

Planning and Zoning Commission Meeting - Regular AGENDA

Tuesday, July 13, 2021 at 4:30 PM Ketchum City Hall 480 East Avenue North, Ketchum, ID 83340

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at ketchumidaho.org/meetings.

If you would like to comment on the agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Planning and Zoning Commission.

If you would like to provide comment on the agenda item in person, you may speak to the Commission when called upon but must leave the room after speaking and observe the meeting outside City Hall.

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ACTION ITEMS

1. Minutes of June 8, 2021

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF - ACTION ITEMS

- ACTION ITEM Pioneer Pickleball Club Conditional Use Permit Continued from May 25, 2021 and June 8, 2021. To be continued to July 27, 2021.
- 3. ACTION ITEM 780 N First Ave Multi-Use Building Pre-Design Review

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.



Planning and Zoning Commission Meeting - Regular MINUTES

Tuesday, June 08, 2021 at 4:30 PM Ketchum City Hall 480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:30 PM by Chairman Neil Morrow.

PRESENT Chairman Neil Morrow Vice-Chairman Mattie Mead Commissioner Tim Carter Commissioner Jennifer Cosgrove Commissioner Brenda Moczygemba

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

There were no ex parte discussion disclosures.

CONSENT CALENDAR—ACTION ITEMS

1. Minutes of May 25, 2021

Motion to approve the Minutes of May 25, 2021.

Motion made by Commissioner Cosgrove, Seconded by Commissioner Moczygemba. Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

2. Reinheimer Ranch Field Daze Conditional Use Permit Findings of Fact and Conclusions of Law and Decision

Motion to approve the Reinheimer Ranch Conditional Use Permit Findings of Fact and Conclusions of Law.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter. Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF - ACTION ITEMS

3. ACTION ITEM - Pioneer Pickleball Club Conditional Use Permit. Continued from May 25, 2021.

Commissioner Moczygemba recused herself from this agenda item.

Director Frick reported to the Commission that the applicant did not have the parking agreement ready to be presented to the Commission. She noted the Club is not currently operating.

Motion to continue the Pioneer Pickleball Club Conditional Use Permit to July 13, 2021.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter. Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove Voting Abstaining: Commissioner Moczygemba

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Public Comment:

Narda Pitkethly commented on Bluebird Village. She supported the project as she currently resides in rental housing and would love to have a rental unit in housing such as Bluebird Village.

Vice-Chair Mead asked about the next hearing date for Bluebird Village. Director Frick stated the applicants are in the re-design phase. The project will be scheduled when available.

Director Frick indicated the City Council met on affordable housing. Consideration was being made as to the following Zoning changes:

- to allow long-term RV parking on private property.
- eliminate minimum lot size or maximum density.
- mandatory ADU on projects over a certain square footage to provide rental unit for a local worker.

She indicated the Council was entertaining all ideas.

Chair Morrow urged Blaine County Housing to audit their affordable housing units that all renters meet the qualifications. He suggested workforce housing in larger homes with vacant ADU's. Perhaps the City could bond the renter.

Commissioner Carter asked about limiting short term rentals. Director Frick noted the City attorney was working to determine if the city can move forward with limiting Short Term Rentals.

Commissioner Cosgrove asked what the benefit was to not regulate short term rentals. Director Frick cited property rights and Real Estate interest vs availability of rental housing. In Idaho, cities cannot impose a city tax.

Vice-Chair Mead questioned how to inventory short term rentals and reach out to owners to change to long-term rental with incentives.

Brenda asked about the hole at Main St and River St. Director Frick noted the City attorney was working with the bond company to access funding for remediation. There was no current plan for the hole other than restoration. It may be partially filled in an amphitheater configuration.

The next Planning and Zoning Commission meeting to be held July 13, 2021.

ADJOURNMENT

Motion to Adjourn.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter. Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba



City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF JULY 13, 2021

PROJECT:	The Lofts at 780

FILE NUMBER:	P 21-039
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- APPLICATION TYPE: Preapplication Design Review
- APPLICANT: Daniel Hollis, HR Architects, LLC (Architect)
- **PROPERTY OWNER:** SV Ventures, LLC
- **REQUEST:** Preapplication Design Review for the development of a new, 11,423 square foot, three-story multi-family building
- LOCATION: 780 N 1st Avenue Ketchum Townsite: Block 33: Lot 5
- **ZONING:** Community Core Subdistrict 2 Mixed Use (CC-2)
- **REVIEWER:** Morgan R. Landers, AICP Senior Planner

EXECUTIVE SUMMARY:



Figure 1: Conceptual Rendering of Project

The Applicant is proposing an 11,423 square foot three-story multi-family development known as the Lofts at 780 (the "project"), located at 780 N 1st Avenue (the "subject property"). The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just south of the Mountain Rides facility, diagonal from the Hemingway School. As proposed, the project includes seven residential dwelling units. One dwelling unit on the ground floor, four on the second floor, and two on the third floor. Four of the dwelling units are less than 2,000 square feet, the remaining three are less than 750 square feet. Four parking spaces and one ADA parking space is required for the project. The project proposes four standard and one ADA alley loaded parking spaces. The project is proposing to take advantage

of the Floor Area Ratio (FAR) bonus for Community Housing. Overall, staff believes the project to be in conformance with most requirements of the zoning code and most standards related to Design Review. The project must address code conformance issues related to wall height and setbacks prior to final Design Review. Additionally, staff believes the applicant could make improvements to the project in the following areas to fully conform to Design Review standards:

- Compatibility of Design Materials and colors
- Architectural Bulk and roof overhangs
- Landscaping Buffering between uses and variety

BACKGROUND:

The City of Ketchum received the application for Preapplication Design Review of the Lots at 780 on April 9, 2021. The application was deemed complete on June 14, 2021, after two reviews for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on June 29, 2021. Department comments and applicant response to comments can be found as Exhibit A to this staff report.

CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.C – *Preapplication Design Review*, all new multi-family developments of five or more units require a preapplication design review by the Planning and Zoning Commission (the "Commission"). The purpose of preapplication review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept" (KMC §17.96.010.C.2). The preapplication design review facilitates a discussion between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows the Commission to identify design issues, offer constructive feedback, and highlight opportunities where the project can further comply with the Design Review standards.

Before granting Design Review approval, the Planning & Zoning Commission must determine that applications meet two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project follows applicable zoning code requirements. Below is an analysis of some key items of note.

FAR for Community Housing

The 11,423 square-foot building has a total FAR of 2.07. The CC-2 district allows up to an FAR of 2.25, subject to design review approval, with the contribution of Community Housing. Based on the methodology outlined in KMC §17.124.040.2.a, the project must provide a minimum of 1,007 square feet of community housing. The project is proposing to meet the minimum requirements of the Community Housing provisions with a combination of cash-in-lieu and dedication of one community housing unit. The unit proposed for Community Housing is Unit #203, a 425 square foot studio, resulting in a balance of 582 square feet subject to cash-in-lieu. At the current rate of \$238/square foot, the total cash-in-lieu payment will be \$138,494.58.

Although the KMC provides for a variety of options for satisfying the Community Housing requirement, the primary goal of this provision is to provide built units for the residents of Ketchum. Based on the proposed unit mix of the project, staff recommends the applicant consider the allocation of one additional unit of housing to satisfy the community housing requirement rather than cash-in-lieu. As proposed, there are two one-bedroom units just over 600 square feet. If the project were to allocate the studio apartment (#203) and a one-bedroom unit (#202), the total square footage of community housing would total 1,053 square feet. This would exceed the community housing requirement by 46 square feet. Staff acknowledges that this cannot be a requirement of the project but provides the suggestion for further consideration.

Dark Skies and Illumination

The project proposes to have a back lit mural at the corner of 1^{st} Ave. and 8^{th} St. The applicant has stated that the illumination produced by this feature was factored into the photometric calculations of the project. As this is an area of frequent wildlife migration, staff requested the applicant provide information as to the times of day the feature would be lit. Per KMC §17.132.030 – *Lighting Standards*, lights shall be on a timer and shall be turned off when not in use. Staff recommends the illumination be turned off between the hours of 10:30 pm to 6:00 am. Wildlife migration is most prevalent in the spring and fall. In September and April, daylight hours

are approximately 7am to 8pm. Restricting the hours of the mural allows for the enjoyment of the feature by the public but avoids any impact to wildlife migrating through the neighborhood during the late evening or early hours of the morning.

Fences, Walls, and Hedges

Pursuant to KMC §17.124.130 – *Fences, Walls, and Hedges,* walls within 30 feet of the front lot line may not exceed four feet in height. For the project, N 1st Ave. is the front lot line. As shown on Sheet A3.2, the mural wall that extends south from the corner of the property, tapers in height and is below four feet. However, there is an entrance to the ground floor residential unit that requires the use of stairs. When calculating the height of the wall with the stair railing, the total height is approximately 5 feet 10 inches. Although having an

entrance to the unit on the ground floor in this location is desirable from a streetscape standpoint, the code does not permit a wall and railing of this height. Staff recommends the applicant relocate the entry door to face the street and bring the stairs down to the street in front of the door. Additionally, as shown on Sheet L2, the landscaping proposed for the area along the lower patio is Peking Cotoneaster, which is a hedge like plant that has the potential

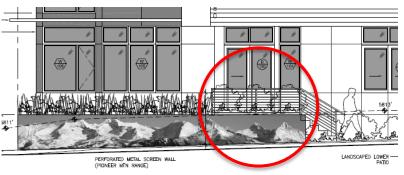


Figure 2: Elevation Showing Wall Height

to grow 5-7 feet tall in its mature state. This landscape proposal seeks to create privacy for the grade level patio along N 1st St. A more pedestrian friendly configuration is desired. See landscape comments in the Design Review section below for staff recommendations on use of the space and plant selection for this area.

<u>Setbacks</u>

In the CC-2 district, building facades must be set back an average of 5 feet on the front and street sides of the building for corner lots. The intent of an "average" setback is to encourage undulation of the building, allowing for some portions of the building to extend to the lot line, while other portions are pushed back. The average is calculated by taking the length of the building façade at each floor and multiply that by 5 feet to establish the minimum square footage of setback for each floor. Based on the calculations provided by the applicant, the front setback on N 1st Ave. complies with setbacks, however, the street side setback on 8th St. does not. Compliant setbacks must be demonstrated for final Design Review. Staff will continue to work with the applicant to bring the building into conformance on the 8th St side to ensure the issue is addressed.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff also review the project for conformance with KMC §17.96.070 – *Community Core (CC) Projects*. Finally, staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, alleys, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met except for the following:

Compatibility of Design – KMC §17.96.060.E1

Standard: The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.

• The adjacent structures are one-story, structures of residential style with light colored materials, primarily horizontal vinyl/wood siding. Across 8th Street to the northwest and northeast are commercial type structures with flat roofs and light-colored materials of stucco and concrete. Staff believes the

materials and colors of the proposed project are mostly compatible with the adjoining structures and the surrounding neighborhood, however, the proposed materials of "Grey Corrugated Metal" and "Traffic Black Stonewood Siding" are of a darker material than what is predominant in the area. Staff understands the importance of accent colors and materials, however, recommends the applicant consider adjusting the darker materials to a warmer tone or adjusting the materials to a more natural/supple option to give a



Figure 3: Conceptual Rendering of Project

softer feeling to the structure that is more compatible with adjoining structures and the surrounding neighborhood. Staff also recommends the applicant adjust the materials utilized on the south elevation

of the structure to a lighter material and one that employs less verticality as it dwarfs the adjoining structure. The applicant has stated that adjustment of the materials on the south side of the building is not necessary because of the landscaping on the adjacent property. Staff believes an adjustment would be beneficial as the trees are not always in full form through each season. Additionally, trees are unfortunately not permanent. If those



Figure 4: South Elevation of Building

trees become unhealthy or require trimming/removal, the façade would be exposed.

• There is an opportunity to provide vibrancy to the project using color and material accents and/or the addition of playful public art on elements of the building. One example is the use of colors for window trim, railings, numbering, and entryways/doors. A second example relates to the proposed art treatment. The project proposes a back lit greyscale mountain mural along a section of the building, however, the introduction of colored murals that apply to more than just the corner would greatly enhance the building's connection to the school and provide vibrancy to the street where the materials along the streetscape are cold and stark. Along the 8th St. side of the building, the area which includes the screening of the parking, electrical meter location, and mechanical rooms creates a long stretch of dark materials that do not bring vibrancy to the streetscape or the surrounding neighborhood. This comment was provided to the applicant following department review. The applicant has declined to revise the materials per staff recommendation.

Architectural - KMC §17.96.060.F and §17.96.070.B

Standard: Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

• The building design provides for a variety of undulation and relief; however, staff does not believe that the bulk of the structure is being reduced through these elements. Although the building meets the setback requirements, the large decks of a consistent size protrude out, creating the feeling of a larger structure on the N 1st Ave side of the building. The roof form is also contributing to the building's bulk and mass. Particularly, where the roof structure anchors the corner. With the absence of more

prominent landscaping and softer materials, the building still carries a bulky appearance with a topheavy feeling from the street level. See below for additional comments on landscaping.

Standard: Roof overhangs shall not extend more than three feet (3') over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.

 As shown on Sheet A3.2, the project proposes roof overhangs of three feet into the public right-of-way on N 1st Ave. Although the code allows for overhangs of roofs up to 3 feet with approval by the Public Works Department, the overhang is also subject to design review. Staff encouraged the applicant to reconsider the roof overhang at the corner to reduce the perceived bulk and mass of the building by pedestrians. The project does achieve an appropriate roof form above the proposed decks, however, the corner element is very strong and creates a



Figure 5: Conceptual Rendering of NW Corner

heavy feel of the building with the absence of softer colors or taller landscaping. The project proposes a metal horizontal treatment at the corner intended to break up the height, however, staff does not believe this achieves the goal effectively.

Landscaping - KMC §17.96.060.I and §17.96.070.D

Standard: Landscaping is required for all projects.

 Although the proposed project has a landscaping plan, the landscaping is minimal. Additional landscaping is highly encouraged as discussed above in the review of architectural standards and below.

Standard: Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

- The initial application did not provide a buffer between the structure and the street/sidewalk. Staff recommended the applicant address comments regarding bulk and mass with revisions to the landscape plan, which would also create a more welcoming environment for pedestrians. Staff also encouraged the applicant to consider a seating area for the public. Due to the proximity of the school, this site is optimal for creating a landscaped seating area with trees for parents and children to meet. The applicant revised the landscape plan to remove a private patio on 8th St. and reduce the patio on N 1st Ave, resulting in the addition of plants along both street frontages. This is an improvement; however, staff believes further improvements to the streetscape can be made.
- Staff recommended the applicant consider the adjustment of building setbacks to accommodate more ground level plants and trees within the project. The CC-1 and CC-2 districts have many examples of taller buildings with ground level trees and shrubs that creates a welcome environment for pedestrians. With an increase in building setback, the foundation/retaining walls along both street frontages would be setback and plants could be placed in front. Staff acknowledges this would require revisions to the Gross Floor Area of the building and potential revisions to the dimensions of the cantilevered decks, however, adjustments would make a significant positive impact on the pedestrian environment and the project's compatibility with the surrounding neighborhood. No revisions were made in response to the comment. The building, as proposed, meets the setback requirements of the CC-2 zone district.
- Staff has been discouraging the placement of street trees in the right-of-way, due to challenges with snow removal in the winter. However, if a project is proposing snow melt for sidewalks, street trees can be placed within the right-of-way with certain conditions related to the installation. The project is

Lofts at 780 Multi-Family Building Pre-Application Design Review Planning & Zoning Commission Meeting of July 13, 2021 proposing to snowmelt the sidewalks adjacent to the project, therefore, the installation of street trees could assist in addressing the comments above.

Standard: When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.

• Per the site visit on June 24, 2021 with the City Arborist, no replacement trees are required for the proposed project.

Surface Parking Lots – KMC §17.96.070.E

Standard: Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.

• The parking is accessed off the alley and is partially screened; however, the parking could be better screened in a way that not only meets the requirements of this standard but contributes to the project's conformance with the landscaping and architectural standards. Staff recommends the applicant consider screening with the integration of climbing vines/vegetation. This would add an interesting feature to the portion of the building that is mostly blank at the street level with no landscaping proposed and adequately screen the parking.

Streets - KMC §17.96.090

Standard: All street designs shall be approved by the city engineer.

- The alley adjacent to the project does not meet the minimum width requirements for an alley and is therefore not maintained by the city. To address this issue, two options are available to the applicant. Decision on the course of action is not required at this time, however, desired option must be determined and reflected in the submittal for Final Design Review:
 - Option #1 Improve the full width of the existing alley to the southern property boundary of 780 N 1st Street assuming a future 20-foot improvement by off-setting the centerline of the designed improvements. This approach would require the applicant and future owners to maintain said portion of the alley that is improved until a future point in time when the full extent of the alley is improved per city standards. A maintenance agreement between the Homeowners Association and the City would be required to reflect the terms.
 - Option #2 Improve the full extent of the alley from 8th Street to 7th Street for a full width of 20 feet. This approach would require the negotiation with adjacent property owners; however, the result would be an alley the City of Ketchum would maintain in perpetuity.

RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant on staff comments and recommendations, and additional areas of concern. As there are outstanding code conformance issues related to setbacks and wall height, the Commission may choose to move forward with one of two options:

- Request the applicant revise the plans to address code conformance issues and return for a second Preapplication Design Review meeting
- Provide direction to staff and the applicant on changes to the project and move to advance the Lofts at 780 to final Design Review.

EXHIBITS:

- A. Lofts at 780 Cover Letter and Response to Department Comments
- B. Lofts at 780 Design Review Application Materials
- C. Lofts at 780 Conceptual Rendering

Exhibit A: Lofts at 780 – Cover Letter and Response to Department Comments



PO Box 1769 [post] Sun Valley, ID 83353 220 River Street, East Ketchum, ID 83340 v / 208.721.7160

1st July 2021

Morgan Landers

City of Ketchum – Design Review Committee P.O. Box 2315 480 East Ave. N. Ketchum, ID 83340

Dear Morgan / Design Review Commission,

We are excited to re-submit to you for "*Pre-App Design review*" our Multi-Family project ("*The Lofts* @ 780") located at 780 1st Avenue North, Ketchum. A 3 story, multi-residential structure, 11,423 sf, located opposite the Hemingway School entrance. All of the residential units will be available for market rate sales.

The programming of the building is as follows:

Ground Level:

- Parking access from alley to the East.
- 9' 10'-0" High Ceilings.
- Multiple Foyer/Entry Stairs for Upper Residential Units
- Mechanical Space
- (1) 3 Bedroom / 2 bathroom @ 1,975 square feet
- Outdoor Trash / Recycling area
- (3) car garage @ ranging from 232 SF to 310 SF.
- Storage lockers.
- Additionally, 4 car parking spaces including one ADA Van space.
- Landscaped Entry courtyard.

Second Level:

- Stair / elevator /Access Points to Residential Units
- (1) 4 bedroom, 4 bath unit, 1,988 square feet (#201)
- (1) 1 bedroom, 1 bath unit, 628 square feet (#202)
- (1) studio unit, approx. 452 square feet (#203) (Possible affordable housing unit)
- (1) 1 bedroom, 1 bath unit, approx. 635 square feet (#204)
- Balconies and Terraces for Residential Units
- Mechanical Space

Third Level:

- Stair / elevator /Access Points to Residential Units
- (1) 4 bedroom, 4 bath penthouse unit, 1,985 square feet (#301)

- (1) 3 bedroom, 3 bath penthouse unit, 1,784 square feet (#302)
- Balconies and Terraces for Residential Units
- Mechanical

Roof Level:

• Outdoor mechanical area set at least 12' from any building edge.

We have proposed a mix of materials and colors that will hopefully enact a sense of vibrancy to this area of Ketchum. Key materials as per sample board images include a Stonewood siding/panel product connected to the building via a "rain-screen" detail. We have anchored the building by proposing the use of perorated / 12 gauge hot rolled steel panels. Where the building steps in along the Northern, and Western Facades, the exterior material is broken by using strips of the Stonewood siding as well as a mix of Stonewood paneling which is broken at window / door jambs, headers, sills and mullions.

We are proposing to also break up the building mass / scale by using 2 types of balcony / deck structures. One being a solid parapet condition with metal tube steel placed on top and then the other deck handrails will be a steel mesh system.

We look forward to conversing more about the project at the July 13th P&Z meeting, please feel free to ask any questions or for additional information that will assist in approving this project to the next level. We are excited to work with you on this project, and we look forward to starting the next phase of the design process.

Sincerely,

finallel

Daniel Hollis, Principal

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780 N First Avenue Development Potential

Legal – Lot 5, Block 33, 780 N 1st Avenue

Parcel Size - 5,500 SF

Dimensions - 55' on First Avenue, 100' First Ave to Alleyway

Permissible Gross Density @ 2.25 Floor Area Ratio (FAR) = 12,375 SF

- 1. (A) 5,500 SF x (H) 2.25 (per 17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING) = 12,375 SF
- 2. (M) 11,423 SF 12,375 SF = -952 SF

Community Housing Requirement (net SF)

20% of Gross FAR in excess of 1.0 FAR x 85% = 10,310 SF Can be satisfied on-site, off-site, or by payment in lieu (currently set at \$238/SF) Project is proposed to be combination of **payment in lieu and affordable housing onsite.**

Parking Requirement

Residential – one space over 750 SF (4 spaces required, 1 ADA Space). Project will provide 8 parking spaces, (4 more than required).

Maximum Building Height

42 Feet (Proposed 38'-8" north west roof)

Setbacks

1st Avenue North - average of 5 feet. Minimum of 275 sf required, we are proposing 319 sf. Alley - 3 feet

South Side – 0' (we are proposing a 3'-0" setback until the garage which will be 0') 8th Street – average of 5 feet. Minimum of 475 sf required, we are proposing 482 sf.

RESPONSE TO CITY LETTER:

<u>Planning</u>

• <u>Setbacks</u> - Based on Sheet A1.1, please provide a measurement demonstrating the area of setback along both streets and outline the area included in the measurement per the interpretation below. Per Section 17.12.040.B – *Community Core Dimensional Standards*, the setback for the project must be an average of 5 feet on the front (N 1st) and an average of 5 feet on the street side (8th St). Per the attached interpretation of "Setback Average" there must be a minimum of 275 sq ft (5x55) of setback along N 1st Ave and a minimum of 475 sq ft (5x95) of setback along 8th St. Additionally, the porches identified at the ground floor are to be considered part of the building as outlined in the interpretation. If adequate setback cannot be accommodated with current design, adjustments to the design of the building must be made to conform to dimensional Standards.

The project is proposed to have an average setback along 8th street of 482 sf and then 319 sf along the primary frontage of 1st avenue. (See A1.1 B Site plan showing hatched area of setback.)

• <u>Parking</u> – Based on email communication from the applicant and the revised parking shown on Sheet A1.1 dated 6/11/21, the project proposes 3 garage spaces, 4 surface parking spaces, and 1 surface accessible space. Please revised the cover letter, all site plans and floor plans to reflect the parking configuration. Per the KMC, the proposed project requires a minimum of 4 parking spaces and 1 accessible space.

Project to provide 3 garage spaces, 4 surface parking spaces and 1 surface accessible space as per A1.1 Site plan indicates.

• <u>Illumination</u> – Staff understands the corner art installation on the retaining wall to be a low-level back-lit element. Please confirm that the photometric plan took this light fixture into account. Additionally, please provide information on the times of day the illumination is intended to be activated.

Refer to Electrical drawings that show updated photometric study that indicates placeholders for two street lights for the project. Exact location of these street lights will be based on where the streets department would like them.

• <u>Community Housing Cash-in-Lieu</u> – The applicant is taking advantage of the FAR increase in exchange for community housing and has indicated the applicant intends to pay a cash-in-lieu. The current price per square foot for cash-in lieu is \$238/square foot. Based on current GFA on the submitted plans, the cash-in-lieu would be \$239,644.58. Staff will provide an updated number based on any changes to the project resulting from comments in this memo and additional design changes for Final Design Review.

With the new layout of the 2nd floor showing 2 units in the place of the previous 2 bedroom unit, we are planning on having one affordable housing unit onsite (454 sf) which is a studio unit called #203.

Improvements and Standards (17.96.060 and 17.96.070) – the following comments are based on the Improvements and Standards outlined in the KMC that pertain to planning issues.

• *E. Compatibility of Design* – Standards 2 and 3 under this section are not applicable to this project as the subject property is vacant with no landmarks or historic buildings/structures. Staff provides the following comments on Standard 1. Staff recommends the applicant make recommended adjustments, however, these are recommendations and not required prior to Pre-Design hearing with the Planning and Zoning Commission. o The adjacent structures are 1-story, structures of residential style with light colored

materials, primarily horizontal vinyl/wood siding. Across 8th Street to the northwest and northeast are commercial type structures with flat roofs and light-colored materials of stucco and concrete. Staff believes the materials and colors of the proposed project are mostly compatible with the adjoining structures and the surrounding neighborhood, however, the proposed materials of "Grey Corrugated Metal" and "Traffic Black Stonewood Siding" are of a darker material than what is predominant in the area. Staff understands the importance of accent colors and materials, however, recommends the applicant consider adjusting the darker materials to a warmer tone to give a softer feeling to the structure that is more compatible with adjoining structures and the surrounding neighborhood. Staff also recommends the applicant adjust the materials utilized on the south elevation of the structure to a lighter material and one that employs less verticality as it dwarfs the adjoining structure.

We can discuss more during the presentation but as the model shots show there are two massive (35'+) spruce trees on the SW corner of the site and then there is a row of 20'+ trees on the SE corner of the adjoining neighbor. This is part of natural context of the site.

o There is an opportunity to provide vibrancy to the project using color material accents and the addition of playful public art on elements of the building. One example is the use of colors for window trim or entryways/doors. A second example relates to the proposed art treatment. The project proposes a back lit greyscale mountain mural along a section of the building, however, the introduction of colored murals that extend to more than just the corner would greatly enhance the building's connection to the school and provide vibrancy to the street where the materials along the streetscape are cold and stark. Additionally, along the 8th St side of the building, the area which includes the screening of the parking, electrical meter location, and mechanical rooms creates a long stretch of dark materials that do not compliment the streetscape and landscaping that an address these concerns. Per the comment above regarding setbacks, another consideration would be a reduction of the front setback of the building to allow for some pedestrian amenities.

Addressed at time of presentation.

F. Architectural – staff believes the project conforms to the guidelines outlined in Standards 1-4, 7, and 8 of Section 17.96.060.F. Staff also believes that the project conforms to the guidelines outlined in Standards 1-5 of Section 17.96.070.B. Staff provides the following comments for consideration. Staff recommends the applicant make recommended adjustments, however, these are recommendations and not required prior to Pre-Design hearing with the Planning and Zoning Commission.

o 5 – The building design provides for a variety of undulation and relief; however, staff does not believe that the bulk and mass of the structure is being reduced through these elements. Although the building is setback, the large decks of a consistent size protrude out, creating the feeling of a larger structure. The roof form is also contributing to the building's bulk and mass. Particularly in the front as it anchors the corner. With the absence of more prominent landscaping and softer materials, the building still carries a bulky appearance with a top-heavy feeling from the street level. See below for additional comments on landscaping.

Addressed at time of presentation. Example of context that is considerably more top heavy is the Webb building immediately across the street on 8th. At a pedestrian level the roof is 38' above the sidewalk.

o 6 – Staff believes there are elements of the building that orients toward the primary frontage (N 1st) with the anchor point of the glass windows at the corner and the location of ground floor patios. However, the building's primary entrance is at a mid-block on 8th Street. Staff recommends the applicant consider placing the entrance to the ground floor residential unit on N 1st connected to the patio for a more integrated orientation to N 1st Ave.

Addressed at time of presentation

• Section 17.96.070.B – Architectural

o 1 – The building design addresses this standard, however, please see comments above on the materiality of the south elevation (interior side property line).

Addressed at time of presentation

o 2 – The building design addresses the first portion of this standard. Please see the landscaping section below for comments on the second portion of the standard.

Addressed at time of presentation

o 6 – Although the code allows for overhangs of roofs up to 3 feet with approval by the Public Works Department, the overhang is also subject to design review. Staff encourages the applicant to reconsider the roof overhangs considering comments above on massing of the building.

Addressed at time of presentation

• *G. Circulation Design* – Standards 2 and 4 are not applicable to the project as there are no awnings or additional curb cuts proposed. Staff believes the proposed project conforms to standards 1,3, and 5 with no additional comments. See comments from Streets below for comments on alley improvements.

See revised Civil that reflects what Morgan and I discussed, in regards to the alleyway design.

• *H. Snow Storage* – Staff understands that all sidewalks and pedestrian accessways are to be managed with proposed snow melt systems. Please describe how any snow accumulation within the parking area will be handled as shoveling snow into the alley is not permitted.

As per site plan and mechanical plans suggest, we are planning on snowmelting (boiler system) the hardscape on this project.

• *I. Landscaping* – Staff believes the proposed project meets standards 2 and 3. Staff recommends the applicant make recommended adjustments, however, these are recommendations and not required prior to Pre-Design hearing with the Planning and Zoning Commission. o 1 – Although the proposed project has a landscaping plan, the landscaping is minimal. Additional landscaping is highly encouraged as described in this letter.

Refer to new landscape plan that shows additional landscaping on 1st Ave and 8th street.

o 4 – The proposed landscape plan does not provide a buffer between the structure and the street/sidewalk. Supplementing comments above regarding the setbacks of the building and the bulk/mass of the structure, additional landscaping could be implemented to buffer the pedestrian environment and lessen the appearance of the mass of the building. Due to the proximity of the school, this site is optimal for creating a landscaped seating area with trees for parents and children to meet.

Refer to new landscape plan that shows additional landscaping on 1st Ave and 8th street.

• Section 17.96.070.1 – Landscaping – per the site visit on June 24, 2021 with the City Arborist, no replacement trees are required for the proposed project. Therefore, standards 1 and 3 of this section do not apply. If, as recommended, the applicant adds trees to the landscape plan, standard 2 will apply. No action is required prior to Pre-Design hearing with the Planning Commission.

<mark>N/A</mark>

• *J. Public Amenities* – Staff acknowledges the proposed public amenities at the project site and recommends the addition of a trash receptacle due to the proximity of the school. Please see Streets and Engineering comment #2 below regarding the permissible location of public amenities.

We are currently showing a bench seat and two bike rack locations. We would like to avoid placing a trash receptacle within our property line. We would be fine if it was on the city ROW just like the limelight project has.

• *K. Underground Encroachments* – These standards are not applicable as no below structures are proposed.

N/A

• Section 17.96.070.C - Service Areas and Mechanical/Electrical Equipment -

o 1 – Please note that a letter from Clear Creek Disposal acknowledging the proposed refuse handling plan and confirming service to the property will be required with application for Final Design Review.

I will get this coming from Mike @ Clear Creek Disposal, he has reviewed both the 760 and 780 projects.

2 – Screening of electrical equipment is required. Please revise the plans to demonstrate how the electrical meters on the north side of the building will be screened.

We have enquiry into Cindi Bradshaw @ about screening options. Right now we are proposing the electrical meters to be enclosed behind perforated metal doors. But we need approval from Idaho Power as well on this option.

• Section 17.96.070.E – Surface Parking Lots – Standards 2 and 3 are not applicable to the project as the parking does not meet the threshold for parking lot landscaping. Staff provides the following comments for consideration:

o 1 – The parking is accessed off the alley and is partially screened; however, the parking could be better screened in a way that not only meets the requirements of this standard but contributes to the project's conformance with the landscaping and architectural standards. Staff recommends the applicant consider screening with the integration of climbing vines/vegetation. This would add an interesting feature to the portion of the building that is mostly blank at the street level with no landscaping proposed and adequately screen the parking.

Due to space constraints and parking requirements a planter bed with sufficient width for landscaping vines would not be able to be incorporated into the design. We are currently showing a perforated metal screen fence at the NE corner of the site.

• *Section 17.96.070.*F – *Bicycle Parking* – The proposed project conforms to standards 1-3 of this section. Please see Streets comment #2 regarding location of bike rack.

Streets and Engineering

Improvements and Standards (17.96.060 and 17.96.070)

• *J. Public Amenities* - Bike racks and other public amenities such as benches cannot be placed or encroach into the City's Right-of-Way.

See A1.1 Site plan and landscape plans that show our two locations for bike racks.

• *D* – *Utilities* – Please confirm the location of where the Idaho Power transformer is located for the project. Additionally, please confirm the project is accessing existing fiber optic cable within the downtown core. Response to these comments can be provided in written narrative, no updates to drawings are required at this time. Please note, for Final Design Review, service letters from all service providers will be required at the time of application submittal.

• A. Streets –

o 1 – The alley adjacent to the project does not meet the minimum width requirements for an alley and is therefore not maintained by the city. To address this issue, two options are available to the applicant. Decision on the course of action is not required at this time, however, desired option must be determined and reflected in the submittal for Final Design Review:

Option #1 - Improve the full width of the existing alley to the southern property boundary of 780 N 1st Street assuming a future 20-foot improvement by off-setting the centerline of the designed improvements. This approach would require the applicant and future owners to maintain said portion of the alley that is improved until a future point in time when the full extent of the alley is improved per city standards. A maintenance agreement between the Homeowners Association and the City would be required to reflect the terms.

Refer to Civil plans that originally showed how the proposed "non-conforming" alleyway width is being designed. We have offset the middle of the alleyway ROW 10' from the east property line of the proposed project and then made improvements based on that centerline of the alley even though alleyway will be only 17' wide. All snow removal in the alleyway will be done by the HOA. A maintenance agreement will be submitted at the time of final Plat.

Option #2 – Improve the full extent of the alley from 8th Street to 7th Street for a full width of 20 feet. This approach would require the negotiation with adjacent property owners; however, the result would be an alley the City of Ketchum would maintain in perpetuity.

This is not an option.

2 – Approval by the city engineer on the proposed Right-of-Way improvements will be conducted during Final Design Review.

• Section 17.96.070.A - Streets -

1 - Street trees are not required for this project, however, see the landscaping section of this memo for additional comments. Street lights are required per the City of Ketchum's "Right-of-Way and Lighting Standards" included as Attachment C to this letter. The standards outline the approach to streetlight placement and design based on illumination. Please revise the lighting plan to reflect the addition of the streetlights per the standards.

Refer to revised Photometric plan by Musgrove engineering.

2 - No street trees within the public right-of-way are required for this project. N/A

3 – Per comments above, these standards have been modified.

• B. - Sidewalks – Standards 2, 3, and 6 are not applicable to the project as a sidewalk is proposed and the proposed sidewalk is in conformance with KMC standards. Staff believes the project to be in conformance with Standards 1, 4, and 5.

Utilities – Water and Sewer

• Section 17.96.070.C. - Drainage – Dry wells must comply with DEQ standards for separation from potable water. This will be verified during Final Design Review and no further action is necessary at this time.

Refer to Civil Details.

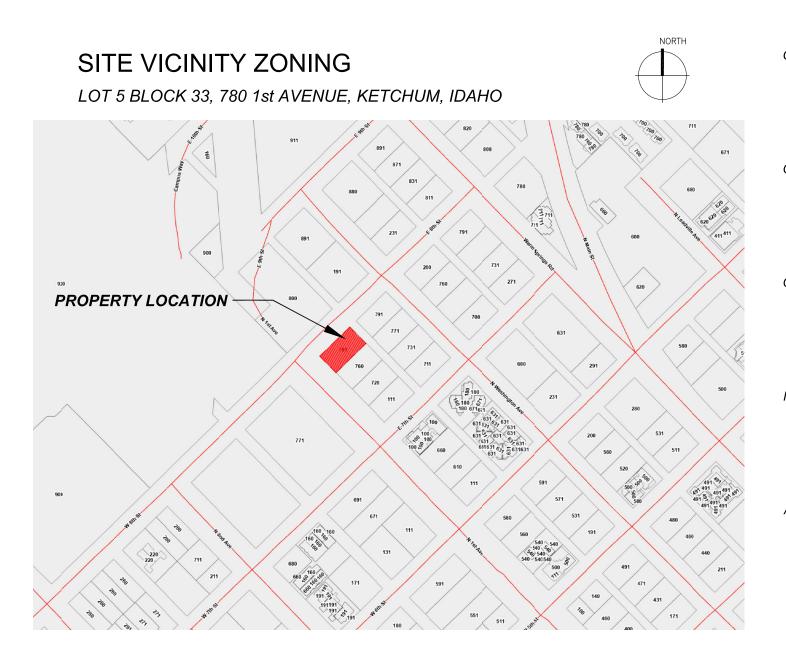
• For Final Design submittal, plans must demonstrate how the building will be metered including the number of meters proposed. Irrigation must be on a separate meter. Each meter will trigger a connection fee.

Construction drawings will be submitted to show the above.

<u>Fire</u> See Attachment A for Fire Department comments. No action is required at this time to address these comments.

Exhibit B: Lofts at 780 – Preapplication Design Review Application Materials





GENERAL NOTES

- 1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS & EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
- 2. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
- 3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
- 4. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CLIENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES & SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 6. THE GENERAL CONTRACTOR SHALL VERIFY & ASSUME RESPONSIBILITY FOR ALL DIMENSIONS & SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES & TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH EXAMINATION.
- 7. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- 8. ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
- 9. ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O. 10. THE GENERAL CONTRACTOR SHALL REVIEW ALL BUILDING DIMENSIONS FOR ACCURACY PRIOR TO LAYING OUT ANY PORTION OF BUILDING ON SITE, & SHALL NOTIFY THE ARCHITECT WELL IN ADVANCE OF ANY DISCREPANCIES OR ERRORS.
- 11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, WATER LINES. SEWER & STORMWATER LINES. GAS LINES. ETC.

PROJECT DIRE

CLIENT & OWNER-BUILDER SV VENTURES, LLC PO BOX 5023 (mailing) KETCHUM, ID 83340

CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS ARCHITECT HOLLIS PARTNERS ARCHITECTS, A PO 1769 (POST) SUN VALLEY, ID 83353 220 RIVER STREET (COURIER) KETCHUM, ID 83340 P: 208.721.7160 E: daniel@hP-architects.com

CONTRACTOR **KEARNS MCGINNIS & VANDENBERG** 500 NORTH WASHINGTON SUITE 107 KETCHUM, ID 83340 P: 208.726.4843 E: erin@kmvbuilders.com

STRUCTURAL ENGINEER MURAR ENGINEERING & DESIGN 668 NORTH 9th STREET (COURIER) BOISE, ID 83702 P: 208.343.4125 E: kmurar@murarengineering.com

GEOTECHNICAL ENGINEER BUTLER ASSOCIATES, INC BOX 1034, KETCHUM, ID 83340 P: 208.720.6432 E: svgeotech@gmail.com

IECHANICAL, ELECTRICAL & PLUMBING EN **MUSGROVE ENGINEERING** 234 WHISPERWOOD WAY (COURIER BOISE, ID 83709 P: 208 384 0585 E: toddN@musgrovepa.com

CIVIL / SURVEYORS GALENA ENGINEERING, INC 317 N. RIVER STREET, HAILEY, ID 83333 P: 208 788 1705 E: sflynn@galena-engineering.com

CODE COMPLIANCE DIA SULLIVAN, ARCHITECT PLLC P.O BOX 233 WHITEFISH. MT 59937 P: 406 250 1016 E: dsa@cyberport.net

COM-CHECK JOHN REUTER, GREENWORKS P.O BOX 4714 KETCHUM, ID 83340 P: 208.721.2922 E: jreuter@gmx.com

INTERIORS LATHAM INTERIORS P.O BOX 5739 KETCHUM, ID 83340 P 208 928 6366 E: Sarah@lathaminteriors.com

ACOUSTICS

MULLINS ACOUSTICS 10400 OVERLAND ROAD #211 BOISE, ID 83709 P: 208 514 6264 E: Earl@mullinsacoustics.com

- 12. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
- 13. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- 14. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLTION OF ANY ITEM OF WORK.
- 15. INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- 16. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- 17. SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLTION **RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.**
- 18. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, & WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS & TRADES, & SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS INSIDE OR OUTSIDE THE JOB SITE.
- 19. THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
- 20. FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO INTERIORS.
- 21. DRIVEWAY ORIENTATION, HARDSCAPE, & LANDSCAPE ARE DESIGN/BUILD UNDER THE DIRECT SUPERVISION OF THE GENERAL CONTRACTOR INCLUDED UNDER THIS CONTRACT. FOLLOW LANDSCAPE & ARCHITECTURAL DRAWINGS WHERE APPROPRIATE FOR DESIGN INTENT.
- 22. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING CODES, AS WELL AS CITY, COUNTY, & STATE BUILDING REGULATIONS. ALSO ADHERE TO O.S.H.A GUIDELINES.

ECTORY	PROJECT	DATA	DRAWI	NGINDEX		
	LEGAL OWNER	SV VENTURES, LLC	GENERAL			
	OWNER'S ADDRESS	780 1st AVENUE	A0.0	PROJECT DATA / GENERAL NOTES / INDEX	A8.3	CASEWC
	owner o Abbreoo	KETCHUM, ID 83340	A0.1	EXTERIOR 3D MODEL VIEWS	A8.4	CASEWC
			A0.2	EXTERIOR 3D MODEL VIEWS	A8.5	CASEWC
			A0.3	EXTERIOR 3D MODEL VIEWS	A8.6	CASEWO
	CODE	2018 IBC	A0.4	EXTERIOR 3D MODEL VIEWS	A8.7	CASEWO
			A0.5	STAGING AND CONTRACTOR PARKING PLAN	A8.8	CASEWO
	ZONING	CC2: COMMUNITY CORE (2)	A0.6	EXTERIOR MATERIALS & COLORS SAMPLE BOARD	A8.9	CASEWO
, AIA			A0.7	CODE ANALYSIS	A8.10	CASEWO
	SETBACKS		A0.8	CODE ANALYSIS	A8.11	CASEWO
	FRONT YARD	5' AVERAGE (1st AVE)	A0.9	1st FLOOR EXITING PLAN	A8.12	CASEWO
		, , ,	A0.10	2nd FLOOR EXITING PLAN	A8.13	CASEWO
	SIDE YARD	0' INTERIOR (5' AVERAGE 8th ST)	A0.11	3rd FLOOR EXITING PLAN	A8.14	CASEWO
	REAR YARD	3' (ALLEY)	A0.12	ROOF FIRE RATING PLAN	A8.15	CASEWO
			A0.13 / 1.0	ENERGY COMPLIANCE (GREENWORKS)	A8.16	CASEWO
RG BUILDERS	HT LIMITATION	42' (PROPOSED 38'-8")				CASEWO
101 (COURIER)	USE OCCUPANCY	RESIDENTIAL: GROUP R-2	SURVEY PLAN		A8.18	CASEWO
		REOBENTIAL OROOT R-2	С	TOPOGRAPHICAL & SITE INFORMATION		CASEWO
	CONST. TYPE	V-B (SPRINKLERED)	C0.1	COVER SHEET		
	CONST. TIFE	V-B (SFRINKLERED)	C1.0	SITE GRADING & DRAINAGE PLAN (GALENA ENG.)	A9.1	STAIR DI
			C1.1	SIGNING, PAVEMENT MARKING & LIGHTING		STAIR SE
	CODE COMPLIANCE:	IBC 2018	C2.0	DETAILS (GALENA ENG.)		
२)		IRC 2018		BLE	OG ENVELOPE	
		IECC 2018	LANDSCAPE		BE000	GENERA
		CMEC 2018	L0.0	LANDSCAPE PLAN	BE100	BELOW
		IPMC 2018	L1.0	LANDSCAPE PLANTING SCHEDULE	BE200	WALL DE
		IFC 2018			BE300	PENETR
			ARCHITECTURAL		BE400	DECK &
		UNDER FLOOR VENTING/		ARCHITECTURAL SITE PLAN	BE401	DECK &
	RADON MITIGATION A	AS REQUIRED.		SITE PLAN	BE500	WINDOW
				DIMENSIONED FOUNDATION PLAN	BE600	ROOF D
ENGINEER		UNDER FLOOR VENTING		FIRST FLOOR PLAN	BE601	ROOF D
	MOLD MITIGATION AS	S REQUIRED.		SECOND FLOOR PLAN		
ER)				THIRD FLOOR PLAN	STRUCTURAL	
,	PROVIDE UNDER FLC	, , , , , , , , , , , , , , , , , , ,		DIMENSIONED FIRST FLOOR PLAN		STRUCT
		FM PER 150 SF OF FLOOR		DIMENSIONED SECOND FLOOR PLAN		FOUNDA
	AREA			DIMENSIONED THIRD FLOOR PLAN		SECOND
				ROOF PLAN		THIRD FI
	FLOOR LIVE LOAD:	100 PSF, 40 PSF RESIDENTIAL		FIRST FLOOR FINISHES PLAN		ROOF FF
	ROOF LIVE LOAD:	100 PSF (SNOW LOAD)		SECOND FLOOR FINISHES PLAN		GENERA
				THIRD FLOOR FINISHES PLAN		GENERA
	SEISMIC ZONE:	D		ISOLATED PLAN - UNIT #101		FOUNDA
	WIND LOADS:	115 MPH 3 SECOND GUST (ULT)		ISOLATED PLAN - UNIT #201		FOUNDA
		CATEGORY II		ISOLATED PLAN - UNIT #202		FOUNDA
		IMPORTANCE FACTOR = I		ISOLATED PLAN - UNIT #203		STEEL D
			A2.15	ISOLATED PLAN - UNIT #204	S 4.1	STEEL D
				LOOLATED DLAN, LINUT VOOL	- · · -	OTET: -

AREA CALCULATIONS

CONT.

CORR.

C.P.

CPT

CRS

C.S.A.

C.T.

CTR

CONTINUOUS

CORRIDOR

CARPET

COURSE(S)

CENTER

CERAMIC TILE

CONTROL POINT

CRAWLSPACE ACCESS

SITE AREA	5,500 SF
PROPOSED 1st FLR AREA	3,550 SF
PROPOSED 2nd FLR AREA	3,951 SF
PROPOSED 3rd FLR AREA	3,922 SF
PROPOSED DECK / PATIO AREA	1,118 SF
NET RESIDENTIAL AREA	9,553 SF
TOTAL GROSS RESIDENTIAL AREA	11,423 SF

A		D	
A.B.	ANCHOR BOLT	DET./DTL	DETAIL
ABV.	ABOVE	DEMO.	DEMOLISH, -1
AC	AIR CONDITIONER, -ING	Ø, DIA.	DIAMETER
A.D.	AREA DRAIN	DIAG.	DIAGONAL
ADJ.	ADJUSTABLE	DIM.	DIMENSION
A.F.F.	ABOVE FINISHED FLOOR	DKG	DECKING
ALUM.	ALUMINUM	DN	DOWN
&, +	AND	D.O.	DOOR OPENI
<	ANGLE	DR	DOOR
ANOD.	ANODIZED	D.S.	DOWN SPOU
A.P.	ACCESS PANEL	DWG	DRAWING
ARCH.	ARCHITECT, -URAL	_	
_		Ē	
B		E	EAST
BATT.	BATTERY	(e)	EXISTING
B.O.	BOTTOM OF	EA.	EACH
BD	BOARD	EL, ELEV.	ELEVATION
BITUM.	BITUMINOUS	ELEC.	ELECTRIC, -A
BLDG	BUILDING	EMER.	EMERGENCY
BLKG	BLOCKING	ENCL.	ENCLOSE(D),
BLW	BELOW	ENG.	ENGINEER
BOT.	BOTTOM	ENT.	ENTRY, -ANC
BRK	BRICK	EQ.	EQUAL
B.S.	BOTH SIDES	EQUIP.	EQUIPMENT
BSMNT	BASEMENT	EXSTG/ EXIST	EXISTING
С			
с	CENTER LINE	EXH.	EXHAUST
-		EXP.	EXPANSION
CAB.	CABINET	E.J.	EXPANSION J
CAP.	CAPACITY	EXT.	EXTERIOR
CEM.	CEMENT, -IOUS	F	
CER.	CERAMIC	F.A.I.	FRESH AIR IN
C.F.	CUBIC FEET	FNDTN	FOUNDATION
C.F.M.	CUBIC FEET PER MINUTE	FIBERGL.	FIBERGLASS
C.I.P.	CAST IN PLACE CONCRETE	FIN.	FINISH(ED)
C.J.	CONTROL JOINT	F.F.	FINISH(ED) FL
CLNG	CEILING	F.C.	FINISH(ED) CI
CLOS.	CLOSET	FIN. GR	FINISH(ED) G
CMU	CONCRETE MASONRY UNIT	FLR	FLOOR
CONC.	CONCRETE	FLUOR.	FLUORESCEN
CNTR	COUNTER	F.O.	FACE OF
C.O.	CLEANOUT	F.O.I.C.	FURNISHED E
COL.	COLUMN		INSTALLED B
COMM.	COMMUNICATION	F.P.	FIREPROOFIN
CONST.	CONSTRUCTION	FR.	FRAME

EQUIPMENT EXISTING **EXHAUST** EXPANSION EXPANSION JOINT EXTERIOR FRESH AIR INTAKE FOUNDATION GL. FIBERGLASS FINISH(ED) FINISH(ED) FLOOR FINISH(ED) CEILING FINISH(ED) GRADE FLOOR FLUORESCENT FACE OF FURNISHED BY OWNER INSTALLED BY CONTRACTOR FIREPROOFING FRAME FIRE RETARDANT TREATED FRT'D FRZR FREEZER F.S. FULL SIZE FOOT, FEET FOOTING FTG

FIXTURE

FXTR

DEMOLISH, -TION

DOOR OPENING

DOWN SPOUT

ELECTRIC, -AL, -IAN

ENCLOSE(D), - URE

EMERGENCY

ENTRY, -ANCE

GAUGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GEN. GENERAL GALVANIZED IRON G.I. GLASS GLAZING GLZG GR. GRADE GALVANIZED SHEET METAL GSM G.F.I. GROUND FAULT INTERRUPTED GWB GYPSUM WALL BOARD HDR HEADER HDWD HARDWOOD H.M. HOLLOW METAL HORIZ. HORIZONTAL H.P. HIGH POINT HOUR HR H, HT HIGH, HEIGHT HTG. HTR HEATING. HEATER HVAC HEATING VENTILATION & AIR CONDITIONING INSIDE DIAMETER I.D. INCHES INSUL. INSULATION INVERT INV. JOINT LIN. DIFF. LINEAR DIFFUSER L, LG LONG, LENGTH

LAMINATE LAM. LAVATORY LAV POUND LB LAUNDRY CHUTE L.C. LANDSCAPE DRAWINGS L.D. L.P. LOW POINT LT, LTG LIGHT, LIGHTING LVR LOUVER MACH MAX. MECH MEMB MEZZ. MFR

MIN

М.О.

MTD

MTNG

MTL

MISC

MACHINE
MAXIMUM
MECHANICAL
MEMBRANE
MEZZANINE
MANUFACTURER
MINIMUM
MISCELLANEOUS
MASONRY OPENING
MOUNTED
MEETING
METAL

A2.17	ISOLATED PLAN - UNIT #302	S 4.3
A2.18	FIRST FLOOR REFLECTED CEILING PLAN	S 4.4
A2.19	SECOND FLOOR REFLECTED CEILING PLAN	S 4.5
A2.20	THIRD FLOOR REFLECTED CEILING PLAN	S 5.0
		S 5.1
A3.1	EXTERIOR ELEVATIONS (NORTH & EAST)	S 6.0
A3.2	EXTERIOR ELEVATIONS (SOUTH & WEST)	S 6.1
A4.1	BUILDING SECTIONS	MECHANICAL
A4.2	BUILDING SECTIONS	M 0.0
A4.3	BUILDING SECTIONS	M 0.1
		M 1.0
A5.1	WALL SECTIONS & DETAILS	M 1.1
A5.2	WALL SECTIONS & DETAILS	M 1.2
A5.3	WALL SECTIONS & DETAILS	M 1.3
		M 2.0
A6.1	DOOR & WINDOW SCHEDULE	M 3.0
A6.2	DOOR & WINDOW SCHEDULE	M 4.0
A6.3	DOOR & WINDOW SCHEDULE	M 4.1
A6.4	DOOR & WINDOW SCHEDULE	M 4.2

A2.16 ISOLATED PLAN - UNIT #301

A8.1 CASEWORK UNIT #101 A8.2 CASEWORK UNIT #101

N.I.C.

NO, #

O.D.

О.Н.

OPNG

OPP.

PERF.

PNL

POL.

RAD.

R.A.

R.D.

RFF

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R.O.

S.C.D.

S.E.D.

S.L.D.

SIM.

SQ.

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NORTH

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N.T.S. NOT TO SCALE

N.R.C. NOISE REDUCTION

NOT IN CONTRACT

COEFFICIENT

ON CENTER

OVERHANG

OVERHEAD

PERFORATE(D)

OPENING

OPPOSITE

PERM. PERIMETER

PLAS. PLASTIC

PLUMB. PLUMBING

PLYWD PLYWOOD

PLATE

PLAS. LAM. PLASTIC LAMINATE

PANEL

PAIR

RISER

RADIUS

REFER REFRIGERATOR

ROOM

SOUTH

SHEET

SIMILAR

SQ.FT, S.F. SQUARE FOOT, FEET

S.S.D. SEE STRUCTURAL DRAWINGS

SQUARE

S.S. STAINLESS STEEL

S.J. SCORED JOINT

SPKLR SPRINKLER

SPKR SPEAKER

SCHED. SCHEDULE

SCRN SCREEN

SECT. SECTION

ROBE HOOK

REINF. REINFORCE(D)

RETURN AIR

ROOF DRAIN

REFER TO, REFERENCE

REVISED, REVISION

ROUGH OPENING

SEE CIVIL DRAWINGS

SEE ELECTRICAL DRAWINGS

SEE LANDSCAPE DRAWINGS

POLISH(ED)

OUTSIDE DIAMETER

W/

WC

WD

W.H.

WDW

W.P.

WT

STRUCT. SUSP SVCE	STEEL STANDARD STORAGE STRUCTURE, -URAL SUSPEND(ED) SERVICE SYMMETRICAL
TEMP. T&G THK THRU T.O.S.	TO BE DETERMINED TELEPHONE TEMPERED TONGUE & GROOVE THICKNESS THROUGH TOP OF SLAB TOP OF WALL TYPICAL
VERT. VEST.	UNLESS NOTED OTHERWISE VENTILATION VERTICAL VESTIBULE VINYL COMPOSITE TILE
V.P. V.T.R. <u>W</u>	VENEER PLASTER VENT THRU ROOF

W, WD WIDE, WIDTH WITH WATER CLOSET WOOD WATER HEATER WINDOW WATERPROOFING WEIGHT

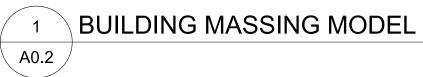
			PLUMBING				
	CASEWORK UNIT #101		P 0.0 P 1.0	SITE UTILI	TIES PLAN ABOVE FLOOR WASTE & VENT PLAI	NI	
A8.4 A8.5	CASEWORK UNIT #101 CASEWORK UNIT #201		P 1.0 P 1.1		R WASTE & VENT PLAN	N	
A8.6	CASEWORK UNIT #201		P 1.2 P 1.3		X WASTE & VENT PLAN MBING PLAN		
A8.7 A8.8	CASEWORK UNIT #201 CASEWORK UNIT #201		P 2.0	1st FLOOR	WATER & GAS PLAN		HollisPartners AIA LEED AP
A8.9			P 2.1 P 2.2		R WATER & GAS PLAN 2 WATER & GAS PLAN		AIA LEED AP
A8.10 A8.11	CASEWORK UNIT #202 CASEWORK UNIT #203		P 3.0 P 3.1				
A8.12			P 3.2	MANIFOLD	DETAILS		PO BOX 1769 [post]
A8.13 A8.14			P 4.0 P 4.1	MANIFOLE			SUN VALLEY, ID 83353 220 River St. E [courier]
A8.15	CASEWORK UNIT #302	2	P 4.2 P 5.0		DETAILS SCHEDULES		KETCHUM, ID 83343
A8.16 A8.17				I LOMBING	JOONEDOLLO		V.208.721.7160
A8.18	CASEWORK UNIT #302) -	ELECTRICAL E 0.0	ELECTRIC	AL COVER SHEET		
A8.19	CASEWORK UNIT #302)	E 0.1 E 1.0		CODE AL SITE PLAN		
A9.1	STAIR DETAILS		E 1.1	ELECTRIC	AL SITE PHOTOMETRIC PLAN		ARCHITECT AR 985372
A9.2	STAIR SECTION		E 1.2 E 2.0		LIGHTING CUT SHEETS LIGHTING PLAN		
ELOPE			E 2.1	2nd FLOOF	R LIGHTING PLAN		
BE000 BE100	GENERAL NOTES / SP BELOW GRADE DETAI		E 2.2 E 3.0		LIGHTING PLAN MECHANICAL POWER PLAN		ANIEL PETER HOLLIS
BE200	WALL DETAILS	_	E 3.1 E 3.2		R MECHANICAL POWER PLAN		STATE OF IDAHO
BE300 BE400	PENETRATION DETAIL DECK & ABOVE GRAD		E 3.3	ROOF ME	CHANICAL POWER PLAN		
BE401	DECK & ABOVE GRAD		E 4.0 E 4.1		POWER PLAN R POWER PLAN		finallul
BE500 BE600		AILS	E 4.2 E 5.0		POWER PLAN SPECIAL SYSTEMS / FIRE ALARM		THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND
BE601	ROOF DETAILS		E 5.1		R SPECIAL SYSTEMS / FIRE ALARM		CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
TURAL					SPECIAL SYSTEMS / FIRE ALARM AL ONE-LINE DIAGRAM		WILL BE UNDER MIT OBSERVATION
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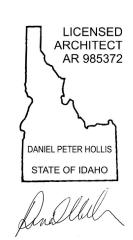






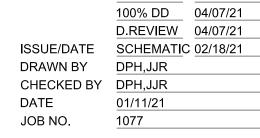


PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



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_____ ____ REVISION DATE PRE-AP #4 07/01/21 100% CD 05/14/21 PROGRESS 04/30/21





780 1st AVENUE, KETCHUM, IDAHO

BUILDING MASSING MODEL

Α CATEGORY









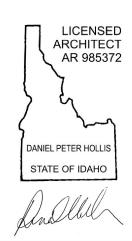








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	PROGRESS	04/30/21
	100% DD	04/07/21
	D.REVIEW	04/07/21
SUE/DATE	SCHEMATIC	02/18/21
RAWN BY	DPH,JJR	
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ATE	01/11/21	
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780 1st AVENUE, KETCHUM, IDAHO

BUILDING MASSING MODEL



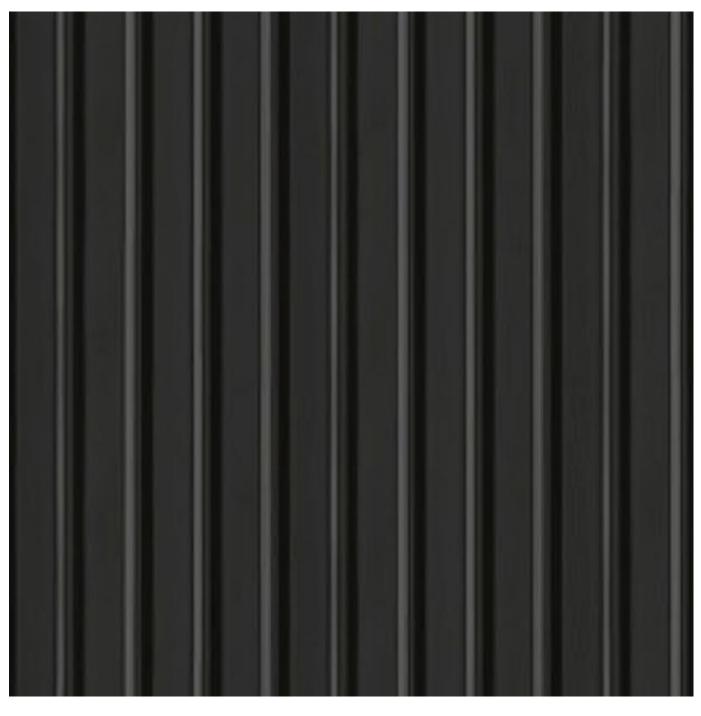


FINISHED GREY METAL ROOF



BRONZE/BLACK COLORED DOORS AND WINDOWS





WESTERN RIB GRAPHITE CORRUGATED METAL



STRATA ARGENTUM NEOLITH SIDING



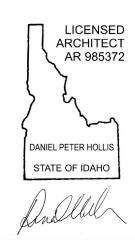
NANTUCKET OAK STONEWOOD SIDING



GRAPHITE STONEWOOD SIDING



PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



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780 1st AVENUE, KETCHUM, IDAHO



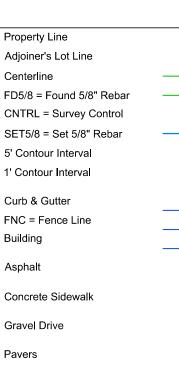






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RTW = Retaining Wall EOG = Edge Of Gravel CT = Conifer Tree

DT = Deciduous Tree

SGN = Sign GM = Gas Main TVB = Cable TV Buried TVBOX = Cable TV Riser PHB = Buried Telephone Line PHBOX = Telephone Riser PB = Buried Power Line

PBOX = Power Box PMH = Power Manhole Sewer Main _____ S _____ SS = Sewer Service SMH = Sewer Manhole Storm Drain CB = Catch Basin DWELL = Dry Well

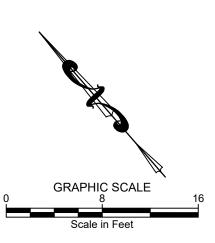
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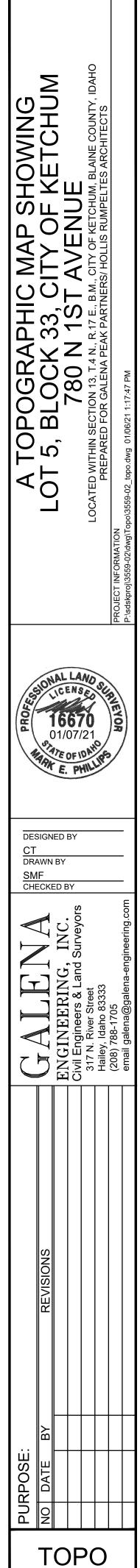
SDMH = Storm Drain Manhole ——KCW——10"—— Ketchum City Water Line (10") ——KSW——4"—— Ketchum Spring Line (4") WS = Water Service

> WV = Water Valve AP = Angle Point BEG = Beginning BOW = Back of Walk CC = Curb Cut COR = Corner EOA = Edge of Asphalt EOC = Edge of Concrete EOP = Edge of Pavers IC = Illegible Cap LIP = Lip of Gutter NC = No Cap NG = Natural Ground PC = Point of Curve POC = Point of Curvature TA = Top of Asphalt TBC = Top Back of Curb TOE = Toe of Slope TOP = Top of Slope TP = Top of Pavement TW = Top of Wall X-WLK = Crosswalk

<u>NOTES</u>

- 1. 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 (12/28/2020).
- 2. Boundary information is based on Found Monumentation. Please refer to the Official Map of the Village of Ketchum, Instr#302967, records of Blaine County, Idaho.
- 3. Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and underground utility locates performed for previous work, and City maps. Utilities should be located prior to any excavation.
- 4. 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 and determine whether it should be included. If the client desires for the 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 5/8" rebar marking the intersection of 8th Street and Washington Avenue, elevation = 5807.89. Point elevations shown are truncated (i.e. 19.2 is 5819.2). Vertical Datum is NAVD 1988.





CONSTRUCTION NOTES

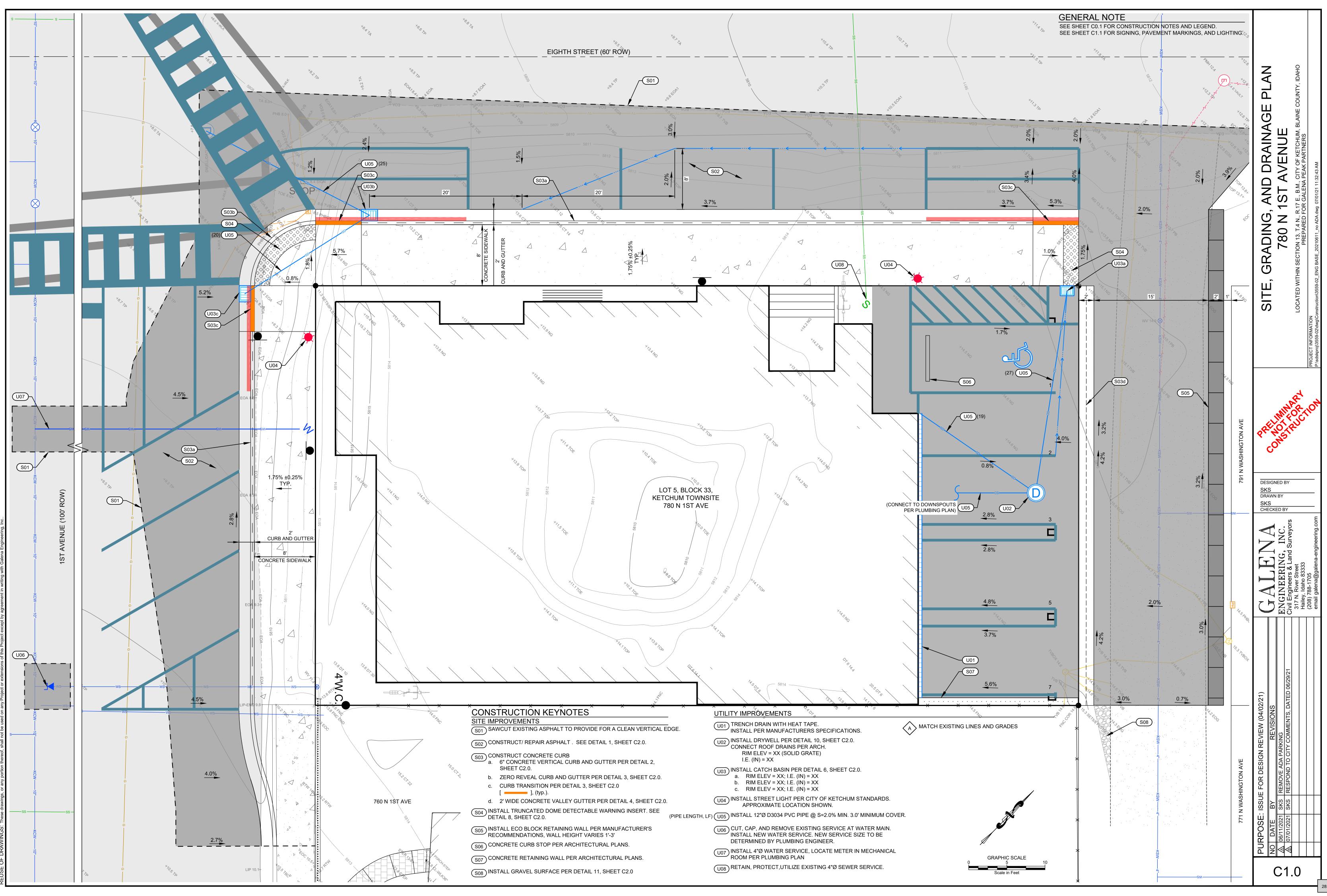
- 1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC ON SITE DURING CONSTRUCTION.
- 2. 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.
- 3. 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 5. 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.
- 6. 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.
- 7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- 8. 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%.
- 9. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- 10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- 11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
- 12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.
- 19. 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.
- 20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING.
- 21.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.

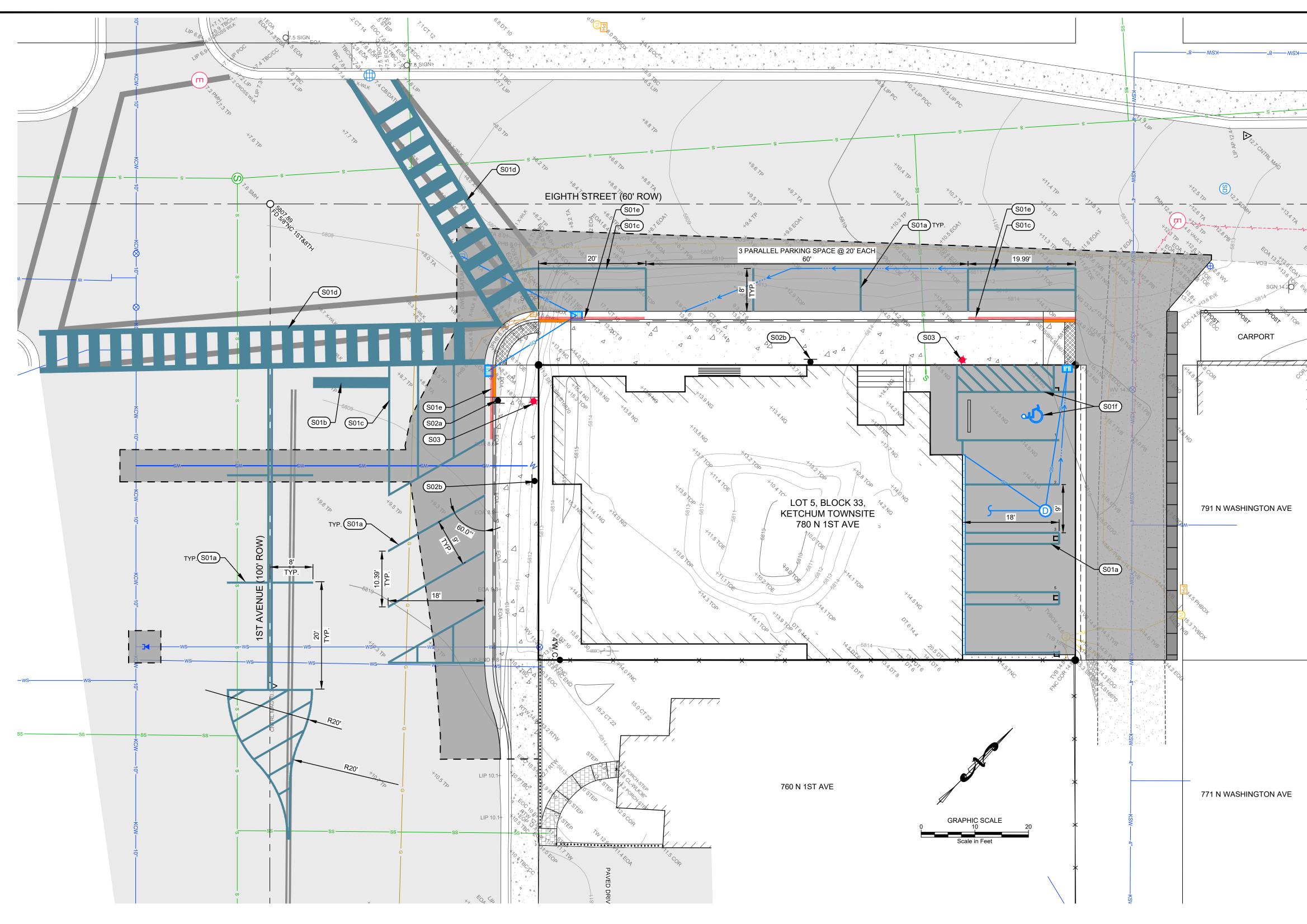
780 N 1ST AVENUE KETCHUM, IDAHO APRIL 2021

XISTING ITEMS				PROPOSED ITEMS		C N
	Property Line	PB	PBOX = Power Box		NEW ASPHALT	_
	Adjoiner's Lot Line	E	PMH = Power Manhole — Sewer Main		CONCRETE SIDEWALK	(
Ŏ	FD5/8 = Found 5/8" Rebar		- SS = Sewer Service		CONCRETE 6" VERTICAL CURB	(
	CNTRL = Survey Control SET5/8 = Set 5/8" Rebar	S	SMH = Sewer Manhole — Storm Drain		CURB TRANSITION	(
	5' Contour Interval	€	CB = Catch Basin		ZERO REVEAL CURB & GUTTER	
	1' Contour Interval		DWELL = Dry Well SDMH = Storm Drain Manhole		ADA ACCESS TRUNCATED DOME	(
X	Curb & Gutter FNC = Fence Line	—KCW——10"— —KSW——4"——	 Ketchum City Water Line (10") Ketchum Spring Line (4") 	SD	SIGN STORM DRAIN	
	Building		- WS = Water Service		DRYWELL WITH GRATED LID	
	Asphalt	\otimes	WV = Water Valve		SAWCUT LINE	
	Concrete Sidewalk		AP = Angle Point BEG = Beginning		FLOW LINE	
	Gravel Drive		BOW = Back of Walk CC = Curb Cut		ROAD PAINT (WHITE OR YELLOW) ROAD PAINT (RED)	
	Pavers		COR = Corner EOA = Edge of Asphalt	1.75%	GRADE	
	RTW = Retaining Wall		EOC = Edge of Concrete EOP = Edge of Pavers		TRENCH DRAIN	
	EOG = Edge Of Gravel CT = Conifer Tree		IC = Illegible Cap LIP = Lip of Gutter		VALLEY GUTTER	
	DT = Deciduous Tree		NC = No Cap NG = Natural Ground PC = Point of Curve	*	STREET LIGHT	
<u>م</u>	SGN = Sign		POC = Point of Curvature TA = Top of Asphalt	<pre>Formation</pre>	TREE WELL	
	GM = Gas Main TVB = Cable TV Buried		TBC = Top Back of Curb TOE = Toe of Slope		DRYWELL	
$\overline{\mathbb{O}}$	TVBOX = Cable TV Riser		TOP = Top of Slope TP = Top of Pavement		GRAVEL	
PH	PHB = Buried Telephone Line PHBOX = Telephone Riser		TW = Top of Wa ll X-WLK = Crosswalk			

SHEET INDEX

DESCRIPTIONCOVER SHEETSITE, GRADING, AND DRAINAGE PLANSIGNING, PAVEMENT MARKINGS, AND LIGHTING PLANDETAILS





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GENERAL NOTE SEE SHEET C0.1 FOR CONSTRUCTION NOTES AND LEGEND.

CONSTRUCTION KEYNOTES

SIGNING, PAVEMENT MARKING, AND LIGHTING IMPROVEMENTS (S01) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS a. 4" WIDE YELLOW PARKING STRIPE

- b. 24" WIDE WHITE STOP BAR
- c. 4" WIDE YELLOW NO-PARKING STRIPE
- d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)
- e. NO PARKING ZONE (RED CURB)
- f. 4" WIDE ADA STRIPING AND SYMBOL
- (S02) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL. a. RELOCATE STOP/STREET SIGN.

 - REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.

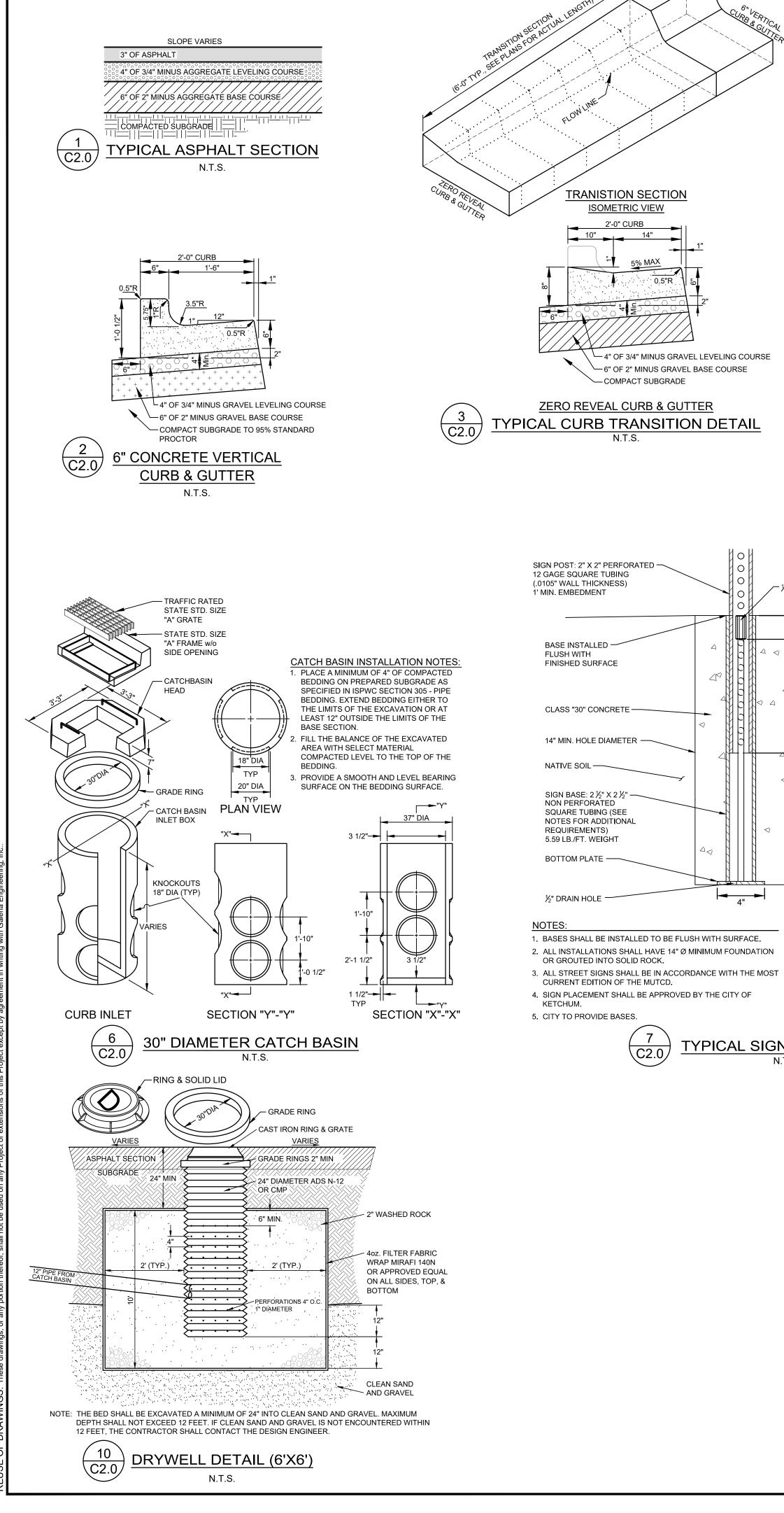
(S03) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.

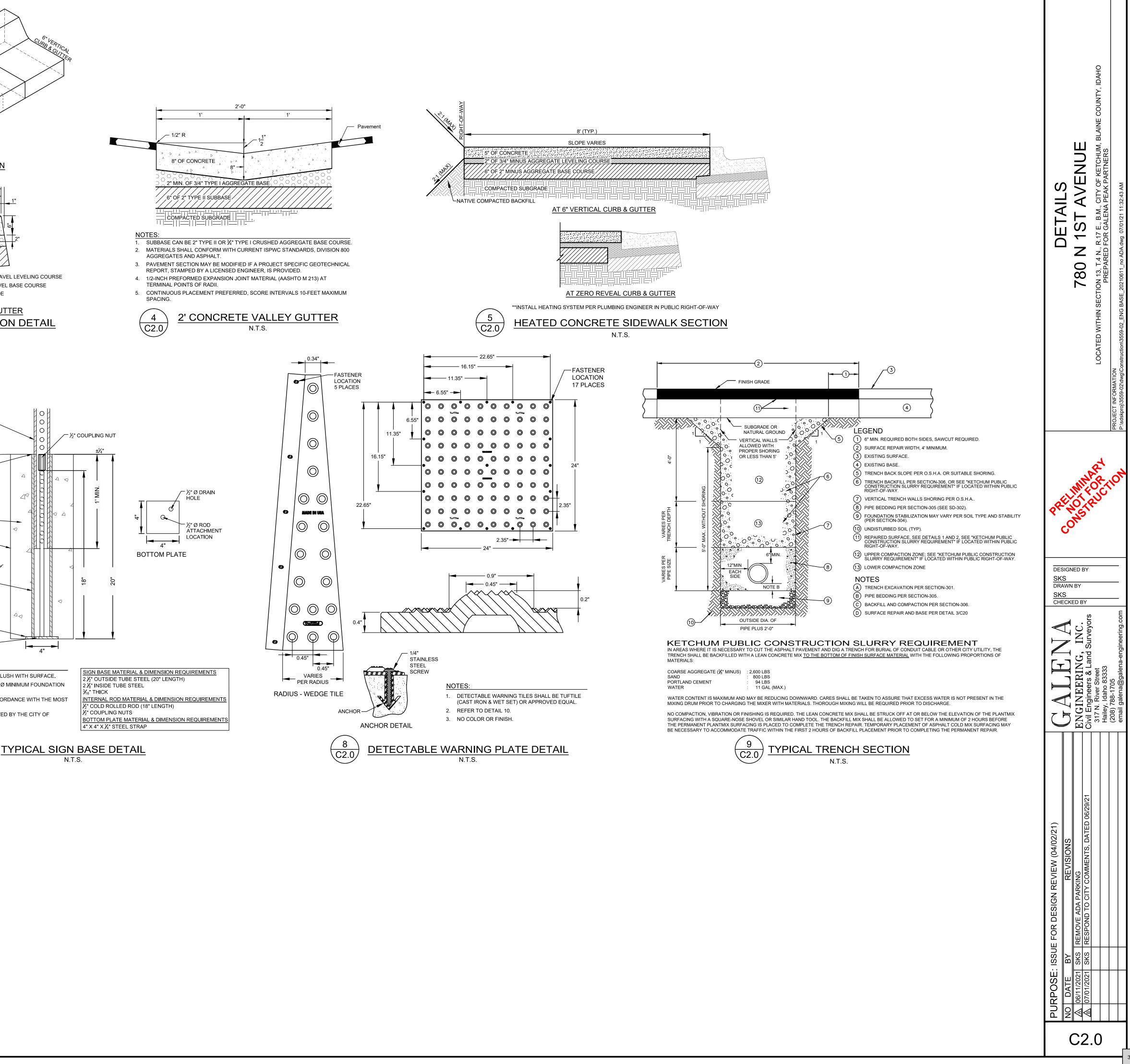
- MARKING, AND I N 1ST AVENUE , CITY OF KETCHUM, A PEAK PARTNERS , R.17 E., B.M., FOR GALENA Ζ z.Ü AVEMENT | 780 N 13, REF SIGNING, CON DESIGNED BY SKS DRAWN BY SKS CHECKED BY \triangleleft \mathbf{Z} L RI RI E

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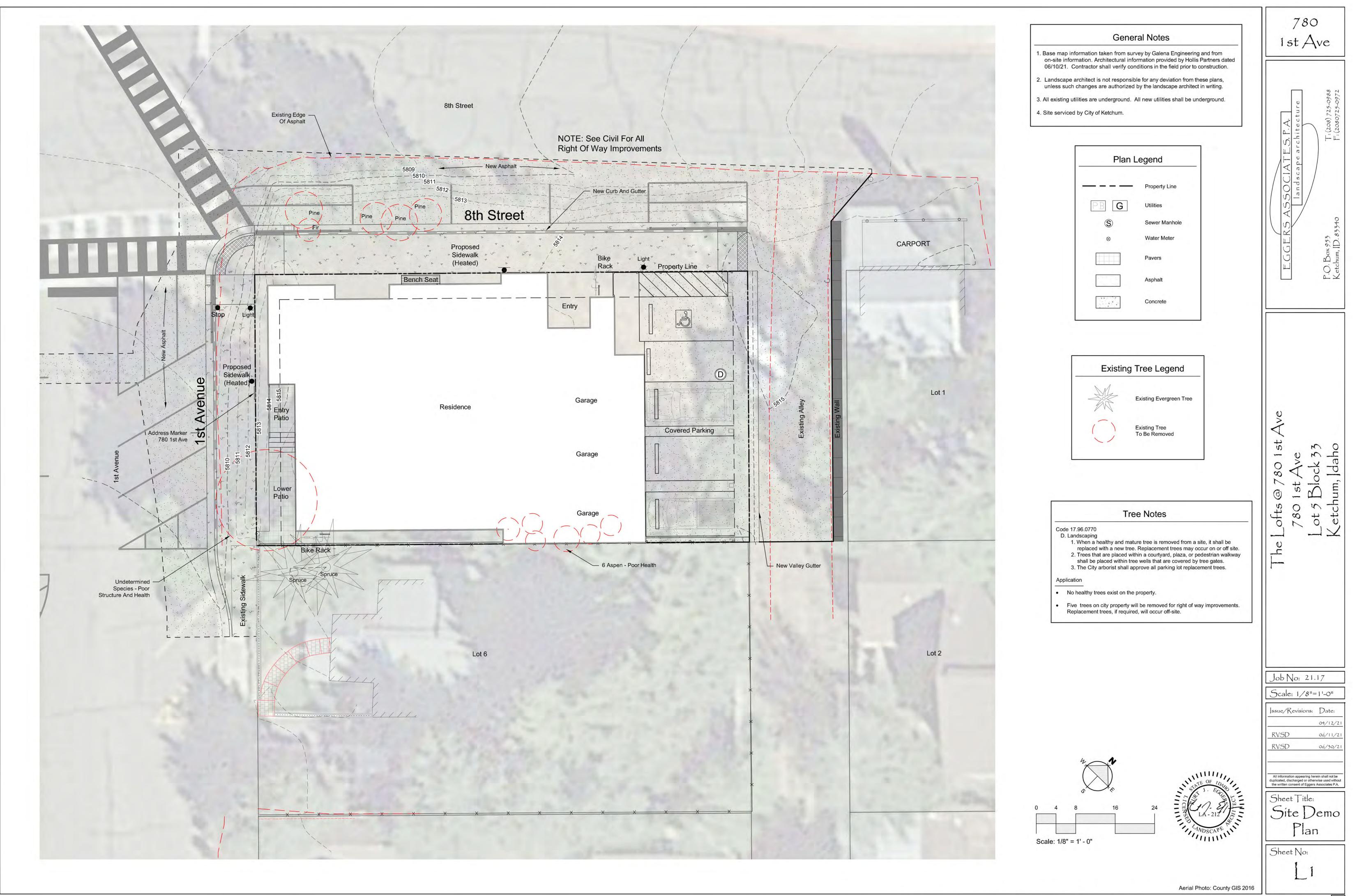
LIGHTING



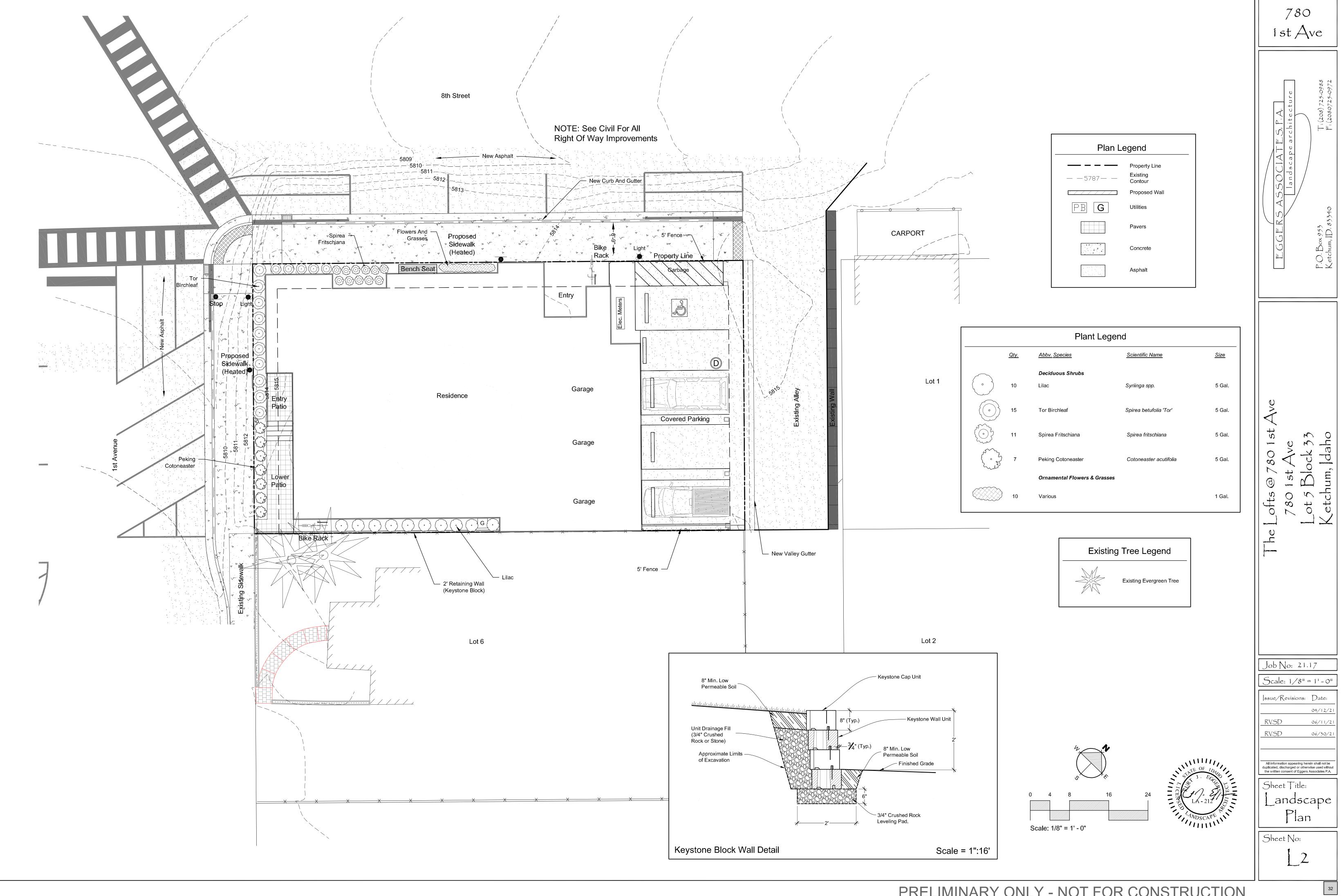


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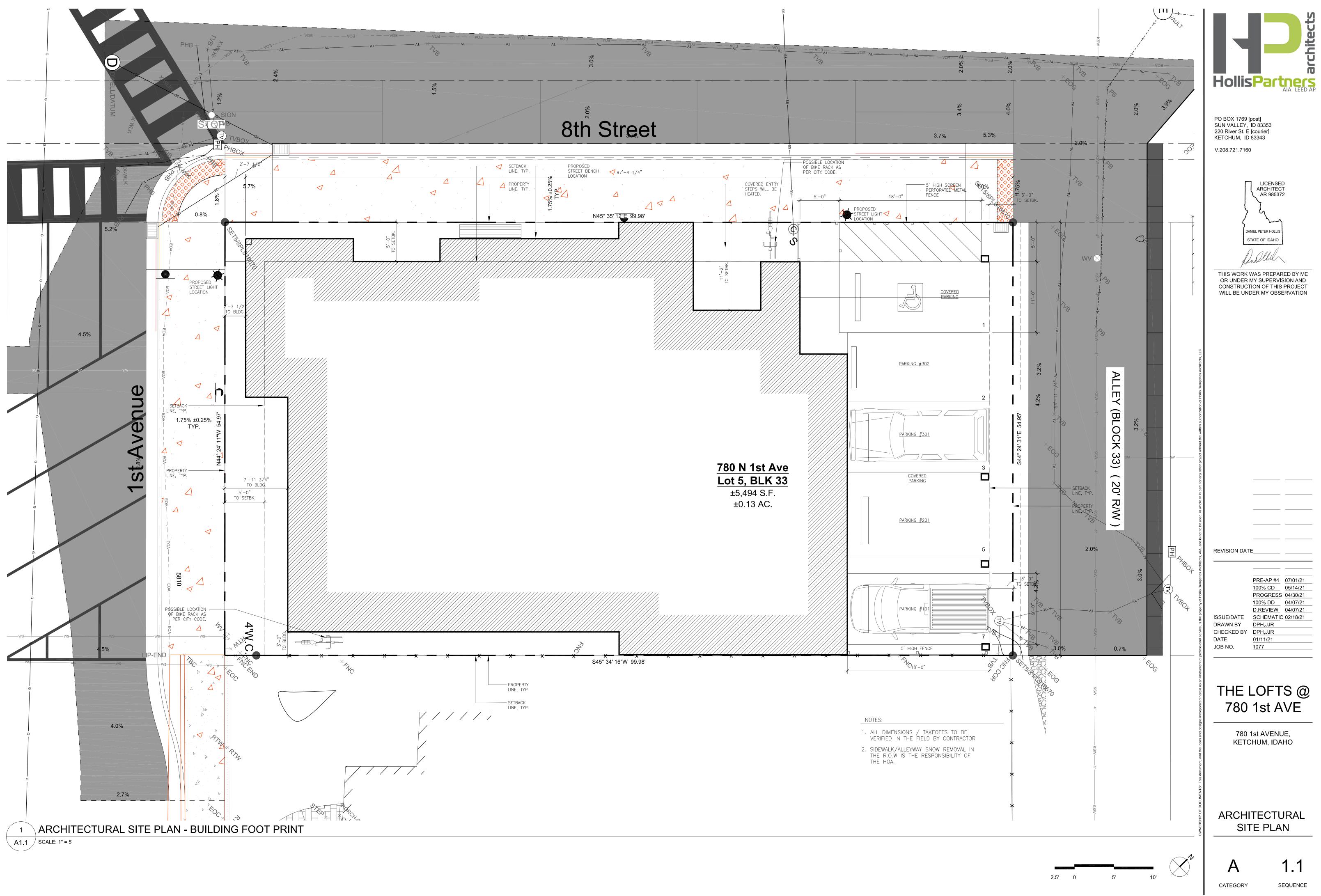
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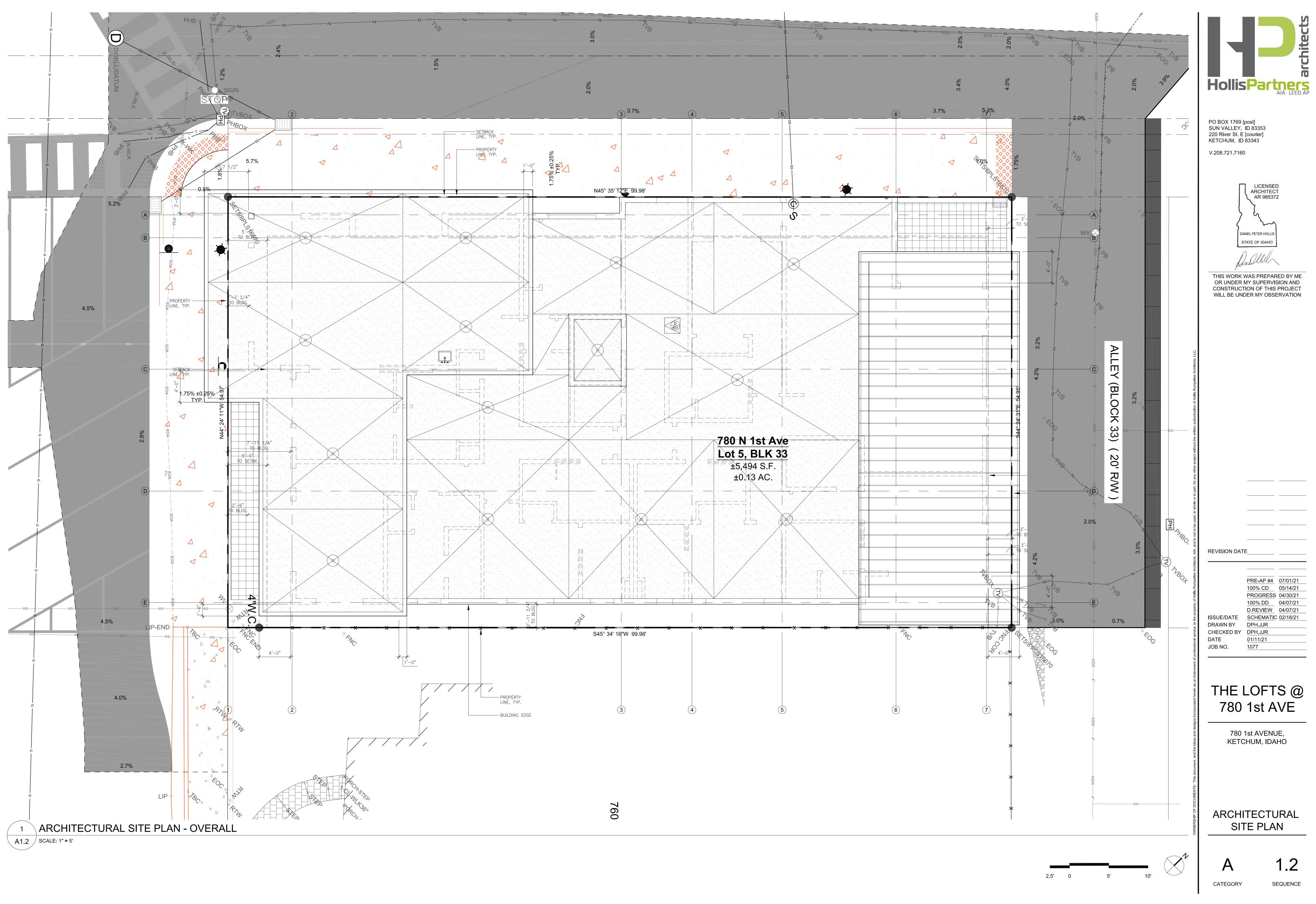
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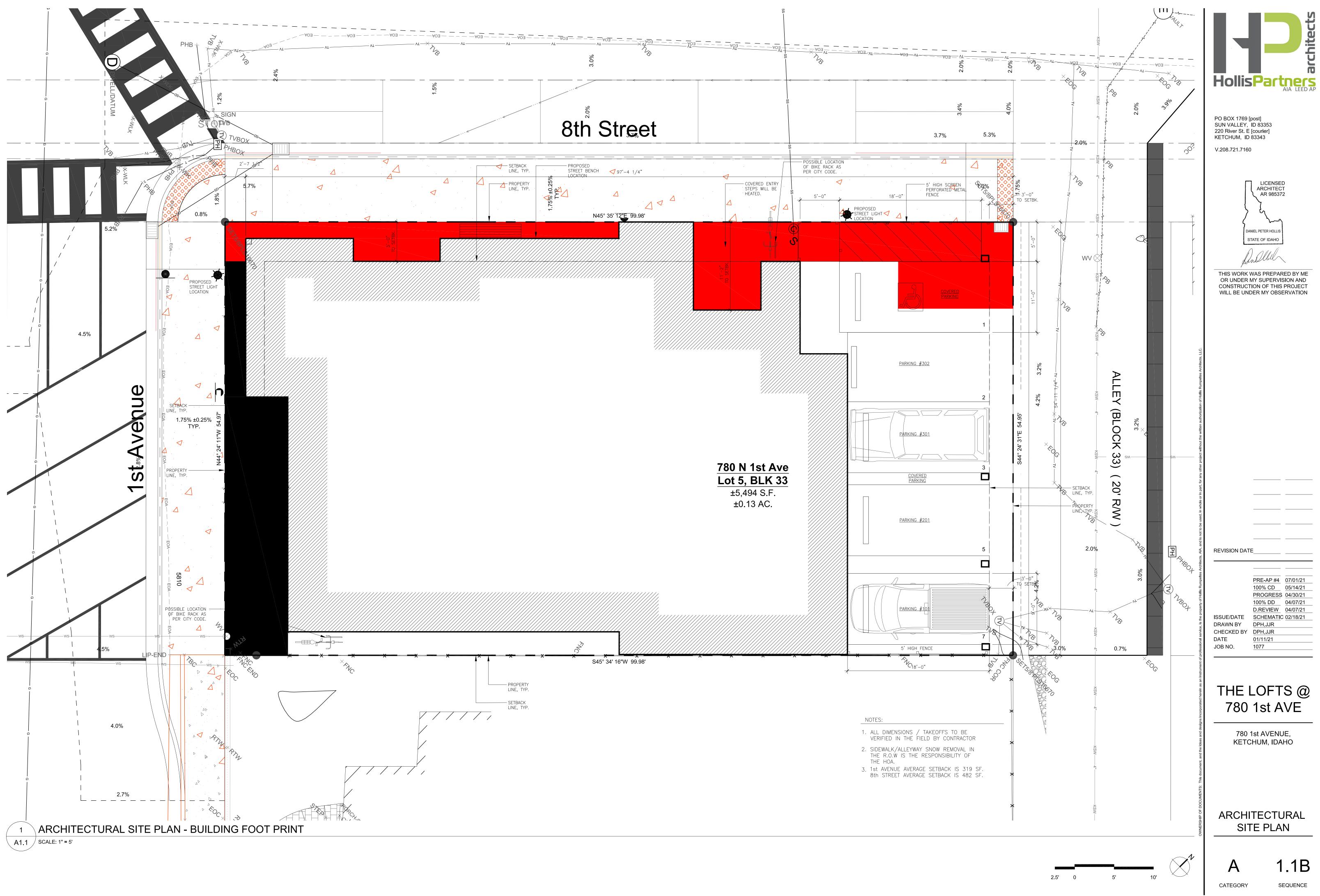
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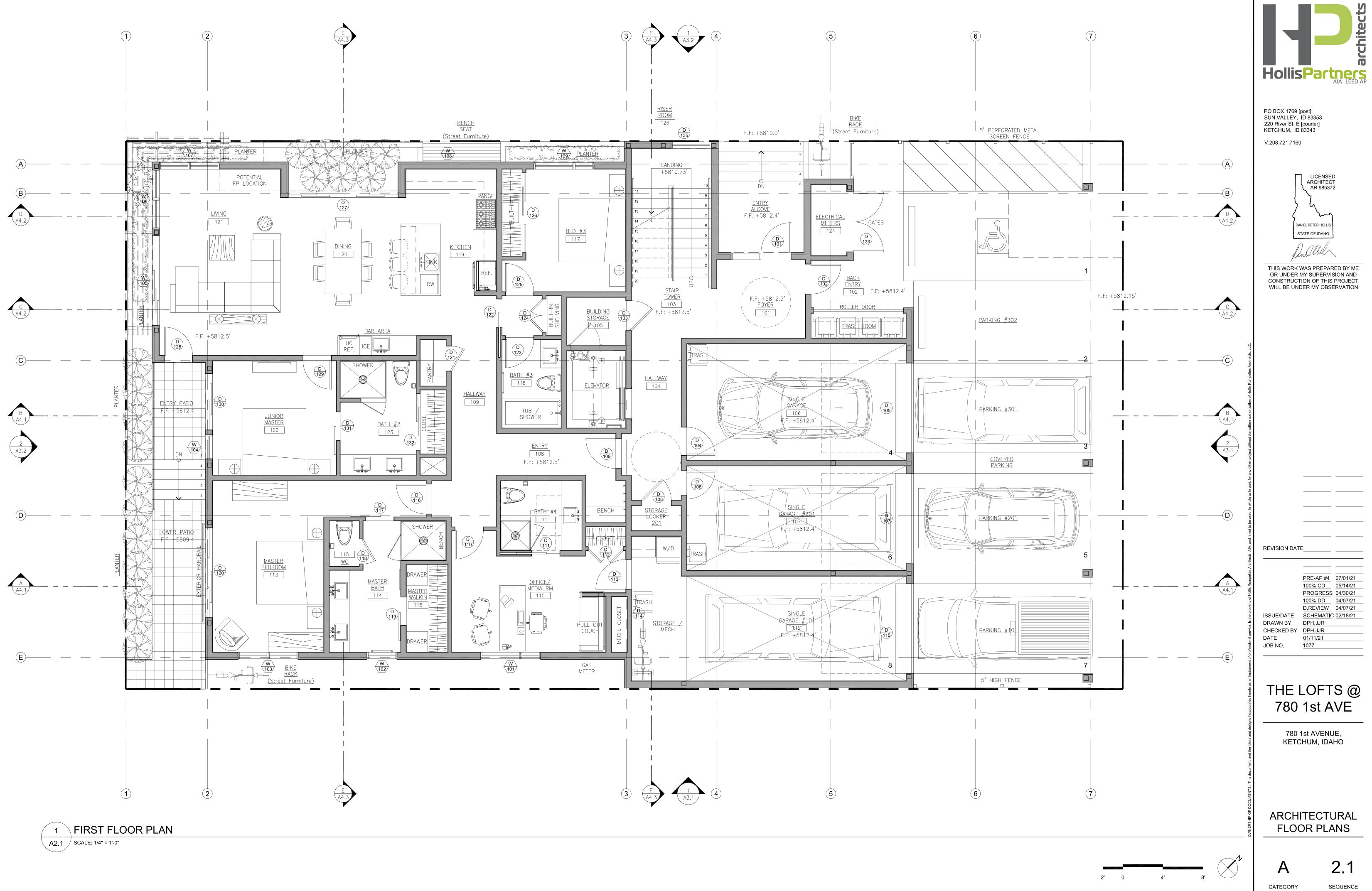
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	PRE-AP #4	07/01/21
	100% CD	05/14/21
	PROGRESS	04/30/21
	100% DD	04/07/21
	D.REVIEW	04/07/21
ISSUE/DATE	SCHEMATIC	02/18/21
DRAWN BY	DPH,JJR	
CHECKED BY	DPH,JJR	
DATE	01/11/21	
JOB NO.	1077	



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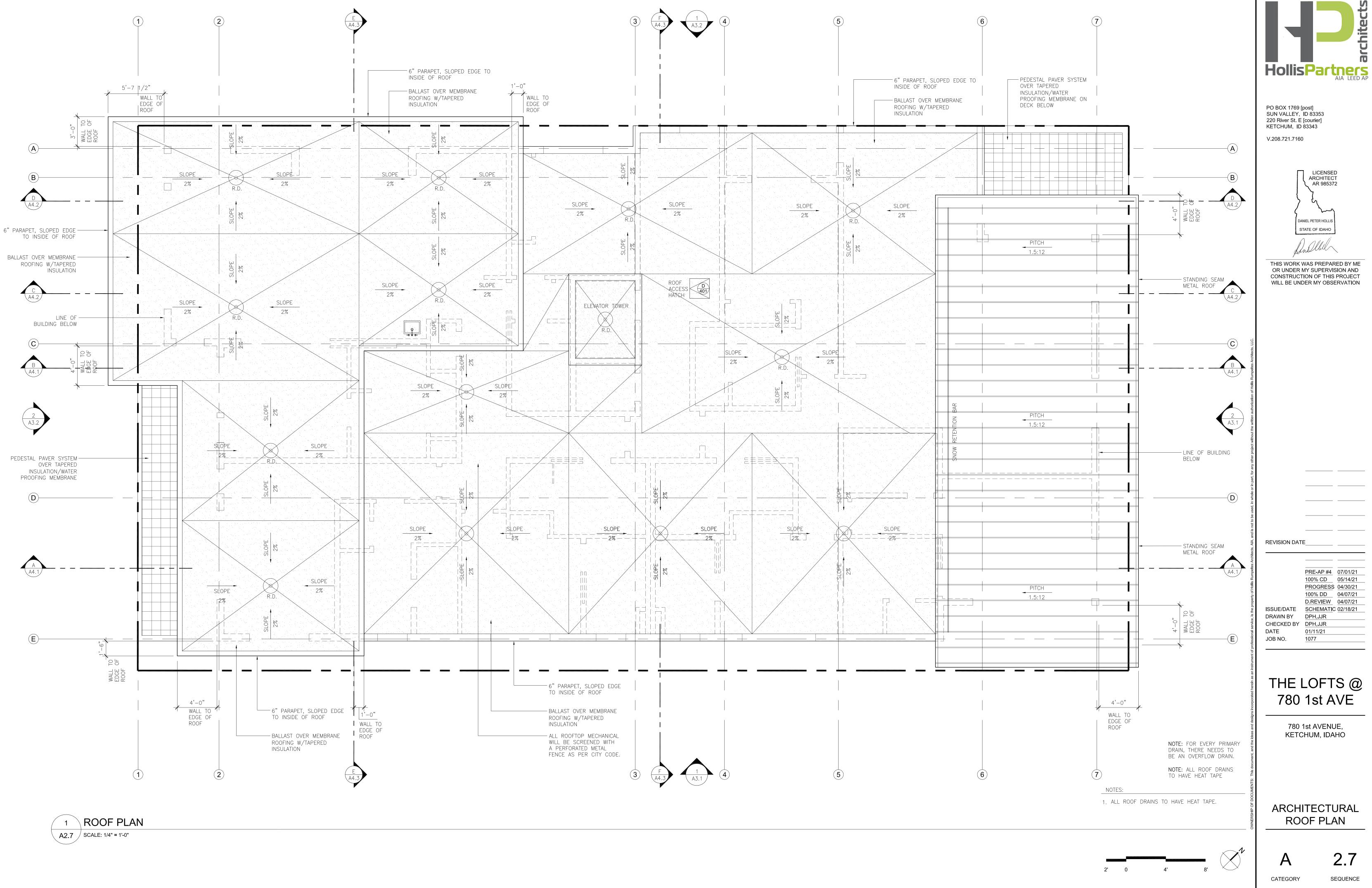


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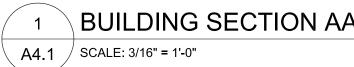






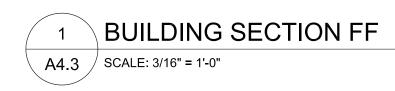




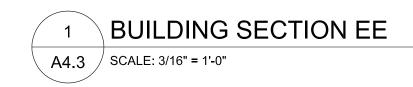


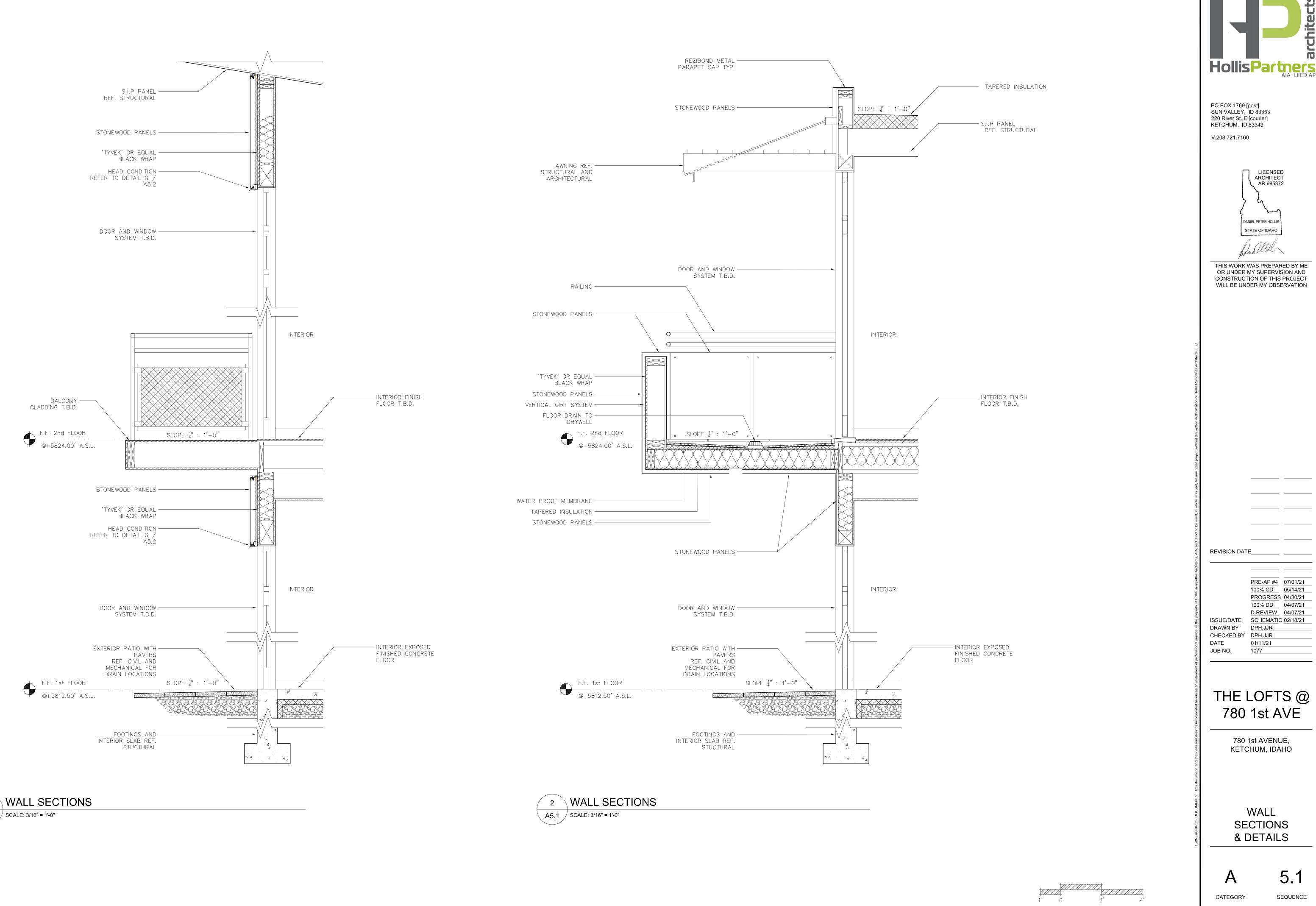






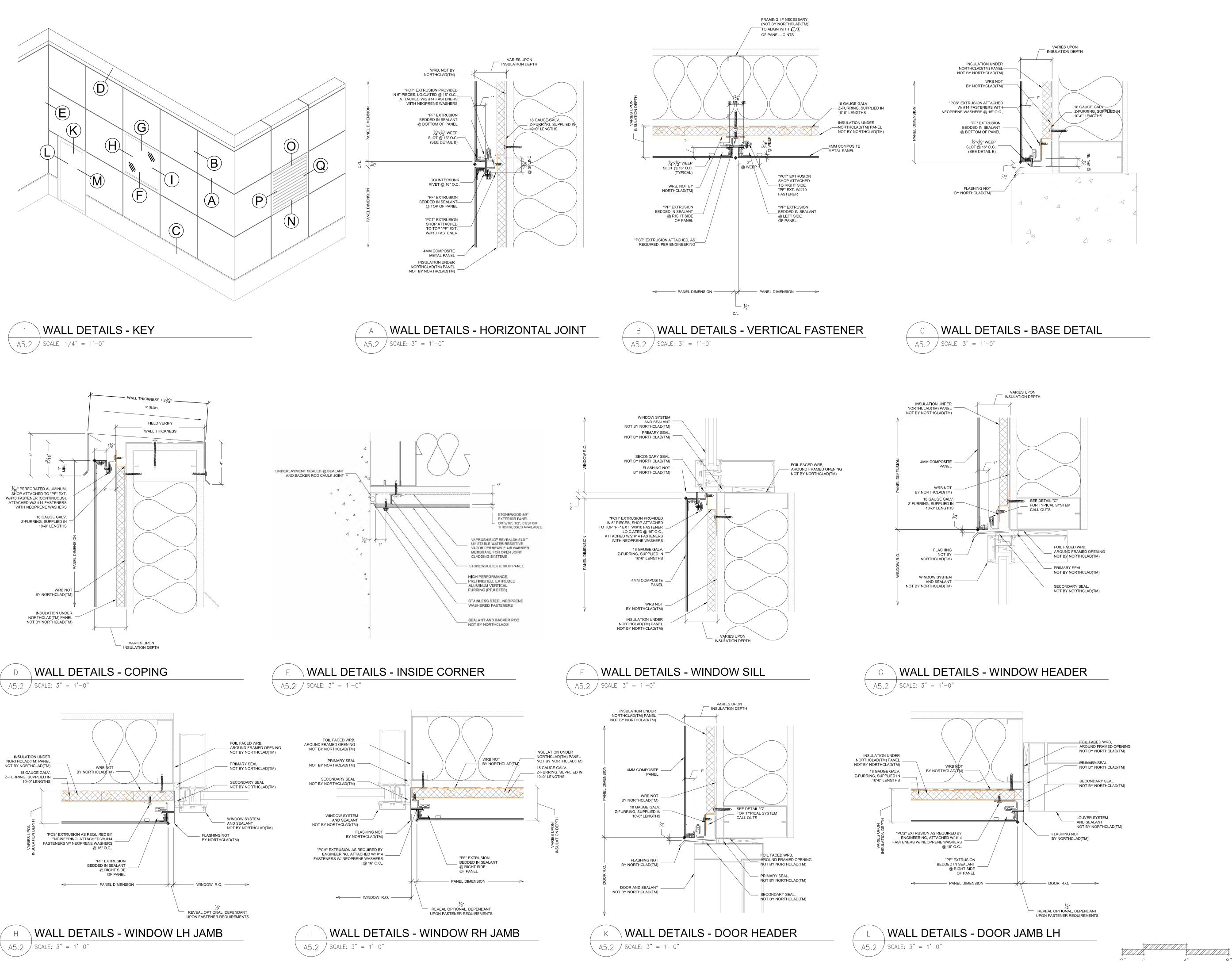


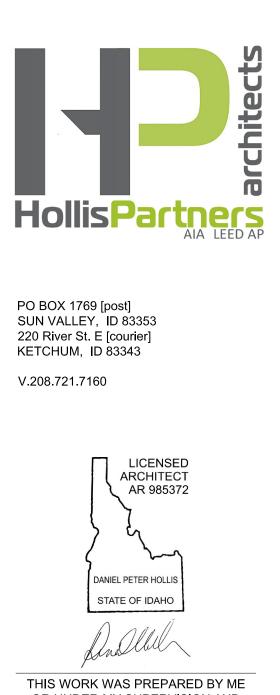












OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

REVISION DAT	PRE-AP # 100% CD
ISSUE/DATE DRAWN BY CHECKED BY DATE JOB NO.	PROGRES 100% DD D.REVIEV SCHEMA DPH,JJR 01/11/21 1077
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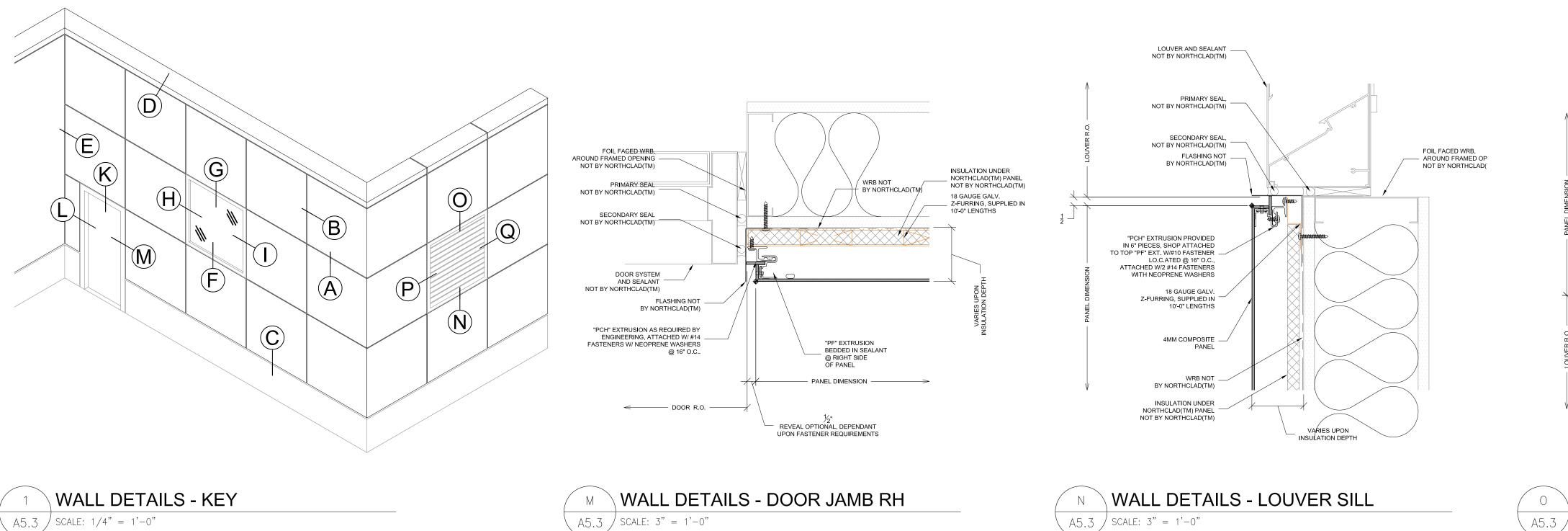


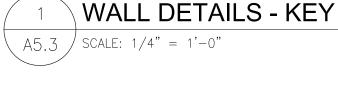
780 1st AVENUE, KETCHUM, IDAHO

WALL SECTIONS & DETAILS

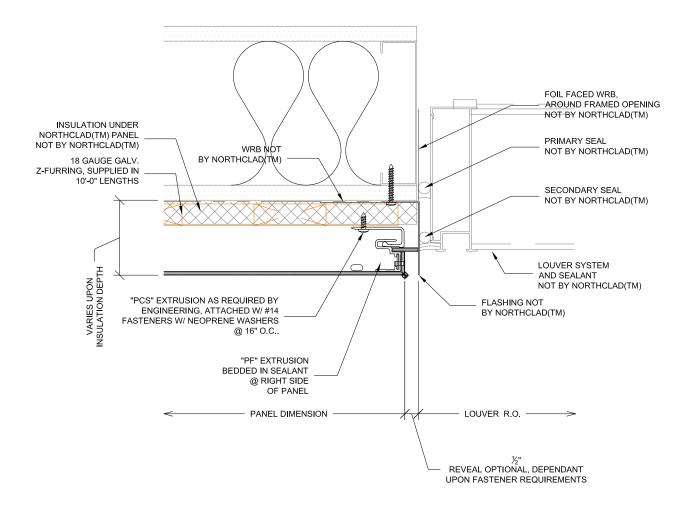


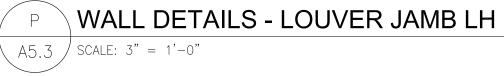
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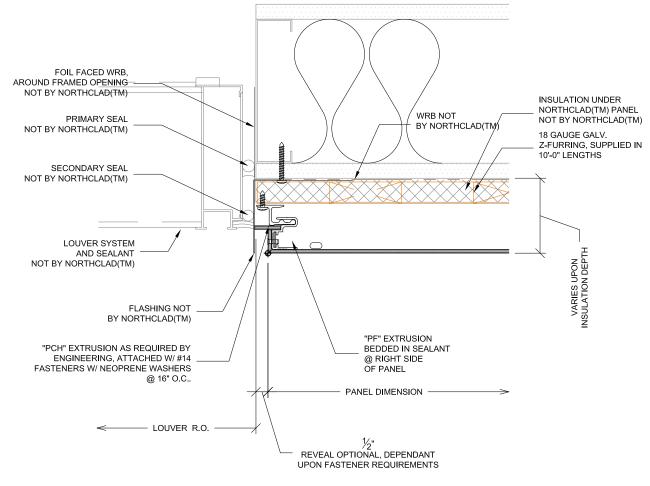




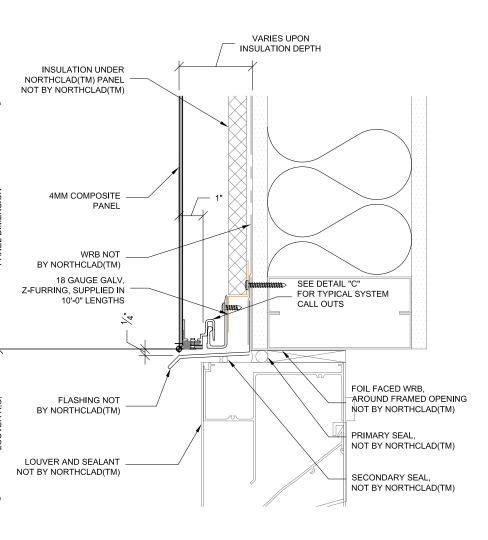












• WALL DETAILS - LOUVER HEADER

A5.3 / SCALE: 3" = 1'-0"

Α 2" 0 4" 8"



PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V 208 721 7160



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

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CHECKED BY	DPH,JJR	
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1077

JOB NO.

780 1st AVENUE, KETCHUM, IDAHO

WALL SECTIONS & DETAILS



MECHANICAL ABBREVIATIONS

, or AL	AIR CONDITIONING	KW	KILOWATT
	ABOVE FINISHED FLOOR	KWH	KILOWATT HOUR
AHU	AIR HANDLING UNIT		
	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR		
SHRAE	CONDITIONING ENGINEERS	LAT	LEAVING AIR TEMPERATURE
		LAV	LAVATORY
DTU		LEED	
	BRITISH THERMAL UNITS		LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
BTUH	BTUS PER HOUR	LWT	LEAVING WATER TEMPERATURE
~			
		MAX	
		MCA	
	AIR FLOW RATE (CUBIC FEET PER MINUTE)	MOCP	MAXIMUM OVERCURRENT PROTECTION
CHWR	CHILLED WATER RETURN	MIN	MINIMUM
	CHILLED WATER SUPPLY		
	CEILING	NC	NOISE CRITERIA
CW	COLD WATER	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
		NTS	NOT TO SCALE
DEG or °	DEGREE		
	DIAMETER	OSA	OUTSIDE AIR
	DRY BULB		
		PD	PRESSURE DROP
EA	EXHAUST AIR	PH or Ø	
	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
	ENERGY EFFICIENCY RATIO		
ESP	EXTERNAL STATIC PRESSURE	RA	RETURN AIR
EWT	ENTERING WATER TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
		RTU	ROOFTOP UNIT
FCO	FLOOR CLEANOUT	KI0	
	FIRE DAMPER	SA	SUPPLY AIR
	FULL LOAD AMPS	SEER	SEASONAL ENERGY EFFICIENCY RATIO
	FLOOR	SFD	COMBINATION SMOKE/FIRE DAMPER
FPM	FEET PER MINUTE	SP	STATIC PRESSURE
FT	FEET	SYM	SYMBOL
	GAUGE	T & P	TEMPERATURE AND PRESSURE
GCO	GRADE CLEANOUT	TEMP	TEMPERATURE
GPM	WATER FLOW RATE (GALLONS PER MINUTE)	TYP	TYPICAL
	HEATING COIL	UMC	UNIFORM MECHANICAL CODE
HP	HORSE POWER	UPC	UNIFORM PLUMBING CODE
HVAC	HEATING, VENTILATING, AIR CONDITIONING	URL	URINAL
HW	HOT WATER		
HWR	HOT WATER RETURN	VTR	VENT THROUGH ROOF
HWS	HOT WATER SUPPLY	V	VOLTS
		v v	
IBC	INTERNATIONAL BUILDING CODE	W/	WITH
IEEC	INTERNATIONAL ENERGY CONSERVATION CODE	WB	WET-BULB
IFC	INTERNATIONAL ENERGY CONSERVATION CODE	WC	WATER CLOSET
IFGC		WCO	
IMC IPC		WH	WATER HEATER
1.1.1.1	INTERNATIONAL PLUMBING CODE		



Energy Code: Project Title: Location: Climate Zone: Project Type:

2018 IECC The Lofts @ 780 1st Avenue Ketchum, Idaho New Construction

Construction Site: 780 1st Avenue Ketchum, ID





Additional Efficiency Package(s) Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Mechanical Systems List

Quantity System Type & Description

- 3 HVAC System 1 (Single Zone):
- Split System Heat Pump Heating Mode: Capacity = 42 kBtu/h,
- Proposed Efficiency = 8.20 HSPF, Required Efficiency = 8.20 HSPF Cooling Mode: Capacity = 36 kBtu/h, Proposed Efficiency = 18.30 SEER, Required Efficiency: 14.00 SEER
- Fan System: None
- 4 HVAC System 2 (Single Zone):
- Split System Heat Pump
- Heating Mode: Capacity = 54 kBtu/h, Proposed Efficiency = 8.20 HSPF, Required Efficiency = 8.20 HSPF Cooling Mode: Capacity = 48 kBtu/h,
- Proposed Efficiency = 16.50 SEER, Required Efficiency: 14.00 SEER Fan System: None
- 3 HVAC System 3 (Single Zone): Heating: 3 each - Unit Heater, Electric, Capacity = 17 kBtu/h No minimum efficiency requirement applies
- Fan System: None
- 1 HVAC System 4 (Single Zone): Heating: 1 each - Radiant Heater, Electric, Capacity = 10 kBtu/h No minimum efficiency requirement applies Fan Svstem: None
- 2 HVAC System 5 (Single Zone): Heating: 2 each - Radiant Heater, Electric, Capacity = 14 kBtu/h No minimum efficiency requirement applies Fan System: None
- 1 HVAC System 7 (Single Zone): Heating: 1 each - Radiant Heater, Electric, Capacity = 17 kBtu/h
- No minimum efficiency requirement applies Fan System: None

Quantity System Type & Description 2 HVAC System 8 (Single Zone):

- Heating: 2 each Duct Furnace, Electric, Capacity = 17 kBtu/h No minimum efficiency requirement applies Fan System: None
- 9 HVAC System 9 (Single Zone): Heating: 9 each - Duct Furnace, Electric, Capacity = 20 kBtu/h No minimum efficiency requirement applies Fan Svstem: None
- HVAC System 10 (Single Zone): Heating: 2 each - Duct Furnace, Electric, Capacity = 27 kBtu/h No minimum efficiency requirement applies Fan System: None
- 1 HVAC System 11 (Single Zone): Heating: 1 each - Duct Furnace, Electric, Capacity = 34 kBtu/h No minimum efficiency requirement applies
- Fan System: None
- 11 Water Heater 1: Gas Instantaneous Water Heater, Capacity: 0 gallons, Input Rating: 200 kBtu/h w/ Circulation Pump No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.4.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist. Marty Quinowski - Mechanical Designer // wnowski 5/14/2021 Name - Title

MECHA	NICAL AND PLUME	BING DRAV	VINGS LEGEND
	FLEXIBLE DUCTWORK	٥X	THREE WAY CONTROL VALVE
	DUCTWORK	Χp	TWO WAY CONTROL VALVE
	DUCTWORK BREAK	X [,] X	PRESSURE REDUCING VALVE
	DUCTWORK OR PIPING RISE	X	GATE VALVE
	CONCENTRIC SQUARE TO ROUND	K	REDUCER
	TRANSITION MOTORIZED DAMPER	\bowtie	GLOBE VALVE
	MANUAL VOLUME DAMPER	φ b	BALL VALVE
	SPIN-IN FITTING W/ AIR EXTRACTOR AND HAND DAMPER		BUTTERFLY VALVE
AIRFLOW	HIGH EFFICIENCY FITTING W/ HAND DAMPER	00 00	BALANCE VALVE
\$	SWITCH	Z H	CHECK VALVE
T	THERMOSTAT	<i>⊆</i> <u>FCO</u>	FLOOR CLEANOUT
\oplus	HUMIDISTAT	<u>۲ wco</u> ا	WALL CLEANOUT
S	TEMPERATURE SENSOR	<u>جر الحرم</u>	GRADE CLEANOUT
602	CARBON DIOXIDE SENSOR	P	WATER HAMMER ARRESTOR
\bigcirc	CARBON MONOXIDE SENSOR	<u>ج</u>	FLOOR DRAIN
\mathbb{N}	NITROUS OXIDE SENSOR		FLOOR SINK
(SD)	DUCT SMOKE DETECTOR	<u>, k</u>	GAS PRESSURE REGULATOR W/ GAS COCK
	COMBINATION SMOKE/FIRE DAMPER		PRESSURE RELIEF VALVE
	FIRE DAMPER	1	VENT-THROUGH-ROOF
SD	SMOKE DAMPER	<i>ي</i> ـــــ	VENT
	EQUIPMENT CALLOUT	<i>۶</i> ــــــ	SOIL, WASTE, OR SANITARY SEWER
	TURNING VANES	ر AW	ACID WASTE LINE
	INTAKE OR EXHAUST	5AV5	ACID VENT LINE
_ -	DIRECTION OF AIRFLOW	کــــــ sd ـــــک	STORM DRAIN
D-X CFM X"Ø	SUPPLY DIFFUSER	✓ RD	ROOF DRAIN LINE
П R-Х Х"Ø	RETURN GRILLE	ر OD ر	OVERFLOW DRAIN LINE
R-X CFM X"Ø	EXHAUST GRILLE	← CD ← ✓	CONDENSATE DRAIN LINE
G-X CFM X"Ø	FLOOR GRILLE	ک ـــــ – ــــک	DOMESTIC COLD WATER (CW)
\sim	CEILING EXHAUST FAN	<u>ب</u>	DOMESTIC HOT WATER (HW)
Ψ	TEMPERATURE GAUGE	ہے۔۔۔ ب	DOMESTIC HOT WATER RETURN (HWR)
 	PRESSURE GAUGE (LIQUID FILLED W/ ISOLATION VALVE)	tw	TEMPERED WATER (TW)
	TEMPERATURE SENSOR (DUCT OR PIPING)	, ← ← MPG ← ← ← ∫	MEDIUM PRESSURE NATURAL GAS
FS	FLOW SWITCH	<u>ج</u> G	LOW PRESSURE NATURAL GAS
	STAINLESS STEEL BRAIDED FLEX CONNECTION	∫ F∫	FIRE SPRINKLER LINE
	ELASTOMETRIC FLEX CONNECTOR	<u>}</u> Gw 3	GEOTHERMAL WATER SUPPLY
	SUCTION DIFFUSER	∫ GW R∫	GEOTHERMAL WATER RETURN
₩ ₩	Y TYPE STRAINER (1 1/2" OR LARGER PROVIDED W/ BLOW DOWN VALVE)	cws	CHILLED WATER SUPPLY
	FLOW DIRECTION	cw R ∫	CHILLED WATER RETURN
	DEMOLITION / EQUIPMENT TO BE REMOVED	←cs	CONDENSER WATER SUPPLY
\rightarrow	NEW TO EXISTING CONNECTION POINT	cr	CONDENSER WATER RETURN
(E)	EXISTING	<u>}</u> Hws	HEATING WATER SUPPLY
(F)	FUTURE	∫ HWR ∫	HEATING WATER RETURN
(N)	NEW REDUCED PRESSURE BACKFLOW	کـــــد ا	
	PREVENTER	ss	
		کـــــــز م	
		ر <u> </u>	PIPE GUIDE
	TRIPLE DUTY VALVE THIS IS A LIST OF COMMONLY USED MECHANI		CAP S. SOME OF THE SYMBOLS SHOWN ABOVE
NOTE:	MAY NOT BE USED IN THIS DRAWING PACKAGE		

ENERGY CODE COMPLIANCE

- COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE IS REQUIRED FOR THIS PROJECT. THESE NOTES COVER MANDATORY REQUIREMENTS OF THE CODE. ADDITIONAL REQUIREMENTS ARE NOTED ON THE DRAWINGS AND IN THE SPECIFICATIONS.
- B. MINIMUM REQUIREMENTS FOR SUPPLY AND RETURN DUCTWORK INSULATION: 1. R-6: DUCTS LOCATED IN UNCONDITIONED SPACES (SPACE NEITHER HEATED NOR COOLED SUCH AS ABOVE CEILING SPACES. WALL SPACES, DUCT CHASES, SOFFITS, ATTICS, CRAWL SPACES, UNHEATED BASEMENTS, AND UNHEATED GARAGES).
- 2. R-12: DUCTS LOCATED OUTSIDE OF THE BUILDING'S INSULATION ENVELOPE (SUCH AS ABOVE THE ATTIC INSULATION).
- TYPICAL INSULATION THICKNESS REQUIRED TO MEET THESE REQUIREMENTS:
- 1. FIBERGLASS DUCT WRAP: R-6, R-12 2. FIBERGLASS DUCT LINER: R-6, R-12.
- C. CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER, THE R-VALUES OF THE ACTUAL INSULATION USED. R-VALUES SHALL BE INSTALLED VALUES.
- D. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS. INSULATION HAVING A PERMEANCE OF 0.05 PERMS OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER.
- E. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE FASTENED AND SEALED WITH WELDS, GASKETS, ADHESIVES, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPES. TAPES AND MASTICS SHALL BE LISTED AND LABELED PER UL181A OR UL181B. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS. DUCT CONNECTIONS TO FLANGES OR EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED.
- F. MINIMUM REQUIREMENTS (THICKNESS) FOR PIPING INSULATION SHALL BE AS FOLLOWS: FLUID NOMINAL PIPE DIAMETER 1/2" TO < 1 1/2" 1 1/2" TO < 4" 4" AND ABOVE
 - 1 REFRIGERANT SEE SPECIFICATIONS
- THE ABOVE INSULATION IS BASED ON HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT2-°F. G. DOMESTIC HOT WATER PIPING SYSTEMS SHALL BE INSULATED WITH 1" INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT2-°F
- H. DOMESTIC WATER HEATERS WHICH ARE NOT PROVIDED WITH INTEGRAL HEAT TRAPS AND SERVE NONCIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING AT THE WATER HEATER.
- I. DOMESTIC HOT WATER SYSTEMS WITH RECIRCULATION PUMPS OR ELECTRIC HEAT TRACE SHALL BE CONTROLLED WITH 7-DAY TIME CLOCKS.
- AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE O&M MANUAL SHALL CONTAIN THE FOLLOWING INFORMATION AS A MINIMUM:
 - 1. EQUIPMENT CAPACITY (INPUT & OUTPUT).
 - 2. EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS. 3. CONTROL SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCES.
 - 4. CONTROL SYSTEM SETPOINTS SHALL BE SHOWN ON CONTROL DRAWINGS, AT CONTROL DEVICES, OR IN PROGRAMMING COMMENT ON DDC SYSTEMS.
 - 5. A COMPLETE WRITTEN NARRATIVE ON HOW EACH MECHANICAL SYSTEM IS INTENDED TO OPERATE.

MECHANICAL GENERAL NOTES

- ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) LATEST EDITION, AND ALL LOCAL & STATE CODES.
- ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED PLUMBING CODE, 2. AND ALL LOCAL & STATE CODES.
- ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. 3.
- MECHANICAL CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS 4. THROUGH ANY STRUCTURAL MEMBER.
- MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER 5. TRADES TO AVOID CONFLICTS.
- THE MECHANICAL CONTRACTORS SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING 6. MOTORIZED EQUIPMENT AND CONTROLS.
- 7. SEE MECHANICAL SCHEDULE SHEET FOR SCHEDULED CAPACITIES OF ALL MECHANICAL EQUIPMENT AND MATERIALS SPECIFIED.
- DOMESTIC WATER SERVICE IS PROVIDED WITH A DOUBLE CHECK BACKFLOW PREVENTER. 8.
- ALL MECHANICAL EQUIPMENT TO BE PROPOSED MUST BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED 9. MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
- 10. RUNOUT AND HOOKUP SIZES TO INDIVIDUAL PLUMBING FIXTURE CAN BE FOUND ON THE PLUMBING FIXTURE SCHEDULE.
- 11. PROVIDE REMOTE CEILING ACCESS BALANCE DAMPERS WITH CONCEALED CHROME PLATE COVERS FOR BALANCE DAMPERS LOCATED ABOVE HARD CEILINGS.
- 12. PAINT ALL VTR'S, FLUES, EXHAUST CAPS, AND OTHER MECHANICAL ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
- 13. INSULATED FLEXIBLE DUCTWORK WILL NOT BE ALLOWED ON THIS PROJECT FOR SOUND ATTENUATION.
- 14. MAINTAIN MINIMUM OF 10'-0" DISTANCE BETWEEN ALL FRESH AIR INTAKES AND EXHAUST OR GAS FLUE DISCHARGES.
- TECHNICIAN BEFORE THE USE OF THE BUILDING POTABLE WATER SYSTEM.
- 16. LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & LIGHTING.
- WHENEVER THERE IS A DISCREPANCY BETWEEN THE RUNOUT DUCT SIZE SHOWN ON THE PLANS AND THAT SHOWN IN THE 17. SCHEDULE, ALWAYS USE THE LARGER OF THE TWO DUCT SIZES.

15. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL BACKFLOW DEVICES TO BE INSPECTED BY A CERTIFIED BACKFLOW



MUSGROVE ENGINEERING, P.A 234 S. Whisperwood Way

Boise, ID 83709

208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. 21086



PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160 / V.208.721.0633

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	PRE-AP #4	07/02/21
	BID SET	06/08/21
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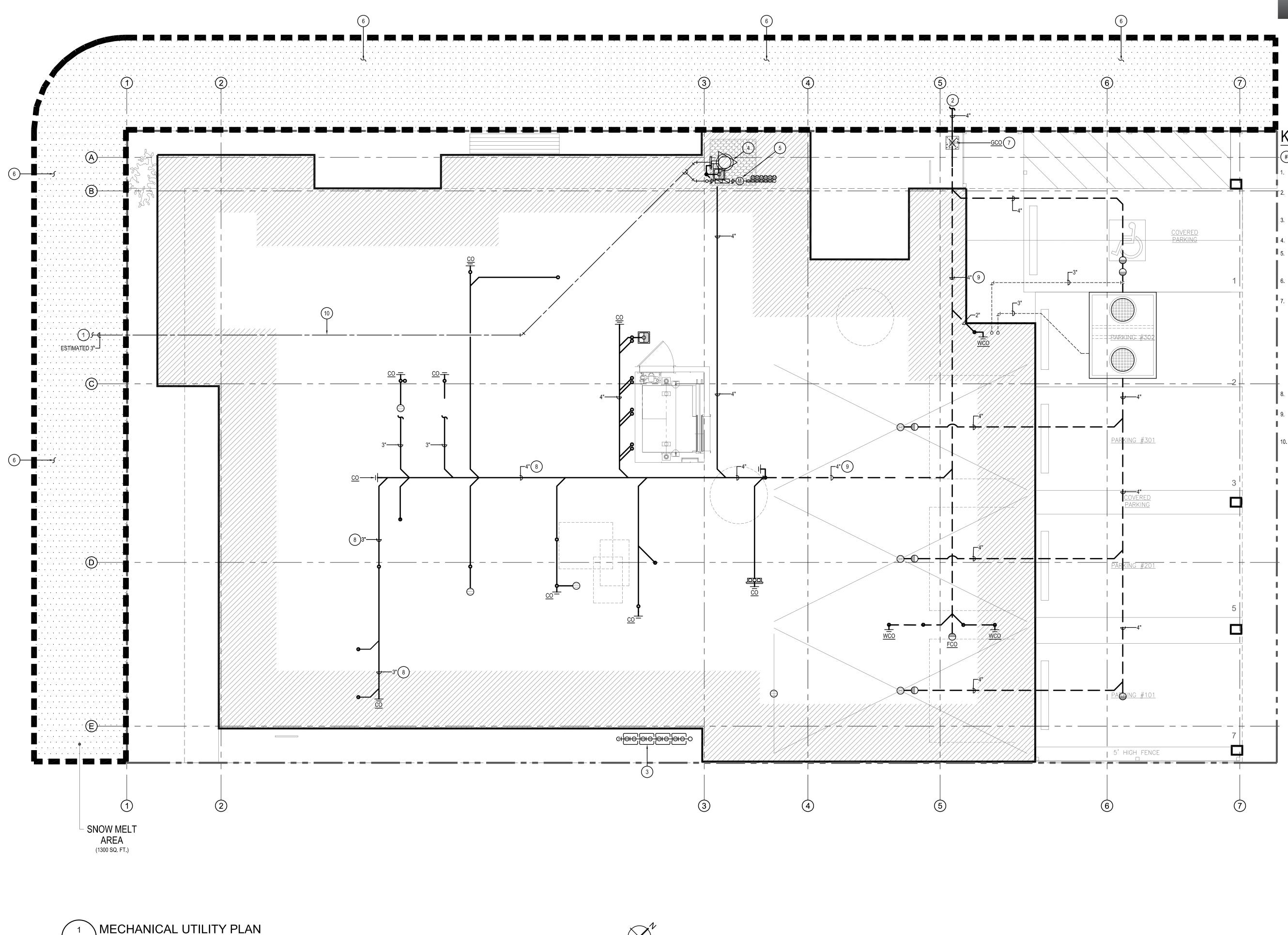


780 1st AVENUE, **KETCHUM, IDAHO**

MECHANICAL COVER SHEE

CATEGORY

0.0 SEQUENCE



P0.0 SCALE: 1/4" = 1'-0"



MUSGROVE ENGINEERING, P.A 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. 21086

KEYED NOTES:

-(#) SYMBOL USED FOR NOTE CALLOUT.

- FIRE/WATER LINE FROM STREET TO BUILDING. SEE CIVIL SITE PLAN FOR CONTINUATION.
- 4-INCH WASTE LINE OUT TO EXISTING SANITARY SEWER LINE STUBBED INTO THE PROPERTY. SEE CIVIL SITE PLAN FOR CONTINUATION.
- GAS METER BANK BY INTERMOUNTAIN GAS COMPANY.
- 4. LOCATION OF BUILDINGS FIRE SPRINKLER RISER.
- BUILDING WATER METER. INSTALL METER AS SPECIFIED BY THE CITY WATER UTILITY DEPARTMENT.
- AREA OF SNOW MELT SYSTEM FOR BUILDINGS SIDEWALK.
- THE WASTE LINE INVERT ELEVATION AT THIS LOCATION IS 49-INCHES BELOW FINISH FLOOR (BFF). THIS INVERT ELEVATION IS BASED ON A STARTING POINT OF 2-FEET BFF WITH A LINE SLOPE OF 1/4" PER FOOT. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND COORDINATE WITH THE SITE UTILITY CONTRACTOR PRIOR TO INSTALLATION OF ANY PIPING. CONTRACTOR SHALL CONTACT MUSGROVE ENGINEERING IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND IN THE FIELD CONCERNING THIS SPECIFIED INVERT ELEVATION.
- WASTE LINE ROUTED IN THE CRAWL SPACE. SLOPE LINE AT 1/4-INCH PER FOOT.
- WASTE LINE SHOWN DASHED IS ROUTED BELOW CONCRETE SLAB. SLOPE LINE AT 1/4-INCH PER FOOT.
- FIRE/WATER LINE ROUTED HIGH IN THE CRAWL SPACE.

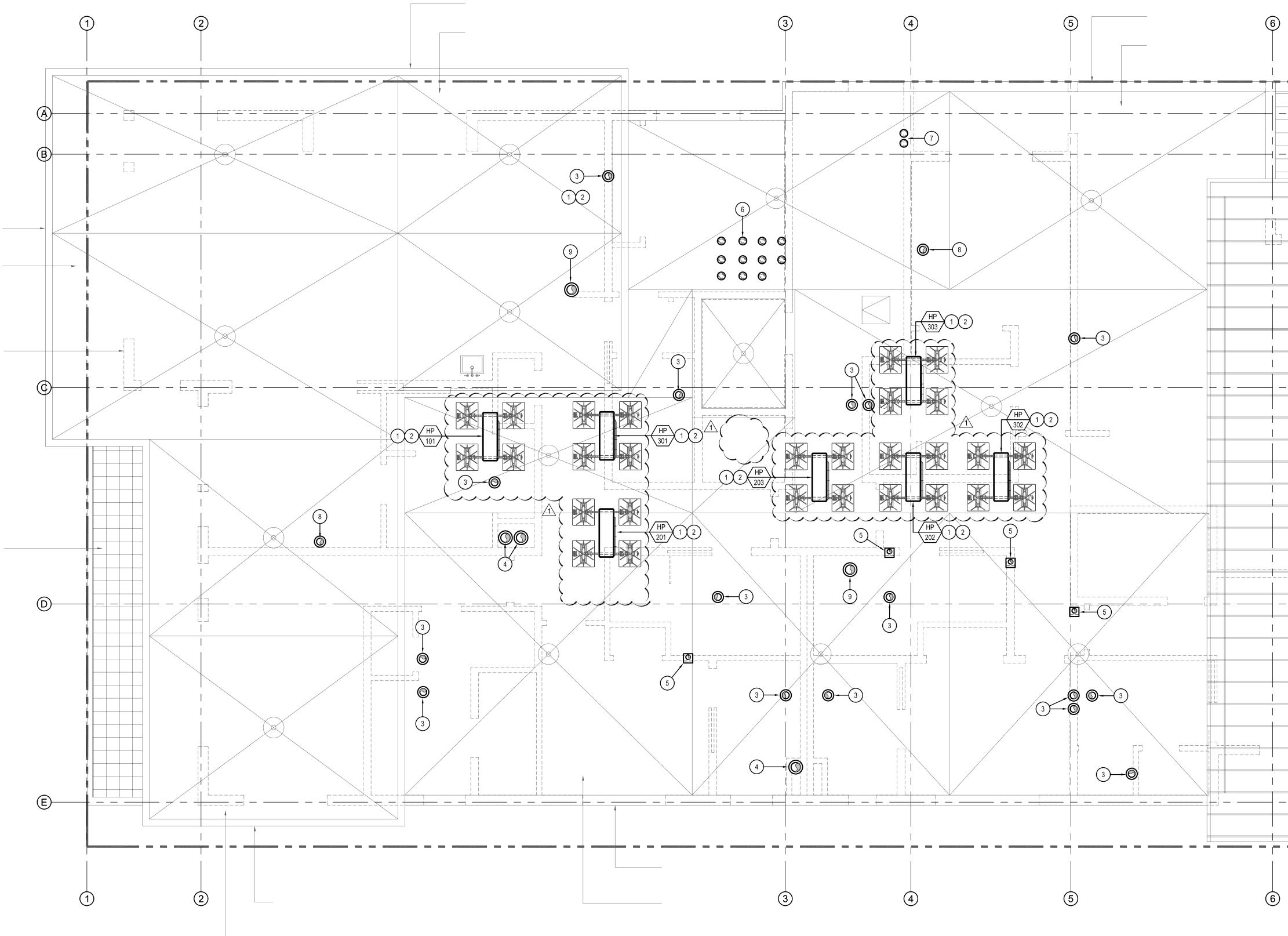


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www.musgrovepa.com Project No. 21086

KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

- HEAT PUMP UNIT LOCATED ON THE ROOF. PROVIDE SCREENING AROUND UNIT AS REQUIRED BY CITY OF KETCHUM. SEE ROOFTOP HEAT PUMP UNIT PLATFORM DETAIL ON SHEET M-4.0.
 ROUTE REFRIGERANT LINES FROM THIS OUTDOOR HEAT PUMP UNIT TO INDOOR FAN-COIL UNIT LOCATED IN UNIT CEILING SPACE. ROUTE LINES DOWN IN WALL SPACE. FIELD VERIFY EXACT ROUTING. SEE TYPICAL PIPING THRU ROOF DETAIL ON SHEET M-4.0. INSTALL REFRIGERANT PIPING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 3. 6-INCH EXHAUST VENT CAP ON THE ROOF.
- 4. 8-INCH EXHAUST VENT CAP ON THE ROOF.
- 5. 4-INCH DRYER VENT CAP ON THE ROOF.

6. WATER HEATER CONCENTRIC VENT FOR INTAKE AND VENT PIPES. PROVIDE CLEARANCES AROUND VENTS AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS. (TYPICAL OF 11)

- 7. BOILER INTAKE AND VENT PIPES.
- 8. 6-INCH OUTSIDE AIR INTAKE CAP ON THE ROOF.
- 9. 8-INCH OUTSIDE AIR INTAKE CAP ON THE ROOF.



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780 1st AVENUE, KETCHUM, IDAHO

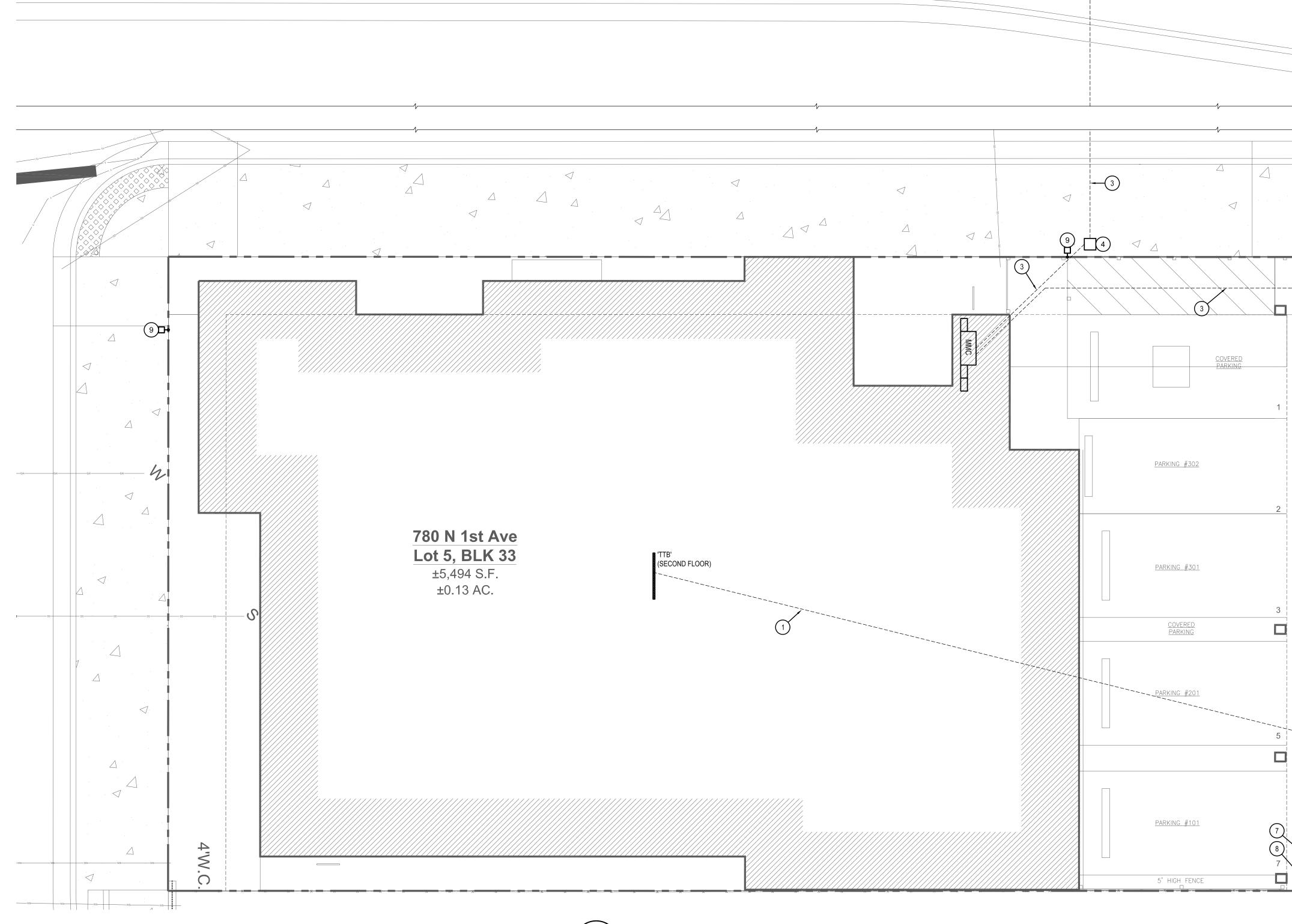
ROOF HVAC PLAN

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GENERAL NOTES:

E. PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.

- A. CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER SITE DISCIPLINES.
- B. ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE REFER TO TRENCHING DETAIL.
- C. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES, AND UTILITY COMPANIES PRIOR TO ROUGH-IN.

- REQUIRED CLEARANCES.
- INSTALLATION WITH IDAHO POWER.
- COORDINATE INSTALLATION WITH IDAHO POWER.
- COX COMMUNICATIONS.
- CENTURY LINK. 7. EXISTING CENTURY LINK PEDASTAL
- 8. CONSTRUCTION.

ELECTRICAL SITE PLAN 1 E1.0 SCALE: 1" = 5'

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KEYED NOTES:

(#) SYMBOL USED FOR NOTE CALLOUT.

1. (1)4" CONDUIT FOR PHONE SERVICE, (1)2" CONDUIT FOR CATV SERVICE AND (1)4" CONDUIT FOR FIBER OPTIC CABLE SERVICE. COORDINATE INSTALLATIONS REQUIREMENTS WITH UTILITIES. STUB CONDUITS 12" ABOVE FLOOR AT 'TTB' AND STUB CONDUITS TO NEAREST TELEPHONE UTILITY PEDESTAL. COORDINATE UTILITY LOCATION PRIOR TO ROUGH-IN. PROVIDE CONDUIT AS REQUIRED. MARK LOCATION WITH MONUMENT MARKER. PROVIDE PULL-LINE WITH EACH CONDUIT.

PAD MOUNTED TRANSFORMER AND PAD BY IDAHO POWER COMPANY. MAINTAIN

3. UNDERGROUND SECONDARY BY IDAHO POWER COMPANY. COORDINATE

4. IDAHO POWER SECONDARY JUNCTION BOX INSTALLED BY IDAHO POWER.

5. EXISTING COX FIBER OPTIC CABINET TO REMAIN. COORDINATE TERMINATION WITH

6. EXISTING CENTURY LINK PEDESTAL TO REMAIN. COORDINATE TERMINATION WITH

EXISTING IDAHO POWER SECONDARY JUNCTION BOX TO REMAIN. PROTECT DURING

CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.



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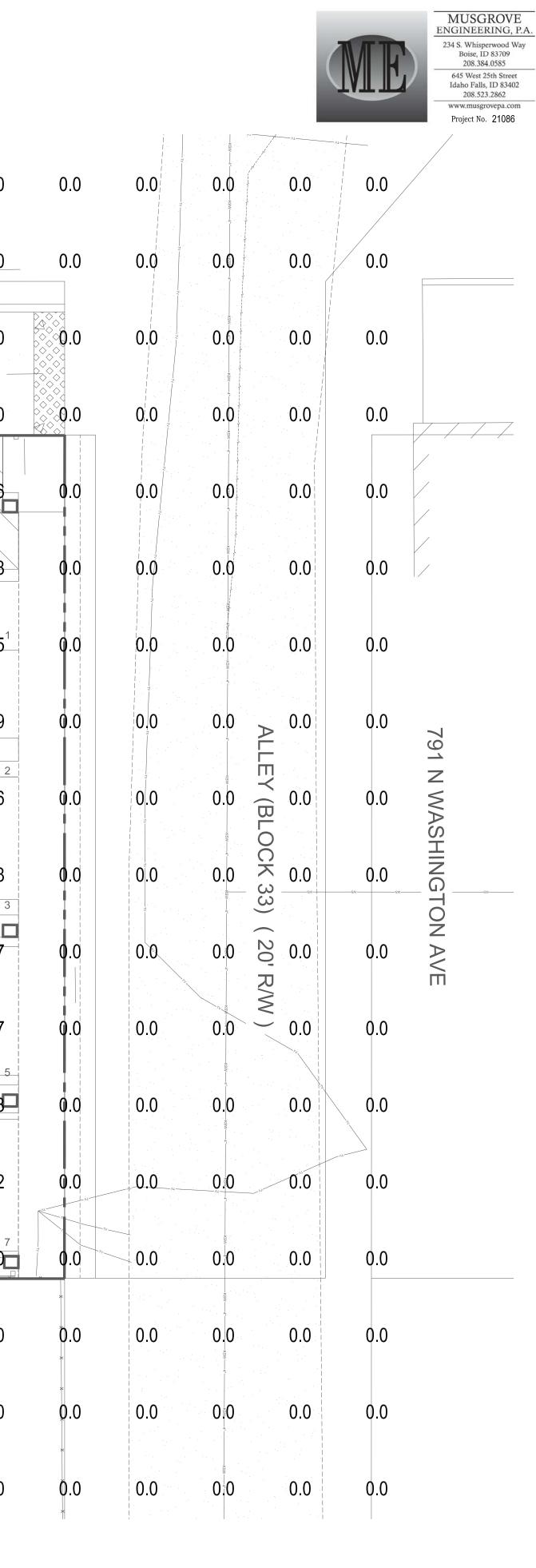
SITE PLAN

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SYMBOL USED FOR NOTE CALLOUT.



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REVISION DAT	E	06/09/21
	BID SET	06/08/21
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ISSUE/DATE	SCHEMATIC	C <u>02/18/21</u>
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780 1st AVENUE, KETCHUM, IDAHO

SITE PHOTOMETRY PLAN

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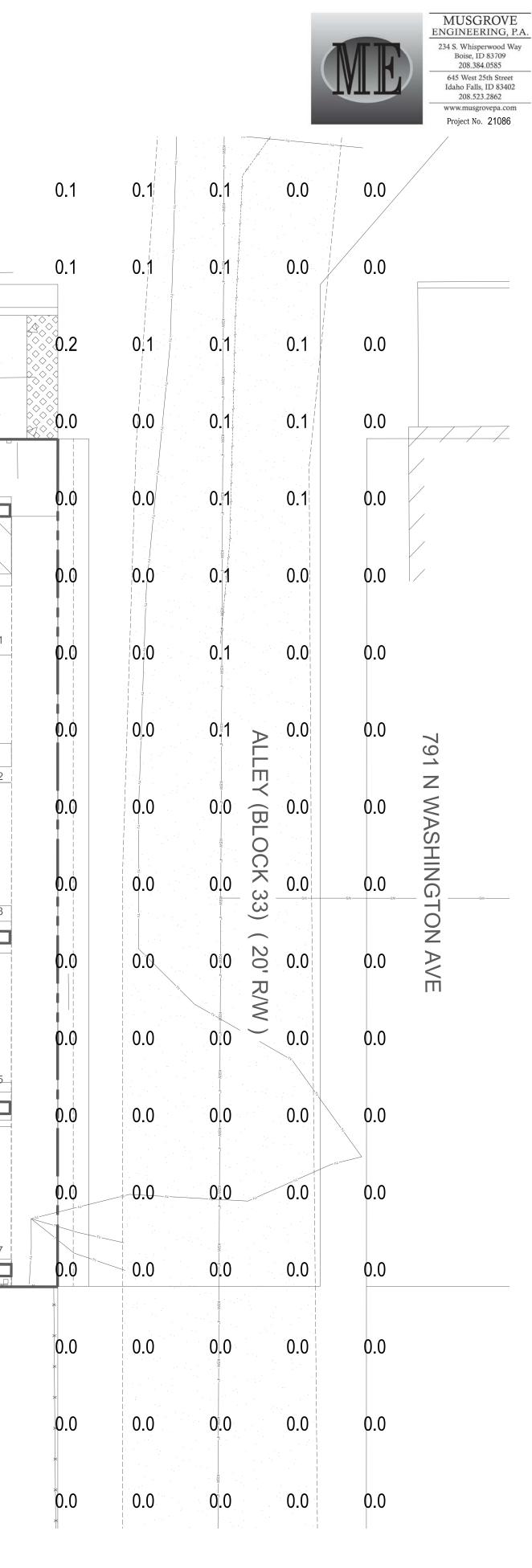
NOTES:

CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.

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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.



# Hollis Partners Ala Leed AP

PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160 / V.208.721.0633



REVISION DAT	E	06/09/21
	BID SET	06/08/21
	D.REVIEW	04/02/21
ISSUE/DATE	<u>SCHEMATION SCHEMATION SCHEMATION</u>	C <u>02/18/21</u>
DRAWN BY	DBH	
CHECKED BY	MNB	
	03/31/21	
DATE	00/01/21	



780 1st AVENUE, KETCHUM, IDAHO

SITE

PHOTOMETRY PLAN

**KEYED NOTES:** 

1.2

SEQUENCE

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LED recessed ceiling downlight - narrow bearr
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distribution.

Application Designed for down lighting atriums, canopies, passages, and other

Materials Luminaire housing constructed of die cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy

Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish All BEGA standard finishes are matte, textured polyester powder coat with

120-277VAC

0-10V dimming down to 0.1%

1076 lumens (3000K)

360,000 h (L70)

270,000 h (L70)

-20°C 12.7W

15.5W

Ra > 85

Clear safety glass Reflector made of pure anodized aluminum

high temperature silicone gasket. Stainless steel screw clamps

Protection class IP65 Weight: 1.4 lbs

System wattage Controllability Color rendering index

Lifetime at Ta=35°C

LED color temperature

□ 4000K - Product number + K4 □ 3500K - Product number + K35

□ 3000K - Product number + K3 (EXPRESS) □ 2700K - Product number + K27

Luminaire lumens Lifetime at Ta=15°C

Operating vollage Minimum start temperature LED module wattage

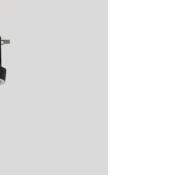
Electrical

interior and exterior locations featuring a symmetrical narrow beam light.

BEGA



B - A ·



i de la	с . 				
LED rece	essed ceiling do	ownlight · nam	row beam		
	LED	β	A	в	С

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com	
Due to the dynamic reduce of lighting products and the associates technologies, luminaire data an this sheet is subject to change at the discretion of BEBA Next's Ame	ricas. For the most convert leadmical dela, please refer to bager ver-cont
8 copyright BEBA 2018	Updalasi 07/10/18

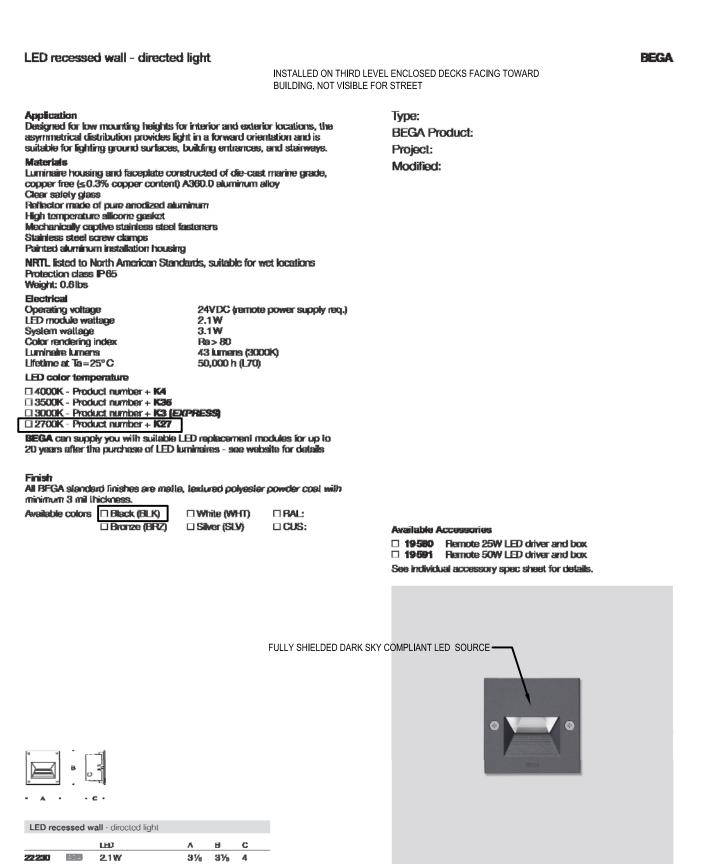
LIGHT SOURCE IS 2.5 INCHES ABOVE LOWEST POINT OF LIGHT FIXTURE

Туре:

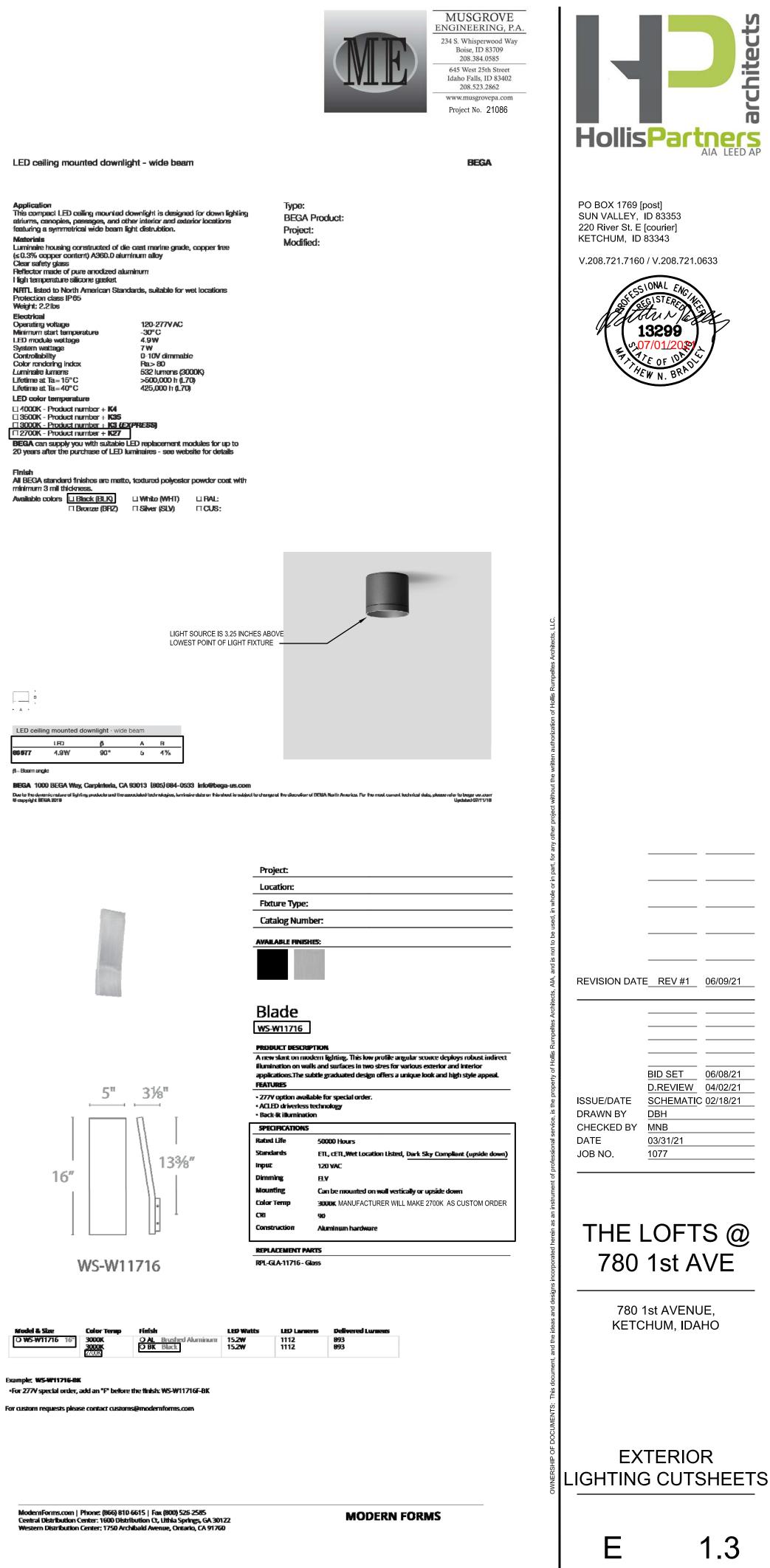
Project:

Modified:

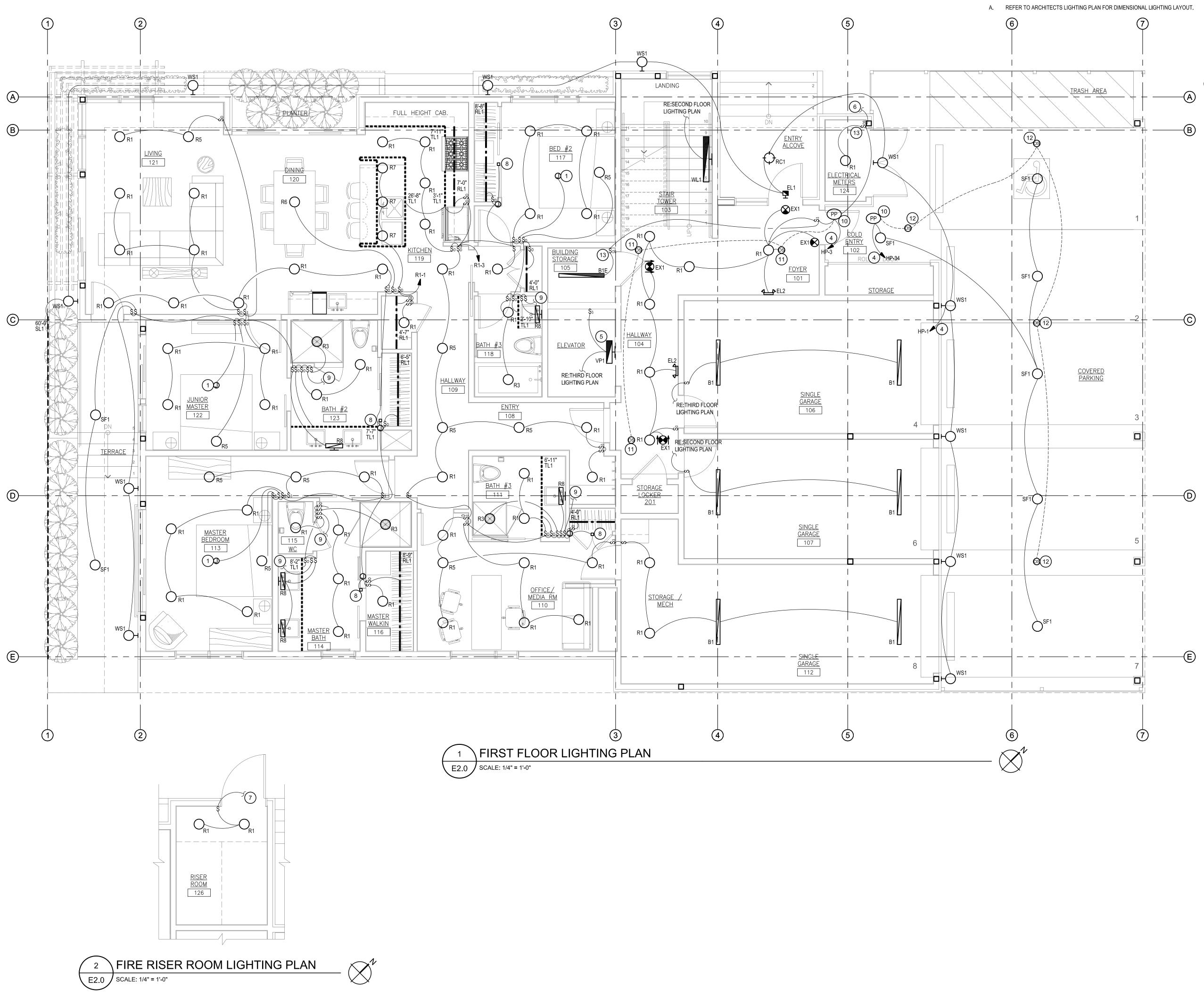
BEGA Product:



BEBA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 into@bega-us.com Even to the dynamic nature of Bjothy products and the respectated technologies, kernindre date on this sheat is subject to change at the discretion of BEGA North America. For the mest current technical date, please refer to bega-us, com @ experight BEGA XXIII



CATEGORY



# GENERAL LIGHTING NOTES:



MUSGROVE ENGINEERING, P.A. 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com

Project No. 21086

## **KEYED NOTES:**

(#) SYMBOL USED FOR NOTE CALLOUT.

- PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS 2. TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- 3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
- 4. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
- 5. MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
- 6. TO FIRE RISER ROOM 126.
- 7. TO STORAGE LOCKER 125.
- 8. INSTALL CLASS 2 MAGNETIC DOOR SWITCH, FUNCTIONAL DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
- 9. TO EXHAUST FAN, SEE DRAWING E3.0.
- 10. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
- 11. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
- INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE, 12. LOW TEMP, HIGH HUMIDITY OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
- 13. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.



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REVISION DATE	E	06/09/21
	BID SET D.REVIEW	06/08/21 04/02/21
ISSUE/DATE DRAWN BY	SCHEMATIC	02/18/21
CHECKED BY		
DATE	03/31/21	
JOB NO.	1077	

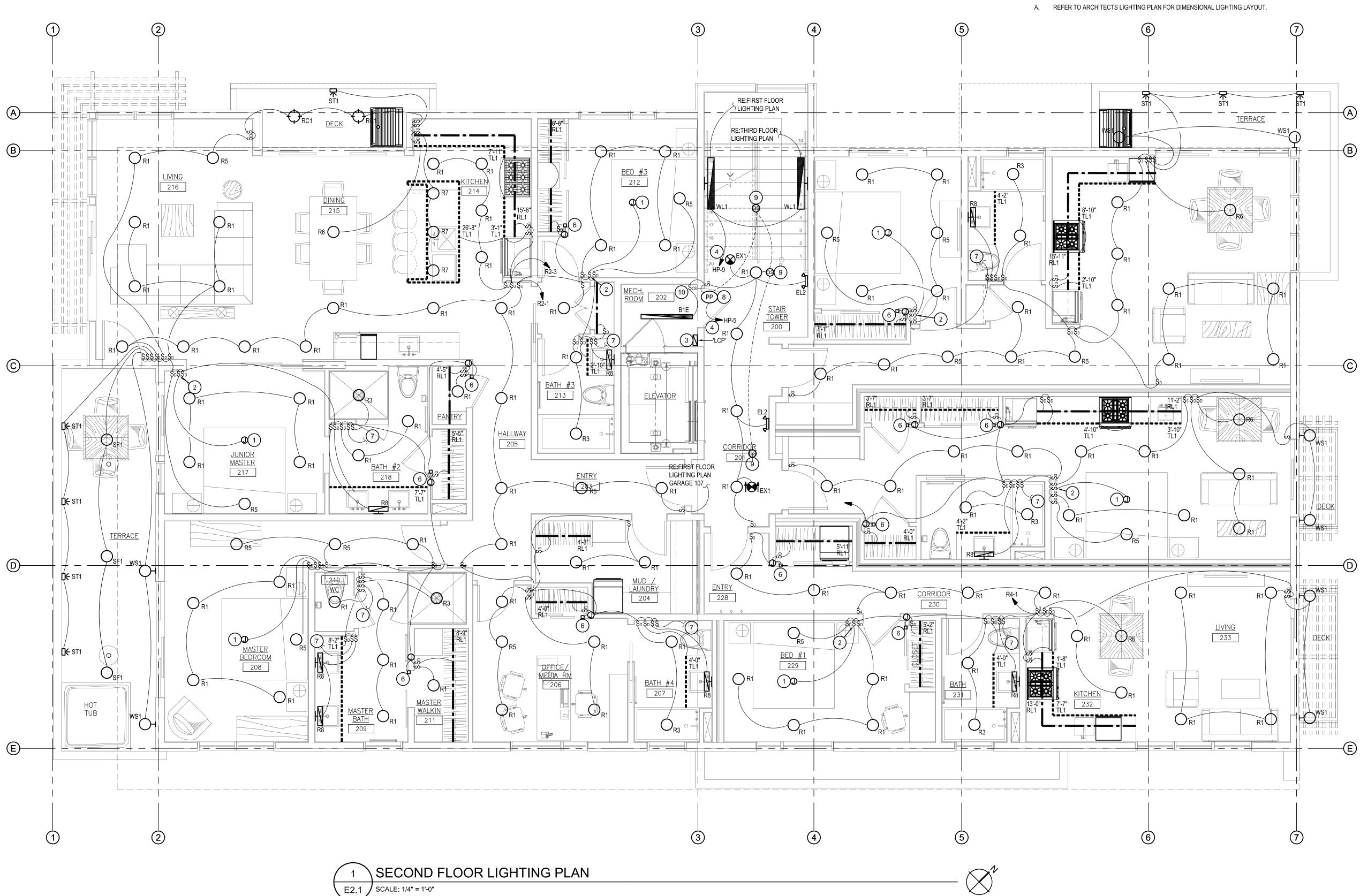


780 1st AVENUE, KETCHUM, IDAHO

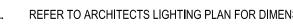
FIRST FLOOR LIGHTING PLAN



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## GENERAL LIGHTING NOTES:





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# **KEYED NOTES:**

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- 2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- 3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
- ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: 4. LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
- MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE 5. LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
- INSTALL CLASS 2 MAGNETIC DOOR SWITCH, FUNCTIONAL 6. DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
- TO EXHAUST FAN, SEE DRAWING E3.0.

7.

- 8. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
- 9. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
- 10. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.



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V.208.721.7160 / V.208.721.0633



REVISION DATE	EREV #1	06/09/21
	BID SET D.REVIEW	06/08/21 04/02/21
ISSUE/DATE	SCHEMATIC	
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JOB NO.	1077	



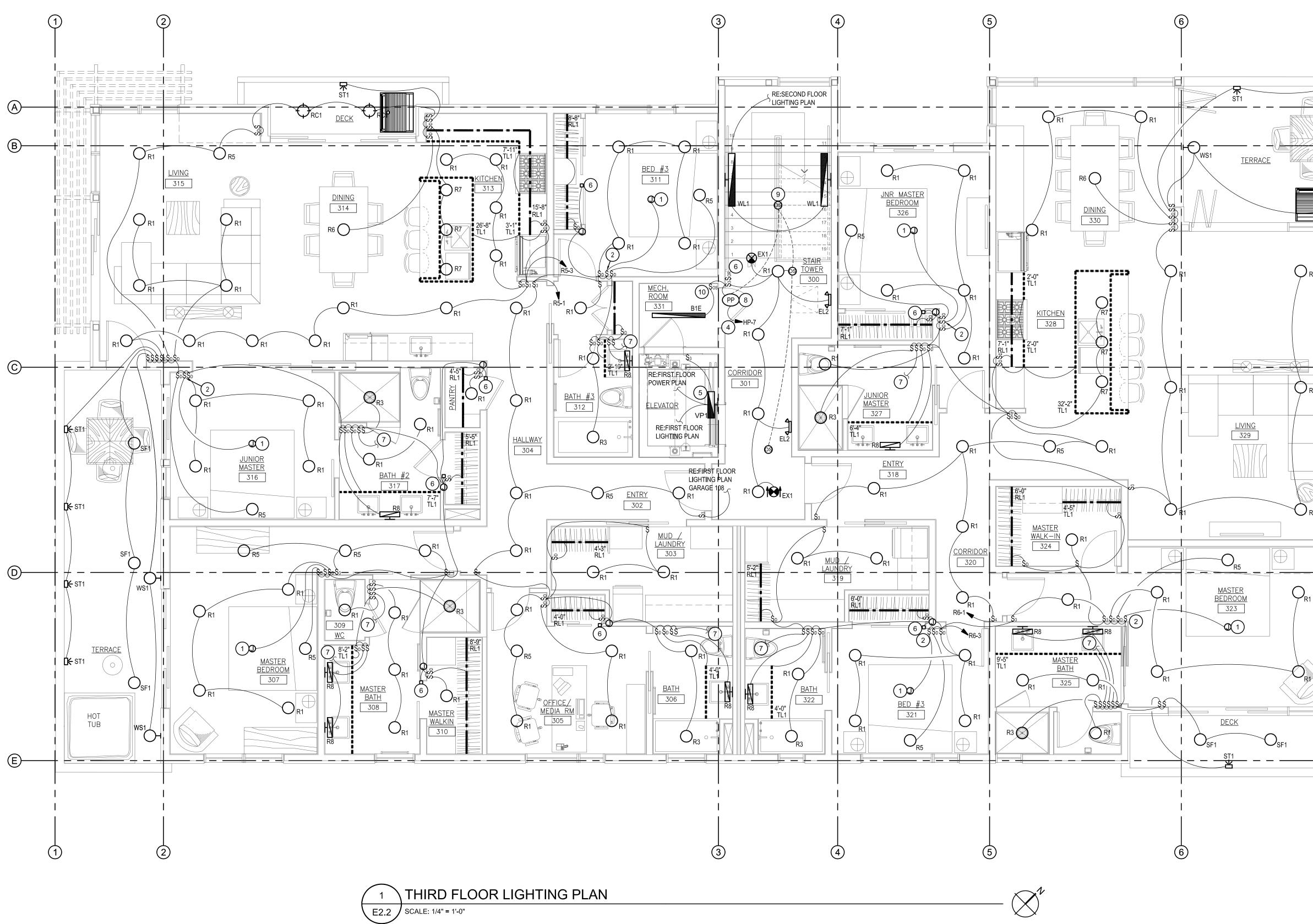
780 1st AVENUE, KETCHUM, IDAHO

SECOND FLOOR LIGHTING PLAN



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GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.

ST1

<u>TERRACE</u>

LIVING 329



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## **KEYED NOTES:**

(#) SYMBOL USED FOR NOTE CALLOUT.

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-E

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- 1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- 2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- 3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
- ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: 4. LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
- MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
- INSTALL CLASS 2 MAGNETIC DOOR SWITCH, FUNCTIONAL 6. DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
- CONNECT TO EXHAUST FAN, SEE DRAWING E3.0. 7.
- 8. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
- 9. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
- 10. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.



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780 1st AVENUE, KETCHUM, IDAHO

THIRD FLOOR LIGHTING PLAN



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# Exhibit C: Lofts at 780 – Conceptual Rendering

