSIONAL  
ERRORS, OMISSIONS, OR DIS-  
CREPANCIES BEFORE BEGINNING  
OR FABRICATING ANY WORK.

DESIGNER - UNPROCESSED  
REV. PER OWNER - DLT  
DESIGNER - ANCHOR LOCATION  
REV. PER OWNER - DLT  
DESIGNER - BASEMENT WALL  
REV. PER OWNER - DLT

DATE: 7 JULY 2009

SCALE: A6 840UN

DATE: 22-09 FFI

FP1

**EHM** Engineers, Inc.  
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