

PLANNING AND ZONING COMMISSION Tuesday, January 24, 2023, 4:30 PM 191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream. You will find this option on our website at <u>www.ketchumidaho.org/meetings</u>.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

- Join us via Zoom (please mute your device until called upon).
 Join the Webinar: https://ketchumidaho-org.zoom.us/j/83493865119
 Webinar ID: 834 9386 5119
- 2. Address the Commission in person at City Hall.
- 3. Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER: ROLL CALL: COMMUNICATIONS FROM COMMISSIONERS: CONSENT AGENDA:

Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Approval of the January 10, 2023 Minutes

PUBLIC HEARING:

- 2. ACTION ITEM: Recommendation to conduct a public hearing, review, and provide feedback on the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River Street.
- 3. RECESS: 15 Minute Break

NEW BUSINESS:

 <u>4.</u> ACTION ITEM: Recommendation to review and provide feedback on the Pre-Application Design Review application for the Sawtooth Serenade project at 260 N 1<u>st</u> Ave.
 ADJOURNMENT:



* There are two video recordings of commission meeting as internet connection was lost briefly during meeting. *

<u>CALL TO ORDER:</u> (00:00:30 in video #1)

Neil Morrow called to order at 4:31 p.m.

Roll Call:

Neil Morrow Susan Passovoy Brenda Moczygemba Tim Carter Spencer Cordovano

Also Present:

Morgan Landers – Director, Planning & Building Abby Rivin – Senior Planner Adam Crutcher – Associate Planner Paige Nied – Associate Planner Carissa Connelly – Housing Director Rian Rooney – Housing Fellow Tripp Hutchinson – Intern Heather Nicolai – Planning Technician

COMMUNICATIONS FROM THE COMMISSIONERS: (00:01:00 in video #1)

1. ACTION ITEM: Elect Chair and Vice Chair of the Planning & Zoning Commission

Motion: Motion made by Tim Carter to elect Neil Morrow as the chairperson for the Planning and Zoning Commission. Brenda Moczygemba seconded the motion. (00:01:13 in video #1)

Ayes: Tim Carter, Neil Morrow, Susan Passovoy, Brenda Moczygemba & Spencer Cordovano Nays: None

Motion: Motion made by Tim Carter to elect Brenda Moczygemba as the vice chairperson for the Planning and Zoning Commission. Susan Passovoy seconded the motion. (00:01:48 in video #1)

Ayes: Tim Carter, Neil Morrow, Susan Passovoy, Brenda Moczygemba & Spencer Cordovano Nays: None

Morgan Landers introduced new Planning and Building Associate Planner, Paige Nied, to the commission. (00:02:01 in video #1)

CONSENT AGENDA: (00:02:27 in video #1)

- 2. ACTION ITEM: Approval of the September 27, 2022 Minutes (00:02:28 in video #1)
- 3. **ACTION ITEM:** Approval of the December 20, 2022 Minutes (00:02:30 in video #1)
 - Motion: Motion made by Brenda Moczygemba to approve the September 27, 2022 and December 20, 2022 Minutes; Seconded by Susan Passovoy. (00:02:57 in video #1) Ayes: Tim Carter, Neil Morrow, Susan Passovoy, Brenda Moczygemba & Spencer Cordovano Nays: None

PUBLIC HEARING: (00:03:07 in video #1)

ACTION ITEM: Additional information is still being prepared for the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River St. (P22-059 & P22-059A). Applicant has requested and staff is recommending this public hearing be continued. The hearing will be continued to the January 24, 2023, Planning and Zoning Commission Meeting. (00:03:08 in video #1)

Motion: Motion made by Susan Passovoy to approve have this continue to the January 24, 2023, Planning and Zoning Commission Meeting; Seconded by Tim Carter. (00:03:34 in video) Ayes: Tim Carter, Neil Morrow, Susan Passovoy, Brenda Moczygemba & Spencer Cordovano Nays: None

 ACTION ITEM: Additional information is still being prepared for the Design Review and Condominium Preliminary Plat applications for the proposed mixed-use development at 200 N Leadville Ave. (P22-035 and P22-035A). Applicant has requested and staff is recommending this public hearing be continued. The hearing will be continued to the February 28, 2023, Planning and Zoning Commission Meeting. (00:04:05 in video #1)

Motion: Motion made by Susan Passovoy to approve have this continue to the February 28, 2023, Planning and Zoning Commission Meeting; Seconded by Tim Carter. (00:04:20 in video) **Ayes:** Tim Carter, Neil Morrow, Susan Passovoy, Brenda Moczygemba & Spencer Cordovano **Nays:** None

NEW BUSINESS: (00:04:26 in video)

- 6. Discussion by commission and staff on adjusting when agenda, packet and public comment are sent to commission. (00:04:27 in video #1)
- 7. Discussion of Accessory Dwelling Units (ADUs) and potential barriers to construction and occupancy of ADUs within the City of Ketchum. (00:07:48 in video #1)
 - a. Rian Rooney, Housing Fellow presentation (00:08:45 in video #1)
 - b. Discussion amongst the Commission, presenters, and staff (00:14:00 in video #1)
 - c. Comments from attendee virtually David Latimer CEO of New Frontier Tiny Homes (01:22:30 in video #1- connection lost at 01:25:00 and picked back up at 00:00:01 in video #2)
- 8. Discussion of process for review and approval of FAR Exceedance Agreements (00:07:52 in video #2)
- 9. Review and discussion of the 2023 Planning and Building Department Workplan. (00:16:38 in video #2)
- 10. The Commission chose to postpone discussion of use of travel and training budget for the Planning and Zoning Commission until a future meeting (00:55:45 in video #2)

ADJOURNMENT:

Motion to adjourn at 6:54pm (00:57:88 in video #2)

Motion made by Neil Morrow to adjourn the meeting; Seconded by Susan Passovoy. Ayes: Neil Morrow, Susan Passovoy, Tim Carter, Spencer Cordovano, Brenda Moczygemba Nays: None Morgan Landers – Director of Planning & Building



City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 24, 2023

- **PROJECT:** Appellation Hotel (formerly Harriman Hotel)
- FILE NUMBER: P22-059 and P22-059A
- APPLICATION TYPE: Design Review (P22-059A) Development Agreement Amendment (P22-059)
- **PROPERTY OWNER:** Harriman Ketchum Hotel, LLC (formerly Trail Creek Fund, LLC)
- **REQUEST:** Request for an amendment to Design Review approval 08-007 and amendment to the Amended and Restated Development Agreement and subsequent development agreement amendments
- LOCATION: 300 E. River Street (Ketchum Replat Blk 83 Lot 2)
- **ZONING:** Tourist (T)
- **OVERLAY:** Floodplain/Waterways
- **REVIEWER:** Morgan Landers, AICP Senior Planner
- NOTICE: The first public hearing on the application was held on December 13, 2022. A public hearing notice for that date was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice for that date was published in the Idaho Mountain Express the on October 19, 2022. A notice for that date was posted on the project site and the city's website on October 19, 2022. At the December 13, 2022 meeting, the Planning and Zoning Commission continued the hearing to January 10, 2023. The January 10, 2023 hearing was continued to January 24, 2023 to allow the applicant additional time to prepare revised application materials.

ATTACHMENTS

- A. Applicant Memorandum Dated January 18, 2023
- B. Revised Design Review Plan Set Dated January 18, 2023
- C. Additional Exterior Renderings
- D. Public Comment

EXECUTIVE SUMMARY

The applicant, Harriman Ketchum Hotel, LLC, represented by managing member Jack E. Bariteau, has applied for an amendment to the 2008 Design Review approval and an amendment to the 2015 Amended and Restated Development Agreement for the hotel development located at 300 E River Street in Ketchum (the "subject property"). The subject property is located at the southeast corner of River Street and Main Street (Hwy 75) just south of the Best Western Kentwood Hotel. The proposed development is referred to as the Appellation Hotel which is a 147,820 gross square foot hotel including 73 hotel rooms, 12 condominium residential units (6 with lock-offs), two levels of underground parking, spa/fitness center, conference facility, restaurant and bar, outdoor plaza with pool and jacuzzi, and observatory. The now proposed uses were included in the original approved development, however, square foot allocations of each use have adjusted as the hotel program has shifted over time. The project does not exceed the previously approved gross floor area, building height, or setbacks nor is the applicant requesting further waivers to these limitations.

At their regular meeting on December 13, 2022, the Planning and Zoning Commission (the "Commission") reviewed the requested amendments to the Design Review and Development Agreement applications and provided feedback to the applicant based on various concerns raised by staff. The full staff report and attachments as referenced in the staff report can be found by clicking the links below:

- Staff Report
- Attachments A and C
- Attachment B
- Attachment D
- <u>Attachments E-L</u>
- Attachments M-Q

The recording of the December 13, 2022 hearing can be found by clicking <u>HERE</u>. At the conclusion of the discussion, the Commission continued the hearing to January 10, 2023, to allow for the applicant to make revisions to the project in response to comments. Due to the holiday work schedule and availability of various team members, the applicant requested additional time to prepare revised materials. At the January 10, 2023 meeting, the Commission continued the application to January 24, 2023.

The applicant has provided a detailed cover letter included as Attachment A that outlines all the proposed changes in response to comments from staff and the Commission in December. The applicant has submitted a revised design review plan set that can be found as Attachment B to this report. Additional renderings have also been provided in Attachment C.

Staff believes most of staff and the Commission's comments have been addressed with the revisions. However, additional discussion may be warranted regarding the Gateway Plaza area, the wall sizes along Hwy 75, the pedestrian access and landscaping along Trail Creek, balconies, and the roof overhang on the fourth floor of the west side of the building. The staff report below provides an analysis of these specific pieces. Staff has also provided a discussion of the elevator/staircase overrun on the east side of the building as new information is provided regarding this item.

ANALYSIS

Gateway Plaza Area and Wall Sizes on Hwy 75

As noted in the Hornberger memo and the revised project plans, the applicant has made a variety of changes to the Gateway Plaza, landscaping, and walls along Hwy 75. On the north end, toward River Street, the sidewalk along Hwy 75 has been narrowed to 6 feet and the walls along the Gateway Plaza and restaurant patio have been moved back 2 feet. These changes allow for additional landscaping to occur between the walls and the sidewalk which was a recommendation of staff and the Commission in December. Figure 1 below shows a cross section comparison between the December proposal and what is currently being proposed. A stair entrance to the plaza from the Hwy 75 side has been added, which encourages direct access by the public into the plaza from the sidewalk. The firepits have been removed to allow for an art installation that can be enjoyed year-round. Staff believes these adjustments to be positive.

In December, staff noted that the plaza area seemed closed off to the public and was more of an amenity for hotel guests than the community. One of the reasons for this comment was the extent and height of the wall around the plaza. Figure 1 below shows a cross section comparison of the December proposal and what is proposed today. At this location of the cross section, the height has been reduced by 2 feet from approximately 8 feet to 6 feet. The current proposal does include a 12+ inch railing along the top of the wall. At the corner of Hwy 75 and River Street, the wall is approximately 4.5 feet tall.





Staff believes the reduction in wall height is positive, however, staff is still concerned with the closed off nature of the plaza due to the use of concrete board form walls. The city engineer has also raised concerns about the wall height at the corner and site distance visibility. Staff acknowledges that the height of the wall is a function of the finished floor elevation of the paver patio and requirements for fall protection. Staff does not recommend adjustments to the finished floor elevation of the patio, but does recommend a more transparent wall/railing configuration from the finished floor of the paver plaza to the necessary fall protection height surrounding the Gateway Plaza. This could be

an open metal or wood railing or strategic placement of landscape planters with open railing in between.

In December, staff also expressed concern related to the material proposed and the height of the wall adjacent to the restaurant. In the December submittal, the furthest south end of this wall was over 11ft from the sidewalk. The applicant has made revisions to this area by moving the access staircase further south and adjusted the south facing portion of the wall to be wood slats rather than concrete as shown in Figure 2. The wall height has also been reduced from the previous 11+ feet to 9.75 feet on





the southern end. Sheet L4.0 of the project plans shows the cross section of the wall height at the mid-block stair. Figure 3 below shows the rendering of the Hwy 75 elevation showing the wall and vegetation proposed.



Staff's concerns regarding the height of the wall remain. The applicant expressed desire to provide a comfortable space for the patrons of the restaurant that will sit outside and proposed the concrete wall as it holds some sound dampening qualities and a feeling of protection/buffer from Hwy 75. Staff acknowledges this desire and believes that alternative materials/treatments can be used for a similar effect. Staff recommends the applicant utilize a transparent railing from the finished floor upward or implement a combination of wall and transparent railing to break up the upper portion of the wall.

Pedestrian Access and Landscaping along Trail Creek

For the December 13, 2022 meeting, staff raised concerns related to the design and program of the space adjacent to the riparian area along Trail Creek and the adjusted layout of the proposed pool deck area adjacent to the residential property to the south. Below are a series of images that show the original 2008 Approval, the 2022 proposal presented at the December meeting, and the current proposal.

Figure 4: 2008 Design Review Approval



Figure 5: December 2022 Proposal



Figure 6: January 2023 Proposal



In December, staff raised concerns related to:

- Buffer between the jacuzzi/pool deck and the adjacent property
- Landscape buffer between the paver terrace and riparian area
- Location of the pedestrian entrance to the building

As shown on Sheet L3.0 of Attachment B, the current proposal has reworked the pool deck including a rotation of the pool 90 degrees and relocated the jacuzzi. The size of the jacuzzi has reduced and is in a similar area of the pool deck as the original approval. A landscape buffer has been reintroduced between the pool deck and the adjacent property to the east, although the buffer is much smaller than originally approved in 2008 as shown in Figure 4 above. As dimensioned on Sheet L1.1 of Attachment B, the current proposal sets the pool deck 6.5 feet from the property line to the

east allowing for some low-lying landscaping and a gravel walking path which provides egress to Leadville Ave. Staff believes this configuration is an improvement from the initial proposal in December and is supportive of the change. Staff does recommend consideration of creeping vines or other wall vegetation along the walls facing the adjacent residential property to provide relief and screening of the hard surface. Design Review Criteria #26 states *"Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscape shall be defined as trees, shrubs, planters, hanging plants, ground cover, and other living vegetation)".*

The applicant has not made changes to the paver terrace along the riparian area but has moved the stair location further to the west than proposed in December, which was a staff concern expressed. Staff's primary concern related to the paver terrace is the type of landscaping proposed along the end of the terrace as it transitions to the riparian area. The riparian area should be buffered in a way to protect against trash and debris and additional social trail development. Trash receptacles and a landscaped hedge which focused foot traffic onto the designated path could serve to address these concerns.

Balconies

As mentioned in the December staff report, one of the primary design elements in the original approval that served to minimize the bulk and flatness of the buildings were the balconies on the exterior facades. The original approval included standard balconies for almost all guestrooms on Levels 2 and 3 of the hotel. The applicant has retained some standard balconies, changed some balconies to Juliet forms, and removed some balconies on each of the exterior facades. Per the memo in Attachment A, the purpose is to vary the façade and syncopate (shorten) the elevation massing.

The current proposal is to retain standard balconies at the corners of River St/Hwy 75 and River St/Leadville Ave as shown in the floorplans for Levels 2 and 3 on Sheets A2.02 and A2.03 respectively of Attachment B. Balcony forms and locations are also shown on the elevations on Sheets A3.01 through A3.04 and renderings on Sheets A3.24-A3.25 of Attachment B and renderings in Attachment C. In general, staff believes the selective application of the various balcony treatments are effective on the Hwy 75 and River Street facades. However, the Leadville façade could benefit from additional Juliet balconies on the southern end of the building where the metal paneling is, as the height of the building is accentuated in this location due to the slope of the property and the tall nature of the garage and loading bay entrances at the street.

Roof Overhang on Southwest Corner of Level 4

The applicant is requesting an extension of the roof overhang on Level 4 at the southwest side of the building from the 6 feet approved in 2008 to 18 feet to "provide privacy and weather protection" per the memo in Attachment A. In the December staff report, staff expressed concerns related to any extension of approved roof overhangs. Design Review criteria #2 states "The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks, and relationship to the street" and criteria #11 states "Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness". For both design review criteria, the setback of the building on Level 4, and the corresponding roof overhang, were critical

to the building's conformance with the standards according to the 2008 Findings of Fact for the Design Review approval.

The Gateway Area Mass and Scale Study contemplated a four-story building with a step back of the fourth floor towards Trail Creek as shown in Figure 7 below.



Figure 7: Design Principles, Gateway Area Mass and Scale Study

Figure 8 below shows the approved overhang in 2008 (6 ft) on the left compared to the proposed overhang on the right. The solid red line is the edge of the building façade and the dashed red line is the edge of the overhang. The green line is the edge of the deck.





It is important to note that not only has the roof overhang extended, but the deck has also extended towards the south. Staff did not raise concerns about the patio extension as it does not impact the perceived bulk and mass of the building, however, the roof overhang extension does. Figure 9 below is the rendering of the southwest corner of the building as proposed (18 ft overhang) on Sheet A3.25 of Attachment B. The dashed red line is the approximate location of where the roof would end under the 2008 approval.





Additional renderings of the roof overhang can be found in Attachment C. Design review criteria #10 states "Building walls exposed to the street shall be in scale with the pedestrian". Although the proposed roof overhang still provides some wedding cake effect, the step back of the fourth-floor facade is less obvious because of the extent of the roof overhang. The roof is such a prominent feature that the eye is drawn to the roof, not the façade wall below. In 2016, when the building permit application was filed with the city for the Auberge project, staff at that time administratively approved an extension of the 6-foot overhang to 10 feet. With a building of this size, an additional few feet may not be noticeable, but staff believes an 18 roof overhang in this location diminishes the goals of the design review criteria.

Elevator and Staircase Overrun

As discussed at the December meeting, an additional ingress/egress to the roof is required per the currently adopted building codes. As such, as additional elevator/staircase overrun has been added to the east side of the building. During the December meeting, the Commission requested the applicants try to reduce the overrun as much as possible. The applicant has been successful in reducing the overrun as indicated on Sheet A3.11 of the project plans. Staff also asked the applicant to provide renderings of the building from the street level and 2nd floor levels along Hwy 75, River Street, and Leadville Ave. The purpose of this request was to determine if the mechanical system overruns for elevators and staircases to the roof can be seen and to what extent. These renderings are provided in a Penthouse View Study included as pages 29-34 of Attachment B. For clarity, the

overruns are referred to as a "penthouse", not to be confused with a residential penthouse. There is no habitable space within the mechanical overrun areas. As shown in the study, the new overrun on the east side of the building is not visible from the street or the second level of adjacent properties. Staff does not have a concern with the additional overrun and believe the intent of the 2008 design review approval is maintained with the change.

STAFF RECOMMENDATION

As outlined above, staff believes most comments raised by staff and the Commission have been addressed with the revised application materials. Staff believes the outstanding items for resolution are:

- Wall material/transparency around the Gateway Plaza and restaurant patio
- Roof overhand on southwest corner
- Balcony addition on southern end of the Leadville Ave façade

Staff requests the Commission review the materials, presentation by the applicant, and public comment. Following that review, the Commission could proceed with one of the following actions:

- Provide feedback to the applicant and request additional changes to the application materials for review at a future meeting
- Provide feedback to the applicant and recommend conditions of approval to address necessary changes for staff review and approval

If the Commission proceeds with the second option above, staff would proceed with development of the Findings of Fact and conditions of approval for review and approval at a future meeting.



City of Ketchum

ATTACHMENT A: Applicant Memorandum – Dated January 18, 2023

MEMORANDUM

TO:	Morgan Landers / City of Ketchum Jack Bariteau/ HH LLC
FROM:	John C. Davis
DATE:	January 11, 2023/Updated January 18, 2023
SUBJECT:	Design Review Comments Response Appellation/Sun Valley Hotel Ketchum, Idaho

Following up our December 13, 2022 Planning and Zoning Hearing and in response to the Planning Staff Report comments presented at that meeting, we are hereby forwarding drawing exhibits in draft form for your review to address and respond to those comments.

This January 17 update to the earlier January 11 DRAFT submission incorporates comments from Morgan Landers at our January 13 virtual meeting. Those updates are noted here in in italics.

It is our intent to formalize these exhibits for presentation at the upcoming scheduled Planning and Zoning Hearing Meeting on January 24, 2023.

Following is a description of our responses as reflected in updates and changes to the Design Documents.

1.0 Landscape and Site Scape Issues

- 1.1 Highway 75 Edge and Landscaping
 - Sidewalk has been reduced to a uniform 6 foot width (as we L3.0 understand is okay with Planning and Zoning). A1.00
 - Guest terrace walls have been moved back 1 foot and been lowered A3.04 in height by 1 foot
 - West exit stair and adjacent walls have been re-planned to gain more landscape frontage.
 - Northwest terrace wall has been moved back 2 feet, lowered and articulated with "railing" detail; proposed steps added from sidewalk to Plaza.
 - Landscaping along entire edge is wider and more landscaping has been proposed and planned.
 - The Setback Dimensions along the Highway 75 site have been L1.1 corrected to show 12 feet at the northwest and 11 feet at the southwest corner (the glass line at the northwest corner is set back to the 12 foot distance).

Hornberger + Worstell

Architects and Planners

- The Site Sections Sheet has been included showing updated Site Sections along Highway 75 reflecting the above revisions.
- 1.2 Northwest Gateway Plaza
 - Steps and lowered walls described above are open to Plaza to be more welcoming.
 - · Fire Pit eliminated; providing location for an object of visual interest; to be determined.
- Trail Creek 1.3
 - Site plan updated to show revised Pool and Pool Deck Plan; opens L3.0 up riparian buffer zone.
 - Landscape Plan updated to show more developed landscaping in buffer area and Trail Creek access feature.
- Leadville Street 1.4
 - Low planter walls have been reintroduced near north corner of L3.0 Leadville; more robust landscaping proposed and planned A3.02
 - Open railing detail similar to the northwest Plaza has been proposed at the north east plaza walls.

2.0 Architectural Design Issues

- 2.1 Building Plans:
 - At City request, the Building Floor Plans have been reissued showing the property lines and north arrow designation (no other plan changes have been made).
 - At City request, a Roof Plan has been added and included superimposed on the Site Plan, also indicating properly lines.
- 2.2 Overall Exterior Materials:
 - Palette has been changed to a warmer ensemble of materials; refer Materials to revised materials palette boards and as reflected on colored Boards elevations and renderings.

A3.01 to A3.04

- Materials are shown as more "textured" and patterned to accentuate scale and warmth.
- 2.3 Roof Area Modifications
 - · East Penthouse structure has been significantly reduced in massing and height due to replanning of mechanical spaces; color/tone are warmer, blending better.

Memorandum re Design Review Comments Response January 18, 2023 Update Appellation Hotel, Ketchum, Idaho

Hornberger + Worstell

Architects and Planners

- Butterfly roof overhangs have been reduced at south facing elevations from 10 feet to 6 feet, still providing ample shading to south facades.
- Butterfly roof overhangs along west and east sides have also been reduced by 2 feet to respect setbacks.
- Note: Residence 406 overhang is revised in this Submittal to a requested depths of 18 feet to provide privacy and weather protection; to be reviewed.
- 2.4 River Street Elevation
 - Observatory Tower detail refined as shown for slot window; A3.01 warmer "vertical skin" more visually composed. A3.11
 - Glass windows have been reduced at "slots" to provide more "warm wood" expression and articulation.
 - At butterfly roof, recessed notches have been pulled back/widened to provide more undulation in upper roof forms.
 - Material detail is more articulated with proposed wood banding and stone banding as shown.
- 2.5 Leadville Elevation
 - Northeast corner elevation is more articulated; stone banding A3.02 pattern, extension of "brow" element, addition of window open to A3.12 banquet/meeting spaces.
 - Levels 3 and 4 parapets are lowered with a more articulated railing composition and "glass slot" openings.
 - Note roof overhangs have been pulled back.
 - Proposed selective application of Juliet balconies to vary and syncopate elevation massing.

2.6 South Elevation

- Center bay design at back has been revised to indicate material A3.03 changes, more articulation and interest. A3.13
- Parapets and stone patterning at west and east wing ends have been more developed and detailed.
- Proposed selective application of Juliet balconies to vary and syncopate elevation massing.
- Updated pool edge elevation is indicated.

Memorandum re Design Review Comments Response January 18, 2023 Update Appellation Hotel, Ketchum, Idaho

3 of 4

2.7 West/Highway 75 Elevation

Note: Terrace walls shown are lower and more articulated. A3.04

A4.14

- Levels 3 and 4 parapets railing detail and articulation is similar to Leadville.
- Roof overhangs have been pulled back. (See note above.)
- Proposed selective application of Juliet balconies, similar to Leadville.
- 2.8 Perspective Renderings
 - Perspective Rendering views have been updated adding landscaping to conform to new landscape plans and entourage of people, vehicles, etc.
- 2.9 Penthouse View Studies
 - At Staff request, we have added and included a series of perspective views from important view points to demonstrate the lack of public view of the proposed mechanical penthouses.

We look forward to your comments in preparation for our presentation at the January 24 Planning and Zoning meeting.

John C. Davis, AIA, NCARB Executive Vice President

cc: S. Pedapenki/HWI B. Miller/HWI 14695.1.6.1

Memorandum re Design Review Comments Response January 18, 2023 Update Appellation Hotel, Ketchum, Idaho

4 of 4



City of Ketchum

ATTACHMENT B: Revised Design Review Plan Set – Dated January 18, 2023

Appellation | Sun Valley

KETCHUM, IDAHO

DESIGN REVIEW REVISIONS/REFINEMENTS: UPDATE January 18, 2023

Hornberger + Worstell

Architects and Planners 170 Maiden Lane San Francisco, CA 94108

415.391.1080

design@hwiarchitects.com

Prepared for: Harriman Ketchum Hotel LLC Sun Valley, Idaho



32'

.









Z E Ċ TRU SNO. Ŭ OR LL Ō Ζ





CTION TRU CONS⁻ 0R 0 N

20'



Horph	, LLC
W or s	tell
LANDWO	RK STUDIO LLC
LANDSCAPE AF 110 5T PO BOX 75 206.726.5331 W	RCHITECTURE + DESIGN H STREET SUITE 103 5 KETCHUM IDAHO 83340 WW.LANDWORKSTUDIO.COM
Ling Start LA-2	10 to 10
μ	
SUN VALL	ICHUM, IDAHO
ATION /	RIVER STREET, KET
APPELL	300 EAST
Project	Scale
Development 2019 Hornberger + Worstell All drawings and written materials a he original and unpublished work of the duplicated, used or disclosed with he architect.	appearing within constitute of the architect and may not thout prior written consent of
70 Maiden Lane, San Francisco , felephone 415.391.1080 Facsimile 415.659.1812 www.hornbergerworstell.com	CA 94108

NOT FOR CONSTRUCTION



OWNERSHIP OF DOCUMENTS: THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO LLC.







Level P2/P3 Plan



	Level P2/P3	Plan	NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Parking	18,300		67 Spaces	S2
2		Mechanical, Telecom	2,479			S2
3		Owner Storage	1,392			S2
4		Service Lobby				
5		Storage	479			S2
6		Back of House	550			S2
7		Circulation	740			
8		Telecom				S2
		TOTAL AREA	23,940	26,165		

LEVEL P3 PARKING SCHEDULE				
ACCESSIBLE	0			
COMPACT	1			
STANDARD	2			
STACKERS (25 X 2)	50			
VALET	0			
TOTAL PARKING	53			
LEVEL P2 PARKING SCHEDULE				
LEVEL PARKING SC	P2 HEDULE			
LEVEL PARKING SC ACCESSIBLE	P2 HEDULE			
LEVEL PARKING SC ACCESSIBLE COMPACT	P2 HEDULE 0			
LEVEL PARKING SC ACCESSIBLE COMPACT STANDARD	P2 HEDULE 0 0 11			
LEVEL PARKING SC ACCESSIBLE COMPACT STANDARD STACKERS (0 X 2)	P2 HEDULE 0 0 11 0			
LEVEL PARKING SC ACCESSIBLE COMPACT STANDARD STACKERS (0 X 2) VALET	P2 HEDULE 0 0 11 0 0			
LEVEL PARKING SC ACCESSIBLE COMPACT STANDARD STACKERS (0 X 2) VALET TOTAL PARKING	P2 HEDULE 0 0 11 0 0 0 11			





Level P1 Plan



Level P1 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
	Parking	12,555		39 Spaces	S2
2	Mechanical, Electrical, Telecom	1,051			S2
3	Passenger Elevator				
1	Service Elevator				
5	Circulation	1,936			
6	Spa/Fitness	3,874			A3
7	Back of House	3,698			S1/S2
3	Loading Dock	898			S2
)	Storage	281			S2
	TOTAL AREA	24,293	25,934		

24293 SF _____

LEVEL P1 PARKING SCHEDULE				
ACCESSIBLE	5			
COMPACT	0			
STANDARD	0			
STACKERS (18 X 2)	36			
VALET	0			
TOTAL PARKING	41			

40 10 20 0



CONSTRUCTION OR LL NOT

Level O Plan



	Level 0 Pla	n	NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Meeting Room	3,715			A2
2		Mens + Womens Bathrooms	835			
3		Passenger Elevator				
4		Service Elevator				
5		Storage	274			S2
6		Circulation	2,377			
7		Prefunction	1,676			
8		Housekeeping	178			S2
9		Back of House	1,633			S2
10		Telecom	41			S2
11		Kitchen	3,075			В
	Color Code	Guestroom Type				
12		Guestroom	4,107		11	R1
13		Presidential Suite	1,057		1	R1
		TOTAL AREA + KEYS	18,968	21,528	12	

0	10	20	<u>4</u> 0





Level 1 Plan



	Level 1 Pla	n	NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Restaurant (Bar+Seating)	2,668			A2
2		Kitchen	1,121			В
3		Kitchen/Bar/Bakery	656			В
4		Mens + Womens Bathrooms	387			
5		Circulation	2,163			
6		Back of House	552			В
7		Lobby/Living Room	2,704			
8		Bag & Skies Storage	290			S2
9		Adventure Center	1,000			В
10		Passenger Elevator				
11		Service Elevator				
12		Mechanical				
13		Telecom				S2
14		Exit Stairs				
ļ	Color Code	Guestroom Type				
15		Guestroom	7,832		18	R1
		TOTAL AREA + KEYS	19,373	20,402	18	

0 10 20 40





Level 2 Plan



todesk Docs://Harriman Hotel tchum/hk-ARCHITECTURE 2

Level 2 Pla	n	NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Circulation	2,626			
2	Housekeeping	148			S2
3	Passenger Elevator				
4	Service Elevator				
5	Electrical				S1
6	Exit Stairs				
	TOTAL HOTEL SERVICES	2,774			
Color Code	Guestroom Type				
7	Guestroom	16,509		37	R1
	TOTAL AREA + KEYS	19,283	20,093	37	

0 10 20 40



CONSTRUCTION OR LL NOT

Level 3 Plan



	Level 3 Pla	n	NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Circulation	1,793			
2		Housekeeping	152			S2
3		Passenger Elevator				
4		Service Elevator				
5		Mechanical				S2
6		Exit Stairs				
		TOTAL HHOTEL SERVICES	1,945			
	Color Code	Guestroom Type				
7		Guestroom	2,643		6	R1
8		Lock-Off Hotel Keys	2,337		5	
		TOTAL HOTEL KEYS			11	
	Color Code	Condominium Type				
9		2 Bedroom	8,028		5	R2
10		3 Bedroom	5,239		2	R2
		TOTAL AREA + KEYS	13,267	18,709	7	

NOTE:

"LOCK-OFF" AREA INCLUDED IN THE AREA SHOWN FOR EACH RESIDENCE.



0<u>1020</u>40





Level 4 Plan



	Level 4 Pla	n	NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Circulation	805			
2		Passenger Elevator				
3		Service Elevator				
4		Exit Stairs				
	Color Code	Guestroom Type				
5		Lock-Off Hotel Keys	418		1	
		TOTAL HOTEL KEYS			1	
	Color Code	Condominium Type				
6		Two Bedrooms	3,647		2	R2
7		Four Bedrooms	8,690		3	R2
		TOTAL AREA + KEYS	12,337	13,676	5	

NOTE:

"LOCK-OFF" AREA INCLUDED IN THE AREA SHOWN FOR EACH RESIDENCE.



0 10 20 40



NOT FOR CONSTRUCTION

Level 5 Plan



	Level 5 Plan		NSF	GSF	KEYS	OCCUPANCY
	Color Code	Program Space Name				
1		Passenger Elevator				
2		Service Elevator				
3		Elevator Lobby/Circulation	512			
4		Observatory	214			A3
5		Open Deck				A3
6		Exit Stairs				
•						
		TOTAL AREA + KEYS	726	1,110	0	

0 10 20 40





Roof Plan/Site Plan









Hornberger + Worstell

Materials and Colors Sample Board | Design Review Revisions

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

01.18.2023


HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.





ALUMINUM PANELS with colored and textured FEVE resin-based powder coating system. Basis of Design: Pure + FreeForm coated aluminum panels with Vintage Steel #FA049 / Color Family: Rust finish.



STONE VENEER - 4" thick natural stone with varying height. Dry-stack lay-up with stainless steel masonry anchor system.



HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.

Hornberger + Worstell

Appellation | Sun Valley | Ketchum, Idaho

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.



WOOD CLADDING - clear heart Western Red Cedar, resawn finish with clear coat or semi-transparent stain.





Partial North Elevation



ALUMINUM WINDOWS AND DOORS - powder coated extruded aluminum with Low "E" insulated glass. Basis of Design: Vistaluxe Collection AL Line – Kolbe Windows and Doors. Basis of Design: Reynaers CP155LS Monorail System.

Materials and Colors Sample Key | Design Review Revisions



STEEL GUARD RAILINGS - galvanized and painted with Wood Top Rail.

CEMENT PLASTER - 3-coat system, hard-troweled finish with 100% acrylic topcoat finish.



Perspective - Building Massing





BOARD-FORMED CONCRETE - cast-in-place and stained.







HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.



HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.





STONE VENEER - 4" thick natural stone with varying height. Dry-stack lay-up with stainless steel masonry anchor system.

Appellation | Sun Valley | Ketchum, Idaho



WOOD CLADDING - clear heart Western Red Cedar, resawn finish with clear coat or semi-transparent stain. Basis of Design: James Hardie, Artisan Lap Siding System.



ALUMINUM WINDOWS AND DOORS - powder coated extruded aluminum with Low "E" insulated glass. Basis of Design: Vistaluxe Collection AL Line – Kolbe Windows and Doors. Basis of Design: Reynaers CP155LS Monorail System.



ALUMINUM PANELS with colored and textured FEVE resin-based powder coating system. Basis of Design: Pure + FreeForm coated aluminum panels with Vintage Steel #FA049 / Color Family: Rust finish.

Materials and Colors Sample Board | Design Review Revisions

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.



STEEL GUARD RAILINGS - galvanized and painted with WOOD TOP RAIL.



topcoat finish.



BOARD-FORMED CONCRETE - cast-in-place and stained.

01.18.2023



North Elevation







East Elevation







South Elevation



Autodesk Docs://Harriman Hotel -Katchum/hk_APCHITECTI IBE 2023 Cloud





West Elevation



Autodesk Docs://Harriman Hotel -





Building Elevation Comparison - North





2023 DESIGN

PROPOSED 2022 APPELLATION DESIGN







Building Elevation Comparison - East





Autodesk Doos://Harriman Hotel -K atchim/hk-ARCHITECTIIRE 2022 Cloud rut 2023 DESIGN

PROPOSED 2022 APPELLATION DESIGN







Building Elevation Comparison - South





2023 DESIGN

PROPOSED 2022 APPELLATION DESIGN











PROPOSED 2022 APPELLATION DESIGN

2023 DESIGN

Building Elevation Comparison - West





Main Street at River Street







Approaching from Highway 75



Autodesk Docs://Harriman Hotel -Ketchum/hk-ARCHITECTI IRE 2022 Cloui





Penthouse View Studies - Key Plan



Hornberger + Worstell

Appellation | Sun Valley | Ketchum, Idaho

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Penthouse View Studies | Design Review Revisions

01.18.2023

Penthouse View Studies MAIN AND RIVER STREET VIEW



Hornberger + Worstell

Appellation | Sun Valley | Ketchum, Idaho



STREET LEVEL VIEW

Penthouse View Studies | Design Review Revisions

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

SECOND FLOOR VIEW

01.18.2023





Penthouse View Studies RIVER STREET VIEW



Hornberger + Worstell

Appellation | Sun Valley | Ketchum, Idaho



STREET LEVEL VIEW

Penthouse View Studies | Design Review Revisions

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

01.18.2023

Penthouse View Studies LEADVILLE AND RIVER STREET VIEW



Hornberger + Worstell

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.



STREET LEVEL VIEW

Appellation | Sun Valley | Ketchum, Idaho

Penthouse View Studies | Design Review Revisions

SECOND FLOOR VIEW

01.18.2023



Penthouse View Studies LEADVILLE STREET VIEW LOOKING WEST



Hornberger + Worstell

Appellation | Sun Valley | Ketchum, Idaho



STREET LEVEL VIEW

Penthouse View Studies | Design Review Revisions

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

01.18.2023

Penthouse View Studies LEADVILLE STREET VIEW LOOKING NORTHWEST



Hornberger + Worstell

Appellation | Sun Valley | Ketchum, Idaho



STREET LEVEL VIEW

Penthouse View Studies | Design Review Revisions

All drawings and written material herein constitute the original and unpublished work of the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

SECOND FLOOR VIEW

01.18.2023





City of Ketchum

ATTACHMENT C: Additional Exterior Renderings



Appellation | Sun Valley | Ketchum, Idaho

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. If Hornberger + Worstell, Inc.

RIVER AND MAIN



Appellation | Sun Valley | Ketchum, Idaho

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. If Hornberger + Worstell, Inc.



RIVER AND MAIN - EVENING VIEW



Appellation | Sun Valley | Ketchum, Idaho

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. If Hornberger + Worstell, Inc.

WEST ELEVATION VIEW



Appellation | Sun Valley | Ketchum, Idaho

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. If Hornberger + Worstell, Inc.

HIGHWAY75 APPROACH



City of Ketchum

ATTACHMENT D: Public Comment

January 17, 2023

To: Heather Nicolai/ City of Ketchum and the Planning and Zoning Commission <u>HNicolai@ketchumidaho.org</u>

From: The Onyx Condominium Board of Directors

Re: The Appellation Hotel revised conditions for Approval

We, the Directors, upon consensus with our condo residents, would like to make a request to the Developers of the Appellation Hotel and the City of Ketchum that the parking on South Leadville Avenue between River Street and Onyx Street be restricted to a maximum of 2 hours permanently. South Leadville Avenue is a narrow street (particularly during the winter months) in a residential area filled with children and dog walkers. We would like this restriction to apply during the construction period and apply to Hotel employees and the general public.

David Lafitte, President PJ McGovern Director Angelo Brunacini, Director On Dec 11, 2022, at 4:35 PM, David Anderson <<u>andhowbow@gmail.com</u>> wrote:

My wife and I have been residents in Ketchum since 1998 (and skiers going back to the 1970's). We are ready to give up the problems of home ownership and reside at the Harriman Appellation Hotel as our retirement home. We are investors in the Harriman Ketchum Hotel LLC and have reserved one of the top floor residences. We had hoped to move in last year after 8 years of waiting and hope to still be alive when it opens in 2025.

When I reviewed the staff report for this project, I shared some of their concerns about the changes in the exterior design and materials. Ketchum is, after all, a mountain town and too many of the recent commercial developments have been too contemporary, cold and sterile. This is not Omaha.

Since reviewing the revised exterior details, I have less concerns. However, I do agree with staff that some softening of the exterior elevations could enhance the appearance of the hotel. Wood and stone evoke a warm and appealing ambiance; concrete and steel evoke a cold and sterile appearance. The original exteriors contained more wood and stone, so I am hoping that ambiance can be continued with these adjustments to the extent feasible. Some of the exterior renderings appear to have a white stucco appearance; however, more detail indicates the use of a sand colored granite exterior. Not sure which is correct. I would encourage more use of rough stone rather than granite, but I do not want to delay in any way the start of construction!!

- 1. **Highway 75/Main Street Façade:** This is the entrance to Ketchum and the hotel needs to provide an ambiance that sets the tone for the community. Unfortunately, the proposed state improvements to the highway create severe limitations on the original landscaping design. However, I do believe that this façade could be improved along the lines as suggested by staff. Hanging evergreen plants could extend down the side of the retaining wall, and trees if properly installed in vaults could exist along that façade. We all want the appearance of the hotel to be inviting and engaging, so hopefully the landscaping can be adjusted to provide more green space year-round.
- Patio Expansion: I do not believe that any guest would want to sit on the patio of the guest rooms on Level O and watch the traffic climbing the hill into town (not to mention the noise and pollution). I would encourage the applicants to rethink this change and reduce the patio areas so that adequate landscaping could be installed.
- 3. Architectural Features: This will be a significant visual entrance to Ketchum, and we all agree that it needs to set a high standard for its appearance. I do not support use of metal paneling. I do agree that wood railings and window frames require a huge investment in maintenance, so black metal framing is acceptable

if the other colors are warm and inviting. Stacked stone veneer is better looking than "grey blocky veneer." Not certain why these changes are proposed other than cost reductions.

I am enthusiastically supportive of getting this project under construction and completed. Ketchum/Sun Valley has a deficit in top quality restaurants to meet the demands of residents and guests during peak periods (as demonstrated by fact that no one can get a reservation for dinner anywhere the last two weeks of December this year). The Harriman Appellation Hotel will provide both top quality and casual dining opportunities for residents and visitors – and most importantly, it will anchor the ability to attract more business during slack periods. PLEASE, reconcile these exterior materials issues quickly so that construction can begin as scheduled!

David H. Anderson Attorney at Law 618 Cabana Lane Lake Oswego, Oregon 97034 T 503/636-1568 andhowbow@gmail.com From: Sandra Flattery <<u>ssflattery@aol.com</u>> Sent: Wednesday, December 14, 2022 7:07 PM To: Heather Nicolai <<u>HNicolai@ketchumidaho.org</u>> Cc: johntflattery@aol.com; sjpassovoy@icloud.com Subject: P&Z Meeting re: the Appellation Hotel

Dear Heather,

Thank you so much for your time today hearing my husband and my comments on the Appellation review.

Here are our comments for the record and to pass on to the Developer and Architect.

Both the P&Z Commission, the Developer and the Architect did a good job with their respective Presentations.

EXTERIOR

1. Soften the color scheme to not be such a harsh gray and white and black The large corner white corner exteriors are too bright white and bulky

The overall look is too bulky and boxy and appears very large and overwhelming coming into Ketchum from the south

The color scheme should better reflect our mountain esthetic

2. Make sure the balcony railings do not rust immediately (like the Limelight - they look really bad now)

Use a non rust material, as a coating does not last either

3. The butterfly roofs are a nice addition. Try to incorporate more wood elements on the exterior

4. Removing the stone elements is a good improvement. Stone looks dated now. And with the very busy stone application on the

Limelight across the street it would be too much for that corner.

5. What are the individual patios on the Main Street ground level for? What purpose do they serve?

6. An 11 foot retaining wall is too high. 5 feet plus large mature evergreen shrubbery would go a long way to soften the look

7. Yes to larger windows on the lower level Event space facing Leadville Ave.

PLAZA

1. No one is going to sit in that large cut off patio with a small fire pit and a far away bench and no easy access except going around

the corner into the porte-cochere entry. The patio needs to be accessed from the Main Street sidewalk with a few stairs or if it has

to be ADA compliant, with a gently sloped entry. (if going around the corner to the hotel entry will suffice with ADA compliance

I would go with a few stairs) If no need for the small patios, there is room to widen the sidewalk and add more landscaping.

2. There needs to be a bicycle rack or several small ones

3. Increased landscape buffer on the Main Street side with tall mature evergreen shrubbery

4 An art piece instead of a fire pit only to be used occasionally would be a better alternative

5. Does the Hotel restaurant plan on putting tables and chairs in the Plaza space?

OBSERVATORY

We understand that the hotel project needs to have a public amenity, but why an Observatory? There is so much light pollution

in that location with street lights, etc, that an evening visitor would not be able to view a dark sky with stars.

And it is too tall and just sticks up from the roofline - a bit of an oddity. It doesn't go with the contemporary look of the Hotel

What about a public space, patio and benches down by Trail Creek? You have the path to it already in place with access from Main Street and Leadville Avenue.

Thank you for your consideration of our comments. We welcome the Hotel to our Community and look forward to its completion. We need this project to go forward and sincerely hope the financing is finally in place and construction can begin this coming Spring.

It has been an embarrassment to have the "hole in the ground" as the entry to Ketchum for so many years.

Best,

Sandra and John Flattery Neighbors living at 341 S. Leadville Ave. #201

Sandra Flattery <u>ssflattery@aol.com</u> <u>sandraflattery.com</u>



STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF JANUARY 24, 2023

PROJECT:	Sawtooth Serenade
FILE NUMBER:	P22-056
APPLICATION:	Pre-Application Design Review
PROPERTY OWNER:	McCaw Nell Elizabeth Trustee, Distrustful Ernest Revocable Trust U/A/D 02/03/16
REPRESENTATIVE:	Dave Thielsen, Thielsen Architects (Architect)
LOCATION:	260 N 1 st Ave (KETCHUM TOWNSITE LOT 5A BLK 38)
ZONING:	Community Core – Subdistrict 2 Mixed Use (CC-2)
OVERLAY:	None
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building
NOTICE:	As a courtesy, a public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on January 4, 2023. The notice was published in the Idaho Mountain Express on January 4, 2023. A notice was posted on the project site and the city's website on January 17, 2023. Story poles were verified on the subject property on January 17, 2023.

INTRODUCTION AND BACKGROUND

The applicant is proposing a 23,942 gross square foot multi-family development located at 260 N 1st Ave (the "subject property") in the Community Core Subdistrict 2 – Mixed Use (CC-2) zone district. The project includes two residential dwelling units, ground floor private recreation space, garage parking for five vehicles, and storage for the two units. The subject property is three vacant Ketchum Townsite

lots totaling 16,507 SF on the east corner of N 1st Ave and Sun Valley Rd (Figure 1) south of the new 1st and Sun Valley office building, diagonal from the mixed-use building where Maude's is located.

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment of \$568,804. The total FAR for the project is 1.45, where 1.0 is permitted by right. The application is not subject to Interim Ordinance Figure 1: Subject Property 260 N 1st Ave



1234 as the application was deemed complete prior to the effective date of the ordinance. Staff has provided an analysis (Attachment D) of how the project would conform to the interim ordinance for your reference and information only.

The subject property is 16,507 square feet, three Ketchum Townsite lots. Per Ketchum Municipal Code (KMC) 17.96.010.C.1, new developments on lots totaling 11,000 square feet require a pre-application design review with the Planning and Zoning Commission. The Preapplication review is an opportunity for the Commission to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant.

ANALYSIS

Per KMC 17.96.050.A. *Criteria.* The Commission shall determine the following before approval is given for design review:

1. The project does not jeopardize the health, safety or welfare of the public.

2. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 evaluates the project's impact on the community through its alignment with the goals and policies of the city's currently adopted plans as related to public health, safety, and welfare. Criteria 2 above relates to the project's conformance with the city's zoning ordinance such as permitted uses, dimensional limitations, parking, dark skies, and the design review improvements and standards listed in 17.96.060 and 17.96.070. During department review, city staff reviewed the project against the city's adopted plans (criteria 1) and for all applicable zoning requirements including conformance with all applicable design review standards outlined in KMC §17.96.060 – *Improvements and Standards* and KMC §17.96.070 – *Community Core (CC) Projects*.

In the staff report below, staff has provided an overview of items the Commission may want to provide feedback on regarding the project and its conformance with the criteria. Through the preapplication and final design review process, the Commission will need to answer the questions of 1) does the

project jeopardize the health, safety, or welfare of the public and does the project meet all of the applicable standards and criteria of the municipal code.

Criteria 1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan outlines 10 core values that drive our vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. The built environment within the downtown plays a key role in materializing these values to achieve the city's vision. The 2014 Comprehensive Plan designates the future land use for the subject property as "mixed-use commercial" where, according to the plan, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street." Primary uses include offices, medical facilities, health/wellness-related services, recreation, government, residential, and services.

These desired qualities of mixed-use commercial stated in the plan directly relate to how new developments interface with the street and enhance the health, safety, and welfare of the public by supporting a vibrant downtown and a strong economy. The comprehensive plan acknowledges that Ketchum has high-quality public spaces including streets and plazas that contribute to our current success and, as noted above, new mixed-use developments should contain public spaces that provide relief from the bulk and mass of structures that contain higher densities. Although this is a low-density development, the bulk and mass of the project is that of a higher density development and should seek to achieve the same design objectives. As outlined further below in this report, the design of the outdoor space seems to be closed off and privatized. Staff acknowledges the space provides value to the quality of the street due to the increased landscaping and setback of the building, however, the applicant should consider designing the space to be more open to the street or making the space available to the public as there is extensive private space on decks and patios throughout the project.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style." As noted below, staff has concerns about the project's southeast facing façade as the adjacent property has only one-story structures with a single material blank wall. The transition between buildings is a key design element and has the potential to impact the perceived cohesiveness of the downtown and can impact the way residents and visitors experience a place.

The 2022 Housing Action Plan (HAP) emphasizes the importance of increased housing supply for longterm residents in Ketchum. The comprehensive plan identifies the downtown as being an appropriate place for that density due to proximity of jobs and transportation options as a direct correlation to vibrancy of the downtown and support of a strong economy. Goal #1 of the HAP is to produce and preserve housing. Ketchum needs to build, preserve, or convert approximately 100 residential housing units a year to keep up with demand. That demand is for households in all income categories. The subject property is three Ketchum Townsite lots that are already consolidated. The siting of two residential dwelling units on the subject property is an underutilization of a key piece of property in Ketchum's downtown and has the potential to impact downtown vibrancy in this area as the subject property is located on a block that is currently redeveloping with many active spaces and uses. As noted below, the building is somewhat closed off to the public at the ground floor on the corner which is out of context with the rest of the intersection. There are design opportunities that can be considered to encourage better interface between the building and the public realm and provide additional activation on a key corner.

Finally, if the community is not able to produce the amount of housing needed, the community's health, safety, and welfare is challenged. Not only is the vibrancy of our downtown and our economy in jeopardy, but we also face increased severity of substandard living conditions from overcrowding and we will continue to see the number of community members who are unhoused increase. Research shows the negative impacts of housing instability for families and individuals. Housing instability means that the family or individual is at risk of displacement or has experienced eviction, frequently moves in one year, and homelessness. One study by Boston Medical Center on 22,324 families confirms that housing instability has physical and mental health impacts on affected individuals.¹ It increases the likelihood of depression and suicide in adults and disrupts development and immune system responses in children, increasing their likelihood of hospitalization. Overcrowding increases the risk of spreading infectious diseases.² At a community level, those with long commutes are less able to actively participate in the community or be productive at work, and see physical health declines.³

Criteria 2: Applicable Standards and Criteria

Zoning and Dimensional Standards

In general, the property appears to be in conformance with the zoning and dimensional standards. Final confirmation of all zoning and dimensional standards will be conducted at the time of final design review. Below are specific items of note that are uniquely applicable to this project.

Front Lot Line - Per KMC 17.08.020, the front lot line of corner lots is the shorter street frontage unless otherwise determined by the administrator based on the orientation and layout of the lot and surrounding neighborhoods. Based on staff review of the orientation of the lot and the surrounding neighborhood, staff determined that it be more appropriate for the front lot line to be along N 1st Ave rather than Sun Valley Rd. This is because most of the developed lots in the immediate vicinity are single or double Ketchum Townsite lots that orient to the Avenues rather than the Streets in the downtown.

Building Height - Building height in the Community Core is calculated differently than in the other zone districts within the city. Per KMC 17.08.020, building height in the CC is calculated based on the average grade of the front and rear lot lines. Side facades are permitted to step up or down to transition from the front to back provided that the transition happens more than 40 feet from the front and more than 35 feet from the back. As shown on the West Elevation on Sheet A7 of Attachment B, the average grade of the front lot line is approximately 5 feet lower than the average grade of the rear property line, therefore the side facades are required to step back as shown on the elevation.

¹ Megan Sandel, Richard Sheward, Stephanie Ettinger de Cuba, Sharon M. Coleman, Deborah A. Frank, Mariana Chilton, Maureen Black, Timothy Heeren, Justin Pasquariello, Patrick Casey, Eduardo Ochoa, Diana Cutts; Unstable Housing and Caregiver and Child Health in Renter Families. Pediatrics February 2018; 141 (2): e20172199. 10.1542/peds.2017-2199

² Nkosi, V., Haman, T., Naicker, N. et al. Overcrowding and health in two impoverished suburbs of Johannesburg, South Africa. BMC Public Health **19**, 1358 (2019). https://doi.org/10.1186/s12889-019-7665-5

³ Philips, S. (2014, February 14). Drive till you disqualify: Will businesses continue hiring super-commuters? Planetizen Blogs. Retrieved January 18, 2023, from <u>https://www.planetizen.com/node/67379?fbclid=lwAR3vtggnmRVHfeaLWY7J4OqJqlWvqz010gN6wKTTCUofD52st99PFlald14;</u> Robert Wood Johnson Foundation. County Health Rankings 2012. www.countyhealthrankings.org.

Gross Floor Area Calculation - As noted above, the subject property has a unique configuration as the lot slopes diagonally downward as you move north from the back corner of the property at the alley. Per KMC 17.08.020, the gross floor area of a project includes the horizontal area of a building "not including basements, underground parking areas or open unenclosed decks". The proposed project is unique as the ground floor includes habitable space that falls under the definition of basement and underground parking that counts toward gross floor area because of the ceiling height. Per KMC 17.04.040 – *Interpretation* in the instance of overlapping regulations covering the same subject matter, "the more restrictive or higher standards or requirements shall govern". As such, there is 954 SF of habitable square feet not exempt as a basement and 4,698 SF of underground parking that is not exempt. Sheet A1.2 of Attachment B shows the lower-level gross floor area calculation in plan view for explanation.

Design Review Standards

In general, the proposed project meets many of the design review standards as outlined in the two subsections. Staff has concerns related to a few of the standards, as outlined below.

Activation of Ground Floor - Per KMC 17.96.060.B.2 and 3, "2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways." and "3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows." These two standards serve to demonstrate the importance of creating an active and interesting pedestrian environment. Staff has concerns that the ground floor façade of the building along Sun Valley Rd and the portion of N 1st Ave closest to Sun Valley Rd do not meet the intent of this standard as the architectural design of the project does not engage with pedestrians and serves more to privatize the space for residents and guests than create an environment that is active and interesting for pedestrians.

Staff understands that the interior program of the building is driving the façade configurations, however, the proposed façade on the Sun Valley Rd side of the project does not meet the city's design review objectives. The proposed façade does not include any significant fenestration, only small windows at the top of the ground floor which do not resemble storefront like windows. Sun Valley Rd is one of our more heavily traveled corridors by pedestrians. This intersection is the location of three new projects that intensely serve to engage pedestrians with the Maude's retail and coffee shop on one corner, a new office building on another that has well-articulated store front facades on both street frontages, and the relocation of GLOW café to a new building on Sun Valley Rd across from Maude's.

On the corner of the proposed development, the private patio has a solid stone veneer seat wall that is approximately 36 inches high at the tallest point and doubles as a planter. The proposed vegetation per Sheet L3.0 indicates flowering crab trees with a variety of shrub species in between. Staff has concerns related to the type of shrub species as some can grow to be very tall if unattended, specifically the Peking Cotoneaster and the Snowberry which can grow between 3-6 feet. The Flowering Crab trees, although very beautiful, are not very tall. These trees, combined with the height of the wall and recommended planting scheme could result in a tall hedge like row along the ground floor in this area which would obscure views in the windows of the ground floor. KMC 17.124.130 outlines that in the CC zone district "fences, hedges and walls shall not exceed four feet in height when located less than 30 feet from the front lot line and shall not exceed six feet in height when located more than 30 feet from the front lot line."

Staff believes additional consideration should be given to how the building and exterior spaces interfaces with the street. Staff believes the outdoor space on the corner is a huge asset, but would encourage the applicant consider a public plaza rather than private outdoor space. This would engage pedestrians and provide patrons of the surrounding businesses additional seating opportunities on a key intersection of the downtown.

Bulk and Flatness of the Building (N 1st *Ave)* - As the subject property is three Ketchum Townsite lots, and the building is maximizing the allowable north/south footprint, the resulting building is 165 feet long on the N 1st Ave side. KMC Criteria 17.96.050.F.5 states "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness". Staff acknowledges that the building steps back from N 1st Ave to the alley at each level in a wedding cake fashion, however, the N 1st Ave façade appears very large and flat due to the length of the building and the repetitive nature of the architectural design on the 2nd and 3rd levels. Additionally, the sides of the building do not step in which accentuates the bulk of the building. At the 3rd level specifically, the pattern of windows are identical and run from one end of the façade to the other with little separation or break except for the center staircase. Even with the center staircase and its architectural emphasis, the building still carries a significant amount of bulk because of the identical form of each side. Fenestration is generally encouraged in buildings, particularly on ground floors. However, the amount of fenestration in this building is significant which diminishes opportunities for undulation or relief.

The flat roof form is also identical on both sides with the only variation in the center where the roof drops slightly and there is a transparent railing along the rooftop deck. The roof design, coupled with the repetitive consistent windows, makes the building still feel large even with the step back of the façade. A standard Ketchum Townsite lot is about 55 feet wide, which when developed individually, creates a unique built environment as each building is a little different with changes in materials, architectural elements, style, and building height. The proposed building lacks some of this differentiation that is key to reducing the bulk and flatness of the upper floors. Staff believes further consideration of the undulation and relief of the building is important to reduce the bulk and flatness of the building.

Bulk and Flatness of the Building (East Elevation - Interior Lot Line) - The Commission has paid special attention to interior walls that are exposed due to adjacent buildings that are of smaller scale than the proposed project. This is especially important when adjacent buildings are one-story structures adjacent to a three-story structure. Although staff believes the step back nature of the project mitigates some of these concerns, staff does have concern about the lack of material variation on the east elevation shown on Sheet A8. The grey metal paneling proposed is an extension of the material on the front face of the 2nd floor deck and used as an accent on the some of the window projections on the Sun Valley Rd side of the building. Staff recommends more variation in materials or a step back of the third floor of the building on the east side to reduce the flatness of the façade at that location.

Materials Palette - KMC standard 17.96.060.E.1 states "The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures". Staff acknowledges that many of the proposed materials such as stone veneer, wood siding, and metal paneling are represented in projects in adjoining structures that existing or are under construction. However, many of the surrounding buildings have a warmer color palette and/or accents of warm wood elements that soften the appearance of the building. As mentioned above, the N 1st Ave façade seems to have little variation due to the amount of fenestration and the building feels long and bulky. The project does propose a cedar wood siding on the underside of the 2nd floor balcony, however, this

element is understated and could be highlighted on other portions of the façades to lighten the size of the building. For instance, some of the more recent buildings have beam accents on balcony railings, under awnings, or vertical elements at corners. Staff recommends consideration of additional wood elements on the facades.

Staff Recommendation

After considering the application materials provided as attachments, the applicant's presentation, and any public comment received, staff recommends the Commission provide feedback to the applicant on the proposed Sawtooth Serenade project.

Attachments:

- A. Application Materials and Applicant Narrative
- B. Design Review Plan Set
- C. Story Pole and Staking Diagram
- D. Interim Ordinance 1234 Analysis
- E. Public Comment


City of Ketchum

ATTACHMENT A: Application Materials and Applicant Narrative



City of Ketchum Planning & Building



Of Design Review Application

Please submit your completed application electronically to: planningandzoning@ketchumidaho.org

APPLICANT INFORMATION				
Project Name: Sawtooth Seren	nade	Phone: 425-828-0333		
Owner: Scott and Julie Lynch & Yahn Bernier and Elizabeth McCaw		Mailing Address: Lynch - 409 5th Ave W, Kirkland, WA 98033		
Email:scott@lynchclan.com and yahnl	pernier@valvesoftware.com	Bernier - 321 82nd Ave NE, Medina, WA 98039		
Architect/Representative:Thielsen	Architects - Dave Thielsen	Phone: 425-828-0333	3	
Email:davet@thielsen.com		Mailing Address:		
Architect License Number: AR-9867	776	720 Market Street, Suite C, Kirkland, WA 98033		
Engineer of Record:Galena Engineer	ring - Sean Flynn	Phone:208-788-1705		
Email:sflynn@galena-engineering.con	n	Mailing Address:		
Engineer License Number: 12497		317 North River St, Ha	ailey, ID 83333	
Primary Contact Name and Phone	Number: Thielsen Architects	- Robert Connor - 425-82	8-0333 robertc@thielsen.com	
PROJECT INFORMATION				
Legal Land Description: Ketchum To	wnsite Block 38, Lot 5A	Street Address: 260	1st Avenue	
Lot Area (Square Feet): 16,507	Zoning District: CC	- Subdistrict 2	RPK #: RPK0000038005A	
Overlay District: Floodpla	ain 🗆 Avalanche	Mountain	X None	
Type of Construction: XNew			□Other	
Anticipated Use: Residential and A-2	Assembly Food Service	Number of Residential Units: 2		
GROSS FLOOR AREA				
	Proposed		Existing	
Basements	8,696.22	Sq. Ft.		Sq. Ft.
1 st Floor	4,587.21	Sq. Ft.		Sq. Ft.
2 nd Floor	9,961.21	Sq. Ft.		Sq. Ft.
3 rd Floor	8,334.21	Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	22,882.63 31,578.85	with basement Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO	and the second second second			
Community Core: 1.39 Tourist:			General Residential-High:	
BUILDING COVERAGE/OPEN SPAC	E			in the second
Percent of Building Coverage: 80.69	6			
DIMENSIONAL STANDARDS/PROP	OSED SETBACKS			
Front: 11.79' average	Side: 14.95' average	Side:0'-6"	Rear: 3'-0"	
Building Height: 41.95' on 1st Avenue	side and 41.97' on alley side			
OFF STREET PARKING				
Parking Spaces Provided: 5 Curb Cut:Alley acces		ss Sq. Ft.	%	
WATER SYSTEM		1		
X Municipal Service		Ketchum Spring	Water	
The Applicant agrees in the even	nt of a dispute concerning the interpr	etation or enforcement of the	Design Review Application in which the city	

of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and

belief.

02

Date

Signature of Owner/Representative

City of Ketchum Planning & Building Department Design Review Application, updated July 19, 2022

99092002 74

Page 1 of 9



August 11, 2022

Design Review Committee City of Ketchum 480 East Avenue North Ketchum, ID 83340.

RE: Sawtooth Serenade, 260 1st Avenue, Ketchum ID

Dear Design Review Committee Members and Planning Staff,

On behalf of our clients, Scott and Julie Lynch, and Yahn Bernier and Beth McCaw, I am pleased to present their proposed new residences for Pre-Application Design Review. My clients have been active members of the Ketchum community since 1989. They are excited to move forward with their proposed new homes as they prepare for the next phase of their lives.

BACKGROUND

The Lynches and Berniers currently own the two center condominiums in Copper Ridge, directly across the alley from their 260 1st Avenue property. Both couples are semi-retired and currently spend a considerable amount of time in Ketchum year-round with their grown and teenage children, and extended family and friends. Due to the size of their extended families and their friend gatherings, the Lynches and Berniers now must often stagger their time in Ketchum, allowing one couple or the other to have full access to both of their Copper Ridge condominiums. As they prepare for full retirement, they would like to build homes that better support their families and the time they intend to spend in Ketchum together.

Both families are active sports and outdoor enthusiasts, who in addition to enjoying snow sports, also golf, bike, kayak, fly fish and hike. Those pursuits are reflected in the space planning, but do not fully capture the intended use of all the designed spaces within their Sawtooth Serenade building.

The Lynches and Berniers are active and generous philanthropists in their Northwest communities, and are building those relationships in Ketchum, where Beth is a member of the Wood River Women's Foundation and both couples are members of the Sun Valley Center for the Arts. During the design process, Beth, Yahn, Julie and Scott requested that a gathering place be incorporated into their project which would be used for fundraising and other philanthropic events. Thus, The Commons and The Commons Court and Events Center was conceived and incorporated into the proposed design.

OWNER DESIGN CONSIDERATIONS

During project programming and planning, Scott, Julie, Yahn and Beth stressed their desire to create a building that met their functional needs while keeping an open and human scale at street level. They specifically asked for the building forms to step back from 1st Avenue, and that there be ground level outdoor space and significant landscaping accenting the building.

As a result of that design criteria, the lower level does not maximize the buildable footprint of the lot, and each level above it steps back from 1st Avenue. This design approach opens the street and sidewalk to the sky, reducing the visual scale of the building. That open feeling is heightened by the courtyard on the corner of 1st Avenue and

720 Market Street, Suite C Kirkland, Washington 98033 www.thielsenarchitects.com Telephone: 425.828.0333 FAX: 425.828.9376 Ketchum Design Review Committee Sawtooth Serenade August 11, 2016 Page 2 of 2

Sun Valley Road, which visually opens that intersection. Cable railings at the decks further reduce the visual impact of the upper levels as they step back from the street.

As the building steps back from 1st Avenue, it also steps up in height. The upper-level roof is at the maximum building height at the rear, but that height is similar to the height of Copper Ridge's roof, directly across the alley. As previously noted, the two center condominiums in Copper Ridge, which would be most affected by the construction of the Sawtooth Serenade, are owned by the Lynches and Berniers. The Berniers and Lynches have no intention of selling those units before Sawtooth Serenade is complete.

Extensive planters and landscaping at the ground level soften the building and give a varied and pleasant pedestrian experience at the sidewalks. The large planter on the middle level over The Commons Court will bring a subtle organic balance to the masonry forms anchoring that corner of the building. The landscaped planters on the easterly and westerly corners of the upper-level decks again soften the building corners while providing some privacy for the primary bedrooms. While not visible from street level, most roof areas of the Sawtooth Serenade will be a "green roof", planted with sedums. This type of roof requires little maintenance or irrigation while reducing storm water runoff and summer heat reflectance.

To further enhance the pedestrian experience, the Lynches and Berniers anticipate installing a piece of freestanding public art on their property along 1st Avenue. They intend to select a piece that reflects the community's connection to the ski heritage which has marked Ketchum and the Valley as one of the most inviting and beautiful ski communities in the world.

EXTERIOR MATERIALS

The Berniers and Lynches wanted building materials that had both human scale and rich textural elements. The full bed stone masonry base of the building addresses those wishes, while the transparent storefront glazing of The Commons reveals the vibrancy of that space. Natural wood siding on the middle and upper floors lightens the building while complementing the natural stone. The self-healing, pre-aged zinc metal siding accents the natural materials on the two street facades while providing a durable and low maintenance finish elsewhere.

While not coordinated, the Lynches and Berniers were pleased to learn that their building will have similar forms and materiality as the recently approved 1st & Sun Valley Office Building, which will be built across the street from them. Each building stands on its own merits but will complement the other and contribute to an overall continuity and fabric of development along 1st Avenue.

CONCLUSION

On behalf of Beth, Yahn, Julie and Scott I want to thank you in advance for your thoughtful consideration of their new homes. They are excited to further strengthen their long-standing community ties and begin building their new homes in a town they love.

Respectfully,

David G. Thielsen, AIA

September 28, 2022



ROBERT CONNOR 720 MARKET ST C KIRKLAND, WA 98033

To whom it may concern,

Thank you for your inquiry about electrical service at 260 N 1ST AVE

KETCHUM, ID 83340

The property is located within Idaho Power's service area in the state of Idaho

Idaho Power will provide electrical service to this location once any required easement or right of way are obtained by Idaho Power and/or the Customer, and in compliance with the statutes of the State of Idaho/Oregon and the Idaho Power tariffs on file with our regulatros. Tariffs include the General Rules and Regulations that covers new service attachments and distribution line installations or alterations.

The attached architectural plan dated 9/21/22 from Thielsen Architects has been reviewed by Idaho Power and does meet space and clearance requirements for this three phase padmount transformer to be installed on property if required. The hinged non-combustible screening panels are allowed providing the transformer front is not limited by and gate posts. Transformer doors must opening fully.

Sincerely,

Cyndi Bradshaw

Cyndi Bradshaw PO Box 3909 Hailey ID 83333





Robert Connor

From: Sent: To: Subject: Mike Goitiandia <mike@ccdisposal.com> Tuesday, July 5, 2022 10:41 AM Robert Connor RE: 260 1st Ave Project

Robert,

Good Morning.

Any dumpster that is to be moved out of the building to the alley will require a glider. The measurements from front to back of the dumpster will about the same as the glider, it will be just enough bigger to set the dumpster on it. Dumpster size can be found on our website at: <u>Containers - Clear Creek Disposal (ccdisposal.com</u>). The requirements for length of the glider to get out to the alley would be the same for any dumpster utilized. The glider will extend to 1' less than its length and will be built custom for this building. Please keep in mind that a truck 8' wide will center itself to the dumpster in the extended position. There should be an 18" clearance between the building and/or any obstruction on the building and the side of the truck. This space is a requirement so as to "not" damage any real property on site. Once we start looking at the more complete design we can determine if 18" inches is sufficient.

I believe that this should give you enough to get a good start on the room drawings. As far as the size of dumpster the only requirement is that it have enough capacity to handle the buildings requirements. This is a measure of the building mix, for example a residential unit should expect to utilize a minimum of .375 cubic yards per week. Once you provide me with the mix, I will be happy to give you an estimate of volume needed. Dumpster service is available Monday through Friday on a schedule that works for the building.

Mike

Miguel Goitiandia



208-726-9600 P O Box 130 Ketchum, ID 83340

From: Robert Connor <robertc@thielsen.com> Sent: Friday, July 1, 2022 5:04 PM To: Mike Goitiandia <mike@ccdisposal.com> Cc: Dave Thielsen <davet@thielsen.com> Subject: RE: 260 1st Ave Project

Mike,

Thank you for the .pdf. It is helpful to understand the type of device you would like to use. All of the dumpsters in the attachment were 4 cu. yd. There was a table to get down to the size required for a 3 cu. yd., but nothing about 1.5 cu. yd. requirements. We have two questions. Is a garbage glider required for a 1.5 cu yd. dumpster and if so, what are the space requirements for that?



City of Ketchum

ATTACHMENT B: Design Review Plan Set



VIEW FROM THE CORNER OF 1ST AVENUE AND SUN VALLEY ROAD

PROJECT TEAM

OWNERS: Scott and Julie Lynch 409 5th Avenue West Kirkland, WA 98033

Yahn Bernier and Elizabeth McCaw 321 82nd Avenue Northeast Medina, WA 98039

LANDSCAPE ARCHITECT: Eggers Associates

AD Group

Thielsen Architects, Inc. P.S. 720 Market Street, Suite C Kirkland, WA 98033 (425) 828-0333 fax (425) 828-9376 Contact: Robert Connor

GEOTECHNICAL ENGINEER:

ARCHITECT:

Steve Butler & Associates 208 Spruce Avenue North . Ketchum, ID 83340 (208) 720-6432 Contact: Steve Butler

SREET LIGHTING DESIGNER:

The MH Companies 2995 North Cole Road, Suite 115 Boise, ID 83704 (208) 609-3722 Contact: Carson Fillin

P.O. Box 953 Ketchum, ID 83340 (208) 725-0988

Contact: Kurt Eggers

LIGHTING DESIGNER:

16074 N. 78th Street, Suite B104 Scottsdale, AZ 85260 (888) 296-0950 Contact: Kevin Flower

PROJECT ADDRESS: 260 N 1st Ave Ketchum, ID 83340

CIVIL ENGINEER:

Galena Engineering 317 N River Street Hailey, ID 83333 (208) 788-1705 Contact: Sean Flynn

STRUCTURAL ENGINEER: SSF Engineers

934 Broadway Ave Tacoma, WA 98402 (253) 284-9470 Contact: Ryan Reichman

LAND SURVEYOR:

Galena Engineering 317 N River Street Hailey, ID 83333 (208) 788-1705 Contact: Mark Philips

LANDUSE ATTORNEY: Lawson Laski Clark, PLLC

675 Sun Valley Road, Suite A Ketchum, ID 83340 (208) 725-0055 Contact: Jim Laski

DRA	WING INDEX
A0.1	Cover Sheet
A0.2	Exterior Rendering
A0.3	Exterior Rendering
A0.4	Exterior Rendering
A0.5	Exterior Rendering
A1.1	Site Plan
A1.2	Lower Level Setback Plan
A1.3	Middle Level Setback Plan
A1.4	Upper Level Setback Plan
A1.5	Roof Level Setback Plan
A1.6	Lower Floor Dimension Plan
A2	Lower Floor Plan
A3	Middle Floor Plan
A4	Upper Floor Plan
A5	Clerestory Plan
A6	Roof Deck Plan
A7	Exterior Elevations
A8	Exterior Elevations
A9	Building Sections
A10	Building Sections
A11	Building Sections
A12	Exterior Materials
A13	Construction Plan
EL1	Lower Level Lighting Plan
EL2	Middle Level Lighting Plan
EL3	Upper Level Lighting Plan
EL4	Roof Deck Lighting Plan
EL5	Lower Level Photometric Plan
EL6	Middle Level Photometric Plan
EL7	Upper Level Photometric Plan
EL8	Roof Deck Photometric Plan
EL9	Electrical Specifications
EL10	Electrical Specifications
EL11	Electrical Specifications
EL12	Electrical Specifications
ES1	Street Lighting Photometric Pla
C0.10	Cover Sheet
C0.20	Topographic Survey
C0.30	Neighboring Buildings Plan
C0.90	Site Demolition Plan
C1.00	Site Plan
C1.10	Grading Plan
C1.20	Civil Details
C2.00	Drainage and Utilities Plan
C2.10	Civil Details
L3.0	Lower Level Landscape Plan
L3.1	Middle Level Landscape Plan
120	Upper Lovel Lendesone Dien

- Upper Level Landscape Plan L3.2
- L3.3 Roof Level Landscape Plan







EVENING VIEW FROM THE CORNER OF 1ST AVENUE AND SUN VALLEY ROAD

	ARCHITECT AR-986776	the state	David GHIELSEN STATE OF IDAHO]
Revised:		× ×	6	7107
Revised:	09/30/22		4	\c/
Drawn: 08/10/22	Chackad.		Construction Set Issued:	
			ARCHITECTS	Kirkland, WA 98033 ◀ Tel 425.828.0333 ◀ Fax 425.828.9376
Project:	SAWTOOTH SERENADE	260 N 1ST AVE	KETCHUM,ID	
Sheet Title:	EXTERIOR RENDERING			
She	eet: A(oject N 2(0. 0.02	2	83



Sheet:

A0.3

2002

84

roject No.



VIEW ACROSS 1ST AVENUE







- 1 Property line/edge of right of way
- 2 Property line
- 3 Deck encroachment easement per survey
- 4 Line of cantilevered floor above
- 5 Line of cantilevered deck above
- 6 Line of entry canopy above
- 7 Line of roof above
- 8 5' required average street setback
- 9 3' required alley setback
- 10 Line of building footprint
- 11 Existing stairs to remain unaltered,
- 12 Structural steel column with blackened finish, typical.
- 13 Mechanical system condensers screened from public view with horizontal wood screen
- 14 New public street lighting per City of Ketchum regulations and MH Lighting design drawings.
- 15 Large format sintered stone pavers with hydronic snow melt system.
- 16 New public sidewalk and curb/gutter per civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
- 17 Bicycle racks. 2 bicycle racks required per KZC 17.125.060, racks for 6 bicycles meeting KZC 17.96.070.F.1 provided.
- 18 Built-in public bench
- 19 Public art. Free standing sculpture to be selected and purchased by the project owners.
- 20 Fixed, freestanding public bench
- 21 Artificial turf per Landscape drawings and details.
- 22 Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment. 23 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter will start 6" above the public bench on Sun Valley Road. Thus, the top of planter will be 23" above the sidewalk at the public bench on Sun Valley Road, 29" above the sidewalk at the corner of Sun Valley Road and 1st, and 36" above public sidewalk at the entry to Sawtooth Serenade.
- 24 48" tall raised planter containing planting per Landscape drawings. Height of planter to vary with slope of public sidewalk. The maximum planter height to be 48" above public sidewalk. 25 "Green wall" frame consisting of freestanding greenscreen panels supported by square steel posts, supporting climbing plants per landscape plans.

1" = 10'

- 26 Trees per landscape drawings, typ.
- 27 Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details typical. Root well and grate per civil drawings, typ.
- 48" tall raised plate steel planter with blackened finish
- 29 18" tall raised plate steel planter with blackened finish
- 30 Landscaping per landscape plans
- 31 Natural gas meters per Intermountain Gas Company requirements.
- 32 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.







Sheet:

A1.1

2002

Project No.

- 1 Property line/edge of right of way
- 2 Property line

- 8 3' required alley setback
- 9 0' interior side setback
- 10 Line of building footprint
- 11 Location of building address numbers.
- 12 Location of "The Commons" signage
- 13 Area included as net floor area
- 14 Floor area above basement invisible plane and included in gross floor area calculations per KMC 17.08.020 definition of floor area, gross
- 15 Line where basement invisible plane crosses lower floor finished floor at elevation 5825.0'
- 17 Floor area below basement grade plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross

- 23 Structural steel column with blackened finish, typical.
- and 1st, and 36" above public sidewalk at the entry to Sawtooth Serenade.



- 1 Property line/edge of right of way
- 2 Property line
- 3 Deck encroachment easement per survey4 5' required average street setback
- 5 Tequired average street se5 3' required alley setback
- 6 0' interior side setback
- 7 Line of wall below
- 8 Waterproof deck below
- 9 Line of entry canopy roof below
- 10 Waterproof deck
- 11 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
- 12 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
- 13 Area included as net floor area
- 14 Area included as gross floor area
- 15 Structural steel column with blackened finish, typical.



MIDDLE LEVEL GROSS FLOOR AREA





- 1 Property line/edge of right of way
- 2 Property line
- 3 Deck encroachment easement per survey
- 4 5' required average street setback
- 5 3' required alley setback6 0' interior side setback
- 7 Waterproof deck below
- 8 Waterproof deck
- 9 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
- 10 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
- 11 Area included as net floor area
- 12 Area included as gross floor area
- 13 Structural steel column with blackened finish, typical.



UPPER LEVEL GROSS FLOOR AREA





- 1 Property line/edge of right of way
- 2 Property line
- 3 Deck encroachment easement per survey
- 4 5' required average street setback
- 5 3' required alley setback
- 6 0' interior side setback
- 7 Building facade step occurs at this location.
- 8 Line of required building height step, minimum 40'-0" from front property line and minimum 35'-0" from rear property line, per KZC 17.12.040.
- 9 Masonry chimney with termination per IBC 2113.9.
- 10 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 11 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 Community Core Dimensional Standards. Top of elevator lobby roof to be 6'-0" above maximum building height.
- 12 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 Community Core Dimensional Standards. Top of elevator enclosure roof to be 9'-6" above maximum building height.
- 13 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
- 14 Site built hot tub/spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.





- 1 Line of cantilevered floor above
- 2 Line of cantilevered deck above
- 3 Line of entry canopy above
- 4 Line of building footprint
- 5 Structural steel column with blackened finish, typical.
- 6 6" tall concrete curb
- 7 Raised stone veneer planter finished with full bed stone veneer face and stone cap containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The maximum planter height to be 36" above public sidewalk.
- 8 48" tall raised planter containing planting per Landscape drawings. Height of planter to vary with slope of public sidewalk. The maximum planter height to be 48" above public sidewalk. 9 48" tall raised plate steel planter with blackened finish
- 10 18" tall raised plate steel planter with blackened finish









LOWER FLOOR PLAN KEY NOTES:

- 1. Existing stairs to remain.
- 2. Dashed line indicates line of structure above typical.
- 3. Artificial turf per Landscape drawings and details. 4. Large format Sintered Stone pavers with hydronic snow melt system.
- Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
- 6. Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter will start 6" above the public bench on Sun Valley Road. Thus, the top of planter will be 23" above the sidewalk at the public bench on Sun Valley Road, 29" above the sidewalk at the corner of Sun Valley Road and 1st, and 36" above public sidewalk at the entry to Sawtooth Serenade.
- 7. Raised plate steel planter with blackened finish.
- 8. Public Art free standing sculpture to be selected and purchased by the project Owners. 9. "Green wall" frame consisting of freestanding greenscreen panels supported by square
- steel post, supporting climbing plantings per Landscape plans. Panels and posts to have a blackened finish.
- 10. Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details - typical.
- 11. New public street lighting per City of Ketchum regulations and MH Lighting design drawings.
- New 8'-0" wide public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
- 13. Storm drainage, striped street parking, public signage, and street improvements per Civil Engineering drawings.
- 14. Bus stop public signage. 15. Public bench.

+++++

NOVE 12"

1P2P

- 16. Convex traffic mirror.
- 17. Mechanical system condensers screened from public view with horizontal wood screen.
- 18. Off Street Parking: 4 spaces required per KZC 17.125.040. Total of 5 spaces provided which conform to KZC 17.125.030 for full sized vehicle spaces. 19. Natural gas meters per Intermountain Gas Company requirements.

Ő0 Z

Q Pa

2002

Ú

- 20. Electrical meters per Idaho Power requirements.
- 21. Electrical service C.T can/distribution panel per Idaho Power requirements. 22. 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be
- screened from public view with a non-combustible screen. 23. Stainless steel open grate "grid" recessed mat.
- 24. Bicycle racks. 2 bicycle racks required per KZC 17.125.060, racks for 6 bicycles meeting KZC 17.96.070.F.1 provided.
- 25. Garbage Dumpster on glider.
- 26. Recycle bin.
- 27. Manhole for site storm water drywell access per Civil engineering drawings.



MIDDLE FLOOR PLAN KEY NOTES:

- 1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
- 2. Dashed line indicates line of structure above typical.
- 3. Structural steel column with blackened finish typical.
- 4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
- 5. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 6. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- Guard Rail: Solid guard rail clad with 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global. The installed guard rail height shall be a minimum of 36" above finished decking surface.
- 9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to top of parapet wall. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 10. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards. Roof pitch to be 1/2:12.
- 11. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
- 12. Raised planter with plantings per the Landscape plans.
- 13. Sloped glazing below.

MECH.

80× 30

-

ELEZ/AN

5°× 60

Ê

A

त्मा

'HTH'

基

-





UPPER FLOOR PLAN KEY NOTES:

- 1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened typical.
- 2. Dashed line indicates line of structure above typical.
- 3. Structural steel column with blackened finish typical.
- 4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
- 5. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 6. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- Guard Rail: Solid guard rail clad with 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global. The installed guard rail height shall be a minimum of 42" above finished decking surface. 9. Raised planter with planting per the Landscape plans.
- 10. Natural gas firepit.
- 11: Divider wall clad with 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global. Top of wall to be 54" above Upper Floor finished floor.
- 12. Reflecting pool water feature.

All

 $\langle 2 \rangle$

- 13. Exterior cabinet with stone countertop 36" above upper finished floor elevation. 12" high backsplash on the north, east and south face with integral LED strip down-light cap per Lighting Design Drawings.
- 14. Natural gas BBQ built into exterior cabinetry with stone countertop.
- 15. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.







ROOF DECK PLAN KEY NOTES:

Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.

2. Full-bed stone veneered masonry chimney.

 $\langle 3 \rangle$

NUMP NUMP

All

to be ½:12.

Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. Typical at all areas noted as "Green Roof".

4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.

- 5. Louvered steel sun screen below with blackened finish typical.
- 6. Natural gas BBQ built into exterior cabinetry with stone countertop. 7. Natural gas fire ring.
- 8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75% transparent open rail = 75%.
- 10. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.

structural standing seam metal roofing with 2" rib height double crimped

standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch

11. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed

Drawn: 0 ° ' _ L Щ Т, V K K 4 0 MT007 SAM-Neo Neto AG Project No. 2002





ELEVATI

0

N

18"=1'-0"

WES

0 A

Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 21/4", 4", 5", 73/4", and 101/2" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.

- 7. Finished surface of Sun Deck beyond.
- 11. Guard rail beyond, see Key Note #9.
- surface. The finish of all railing components to be black.
- surface. The finish of all railing components to be black.
- 16. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding and sheet metal cap (42" high @ BBQ Decks).
- 17. Louvered steel sun screen with blackened finish typical.
- 20. Electrical meters per Idaho Power requirements.
- 21. Electrical service C.T can/distribution panel per Idaho Power requirements. 22. Natural gas meters per Intermountain Gas Company requirements.
- 26. Public bench.
- 28. Raised plate steel planter with blackened finish.
- 32. Sloped glazing in thermally broken aluminum frames with blackened finish. 33. Insulated and weather-stripped rolling steel overhead door with blackened finish. 34. Solid insulated metal door, finish to match window/door frames. 35. Metal trim to match windows/doors - typical. 38. Stained Cedar 1x4 tongue and groove wood soffit. 39. Structural steel column with blackened finish - typical.
- accommodate snow removal equipment.



A A WAY AND A TO A COMPANY

2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global - typical.

Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square $\frac{1}{4}$ x $\frac{1}{4}$ reveal line between board faces.

Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces

Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per

KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.

8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.

9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%. 10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.

12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking

13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking

14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.

15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet wall with metal siding and sheet metal cap. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.

18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.

19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.

23. Mechanical system condensers screened from public view with horizontal wood fence.

24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.

25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.

27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter will start 6" above the public bench on Sun Valley Road. Thus, the top of planter will be 23" above the sidewalk at the public bench on Sun Valley Road, 29" above the sidewalk at the corner of Sun Valley Road and 1st, and 36" above public sidewalk at the entry to Sawtooth Serenade.

29. Self-healing zinc sheet metal facia flat panels manufactured by Metaltech Global Steel.

30. Thermally broken aluminum framed sliding doors with blackened finish - typical.

31. Thermally broken aluminum framed windows with blackened finish - typical.

36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.

37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.

40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to



Sheet

roiect No





Project No.





1/8'=1'-0'

. . . .

										B
										2.
and a start of the start of t										3. 4.
	· (65)心 -					N@2				5.
					200					6. 7.
	2		5672,35	- MAX, HIT. OF	a: Building	AT REAR	5			8.
			<u>}</u>	2		-				9.
				¥r	↓			-,,,,,,,,,,,,,-		
GREAT FOO			NINE ROOM	an a	■ # 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1		-= 			10.
í.	17						$\frac{\overline{0}}{\overline{0}}$			11.
) 		<u> </u>				PPER, LEVE	=0			12.
				× ×			, 			13.
FAMILY ROOM		ATH#3 DE	DROOM #3	T A	·K	20	1-10	11/2	9	
					M	IDDLE LEV	EL		2	14.
	**************************************			1 CONTOENL			7.	-		15.
				29	K		5			16. 17.
*****			• • • • • • • • • • • • • • • • • • •					0-		18. 19)
	rking car	AGE	AV/ELEC. Room			BBOR PROF	PRACE ELEV, PERTY LINE			20. 21.
					 	RKING -GA	RACE	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		22. 23.
	•					LEV. 5824.4	ס'			24. 25.
								•		26. 27.
										29.
÷.										
· · · · · · · · · · · · · · · · · · ·								,		
			· ·							•
			24							
						s Skore e				·
-							X		•	
				SUN REC	×					
SUN	deck elev. Be	71.25	<u> </u>			2 2 2 2 2	2			
						R (17)	/ 		•	¥
				Exit		¥		F.	enemente con dependente e transferie de la constante de la constante de la constante de la constante de la cons No.	
ltehen_	dining Ro		BNDER	HALL	PONDER		DINING	ROOM	, th	KITCHEN
	۰. 									-
			·····							
00M#2 BATH #	#2ME	DIA ROOM	MEZ	H. HALL	CLOSET	BEDROOT	1#2 DE	DR00M #3	BI	EDROOM #4
	F									
Ł		n an								
						·		* • • • • • • • • • • • • • • • • • • •		
			PARKING	CAPACE_	,					
	Х. 									
			a man fa fa su ann an sua a	1			na gana ann an ta chailte ann an A	8442144444944444444444444444444444444444	<u>Personal and an anna ann an ann an ann an ann an</u>	anna ghu chuan na na anna an tao na anna an tao na anna an
	? N									
		• •								
					*					

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.

2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.

- 3. Raised planter with plantings per the Landscape plans.
- "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
- 5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
- 6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
- 7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
- 8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
- 10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 11. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
- 13. Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter will start 6" above the public bench on Sun Valley Road. Thus, the top of planter will be 23" above the sidewalk at the public bench on Sun Valley Road, 29" above the sidewalk at the corner of Sun Valley Road and 1st, and 36" above public sidewalk at the entry to Sawtooth Serenade.
- 14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
- 15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
- 16. Louvered steel sun screen with blackened finish typical.
- 17. Stained Cedar 1x4 tongue and Groove wood soffit typical at all roof and deck soffits.
- 18. Stone slab soffit at full bed stone veneer.
- 19. Horizontal wood fence to screen the mechanical system condensers from public view.
- 20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
- 21. Key Note not used.
- 22. Stainless steel open grate "grid" recessed mat.
- 23. Thermally broken aluminum framed sliding doors with blackened finish typical.
- 24. Thermally broken aluminum framed windows with blackened finish typical.
- 25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
- 26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
- 27. Sloped glazing in thermally broken aluminum frames with blackened finish.
- 28. Metal soffit to match metal siding.
- 29. Mechanical system condensers.



Project No.

2002







HORIZONTAL GRAY STAINED CEDAR SIDING



PRE-WEATHERED ZINC INTERLOCKING SHINGLES



SANDSET CONCRETE SIDEWALK PAVERS

CEDAR TONGUE AND GROOVE SOFFITS

LARGE FORMAT SINTERED STONE PATIO AND DECK PAVERS





VERTICAL GRAY STAINED CEDAR SIDING



COURSED ASHLAR STONE VENEER





- 1 Property line
- 2 Line of building footprint
- 3 Temporary 6' tall chainlink construction fence. 4 Temporary "Sidewalk closed ahead" sign
- 5 Temporary "Sidewalk closed" sign
- 6 Materials storage area
- 7 Job trailer
- 8 Portable toilets
- 9 Material delivery and unloading area
- 10 Temporary mobile construction crane location
- 11 Truck wash area



CONSTRUCTION MANAGEMENT NOTES

1. General contractor to ensure that all construction activity meets the requirements of the City of Ketchum and all OSHA safety standards.

2. Construction hours to be 7:30 am until 7:00 pm. No construction activity on Sundays or holidays.

3. For construction during the winter, all snow is to be removed from the job site. No snow is to be stored on site.

Project: Project: Project: Revised: Revised: CONSTRUCTION PLAN SAWTOOTH SERENADE Checked: Revised: Revised: 260 N 1ST AVE A R C H I T E C T S Construction Set Issued: A R C H I T E C T S A R C H I T E		ARCHITECT AR-986776	the state	David G Hielsen	
Sheet Title: Project: ON STRUCTION PLAN Project: ON STRUCTION 2010/22 CONSTRUCTION PLAN SAWTOOTH SERENADE Construction BLAN Construction Carlon 22 Construction Carlon 22 <	Revised:	<u>_</u>		6	<u>/10</u>
Sheet Title: Project: Project: Drawn: 08/10/22 CONSTRUCTION PLAN EAWTOOTH SERENADE Construction BLAN Checked: XETCHUM,ID A R C H I T E C T S Construction Set Issued: KETCHUM,ID Kirkland, WA 98033 Tel 425.828.0333 Tel 425.828.0333 Tel 425.828.0333 Tel 425.828.033 Tel 425.828.034	Revised:	09/30/22			$\overline{5}$
Sheet Title: Project: CONSTRUCTION PLAN SAWTOOTH SERENADE CONSTRUCTION PLAN 260 N 1ST AVE KETCHUM,ID Kikland, WA 98033 Tel 425.828.0333 Tel 425.828.033 Tel 425.828.0333 Tel 425.828.0333 Tel 425.828.033 Tel 425.828.038 Tel 425.828.038 Tel 425.828.038 Tel 425.828.033 Tel 425.828.038 Tel 425.8288.038 Tel 425.828.038 Tel 425.828.038 Tel 425.828.038 T	Drawn: 08/10/22	Chackad.		Construction Set Issued:	
Sheet Title: CONSTRUCTION PLAN CONSTRUCTION PLAN T T T T T T T T T T T T T				A R C H I T E C T S	Kirkland, WA 98033 ◀ Tel 425.828.0333 ◀ Fax 425.828.9376
Sheet: Sheet: A13 Project No.	Project:	SAWTOOTH SERENADE	260 N 1ST AVE	KETCHUM,ID	
Sheet: A13 Project No.	Sheet Title:	CONSTRUCTION PLAN			
AI3 Project No.	She	eet:		<u> </u>	
		A	1	პ	





LOWER FLOOR PLAN

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYMBOL LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$	SINGLE POLE MOTION SWITCH
\$ [™]	SINGLE POLE TIMER SWITCH
¢	SINGLE POLE DIMMER
\$	1/2 SWITCHED DUPLEX RECEPTACLE
ф ^{ср}	SWITCHED RECESSED CLOCK RECEPTAG
●FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XΧ	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
\geq	LIGHTING CONTROL ENCLOSURE

anaireo tetrat à . MECH. H/C HOSEDIB COATE innen Articitary HELMETS BERNIER STORAGE 6 BIKES ですれるよう。 _____UP.128 6.0 % . 10000 NZ-



<u>- ELEZA GERVIZE</u>

MANTENXNOF

10-0

THE COMMONS CALIES

00° 14, 26°

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL

9. ELECTRICAL CONTRACTOR SHALL VERIFY 10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6"



Ζ Ο Ш 7 Q N Ш₹ S $\overline{}$ 260 く S



ACLE ECEPTACLE CEPTACLE ORMER

JRE



GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYMBOL LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$ ^{MD}	SINGLE POLE MOTION SWITCH
\$	SINGLE POLE TIMER SWITCH
Þ	SINGLE POLE DIMMER
ф	1/2 SWITCHED DUPLEX RECEPTACLE
ф ^{ср}	SWITCHED RECESSED CLOCK RECEPTAC
●FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XΧ	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
\geq	LIGHTING CONTROL ENCLOSURE

01-2\ 3' H

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL









ECEPTACLE CEPTACLE ORMER



AL DNING ROOM PANTRY 44×10 KITCHEN 25° × 135 AL 1 MI UDSET With Brand Lines In 3°× 16 MAIN BEDROOM Property Provent $\langle \phi \rangle$ <u>C1</u> $\langle \phi \rangle$

130 0 2

AH

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS



2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6"



Ζ Ο Ш 7 $\mathbf{\gamma}$ Ш∢ S $\overline{}$ 260 \leq く S





5 ROOF DECK PLAN LIGHTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYM LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$	SINGLE POLE MOTION SWITCH
\$	SINGLE POLE TIMER SWITCH
Þ	SINGLE POLE DIMMER
\$	1/2 SWITCHED DUPLEX RECEPTAG
Ф ^{ср}	SWITCHED RECESSED CLOCK RE
●FP	1/2 SWITCHED FLOOR PLUG RECE
T#	REMOTE LOW VOLTAGE TRANSFO
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XX	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
\geq	LIGHTING CONTROL ENCLOSURE

AND INSTALL A COMPLETE LIGHTING SYSTEM.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6"









ACLE ECEPTACLE CEPTACLE ORMER


Luminaire S	chedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Desc
0	0	C1	SINGLE	N.A.	1.000	SPC
Ō	8	L2	SINGLE	N.A.	1.000	JB -
	302	LED	SINGLE	N.A.	1.000	DI-2
•	16	S5	SINGLE	N.A.	1.000	HW-
•	0	S6	SINGLE	N.A.	1.000	HW-
	2	SL1	SINGLE	N.A.	1.000	3470
	1	SL2	SINGLE	N.A.	1.000	3470
0	1	W1	SINGLE	N.A.	1.000	8510
0	3	W2	SINGLE	N.A.	1.000	777
0	2	W3	SINGLE	N.A.	1.000	8510
<u> </u>	0	W4	SINGLE	N.A.	1.000	NL-

		· · · · · · · · · · · · · · · · · · ·							nova granovic na ovanjeverova pr	A		50 I		а жыл анд рабона 19 жыл анд									· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	· ·	6 (⁸			
								B 49				s P				D No														
• •	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1 0.0	0.0	0.0	0.0	0.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.(
	0.0	 0.0	0.0	0.0	 	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 Image: constraint of the second		0.0	0.0		0.0	0.0	0.0	0.0	0.0	10.0	 0.0	¥-0.0	0.0-	0.0	0.0	0.0	0.(
0	S5 8.4	14.7	13.8	• 6.5	0.0		0.0	0.0		0.0	0.1	v shii Wall 2.5 ⊤	/V3 elded scon <u>e</u> typ. 3.5	1.9	0.0	· · · · · · · · · · · · · · · · · · ·		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1000 00.0 1000 00.0 1000 00.0	0.0	0.(
õ	0.0	0.0	0.0	0.0	0.0	0.0		582.9.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	1 <u>~10.0</u> 78	N/0.0 E	0.0	H/20.0 ⁵⁶	DIP0.0	0.0	0.0	0.0	0.(
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.0	0.0	0.0	0.0	0.0	₩A₩# 0.0	0.0	0.0	0.(
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	
0	0:0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	SIZED	0.0	0.0	571DED.	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	· 0 .0	0.0	0.0	0.0	0.0	0.0	0.1
				0.0					0.0	0					0.0		0.0				00	0.0						0.0		
				0.0 Q		0.0	9.0	U.U	0.0		U.U		U.U	U.U	0.0		5.0 m	U.U	0.6	0.0	0.0						METS	0.0		
		0.0	0.0	0.0	0.0	0.0	0.0) ^{0.0}	-0.0			0.0	- 0.0		0.0	0.0	0.0	8 0.0	0.0	-0.0		0.0	0.0	0.0 21	<u>28 NIER</u>	0.0 		0.0	O. (
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	• 0.0 T	<u>el 0.0,</u>	0.0	0.0	0.0 	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0 DRYER	0.0/	0.0
o Ta	-0.0 D	0.0		0.0	0.0	0.0	Ō.O	0.0	0.0	0.0	0.0 8840	0.0	0:0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0		- 0.0 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	0.0	0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
o ;	0.0	#0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0,0	0.0	0.0	0.0	0.0	0.0 Sikes	0.0	0.0	0.(
Cocki O	0.0	0.0	0.0	0.0	0.0	CAP. 0.0	- 0 ,0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.(
0	0.0	0.0	0.9	6 0.0	0.07	1 0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.(
0	0.0	0.0	0.0	0.0	0.0	<u> </u>	<u>.</u>	0.0	0.0	0.0	-0.0	_ 0.0 	0.0	0.0	0.0	0.0 DR	0.0	0.0	0,0	2 .0 .0M	0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.(
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		L/ 10.0	/0.0	0.0	0.029	<u>,</u> ,0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 2 R	0.0	0.(
S5 SPINHO DOWNLIG	5 SEP 3.E GHTS	11.55	8.3	8.85	4.6	0.0	0.0	0.0	4.6	\$5 ^{16.6}	ુર્યુ9.5	8.Q ₅	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	• • • • • • • • • • • • • • • • • • •	0.0	0.0	0.(
түр 9	3.6	4.2	3.9	6.0	4.0	10.5	6.2	S5 11.8	1.8	14.1	9.1	9.0	SL1.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	······································	0.0	0.0	° °,	0.0	0.0	0.(
₽	0 0.9 ₁₂	0.9	0.9	2 12 ^{1.0}	0.8	9.9	1.4	0 1,9	Henry 14.9	3 1.0	0.9	SHIELI STEP LIQ TYF 3.0	SL10.8	0.0	0.0	0.0	0.0	0.0	0:0	0.0	0.0	0.0	0.0	0.0	0.0//	0.0	0.0	6.7	0.0	· · · ·
8	5.9				DF PLÄNTER 3.0	1.6	3.8	4.6		0.1	0.1	0.0	0.8			2 0.1	0.0	2, 4 0.0	0.0	36.0	0.0	0.0	0.0	0.0	0.6	0000	0:1	0.5	0.1	· · · · · · · · · · · · · · · · · · ·
0			R		0.0						0.024		- 68				0.0									0.0				
						0.0	, U.U											U.U (* *	0.0	P	J.J				· · · · · · · · · · · · ·		N/		0.0	14
A A9																S.	J.	* * * * *			V		an and a second se	•		N	2 AS		\bigcirc	
//. / .																					- * * * * * * * * * * * * * * * * * * *					N- ()-E	a i		8 0 1
o re	9 10 10 10 10 10 10 10 10 10 10 10 10 10	р 1 - 1 2 - 1 3 - 1 2 - 1 21 2 - 1 2	ant .											, , , , , , , , , , , , , , , , , , ,			· · · · · ·	2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0	ष्ट्र व } ¶, , , , , , , , , , , , , , , , , , ,		· · · · ·				A	Role			1 - Originan yan shi yang mangala yang da da	e e e
		0 0 0 0 0 0 0 0	ی من میں میں میں م م	ο - - - - - - - - - - - - -	1 11 11 11 11 11 11 11 11 11 11 11 11 1	-a	- 20 0 0 0 1 0 0 1 0 1 0 1 0		and a state					a a a a a a a a a a a a a a a a a a a			, , , , , , , , , , , , , , , , , , ,	_ ಉಂಕಿ	анр 56 а на на ,	antista" an ana a' a' an a' a' an a'	, , , , , , , , , , , , , , , , , , , ,	50 	ೆ ಕಿಲ್ಲಾಯ್ಡ್ ಎಂ ಕ್ರಾ ಕ್ರಿ							
2	A				ал солона сул сул солон сол	e 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		ана султание с с с с с с с с с с с с с с с с с с с		2							۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲	а 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -		۲ ۲ ۲ ۹	n narra stran alta and a stranger stran	n a a company and a company an	موریدیک دورید میکور در کار این اور این مورید میکور این اور این	ವಿಧಿಸುವಂತೆಳೇ! ಶೆ] ದರೆಗ	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				n and a second s	
	ر بر بر بر بر بر بر بر بر بر بر بر بر بر	ແລະອາດີ, ເປັນແລະ ແລະ ແລະ ແລະ ແລະ ແລະ ແລະ ແລະ ແລະ ແລະ	те	0 0,01,000,000,000,000,000,000,000,000,0	0 000 000 000 000000000000000000000000	чанын нэф тэн 1 танын нэф тэн 2	οι συ το		a V2 ° a Ca mark PCa 42046 a Cant a a " a 2 ° 2 ° 2 ° a mark PCa 42046 a Cant a 2 ° a 2 ° a	арана страна страна 1976 — трана страна с 1976 — трана страна с	о с а	• F • F • • 7 • • • •				۵ بر می				v	_ 0° [™] 2									B ¹⁰ 0 0 − 01 Ø

in and the

Construction of the second se Second seco

and the second second

CO609SQINC-PAR30-MB-SM-MB w/ GU24 Base - ZDC - FB 24V-SE-NBL2-27-32-SPN -D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N -D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 705.023-27K 3.023 05.023-27K 756-27K 105.023–27K -ZD–3LED–DN–CR–FB

Calculation Summary Label CalcType Illuminance Lower Level Overview Lower Level Light Trespass East Obtrusive -Obtrusive -Lower Level Plan Trespass North Lower Level Plan Trespass South Obtrusive -Obtrusive -Lower Level Plan Trespass West



 $\overset{\circ}{\overset{\circ}{_{-}}} = \overset{\circ}{_{-}} \overset$

finteries at the plantamental formation

And the second second

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYMBOL LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$ ^{MD}	SINGLE POLE MOTION SWITCH
\$	SINGLE POLE TIMER SWITCH
Þ	SINGLE POLE DIMMER
\$	1/2 SWITCHED DUPLEX RECEPTACLE
$\Phi^{\rm CP}$	SWITCHED RECESSED CLOCK RECEPTACLE
●FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XΧ	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

	Units	Avg	Max	Min	Avg/Min	Max/Min
	Fc	0.69	16.6	0.0	N.A.	N.A.
III	Fc	0.00	0.0	0.0	N.A.	N.A.
III	Fc	0.01	0.1	0.0	N.A.	N.A.
III	Fc	0.01	0.1	0.0	N.A.	N.A.
III	Fc	0.00	0.0	0.0	N.A.	N.A.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES,



Ш \square Ζ 0 7 Q M Ш∢ S n $\overline{}$ 260 \leq く S



	o a	• • • • • • • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·					· · · · · · · · · · · · · · · · · · ·	, a , a , a , a , a , a , a , a , a , a		2014 with including as a sufficient of formation	1998 and 1996 and 199					· · · ·		h				• • • •	0 1 4 1	- · · · · ·			Þ		ъ.	
	с , " ⁴⁴ р н	ama Antoine An		1.00 0 0 0 0 00 0 0 0 0 0 0 0 0 0 0 0 0	0 5 *** 400 * 400 * 19 5 * 5 5 * 5 5 * 5 * 5 * 5 * 5 * 5 * 5		ນແລະເປັດເດຍ ຫມາຍໃຫ້ແລະ	ອັດສະຊາດ ເປັນ ແລະ ເປັນ ແລະ ເປັນ ອັດສະຊາດ ເປັນ ແລະ ເປັນ ແລະ ອີດສະຊາດ ເປັນ ແລະ ເປັນ ເປັນ ອີດສະຊາດ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ອີດສະຊາດ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ	ອີ້ນີ້ ເປັນ ເປັນ ເຫັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປັນ ເປ	1815-18 al 1820 an 		ດ ດີ ແກມແກລະມະດູແກງ ແລະ ແມ່ນແມ່ນແມ່ນ ເດັກເຊີ້ອີກເຊີ່ງດາວ ດາ ດີເຊິ້ງໃຫ້ແ ແຫຼຍຫຼືດູ່, ເບິ່ນ ດີ ເບິ່ນ ເປັນ ແຫຼຍຫຼືດູ່, ເບິ່ນ ດີ ເບິ່ນ					್ ಕಾರ್ಯಾಮಿಕಾರ್ಯರಾಗಿ ಮುಂದು ಮುಂದಾ ಮಾರ್ಯ ರಿ ್ವ ಶಿ ್ವ ಶಿ ್ವಾ ಶಿ ್ವ ಶಿ ್ವ ಶಿ ್ವ ಶಿ ್ವ ಶಿ ಶಿ ಶ		× 0						، ۵ میں	e en	- ζ υ _θ				
															ہ میں میں م											- - - -		u. V	" "		•
0.0	0.0	0.0)	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 (
0.0	0.0	0.0 0.) 0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.2	1.0	0.8	0.6	0.4	0.2	0.0	0.0	0.0 S	0.1	0.3 S5	0.2	0,4 §5 ∠	0.1 S5	0.0	0.0	0.0	0.0	0.0 (
0.0	0.0	0.0 0.	0.0	0.0	0.0	0.0 ^{II}	0.0	0.0	0.0	0.0	1601A 9.9	Rochi 20.0	0.0	בַ ש¢ עע3 1 4.3 ∿	SHIELDED VALL SOBIO	7.3	6.1	3⇔ 1.8_	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 (
0.0	0.0	0.0 0.	Doffe 0.9	0.0	0.0	0.0	0.0	70.0 ² R	0,0		0.0	0.0		0.0	₩3 ◆ 0.0	21R \$15.2	₩3 ↓ ↓ ↓ ↓ ↓ ↓ ↓	0.0	<u>>0.0<</u>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	 0.9	0.05	0.0	0.0 (
0.0	0.4	0.0 0.1	&°× 5° 0.0 7	0.0	0.0		0.0		0.0		0.0	0.0		0.0	0.0	0.0	0.0	10.0	0.0	9 0.0	0.0	50R22 H0:09	M <u>#3</u> 0.0	0.0	BEDP2 0.0	<u></u> ∠0.0	0.0		× 3°	0.0	0. 0
۵ ۰	- 0 30-	0.0		0.0								×L											0.0						-	+#	
0.0	0.3S5											e. 0				0.0				10.04 1	0.0	v.	0.0					U.U	BATH		
	0.4 2 S5	0.0) <u>+</u> - 0.0	0.0	0.0	0.0	0.0	0.0		0.0 (Nett	0.0 FAI	0.0 11	F0.0 RES	e	0.0			0.0		0.0	0.0	0.0 189	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
0.0	0.0	0.0 0.		0.0	0.0	0.0		0.0 LINEN	0.0	0.0_F	2 0.0 0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0 0.	0.0	0.0	0.0	0.0°×8	0.0	0.0	0.0	0.0	0.0	0.0		ANDER SOLO	C0.02	0.0 1	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0 UP2 R	0.0	0.0	0.0	0.0	SUNDRY 140.0 15	0.0 (
0.0	0.0S5		RæM #?> }×13:0.0	0.0	0.0		0.0/	0.0	<u>.</u> 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	9.0	0.0	0.0	0.0	0.0	0.0 NDER#2	0.0	0.0	0.0	0. 0	0.0	0.0	
0.0	0.0	0.0/-++0.	0.0	0.0	0.0	0.0		0.0	.0. 0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	¥ 0.0	0.0	B 0.0	0.0
0.0	0.0	J 0.0 D 0.		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0,0	0,0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0	0.0	-0.0	0,0	
0.0	0.0		0.0	0.0	0.0	70.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		אדוּ #ג ≁×וז° 0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0				0.0	0.0		0.0		akira T		- 0.0		0.0	0.0			0.0	0.0	10.0		0.0	0.0	- FF - O-O-I	0.0	0.0	0.0	0.0	BEDROOM	1 #6	
- 6-					-44		×20171# 1°×18°	5												44											A De la
0.0					0.0		U.U		4.3 \$5	5./	5	4.2 S	4.0 55	0.0		TO BEL	0.0 X	0.5	4.9 S5		D.0	2.8	0.∪ \$5	6	5.0 5 5		\$5	0.0	0.0	4	
о.о. ¹ - с ¹	0.4	4.5 5. \$5	6.3 \$5	3.5	2.0 S5	1.6	+ 2,9 S5	0	10.0 S <u>5</u>	10.1 E	-13.2	9.3 S	10.8 5	0.9	O.O	0.0		0.9	9.2 S5	6.2	11.8 S5	5.7	13.5 \$5	6.2	14.4 S5	8.5	5 5	7.5 +	5 4.6	6.95	4.2
0.0	0.4	4.3 34	9 6.1	3.9	11.1	5.2 t	RECESSED PINHOE DOWNLIGHTS TYP	4.4	-11.3	5.1	9.2	5.2	5.8	0.5	0.0	0.0	0.0	0.8		6.7	12.0	5.2	11.8	4.7	10.1	4.9	7.3	1.2	20.4	0.3 ·	0.0
0.0	0.0	0.4 0.	0.5	0.6	1.5	1.2	1.3	0.9	0.9	0.7	0.7	0.5	0.4	o	O , O	0.0	0.0 EREEN	0.3	1.4	1.3	1.3	1.0	1.0	0.8	0.7	0.6	0.5	0.1	¥ 0.0	0.0	0.0
0.0			0.0		0,15	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5 0.0	0,0	0.0	0.011	> 0.0⊾	0.1	0.1	0.0	0.0	0.0	0.0	0.0	20.0 .0	0.0	0.0	0.0	0.0	0.0 (
0.0	0.0	0.0 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	• 0.0 • •	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 (
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3 0.0		0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0		0.0	0.0 0.0	0.0 °	0.0	0.0	. 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Ь 0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
· · · · · · · · · · · · · · · · · · ·		a and and a second a				 mg/sg/g/models/comptoned regions/documents/comptoned regions/doc	р о ороно суларууна (уларууна и илин сул ороно суларууна (уларууна и илин сул ороно сул ороно суларууна и илин сул ороно сул ороно суларууна (уларууна и илин сул ороно сул ороно суларууна (уларууна и илин сул ороно суларууна (уларууна) (уларууна и илин сул ороно суларууна (уларууна) (уларууна) (уларууна) (уларууна) (ул ороно суларууна) (уларууна) (ул ороно суларууна) (уларууна) (уларууна) (ул ороно суларууна) (уларууна) (ул ороно суларууна) (ул ороно суларууна) (уларууна) (ул ороно суларууна) (ул ороно суларуун	ر به مربق می مربق می مربق می مربق می مربق می مربق مربع مربق می مربق مربق مربق مربق مربق مربق مربع مربق مربق مربق مربق مربق مربق مربق مربق		F AC		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	- , , , , , , , , , , , , , , , , , , ,		Alo		, 14 € € 0 000 × 010 2 100 0 000 10 0 € € 51							на събитина 60 9905 1 п. себя 5	g anna mati Afia (a. 60 n - 50 a 0.9 a 0.9 a 0.6 a 0.65m) a * ⊐		та — торолом (986) Абланскурства (1
	•	9	• • •		r Se	и 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	a	₽	r	60a						υ .	·		0		. *	•		a a	©	8	X	and the second s	A 12	JEE .	un 1917 Interpretation and the field of the total a
	n agalala kunan	2			ι α αλλαδοποδολογικό Ρουλικατορό, κονταικό του αλλοδοποδολογικό Ρουλικό Γι, α. 4 το 2 το Ρ	ೆ ನಿಗ್ರಾಮ್ಯ ಮರಿತ 50 ಡಿ ಎಗೆಂಂ! ೮ ಇತ ೯ ಕ್ರಿ ಧಾಗ ಎಂಬ ಜ ಕ		- EEL CHARTER HALE CONTRACTOR HALE HALE CONTRACTOR DE LA PORTECIÓN	a an a training and the second		1 101 10 1 1 1 1 1 101 10	در و دور می می در می در در و دور می می می در می در در می می می می می		0 66 0 0 11 10 10 10 10 10 10 10 10 10 10 10 10 1		ء • • • • • • • • • • • • • • • • • • •		N	D 11 0 0 1 0001.000.		0 9 0 100 110 0 100 110				•					1.3.1	» 6 ¹ [0 ¹

Luminaire So	chedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	De
0	0	C1	SINGLE	N.A.	1.000	SP
- Ô	0	L2	SINGLE	N.A.	1.000	JB
		LED	SINGLE	N.A.	1.000	DI-
•	34	S5	SINGLE	N.A.	1.000	НМ
•	0	S6	SINGLE	N.A.	1.000	HW
8	0	SL1	SINGLE	N.A.	1.000	34
	0	SL2	SINGLE	N.A.	1.000	34
\odot	0	W1	SINGLE	N.A.	1.000	85
0	0	W2	SINGLE	N.A.	1.000	77
$\overline{\mathbf{O}}$	4	W3	SINGLE	N.A.	1.000	85
\bigcirc	0	W4	SINGLE	N.A.	1.000	NL

	Description
0	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
0	JB – ZDC – FB
0	DI-24V-SE-NBL2-27-32-SPN
0	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
0	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
0	34705.023–27К
0	34703.023
0	85105.023–27K
0	77756–27К
0	85105.023–27K
0	NL-ZD-3LED-DN-CR-FB

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Middle Level Overview	Illuminance		1.03	15.2	0.0	N.A.	N.A.
Middle Level Plan Light Trespass East	Obtrusive – III		0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass North	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Tresspass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass West	Obtrusive — III	Fc	0.00	0.0	0.0	N.A.	N.A.

MIDDLE FLOOR PLAN LIGHTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

WITH THE CODE.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYMBOL LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$ ^{MD}	SINGLE POLE MOTION SWITCH
\$ [™]	SINGLE POLE TIMER SWITCH
Þ	SINGLE POLE DIMMER
\$	1/2 SWITCHED DUPLEX RECEPTACLE
ф ^{ср}	SWITCHED RECESSED CLOCK RECEPTAG
€FP	1/2 SWITCHED FLOOR PLUG RECEPTACLI
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XΧ	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
\geq	LIGHTING CONTROL ENCLOSURE



Ш \square OR Z Ц Σç Ш₹ S 7 5 \supset n) U) $\overline{}$ 260 \leq S



ACLE ECEPTACLE CEPTACLE ORMER



Luminaire So	chedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Desc
\odot	14	C1	SINGLE	N.A.	1.000	SPC
- Ô	0	L2	SINGLE	N.A.	1.000	JB -
· ·	306	LED	SINGLE	N.A.	1.000	DI-2
•	2	S5	SINGLE	N.A.	1.000	HW-
•	3	S6	SINGLE	N.A.	1.000	HW-
	0	SL1	SINGLE	N.A.	1.000	347
	0	SL2	SINGLE	N.A.	1.000	347
0	0	W1	SINGLE	N.A.	1.000	8510
O	0	W2	SINGLE	N.A.	1.000	777
0	4	W3	SINGLE	N.A.	1.000	8510
$\overline{\mathbf{O}}$	3	W4	SINGLE	N.A.	1.000	NL-

			an er og for an		B A									DAID			I B AII							ه به ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲ ۲			, , , , , , , , , , , , , , , , , , ,
0.0 0.0	0.0	0.0	0.04	≻ 0.0 €	0.0	0.0	(HO.O	0.0	0,0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.04	0.0	0.0	0.0	0.0
0.0 0.0	0.0	 	0.0		80.1 8002 2°×6°	2.3 ₩4.Φ SHIELDED	0.0		0.9	0.4		1.1 W3 (0:0	0.0	0.0		0.0 € ₽ <i>0</i> 04	0.0	0.0	0.0 88 PANTR	0.0	0.0 ¢₩4	0.0	0.0	0.0	0.0	0.0
	8°×10° 0.0		0.0 Did 0.0	0.0		0.0	0.0	0.0	24 ₁ 8	3 (3 0.0	2.7 25 5512.4	7.0 ₩3 \$ 0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 0.0	0.0 80 90.0	0.0	0.0	0.0	
0.0 0.0	<u>K</u> I 9,9 HE 27 XI	<u>N</u> 0.0 3°	0.0	0.0	0.0	0.0	0.0	0.010	0.0	1 0.0	= E 0.0			0.0	0.0	0.0	0.0	0.0	0.0	0. p . 17	<u> 88</u>	0.0	0.0 =	0.0	0.0	0.0	0.0
4 0.0 0.0 1 0.0 0.0 0.0	0.0	0.0 1	0.0 0.0	0.0 ++	0.0	0.0	0.0 <u>E</u> 0.0	0.0 NTRY 2° 0.0°	0.0	0.0 <u>Lo</u> 0.0 ^{2°}	0.0 <u>BBY</u> ×170.0	0.0	0.0 /EN -0.0	120.0	0.0 0.0	0.0 ¹¹	0.0	0.0	0.0	0.0	0.0 1 1 1 0.0	0.0	0.0	0.0	0.0 M 0.02	0.0 05ET ×110.0	0.0
0.0 0.0	0,0	<u>7,140</u> 		0:0	0.0	0.001	0.0	0.0	0:0	0.0	0.0	0.0			<u>≇R </u> 0.0⊕	93MIL: 0.0 1 T	0.0		0.0	0.0		0.0		0.0	0.0	0.0	0.0
0.0 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 -	0.0	0.0	9.0 REAT	0.0 R22M	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0,0
<u></u>	OREAT 2022 0.0	0.0 94 0.0	0.0	0.0	0.0		0.0 2 0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 0.0			0.0	0.0
0.0 0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0 L 0.0 L	N 0.0-	0.0	0.0	- <mark>-0.0</mark> 		0.0		C0.0	0.0	0.0	0.0	0.0 DESE 1° 51	1 0.0 A	0.0	0.0	0.0	0.0	0:1
6.2 01.2 B R 4.1 5.8 Water Fra	6.4 3.9	C110.8	6.1 C 3.'8' ^{DER}	EDHO IP	7.4 C1	8.7 4.9	9.001 5.1	5.0	0.0	0.0	0.0	0.0	0.0	10,11 5.1	5.6 3.5	g1.1			6.1 C 3.9	1 10.0 5.4	7.5 C1	9.5 9.5 5.3	9.51	5.1 DEA 3.1 ×	4.8		0.1
SEE DET/ LIGHT COMPL UNDER COI FULL PLTC		04 1.1 IGHTING	1:0		1.0	1.1	1.0	0.8	0.0	0.0	0.0	0.0	0.0	1.1	TGENCK	D5 LIGHTINE	1.0	1.1						0.7	0.3	NDRECT FLANT LIG	0.0
0.2 0.2 P FULL CUTOFF 0.0 0.1	0.0	0.0	0.2	0.3	0.3	0.3	0.3	0.6	0.0 3.8	0.0 S6 8.8	0.0 S6 9.9	0.0 S6 8.5	0.0 2.9	0.5	0.1	0.0 0.1	0.2	0.3	0.3	0.3	0.3	0.4	4.6 ^{INDR}		^{GHTINS2 0.0}	4.2 0.0	0.0
0.0 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	2.0	4.0	4.4	3.8	1.5	0.4	0.1	0.0	0.0	0.0	0.0	0,0	0.0	- 0.0	0.0	0.0	. 0.0	0.0	0.0
0.0 0.0			0.0		0.0	0.0	0.0		0.1	0.9 A 0 0.2	0.3	0.2	0.4	0.2			+ 0.0 All 0.0	0.0		0.0.	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0 0.0	0.0	0.0	0.0	0.0	• 0.0 • • • •		0.0	0.0		0.0	0.0	0.0	0.0	0.0	o.0	° 0.0 •	0.0		. 0.0	0.0	• • • • • • • • • • • • • • • • • • •	50 0.0 0 0.0	0.0	0.0	0.0 , .	0.0	
• • • •		•		- 	1997 1997 - 1997 1997 - 1997	C)				а С С С С С С С С С С С С С С С С С С С			е , ,	a surger	• 4	• •	· · · · · · · · · · · · · · · · · · ·	· · · ·								* * * * * * * * * * * * * * * * * * *	- - - - - - -

20 0 D L

escription
PC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
B – ZDC – FB
-24V-SE-NBL2-27-32-SPN
N-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
N-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
1705.023–27K
4703.023
5105.023–27K
7756–27K
5105.023–27K
ZD-3LED-DN-CR-FB

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Mi
Upper Level Overview	Illuminance	Fc	0.78	24.8	0.0	N.A.	N.A.
Upper Level Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass North	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

3 UPPER FLOOR PLAN LIGHTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

WITH THE CODE.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYMBOL LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$	SINGLE POLE MOTION SWITCH
\$⁻	SINGLE POLE TIMER SWITCH
Þ	SINGLE POLE DIMMER
\$	1/2 SWITCHED DUPLEX RECEPTACLE
Φ^{CP}	SWITCHED RECESSED CLOCK RECEPTACLE
●FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XX	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

-		٥
,	0 2 3 4 5	8
•		ø
•		

6. FIELD PAINT ALL CONDUIT. JUNCTION BOXES.



 \square Ŷ Ζ Ο 7 Q M Ш₹ \square S ___ \leq \supset n) $\overline{}$ 260 3 く S





Symbol	Qty	Label	Arrangement	Total Lamp
<u>O</u>	0	C1	SINGLE	N.A.
Ō	0	L2	SINGLE	N.A.
•	237	LED	SINGLE	N.A.
•	0	S5	SINGLE	N.A.
•	0	S6	SINGLE	N.A.
	1	SL1	SINGLE	N.A.
	3	SL2	SINGLE	N.A.
Ō	1	W1	SINGLE	N.A.
Ō	0	W2	SINGLE	N.A.
Ō	1	W3	SINGLE	N.A.
Ō	2	W4	SINGLE	N.A.

	e	9 9	-	а о		0 9	0 0 .0	а [»]		1	5	a		8 0		e Te	• •	8	,			ρ	ë a		-				e e		ę.	u K
Ð	ه دری		6. 6 ⁴⁴ 10 11 11 12 12 14	7 D	ء يا ^{ر م}	n Ú	0) o 0 °	: : 6 	· · · · · · · · · · · · · · · · · · ·		•								· · ·		a binnin	0 0 0	a	n 6		ρ ²		e Q1		и		
			n 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		ی ۵۰۰۰ د د ۲ و بینو ۱۱، ۵۰۰ ۱، ۱۱ ۵ م م	0 0 1 0 0 0 0 0 0 0 0	8 , 0 • • • • • • • • • • • • • • • • • • •	о м. с. 00	A9		1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ہ 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100				0 0 10 0 000 0 0 000 000000000000000000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	AO	, , , , , , , , , , , , , , , , , , ,	و به		an brian brian brian the matrix of the matr	د ت تتوفق د مردم و د د مردم و د مردم و م و مردم مردم مردم مردم و مرد و مردم مردم و		, l,	п н Фаньу 1	ъ.	т. В		¢	a geb e i	. *
0 0 1		-	0 "" 0 8 c	3* . • .		8 0 0			6 ¢ 5		 	0 0 0 0 0	• • •	φ					÷	•	·		•	٥				а _в	• **	۵		0 0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
·			· · · · · · · · · · · · · · · · · · ·														2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2							e e e e e e e e e e e e e e e e e e e		and the second				ing it is a set of the		and the second second
0	0.0	: ; ;	• • • • • • • • • • • • • • • • • • •		0.0	0.0	0.0	0.0	. its and 0.0 0000000000000000000000000000000000	0.0	0.0	0,1	0.7	0.9	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	- 0.0	- 0.0	0.0	0.0	0.0
.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	122.2	2.3 SHIELDED	0.2	0.1		0.1	. 0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.0	0.0	0.0	. 0.0	0.0	0.0	0.0	0.0		0.0	0.1		0.4	[SL2 3.5	TEP LIGHTS TYP. 3.9	3.2	1.0	1.6	0.5	0.2	0.1	REEN	200F~~	0.0	0.0 ¹	0.0	0.0	0.0	0.0	0.0	0.0	<u>5</u> 0	0.0
	in in in in its in the second							3					ISL2							\rightarrow	-37							k	- ER	EEN R	DOF-	0
o Pet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.6	1.3	2.9	0.7	0.5	0.2.	0.3	1.2	2.1	2.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0	30.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.5	0.3	0.3	Ŏ .2	0.2	0.2	0.4	014	2.6	0.3	0.0	0.0	0.0	0.0	0.0	, 0. 0	0.0	0.0	0.0	0.0	0.0	0.0
															eck 1								· · · · · · · · · · · · · · · · · · ·			P.						- , - ,
0	• 0.0	0.0	.0.0				0.0	0.0	0.0	0.5		0.1	0.2	0.7 Nori	1.6 W4 si	1.1 HELDED	0.7	0.2	D13 CAF	0.3		0.0		0.0		0.0	0.0		•	0.0	- U.U	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	. 0.0	0.2	0.8	0.1		^{ЕД} 3015	5.7	τγρ. γν 5.0 ^Φ	3.5	0,4	ND 2.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0	0.0	· 0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.4	0.7	0.1	0.3	12.1	1.1	1.5		0.2	3.6	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
° 0 ° 0 *•	۵ ۹ ۹ ۱ ۱۰					- ére	en, ro	af-)				V LED7	SHIELDED VALL SCONCE TYP.	W1¢	7抽			SPA LIGHTII SEE DETAI LIGHT COMPLE					ս օ Հոհ Հու	- GRE	en 1	R00F-		- - 	c n			
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.9	O.O	0.2	16.5	0BB0.3	0.2	0.1	UNDERGOPI FULL CUTO	NG 1.6	0,3	0.0	0.0	0.0	0.0	- 0.0	• • • • • • • • • • • • • • • • • • •	0.0	0.0	0.0			0.0
.0	0.0	0.0	0.0 (0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.6	HOH 6,6	0.0	0.1	0.0	0.0	0.0	-14.8		0,3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	° 0.0
 																										0.0			0.0			» • • •
, , , ,				0.0		0.0				0.4	0.0												0.0		0.0	0.0	0.0	0.0	, 0.0	0.0	, U,U	0.0
	. 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.7	0.4	0.2	0.4	0.5	0.3	0.3	0.4	َ 1,2	0.2	0.0	0.0	-; 0.0	· ••••••••••••••••••••••••••••••••••••	. 0.0	0.0	• 0.0	0.0	0.0	0.0	0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.4	0.2	0.4	0.5	0.3	0.3	0.5	0.5	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
				90900000000000000000000000000000000000									ſ	GRE					e e e e e e e e e e e e e e e e e e e		" 5" " 6 4	8 9 6 9			K			7.	8 10 10 10 10 10 10 10 10 10 10 10 10 10	9	- ji	r d
.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.1		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	· 0.0	,0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 °	0.0	0.0	0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0 0	0.0	00.	· · · ·	00	· · · ·	0.0	0.0	0.0	0.0	00	0.0	0.0	00		0.0		0.0	0.01				10.0	0.0	, ,	0.0	0.0		0.0		0.0		0.0
- a	-	,	,		, P				· · · ·									Pb	••••••••••••••••••••••••••••••••••••••	0.0			0.0	0.0		0.0	0.0	0.0	0.0 "		0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.0	0.0	0.0	0.0	, 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.0	0.0	••••••••••••••••••••••••••••••••••••••		• 0.0	0.0	• • • • • • 0.0	••••••••••••••••••••••••••••••••••••••	منعد منظم منطق 0.0	9.0			······································	0.0	0.0	• • • • • • • • • • • • • • • • •	9 ²⁷ 1 41 (2011) 10(11) 10 11 00 0 00000 00 100 0000	0.0	D 0.0	α μο μο το	1974 Mithelies Arrent (A. die Mithelies 1977 – 1977 – 1976 – 1976 – 1976 – 1976 – 1976 – 1976 – 1977	10.0 ^E	· · · · · · · · · · · · · · · · · · ·	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
			9 : 424 : 425 20 10 (1 : 4 6 - 27 : 42 : 4 :		ლილიბდიგობი თაციბდე თა დ აიმ აა	a Bandada dan gingkudi nu uku saa	a c 6 ag 0	۵ ۵ ۵ ۵ ۵ ۱ ۵ ۱ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵ ۵	8 0 10 10 10 10 10 10 10 10 10	2000 ερικολόςτα € οτ το Αι τ. ζώζε άξιαακο ε α			, , , , , , , , , , , , , , , , , , ,	A	δουτα βοτιαι το στο το το δια δια τη την την την την την την την την την	ಮಿಲಿಂದರು ದಿ ಮಾಡುಕವರ ಪಾರ್ಣವಾಗಿ ಕಾರ್ಯವರ ೫ಮಿಲಿಂದು ದಿನಿ ದೇಶದೆ ನಿರೀದಿವು ನೇ ಮಾಡಿ ೧೯೯೫	ан алан алан алан алан алан алан алан а	A 2	1		A	ಳ ಕಾಂದ್ ಮಾಡಿದ ಕಾರ್ಯಕ್ರ ಂದ ರಿಂದ	ی ۵۰۰۰ م کشم میں شکر ایک م ن						e	0		
.0	0.0	• 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	° 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	° 0.0°	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0,0	0.0	0.0	0.0	0.0	0.0	0.0
.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	, en 	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
19	- 10	"			- - -		-	-	-	-	-		-	•		•						_				-	_ ~			_		
																															0	

a a commence and a commence of the second se

0.0

0.0 ``

 $=\langle | \psi \rangle$

Lumens LLF Description 1.000 SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base 1.000 JB - ZDC - FB 1.000 DI-24V-SE-NBL2-27-32-SPN
 1.000
 BI-2+V-3L-NBL2-27-32-31 N

 1.000
 HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

 1.000
 HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

 1.000
 34705.023-27K

 1.000
 34703.023
 1.000 85105.023-27K
 1.000
 77756–27K

 1.000
 85105.023–27K
 1.000 NL-ZD-3LED-DN-CR-FB

Calculation Summary Label Roof Deck Overview Roof Deck Plan Light Trespas Roof Deck Plan Light Trespas Roof Deck Plan Light Trespas Roof Deck Plan Light Trespass

5 ROOF DECK PLAN LIGHTING PLAN

SCALE: 1/8" = 1'-0"

0

GENERAL	ΝΟΤΕS
---------	-------

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

WITH THE CODE.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LIGHT CONTROL SYMBOL LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$ ^{MD}	SINGLE POLE MOTION SWITCH
\$	SINGLE POLE TIMER SWITCH
¢	SINGLE POLE DIMMER
\$	1/2 SWITCHED DUPLEX RECEPTACLE
Φ^{CP}	SWITCHED RECESSED CLOCK RECEPTA
●FP	1/2 SWITCHED FLOOR PLUG RECEPTACL
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XX	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		™ -: N #*	0		0 0		
						9	
<i>a</i> .		<u>- 4</u>)				
	A	1					
D		Z	¢U.		an in the fiber of marks (
n j	X	<u> </u>					
	perinter, perinter product						
		X.L	1				
							μ
			2	5	F.	1999976 GUILING GUILING (6 6 10 9	
٥							

	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
	Illuminance	Fc	0.26	22.2	0.0	N.A.	N.A.
							N.A.
s East	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	
							N.A.
s North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
s South	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.
s West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

AND INSTALL A COMPLETE LIGHTING SYSTEM.



Ш \square Ζ Ο 7 **M** Ш∢ S S x $\overline{}$ 260 \geq 4 S



TACLE RECEPTACLE CEPTACLE ORMER

ACOUSTIC DESIGNS GROUP

16074 N. 78th Street, Suite B104 Scottsdale, AZ 85260 888.296.0950

Quantity	Туре	Manufacturer	Model Number / Description	Volts	Dimming	Lamp Type	Watts
14	CI	SPECTRUM	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base 6" Square Cylinder Surface Mounted with GU24 Base and Ketra Lamp	120V AC	KETRA (COLOR SET TO 27K)	HW-S30-08H-O-GTWFL-11G25-BK LOUVER: S30ALUV45 BK	10
8	L2	FX LUMINAIRE	JB - ZDC - FB - Warm 27K Lens 4" Surface Mounted Tree Downlight with 4.5" Cutoff Shroud	12V AC	ELV	integral LED lamp	4
16	LED1 - LED16	ELEMENTAL LED	LINEAR LED LIGHTING MOUNTED IN CHANNEL DIFFUSED AND MOUNTED FACING DOWNWARD CONTRACTOR TO DETERMINE BILL OF MATERIALS USING DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY - 32.8 Foot Spool / 27K / 2.44W/FT DI-ODX-24VXXW-J - ELV DIMMING DRIVERS	24V DC	ELV	integral LED lamp	2.44W/FT
52	S5	KETRA	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 40 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	integral LED lamp	9
3	S6	KETRA	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 25 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	integral LED lamp	9
3	SLI	ERCO	34705.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Deep Beam	120V AC	ELV	integral LED lamp	8
4	SL2	ERCO	34703.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Wide Beam	120V AC	ELV	integral LED lamp	8
2	WI	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	integral LED lamp	8
3	W2	BEGA LIGHTING	77756-27K w/70755 Glare Shield 4-3/8 Cylindrical Wall Mounted Downlight with 180 degree Glare Shield	120V AC	0-10V	integral LED lamp	10.5
11	W3	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	integral LED lamp	8
5	W4	FX LUMINAIRE	NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens - Warm 27K Lens 3" Surface Mounted Downlight with	12V AC	PHASE	integral LED lamp	4
*** ALL FIXTU *** EQUIVAL *** ALL FIXTU *** ALL LINEA *** ALL LED F *** ALL TRIM	JRES INSTAL ENT FIXTUR JRES ARE TO AR PRODUCT PRODUCT IS COLORS TO	LED IN EXTERIOR CONDIT E'S MAY BE SUBSTITUTED D BE APPROVED BY OWNE T MUST BE FIELD MEASUR TO BE FIELD VERIFIED FO D BE VERIFIED WITH OWN	TIONS MUST BE DAMP OR WET RATED AND BE DARK SKY COMPLIANT WITH OWNER'S APPROVAL ER BEFORE ORDERING. ED BEFORE ORDERING. OR PROPER COLOR RENDERING BEFORE ORDERING ER BEFORE ORDERING.				1

Lighting Fixture Schedule

Project: Sawtooth Serenade

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND SINGLE POLE SWITCH S' SINGLE POLE JAMB SWITCH SINGLE POLE MOTION SWITCH Ş SINGLE POLE TIMER SWITCH Þ SINGLE POLE DIMMER SWITCHED RECESSED CLOCK RECEPTACLE • FP 1/2 SWITCHED FLOOR PLUG RECEPTACLE T# REMOTE LOW VOLTAGE TRANSFORMER CEILING MOUNTED EXHAUST FAN FIRE IGN ELECTRIC FIREPLACE IGNITOR LIGHTING CONTROL KEYPAD XXX LIGHTING CONTROL SWITCHLEG

AND INSTALL A COMPLETE LIGHTING SYSTEM.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES,

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL



 \square A Ż ĽĽ 0 Σç Ŷ Ы∆ S 7 $\overline{}$ \square n) $\overline{}$ 260 5 く S



Acoustic Designs Group Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base Acoustic Designs Group With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER Type: C1 With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER **6" SQUARE DIRECT** culinders ※ KETRA PAR SERIES P/N 3662380 Rev I Specifications are subject to change without notice S30 Tunable LED S30 Lamp t PAR lamps. nal architectural style with high The Ketra Difference: design with flexible mounting, High Def Palette—covers a wide range of 16.7 million ersatile fixtures. colors, including pastels, saturated colors and high CRI d on our dedicated paint lines. whites spanning from 1,400K available. All exposed materials to 10,000K. Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy. ular primary optical reflectors TruBeam—produces uniform color across any available hardware with galvanized beam angle. steel brackets to resist corrosion. Formed .063 aluminum reflector/trim finished Color Lock—maintains your desired color point at a oneto specification step MacAdam Ellipse across all Ketra product families and CODE COMPLIANCE over each product's lifetime. ETL listed for damp locations. Manufactured and tested to UL standard No. 1598. ORDERING GUIDE Please download this PDF to use the interactive drop down features of the ordering guide. S30 08 I CTSP 11E26 WH CM-Product Line Model Lumens Location System/Beam Angle Region /Voltage / Base Housing Color Order code: CM-S3008ICTSP11E26WH Code Region/Voltage/Base Code Code System/Beam Angle Product Line CTSP North America, 120 V~ 60 Hz, E26 11E26 CM- KetraNet Spot (15°) Commercial (Athena compatible) KetraNet Flood (25°) BTFL North America, 120 V~ 60 Hz, GU24 11G24 Residential KetraNet Wide Flood (40°) BTWFL BTVFL Housing Color KetraNet Very Wide Flood (60°) KetraNet Extra Wide Flood (90° BR Style) BTXFL White Mode GTSP Blac CCX Spot (15°) 5 FINISH³ CCX Flood (25°)5 GTFL Lumens (Wide Flood (40°) GTWFL 08 CCX Very Wide Flood (60°)⁵ GTVFL 1050 ¹ CCX Extra Wide Flood (90° BR Style)^{4,5} GTXFL 800 High-Efficacy See Page 4 for Full Range of Color Options 1050 High-Efficacy^{2,3,4} 10H (83-90095) Location Indoor Outdoor/Patio This option is not available for sale in California. High-efficacy light sources are Title 20 and Title 24 JA8 complaint. High-efficacy only available for design with Clear Connect-Type X systems. Extra Wide Flood beam angle is not available in the high-efficacy lumen options. reserves the right to make changes which may aller the p ⁵ CCX stands for Clear Connect-Type X. ⁶ For use in protected outdoor applications only. In wet locations the lamp must be installed in a wet location rated fixture. WWW.SPECLIGHT.COM • 994 JEFFERSON STREET, FALL RIVER, MA 02721 • 508.678.2303 FAX 508.678.2260 83-00138_RC

SPC0609SQINC - CEILING MOUN
APPLICATION
6" square cylinder series for use with incandescent
FEATURES
Spectrum Surface Solutions series provides traditions
performance energy efficient illumination. Rugged
finish and lamping options make these extremely ve
FINISH
Multi-stage polyester powder-coat process applied
A wide variety of standard and custom finishes are a
are chromate pretreated to resist corrosion.
ELECTRONICS
120V socket standard.
CONSTRUCTION
Extruded .125 6063 aluminum fixture housing. Specu
provide high efficiency illumination. Stainless steel he
steel brackets to resist corrosion. Formed, 063 alumin



Dimensions and values shown are nominal. Spectrum Lighting continually works to improve



Acoustic Designs Group Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

貒 KETRA S30 TUNABLE LAMP

ISO FOOTCANDLE CHARTS: 2700 - 5000 K VALUES ONLY



Designed in Austin, TX 844.588.6445 | ketra.com © 2022 Lutron Electronics Co., Inc. All rights reserved.

P/N 3662380 Rev I Specifications are subject to change without notice

ens	СВСР
	3672
Beam Dia.	-
0.89'	-
1.77'	-
2.66'	-
3.55'	-
4.43'	-
8 3690	<u>0°</u>
6	0°
/ 4	0°

Acoustic Designs Group Type: LED

Designed in Austin, TX

Model # DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY

© 2022 Lutron Electronics Co., Inc. All rights reserved.

(e) diodeled						NEON BLAZE [™] Diffused LED Lighting Specification Sheet							
NEON E Diffuse	BLAZ d LE	′E ™NBL D Lighti	1/NBL2/I ng	NBL4		Da	ate						
Diffused, n options. Available ir (IP65).	neon-li n statio	ke LED ligh c white and	ting with top colors, and	o-bending and suitable for w	side-ben et locatior	ding ns	roject No	tes					
FEATU	JRES												
• Fully di	iffused	dotless light								-			6
• Top-be	endina a	and side-ben	dina options	with multiple out	put levels		1		- 10				
• IP65 fo	r wet lo	cations and	UV stabilized	for outdoor use									
• Ideal fo	or coves	and other a	rchitectural d	etails									
• 5 Year	limited	warranty											
	NG C	ODES	for field asser	nblv					Mounting	IAL ORDERI	NG COI	rence	
Diode I ED	vo	Itane	Form	Model		CCT		anath	Mounti	no.	Drivers		Delivery
DI		lage	Point	woder				ngai	Wound	ing in the second se	Drivers		Delivery
		24V	SE	NBL1	27	BL		65	CHN	ELV	6. S	0/0	FIELD
			(Side Bending)	NBL2	(2700K) 30	(Blue) GL	(65.6	foot spool)	(Mounting C) SPN	nannel) (Electro 010	anic) (C	UT	HYBRID
			(Top Bending)	NBL4	(3000K) 35	(Gold) GN	(32.8	016	(Flexible Mountin	g Channel) (0-10 MAG	V) (L 3	PoE	*See Delivery Options
					(3500K) 42 (4000K)	(Green) PK	Cust	toot spool) om Length		(Magne SW)	tic) (Po Et	hernet)	
					(4200K) 63 (6300K)	RD (Red)				Cowitch	9671		
						an edited							
Mo	odel	24V-S	E-NBL1	24V-SE-	NBL2	24V-SE-NB	L4	24V-1	FE-NBL1	24V-TE-N	IBL2	24\	/-TE-NBL4
Vo	ltage	2	4V	24\	/	24V		24V		24V			24V
Wa	ttage	1.22	W/ft.	2.44 V	V/ft.	4.4 W/ft.		1.22 W/ft.		2.44 W/	ft.		4.4 W/ft.
	2700K	6	2/ft.	134/ft		208/ft.	208/ft.		86/ft.	173/ft.			248/ft.
	3000K	6	5/ft.	146/f	t.	198/ft.	198/ft. 102/ft.		02/ft.	219/ft.			317/ft.
	3500K	6	0/ft.	120/ft.		195/ft.		89/ft.		273/ft.			273/ft.
	4200K	1	V/A	N/A		N/A		N/A		N/A			N/A
Lumens	6300K	5	9/ft.	116/f	t.	173/ft.		88/ft.		266/ft.			266/ft.
	Blue	e	i/ft.	12/ft		18/ft.		18/ft.		30/ft.		37/ft.	
	Gold	3	1/ft.	61/ft		84/ft.		-	70/ft.	157/ft.			184/ft.
	Green	3	0/ft.	48/f		78/ft.		8	88/ft.	148/ft. 1		151/ft.	
	Pink	1	7/ft.	37/ft		53/ft.			39/ft.	93/ft.			110/ft.
	Red	1	1/ft.	21/ft		34/ft.			31/ft.	61/ft.			64/ft.
Cu	ut Points	2	in.	2 in.		2 in.			2 in.	2 in.			2 in.
N	Max Run	6	5 ft.	32 ft		16 ft.			65 ft.	32 ft.			16 ft.
	CRI	80	+ CRI	80+ C	RI	80+ CRI		80	D+ CRI	80+ CRI			80+ CRI
Dim	ensions	0.37 × 0.7	'5 in (W x H)	0.37 × 0.75 i	n (W x H)	0.37 × 0.75 in (W >	x H)	0.65 × 0.	.59 in (W x H)	0.65 × 0.59 in (W x H)	0.65	× 0.59 in (W x H)
Envir	ronment	Outdoor / Wet	Location (IP65)	Outdoor / Wet Lo	cation (IP65)	Outdoor / Wet Location	n (IP65)	Outdoor / We	et Location (IP65)	Outdoor / Wet Loca	ition (IP65)	Outdoor	/ Wet Location (IP6
Ambient Temp	perature	-4 ~ 122°F	(-20 ~ 50°C)	-4 ~ 122°F (-2	0 ~ 50°C)	-4 ~ 122°F (-20 ~ 5	i0°C)	-4 ~ 122°	+ (-20 ~ 50°C)	-4 ~ 122°F (-20	~ 50°C)	-4~	122°F (-20 ~ 50°C)
Operating Temp	perature	-4 ~ 176°F	(-20 ~ 80°C)	-4 ~ 176°F (-2	ω ~ 80°C)	-4 ~ 1/6°F (-20 ~ 8	su°C)	-4 ~ 176°	r (-20 ~ 80°C)	-4 ~ 176°F (-20	~ 80°C)	-4 ~	1/6"F (-20 ~ 80°C)
Certi	ification	UL Lis	ted 2108	UL Listed	2108	UL Listed 2108	ł.	UL Li	sted 2108	UL Listed 2	108	L	JL Listed 2108
W	Varranty	5	Year	5 Yea	r	5 Year		5	5 Year	5 Year			5 Year

844.588.6445 | ketra.com

Specification Sheet | NEON BLAZE[™] Diffused LED Lighting | SS4182022 | V2.1

Type: LED



Acoustic Designs Group Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

Specifications are subject to change without notice

P/N 3662380 Rev I

貒 KETRA S30 TUNABLE LAMP

Optical & Electrical Perfo	rmance	_	3.7 in, 95 mm
Lumen Output ²	800 lm/1050 lm		
CRI (Ra)³	>90 (R9 >90)		
Lumen Maintenance ³	50,000 hours to L70 @ 25 °C TA		
Color Point Maintenance ⁴	One-step MacAdam Ellipse over product lifetime		
Color Point Range⁴	1400 °K — 10,000 °K, Fully Saturated, & Pastel		
Equivalent Traditional LED S30 Lamp	75W halogen PAR30		
Dimming Range ⁴	0.1-100%		E26 Base
Environmental		_	E T So
Operating Temperature	0 to 50 °C		25.4
Extended Operating Temperature ⁵	-25 to 0 °C		
Storage Temperature	-20 to 80 °C		1.8 in, 44.7 mm
Humidity	0 - 95%, Non-condensing		
Certification	UL, cUL, RoHS, FCC Class B		
Location	UL Damp Location, IP20		
Mechanical		_	3.7 in, 95 mm
Weight	1.35 lbs, 600 g		
Housing Material	Powder Coated Aluminum, Polymer		
Lens Material	UL Damp Location, IP20		
Base Type	E26		
Floatsiaal	G024		
Electrical		-	
Power Consumption	S30.08 9.3 W / S30.10 13 W S30.08 HE 8.4 W, S30.10 HE 12 W		я И
Power Factor	>0.9		GU24 Base
Efficacy	S30.08 88 lm/W, S30.10 81 lm/W S30.08HE 96 lm/W, S30.10HE 90 lm/W		e
Current	170 mA Max		
Emergency Lighting	Evaluated by ULs for use in emergency lighting systems in accordance with standard ULs 924 and CSA C22.2 No. 141 when paired with the LVSm model LUT-SHUNT-A-TD (ULs file E206507). See Lutron Application Note 105 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.		GI GI GI GI GI GI GI GI GI GI
Accessories		_	
S30 Accessory Short Snoot	S30ASNT55 WH/BK	1	All performance measurements taken at 3000 K, 25 °C ar
S30 Accessory Tall Snoot	S30ASNT30 WH/BK	2	power input, unless otherwise stated.
S30 Accessory 45° Hex Louver Includes Tall Snoot	S30ALUV45 WH/BK	3	Lumen maintenance values calculated in accordance to 1 based on LM-80 compliant measurement data.
S30 Accessory 15° Baffle Includes Tall Snoot	S30ABFL15 WH/BK	4 5	Intensity and color point control requires compatible sys Color accuracy not guaranteed while operating in Extend Temperature range.
COO DevueliehtTrise	UN-S30A-TM5K-DWH/DBK/DB7/CWH/DSP		

844.588.6445 | ketra.com

~ L 0 K, 25 °C ambient, 100% -79-08 testing procedures. cordance to TM-21 procedures mpatible system. ting in Extended Operating

© 2022 Lutron Electronics Co., Inc. All rights reserved.

Acoustic Designs Group

Designed in Austin, TX

Model # DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY

Specification Sheet | NEON BLAZE[™] Diffused LED Lighting | SS4182022 | V2.1

GENERAL NOTES

PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR

ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

	LEGEND
\$	SINGLE POLE SWITCH
\$'	SINGLE POLE JAMB SWITCH
\$	SINGLE POLE MOTION SWITCH
\$	SINGLE POLE TIMER SWITCH
¢	SINGLE POLE DIMMER
¢	1/2 SWITCHED DUPLEX RECEPTA
$\Phi^{\rm CP}$	SWITCHED RECESSED CLOCK RE
€FP	1/2 SWITCHED FLOOR PLUG REC
T#	REMOTE LOW VOLTAGE TRANSF
	CEILING MOUNTED EXHAUST FAI
FIRE IGN	ELECTRIC FIREPLACE IGNITOR
XΧ	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

1. IT IS THE INTENT OF THESE DRAWINGS TO

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES,

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6"



Ζ Ο 7 $\mathbf{\gamma}$ 11 S \mathbf{O} Ó \sim < S



LIGHT CONTROL SYMBOL

ACLE RECEPTACLE CEPTACLE ORMER

Acoustic Designs Group Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

💥 KETRA

Flanged Bevel

aed Pinhole

Designed in Austin, TX

D3 Adjustable, Square The Ketra Difference: Features: High Def Palette—covers a wide range of 16.7 million Ketra's D3 adjustable downlight featu colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K. Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, with Ketra's full suite of unique solutions. Natural Dimming and Vibrancy. TruBeam—produces uniform color across any available beam angle. Color Lock—maintains your desired color point at a onestep MacAdam Ellipse across all Ketra product families and over each product's lifetime.

angeless Mud-in Bevel

ess Mud-in Pinhole



Acoustic Designs Group Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

Features:

844.588.6445 | ketra.com

※ KETRA

D3 Adjustable, Square

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K. Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy. TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a onestep MacAdam Ellipse across all Ketra product families and over each product's lifetime.



iged Pinhole

Designed in Austin, TX









olor Options

The Ketra Difference:

















Paintable White

© 2022 Lutron Electronics Co., Inc., All rights reserved.

844.588.6445 | ketra.com

Acoustic Designs Group Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

© 2022 Lutron Electronics Co., Inc., All rights reserved.

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-

D3TFSPA-CWH-N

Type: S5

P/N 3662371 Rev I Specifications are subject to change without notice	
Features:	
Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped	

© 2022 Lutron Electronics Co., Inc., All rights reserved.

Housing						Trim		
-								
Product Line	Fixture / Trim	Wattage	System	-		Product Line		
Beam Angle	Region / Voltage	Housing Type	Optic Accessory	Shipping Option		Model	Trìm Color	Trim Accessory
Order code	2:					Order cod	e:	
Product Line		Code	Beam A	Angle (cont.)	Code	Product Line		C
Commercial		CM-	Spot (1	5°) High Output	15H	Universal		U
(Athena compa	atible)		Flood (25°) High Output	25H			6
Residential	and a state to b	HW-	Wide F	lood (40°) High Output	40H	Flanged Trim	2	0
(Homevvorks c	ompatible)		Very W	ide Flood (60°)	60H	D3 Square Ad	iustable Bevel	D3T
Fixture / Trim			High O	utput		D3 Square Ad	iustable Pinhole	D3T
D3 Adjustable,	Square Flange	d ^{1,2} D3ADSQ	Region	/Voltage		Flangeless Mu	ud-in Trim ⁴	
D3 Adjustable, Flangeless ^{3,4,9}	Square	D3ADSM	120 V~	60 Hz, North America	11	D3 Square Ad	justable Bevel	D3T
D3 Adjustable	Collar Adapter		277 V~	60 Hz, North America	12	D3 Square Ad	justable Pinhole	D3T
Not Specified [®]	condi Adaptei	DONDAN	Housin	g Type		Flangeless Mi	llwork Trim ^{3,4}	
Wattage			New Co	onstruction, IC/Airtight	NCIC	D3 Square Ad	justable Bevel	D3T
9 W		09	New Co	onstruction, IC/Airtight,	NCIM	D3 Square Ad	justable Pinhole	D3T
13 W		13	Flange	ess Millwork Trim ³		Trim Color		
18 W		18	New Co	onstruction, IC/Airtight,	NCOC	White		p
			Now C	anstruction IC/Airtight	NCOM	Black		F
System			Outdoo	pr/Patio, Flangeless	NCOM	Silver		F
KetraNet	-	BT	Millwor	rk Trim ⁶		Bronze		F
Clear Connect	-lype X	GT	Optic /	Accessory ⁷ (See diagram o	on p. 3)	Paintable Whi	te	C
Beam Angle			None		N		- 7 (C l'	2)
Spot (15°) Low	Glare	15L	Solite L	ens	S	Irim Accesso	ry/ (See diagram	on p. 3)
Flood (25°) Lov	w Glare	25L	Frost L	ens	F	None		
Wide Flood (40	0°) Low Glare	40L	Hex Lo	uver	Н	Solife Lens		
Very Wide Floo	od (60°) Low G	lare 60L	Shippir	ng Option		Frost Lens		
			Single (Defaul Bracket installed	Pack t, ships with Butterfly s & 24 in Nailer Bars to be d in field)	SP			
 D3 Adjustable, 1 incompatible w Use flanged trir D3 Adjustable, 1 millwork trim (D Use the flangel 	Square flanged i ith NCIM/NCOM ns (D3TFS) on Square flangele: 13TMS) with N sess millwork trin	fixture (D3ADSG A. wood and stone ss fixture (D3AD CIM/NCOM hou s (D3TMS) on	installed installed) can only be used SM) can be used using type. wood and sto	in field) used with flanged trims (D3 thickness in the range of 0. ed with a flangeless mud-ir ne ceilings with thickness ir	TFS) and is c 625 in - 1.5 in (1 trim (D3TXS 1 the range of (ompatible with NCI 15.8 mm - 38.1 mm)) with NCIC/NCOC 0.625 in - 2.5 in (15.8	C/NCOC housing with NCIC/NCOC housing type, or 1 1 mm - 63.5 mm) v	type, but is housing type. with a flangele vith NCIM/NCI

8	Ceiling installation cannot begin until the collar adapter is install	ed (see the Component Ordering Guide for det	ails).
9	Millwork Trim Retainer supplied with Millwork Trim to ensure colo	or match.	
	Designed in Austin, TX	844.588.6445 ketra.com	© 202

Acoustic Designs Group

Type: S6

P/N 3662371 Rev I

Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic

Specifications are subject to change without notice

accessories, the D3 is ideal for a large variety of applications.

The D3 family is fully Title 24 JA8 compliant and is equipped

with Ketra's full suite of unique solutions.

※ KETRA P/N 3662371 Rev I Specifications are subject to change without notice ORDERING GUIDE Please download this PDF to use the interactive drop down features of the ordering guide. Housing Trim Product Product Fixture / Wattage System Line Trim Line Beam Angle Region / Housing Optic Shipping Voltage Type Accessory Option Model Trim Color Trim Accessory Order code: Order code: _____ Product Line Beam Angle (cont.) Code Product Line Code Code Spot (15°) High Output Universal Commercial CM-15H (Athena compatible) Flood (25°) High Output 25H Model Residential Wide Flood (40°) High Output 40H Flanged Trim^{1,2} (HomeWorks compatib Very Wide Flood (60°) 60H D3 Square Adjustable Bevel D3TFSQ1 Fixture / Trim High Output D3 Square Adjustable Pinhole D3TFSPA D3 Adjustable, Square Flanged¹² D3ADSQ Region/Voltage Flangeless Mud-In Trim⁴ D3 Adjustable, Square D3ADSM 120 V \sim 60 Hz, North America 11 D3 Square Adjustable Bevel D3TXSQ1 Flangeless^{3,4,9} 277 V~ 60 Hz, North America 12 D3 Square Adjustable Pinhole D3TXSPA D3 Adjustable, Collar Adapter D3ADXX Not Specified⁸ Housing Type Flangeless Millwork Trim^{3,4} New Construction, IC/Airtight NCIC D3 Square Adjustable Bevel D3TMSQ Wattage New Construction, IC/Airtight, NCIM D3 Square Adjustable Pinhole D3TMSPA Flangeless Millwork Trim³ 13 W 13 Trim Color NCOC 18 W 18 White PWH Black PBK New Construction, IC/Airtight, NCOM System Outdoor/Patio, Flangeless Silver PSR KetraNet BT Millwork Trim⁶ Bronze DB7 Clear Connect-Type X GT Optic Accessory⁷ (See diagram on p. 3) Paintable White Beam Angle None Trim Accessory⁷ (See diagram on p. 3) Spot (15°) Low Glare 15L Solite Lens None Flood (25°) Low Glare 25L Frost Lens Solite Lens Wide Flood (40°) Low Glare 40L Hex Louver Frost Lens Very Wide Flood (60°) Low Glare 60L Shipping Option D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS--) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
 Use flanged trims (D3TFS--) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
 D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS--) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS--) with NCIM/NCOM housing type.
 Use the flangeless millwork trims (D3TMS--) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.

housing type. Outdoor/Patio D3s must have a trim installed with a lens. Das installed outdoors must use housing type NCOC or NCOM.
 Downlight is wel location rated when trim is installed with lens.
 Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
 Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

Designed in Austin, TX 844.588.6445 | ketra.com © 2022 Lutron Electronics Co., Inc., All rights reserved.

Type: S6

Acoustic Designs Group

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

P/N 3662371 Rev I

Specifications are subject to change without notice

貒 KETRA D3 ADJUSTABLE SQUARE SPECIFICATIONS¹ **Optical & Electrical Performance** Environmental

					-			
Delivered Lumen Output ²					Operating Temperature (T_A)	0	- 40 °C6	
Beam Angle (1 in [25.4 mm]	9 W	13 W 1	18 W	Pinhole Im	Storage Temperature	-3	20 - 80 °C	
recess)				multiplier	Humidity	0	0 - 95%, Non-condensing	
15° beam, low glare	650 lm	882 lm 1	1092 lm	0.57	Certification UL, cUL, 120 V~: FC		V~: FCC Class B,	
25° beam, low glare	623 lm	845 lm 1	1046 lm	0.48	277 V~: FC		77 V~: FCC	Class A , Title 24 [JA8]*
40° beam, low glare	am, low glare 569 lm 772 lm 955 lm 0.61		0.61	Location U		JL Damp Lo	cation, UL Wet ailable with Trim Lens	
60° beam, low glare	561 lm	760 lm 9	941 lm	0.60	Outdoor Lise	-	utdoor use	available with Trim Lens
15° beam, high output	682 lm	928 lm 1	1148 lm	0.62	Extended Operating Temperat	ture -	35 - 0 °C ^{6,7}	
25° beam, high output	678 lm	923 lm 1	1142 lm	0.48	Machanical	are i		
40° beam, high output	646 lm	878 lm 1	1087 lm	0.54	Mechanical			
60° beam, high output	630 lm	857 lm 1	1061 lm	0.55	Mounting Options	Hang	ger Bars/ Bu	atterfly Brackets
CRI (Ra)	>90 (R9) >90)			Field Replaceable Optics	Yes		
.umen Maintenance ³	50,000	hours to	L70 @ 2	5 °C T _A	Field Replaceable Light Engine Yes			
Color Point Range ⁴	1400K - Saturate	- 10,000k ed, & Pas	(, Fully tel		Field Replaceable Power Supply	Yes		
quivalent Traditional Lamp 75 W halogen				Additional Optic Lens	2.5 ir	n (63.5 mm)	lens, ¼ in (3.18 mm) thick	
Dimming Range ⁴	₹ange ⁴ 0.1-100%			Additional Trim Lens	2.75	75 in (69.85 mm) lens, ¼ in (3.18 mm) th		
ower consumption	D3.09 9	W			Housing Material Powder Coated Ste		Steel, Polymer	
D3.13 13 W D3.18 18 W Lens Material Glass		355						
/oltage 120 V~ 60 Hz			Dimensions					
ower Factor	>0.9			Ceiling Square Cut-out	4 in (5.5 ir 4 in (in (101.6 mm) flanged; 5 in (139.70 mm) flangeless mud-in; in (101.6 mm) flangeless millwork		
nrush Current ⁵	800 mA	800 mA, 0.2 mS duration		Trim Outside Dimension	4.63 in (117.6 mm) flanged; 3.75 in (95.2 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork			
Delivered Efficacy	0.111	40.14		40.144	Trim Inside Dimension	Fland	ned:	2.84 in (72.14 mm) Bevel
recess)	9 W	13 V	N.	18 VV		- I Iding	yea.	1.97 in (50 mm) Pinhole
15° beam, low glare	72 lm/W	681	lm/W	61 m/W		Flang	geless:	2.76 in (70.1 mm) Bevel 1.97 in (50 mm) Pinhole
25° beam, low glare	69 lm/V	V 65 I	m/W	58 lm/W	Optics Outside Dimension	2.5 ir	n (63.5 mm)	
40° beam, low glare	63 lm/V	V 59 I	m/W	53 lm/W	Trim Depth	1 in (25.4 mm)	
60° beam, low glare	62 lm/V	V 58 I	m/W	52 lm/W	Ceiling Thickness	Flang	ged, flange	less mud-in: 0.625 – 1.5 in
15° beam, high output	76 lm/V	V 71 lr	m/W	63 lm/W		(15.8 Fland	- 38.1 mm) geless millv	vork collar: 0.625 - 2.5 in
25° beam, high output	75 lm/W	V 71 lr	m/W	62 lm/W		(15.8	- 63.5 mm)	
40° beam, high output	72 lm/W	681	lm/W	59 lm/W	Emitter Vertical Adjustment	0.75	in (19 mm)	
60° beam, high output	70 lm/V	V 66 I	lm/W	58 lm/W	(TOOI-Tree)	4 75 1	- (44 E	`
urge Protection	2.5 KV				via Butterfly Bracket	1.751	in (44.5 mm)
mergency Lighting	Evaluate lighting	ed by UL.	for use i in accord	n emergency lance with	Adjustability	Tilt t Full 3	o 40° 364° Rotatio	on
	when pa	aired with	the LVS	model	Housing Height	3.50	in (88.9 mn	n)
	See Luti	on Applic	cation No	e E206507). ote 106	Housing Length	18.38	18.38 in (466.8 mm) 10 in (254 mm)	
	wiring d	letails. Thi	is is only	applicable to	Housing Width	10 in		
	CCATIX	ures used	u in an Ai	mena system.	Unit Weight	7.75	lb (3.51 kg)	
Il performance measurements taken umen measurement complies with IE umen maintenace values calculated ttensity and color point control requi or more information on inrush currer ated for direct application of spray for color accuracy not guaranteed in Exter II products in the D3 family are Title 2	with 1 in (25. S LM-79-08 I in accordan ires compatik nt, refer to Ke am with less nded Operat 24 JA8 comp	4 mm) trim, testing pro- ce to TM-21 ole system. etra's Inrush than R-21 in ing Tempera liant. For mo	, with light cedures. I procedure App Note sulative val ature range ore informa	engine at nadir at the l as based on LM-80 col in the Support section lue or 3 in (76.2 mm) of s	low regress position, at 3000 K, 25 °C am npliant measurement data. of our website. of losed cell spray foam. 95 °F (35 °C) maxi stomer service at ketrasales@lutron.com	imum ope	00% power inp erating tempera 88.6445.	ut, unless otherwise stated. sture.
Designed in Austin, TX				844.588.6445	ketra.com © 20	022 Lut	ron Electroni	cs Co., Inc., All rights reserve

Acoustic Designs Group

Designed in Austin, TX

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KEIRA						
D3 ADJUSTABLE S	QUARE			Sp	ecifications are sul	P/N 3662371 Rev oject to change without notic
SPECIFICATIONS ¹						
Optical & Electrical Perfo	ormance			Environmental		
Delivered Lumen Output ²				Operating Temperature (T _A)	0 - 40 °C6	
Beam Angle (1 in [25.4 mm]	9 W 13 W	18 W	Pinhole Im	Storage Temperature	-20 - 80 °C	
recess)			multiplier	Humidity	0 - 95%, No	n-condensing
15° beam, low glare	650 lm 882	lm 1092 lm	0.57	Certification	UL, cUL, 120	V~: FCC Class B,
25° beam, low glare	623 lm 845	Im 1046 Im	0.48	l	277 V~: FCC	Class A , Tifle 24 [JA8]
40° beam, low glare	569 Im 772	m 955 lm	0.61	Location	Location Ava	cation, UL wet ailable with Trim Lens
60° beam, low glare	561 lm 760	Im 941 Im	0.60	Outdoor Use	Outdoor use	available with Trim Lens
15° beam, high output	682 lm 928	Im 1148 Im	0.62	Extended Operating Temperatu	ure -35 - 0 °C ^{6, 7}	
25° beam, high output	6/8 Im 923	m 1142 m	0.48	Mechanical		
40 beam, high output	620 lm 957	m 1061 lm	0.54	Meenamear		
	>00 (P0 >00	m 1001 m	0.55	Mounting Options	Hanger Bars/ Bu	utterfly Brackets
Lumen Maintenance	50 000 hour	7 r to 170 @ 3	5 °C T	Field Replaceable Optics	Yes	
Color Point Panget	1400K - 10		5 CIA	Field Replaceable Light Engine	Yes	
Color Form Range	Saturated, 8	Pastel		Field Replaceable Power Supply	Yes	
Equivalent Traditional Lamp	75 W haloge	n		Additional Optic Lens	2.5 in (63.5 mm)	lens, 1/8 in (3.18 mm) thick
Dimming Range ⁴	0.1-100%			Additional Trim Lens	2.75 in (69.85 m	m) lens, ½ in (3.18 mm) thic
Power consumption	D3.09 9 W			Housing Material	Powder Coated	Steel, Polymer
	D3.18 18 W			Lens Material	Glass	
Voltage	120 V~ 60	Hz		Dimensions		
Power Factor	>0.9	12		Ceiling Square Cut-out	4 in (101.6 mm) 1 5.5 in (139.70 mi 4 in (101.6 mm)	flanged; m) flangeless mud-in; flangeless millwork
Inrush Current ⁵	800 mA, 0.2	mS duration	1	Trim Outside Dimension	4.63 in (117.6 mm) 3.75 in (95.2 mm)	n) flanged; n) flangeless mud-in; flangeless millwork
Beam Angle (1 in [25.4 mm]	9 W	13 W	18 W	Trim Inside Dimension	Flanged:	2.84 in (72.14 mm) Bevel 1.97 in (50 mm) Pinhole
15° beam low glare	72 lm/W	68 lm/W	61 m/W		Flangeless:	2.76 in (70.1 mm) Bevel
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W	Ontics Outside Dimension	2 5 in (63 5 mm)	1.57 III (50 IIIII) FIIIIOE
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W	Trim Denth	1 in (25.4 mm)	
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W	Ceiling Thickness	Flanged flange	less mud-in: 0 625 – 1 5 in
15° beam, high output	76 lm/W	71 lm/W	63 lm/W	centry methods	(15.8 - 38.1 mm)	werk seller 0.625 - 0.5 is
25° beam, high output	75 lm/W	71 lm/W	62 lm/W		(15.8 - 63.5 mm)	vork collar: 0.625 - 2.5 In
40° beam, high output	72 im/W	68 lm/W	59 im/W	Emitter Vertical Adjustment	0.75 in (19 mm)	
60° beam, high output	70 lm/W	66 lm/W	58 lm/W	(tool-free)		
Surge Protection	2.5 KV		, **	Housing Vertical Adjustment via Butterfly Bracket	1.75 in (44.5 mm)
Emergency Lighting	Evaluated by lighting system standard UL	UL» for use ems in accor 924 and CS	in emergency dance with A C22.2 No. 141	Adjustability	Tilt to 40° Full 364° Rotatio	on
	when paired LUT-SHUNT	with the LVS A-TD (UL ₀ fi	a model le E206507).	Housing Height	3.50 in (88.9 mn	n)
	See Lutron A (P/N 048106	pplication N) at www.lut	ote 106 ron.com for	Housing Length	18.38 in (466.8 r	nm)
	wiring detail CCX fixtures	s. This is only used in an A	applicable to thena system.	Housing Width	10 in (254 mm)	
				Unit Weight	7.75 lb (3.51 kg)	
All performance measurements taken v Lumen measurement complies with 182 Lumen maintenance values calculated Intensity and color point control requir For more information on format current Rated for direct application of spray foa	with 1 in (25.4 mm 5 LM-79-08 testin in accordance to es compatible sys t, refer to Ketra's I im with less than I) trim, with light g procedures. IM-21 procedur tem. hrush App Note ?-21 insulative va	engine at nadir at the es based on LM-80 cc in the Support section alue or 3 in (76.2 mm) o	low regress position, at 3000 K, 25 °C amb impliant measurement data. 1 of our website. f closed cell sprav foam, 95 °F (35 °C) maxim	pient, 100% power inp	ut, unless otherwise stated. ature.

844.588.6445 | ketra.com

@ 2022 Lutron Electronics Co., Inc., All rights reserved.

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4). 3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND SINGLE POLE SWITCH S SINGLE POLE JAMB SWITCH Ş SINGLE POLE MOTION SWITCH SINGLE POLE TIMER SWITCH Ď SINGLE POLE DIMMER Ψ 1/2 SWITCHED DUPLEX RECEPTACLE SWITCHED RECESSED CLOCK RECEPTACLE • FP 1/2 SWITCHED FLOOR PLUG RECEPTACLE T# REMOTE LOW VOLTAGE TRANSFORMER CEILING MOUNTED EXHAUST FAN FIRE IGN ELECTRIC FIREPLACE IGNITOR XX LIGHTING CONTROL KEYPAD XXX LIGHTING CONTROL SWITCHLEG LIGHTING CONTROL ENCLOSURE



Ш \square Ζ Ο 7 N Ш∢ S _ $\overline{}$ 'N $\overline{}$ 0 5 Q \sim 1 S



Acoustic Designs Group Type: SL1

ERCO

Model # 34705.023-27K

Lightmark Floor washlight



Acoustic Designs Group Type: W2

Model # 877756-27K w/70755

Type:

Project:

Voltage:

Color:

Options:

Modified:

LED floodlight with mounting canopy and outrigger arm





BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com ©copyright BEGA-US 2016 Updated 01/19

Acoustic Designs Group Type: SL2

Model # 34703.023-27K

Type: W1







Acoustic Designs Group Model # 85105.023-27K w/33137.023

Type: W3

© ERCO GmbH 2022

Type: W4



Acoustic Designs Group

Model # 85105.023-27K w/33137.023

ERCO Cylinder Floor washlight



For your regional contact in the ERCC Sales network click here 60Hz We reserve the right to make technical and design changes. Edition: 28.04.2022 Current version under www.erco.com/85105.023 www.erco.com/contact © ERCO GmbH 2022

Acoustic Designs Group

Model # NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens

Down & Up/Down Lights

FXLuminaire.

NL Down & Up/Down Light DESIGNER PREMIUM



PROJECT CATALOG # TYPE NOTES

Wall-mounted, geometric square down light or up/down sconc	e in 3, 6, or 9
LED. Available in aluminum or brass construction. RGBW option	1 available for
use with Luxor® lighting control systems.	

Quick Facts

brass/copper finishes

Tamper-resistant features

Phase and PWM dimmable

LANDSCAPE AND ARCHITECTURAL LIGHTING

1 of 9

Down or up/down configurations
Die-cast aluminum or brass Natural, powder coat, or antique
 Lumileds® Integrated LEDs Compatible with Luxor technology

Input voltage: 10-15V

Learn more. Visit: fxl.com | +1 760.744.5240 Generated 18 Jul 2022 17:27:22 GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

11. ALL WIRE USED SHALL BE COPPER 12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

13. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG -888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

(N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION. 4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND SINGLE POLE SWITCH SINGLE POLE JAMB SWITCH Ş SINGLE POLE MOTION SWITCH SINGLE POLE TIMER SWITCH Ď SINGLE POLE DIMMER Ψ 1/2 SWITCHED DUPLEX RECEPTACLE SWITCHED RECESSED CLOCK RECEPTACLE • FP 1/2 SWITCHED FLOOR PLUG RECEPTACLE T# REMOTE LOW VOLTAGE TRANSFORMER CEILING MOUNTED EXHAUST FAN ELECTRIC FIREPLACE IGNITOR XX LIGHTING CONTROL KEYPAD XXX LIGHTING CONTROL SWITCHLEG LIGHTING CONTROL ENCLOSURE

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW

4. ALL WALL AND FLOOR OUTLETS SHOWN ON



C Ζ 0 7 $\mathbf{\gamma}$ ш ⊲ S n $\overline{}$ \mathbf{O} Q \sim S







	CalcType	Units	Avg	Max
ar	Illuminance	Fc	0.42	0.9



SAWTOOTH SERENADE CITY OF KETCHUM, BLAINE COUNTY, IDAHO SEPTÉMBER 2022

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE)
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK OR LOADED DUMP TRUCK. AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC. AND BACKFILL WITH PIT RUN GRAVEL
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- 9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- 10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
- 11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- 12. CONTRACTOR IS RESPONSIBLE FOR A TRAFFIC CONTROL PLAN FOR WORK WITHIN THE CITY RIGHTS-OF-WAY. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER
- 13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- 14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- 15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- 16. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- 17. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- 18. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- 19. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
- 20. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- 21. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).
- 22. DOCUMENTATION OF TESTING FOR WORK WITHIN THE CITY RIGHT-OF-WAY MEETING SECTION 12.04.040 D WILL BE REQUIRED FOR ASPHALT, CONCRETE, AND BASE MATERIALS AND WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.



SHEET INDEX

<u>SHEET#</u>	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS
C0.30	NEIGHBORING BUILDINGS PLAN
C0.90	SITE DEMOLITION PLAN
C1.00	SITE PLAN / SITE GEOMETRY PLAN
C1.10	GRADING PLAN
C1.20	DETAIL SHEET
C2.00	DRAINAGE AND UTILITY PLAN
C2.10	DETAIL SHEET





	GRAPHIC SCALE	GALENA ENGINE RING, INC. FB: 18-07-01 FB: 18-07-01 A TOPOGRAPHIC MAP SHOWING Civil Engineers & Land Surveyors REUSE OF DRAWINGS FB: 18-07-01 LOT 5A, BLOCK 38, KETCHUM TOWNSITE These drawings, or any portion thereof, allow or street Image: A main street Image: A main street Image: A main street Tobust Street Tobust Street Image: A main street Image: A main street Image: A main street Color 100 138 1.106 Street adminesting street Image: A main street Image: A main street Image: A main street Color 100 178 4.412 fax Image: A main street Image: A main street Image: A main street Image: A main street Color 100 178 4.412 fax Image: A main street Image: A main street Image: A main street Image: A main street Color 100 178 4.412 fax Image: A main street Image: A main street Image: A main street Image: A main street Color 100 178 4.412 fax Image: A main street Color 100 178 178 174 M Image: A main street Image: A main street
1.	TOP = Top of Slope VG = Valley Gutter WV = Water Valve <u>NOTES</u> The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/02/18)	
2. 3. 4. 5.	 Boundary information is based on Found Monumentation and the recorded plat of Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431, records of Blaine County. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat. Sub-surface utility locations are approximate and locations should be verified before any excavation. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map. Benchmark is top of the ⁵/₈" rebar with No Cap, at the Northwest Corner of Lot 5A. Elevation = 5824.53' 	BY REVISIONS
RIM	SEWER MANHOLE ELEV. = 5830.01 INV = 5818.51	DATE NO.20







JSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc

		SAWTOOTH SERENADE (131 E SUN VALLEY RD) SITE PLAN / SITE GEOMETRY PLAN LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR THIELSEN ARCHITECTS
E: 1,544.261.373	Curve Table Curve Radius Length Delta Chord Direction Chord Length C1 28.00' 4.19' 8"34'20' \$51"02'48"W 4.19' C2 32.00' 5.42' 9"41'45'' \$50"29'05"W 5.41' C3 5.50' 8.64' 90"02'44'' \$00"36'51"W' 7.78' C4 5.50' 5.34' 55"39'36'' \$72"14'19"E' 5.14' C5 33.50' 32.54' 55"39'36'' \$72"14'19"E' 31.28'	DESIGNED BY CT DRAWN BY SMF CHECKED BY 317 N. River Street Halley, Idaho 83333 (208) 788-1705
- S	GRAPHIC SCALE Scale in Feet	PURPOSE: ISSUE FOR REVIEW NO DATE BY REVISIONS DATE DATE DA DATE DA DA DATE DA DATE DA DA DATE DA DATE DA DATE DA DATE DA DATE DA DATE DA DATE DA DA DATE DA DA DATE DA DA DATE DA DA DATE DA DA DA DATE DA DA DATE DA DA DA DA DA DA DA DA DA DA DA DA DA D

122

EUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

ZONE 2

VERTICAL SEPARATION REQUIREMENTS POTABLE WATER LINE [PWL] ABOVE NON-POTABLE WATER LINE [NPWL]

FAR AS POSSIBLE FROM THE CROSSING.

A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18", AND

B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE

CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS

A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE

CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS

FAR AS POSSIBLE FROM THE CROSSING, AND EITHER

 \bigcap

Ľ

Ш

4

126

Autumn Blaze Maple

Peking Cotoneaster

Snowberry

Fritschianna Spirea

American Compact Cranberry

Kinnickkinnick

Design Review - 09/30/22

City of Ketchum

ATTACHMENT C: Story Pole and Staking Diagram

KEYNOTES

- 1 Property line/edge of right of way
- 2 Property line
- 3 Deck encroachment easement per survey
- 4 Line of cantilevered floor above
- 5 Line of cantilevered deck above
- 6 Line of entry canopy above
- 7 Line of roof above
- 8 5' required average street setback
- 9 3' required alley setback
- 10 Line of building footprint
- 11 Existing stairs to remain unaltered, 12 Structural steel column with blackened finish, typical.
- 13 Mechanical system condensers screened from public view with horizontal wood screen
- 14 New public street lighting per City of Ketchum regulations and MH Lighting design drawings.
- 15 Large format sintered stone pavers with hydronic snow melt system.
- 16 New public sidewalk and curb/gutter per civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
- 17 Bicycle racks. 2 bicycle racks required per KZC 17.125.060, racks for 6 bicycles meeting KZC 17.96.070.F.1 provided.
- 18 Built-in public bench
- 19 Public art. Free standing sculpture to be selected and purchased by the project owners.
- 20 Fixed, freestanding public bench
- 21 Artificial turf per Landscape drawings and details.
- 22 Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment. 23 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter will start 6" above the public bench on Sun Valley Road. Thus, the top of planter will be 23" above the sidewalk at the public bench on Sun Valley Road, 29" above the sidewalk at the corner of Sun Valley Road and 1st, and 36" above public sidewalk at the entry to Sawtooth Serenade.
- 24 48" tall raised planter containing planting per Landscape drawings. Height of planter to vary with slope of public sidewalk. The maximum planter height to be 48" above public sidewalk.

1" = 10'

- 25 "Green wall" frame consisting of freestanding greenscreen panels supported by square steel posts, supporting climbing plants per landscape plans. 26 Trees per landscape drawings, typ.
- 27 Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details typical. Root well and grate per civil drawings, typ.
- 48" tall raised plate steel planter with blackened finish
- 29 18" tall raised plate steel planter with blackened finish
- 30 Landscaping per landscape plans
- 31 Natural gas meters per Intermountain Gas Company requirements.
- 32 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.

Sheet: A1.1 Project No. 132 2002

City of Ketchum

ATTACHMENT D: Interim Ordinance 1234 Analysis

City of Ketchum Planning & Building

SAWTOOTH SERENADE – 260 N 1ST AVE

CONFORMANCE WITH INTERIM ORDINANCE 1234

Interim Ordinance 1234 was approved by the Ketchum City Council on October 17, 2022 and published in the paper on October 19, 2022 (the effective date). The preapplication design review application for "Sawtooth Serenade" was received and deemed complete prior to the effective date of the ordinance and therefore the ordinance does not apply to this application. However, as this is an interim ordinance, staff is providing the analysis below for information only so the Commission can see how the ordinance would apply to projects within the Community Core. This information is not to be used in evaluating the proposed development.

- Minimum Residential Densities (Section 4) NOT MET The application would be subject to the minimum density requirements as the development exceeds the base permitted FAR of 1.0:
 - The proposed development has a gross floor area of 23,942 SF and does not include any commercial space, therefore it is considered to be 100% residential.
 - The total lot area of the subject property is 16,507 SF which equates to three Ketchum townsite lots of 5,500 SF each. Based on the interim ordinance and the lot size, the project would be required to provide a minimum of 21 residential units. The proposed project has two residential units. Here is the equation for calculating minimum density:
 - (16,507 SF / 5500 SF) = 3.00 x 7 = 21
 - 7 is the number of residential units required per 5500 SF for 100% residential developments
- **Consolidation of Lots (Section 5) N/A** The applicant is not requesting a consolidation of lots as the lots have already been consolidated. These standards would not apply.
- No Net Loss of Units (Section 6) N/A The subject property is currently vacant, therefore there is no net loss of units with the proposed development.
- **Parking for Retail (Section 7) POTENTIALLY** No retail is proposed for the project. However, the interim ordinance would require ground floor commercial facing the street, for this property, which could benefit from the parking exemption.
- **Parking for Office (Section 8) POTENTIALLY** No office is proposed for the project. However, the interim ordinance would require ground floor commercial facing the street, for this property, which could benefit from the parking exemption.
- Ground floor Commercial Facing the Street (Section 10) NOT MET The interim ordinance would require commercial uses on the ground floor of the project facing the street. The proposed project includes ground floor parking, storage, and recreation space only for the residential units which is classified as "recreation facility, residential" per the district use matrix in KMC 17.12.020. The residential recreation facility is

permitted in the CC as an accessory use to the residential uses and are not considered a commercial use. The current development would not meet this requirement.

- Development Standards within the CC-2 (Section 11):
 - % of gross floor area for commercial (Section 11.a) NOT MET No commercial is proposed for the project, however, the project would be required to comply with this requirement under the interim ordinance as Section 10 requires ground floor commercial facing the street. The current project would not meet this requirement.
 - Community Housing in basement (Section 11.B) N/A the proposed development does not propose on-site community housing, therefore this standard is not applicable.
 - Size of residential units (Section 11.C) NOT MET The proposed development includes two residential units that both exceed the 3,000 square foot maximum. One unit is 8,454 net square feet and the other is 8,819 net square feet. The proposed development does not meet this requirement.
 - Parking Maximums (Section 11.D) NOT MET The proposed development would require 4 parking spaces and 5 parking spaces are being proposed. The development would not meet this criterion as it is providing one additional parking space than what is required.
- Comprehensive Plan Conformance (Section 13) NOT MET
 - Staff provided feedback in the staff report as to the proposed uses and placement of those uses within the project. Staff believes that if the proposed project met the design review criteria and the requirements of the interim ordinance, many of the goals and objectives of the comprehensive plan would be met.

City of Ketchum

ATTACHMENT E: Public Comment

Participate
Heather Nicolai
Morgan Landers; Aly Swindley
FW: City of Ketchum Word on the Street
Tuesday, January 17, 2023 9:38:35 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: H Boyle <Boylehp@yahoo.com>
Sent: Friday, January 13, 2023 6:56 PM
To: Participate <participate@ketchumidaho.org>
Subject: Fwd: City of Ketchum | Word on the Street

Something looks wrong with tjis. 23,000sf for 2 dwelling units? Doesn't that violate the recent ordinance limiting residences to 3000sf in CC?

Thanks Perry

> **Project: Sawtooth Serenade** 260 N 1st Ave | Preapplication Design Review

23,942 gross-square-foot multifamily project, with a total of two dwelling units, on a vacant property located at 260 N 1st Ave in the Community Core Subdistrict 2 – Mixed Use (CC-2) zone district

From:	<u>Participate</u>
То:	Heather Nicolai
Cc:	Morgan Landers
Subject:	FW: P&Z: Project 260 1st Ave.
Date:	Thursday, January 19, 2023 9:20:51 AM

ALY SWINDLEY | CITY OF KETCHUM Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----From: Michael Oneil <mioneil@aol.com> Sent: Wednesday, January 18, 2023 4:58 PM To: Participate <participate@ketchumidaho.org> Subject: P&Z: Project 260 1st Ave.

Planning and Zoning Commission,

Dear Commissioners,

I wholeheartedly support the Sawtooth Serenade project. I have reviewed the plans and renderings and approve of this project. I have lived at Copper Ridge directly behind said project for 15 years. I am excited about the evolving neighborhood. I think Dave Wilson did a wonderful job on the old post office (83340 Building). Now that the antique store and yard have been removed, this building will be a pleasant addition to the intersection and our neighborhood.

Thank you for your consideration, Michael ONeil 221 Washington Ave. Unit 1 PO Box 1570 Ketchum

Sent from my iPad

From:	Participate
To:	Heather Nicolai
Cc:	Morgan Landers
Subject:	FW: 260 1st Ave , Sawtooth Serenade project
Date:	Monday, January 23, 2023 9:59:24 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: Ali Warner <ali@sunvalleytitle.com>
Sent: Monday, January 23, 2023 9:51 AM
To: Participate <participate@ketchumidaho.org>
Subject: 260 1st Ave , Sawtooth Serenade project

Dear Members of P & Z, I am writing to share my positive support of the project planned for 260 1st Ave. I own a condo in Ketchum and I also work directly across the street from the proposed project-my office windows frame the lot. This

building is a terrific design and has very minimal impact on it's neighbors. I especially like the 1st floor courtyard and commons design. The generous use of landscaping softens the exterior vertically as well as horizontally. Plus the staggered upper decks create a welcoming and very interesting view, a relief from some of the boxier designs in town. The inset bench right next to the bus stop as well as additional parking is also a huge plus.

In closing, I very much like the building as designed and hope you will forward to final design review without changes or modifications. Thank you for your consideration, Ali Warner

Ali Warner		
Escrow Officer		
Sun Valley Title		
Direct: 208-481-4804	?	
Office: 208-726-9341		
Fax: 866-344-1944		
SunValleyTitle.com		
There is a Difference		
?		

BEWARE OF CYBER-FRAUD! Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Proofpoint encryption. This may require you to create a new account.

From:	Participate
То:	Heather Nicolai
Cc:	Morgan Landers
Subject:	FW: Re/Sawtooth Serenade File No P22-056
Date:	Monday, January 23, 2023 10:03:28 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: Gordon Stephenson <gordon@rpaseattle.com>
Sent: Friday, January 20, 2023 11:57 AM
To: Participate <participate@ketchumidaho.org>
Subject: Re/Sawtooth Serenade File No P22-056

To whom it may concern:

I am the owner of six of the commercial condominium units in Copper Ridge, at 271 Washington Street, which is the property across the alley and due east of the subject site. Our tenants include The Apothecary, the State Liquor Store, and Guaranteed Rate.

Having reviewed the plans proposed by the owners of the "Sawtooth Serenade" project, I want to offer my whole hearted support for what they have designed. It will complement our building and the scale and design will fit in extremely well with the neighborhood. Congratulations to them and their team for coming up with a unique and attractive project.

Gordon Stephenson

cell/206.999.1982 gordon@rpare.com

From:	Participate
То:	Heather Nicolai
Cc:	Morgan Landers
Subject:	FW: Sawtooth Serenade - Please approve project as is
Date:	Monday, January 23, 2023 9:59:57 AM

ALY SWINDLEY | CITY OF KETCHUM Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----From: Deana Nelson <deana_nelson@hotmail.com> Sent: Monday, January 23, 2023 9:11 AM To: Participate <participate@ketchumidaho.org> Subject: Sawtooth Serenade - Please approve project as is

I am a Ketchum resident and I have reviewed the plans for Sawtooth Serenade. The plans are thoughtful and will be a wonderful improvement to our downtown.

Please approve project as-is. Sawtooth Serenade (File No. P22-056) 260 N 1st Ave (Lot 5A, Block 38)

Deana Nelson 251 2nd Ave S Unit D Ketchum, ID 83340

Sent from my iPhone

From:	<u>Participate</u>
То:	Heather Nicolai
Cc:	Morgan Landers
Subject:	FW: Sawtooth Serenade Project Comments
Date:	Monday, January 23, 2023 10:00:24 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: Pitzler, Dan <Dan.Pitzler@jacobs.com>
Sent: Monday, January 23, 2023 6:12 AM
To: Participate <participate@ketchumidaho.org>
Subject: Sawtooth Serenade Project Comments

Hello. My wife and I are residents at 131 Four Seasons Way, Unit 18. We have reviewed the project overview letter and drawings for the Sawtooth Serenade project and would like to express our support for this project. In particular, we like how the project is set back from the street, provides additional parking, would be nicely landscaped, and includes additional open space.

It appears that this project will meet all City requirements and has many nice features that will make this new development an asset to the community. We'd like to see this project approved with no substantive changes.

Thank you for listening.

Dan Pitzler Jackie Pitzler

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

2 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: Rick Basnaw <rickb@sierraind.com>
Sent: Monday, January 23, 2023 10:08 AM
To: Participate <participate@ketchumidaho.org>
Subject: Sawtooth Serenade

P&Z Staff,

Commentary after reading the P&Z package prepared for tomorrow evening:

Attachment D - It seems inappropriate to have included this document within the package. These provisions do not apply to the development and inclusion of it would seem to serve no purpose but to potentially bias individuals commenting on the project. As such, it would seem that the commission should refrain from reviewing this during the DR meeting and limit public comment only to items that are relevant to zoning being considered.

Activation of Ground Floor - It would seem P&Z is mistaken in this analysis. This activation only applies to non-residential space. This building appears to be a 100 percent multifamily residential, including the first floor which appears to be residential space supporting the units above. There are multiple buildings within blocks of this proposed building that have only residential uses on the first floor. The Activation of GF was clearly not implemented on those projects.

2022 HAP - While we all acknowledge the need for housing in the community, I'm curious about the timing of when this application was deemed complete in comparison to execution of the HAP? Depending on that timing, it seems this section of P&Z response may not be applicable?

As an opinion - one of the most important criteria for the future development of new housing (and any project) is consistency in adherence to current regulations at time of development. It takes significant resources to development a project and inconsistent governance of

regulations will do nothing but erode willingness to invest in the community.

I look forward to the meeting and appreciate your consideration.
From:	Participate
То:	Heather Nicolai
Cc:	Morgan Landers
Subject:	FW: Sawtooth Serenade
Date:	Monday, January 23, 2023 2:10:46 PM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: chipfisher1@gmail.com <chipfisher1@gmail.com>
Sent: Monday, January 23, 2023 1:04 PM
To: Participate <participate@ketchumidaho.org>
Subject: Sawtooth Serenade

As a property owner at the corner of Sun Valley Road and Washington Ave., I applaud the style and character of the proposed development on Lot A Block 38 known as Sawtooth Serenade.

Respectfully

Chip Fisher

From: Pa	articipate
To: He	eather Nicolai
Cc: <u>M</u>	organ Landers
Subject: FV	N: Support for the Sawtooth Serenade Project, located at 260 North 1st Avenue, Lynch/Bernier
Date: Tu	uesday, January 24, 2023 9:29:53 AM

ALY SWINDLEY | CITY OF KETCHUM

Management and Communications Analyst P.O. Box 2315 | 191 5th Street West | Ketchum, ID 83340 o: 208.727.5081 | f: 208.726.7812 aswindley@ketchumidaho.org | www.ketchumidaho.org

From: Michael Heijer <michael@GRANCORP.COM>
Sent: Monday, January 23, 2023 2:38 PM
To: Participate <participate@ketchumidaho.org>
Subject: Support for the Sawtooth Serenade Project, located at 260 North 1st Avenue, Lynch/Bernier

Dear Planning and Zoning Committee Members;

We are homeowners in Ketchum and have been following the development proposed at 260 North 1st Avenue.

We have reviewed the design of the proposed building. We like the fact that it includes nice setbacks, and they are not maximizing the allowable building area ratio. Instead, they are keeping it at a very low density of 1.45 GFA which means a substantially reduced size building compared to what could have been built on the site. The exceptional landscaping will soften the look of the building, making it much more inviting compared to some other new sterile buildings around Ketchum.

The addition of 9 new parking stalls on the street level will be well received by locals visiting nearby retail stores and restaurants.

As neighbors and people interested in the future look of Ketchum, we ask that the Planning and Zoning Committee approve the current project without changes or modifications.

Best Regards,

Michael & Jill Heijer

Owner, GranCorp Holdings LLC (206) 399-4170 | www.grancorp.com

Andy Akers 1523 Warm Springs Road Ketchum, ID 83340

1/23/2023

Ketchum Planning and Zoning Commission CITY HALL P.O. Box 2315 191 5th Street West Ketchum, ID 83340

RE – Sawtooth Serenade / 260 1st Ave Ketchum Idaho Pre-Application Design Review

To whom it may concern,

I have reviewed both the project overview and site plans for the above noted project. I would like to give my formal approval of this project. The reasons are numerous but would like to touch on several of the positive takeaways.

- 1) The design is outstanding and would be a great addition to 1st street
- 2) The material chosen for the project aligns with others throughout the city.
- 3) Adding additional parking spaces is a huge plus to downtown.
- 4) We need more smart growth like this project added to the core of the city.

This project helps create a walkable neighborhood, foster a distinctive, attractive community with a strong sense of place. It preserves open space by being a tiered structure rather than a big square box.

Please forward this project on to the final design review without changes or modifications!

Thank you!

my Akara

Andy Akers