CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, November 25, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AMENDED AGENDA
November 24, 2025 @3:48 PM
PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.

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

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

1. Join us via Zoom *(please mute your device until called upon)*.
   Join the Webinar: https://ketchumidaho-org.zoom.us/j/84196250706
   Webinar ID: 841 9625 0706

2. Address the Commission in person at City Hall.

3. Submit your comments in writing at *(by noon the day of the meeting)*

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

CALL TO ORDER: By Chairman Neil Morrow
ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.
COMMUNICATIONS FROM COMMISSIONERS:
1. Public Comment for 140 & 180 N Leadville Ave ARCH Affordable Housing Project
2. Public Comment for Sawtooth Serenade

CONSENT AGENDA:
ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.
3. Approval of the November 12, 2025 meeting minutes.

PUBLIC HEARING:

4. Recommendation to conduct a public hearing to review the 140 & 180 N Leadville Ave ARCH Workforce Housing Project Design Review and Lot Consolidation Preliminary Plat applications and provide feedback on the proposed design. - Abby Rivin, Senior Planner
5. Recommendation to conduct a public hearing and deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave. - Morgan Landers, Director of Planning & Building
6. Recommendation to continue the public hearing for the Warm Springs Townhomes Design Review to the December 9 Planning & Zoning Commission Meeting. - Morgan Landers, Director of Planning and Building

ADJOURNMENT:

Dawn Hofheimer

From: heather@openroomfurniture.com
Sent: Monday, November 10, 2025 3:53 PM
To: Participate
Subject: 140 & 180 N Leadville

On Paper this sounds like an amazing plan, however....could the architect honor the historic home in any way? Add some interesting roof lines...even facades to mimic the house? Because clearly, there has been no thought to integrate the new design with the old.

It seriously looks like they are slamming the cheapest, most unoriginal, uninspiring buildings to get the most sqft possible...I get that.

You can ask for so much better in this design. These structures are awful.

Heather Newhouse, Owner
208.622.0222

US Mail/Billing
PO Box 6672
Ketchum, Idaho 83340

Showroom/delivery
360 1st Avenue North
Ketchum, Idaho 83340

www.openroomfurniture.com

Ketchum Business Advisory Coalition (KBAC) Public Comment To
Ketchum Planning & Zoning Commission Regarding ARCH Housing Project
November 20th, 2025

Thank you to City of Ketchum Planning & Zoning Commission for the opportunity to comment on the proposed ARCH Housing Project.

High among the Ketchum Business Advisory Coalition's (KBAC) top priorities is working with community partners to explore and support site locations for Workforce/Affordable Housing, addressing infrastructure challenges, and discussing what real-world affordability could look like, not only in Ketchum, but in the wider Wood River Valley community.

The ARCH Housing Project at 140 & 180 N Leadville Ave is an exciting project, and we enthusiastically support ARCH in their hard work, vision, and commitment to the creation of workforce housing that is vital for our community. KBAC is supportive of ARCH's efforts in creating workforce housing and believes the project proposed for 140 and 180 N Leadville meets housing needs of the community by creating housing for those earning up to 140% of annual median income (AMI), and by creating adequate car and bike parking for residents.

We recommend that the city work closely with surrounding businesses to proactively mitigate access and visibility concerns to during the construction phase.

We encourage P&Z to approve this project, and we look forward to supporting ARCH throughout the creation of workforce housing at 140 and 180 Leadville.

Thank you,
KBAC Board of Directors
Bronwyn Nickel
Holly Mora
Julie Johnson
Scott Curtis
Jed Gray
Cindy Forgeon
Duffy Witmer
Tom Nickel
Amy Weyler
Dillon Witmer
Jim McLaughlin

Dawn Hofheimer

From: Sandra Flattery <ssflattery@aol.com>
Sent: Friday, November 21, 2025 10:27 AM
To: Daniel Hansen; Participate; Cyndy King; KBAC Board
Cc: John Flattery❤; Michelle Griffith
Subject: Re: KBAC Public Comment for Nov. 25th P&Z Meeting
Attachments: KBAC Public Commen to P&Z on ARCH Housing 11-20-25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

We thank you for very supportive letter to the P&Z for the new housing project at Leadvile and 2nd Avenues.
It is very exciting to both preserve the existing structure (now housing a community worker) and build new units to help house our much needed local workers.

Thank you!

Sandra & John

Sandra Flattery
ssflattery@aol.com
sandraflattery.com

On Thursday, November 20, 2025 at 07:21:15 PM MST, KBAC Board <info@ketchumbusiness.org> wrote:

> Hello!
>
> Attached please find public comment from KBAC for the Nov. 25th P&Z meeting.
>
> Thank you!
> Bronwyn
>
> --
> Thank you!
> Ketchum Business Advisory Coalition
> (KBAC)
> www.ketchumbusiness.org
> info@ketchumbusiness.org

Ketchum Business Advisory Coalition Public Comment to P&Z on
Sawtooth Serenade Development
September 23rd, 2025

Note: KBAC submitted similar public comment regarding this project in February 2025. We did receive answers from Planning and Building regarding several of the concerns below, and we're appreciative of that response. We remain concerned about the impact this construction will have on the surrounding area, specifically access to local businesses.

The Ketchum Business Advisory Coalition (KBAC), representing over 160 local businesses and community members, has several concerns about the Sawtooth Serenade development plans and the potential impact it will have on access to local businesses during and after construction.

- The City's requirement that new developments must widen sidewalks to 8 feet will likely eliminate several on-street parking spaces. The number of parking spaces that would be removed due to Sawtooth Serenade are not detailed in the design application, but architectural drawings on page 32, 33, and 37 show removal of parking on the east side of 1st street. How many parking spaces will be eliminated on 1st Ave with this development, and how will these parking spaces be replaced? 1st Ave is particularly important as a public parking area for business employees and customers because as the city eliminates parking spaces in town, City officials refer to there being"Plenty of all day parking on 1st Street". How many of these spaces will be lost due to this development?
- The application (as of February 2025) does not include details on construction staging or parking. The construction that took place on 1st Avenue between Sun Valley Road and 4th Ave in 2023 and 2024 nearly bankrupted existing local businesses due to the lack of access for customers, employees, deliveries and services. The City's current construction parking plan is reactive and ineffective, as it requires the public to call-in issues and wait for a response from the City. But by the time enforcement occurs, business revenue has already been lost. Local businesses are looking to the city to provide proactive solutions to construction staging and parking that will ensure access to customers, employees, deliveries, and services throughout this entire project, beginning to end.

- In recent years, many new building developments have not been required to provide adequate parking for the number of vehicles that may need access to the building. How many new, off-street parking spaces will this building be required to provide?
- There is a Mountain Rides bus stop on the corner of 1st Avenue and Sun Valley Road. How will this bus stop be impacted during and after construction?

It is important that the City of Ketchum does not continue to allow development projects to interrupt access to local businesses. The local business community is looking for the city to provide specific details on:

- Precisely how many parking spaces will be eliminated due to this project?
- How and where will these parking spaces be replaced?
- How many new, off-street parking spaces will be provided for residents and visitors to this building?
- Where will construction staging and parking be located?
- How will the Mountain Rides bus stop be impacted?

Thank you,
KBAC Board of Directors

Dawn Hofheimer

From: Stuart Campbell <1stuartcampbell@gmail.com>
Sent: Monday, September 22, 2025 9:12 AM
To: Participate
Subject: September 23, 2025 Agenda Item - 260 N. 1st Avenue - Sawtooth Serenade

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

After reviewing the submitted materials with respect to this agenda item/project, I urge the P&Z Commission to approve the Design Review Application for this project. I drive by and park on 1st Avenue adjacent to this empty lot several times a week and this project looks like a great improvement to this long-vacant block and part of town.

Thank you.

Stuart Campbell

PO Box 6992

Ketchum ID 83340

Dawn Hofheimer

From: Pitzler, Dan <Dan.Pitzler@jacobs.com>
Sent: Sunday, September 21, 2025 7:43 AM
To: Participate
Subject: Support for Sawtooth Serenade Project

Hello. I'd like to confirm that I have reviewed the most recent design changes and remain supportive of the Sawtooth Serenade project. To me, it fits well with the look and feel of our downtown community.

Regards.
Dan Pitzler, 131 Four Seasons Way, Ketchum, ID.

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

Dawn Hofheimer

From: Kelly Feldman <kfeldman@durance.com>
Sent: Monday, September 22, 2025 12:05 PM
To: Participate
Subject: Please deny the application for Sawtooth Serenade

Dear Ketchum Planning and Zoning,

We are writing to oppose the application of the proposed Sawtooth Serenade project. Along with the concerns of the impact on local businesses(including ours at 200 1st Ave and 131 2nd St) due to construction, we firmly believe the design as a part time residence for only two couples is inappropriate for the location. With the current focus on the lack of affordable housing, creating a 23,867 square foot building in the community core without it is unacceptable. The developers have made no significant adjustments from their original application in February, which was denied. There is no reason for P&Z to alter that decision.

Thank you for your attention.

Kimberly and Richard Feldman

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Wednesday, November 12, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:
Chairman Neil Morrow called to order at 4:30 PM *(00.00.10 in video)*

ROLL CALL:
Neil Morrow
Matthew McGraw
Brenda Moczygemba
Tim Carter
Susan Passovoy *(via Zoom at 4:31 PM, 00.01.19 in video)*

ALSO PRESENT:
Jade Riley, City Administrator
Morgan Landers, Director of Planning and Building
Abby Rivin, Senior Planner
Allison Kennedy, Senior Planner
Genoa Beiser, Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.32 in video)*

1. Public Comment - Bigwood Parking

CONSENT AGENDA: *(00.01.00 in video)*

2. Approval of the October 14, 2025 meeting minutes.

Motion to approve consent agenda at 4:31 PM:
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: *(00.01.13 in video)*

3. Recommendation to continue the public hearing for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project Design Review and Lot Consolidation Preliminary Plat applications to the November 25 Planning & Zoning Commission Meeting. - Abby Rivin, Senior Planner

Motion to continue the public hearing for the 140 & 180 N Leadville Ave ARCH Affordable Housing Project Design Review and Lot Consolidation Preliminary Plat applications to the November 25 Planning & Zoning Commission Meeting at 4:31 PM:
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

4. Recommendation to continue the public hearing for the Sawtooth Serenade Design Review to the November 25 Planning & Zoning Commission Meeting. - Morgan Landers, Director of Planning and Building

Motion to continue the public hearing for the Sawtooth Serenade Design Review to the November 25 Planning & Zoning Commission Meeting at 4:31 PM:
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

5. Recommendation to continue the public hearing for the 107 Saddle Road Stockyard Subdivision Preliminary Plat to a date uncertain. - Genoa Beiser, Associate Planner

Motion to continue the public hearing for the 107 Saddle Road Stockyard Subdivision Preliminary Plat to a date uncertain at 4:32 PM:
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: *(00.01.54 in video)*

6. Recommendation to review and provide direction to staff on the permitted uses for the Bigwood Golf Course and parking requirements for the Bigwood Golf Course and Zenergy. - Morgan Landers, Director of Planning and Building
    - Commissioner Susan Passovoy disclosure *(00.02.13 in video)*
    - Staff Presentation – Morgan Landers, Director of Planning and Building *(00.04.07 in video)*
    - Commissioner questions for Staff *(00.04.07 in video)*
    - Public Comment – Cameron Evans *(00.38.04 in video)*
    - Public Comment – Mark Ullman *(00.38.35 in video)*
    - Public Comment – Geoff Isles *(00.40.27 in video)*

- Public Comment – Ben Worst, Worst & Associates representing Golf View Owners Association *(00.45.39 in video)*
- Commissioner discussion and questions for staff *(00.48.00 in video)*
- Public Comment – Elizabeth Koeckeritz, Gives Pursley representing Bigwood Golf Course *(00.52.30 in video)*

ADJOURNMENT: *(00.54.53 in video)*

Motion to adjourn at 5:25 PM:
MOVER: Neil Morrow
SECONDER: Matthew McGraw
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – Chairman of P & Z Commission

_____
Morgan Landers – Director of Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 25, 2025

PROJECT:	140 & 180 N Leadville Ave ARCH Workforce Housing Project
APPLICATION TYPES:	Design Review (Application File No. P25-033) & Lot Consolidation Preliminary Plat (Application File No. P25-039)
ASSOCIATED APPLICATIONS:	Pre-Application Design Review File No. P25-006
PROPERTY OWNER:	ARCH Community Housing Trust
REPRESENTATIVE:	Martin Henry Kaplan, AIA
REQUEST:	Final Design Review and Lot Consolidation Preliminary Plat applications for the ARCH workforce housing project at 140 & 180 N Leadville Avenue
LOCATION:	140 & 180 N Leadville Avenue (Ketchum Townsite: Block 22: Lots 3 & 4)
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2 Zone)
REVIEWER:	Abby Rivin – Senior Planner
NOTICE:	A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 22, 2025. The public hearing notice was published in the Idaho Mountain Express on October 22, 2025. A notice was posted on the project site and the city's website on October 27, 2025. The building corners were staked, the story poles were installed, and trees to be removed were flagged on the project site on November 18, 2025. The public hearing for the project was continued from the November 12, 2025 Planning & Zoning Commission Meeting.

I. EXECUTIVE SUMMARY

The applicant, ARCH Community Housing Trust, is proposing to develop a new workforce housing project located at 140 & 180 N Leadville Avenue (the "subject property", see Figure 1) in the Mixed-Use Subdistrict of the Community Core ("CC-2 Zone"). The proposed workforce housing project

480 East Ave. N. ★ P.O. Box 2315 ★ Ketchum, ID 83340 ★ main (208) 726-7801 ★ fax (208) 726-7812
facebook.com/CityofKetchum ★ twitter.com/Ketchum_Idaho ★ **www.ketchumidaho.org**

proposes to consolidate the two lots and construct five new structures on the consolidated development parcel.

Figure 1: Subject Property Aerial Map

The five new structures include three, three-story residential buildings that are connected through an exterior stairwell and two carport structures that accommodate 11 off-street parking spaces (see Figure 2). The existing historic home and new residential buildings will accommodate 11 new workforce housing units. The applicant has submitted a final Design Review application for the proposed project as well as a Lot Consolidation Preliminary Plat application to consolidate the two lots into a single development parcel. The Design Review project plan set is included as Attachment B. The Lot Consolidation Preliminary Plat is included as Attachment D.

Figure 2: West Aerial Perspective (Sheet A.10)

Lot 3 located at 140 N Leadville Ave was previously developed with a building that was demolished in 2021 and is currently vacant. The corner Lot 4 at 180 N Leadville Ave is developed with an

existing historic home and a detached garage that encroaches into the Block 22 alleyway. The existing single-family home (see Figure 3) is designated as a historic structure and listed on the city's Historic Building/Site List. The Planning and Building Department issued a building permit to rehabilitate the existing historic home in February of 2025. Pursuant to Ketchum Municipal Code ("KMC") §17.20.050, "Normal repair and maintenance of structures on the historic building/site list is permitted." The existing detached garage that encroaches into the alley is proposed to be demolished.

Figure 3: Historic Home at 180 N Leadville Ave

The total FAR of the proposed development is 0.78, which is less than the 1.0 permitted by-right in the Community Core. The three residential buildings are all less than 35 feet in height. The south carport building is 24'-3'' in height and the north carport building is 11'-9''. The proposed project program is as follows:

- 9 housing units are proposed within three new, three-story residential buildings connected by an exterior stairwell.
    - Buildings 1 and 2 have the same program and mirroring floor plans. Each floor contains a one-bedroom apartment. The ground floor apartments are 627 square feet and the upper-level apartments are 651 square feet.
        - No parking spaces are required for the 6 housing units in Building 1 and Building 2 as all apartments as multi-family dwelling units 750 square feet or less are exempt from providing parking in the CC Zone pursuant to KMC §17.125.040.
    - Building 3 contains a two-bedroom apartment on each of the three floor levels. The ground floor two-bedroom unit is 797 square feet. The upper-level housing units are 820 square feet in size.
        - The three two-bedroom apartments generate a parking demand of three spaces as multi-family dwelling units between 750 square feet to 2,000 square feet in the Community Core require 1 parking space pursuant to KMC §17.125.040.
- Two carport structures installed at the rear of the development parcel along the alley.
    - The south carport building is two stories. The ground floor contains 6 covered parking stalls, individual tenant storages spaces, garbage bin alcoves, and covered bike parking on the ground floor. The second floor contains one two-bedroom

apartment accessed from exterior stairs at the west elevation of the carport structure.
        - The two-bedroom apartment is 872 square feet and requires 1 parking space.
    - The north carport structure contains 5 covered parking stalls, individual tenant storage spaces, and garbage bin alcoves.
- The existing historic home is 910 square feet and requires 1 parking space.

The project is subject to Design Review pursuant to KMC §17.96.010.A3, which requires Design Review for developing multi-family dwellings in all zoning districts. The project is subject to all Design Review standards specified in KMC §17.96.060 and the requirements for projects in the Community Core District specified in KMC §17.96.070. Please see section III of the staff report and Attachment E2 for staff's analysis of Design Review standards and Community Core requirements. The subject property is comprised of two Ketchum townsite lots that are proposed to be consolidated. Pursuant to KMC §16.04.030.C1a, lot consolidations are permitted in the CC-2 Zone subject to additional standards noted in KMC §16.04.030.C4. Please see section III and Attachment E3 for staff's analysis of lot consolidation preliminary plat standards and subdivision design and development standards.

Following the applicant's submittal of the final Design Review and Lot Consolidation Preliminary Plat applications, planning staff and city departments conducted another review of the project for conformance with Design Review standards, zoning and dimensional standards, right-of-way standards, subdivision regulations, and other city requirements. As conditioned, staff believes the project complies with all dimensional standards and zoning regulations required for projects in the CC-2 as well as all subdivision standards. Staff is concerned about the project's compliance with certain Design Review standards related to façade design. Staff recommends the Commission consider the design issues flagged by staff in section III of the staff report and provide feedback to the applicant.

II. BACKGROUND

Process to Date

The project is subject to Pre-Application Design Review pursuant KMC §17.96.010.D1 as the size of the consolidated development parcel is 11,007 square feet. The Commission reviewed the Pre-Application Design Review for the project during a special meeting on March 31, 2025. The Pre-Application materials, staff report, and meeting recording is published on the city's website and may be viewed by clicking the link here.

Commission Pre-Application Feedback

During their review of the Pre-Application, the Commission expressed support for the project commenting that the proposed development set a great example for how more workforce housing can be accommodated in downtown Ketchum in an effective way that is compatible with the scale of the surrounding neighborhood. The Commission appreciated how the physical separation of three residential buildings connected by the exterior stairwell provided transparency, light, and air through the development. In addition, the Commission appreciated the preservation of the historic home and open space feel of the street corner. The Commission believed that the open space, landscaping, and separation of the residential buildings provided a human-scaled, pedestrian-friendly environment along the streetscape.

While supportive of the site plan and orientation of the buildings, the Commission expressed concerns about the bulk and flatness of certain facades, including the northwest façade facing this historic home. Understanding that providing relief through modulation of building mass diminishes the cost effectiveness of the efficiently stacked floor plans, the Commission encouraged the applicant to add visual interest through cladding and materiality. In addition, the Commission encouraged the applicant to consider design treatments that add a Ketchum flavor and embrace and enhance the character of downtown.

The Commission appreciated that the applicant provided a covered off-street parking space was provided for each of the 11 housing units even though the project only generates a parking demand for 5 spaces. As the carports take up the full width of the alley, the new transformer is proposed to be installed along the 2nd Street frontage with screening panels and individual garbage bins are proposed instead of a consolidated dumpster. For most downtown development projects, new transformers are encouraged to be sited and screened from public view along the alley. Garbage disposal in new construction projects within the Community Core are encouraged to utilize a consolidated. The Commission believed that the proposed siting of the transformer and individual garbage bins were worthwhile tradeoffs for providing covered parking for each housing unit.

Affordability

At the Pre-Application meeting, the Commission asked the applicant how the housing units will be maintained as affordable for the workforce over time. KMC §17.08.020 defines community housing as, "Dwelling units, for sale or rent, restricted typically via deed restriction by size and type for individuals meeting asset, income and minimum occupancy guidelines approved by the governing housing authority and the City of Ketchum." The 11 total proposed housing units will not meet Ketchum's definition for community housing as the units are not proposed to be deed restricted.

ARCH Community Housing Trust, the applicant and owner of the project, is a mission-driven, nonprofit organization with 501(c)(3) tax status dedicated to delivering low- and moderate- income housing for the citizens of Blaine County. ARCH calculates the rent for individual tenants, so that the rent is no more than 30% of the tenant's adjusted gross income. In addition, the subject property was donated to ARCH and a donation agreement is in place that stipulates the housing units remain affordable to the workforce.

III. ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance

Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan ("2014 Plan"). The Mixed-Use Commercial category promotes a wide range of commercial and residential uses and mixed-use development. The 2014 Plan states that new development in mixed-use areas "should be oriented to streets and sidewalks" (page 69) and "should contain common public space features that provide relief to the density and contribute to the quality of the street" (page 69). The two new multi-family residential buildings that face Leadville Avenue are oriented towards the street and setback 7.5 from the front property line. Both buildings include front porch stoops that provide welcoming entrances to the two ground-floor apartments. The development includes multiple pathways that provide unobstructed access to the sidewalk along Leadville Avenue. While connected by a common exterior staircase, the three new three-story residential buildings are detached, which provide natural light and views through the three buildings. The development is characterized by a significant amount of open space that provides relief to the bulk and mass of the buildings.

Housing

In addition to encouraging a mixture of uses, the 2014 Plan promotes housing density downtown. Policy H-1.4 states, "Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases" (page 20). Policy M-1.3 encourages housing density downtown to, "increase opportunities for walking, bicycling, and transit ridership and reduce vehicle trips" (page 42). In addition, the 2014 Plan encourages increasing the supply of affordable and attainable housing. Policy H-1.2 encourages local solutions to attainable housing for low-, moderate-, and median-income households. Policy H-1.3 encourages the integration of affordable housing in neighborhoods and supports, "the inclusion of affordable housing to provide diversity" (page 20).

The project will provide 11 new workforce housing within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at the Visitor Center on Sun Valley Road and the bus stop at Main & 1st Streets, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Small-Town Character & Contextual Infill

Goal CD-1 of the 2014 Plan states, "Our community will preserve its small-town character and the distinct image of neighborhoods and districts" (page 26). Staff believes the project meets the following policies that the 2014 Plan provides to achieve this goal:

- *Policy CD-1.2 Preservation of Historic Buildings and Sites:* "Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection."
- *Policy CD-1.3 Compatible Infill and Redevelopment Projects:* "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style" (page 26).
- *Policy CD-1.4 High-Quality Site Planning and Building and Landscape Design:* "Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character" (page 26).

While redevelopment has intensified to the north of the subject property across 2nd Street, Block 22 has not experienced the same degree of change. The most recent development in Block 22 was the construction of the duplex located across the alley to the east of the subject property in 2015. The three-story duplex is 35.75 feet in height, is 5,501 gross square feet, and has a total FAR of 0.99. Lee Gilman's office is located north of the duplex at the corner of 2nd Street and East Avenue. The office is a small, single-story building. The adjacent developments to the south of the subject property along Leadville Avenue include a two-story, 3,024-square-foot commercial building that was constructed in 1980 and a two-story, 2,538 square foot home that was constructed in 1946. The project is comparable in scale to the adjacent commercial building and the duplex across the alley. The proposed three-story buildings extend to a maximum height of 30'-9", which is 5 feet less than the duplex. Staff believes the project is contextually appropriate to the neighborhood and helps maintain the community's identity, small-town character, and sense of place by preserving the historic home.

Conformance with Zoning Regulations and Design Review Standards

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements, including permitted uses, dimensional standards, signage, parking, and dark skies. As conditioned, staff believes the project complies with all zoning and dimensional standards required in the CC-2 Zone. Please see Attachment E1 for staff's comprehensive analysis of the project's compliance with staff analysis in the Zoning and Dimensional Standards Evaluation included as Attachment E1.

Exterior Lighting Plan: Color Temperature

The exterior lighting plan is provided on sheets E.1, E.2, and E.3 of the project plans. The exterior lighting fixtures included . The exterior lighting fixture specifications are provided on sheet E.3. The proposed exterior lighting fixtures include:

- Fixture A: Design Classics Lighting LED Black Outside Wall Cylinder
- Fixture B: NUWATT 4" Black Square Anti-Glare Warm LED Recessed Can Lights
- Fixture C: WAC Lighting Ledge LED Path Light

Pursuant to KMC §17.132.030, "all exterior lighting shall utilize light sources not to exceed 2,700 Kelvin." The specification for the WAC Lighting Ledge LED Path Light (Fixture C) states that the color temperature is 2700K. The color temperature of the light sources for the Design Classics Lighting LED Wall Cylinder (Fixture A) and the NUWATT 4" Recessed Can Light (Fixture B) on sheet E.3 is unspecified. While the color temperature of the light source is unspecified on sheet E.3, the applicant confirmed that the light source selected for both Fixture A and Fixture B will be 2700K during city department review.

Staff recommends the Commission add the following condition of approval no. 4 for Planning staff to confirm compliance with KMC §17.132.030 and ensure the light sources do not exceed a color temperature of 2700K at time of building permit:

> The applicant shall clearly specify the color temperature of the light sources selected for all exterior lighting fixtures on the exterior lighting plan that is required to be submitted the building permit application for Planning Department staff to review and confirm compliance with KMC §17.132.030, which requires the color temperature not exceed 2700K.

Conformance with Design Review Standards

During city department review, planning staff reviewed the project for conformance with all design review standards and required improvements (KMC §17.96.060) and requirements for developments within the Community Core specified (KMC §17.96.070). Additionally, staff reviewed the project for conformance with all city code requirements for right-of-way improvements, including but not limited to sidewalks, streetlights, and drainage. Staff believes most of these requirements are either: (a) met, (b) not applicable, or (c) have been addressed by conditions of approval but has concerns related to the bulk and flatness of the northwest façade and the proposed color palette. Please see Attachment D2 for staff's comprehensive analysis of all design review standards. The following analysis highlights issues that staff has flagged for the Commission's consideration and feedback.

Undulation and Relief

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. The three new three-story residential buildings are detached and connected by a covered external staircase. Staff believes this detached design provides relief to the mass of the three new residential buildings. In addition, the façade design includes exterior material differentiation that provides visual relief. Stucco portions of the building wall project ~2 feet from the façade at the second and third floors. Staff appreciates how the stucco projections add depth and texture to the facade.

While the stucco projections add visual interest, staff is concerned about the large expanses of undifferentiated blank surfaces at the northwest elevation. The southeast and northwest facades have horizontally placed Hardie Plank siding on the ground floor and vertically placed Hardie Board & Batten siding on the upper floors. During city department review, Planning staff recommended the applicant further articulate and differentiate the southeast and northwest facades to add visual interest and reduce the appearance of bulk and flatness. Planning staff encouraged the applicant to consider building articulation features like contrasting material wainscot, decorative façade features, detailing, and further differentiating exterior materials and colors may help add visual interest and relief to building bulk and flatness.

The applicant responded to Planning staff's recommendation as follows:

> *To address staff commentary, we have decided to differentiate the color of the façade. We have chosen to keep the same color for anchoring the lowest floor sided with the 4" lap siding. The upper two floors died with the board-and-batten will now have a slightly lighter color setting off the visual relief for the facades in question. While revising the follow plans and buildings facades to introduce additional articulation and modulation may work for market rate housing, our mission is to design and construct these buildings most efficiently allowing for the greatest resultant affordability without adding unnecessary costs. In addition, the placement of trees and landscaping will greatly influence the one façade in question together with the views of the adjacent home. And finally, several adjacent buildings have recently been approved and constructed using a similar color that look great.*

Lower level Upper two floors

Staff does not believe the material and color changes provide sufficient visual relief to the undifferentiated blank surface at the northwest elevation and recommends further articulating the northwest façade through cladding, materiality, color, and detailing that adds depth, texture, and visual interest. Sensitive to the applicant's desire to maintain affordability and not add unnecessary cost, staff does not recommend modulating the mass of the buildings but instead recommends enhancing visual interest through the creative use of exterior materials, colors, and details.

Color Palette
Pursuant to KMC 17.96.060.E1, "materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures." Staff is concerned that the black, gray, and beige colors appear stark and cold. The majority of the building walls are painted black and dark gray. Staff believes the expanses of undifferentiated black surfaces appear flat and monotonous. During city department review, Planning staff recommended the applicant reduce the building wall areas that are painted black and introduce warmer color tones into the exterior material and color palette. The applicant introduced a dark gray color for the upper levels of the residential buildings. Staff remains concerned that the expanses of undifferentiated black and dark gray color appear cold, stark, and monotonous.

Roof Design
Pursuant to KMC 17.96.070.B4, "Roofing forms and materials shall be compatible with the overall style and character of the structure." The proposed three-story residential buildings at the same height elevation. Staff is concerned flat roofline in conjunction with the continuous black/dark gray façades appear monotonous and lack character. Staff recommends the applicant consider adding depth and detail to the roof parapets to create and intentional façade termination that adds visual interest to the flat roof design.

Garbage Disposal Plan
The project plans submitted with the final Design Review propose storing the garbage bins in individual alcoves by the storage areas for each individual tenants in the carport buildings. The individual tenants would move their individual garbage bins to the alley for Clear Creek Disposal to pick up. At Pre-Application, the applicant proposed to utilize the special service provided by Clear Creek Disposal to transport the bins to and from a garbage bin staging area provided in the south carport structure. The garbage bin staging area has been removed. The applicant now proposes that the tenants would move their individual bins to the alley for Clear Creek Disposal to pick up.

The Streets Department has concerns that the 11 garbage bins will remain lingering in the 20-foot-wide alley right-of-way and interfere with snow removal operations. The Streets Department recommends the utilization of Clear Creek Disposal's special service to transport the garbage bins

to and from the staging area as proposed in the Pre-Application. Staff recommends the following condition of approval:

> The applicant shall accommodate a staging area for all garbage bins in the carport structure and utilize Clear Creek Disposal's special service to transport the garbage bins to and from the staging area as proposed in the Pre-Application. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area. The garbage bins must always be stored within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.

Snow Hauling

The applicant has indicated that all snow is proposed to be removed from the project site. KMC §17.96.060.H4 states that, "In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed." Staff recommends the following condition of approval to ensure that the project complies with snow hauling requirements:

> Prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.

Pedestrian Amenities

The project is required to provide pedestrian amenities pursuant to KMC §17.96.060.J1, which states, "Where sidewalks are required, pedestrian amenities shall be installed." The project is characterized by open space areas, trees, and pedestrian pathways that are provided between the five buildings. The project has an opportunity to provide an activated, pedestrian-friendly experience at the street corner. Staff recommends the applicant incorporate a public gathering space and provide site furnishings like benches, seating/tables, bike racks, or other similar amenities at the street corner. Staff recommends the Commission add the following condition of approval:

> Pedestrian amenities are required pursuant to KMC §17.96.060.J1. The applicant shall propose a pedestrian amenity, such as a bench, at the street corner for final review and approval by Planning Department staff prior to issuance of a building permit for the project.

Replacement Trees

Pursuant to KMC §17.96.070.D1, "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." The landscape plan on sheet L1 shows approximately 20 trees are proposed to be removed from the project site. The applicant has proposed installing 5 street trees—three street trees are proposed along the Leadville Avenue sidewalk, and two street trees are proposed along the 2nd Street sidewalk. In addition, one columnar evergreen tree is proposed to be installed. Staff recommends the Commission add the following condition of approval to confirm compliance with the replacement tree requirement specified in KMC §17.96.070.D1.

> The City Arborist will conduct a site visit to inspect the trees proposed to be removed, assess how many of the trees are healthy and mature, and determine the required number of

replacement trees. The City Arborist and Planning staff will work with the applicant to ensure all healthy and mature trees proposed to be removed from the project site are replaced either on or off site and confirm compliance with KMC §17.96.070.D1 prior to issuance of a building permit for the project.

Conformance with Lot Consolidation Subdivision Preliminary Plat Standards

During department review, staff reviewed the Lot Consolidation Subdivision Preliminary Plat Application and Waiver Requests for conformance with the procedure for preliminary plat approval (KMC §16.04.030.C), lot consolidation standards (KMC §16.04.030.C.1a), preliminary plat content requirements (KMC §16.04.030.J), and subdivision development and design standards (KMC §16.04.040). Staff believes the request conforms with all applicable subdivision regulations for lot consolidations. Please see Attachment E3 for staff's evaluation of the project's conformance with subdivision regulations.

IV. STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant on the design issues flagged in the staff report and continue review of the final Design Review and Lot Consolidation Preliminary Plat applications to a date certain to allow time for the applicant to make design changes that address the Commission's feedback.

Commission Options

The Commission may either continue review of the applications directing the applicant to make changes in response to feedback as recommended by staff or approve the applications with the current design proposed by the applicant. If the Commission disagrees with staff and believes the proposed design complies with all applicable standards, then the Commission may approve the Design Review application and recommend approval of the Lot Consolidation Preliminary Plat to the City Council. Should the Commission decide to approve the project as proposed, then staff recommends the following conditions of approval:

Recommended Design Review Conditions of Approval

1. This Design Review approval is based on the plans dated September 22, 2025 and information presented and approved at the November 25, 2025 Planning and Zoning Commission Meeting included as Exhibit A. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
2. The Design Review approval is subject tot Lot Consolidation Preliminary Plat Application File No. P25-039.
3. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
4. The applicant shall clearly specify the color temperature of the light sources selected for all exterior lighting fixtures on the exterior lighting plan that is required to be submitted the building permit application for Planning Department staff to review and confirm compliance with KMC §17.132.030, which requires the color temperature not exceed 2700K.

5. The applicant shall accommodate a staging area for all garbage bins in the carport structure and utilize Clear Creek Disposal's special service to transport the garbage bins to and from the staging area as proposed in the Pre-Application. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area. The garbage bins must always be stored within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.
6. The City Arborist will conduct a site visit to inspect the trees proposed to be removed, assess how many of the trees are healthy and mature, and determine the required number of replacement trees. The City Arborist and Planning staff will work with the applicant to ensure all healthy and mature trees proposed to be removed from the project site are replaced either on or off site and confirm compliance with KMC §17.96.070.D1 prior to issuance of a building permit for the project.
7. Prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.
8. Pedestrian amenities are required pursuant to KMC §17.96.060.J1. The applicant shall propose a pedestrian amenity, such as a bench, at the street corner for final review and approval by Planning Department staff prior to issuance of a building permit for the project.
9. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Recommended Lot Consolidation Preliminary Plat Conditions of Approval

1. This Lot Consolidation Subdivision Preliminary Plat is subject to the ARCH Workforce Housing Project Design Review Application File No. P25-033.
2. As required by KMC 16.04.030.I, the applicant shall obtain final plat approval within two years of City Council's approval of the preliminary plat. If final plat approval is not obtained within this timeframe, the preliminary plat approval shall become null and void.
3. The lot consolidation subdivision final plat shall not be signed by the City Clerk or recorded until a building permit is issued for the ARCH Workforce Housing Project development pursuant to KMC §16.04.030.G.

Recommended Motion

- "I move to continue review of the 140 & 180 N Leadville Ave ARCH Workforce Housing Project Design Review application and Lot Consolidation Preliminary Plat application to the December 23 Planning & Zoning Commission Meeting."

Alternative Motions

- "I move to approve the 140 & 180 N Leadville Ave ARCH Workforce Housing Project Design Review application subject to conditions 1-8 and direct staff to return with findings of fact."

- "I move to recommend approval of the 140 & 180 N Leadville Ave Lot Consolidation Preliminary Plat to the City Council subject to conditions 1-3 and direct staff to return with findings of fact."

ATTACHMENTS:

A. Application Materials: Design Review Application & Supplemental Materials
B. Application Materials: Design Review Plan Set
C. Application Materials: Lot Consolidation Preliminary Plat Application & Supplemental Materials
D. Application Materials: Lot Consolidation Preliminary Plat
E. Staff Analysis:
    1. CC-2 Zoning and Dimensional Standards Evaluation
    2. Design Review Standards Evaluation
    3. Lot Consolidation Subdivision Preliminary Plat Standards Evaluation

Attachment A

Application Materials:

Design Review Application &
Supplemental Materials

City of Ketchum
Planning & Building

Design Review Application

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
By:

Submit completed application and documentation to planningandbuilding@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION	
Project Name: ARCH-S Leadville Ave & E 2nd ST	Phone: 208-721-7949
Owner: ARCH Community Housing Trust, Inc	Mailing Address:
Email: michelle@archbc.org	PO Box 3569, Hailey ID 83333
Architect/Representative: Martin Henry Kaplan, AIA	Phone: 206-972-9972
Email: mhk@martinhenrykaplan.com	Mailing Address:
Architect License Number: AR-984567	PO Box 482, Ketchum ID 83340
Engineer of Record:	Phone:
Email:	Mailing Address:
Engineer License Number:	
Primary Contact Name and Phone Number: Martin Kaplan, AIA 206-972-9972	

PROJECT INFORMATION			
Legal Land Description: Block 22, Lots 3&4, Ketchum ID		Street Address: 140-180 N Leadville Ave	
Lot Area (Square Feet): 11,007	Zoning District: CC2		RPK #: 00000220040, / 00000220030
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain ☑None
Type of Construction:	☑New	☐Addition	☐Remodel ☐Other
Anticipated Use: Affordable Housing, 100%		Number of Residential Units: 12	

GROSS FLOOR AREA		
	Proposed	**Existing** 180 N Leadville Existing House
Basements	0 Sq. Ft.	294 Sq. Ft.
1st Floor	Bldg A/627, B/627, C/796 Sq. Ft.	936 Sq. Ft.
2nd Floor	Bldg A/651, B/651, C/820, D/1336 Sq. Ft.	Sq. Ft.
3rd Floor	Bldg A/651, B/651, C/820 Sq. Ft.	Sq. Ft.
~~Mezzanine~~ N/A Carport	2,367.4 Sq. Ft.	Sq. Ft.
Total	7,630.0 Sq. Ft.	1,230 Sq. Ft.

FLOOR AREA RATIO		
Community Core: 2.25-Affordable Housing	Tourist:	General Residential-High:

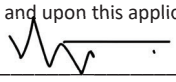
BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 47.5%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: Existing/180-18'2" 140-7'6"	**Side:** 180-13' Average	**Side:** 140-7'4" Average	**Rear:** Alley-3'0"
Building Height: House-21'6"	Bldg A,B,C-31'9"	BLDG D-22'3"-24'3" Sloping Alley	N Carport 11'9"

OFF STREET PARKING		
Parking Spaces Provided: 11 Covered	Curb Cut: 0 Sq. Ft.	%

WATER SYSTEM	
☑ Municipal Service	☐ Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



21 June 2025

Signature of Owner/Representative Date

MARTIN HENRY KAPLAN, ARCHITECTS AIA

KETCHUM, IDAHO

251 Hillside Drive, Unit West Post Office Box 482 Ketchum, Idaho 83340 T: 206.682.8600 mhk@martinhenrykaplan.com

ARCH Community Housing Trust

S Leadville Avenue & E 2nd Street
City of Ketchum Design Review

A Project Narrative

We propose to develop 140 and 180 N Leadville with 11 units of 100% affordable housing. 140 N Leadville has an existing home, storage shed and small garage on site. The home is landmarked and will remain. 180 N Leadville is a vacant lot upon which we will construct 10 units.

We have been working with Morgan Landers, Planning and Building Director, throughout our project development process. In addition, we met with Seth from the Ketchum Fire Department to confirm interpretations, as we did with Eric, City of Ketchum Building Inspector. Morgan has approved our plans to remove the garage and storage shed and rehabilitate the existing house, under a separate permit that has already been submitted. We will combine the two lots and develop 11 parking places within a weather protected carport off the alley. All the parking shall be provided off the alley and stretch from property line to property line. We have sited the carports to replace the shed and garage located at the rear of site 140.

In respecting the land use code and relative criteria, we have endeavored to compose a relatively low scale open site plan with new structures that respect the existing house and preserve existing trees where possible / recommended by the City arborist and replace where trees are removed. Note: we met with the city arborist and will preserve and replace trees as directed by him. The scale of the project is well below the height and lot coverage allowed in respect for the mixed nature of the neighborhood and landmarked adjacent home.

The project includes building five new structures including two three-story, one-bed unit structures off S Leadville connected via covered decks and stairway to one three-story, two-bed unit building behind. In addition to two carport structures, we will provide one two-bed unit above the southeast garage. The two ground related units facing S Leadville have stoops and help activate and engage the street.

The alley, curb, gutter and sidewalk improvements will be the subject of a funding request to the KURA. We will improve the existing landscape to 140 and combine new trees and groundcover over the entire site. The interior circulation pathways shall be a permeable surface as shown on the site plan to reduce and contain drainage.

The completed project fits well below every zoning restriction as depicted on the plans. In addition, our design conclusion has been informed by the desire to provide one weather-protected parking place for each unit.

DESIGN REVIEW EVALUATION STANDARDS

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. Yes

2. All street designs shall be approved by the City Engineer. Yes

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department. Yes

2. Sidewalk width shall conform to the city's right of way standards; however the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion. Yes

3. Sidewalks may be waived if one of the following criteria is met:

   a. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space. The project is greater that 250 sf

   b. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public. Yes, we will follow guidance

4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street. Yes, if required

5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building. Yes, if required

6. The city may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy. TBD

C. Drainage:

1. All storm water shall be retained on site. Yes

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street. Yes

3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. TBD

4. Drainage facilities shall be constructed per city standards. Yes

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. Yes

2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view. Yes

3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer. TBD

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures. The proposed building materials and colors and any signage are complimentary to surrounding buildings and the diversity of structures and vocabularies exhibited within the neighborhood. The neighborhood and adjacent properties are composed of both commercial, multi-family and single-family structures in addition to the existing house on site. We have carefully selected materials and colors that respect and compliment the surrounding townscape.

2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community. We have worked with city planners carefully developing and composing our site plan to respect and protect the existing single family house on site which has been landmarked.

3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to. We have applied for and received permits to upgrade the finishes and areas within the existing house without impacting the character, outside envelope, original colors or existing materials.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined. As the project is composed of 6 buildings all together, they are tied together by inward courtyards encourage pedestrian access through interior and exterior walkways.

2. The building character shall be clearly defined by use of architectural features. The buildings are designed to provide interest, respecting neighborhood scale and appropriate architectural features that support the modulation and encourage pedestrian interaction.

3. There shall be continuity of materials, colors and signing within the project. The 5 new structures will use similar materials and colors and will not compete with the historical home that will remain original. The color and materials shall provide a background allowing the house to sit as a corner exhibit as intended by its designation as a landmark.

4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building. Yes

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. The 6 buildings form a collection of structures that provide relief on both 2nd and Leadville, opening to courtyards. The new buildings along Leadville are designed to provide modulation and relief while offering stoops and pedestrian scale that directly relate to the sidewalk.

6. Building(s) shall orient towards their primary street frontage. The new buildings are oriented towards Leadville and the interior courtyard while the carports are oriented to the alley. The existing house is oriented to Leadville.

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys. Garbage storage containers are situated in the carports and the individual bin staging area off the alley shown on sheet A.2 has been approved by Clear Creek Disposal.

8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties. The building design provides weather protection for all building entries and common stairways. No adjacent properties are subject to interference from the subject property snow slides.

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways. As described above, there is a pedestrian connection transiting the middle of the site from the future Leadville sidewalk through to the alley.

2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way. There are none.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage. Vehicular access into the site and the carports is provided through an existing alley that will be improved.

4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements. We are using exiting streets and alley.

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project. We are not providing any vehicular access onto our property.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas. Snow will be removed from the site.

2. Snow storage areas shall be provided on-site. Snow will be removed from the site.

3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet. Snow will be removed from the site.

4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed. Snow will be removed from the site.

I. Landscaping:

1. Landscaping is required for all projects. We have provided a robust plan for our landscaping that meets or exceeds all the requirements provided in the code and within paragraphs below.

2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape. See above.

3. All plant species shall be drought tolerant. Native species are recommended but not required. See above.

4. 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. See above.

J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission. The project is 100% affordable housing and as such provides a huge public amenity. In addition, the limited property size, existing fence and mature trees limit areas of opportunity.

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department. TBD

2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates. TBD

3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department. TBD

B. Architectural:

1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade. We have provided windows and relief on the SW elevations that sit 5' from the property line, although not significant due to the adjacent building built on the property line.

2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways. N/A

3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows. N/A

4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited. The roof forms and materials are consistent and compatible with the character of the structure and will not be seen as they are flat and concealed behind parapets.

5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts. N/A

6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director. N/A

7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials. Yes

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views. Yes

2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design. The Idaho Power equipment has been located pursuant to the approval of Idaho Power and City planners and will be screened in accordance with the city requirements. Other equipment will face inward.

D. Landscaping:

1. 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. All trees we remove are replaced onsite and noted on our Landscape Plans.

2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates. N/A

3. The city arborist shall approve all parking lot and replacement trees. Yes

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street. N/A

2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public. N/A

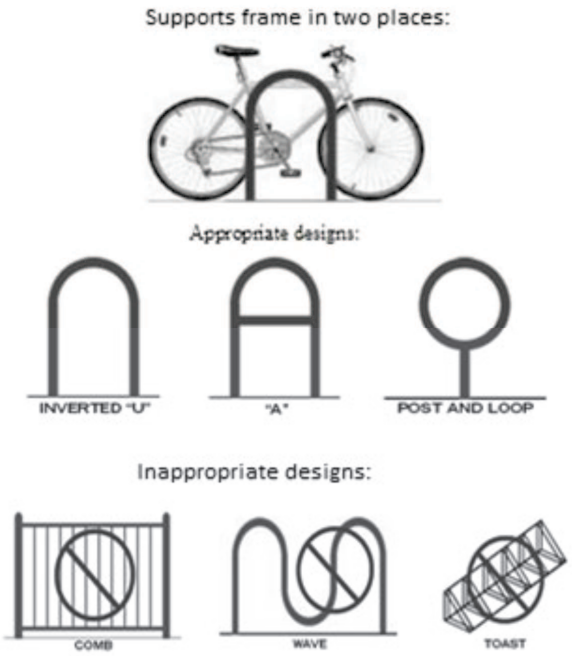
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways. N/A

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development on private property. Bike racks shall not be located in the public right-or-way. Per this requirement, bike storage for at least 6 bicycles shall be provided.

2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number. Yes

3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Yes, we are proposing typical inverted U racks per suggestions below.



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission. Yes

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval

1. The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations. Yes

2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit. Yes

3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void. Yes

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. Yes

2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations: Yes

a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;

b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;

c. Whether hazardous situations have developed or have been discovered in the project area; or

d. Whether community facilities and services required for the project are now inadequate.

3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval. Yes

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable. Yes

MARTIN HENRY KAPLAN, ARCHITECTS AIA

KETCHUM, IDAHO

251 Hillside Drive, Unit West Post Office Box 482 Ketchum, Idaho 83340 T: 206.682.8600 mhk@martinhenrykaplan.com

25 September 2025

Re: 140-180 Leadville Design Review Resubmittal

Hi Abby and Morgan;

Pursuant to reviewing your comments submitted on July 31, 2025, we have amended the application and plan submittal to address all your concerns and those of the Ketchum Fire Department.

The attached re-submission plan set PDF includes the following sub-sections:

1. A response to your July 31, 2025 City Department Comments
2. A revised complete plan set including updated photo-realistic renderings and details
3. Letter from Clear Creek
4. Letter from Idaho Power
5. Original Design Review Application w/o plans

Thanks for your attention and please confirm ASAP your receipt and the next steps including timing for review and approximate date for the next hearing.

Thanks Abby and Morgan,
Marty

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

July 31, 2025

Michelle Griffith
Executive Director, ARCH Community Housing Trust
Post Office Box 3569
Hailey, Idaho 83333

Martin Kaplan, AIA
Martin Henry Kaplan, Architects AIA
Post Office Box 482
Ketchum, Idaho 83340 [Sent via email] Please see architect's comments inline below in **RED**.

Re: 140 & 180 N Leadville Ave ARCH Affordable Housing Project Design Review (Application File No. P25-033) & Lot Consolidation Subdivision Preliminary Plat (Application File No. P25-039)–City Department Comments

Dear Michelle and Martin,

Planning staff and city departments have reviewed your Design Review submittal for the ARCH affordable housing project located at 140 & 180 N Leadville Avenue located within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). Additional information and revisions are required before the final Design Review application may be scheduled for a public hearing. The following comments detail the outstanding action items that must be resolved. References to sections of Ketchum Municipal Code (KMC) have been provided for clarity where applicable. Certain comments are provided for information only and do not require action at this time.

PLANNING STAFF & CITY DEPARTMENT COMMENTS

Design Review: Compatibility of Design & Architectural Standards Comments

1. Comment: Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. Stucco portions of the building wall project ~2 feet from the façade at the second and third floors. Staff appreciates how the stucco projections add depth and texture to the facade. While the stucco projections add visual interest, staff is concerned about the large expanses of undifferentiated blank surfaces at the southeast and northwest elevations. The southeast and northwest facades have horizontally placed Hardie Plank siding on the ground floor and vertically placed Hardie Board & Batten siding on the upper floors. Both materials are painted the same color black. Staff does not believe the proposed material change in the same building wall plane provides sufficient visual relief.

- Staff Recommendation: Staff recommends the applicant further articulate and differentiate the southeast and northwest facades to add visual interest and reduce the appearance of bulk and flatness. Building articulation features like contrasting material wainscot, decorative façade features, adding depth and detail to the roof parapet, and further differentiating exterior materials and colors may help add visual interest and relief to building bulk and flatness.
- Architect's Response: To address staff commentary, we have decided to differentiate the color of the façade. We have chosen to keep the same color for anchoring the lowest floor sided with the 4" lap siding. The upper two floors sided with the board-and-batten will now have a slightly lighter color setting off the visual relief for the facades in question. While revising the floor plans and building facades to introduce additional articulation and modulation may work for market rate housing, our mission is to design and construct these buildings most efficiently allowing for the greatest resultant affordability without adding unnecessary costs. In addition, the placement of trees and landscaping will greatly influence the one façade in question together with the views of the adjacent home. And finally, several adjacent buildings have recently been approved and constructed using a similar color that look great.

- Please see revised color palette and drawing set.

Lower level Upper two floors

2. Comment: Pursuant to KMC 17.96.060.E1, "materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures." Staff is concerned that the black and beige colors appear stark and cold. The majority of the building walls are painted black. Staff believes the expanses of undifferentiated black surfaces appear flat and monotonous.
   - Staff Recommendation: Staff recommends the applicant reduce the building wall areas that are painted black and introduce warmer color tones into the exterior material and color palette.
   - Architect's Response: Please see (1.) above.

3. Comment: Pursuant to KMC 17.96.070.B4, "Roofing forms and materials shall be compatible with the overall style and character of the structure." The proposed three-story residential

buildings at the same height elevation. The flat roofline in conjunction with the continuous black façade appears monotonous and lacks character.

- Staff Recommendation: Staff recommends the applicant shape and sculpt the roof forms to be create an intentional and visually appealing façade termination. Incorporating parapet walls of varying heights, adding depth and detail to the roof parapet, and cornice treatments can help add visual interest to the flat roofs.
- Architect's Response: The design parti follows the intentional duplication of three buildings taking advantage of common construction plan, techniques, efficiencies, materials and costs to respect the goal of providing our city with 'affordable community housing.' The city's requirement to save the existing home condensed the area within which we could build and achieve a minimum number of units that would make the project feasible. This extreme limitation influenced the proposed building forms and roof designs. The collection of buildings does not attempt to present differing architectural vocabularies because of the diminutive scale and size of the buildings; meant to fit into an eclectic mix of single-family homes, grocery store, performance hall, offices and open space. In our opinion, the existing proposal works well with similar and honest roof forms, parapet heights and modulations, while not competing with the historical form of the adjacent home we have saved.

Zoning & Dimensional Standard Comments

1. Comment: *Setbacks*—Pursuant to KMC §17.12.040, buildings within the CC-2 Zone must be setback an average of 5 feet from front and street side property lines. The minimum 5-foot-average setback from front and street side property lines applies to each level of the building(s). The average setback is calculated as the proposed square footage of the setback area along the street frontage divided by the length of the building façade(s) along that street frontage. The site plan on sheet A.3 provides the average setback calculation for the side property line along 2nd Street but not for the front property line along Leadville Avenue.
    - Required Action: Please add the average setback calculation for the front property line along Leadville Avenue to the site plan on sheet A.3.
    - Architect's Response: Added dimensions. Please see pages A.3 and A.4 for added average setback calculations off Leadville. Level One average setback is 7'6-3/8" and Levels 2/3 is 6'-3" both well greater than the minimum requirement of 5'-0".

1. Comment: *Building Height*—KMC §17.08.020 specifies the following method for calculating building height in the Community Core Zone:

    Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front property line or within 35 feet

of the rear property line.

Building height dimensions are specified on the elevations (sheet A.7 & A.8) and appear to be measured from finished grade. The average elevations of the front and rear property lines are not specified on the project plans.

- Required Action: Please specify the average elevation of the front property line and the average elevation of the rear property line on the project plans.
- Architect's Response: Please review the added dimensions as suggested on sheets A.7 and A.8. Height dimensions are dimensioned from average existing elevations.

2. Comment: *Gross Floor Area & FAR*—Pursuant to KMC §17.08.020, gross floor area is calculated as:

   The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation.

   The floor area information provided on sheets A.3 and A.4 specify the "Gross Living Area" of the three new residential buildings and historic home as well as the square footage of the two carports. As specified in the above definition, gross floor area is measured along the outside walls of each floor of a building.

   - Required Action: Please verify that the floor area information provided on sheets A.3 and A.4 is calculated pursuant to the definition of gross floor area specified in KMC §17.08.020 and measured along the outside walls of each floor of the buildings.
   - Staff Recommendation: Staff recommends revising the floor area information on sheets A.3 and A.4 to change "Gross Living Area" to "Gross Floor Area" for clarity.
   - Architect's Response: Please review the changes as suggested on pages A.3 and A.4.

3. Comment: Exterior Lighting—The exterior lighting specifications for the Design Classics Lighting LED Black Outside Wall Cylinder (A) and BEGA Pathway Bollard Luminaire (C) on sheet E.2 indicate that the color temperature is 3000K. Pursuant to KMC 17.132.030.A. Color Temperature, "All exterior lighting shall utilize light sources not to exceed 2700 Kelvin." The Design Classics Lighting LED Black Outside Wall Cylinder and the BEGA Pathway Bollard Luminaire exceeds the maximum color temperature permitted per KMC 17.132.030.A.

   - Required Action: Please either: (a) select different exterior lighting fixtures that have a color temperature that does not exceed 2700K and provide the new specifications on sheet E.2 or (b) verify that a different light source with a color temperature that does not exceed 2700K can be installed in the fixtures and add a note to the specifications on sheet E.2.
   - Architect's Response: We have chosen a new bollard specification, see sheet E3. The new fixture, a WAC Lighting Ledge LED path light 6801, 2700K is Dark Sky approved. See note on E2, depicting the beam spread of each outside lighting fixture, and about

the fixtures being located well away from property lines and based upon the attached photometrics, no light will spill over property lines as required.

4. Comment: Exterior Lighting—The NUWATT 4'' Black Square Anti-Glare Warm LED Recessed Can (B) exterior lighting specification on sheet E.2 notes that the color temperature ranges from 2700K to 5000K.
    - Required Action: Please revise the specification for the NUWATT Can exterior lighting fixture on sheet E.2 to specify that the light source will be 2700K.
    - Architect's Response: We have revised the specification to identify 2700K.

2. Comment: *Exterior Lighting*— Pursuant to KMC §17.96.040.C2h, an exterior lighting plan and photometric study must be submitted with the final Design Review application. A photometric study showing all existing and proposed exterior lighting was not included in the project plans submitted with the final Design Review application.
    - Required Action: Please submit a photometric study showing all existing and proposed exterior lighting fixtures on the subject property. The photometric study for onsite exterior lighting must show zero footcandles at all property boundaries to demonstrate that the proposed lighting complies with the city standards prohibiting light trespass.
    - Architect's Response: See pages E1, E2, and E3 that identifies all exterior lighting and photometric diagrams showing that no light will spill over any property line. The recessed cans as noted on the plans within the stairwell are shielded from light spillage. The recessed cans in the carports are included in the beam spread plan and as noted, will not spill light outside the carport or close to a property line.

General Design Review Comments

1. Comment: Exterior Materials and Colors—The elevations on sheets A.7 and A.8 of the project plans call out the Hardie Board & Batten and Smooth Stucco exterior materials. KMC 17.96.040.C2i requires that a material and color sample board showing all exterior materials used on the façade of the structure be included with the project plans submitted for Design Review. The final exterior material and color palette specifications with cut sheets and physical samples are required at final Design Review. The project plans submitted with the final Design Review application did not include the required exterior material and color sample board.
    - Required Action: Please provide the required specifications for the final exterior material and color palette.
    - Architect's Response: Such a sample board will be submitted.

2. Comment: The site plan on sheet A.3 includes a note about garbage storage that states, "Clear Creek has approved individual garbage storage bins instead of a common dumpster. Bins will be moved to the 3' setback area at the alley for collection by the renter.
    - Action Required at Final Design Review: Please provide written confirmation from

Clear Creek Disposal verifying the proposed garbage disposal plan satisfies their requirements to serve the development.

- Architect's Response: The letter from Clear Creek is attached to our resubmittal.

3. Comment: The site improvement plan on sheet C1.10 shows that a new transformer will be installed along 2nd Street to serve the proposed development. Pursuant to KMC §17.96.060.D2, "Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view." The landscape plan on sheet A.9 shows that the transformer is proposed to be screened by ornamental grasses. Idaho Power requires a minimum of 10 feet of clearance from the front of the transformer doors and 3 feet of clearance from the sides and back of the transformer. The grasses appear to be located within the required transformer clearance area. In addition, staff does not believe that ornamental grasses will sufficiently screen the transformers from public view along 2nd Street.
    - Required Action: Please submit written verification confirming that Idaho Power has reviewed and approved the design, siting, and screening for all electrical infrastructure must be submitted with the final Design Review application. As noted above, staff believes the proposed landscape screening appears to be in the required transformer clearance area.
    - Required Action: Please screen the transformer with landscaping that will soften the aesthetic of the transformer and adequately screen the equipment year-round. Staff recommends shrubs rather than ornamental grasses that are cut down during winter exposing the equipment to public view.
    - Architect's Response: Please review new landscape plan and letter from Idaho Power addressing all concerns. We have provided a new landscape and development plan that includes screening approved by Cheryl at Idaho Power and obtained approvals from Abby and Morgan. See Landscape Plan and sheet A.3 in particular.

4. Comment: *Master Signage Plan*—Pursuant to KMC §17.96.040,C3, a master signage plan shall be submitted with Design Review applications for new multi-tenant buildings. KMC 17.127.939.B1 requires:

    A complete master signage plan that may include a building identification sign shall be submitted at the time of design review application for any new construction for all hotels, commercial, industrial, multi-family residential and mixed use projects. A master signage plan shall include, but not be limited to, directional, tenant, advisory, and technical information published and updated from time to time by the City and shall show how the plan is integrated with the architecture of the building.

    - Required Action: Please submit a master signage plan that satisfies the requirements of KMC §17.127.030.
    - Architect's Response: Master signage plans will be submitted as required. See below for example.

5. Comment: *Snow Storage*—Pursuant to KMC §17.96.060.H1:
    1. *Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.*
    2. *Snow storage areas shall be provided on site.*
    3. *A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.*
    4. *In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.*

    The project plans do not specify the snow storage plan for the proposed development.
    - Required Action: Please specify the calculations for the required snow storage area as well as the siting and dimensions of all snow storage areas on the subject property on the project plans submitted with the final Design Review application.
    - Architect's Response: There will be no snow storage onsite. All snow will be removed from the site.

6. Comment: Story Pole & Staking—Pursuant to KMC §17.96.040,C2j, building corners shall be staked on the site, all trees proposed to be removed shall be flagged, and story poles must be installed at the maximum roof peaks at least one week prior to the Planning and Zoning Commission meeting. Additionally, the applicant must submit a story pole and staking plan for planning staff review and approval of the proposed story pole locations prior to installation.
    - No Action Required at this Time. This requirement must be met at least one week prior to the Commission meeting. The applicant must submit the proposed story pole and staking plan for staff review and approval prior to installation.

- Architect's Response: Will do.

7. Comment: Exterior Material & Color Samples—Physical samples of exterior materials and colors are required to be provided at the public hearing for review by the Planning and Zoning Commission.
    - No Action Required at this Time. Physical exterior material and color samples must be provided at the Planning and Zoning Commission meeting.
    - Architect's Response: Will do.

Lot Consolidation Subdivision Preliminary Plat Comments

Lot Consolidation Subdivision Preliminary Plat comments will be transmitted under a separate cover.

Streets Department & City Engineer Comments

1. Comment: The cover sheet C0.10 for the civil drawings is titled, "Sun Valley Road Water Main Relocation."
    - Required Action: Please revise the project title on sheet C0.10.

2. Comment: The roots of the existing trees on sheet C0.90, particularly along the 2nd Street property line, may be impacted by the construction of the sidewalk and may need to be removed.
    - No Action Required at this Time.

3. Comment: Site improvement details are provided on sheets C1.00 and C1.01.
    - Required Action: Please add a note to details 3, 4, 5, 6, and 7 that concrete mix shall be Titan Mix or an approved equal.

4. Comment: Pursuant to KMC §17.96.070.A1, "Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department."
    - Required Action: Please add a streetlight at the corner of Leadville Avenue and 2nd Street on sheet C1.10. The streetlight pole should be sited at the back of the curb in the ramp adjacent to 2nd Street next to the catch basin. The 8-ft arm should face into 2nd Street.
    - Required Action: Where there are no existing trees along the street frontage, please add street trees, tree wells, and electrical bollards to sheet C1.10. Trees must be spaced ~30-ft on-center.
    - Required Action: Please add a City of Ketchum standard bike rack and bench along Leadville Avenue and 2nd Street. Streetscape amenities should be placed in between and in line with the street trees.

5. Comment: Please make the following changes to the site improvement plan on sheet C1.10:
    - Required Action: Change the parking marking to Ts.
    - Required Action: Stripe a no-parking zone adjacent to the alley. Parking spaces may be greater than 20-ft if there is extra space.
    - Required Action: Please show existing parking spaces on Leadville Avenue in front of the property located at 120 N Leadville Ave. Show that the new on-street parking

spaces align with these existing parking spaces.

- Required Action: Please ensure that roof drains from carport and buildings are directed to onsite drywells.
- Required Action: Please add the following to Keynote S11d, "Paint top half of rolled curbs."

Fire Department Comments

Please see the attached Fire Department comments dated July 7, 2025.

Please submit all required information and revisions requested by planning staff and city departments as well as a written response to the comments listed above. Once the department receives this material, staff will conduct another review to determine if the information provided is sufficient to schedule the Design Review application for a public hearing with the Planning and Zoning Commission.

Please do not hesitate to email or call should you have any questions.

Best,

Abigail Rivin

Abby Rivin, AICP
Senior Planner
City of Ketchum Department of Planning and Building

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

KETCHUM FIRE DEPARTMENT
Community Risk Reduction
office: 208.726.7805
P.O. Box 966
107 Saddle Rd
Ketchum, ID 83340

PREAPPLICATION - REVIEW COMMENTS

[Fire Department]

PROJECT NAME: ARCH Leadville Housing
PREAPPLICATION # P-25-033
PROJECT ADDRESS: 180 N Leadville
REVIEWER: Seth Martin, 208-726-7805, smartin@ketchumfire.org
REVIEW DATE: July 7, 2025

Note: These plans have only been reviewed for compliance with applicable adopted codes by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not part of this plan review.

1.	Comment: Sleeping rooms in R-2, R-3, & R-4 occupancies below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with the 2018 IFC section 1030. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor. Required Action:
	Applicant Response: All sleeping room window are operable and shall provide openings shall conform to the above identified code. There are no basements.
2.	Comment: Smoke and Carbon Monoxide Detectors shall be installed per NFPA and the International Fire Code. Smoke detectors shall be installed inside each bedroom, within 21' of each sleeping area, and on every level of the occupancy, including the basement. CO alarms shall be installed in a central location outside each sleeping area and on every level of the home. All detectors shall be interconnected. Required Action: Install and test prior to C of O.
	Applicant Response: Smoke and Carbon Monoxide detectors shall be installed in accordance with the above cited requirements.
3.	Comment: An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1217 and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters as approved by the Ketchum Fire Marshal. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection

	and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system. **Required Action:** Plans must be submitted to the Idaho State Fire Marshal prior to obtaining an installation permit from the Ketchum Fire Department. A deferred submittal is approved.
	Applicant Response: All fire and life safety systems shall be installed in accordance with the above requirements.
4.	**Comment:** An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. More than one Knox Box may be required. A Master Key shall be used, and all locks shall be operable with a physical key. **Required Action:** Install prior to Final Inspection.
	Applicant Response: A key box (or more than one) shall be installed per KFD requirements.
5.	**Comment:** An approved monitored fire detection system shall be installed per City of Ketchum Ordinance #7217 and the requirements of NFPA 72. Alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. **Required Action:** A permit issued by the Ketchum Fire Department is required prior to installation. A deferred submittal is approved.
	Applicant Response: An approved fire monitoring system shall be installed per all requirements.
6.	**Comment:** An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #7217 and the requirements of NFPA 72. Alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. **Required Action:** A permit issued by the Ketchum Fire Department is required prior to installation. A deferred submittal is approved.
	Applicant Response: An approved fire sprinkler system shall be installed per all requirements.
7.	**Comment:** Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. Upon completion of the project:

	- Every residential occupancy shall have a **minimum of one extinguisher per kitchen area and one extinguisher per garage.** - All commercial occupancies shall have a fire extinguisher at every floor landing of every stairwell and within a 75' travel distance to all areas in low hazard settings. **Required Action:** Install or update prior to Final Inspection.
	Applicant Response: Fire extinguishers shall be installed per KFD requirements.
8.	**Comment:** Exterior windows, window walls, glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. All exterior doors shall be solid core construction or have a fire rating of not less than 20 minutes. **Required Action:** Detail on Plan Set.
	Applicant Response: Exterior windows, window walls, glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. All exterior doors shall be solid core construction or have a fire rating of not less than 20 minutes.
9.	**Comment:** All materials within 12" vertical of finished grade shall be 7 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. **Required Action:** Detail on Plan Set.
	Applicant Response: All materials within 12" vertical of finished grade shall be 7 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed.
	Comment: Tree crowns and all other combustible vegetation extending to within 70 feet of any structure or chimney shall be pruned to maintain a minimum horizontal clearance of 70 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations. **Required Action:** Detail on Plan Set.
	Applicant Response: See revised Landscape Plan. We have clarified this requirement to include a 10' dimension and not 70' and have complied accordingly.
77.	**Comment:** All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 7/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. **Required Action:** Detail shall be provided on permit Plan Set.

Staff Response:

MISCELLANEOUS COMMENTS:

Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, have a minimum 4" brush stroke, contrast with their background, and be positioned a minimum of forty-eight (48) inches above final grade. Buildings with multiple units or occupancies shall receive an individual, unique street address, and all units within shall receive Unit or Suite identifiers as approved by the Fire Marshal. The building shall be addressed per the frontage of the main entrance. Multiple buildings on the same parcel shall be given a letter designation.

Per Idaho Code 49-660, parking within 15' of a Fire Hydrant is prohibited.
Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A **minimum** twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. **All** required Fire Lanes shall be maintained clear and unobstructed at all times.

CLEAR CREEK DISPOSAL
PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

August 7, 2025

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: 140-180 N Leadville Ave

To Whom It May Concern,

Please consider this "Will Serve" letter for the proposed above address. I have engaged in conversation with Michelle Griffith, Executive Director of the ARCH Community Housing Trust regarding the above addresses; a new construction of eleven single family homes.

Residents wheel their CCD provided carts to the alley and return them to their storage areas. This stipulation will be written into the leases, and servicing will be provided in the alley.

If you have any concerns, please call at your earliest convenience.

Respectfully,

Miguel Goitiandia

Mike Goitiandia
Clear Creek Disposal

.140-180 N Leadville Ave

September 16, 2025

Michelle Griffith
Executive Director
ARCH
PO Box 3569
Idaho, ID 83333

Sent via Email

Subject: Will Serve Letter – ARCH – Leadville Project

Dear Michelle:

Thank you for your inquiry about electrical for the housing project at the corner of Leadville and E Second Street in Ketchum. I have reviewed the preliminary plans submitted by the civil engineer and architect for the project. We agree on the transformer location and plan for screening as shown if construction meets all our clearance requirements as shown on the attached electric distribution plan. Please note that the meter locations and electric loads are not fully developed yet, and I have not provided any design to the customer for placing our facilities or finalized customer electrical equipment with an electrician.

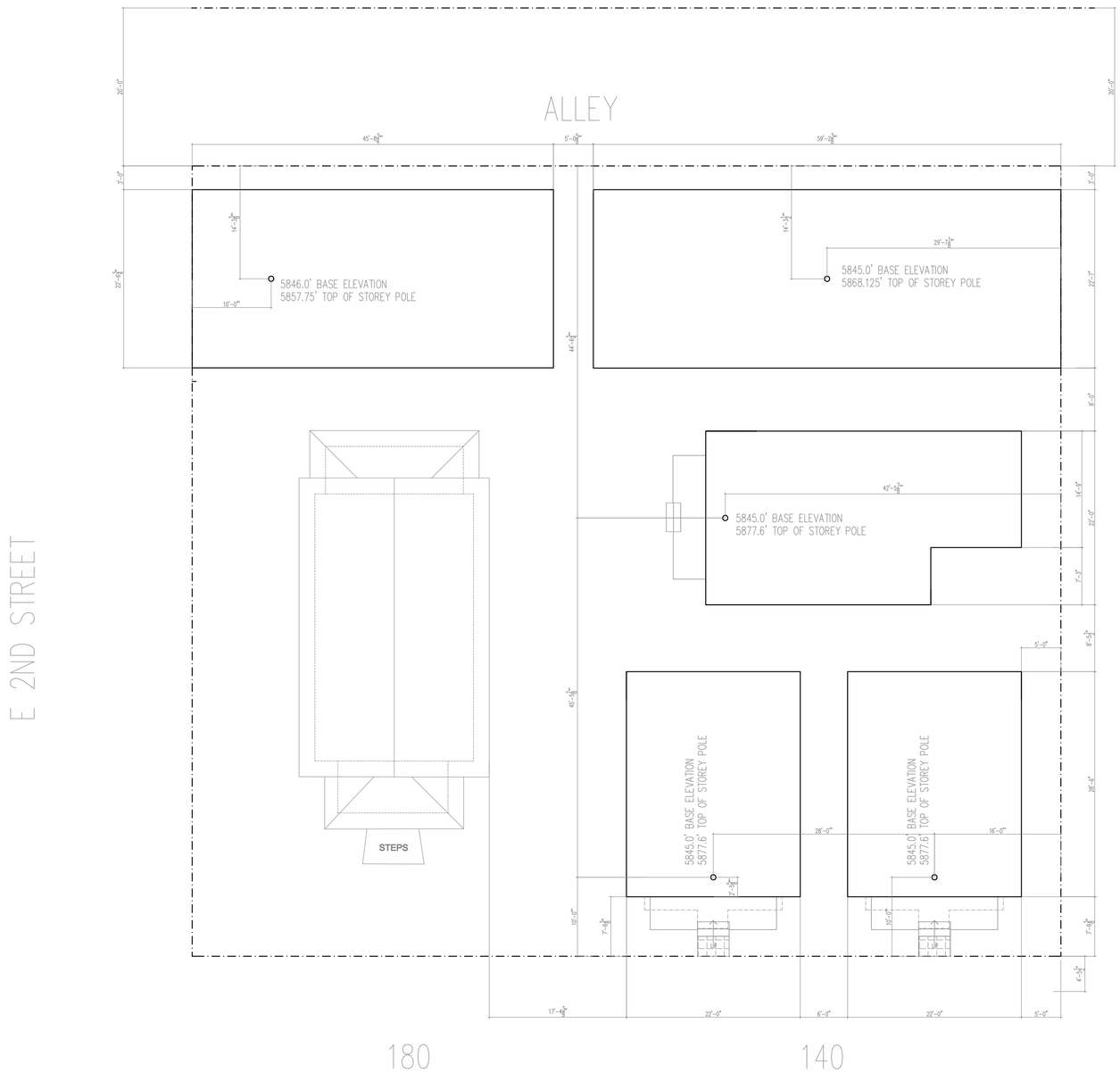
The property is located within Idaho Power's service area in the state of Idaho, Blaine County.

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

Regards,

Cheryl L Bennett

Cheryl Bennett
Senior Distribution Designer
Idaho Power Company
Hailey, Idaho



STOREY POLE LOCATION/ELEVATIONS

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
3	STOREY POLE	11.11.25

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

SP

Attachment B

Application Materials:

Design Review Plan Set

ARCH COMMUNITY HOUSING TRUST

S LEADVILLE AVENUE & E 2ND STREET
CITY OF KETCHUM - DESIGN REVIEW

VICINITY PLAN

WEST AERIAL PERSPECTIVE ENLARGED

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE.
2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY KETCHUM BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
4. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY.
5. EXCEPT AT INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES WITH ARCHITECT.
6. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
7. ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
8. SOLID WOOD BLOCKING, INSULATION OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRE STOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
9. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER / ARCHITECT. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.
10. CONTRACTOR SHALL PROVIDE RADON MITIGATION
11. ALL UTILITIES SHALL BE UNDERGROUND.
12. SMOKE DETECTORS MUST BE INTERCONNECTED WITH A POWER SOURCE FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP
13. ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT
14. THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

LEGAL DESCRIPTION

CITY OF KETCHUM, BLOCK 22, LOTS 3 & 4

PROJECT DATA

SITE AREA: 11,007 SQ FT
EXISTING HOUSE AT 180 N LEADVILLE: 936 SQ FT
EXISTING HOUSE BASEMENT: 294 SQ FT
PROPOSED BUILDING GROSS FLOOR AREAS
BUILDING A: 1,931 SQ FT
BUILDING B: 1,931 SQ FT
BUILDING C: 2,438 SQ FT
BUILDING D: 1,356 SQ FT
PROPOSED GROSS FLOOR AREA: 8,566 S FT
PROPOSED CARPORT: 2,354 SQ FT

FAR ALLOWED: 2.25 (17.124.040 ALLOWABLE 100% AFFORDABLE HOUSING)
FAR PROPOSED: .77

BUILDING HEIGHT ALLOWED: 52' (17.12.040 ALLOWABLE 100% AFFORDABLE HOUSING)
BUILDING HEIGHT MAX PROPOSED: 31'-9"

OCCUPANCY CLASSIFICATION: R-2

TYPE OF CONSTRUCTION: TYPE V

PROJECT TEAM

OWNER
ARCH COMMUNITY HOUSING TRUST
PO BOX 3569 HAILEY, ID 83333
TELEPHONE: 208.721.7949

ARCHITECT
MARTIN HENRY KAPLAN, ARCHITECT AIA
PO BOX 482, KETCHUM ID 83340
TELEPHONE: 206.972.9972

CIVIL ENGINEER
OPAL ENGINEERING, PLLC
SAMANTHA STAHLNECKER, P.E.
101 E BULLION STREET, SUITE 3E, HAILEY ID 83333
TELEPHONE: 208.720.9608

LANDSCAPE ARCHITECT
NS CONSULTING, PLCC
NATHAN SCHUTTE, ASLA
380 US-26, SHOSHONE, ID 83352
TELEPHONE: 208.320.2911

STRUCTURAL ENGINEER
STRUX ENGINEERING LLC
MATT CHRISTIAN, PE
6015 W OVERLAND ROAD, SUITE 105
BOISE, IDAHO 83709
TELEPHONE: 512.676.9004

SHEET INDEX

A.1 COVER-PROJECT DATA
A.2 PROJECT SURVEY BY BENCHMARK
A.3 SITE PLAN - LEVEL ONE PLANS
A.4 LEVEL TWO/THREE PLANS
A.5 UNIT FLOOR PLANS
A.6 ROOF PLAN
A.7 ELEVATIONS - NORTHEAST, SOUTHWEST, SOUTHEAST
A.8 ELEVATIONS - NORTHWEST, NORTHWEST INTERIOR SECTIONS A.A, B.B
A.9 L-1 LANDSCAPE PLAN
A.10 WEST AERIAL PERSPECTIVE
A.11 WEST AERIAL PERSPECTIVE ENLARGED
A.12 WEST INTERSECTION AERIAL PERSPECTIVE
A.13 WEST INTERSECTION EYE-LEVEL PERSPECTIVE CORNER TREES REMOVED FOR CLARITY
A.14 NORTH AERIAL PERSPECTIVE LOOKING AT ALLEY VIEW
A.15 NORTH AERIAL PERSEPCTIVE ENLARGED
A.16 NORTH EYE-LEVEL PERSPECTIVE FROM ALLEY ENTRANCE
A.17 ELECTRICAL TRANSFORMER SCREEN PLAN AND DETAIL
E.1 ELECTRICAL - LANDSCAPE LIGHTING/EXT BUILDING (DARK SKY)
E.2 ELECTRICAL FIXTURE BEAM SPREAD PLAN
E.3 ELECTRICAL FIXTURE SPECIFICATIONS - DARK SKY COMPLIANT
E.4 ELECTRICAL DISTRIBUTION LINES/METERS
C0.10 CIVIL COVER SHEET
C0.90 CIVIL DEMOLITION PLAN
C1.00 CIVIL DETAIL SHEET
C1.01 CIVIL DETAIL SHEET
C1.10 CIVIL SITE IMPROVEMENT PLAN

MARTIN HENRY KAPLAN
M·H·K ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT AR-984567
MARTIN HENRY KAPLAN STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	08.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
NO	DESCRIPTION	DATE

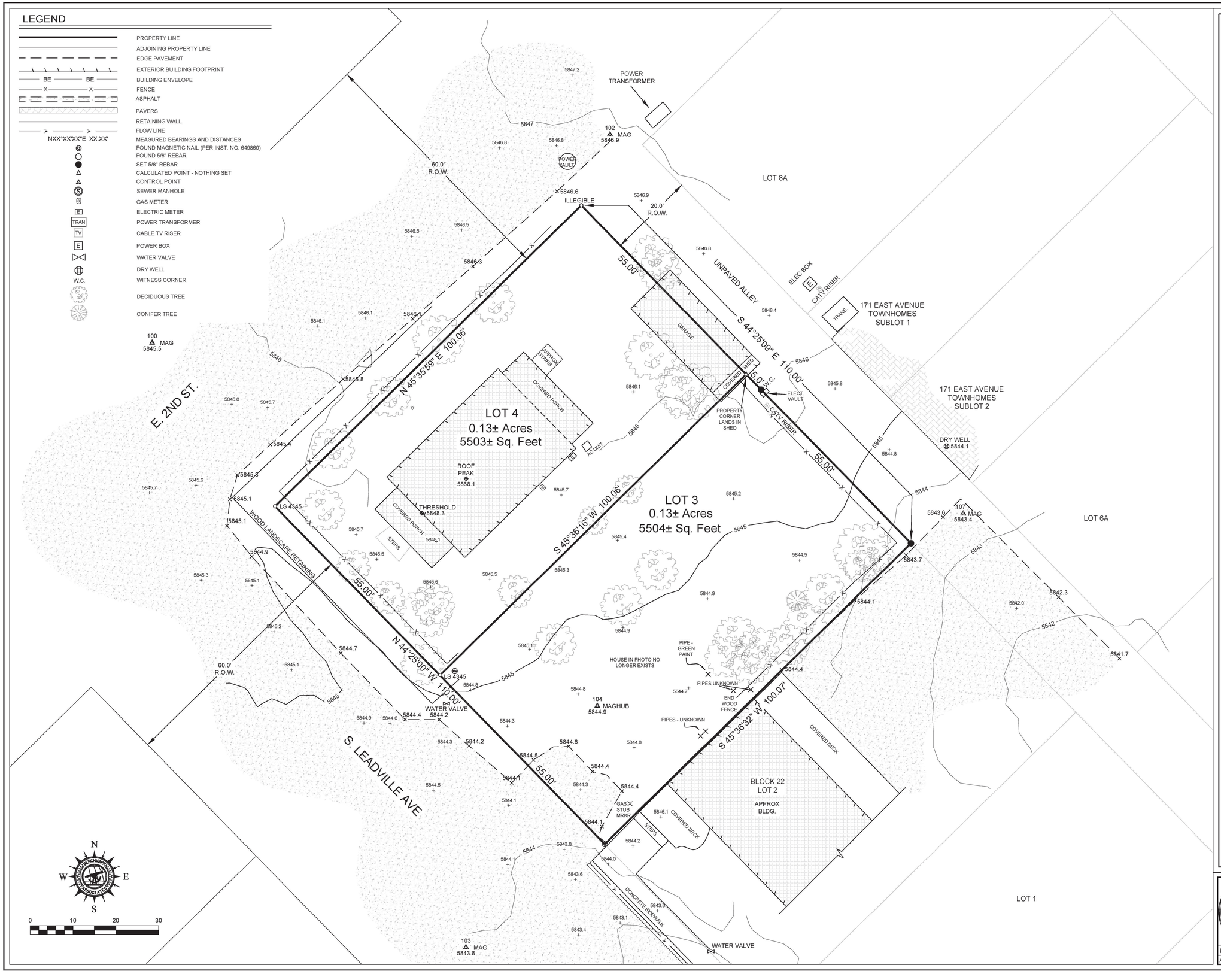
ISSUES

DRAWN BY: MHK

A.1

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EDGE PAVEMENT
- EXTERIOR BUILDING FOOTPRINT
- BE BE — BUILDING ENVELOPE
- X X — FENCE
- ASPHALT
- PAVERS
- RETAINING WALL
- FLOW LINE
- NXX°XX'XX"E XX.XX' — MEASURED BEARINGS AND DISTANCES
- FOUND MAGNETIC NAIL (PER INST. NO. 649860)
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- CALCULATED POINT - NOTHING SET
- CONTROL POINT
- SEWER MANHOLE
- GAS METER
- E — ELECTRIC METER
- TRAN — POWER TRANSFORMER
- TV — CABLE TV RISER
- E — POWER BOX
- WATER VALVE
- DRY WELL
- W.C. — WITNESS CORNER
- DECIDUOUS TREE
- CONIFER TREE



N
W E
S
0 10 20 30

NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS ADJUSTED TO BLAINE COUNTY GIS.
2. REFERENCED SURVEYS: PLAT OF VILLAGE OF KETCHUM: INST. NO. 302967; RECORD OF SURVEY OF KETCHUM TOWNSITE: BLOCK 22, LOT 2, INST. NO. 649860; PLAT OF KETCHUM TOWNSITE: BLOCK 22: LOTS 5B, 6A, 7A & 8A, INST. NO. 588272
2. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
3. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM UTILIZING SMARTNET CORS STATION IDKM.
4. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
5. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
7. TITLE POLICY BY STEWART TITLE GUARANTY COMPANY, FILE NO. 22455699, GUARANTEE NO. G-0000381478838, DATED JUNE 7, 2022. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
8. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

10. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
11. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES:

12. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
13. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
18. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.,) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: MAY 2017.
19. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
20. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
21. FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

PROFESSIONAL LAND SURVEYOR LICENSED Robert a Breier 20893 6/9/22 STATE OF IDAHO ROBERT O. BREIER

PREPARED BY :
BENCHMARK ASSOCIATES
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: http://benchmark-associates.com/

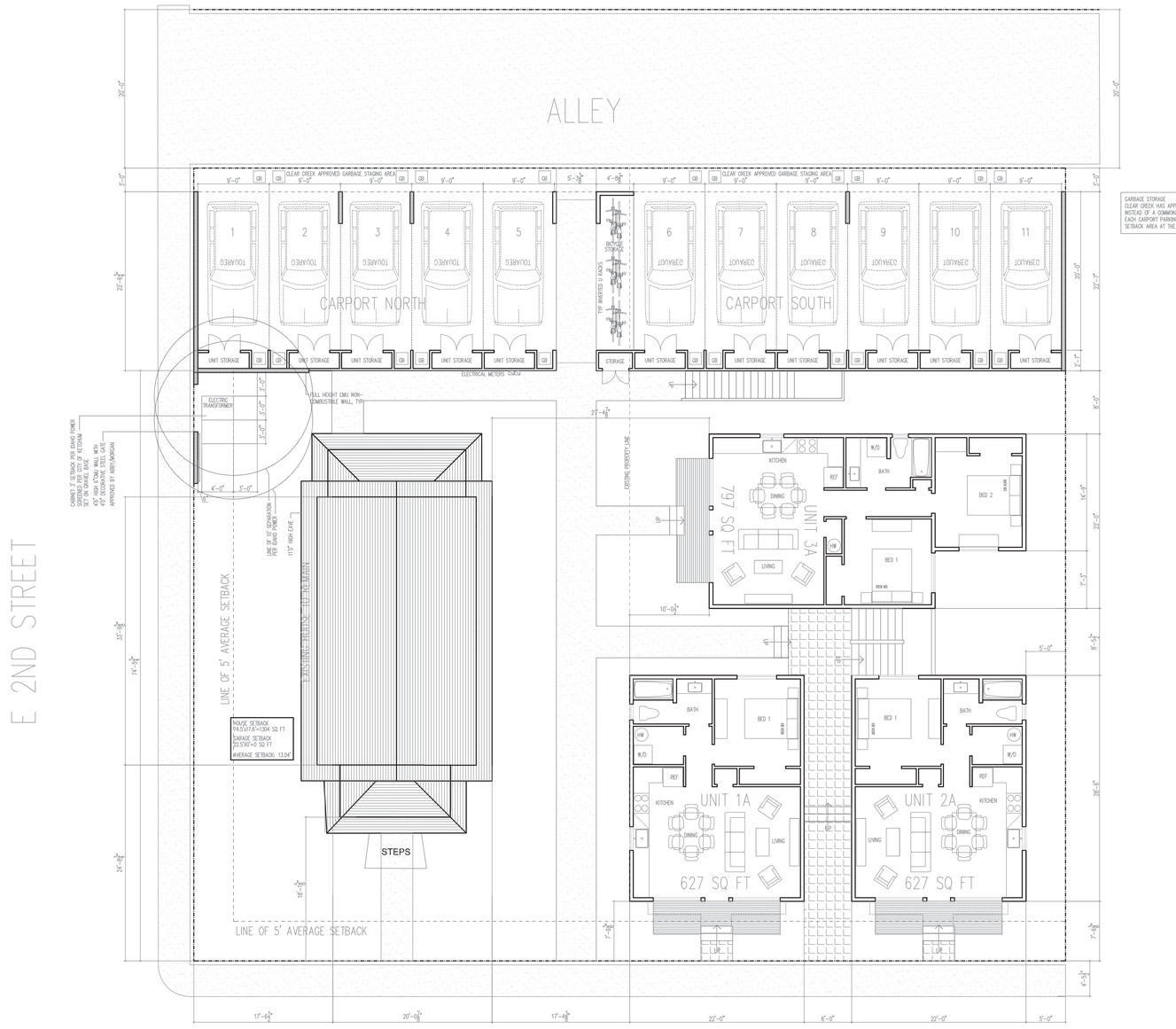
Copyright ©2022 by Benchmark Associates.

KETCHUM VILLAGE
BLOCK 22, LOTS 3 & 4

LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : JARVIS GROUP

PROJECT NO. 22078	DWG BY: HDB	CRD: 22078.CRD	22078_TOPO.DWG
A TOPOGRAPHIC MAP	DATE OF SURVEY: 6/9/2022		SHEET: 1 OF 1



S LEADVILLE AVE
GROUND FLOOR

BUILDING A: 1,931 SQ FT GROSS FLOOR AREA
BUILDING B: 1,931 SQ FT GROSS FLOOR AREA
BUILDING C: 2,438 SQ FT GROSS FLOOR AREA
BUILDING D: 1,356 SQ FT GROSS FLOOR AREA
EXISTING HOUSE: 910 SQ FT GROSS FLOOR AREA
GROSS FLOOR AREA SQ FT PROPOSED: 8,566 SQ FT
FAR ALLOWED 2.25 (17.124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
FAR PROPOSED: .77
CARPORT: 2,334 SQ FT

PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS, AIA.
COPYRIGHT - RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY:
MARTIN HENRY KAPLAN, ARCHITECTS AIA.
LICENSED ARCHITECT AR-984687
MARTIN HENRY KAPLAN STATE OF IDAHO

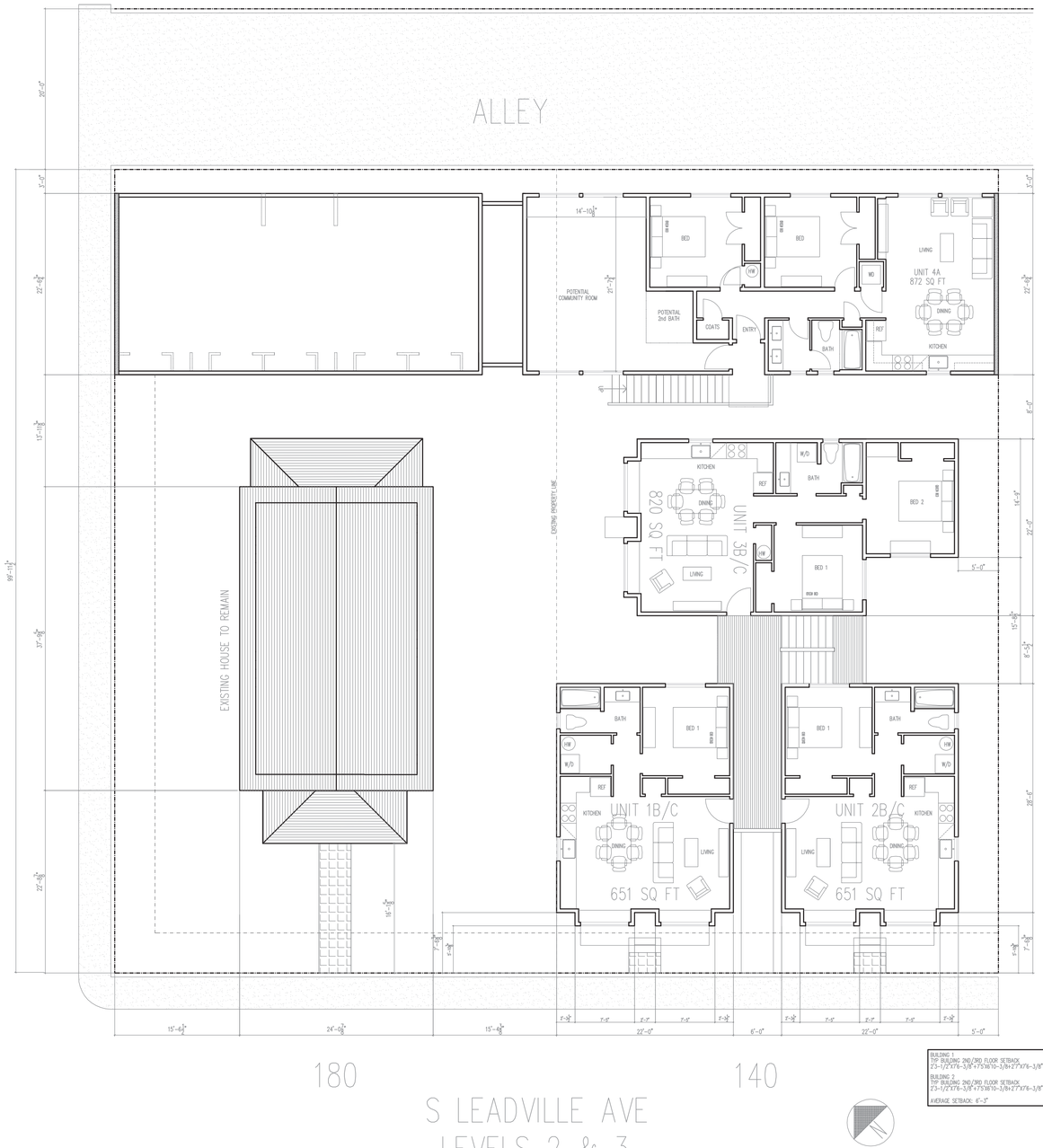
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
NO	DESCRIPTION	DATE

I S S U E S

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.3



BUILDING A: 1,931 SQ FT GROSS FLOOR AREA
BUILDING B: 1,931 SQ FT GROSS FLOOR AREA
BUILDING C: 2,438 SQ FT GROSS FLOOR AREA
BUILDING D: 1,356 SQ FT GROSS FLOOR AREA
EXISTING HOUSE; 910 SQ FT GROSS FLOOR AREA
GROSS LIVING AREA SQ FT PROPOSED: 8,566 SQ FT
FAR ALLOWED 2.25 (17.124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
FAR PROPOSED: .77
CARPORT: 2,334 SQ FT

PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR, P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS, AIA.

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
RA-984587
MARTIN HENRY KAPLAN
STATE OF IDAHO

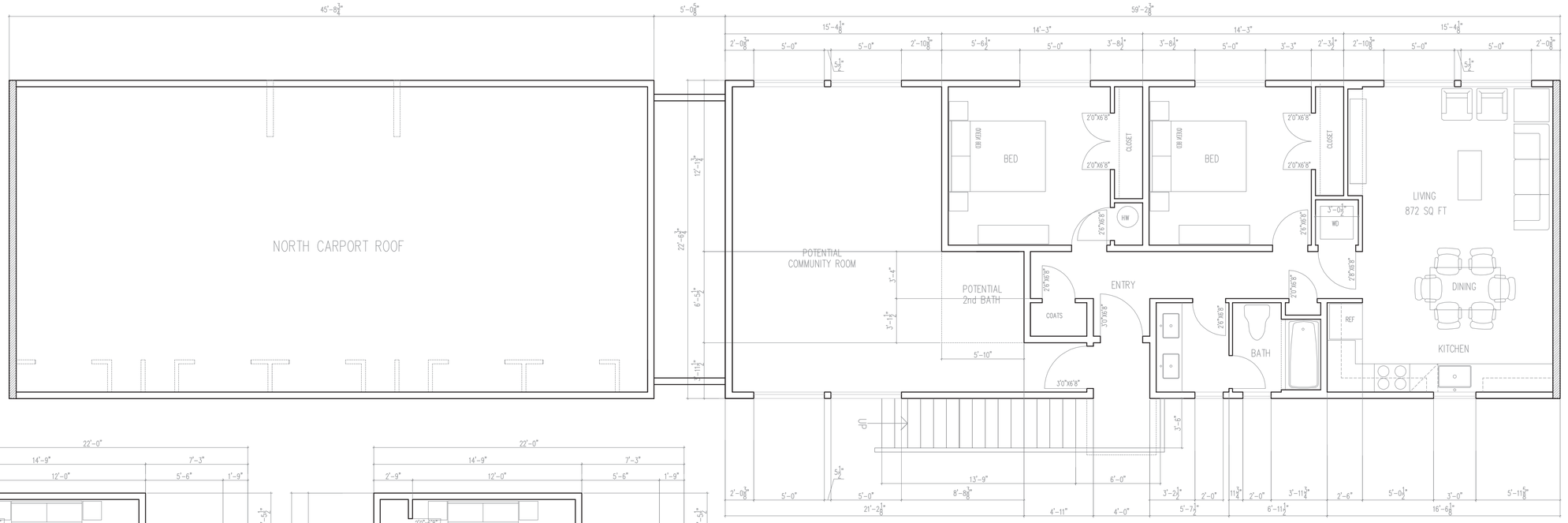
ARCH-S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

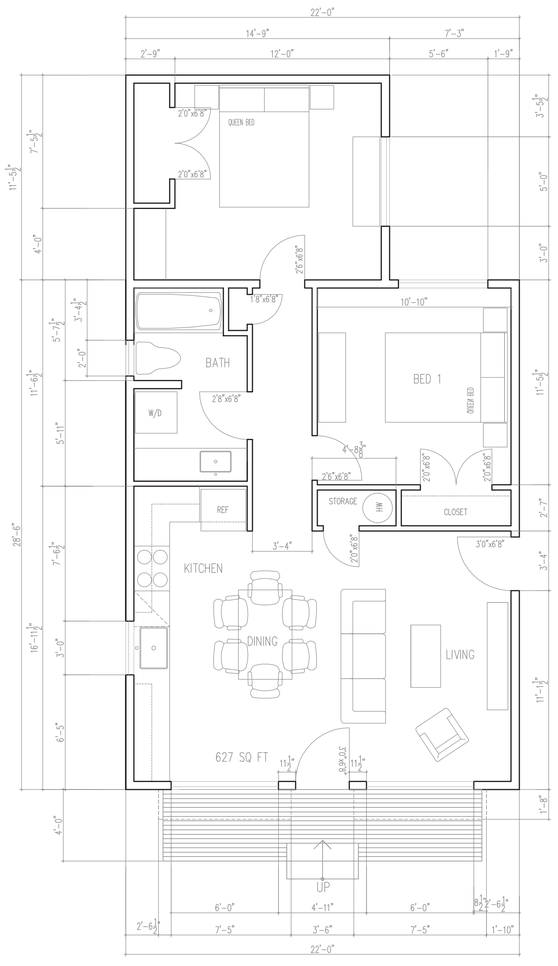
ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

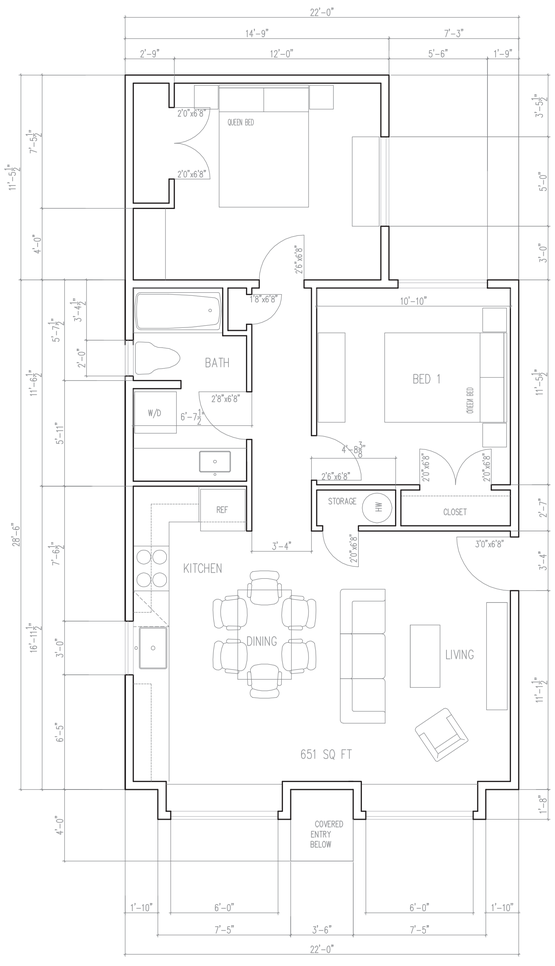
A.4



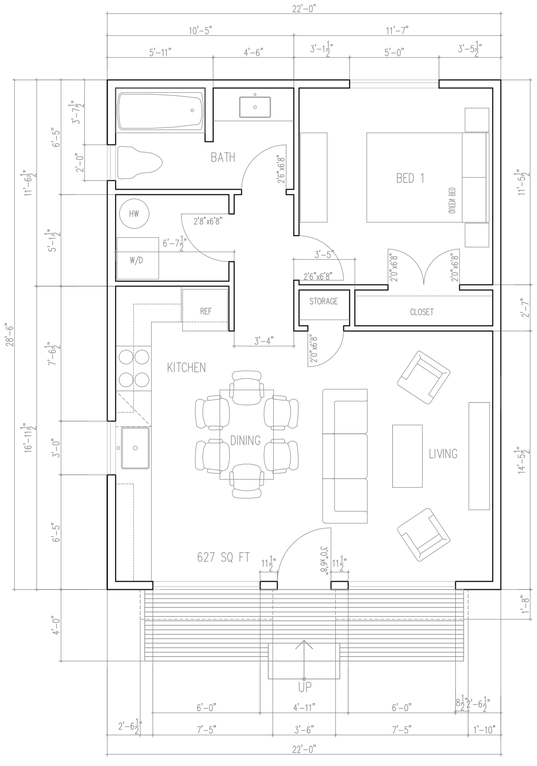
UNIT 4A



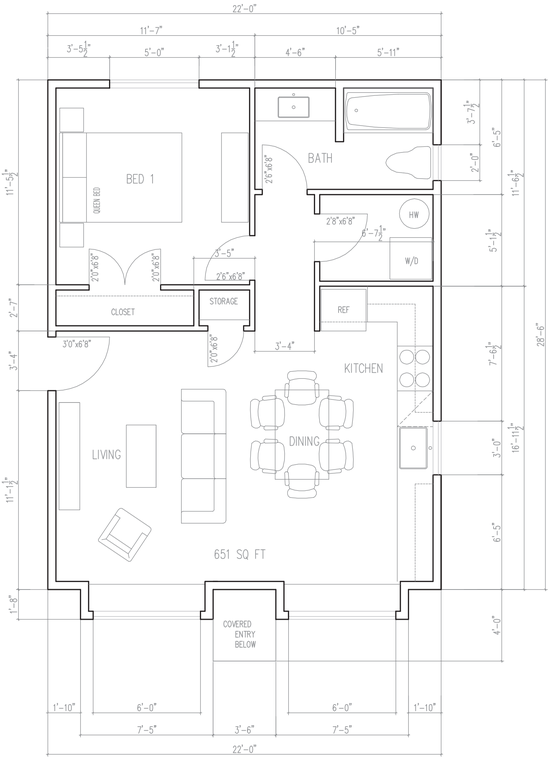
UNIT 3A



UNIT 3B/C



UNIT 1A
REVERSE UNIT 1B



UNIT 2B/C
REVERSE UNIT 1B/C

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR, P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS, AIA.

COPYRIGHT - RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED
ARCHITECT
MH-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

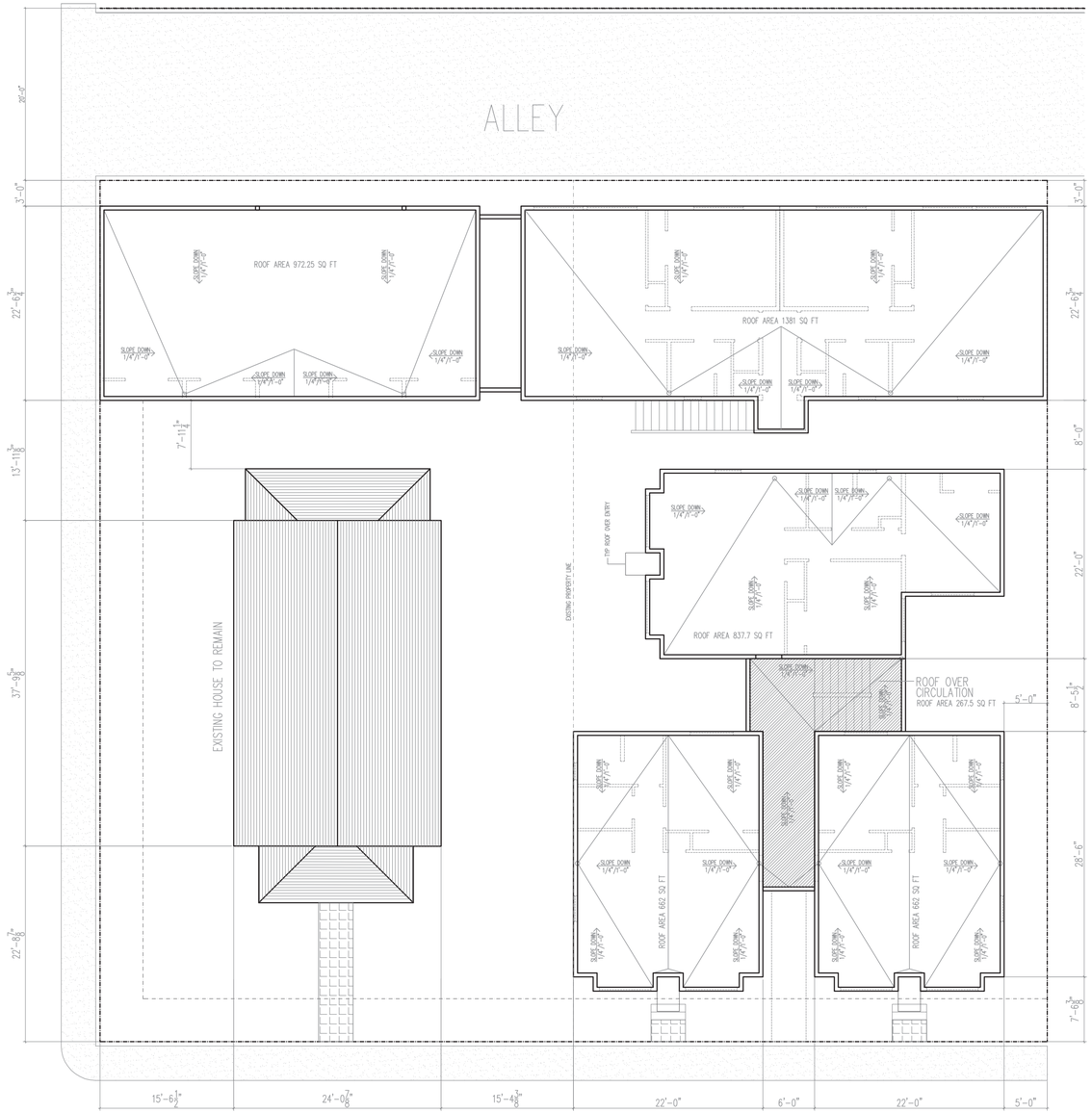
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/4"=1'-0"

A.5



LEADVILLE
ROOF PLAN/CRICKETS

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR, P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS, AIA.

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
AR-984587
MARTIN HENRY KAPLAN
STATE OF IDAHO

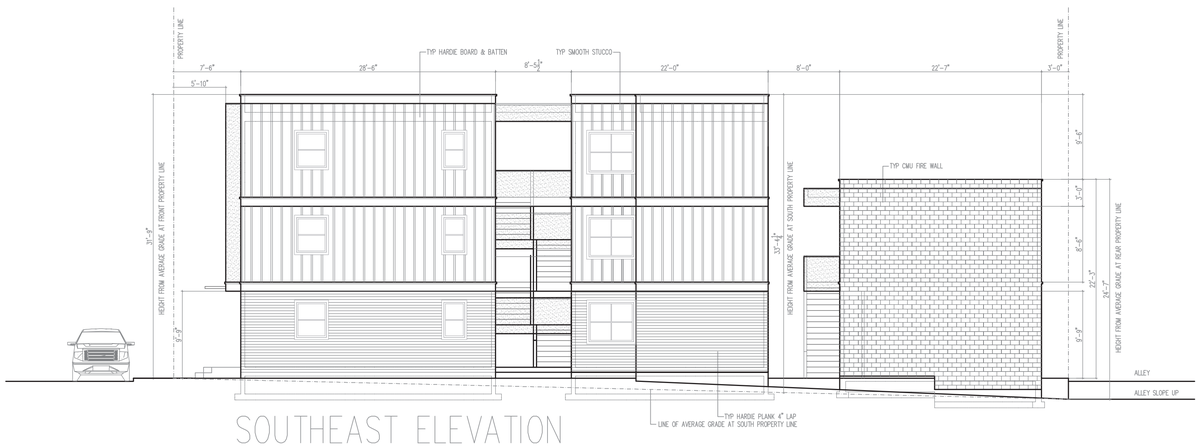
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

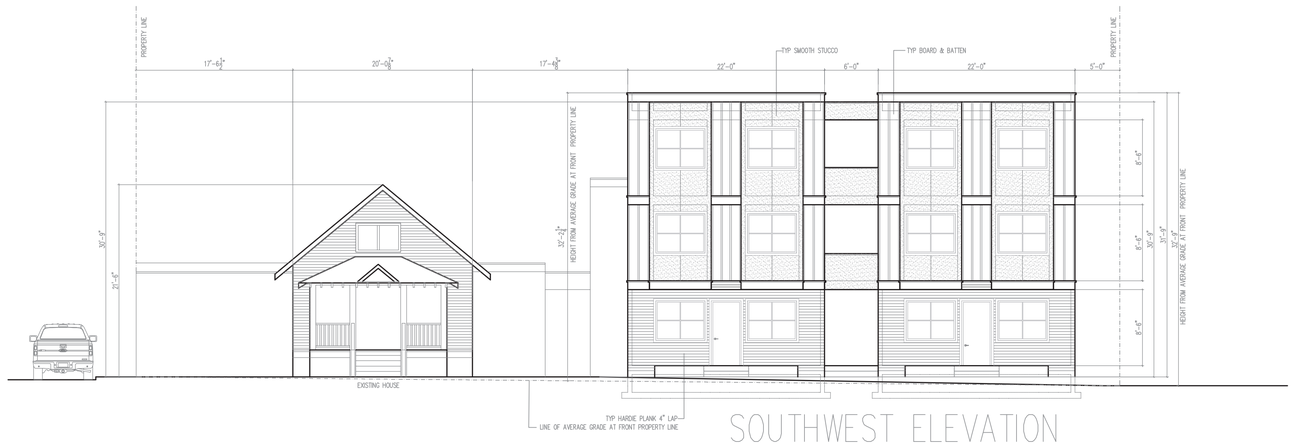
ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

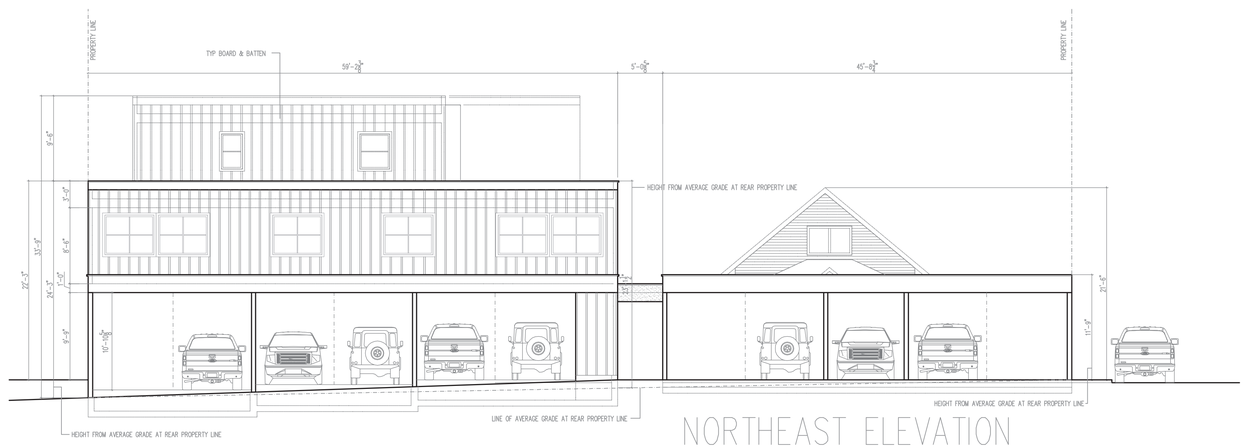
A.6



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR, P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA.

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THIS DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

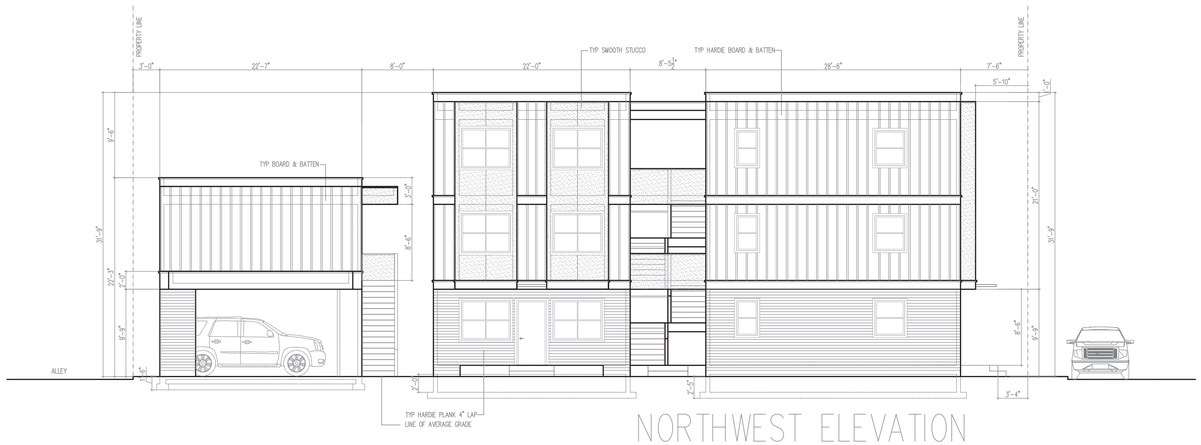
LICENSED
ARCHITECT
MH-986587
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
	ISSUES	
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

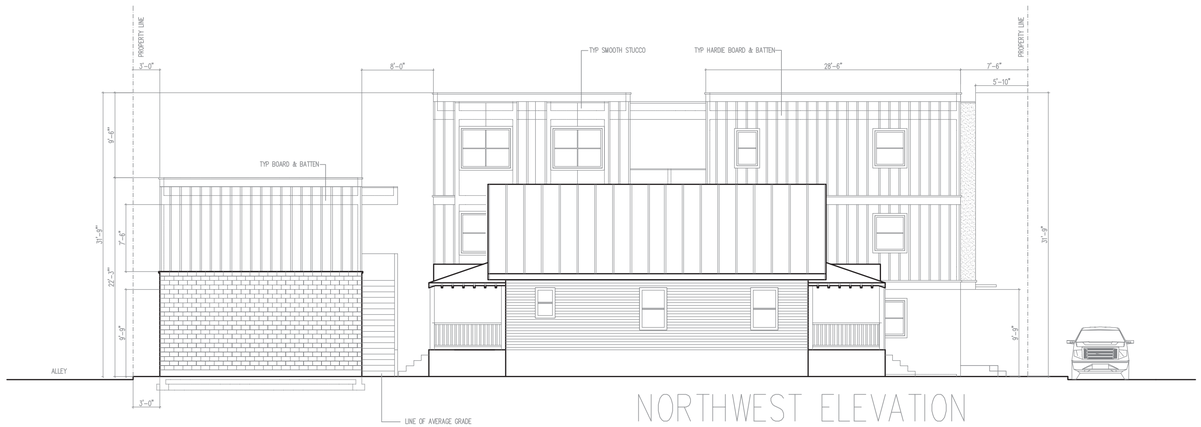
DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.7

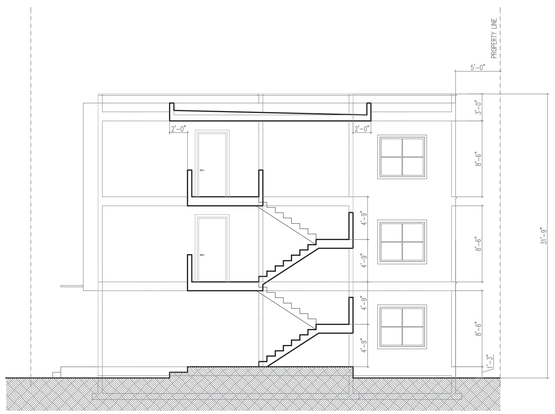


NORTHWEST ELEVATION

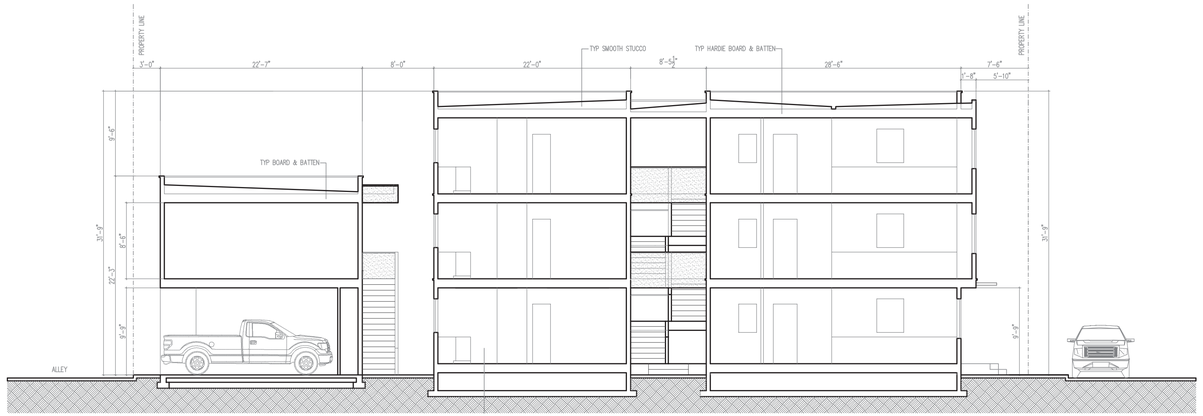
THRU CENTER OF PROPERTY



NORTHWEST ELEVATION



SECTION B.B



SECTION A.A

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR, P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS, AIA.

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED
ARCHITECT
MH-984587
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

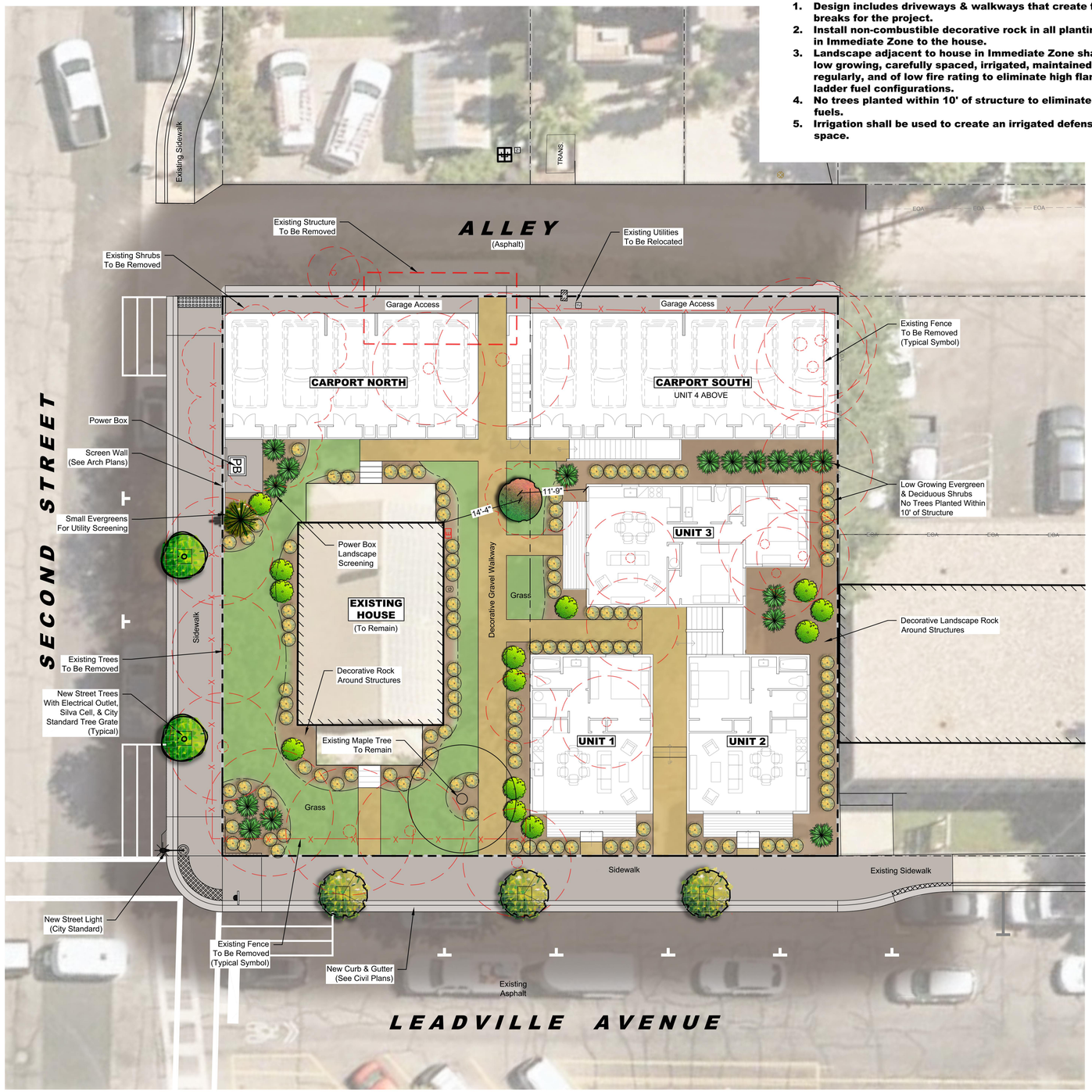
ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.8

FIREWISE NARRATIVE

1. **Design includes driveways & walkways that create fuel breaks for the project.**
2. **Install non-combustible decorative rock in all planting beds in Immediate Zone to the house.**
3. **Landscape adjacent to house in Immediate Zone shall be low growing, carefully spaced, irrigated, maintained regularly, and of low fire rating to eliminate high flammable ladder fuel configurations.**
4. **No trees planted within 10' of structure to eliminate ladder fuels.**
5. **Irrigation shall be used to create an irrigated defensible space.**



PLANT LEGEND

symbol	quan	description	planted size
		Street Trees (With Silva Cell)	2" Cal.
	3	**Spring Snow Crabapple - *Malus x 'Spring Snow'***	
	2	**Radiant Crabapple - *Malus x 'Radiant'***	
		Flowering Deciduous Trees	2" Cal.
	2	**Crabapple - *Malus spp.***	
	1	**Columnar Evergreen Screening Trees** **Skyrocket Juniper - *Juniperus virginiana 'Skyrocket'***	6'-8' Height
	13	**Shrub Massing** **PekingCotoneaster - *Cotoneaster lucidus*** **Diablo Ninebark - *Physocarpus opulifolius 'Diablo'*** **Snowmound Spirea - *Spiraea x nipponica 'Snowmound'*** **Tor Birchleaf Spirea - *Spiraea betulifolia 'Tor'*** **Common Snowberry - *Symphoricarpos albus***	5 Gal.
	16	**Evergreen Shrubs Massing** **Helga Austrian Pine - *Pinus nigra 'Helga'*** **Acroconda Norway Spruce - *Picea abies 'Acrocona'***	5 Gal.
	116	**Ornamental Grasses & Perennials** **Reed Grass - *Calamagrostis x a. 'Karl Foerster'*** **Flame Grass - *Miscanthus sinensis*** **Blue Oat Grass - *Helictotrichon sempervirens*** **Black Eye Susan - *Rudbeckia hirta*** **Lavendar - *Lavandula*** **Salvia - *Salvia divinorum***	1 Gal.
	1,375 Sq.Ft.	**Grasses** **Fine Fescue Mix Available Through Magic Valley Turf Grass**	Sod

EXISTING TREE LEGEND

Existing Tree
(To Remain)

Existing Tree
(To Be Removed)

Existing Shrubs
(To Be Removed)

PLAN LEGEND

Property Line
(Per Survey)

Decorative Gravel Walkway

Concrete Walkway

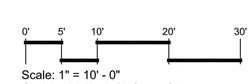
Asphalt

LANDSCAPE NOTES

1. **All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.**
2. **Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.**
3. **Planting beds shall have 3" of 'soil aid' bark.**

IRRIGATION NOTES

1. **Verify utility locations prior to starting irrigation.**
2. **Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.**
3. **This is a Drip irrigation only system and shall be installed at the base of all plantings & trees.**
4. **Irrigation supply connected to the units domestic water system. The point of connection will include an approved backflow prevention device and water meter.**



Scale: 1" = 10' - 0"
On 24 x 36 (Arch D) Sheet Size

NS
CONSULTING, PLLC

landscape architecture & drone mapping

Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com

STATE OF IDAHO · LICENSED · NATHAN W. SCHUTTE · LANDSCAPE ARCHITECT · LA - 16798

The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
ARCH-N LEADVILLE & E 2ND
Ketchum, Idaho

DOCUMENT DATE
May 27, 2025

DRAWN BY
Nathan Schutte

REVISION

No.	Date	Remark
	08/20/25	Revision
	09/18/25	Revision

DESIGN REVIEW SUBMITTAL

LANDSCAPE PLAN

L1

WEST AERIAL PERSPECTIVE

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT RA-984567
MARTIN HENRY KAPLAN STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.10

WEST AERIAL PERSPECTIVE ENLARGED

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.11

WEST INTERSECTION AERIAL PERSPECTIVE

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.12

WEST INTERSECTION AERIAL EYE-LEVEL PERSPECTIVE

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A

291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.13

NORTH AERIAL LOOKING AT ALLEY VIEW

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT AR-984567
MARTIN HENRY KAPLAN STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	08.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.14

NORTH AERIAL LOOKING AT ALLEY VIEW

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT AR-984567
MARTIN HENRY KAPLAN STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.15

NORTH ALLEY ENTRY/GARAGES

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.16

TRANSFORMER SCREEN PLAN

TRANSFORMER SCREEN DETAIL

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
291 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN, ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY
MARTIN HENRY KAPLAN, ARCHITECTS AIA.

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

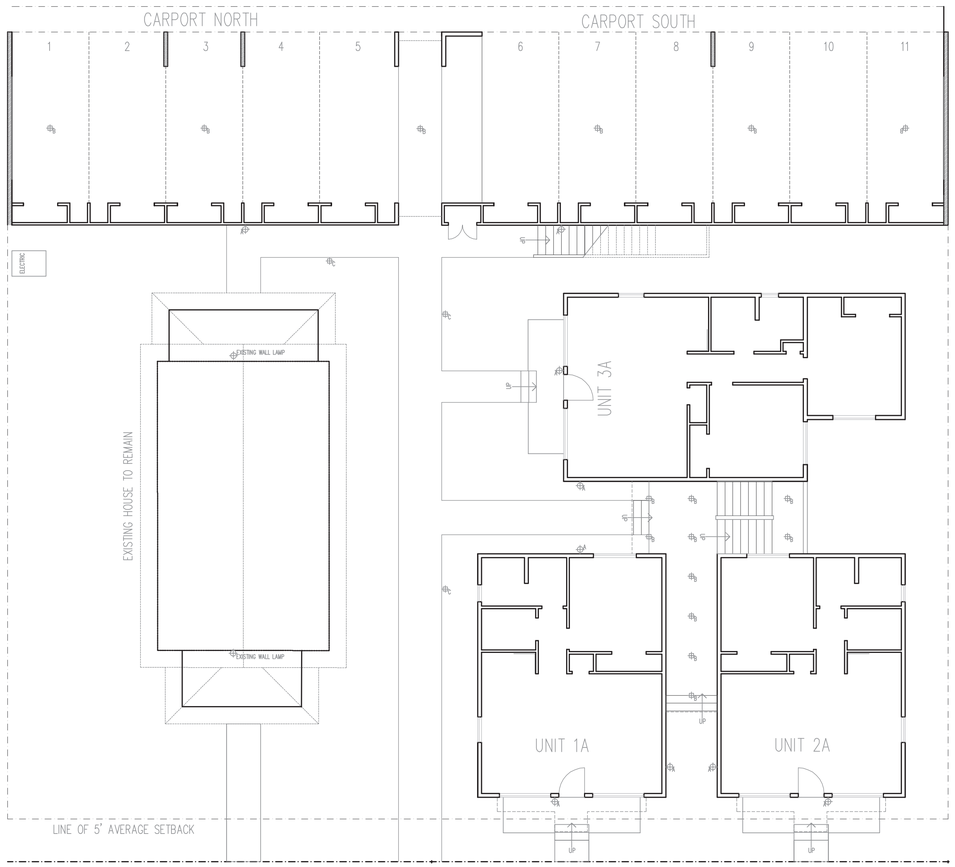
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

A.17



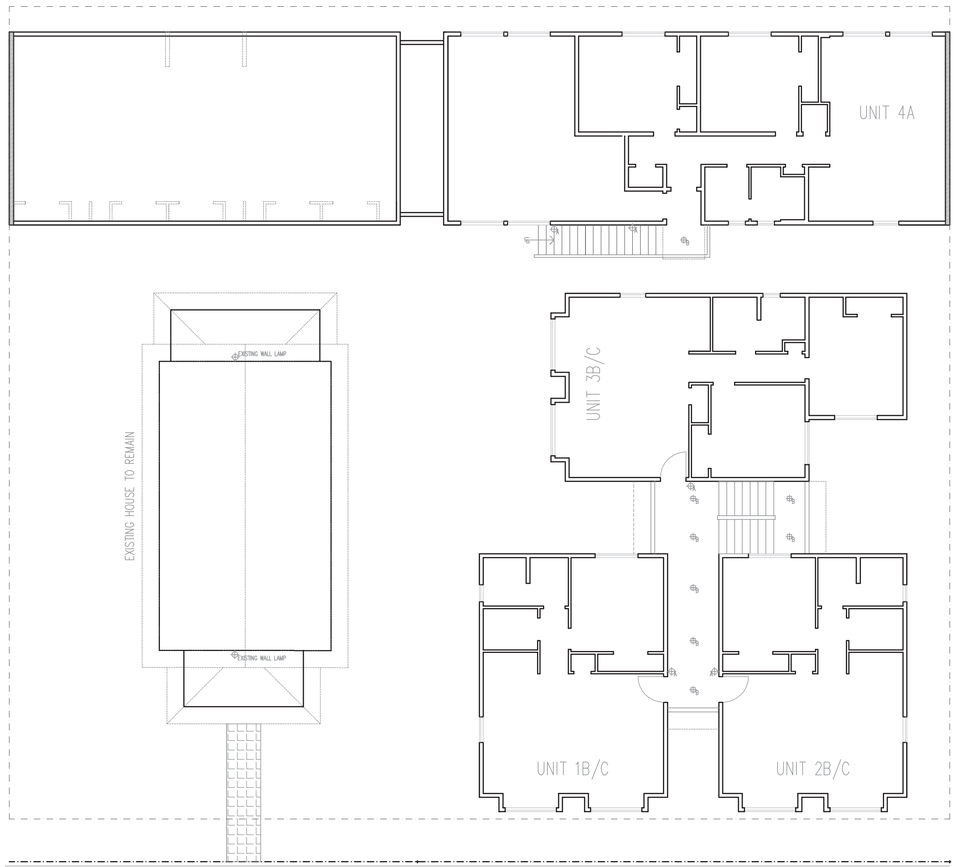
180 S LEADVILLE AVE 140

GROUND FLOOR

ELECTRICAL FIXTURE BEAM LAYOUT

NOTES:
ALL FIXTURE SPECIFICATIONS ON SHEET E.3

1. ALL RECESSED CAN FIXTURES (B) WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
2. ALL BOLLARD LUMINAIRES (C) ARE DARK SKY CERTIFIED AND WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
3. THE EXTERIOR LIGHTS ON THE EXISTING LANDMARKED HOUSE WILL REMAIN AND ARE LOCATED WELL BENEATH THE DECK OVERHANGS.
4. THE DOWNLIGHTS (A) LOCATED ADJACENT TO EVERY ENTRY DOOR ARE DARK SKY COMPLIANT AND ONLY EMIT LIGHT DOWNWARD



180 S LEADVILLE AVE 140

LEVELS 2 & 3

ELECTRICAL FIXTURE BEAM LAYOUT

NOTES:
ALL FIXTURE SPECIFICATIONS ON SHEET E.3

1. ALL RECESSED CAN FIXTURES (B) WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
2. ALL BOLLARD LUMINAIRES (C) ARE DARK SKY CERTIFIED AND WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
3. THE EXTERIOR LIGHTS ON THE EXISTING LANDMARKED HOUSE WILL REMAIN AND ARE LOCATED WELL BENEATH THE DECK OVERHANGS.
4. THE DOWNLIGHTS (A) LOCATED ADJACENT TO EVERY ENTRY DOOR ARE DARK SKY COMPLIANT AND ONLY EMIT LIGHT DOWNWARD

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 - MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY:
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND

AN AFFORDABLE HOUSING PROJECT

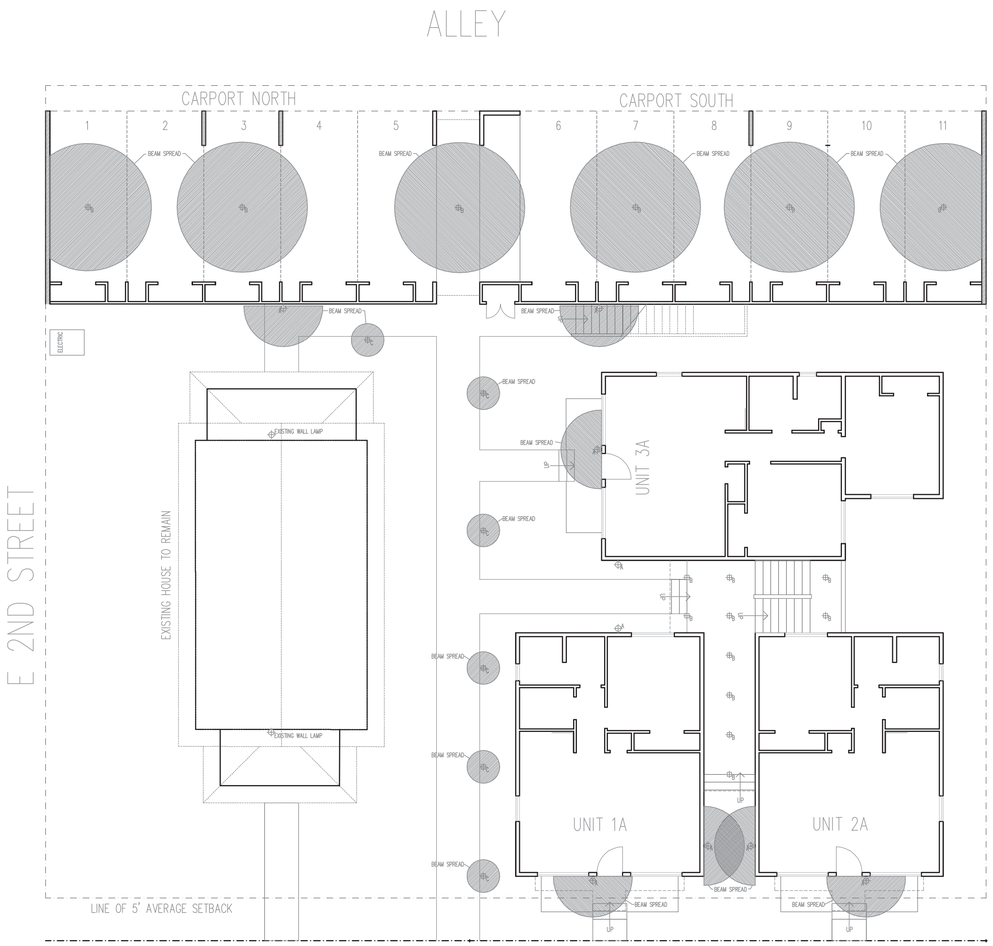
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

E.1

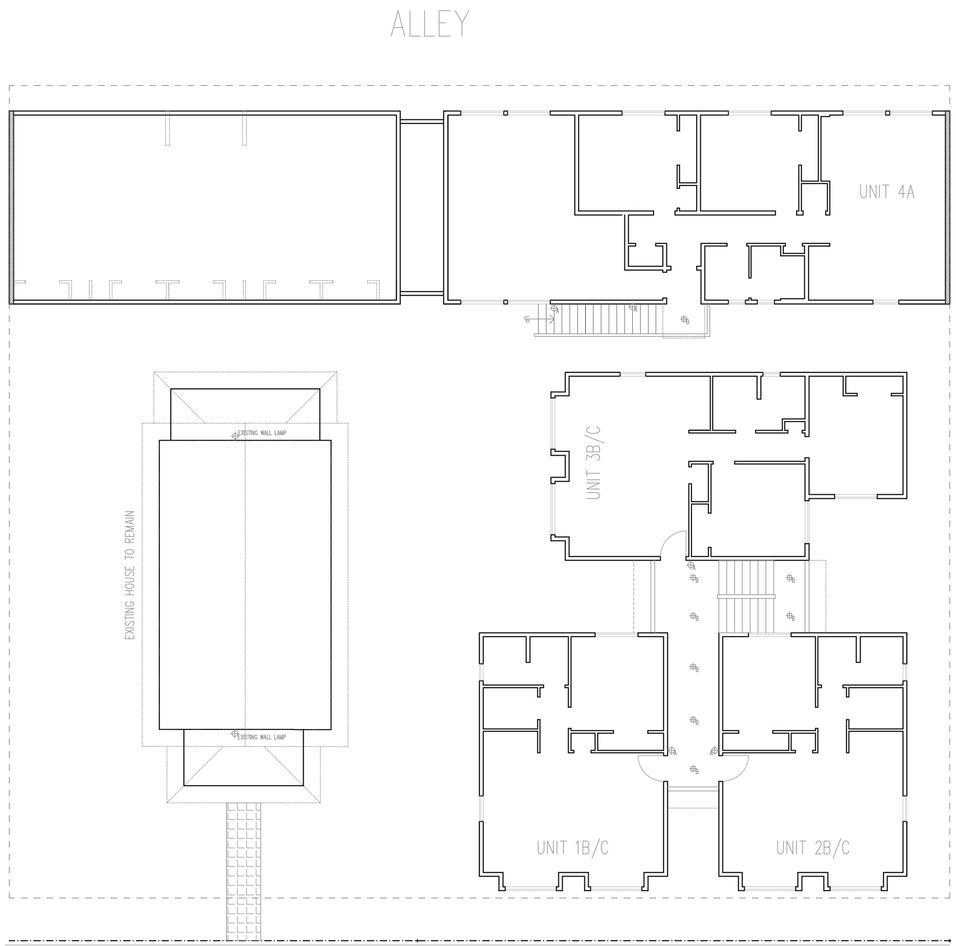


GROUND FLOOR

FIXTURE BEAM SPREAD

NOTES:
ALL FIXTURE SPECIFICATIONS ON SHEET E.3

1. ALL RECESSED CAN FIXTURES (B) WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
2. ALL BOLLARD LUMINAIRES (C) ARE DARK SKY CERTIFIED AND WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
3. THE EXTERIOR LIGHTS ON THE EXISTING LANDMARKED HOUSE WILL REMAIN AND ARE LOCATED WELL BENEATH THE DECK OVERHANGS.
4. THE DOWNLIGHTS (A) LOCATED ADJACENT TO EVERY ENTRY DOOR ARE DARK SKY COMPLIANT AND ONLY EMIT LIGHT DOWNWARD



LEVELS 2 & 3

NOTES:
ALL FIXTURE SPECIFICATIONS ON SHEET E.3

1. ALL RECESSED CAN FIXTURES (B) WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
2. ALL BOLLARD LUMINAIRES (C) ARE DARK SKY CERTIFIED AND WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
3. THE EXTERIOR LIGHTS ON THE EXISTING LANDMARKED HOUSE WILL REMAIN AND ARE LOCATED WELL BENEATH THE DECK OVERHANGS.
4. THE DOWNLIGHTS (A) LOCATED ADJACENT TO EVERY ENTRY DOOR ARE DARK SKY COMPLIANT AND ONLY EMIT LIGHT DOWNWARD

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 - MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART OF THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY:
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT
AR-984567
MARTIN HENRY KAPLAN
STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

E.2

C

WAC LIGHTING - LEDGE LED PATH LIGHT 2700K 6081 - DARK SKY COMPLIANT

MOTION ACTIVATED

Product Details

WAC Ledge 23" High Bronze 2700K LED Landscape Path Light

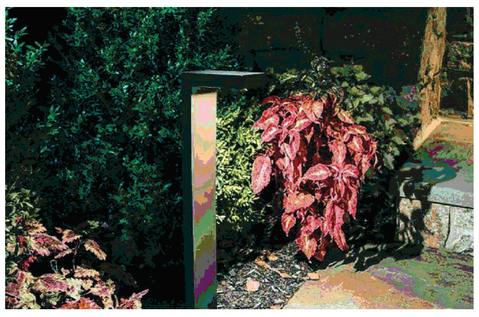
- ADA-compliant energy-efficient LED landscape path light from the Ledge collection by WAC Lighting.
- Bronze finish. K-alloy aluminum construction. Clear glass diffuser.
- K-Alloy aluminum construction offers enhanced protection against outdoor elements.
- Smooth and continuous dimming to 10-percent with a magnetic low voltage dimmer.
- LED averages 60,000 hours at 3 hours per day.
- Flood beam spread.
- Includes 6-feet of wire.
- Low voltage - 12V.
- Factory sealed water tight and IP66 rated for protection against high-pressure water jets and outdoor elements.
- Includes mounting accessory and direct burial gel filled wire nuts. Recommended spacing for installation 5-feet to 9-feet.
- High powered LED. Input: 9-15V AC. Power: 3W (4.5VA).

Product Attributes

Style	Contemporary
Finish	Bronze
Type	Low Voltage
Color	Brown
Brand	WAC

Technical Specifications

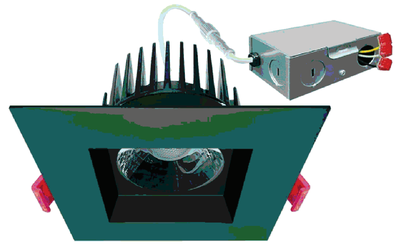
Height	23.00 inches
Depth	5.50 inches
Max Wattage	3 watts
Manufacturer Number	6081-27BZ



B

NUWATT 4" BLACK SQUARE ANTI-GLARE WARM LED RECESSED CAN

MOTION ACTIVATED



[redacted]

4 INCH BLACK SQUARE ANTI-GLARE WARM TO DIM CANLESS LED RECESSED LIGHTING - 120V - COB LED CHIP - WET RATED - WARM TO DIM 3000K TO 1800K - 850LM

SKU: NW-DLJBX-4RG-12W-3WD-BLK-SQ

Specifications

Dimmability	Triac Dimmable
Size	4 inch
Color Temperature	2700K, 3000K, 3500K, 4000K, 5000K
Indoor/Outdoor Usage	Indoor & Outdoor
Product Materials	Diecast Aluminum
Color	Black
Warranty	5 Years
GET 5% OFF!	NUWATT

Description

Watts: 12W
Lumens: 850
Voltage: 120v
Dimming: Triac (Standard Dimming)
IP Rating: Wet Location
Beam: 38°
CRI: >90
CCT: 30k-18k
Size: 4"

TEMP SPEC 2700K

A

DESIGN CLASSICS LIGHTING LED BLACK OUTSIDE WALL CYLINDER - DARK SKY COMPLIANT

MOTION ACTIVATED

Product Number:	656786	**Beam Spread Degree:**	40
Manufacturer:	Design Classics Lighting	**Dark Sky:**	Yes
Model Number:	1773-07 9338 3 LED 3000K	**EnergyStar Compliant:**	No
Collection:	Jack and Jill	**Shade Material:**	Metal, Glass
Manufacturer Finish:	Matte Black	**Material:**	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	**Shipping:**	UPS Regular
Total Wattage:	6.5 w.	**Certification Agencies:**	ETL
Voltage Type:	Line Voltage	**Backplate Dimension:**	4.5
Average Rated Life1:	25,000 hrs	**Wet Location:**	Yes
Dimmable:	With Standard Dimmer	**Damp Location:**	Yes
Height:	5.62 in.	**Harsh Environ/Coastal:**	No
Width:	4.5 in.	**Weight:**	1.5 lbs
Depth:	3.38 in.	**Kelvin Temperature:**	3000
Wattage:	6.5	**Lumens:**	500
Bulb Type:	LED	**Color Rendering Index:**	80
Bulb Shape:	MR-16	**Made In America:**	No
Base Type:	Twist Lock (GU10)	**Dusk To Dawn:**	No
Number Of Bulbs:	1	**Motion Sensor:**	No
Bulb Included:	Yes	**Title 24:**	No
Beam Spread:	Flood		

MARTIN HENRY KAPLAN
M·H·K
ARCHITECTURE
THE MHK ARCHITECTS
A I A
251 HILLSIDE DR. P.O. BOX 482, KETCHUM ID. 83340
TEL. 206.682.8600 CELL. 206.972.9972

© 2025 MARTIN HENRY KAPLAN ARCHITECTS AIA

COPYRIGHT RESTRICTION
IT IS STRICTLY FORBIDDEN TO COPY OR PLAGIARIZE ANY ELEMENT OF THE ENCLOSED SET OF DOCUMENTS OR ANY PART THE DESIGN THAT IS REPRESENTED HEREIN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MARTIN HENRY KAPLAN, ARCHITECTS AIA.
BY:
MARTIN HENRY KAPLAN, ARCHITECTS AIA

LICENSED ARCHITECT RA-984567
MARTIN HENRY KAPLAN STATE OF IDAHO

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24
NO	DESCRIPTION	DATE

ISSUES

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

E.3

140 & 180 N LEADVILLE A

KETCHUM, IDAHO

JUNE 2025

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
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 A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
4. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
5. 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.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
7. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
8. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
9. 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.
10. 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.
11. 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.
12. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
13. 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). UNDER NO CIRCUMSTANCES WILL TRAFFIC CONTROL AND ASSOCIATED CONSTRUCTION HINDER ANY EMERGENCY VEHICLE ACCESS, BLOCK PRIVATE DRIVEWAYS FOR EXTENDED PERIODS, OBSTRUCT BUSINESS DELIVERIES, OBSTRUCT SCHOOL BUS OPERATION, OBSTRUCT MAIL/PACKAGE DELIVERY, OR IMPACT TRASH/RECYCLING SERVICES.
14. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
15. 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.
16. 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.
17. IF AUTOCAD ELECTRONIC FILES ARE MADE AVAILABLE TO THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE STAMPED PAPER DRAWINGS AND THE ELECTRONIC FILES, THE STAMPED PAPER DRAWINGS WILL GOVERN.
18. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY BENCHMARK AND ASSOCIATES 06/09/22.
19. WHEN DRIVEWAY ACCESS WILL BE RESTRICTED, NOTIFY THE RESIDENT OR BUSINESS 48 HOURS IN ADVANCE AND ARRANGE FOR AN ALTERNATE PARKING LOCATION (ON- OR OFF-STREET) WITHIN 100 FEET OF THE PROPERTY. MINIMIZE DISRUPTIONS TO INDIVIDUAL DRIVEWAY ACCESS ACTIVE CONSTRUCTION PERIODS AT THE DRIVEWAY, WITH ACCESS RESTORED DURING NON-CONSTRUCTION HOURS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET ISPWC AND ADA COUNTY HIGHWAY DISTRICT (ACHD) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.
21. 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.
22. 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.
23. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
24. 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%.
25. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.

VICINITY MAP
N.T.S

LEGEND

EXISTING ITEMS

- Right-of-way
- Adjoiners Lot Line
- Right of Way Centerline
- 5' Contour Interval
- 1' Contour Interval
- Edge of Asphalt (EOA)
- 6" Vertical Curb & Gutter
- Fence
- Asphalt (EOA)
- Building / Structure
- Concrete
- Gravel Driveway
- Pavers
- Tree
- Sign
- Gas Meter
- Cable Tv Riser (TV)
- Electric Meter (E)
- Power Transformer (TRAN)
- Power Vault (POWER VAULT)
- Power Box (E)
- Air Conditioning Unit (AC)
- Power Buried
- Sewer Main (S)
- Sewer Service (SS)
- Sewer Cleanout
- Sewer Manhole
- Water Main (W)
- Water Service (WS)
- Fire Hydrant
- Water Valve
- Water Meter (W)

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.90	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.01	DETAIL SHEET
C1.10	SITE IMPROVEMENT PLAN

opal
OPAL ENGINEERING, PLLC
LICENSED IN IDAHO & WYOMING
101 E. BULLION ST. HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
A	09/18/25	CITY COMMENTS 07/31/2025

PROFESSIONAL ENGINEER
LICENSED
17618
09/18/2025
STATE OF IDAHO
SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

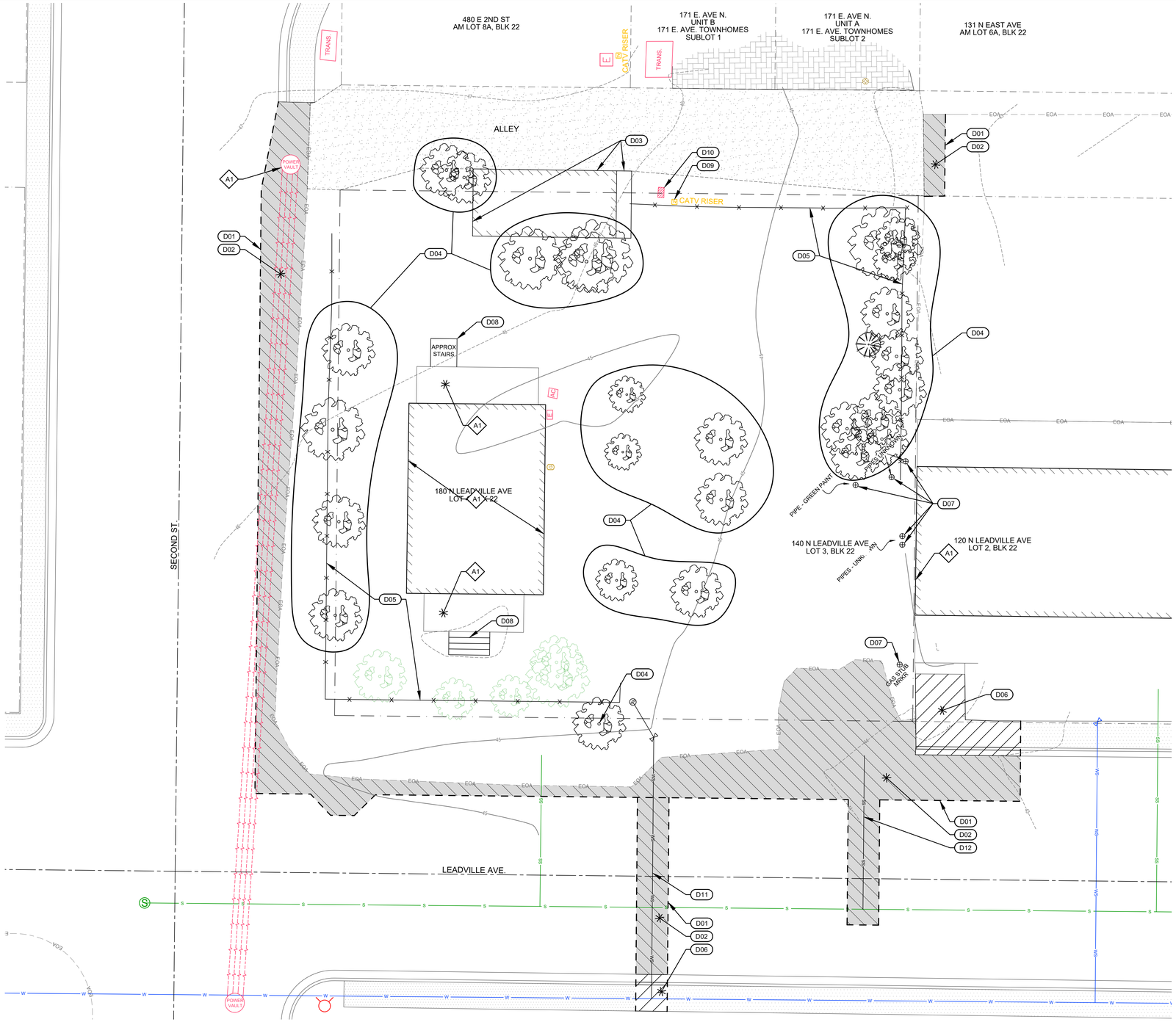
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C0.10

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

L:\Opal Engineering\Project Files\25015 ARCH Leadville\Drawings\Civil\25015_ENG BASE.dwg 09/12/25 1:18:26 PM



SITE DEMOLITION KEY NOTES

- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 REMOVE AND DISPOSE OF ASPHALT.
- D03 REMOVE AND DISPOSE OF BUILDING / STRUCTURE.
- D04 REMOVE AND DISPOSE OF TREE AND ROOTBALL.
- D05 REMOVE AND DISPOSE OF FENCE.
- D06 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB, AND GUTTER.
- D07 REMOVE AND DISPOSE OF MISCELLANEOUS PIPES AND/OR UTILITY RISERS.
- D08 REMOVE AND DISPOSE OF STEPS / STAIRS.
- D09 RELOCATE CABLE TV UTILITY RISER (BY OTHERS).
- D10 RELOCATE POWER VAULT (BY OTHERS).
- D11 REMOVE AND DISPOSE OF WATER SERVICE.
- D12 REMOVE AND DISPOSE OF SEWER SERVICE.
- A RETAIN AND PROTECT
  1. BUILDING AND WOOD DECKS.
  2. POWER VAULT

GRAPHIC SCALE
0 10 20
Scale in Feet

opal
OPAL ENGINEERING, PLLC
101 E. BULLION ST., STE 3E; HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
A	09/18/25	CITY COMMENTS 07/31/2025

PROFESSIONAL ENGINEER
LICENSED
17618
09/18/2025
STATE OF IDAHO
SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

SITE DEMOLITION PLAN

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

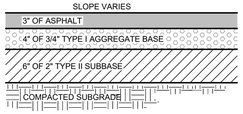
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C0.90

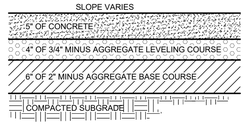
USE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Opal Engineering, PLLC.

L:\Opal Engineering\Project Files\25015 ARCH Leadville\Drawings\Civil\25015_ENG BASE.dwg 09/12/25 1:18:26 PM



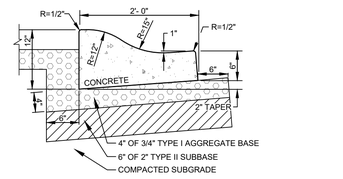
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 / C1.00 **TYPICAL STREET ASPHALT SECTION**
N.T.S.



NOTES:
1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY ¼" WIDE, ¾" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

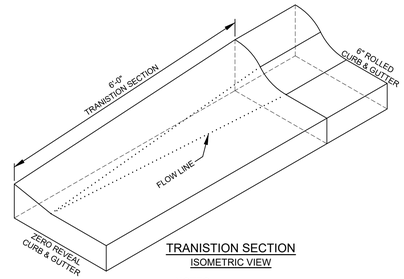
2 / C1.00 **TYPICAL CONCRETE SECTION**
N.T.S.



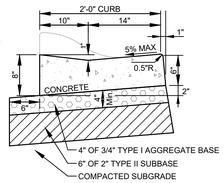
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

3 / C1.00 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.

A



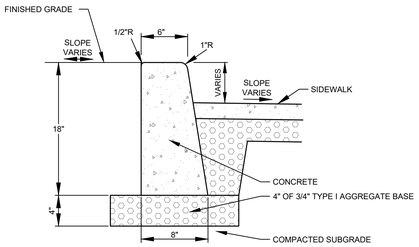
TRANISTION SECTION
ISOMETRIC VIEW



ZERO REVEAL CURB & GUTTER

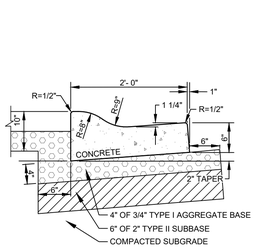
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

4 / C1.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

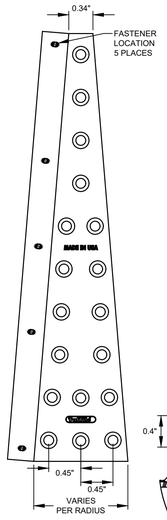
5 / C1.00 **CONCRETE VERTICAL CURB**
N.T.S.



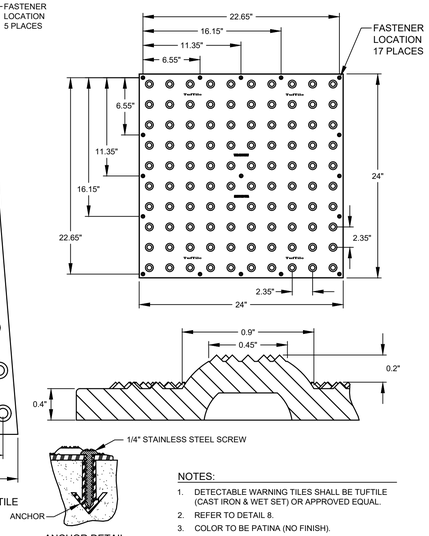
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

6 / C1.00 **3" CONCRETE ROLLED CURB & GUTTER**
N.T.S.

A



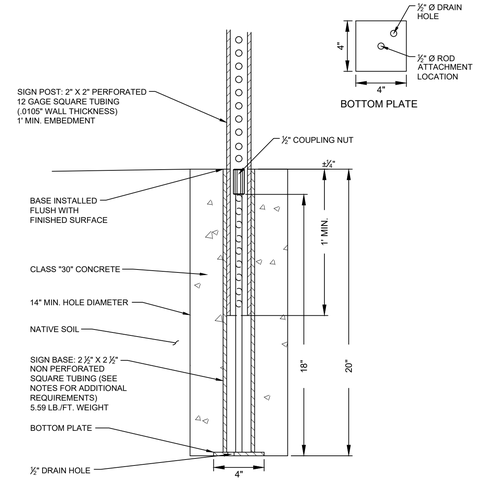
RADIUS - WEDGE TILE



ANCHOR DETAIL

NOTES:
1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

7 / C1.00 **DETECTABLE WARNING PLATE**
N.T.S.



NOTES:
1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ⅜" INSIDE TUBE STEEL
⅜" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ½" STEEL STRAP

8 / C1.00 **TYPICAL SIGN BASE**
N.T.S.

opal
OPAL ENGINEERING, PLLC
CIVIL | STRUCTURAL | SURVEY ID #3333
101 E. BULLION ST. HAILEY, ID
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
A	09/18/25	CITY COMMENTS 07/31/2025

PROFESSIONAL ENGINEER LICENSED SAMANTHA STAHLNECKER 17618 09/18/2025 STATE OF IDAHO

PRELIMINARY NOT FOR CONSTRUCTION

DETAIL SHEET

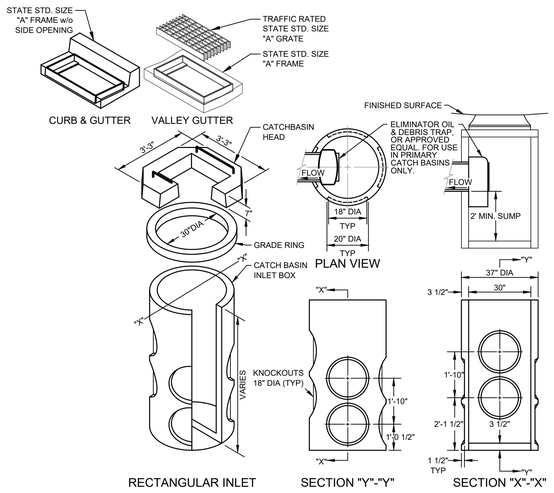
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C1.00

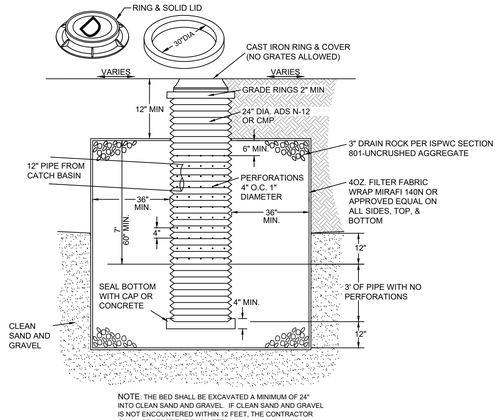
USE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Opal Engineering, PLLC.



CATCH BASIN INSTALLATION NOTES:

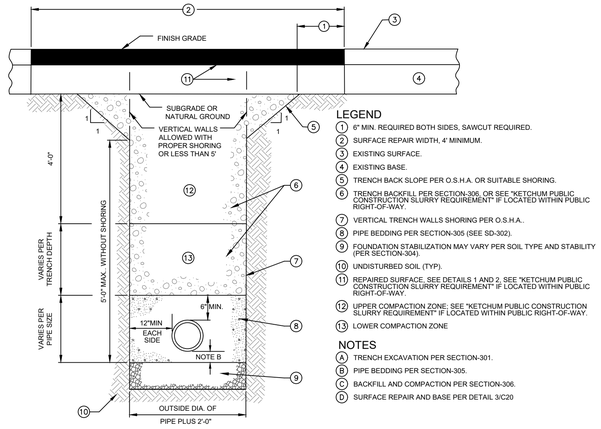
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

1 / C1.01 **30" DIAMETER CATCH BASIN**
N.T.S.



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

2 / C1.01 **DRYWELL DETAIL**
N.T.S.



LEGEND

1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE: SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

- A. TRENCH EXCAVATION PER SECTION-301.
- B. PIPE BEDDING PER SECTION-305.
- C. BACKFILL AND COMPACTION PER SECTION-306.
- D. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

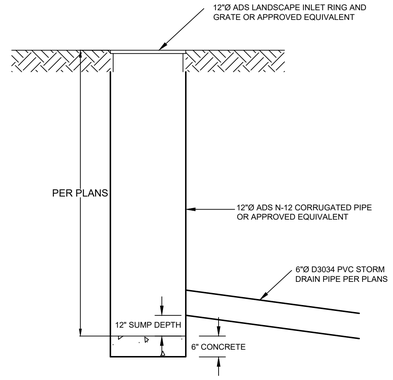
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (¾" MINUS)	: 2,600 LBS
SAND	: 800 LBS
PORTLAND CEMENT	: 94 LBS
WATER	: 11 GAL (MAX.)

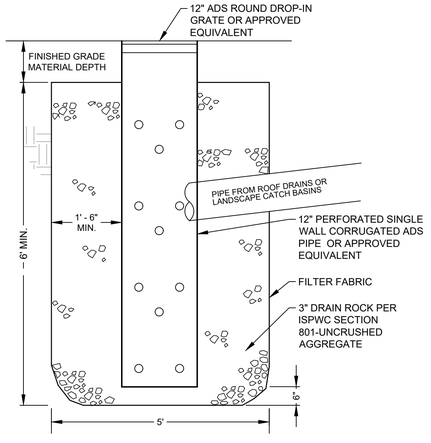
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

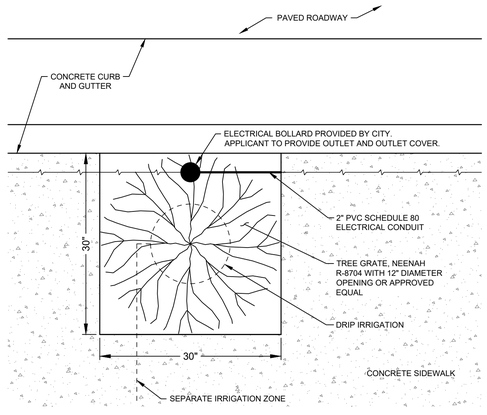
3 / C1.01 **TYPICAL TRENCH SECTION**
N.T.S.



4 / C1.01 **12" Ø LANDSCAPE CATCH BASIN**
N.T.S.



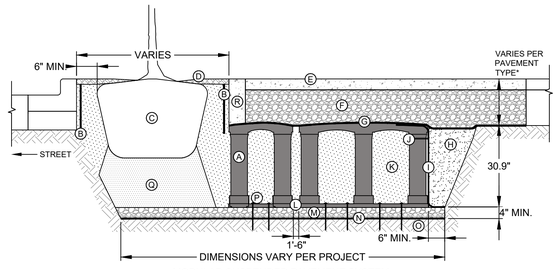
5 / C1.01 **LANDSCAPE DRYWELL**
N.T.S.



NOTES:

1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
- B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
- C. TREE ROOT PACKAGE, SIZE VARIES
- D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- E. SURFACE TREATMENT, PER PROJECT
- F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
- G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
- H. BACKFILL, PER PROJECT SPECIFICATIONS
- I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
- J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
- L. SILVA CELL BASE SLOPE, 10% MAX
- M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
- O. SUBGRADE, COMPACTED TO 95% PROCTOR
- P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
- Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
- R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

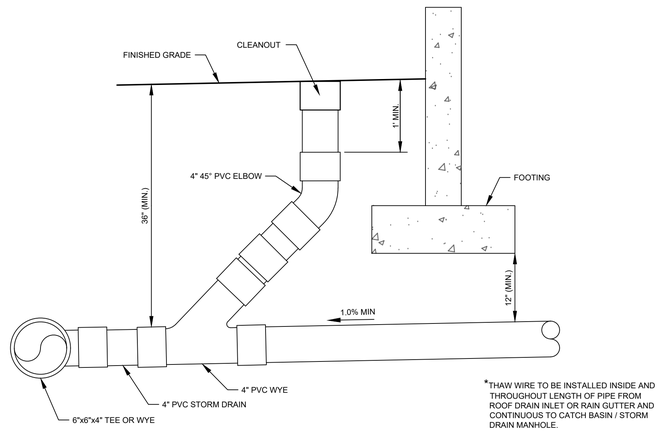
PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

NOTES:

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

6 / C1.01 **TREE WELL DETAILS**
N.T.S.



*THAW WIRE TO BE INSTALLED INSIDE AND THROUGHOUT LENGTH OF PIPE FROM ROOF DRAIN INLET OR RAIN GUTTER AND CONTINUOUS TO CATCH BASIN / STORM DRAIN MANHOLE.

7 / C1.01 **INTERIOR ROOF DRAIN CONNECTION DETAIL**
N.T.S.

opal
OPAL ENGINEERING, PLLC
P.O. BOX 1555 KETCHUM, ID 83340
101 E. BULLION ST. #4 HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
A	09/18/25	CITY COMMENTS 07/31/2025

PROFESSIONAL ENGINEER LICENSED SAMANTHA STAHLNECKER 17618 09/18/2025 STATE OF IDAHO

PRELIMINARY NOT FOR CONSTRUCTION

DETAIL SHEET

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C1.01

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

L:\Opal Engineering\Project Files\25015 ARCH Leadville\Drawings\Civil\25015_ENG BASE.dwg 09/12/25 1:18:26 PM

480 E 2ND ST
AM LOT 8A, BLK 22

171 E. AVE N.
UNIT B
171 E. AVE. TOWNHOMES
SUBLOT 1

171 E. AVE N.
UNIT A
171 E. AVE. TOWNHOMES
SUBLOT 2

131 N EAST AVE
AM LOT 6A, BLK 22

ALLEY

SECOND ST.

LEADVILLE AVE.

EXISTING STRUCTURE
180 N LEADVILLE AVE
LOT 4, BLK 22

140 N LEADVILLE AVE
LOT 3, BLK 22

120 N LEADVILLE AVE
LOT 2, BLK 22

REFER TO ARCHITECTURAL PLANS FOR CARPORT SLAB

REFER TO ARCHITECTURAL PLANS FOR CARPORT SLAB

FFE: 5848.29

FFE: 5846.50'

FFE: 5846.50'

FFE: 5846.50'

93.67 EG

LANDSCAPE SCREEN

POWER VAULT

TRANS.

CATV RISER

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO DETAIL 1 / C1.00.
- S02 CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. REFER TO DETAIL 2 / C1.00.
- S03 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 3 / C1.00.
  - b. CURB TRANSITION PER DETAIL 4 / C1.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C1.00.
  - d. CONCRETE VERTICAL CURB PER DETAIL 5 / C1.00.
  - e. 3" ROLLED C&G PER DETAIL 6 / C1.00.
  - f. ±11' OF CURB TRANSITION (BETWEEN 6" VERTICAL C&G AND 6" ROLLED C&G).
  - g. REPAIR EXISTING CURB AND GUTTER. MATCH EXISTING LINES AND GRADES.
- S04 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. REFER TO DETAIL 7 / C1.00.
- S05 INSTALL STOP SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM. REFER TO DETAIL 8 / C1.00 FOR SIGN BASE DETAIL.
- S06 INSTALL CATCH BASIN. REFER TO DETAIL 1 / C1.01.
  - a. RIM = 5844.88 I.E.(OUT) = 5841.88
  - b. RIM = TBD I.E.(OUT) = TBD
- S07 INSTALL DRYWELL. REFER TO DETAIL 2 / C1.01.
  - a. RIM = 5844.97 I.E.(IN) = 5841.4
  - b. RIM = TBD I.E.(IN) = TBD
- S08 (LF) INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
  - a. 12" ADS N-12 PIPE
  - b. 6"Ø D3034 PVC PIPE
- S09 INSTALL LANDSCAPE CATCH BASIN. REFER TO DETAIL 4 / C1.01.
  - a. RIM = TBD I.E.(OUT) = TBD
  - b. RIM = TBD I.E.(OUT) = TBD
- S10 INSTALL LANDSCAPE DRYWELL. REFER TO DETAIL 5 / C1.01.
  - a. RIM = TBD
  - b. RIM = TBD I.E.(IN) = TBD
  - c. RIM = TBD
  - d. RIM = TBD
- S11 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING (12" WIDE).
  - b. YELLOW ASPHALT NO PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - c. STOP BAR STRIPING (24" WIDE).
  - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS. (**PAINT TOP HALF OF ROLLED CURB**).
  - e. YELLOW ASPHALT PARKING STRIPING "T". MATCH CITY PATTERNS.
- S12 INSTALL HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- S13 INSTALL ON-SITE WALKWAY, MATERIAL PER OWNER.
- S14 INSTALL ROOF DRAIN DOWN SPOUT. REFER TO DETAIL 7 / C1.01.
- S15 INSTALL TREE WELL. REFER TO DETAIL 6 / C1.01.
- A MATCH EXISTING LINES AND GRADES

UTILITY KEY NOTES

- U01 INSTALL NEW PVC WATER SERVICE. STAINLESS STEEL TAPPING SADDLE, AND GATE VALVE. REFER TO MECHANICAL DRAWINGS FOR SERVICE SIZE. CONNECT EXISTING SERVICE LINE TO EXISTING BUILDING TO NEW WATER SERVICE LINE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
- U02 INSTALL 6" PVC SEWER SERVICE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
- U03 UTILIZE EXISTING SEWER SERVICE LINE INTO EXISTING BUILDING.
- U04 INSTALL POWER TRANSFORMER (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.
- U05 INSTALL CITY OF KETCHUM APPROVED STREET LIGHT. SEE ILLUMINATION PLAN FOR FINAL LOCATION, KETCHUM STANDARD DETAIL #14 FOR POLE FOOTING AND LIGHT TYPE, AND ELECTRICAL PLAN FOR POWER SUPPLY.
- U06 INSTALL POWER METER. (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.

MISCELLANEOUS KEY NOTES

EXPOSED ONSITE SIDEWALK SNOW STORAGE AREA.

COVERED WALKWAYS.

A

GRAPHIC SCALE
0 10 20
Scale in Feet

opal
OPAL ENGINEERING, PLLC
LAND DEVELOPMENT
101 E. BULLION ST. HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)

REVISION NO.	DATE	DESCRIPTION
A	09/18/25	CITY COMMENTS 07/31/2025

PROFESSIONAL ENGINEER LICENSED 17618 09/18/2025 STATE OF IDAHO SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

SITE IMPROVEMENT PLAN

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

25015
PROJECT NUMBER

C1.10

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

L:\Opal Engineering\Project Files\25015 ARCH Leadville\Drawings\Civil\25015_ENG BASE.dwg 09/12/25 1:18:26 PM

Attachment C

Application Materials:

Lot Consolidation Preliminary Plat Application & Supplemental Materials

City of Ketchum
Planning & Building

OFFICIAL USE ONLY
Application Number: P25-039
Date Received: 7/22/25
By: GB
Fee Paid: $3900
Approved Date:
By:

Subdivision Application-Preliminary Plat

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION	
Name of Proposed Subdivision: 180 Leadville Subdivision	
Owner of Record: ARCH Community Housing Trust, Inc.	
Address of Owner: POB 356,9 Hailey, ID 83333	
Representative of Owner: Opal Engineering/Galena-Benchmark Engineering	Phone #: 208 720-9608 208-726-9512
Email: sam@opal-engineering.com / dave@galena-benchmark.com	
Legal Description: Ketchum Townsite: Blk 22, Lots 3 & 4	RPK RPK00000220040 and RPK00000220030
Street Address:140 and 180 Leadville Avenue	

SUBDIVISION INFORMATION
Number of Lots/Parcels: 2
Total Land Area:. 0.25 acre
Current Zoning District: CC - Community Core
Proposed Zoning District: CC – Community Core
Overlay District:

TYPE OF SUBDIVISION			
Condominium ☐	Land X	PUD ☐	Townhouse ☐
Adjacent land in same ownership in acres or square feet: no			
Easements to be dedicated on the final plat: No new easements.			
Briefly describe the improvements to be installed prior to final plat approval: 10 new units of workforce housing and 11 carports.			

ADDITIONAL INFORMATION
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations One (1) copy of current title report and owner's recorded deed to the subject property One (1) copy of the preliminary plat All files should be submitted in an electronic format to planningandzoning@ketchumidaho.org

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Michelle Griffith — June 13 2025

Applicant Signature — Date

Instrument # 706746
HAILEY, BLAINE, IDAHO
06-21-2024 3:57:46 PM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Quitclaim Deed

For value received, **180 Leadville LLC, an Idao limited liability company**

Does hereby convey, release, remise, and forever quit claim unto

Arch Community Housing, Inc., a non-profit corporation

whose current address is PO Box 1292, Ketchum, ID 83340,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

THIS INSTRUMENT FILED FOR RECORD BY SUN VALLEY TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

Date: 06/17/2024

180 Leadville LLC, an Idaho limited liability company

X _____

By: Robert Reniers, Member

X _____

By: Elizabeth Reniers, Member

State of IDAHO
County of BLAINE, ss.

This record was acknowledged before me on 6/21/24 by Robert Reniers and Elizabeth Reniers as members of 180 Leadville LLC.

_____

Notary Public
My Commission Expires: 9/19/24.

ALI WARNER
COMMISSION #34720
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lots 3 and 4, Block 22 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

CLTA GUARANTEE FORM NO. 12
LOT BOOK
Issued By
TITLE RESOURCES GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

TITLE RESOURCES GUARANTY COMPANY
a corporation, herein called the Company,

GUARANTEES

the Assured named in Schedule A against loss not exceeding the liability amount stated in Schedule A sustained by the Assured by reason of any incorrectness in the set forth in Schedule A.

Authorized Issuing Agent:
TITLEONE

TITLE RESOURCES GUARANTY COMPANY

By: _____
J. Scott McCall, President/CEO

By: _____
Owen E. Girard, Secretary

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
(g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.
   The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
   (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
   (f) "Amount of Liability": the Amount of Liability as stated in Schedule A.
2. Notice of Claim to be Given by Assured.
   The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
   The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.
   Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured.. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.
   (a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
   (b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
6. Options to Pay or Otherwise Settle Claims: Termination of Liability.
   In case of a claim under this Guarantee, the Company shall have the following additional options:
   (a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
   (b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that that the Company is obligated to pay; or
   (c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

   Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.
7. Limitation of Liability.
   (a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
   (b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or, encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
   (c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
   (d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.
8. Reduction of Liability or Termination of Liability.
   All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.
   (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
   (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.
10. Subrogation Upon Payment or Settlement.
    Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.
    The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.
    If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.
11. Arbitration.
    Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.
12. Liability Limited to This Guarantee; Guarantee Entire Contract.
    (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
    (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
    (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.
13. Severability
    In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.
14. Choice of Law; Forum
    (a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.
    Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
    (b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.
15. Notices, Where Sent.
    All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 8111 LBJ Freeway, Ste. 1200, Dallas, TX 75251, or claims@titleresources.com.

LOT BOOK GUARANTEE
Issued By
Title Resources Guaranty Company

SCHEDULE A

File No. 25557243
State: ID
County: Blaine

Guarantee No.	Liability	Date of Guarantee	Fee
3581-LBG-25557243	$1,000.00	June 17, 2025 at 7:30 a.m.	$150.00

Name of Assured:
ARCH Community Housing Trust

The assurances referred to on the face page hereof are:

1. **That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):**

   Lots 3 and 4, Block 22 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

2. **The last recorded instrument purporting to transfer title to said land is:**

   Deed Type: Quit Claim Deed
   Grantors: 180 Leadville LLC, an Idaho limited liability company
   Grantees: ARCH Community Housing Trust, Inc., a non-profit corporation
   Recorded Date: June 21, 2024
   Instrument: 706746
   Click here to view

3. **There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.**

4. **There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.**

5. **No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.**

6. **No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.**

EXCEPTIONS:

1. NOTE: According to the available records, the purported address of the land referenced herein is:

140 N Leadville Ave, Ketchum, ID 83340 (Lot 3)

180 N Leadville Ave, Ketchum, ID 83340 (Lot 4)

2. Taxes, including any assessments collected therewith, for the year 2024 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2025.
Parcel Number: RPK00000220030
Original Amount: $3,750.12
Lot 3

3. Taxes, including any assessments collected therewith, for the year 2024 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2025.
Parcel Number: RPK00000220040
Original Amount: $4,040.90
Lot 4

4. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.

5. The Land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.

6. Easements, reservations, restrictions, and dedications as shown on the official plat of Ketchum Townsite.

7. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded June 30, 2022 as Instrument No. 694711, records of Blaine County, Idaho.

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

File No. 25557243

JUDGMENT AND TAX LIEN GUARANTEE
Issued By
Title Resources Guaranty Company

SCHEDULE A

Amount of Liability: $1,000.00

Fee Amount: $0.00

Guarantee No.: 3581-LBG-25557243

Name of Assured: ARCH Community Housing Trust

Date of Guarantee: June 17, 2025

That, according to the indices of the County Recorder of Blaine County, State of ID, for a period of 10 years immediately prior to the date hereof, there are no

*** Federal Tax Liens**
*** Abstracts of Judgment, or**
*** Certificates of State Tax Liens**

filed, or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown under Exceptions.

The parties referred to in this guarantee are as follows:

ARCH Community Housing Trust, Inc., a non-profit corporation

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

SCHEDULE B

Exceptions:

NONE

Attachment D

Application Materials:

Lot Consolidation Preliminary Plat

A PRELIMINARY PLAT SHOWING:

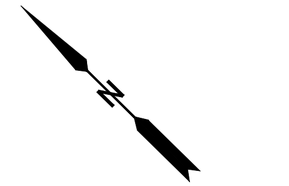
180 LEADVILLE SUBDIVISION

WHEREIN THE BOUNDARY COMMON TO KETCHUM TOWNSITE, BLOCK 22, LOTS 3 & 4 IS ELIMINATED, CREATING A ONE LOT SUBDIVISION.

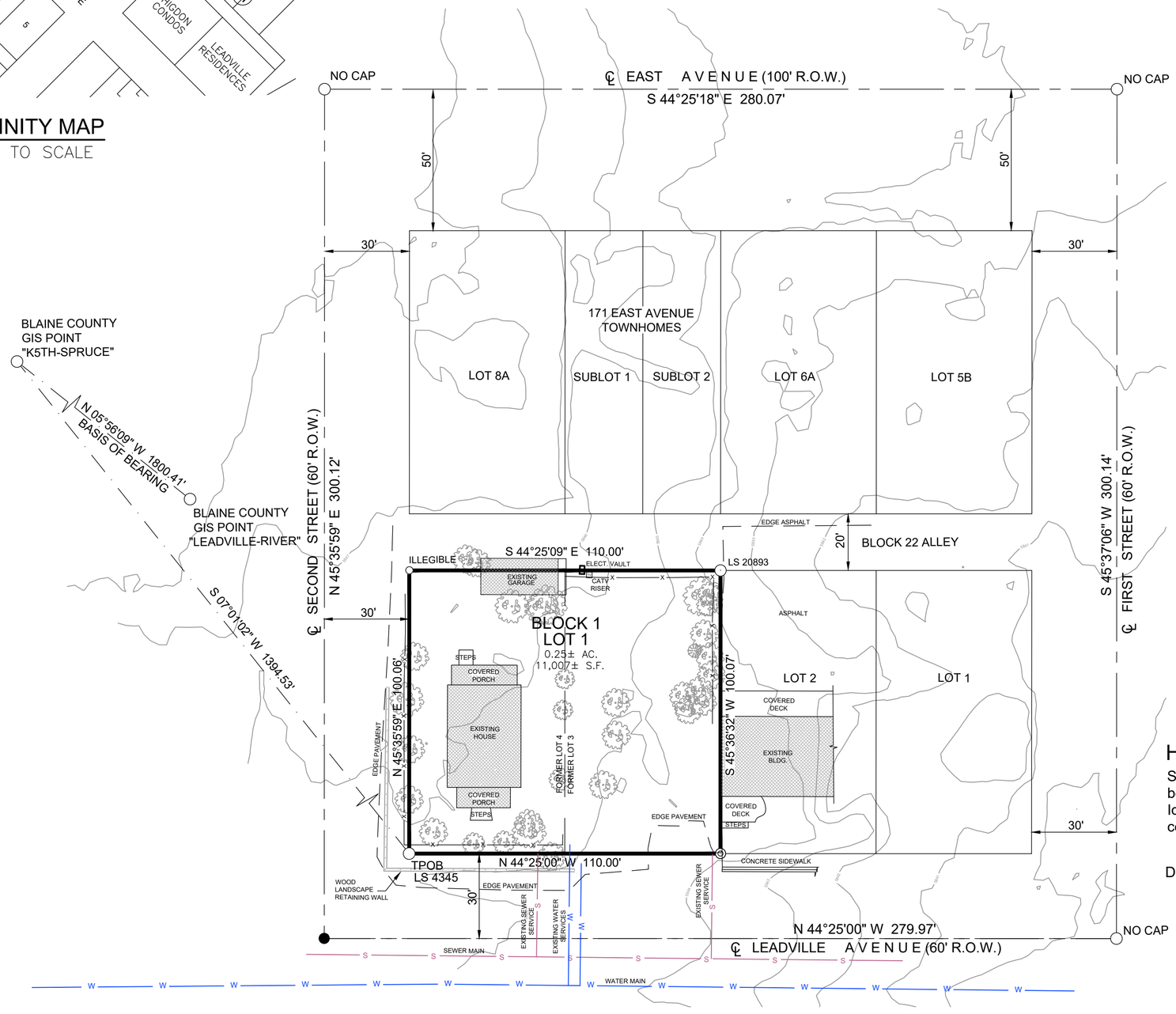
LOCATED WITHIN: SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2025

VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'



LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- LOT LINE TO BE ELIMINATED
- BLAINE COUNTY GIS TIES
- FENCE
- EDGE PAVEMENT
- WATER LINE (PER CITY RECORD DATA)
- SEWER LINE (PER CITY RECORD DATA)
- FOUND MAGNETIC NAIL (PER INST. NO. 649860)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- SET 5/8" REBAR PLS 20893
- DECIDUOUS TREE
- CONIFER TREE

NOTES/SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 3 & 4 OF KETCHUM VILLAGE, BLOCK 22. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. A 5/8" REBAR WITH NO CAP WAS FOUND AT THE INTERSECTION OF SECOND STREET AND LEADVILLE AVENUE. SAID REBAR WAS REMOVED DURING ROAD CONSTRUCTION AND RESET IN ITS ORIGINAL POSITION.

2. REFERENCES (RECORDS OF BLAINE COUNTY, IDAHO):
   a. PLAT OF VILLAGE OF KETCHUM: INST. NO. 302967.
   b. RECORD OF SURVEY OF KETCHUM TOWNSITE: BLOCK 22, LOTS 3 & 4, INST. NO. 694711.
   c. PLAT OF KETCHUM TOWNSITE: BLOCK 22: LOTS 5B, 6A, 7A & 8A, INST. NO. 588272.
   d. QUITCLAIM DEED: INST. NO. 706746.

3. DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.

4. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017. ELEVATIONS BASED ON NAVD 88 DATUM.

5. THE CURRENT ZONING DISTRICT FOR THE WITHIN PLAT IS CC, COMMUNITY CORE.

6. WATER AND SEWER LOCATIONS PER KETCHUM UTILITY RECORDS AND ARE APPROXIMATE.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date:_____

_____
South Central Public Health District, REHS

PROFESSIONAL LAND SURVEYOR LICENSED 20893 STATE OF IDAHO ROBERT O. BREIER
PRELIMINARY

A PRELIMINARY PLAT SHOWING
180 LEADVILLE SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 1 OF 3
Job No. 25155

OWNER OF RECORD

ARCH COMMUNITY HOUSING TRUST
P.O. BOX 3569
HAILEY, ID 83333

A PRELIMINARY PLAT SHOWING:

180 LEADVILLE SUBDIVISION

SURVEYOR'S CERTIFICATE

I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk in and for the City of Ketchum, Blaine County, Idaho do hereby certify that at a regular meeting of the City Council held on the ____ day of _____ , 2025, this plat was duly accepted and approved.

_____
TRENT DONAT, City Clerk

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

_____ _____
BLAINE COUNTY SURVEYOR DATE

CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this ____ day of _____ , 2025, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

_____
ROBYN MATTISON, City Engineer

BLAINE COUNTY TREASURER'S CERTIFICATE

On this _____ day of _____, 20___, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: _____

CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this ____ day of _____ , 2025, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: _____

BLAINE COUNTY RECORDER'S CERTIFICATE

A PRELIMINARY PLAT SHOWING
180 LEADVILLE SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 3 OF 3
Job No. 25155

A PRELIMINARY PLAT SHOWING:

180 LEADVILLE SUBDIVISION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY that ARCH COMMUNITY HOUSING TRUST, INC., an Idaho non-profit corporation is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 18, Township 4 North, Range 18 East, Boise Meridian, Ketchum, Idaho, more particularly described as follows:

Lots 3 & 4, of BLOCK 22, THE VILLAGE OF KETCHUM, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lot described in this plat is eligible to receive water service from the Ketchum water department and they have agreed in writing to serve the lot shown on this plat.

The land within this plat is not within an irrigation district as defined in Idaho Code 31-3905, and the requirements of I.C. 31-3805 are not applicable.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

The undersigned hereby certify, to the extent required, the notification and/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

It is the intention of the undersigned to, and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

ARCH COMMUNITY TRUST, INC.

By: _____

Its: _____

Signed this _____ day of _____ , 20___ .

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BLAINE

On this _____ day of _____, in the year of 20___, before me, a Notary Public in and for said state, personally appeared _____, known or identified to me (or proved to me), to be the _____ of ARCH Community Trust, Inc., an Idaho non-profit corporation, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said entity name.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.

_____
Notary Public

Residing at: _____

Commission Expires: _____

Attachment E1

Staff Analysis:

CC-2 Zoning and Dimensional Standards Evaluation

City of Ketchum
Planning & Building

140 & 180 N LEADVILLE AVE ARCH WORKFORCE HOUSING PROJECT
COMPLIANCE WITH ZONING REGULATIONS

17.12.020 – District Use Matrix	Conformance
Zone District: Mixed-Use Subdistrict of the Community Core (CC-2)	YES

Staff Analysis: Lot 4 at 180 N Leadville Ave is developed with an existing single-family home that is designated as a historic structure and listed on the city's Historic Building/Site List. The Planning and Building Department issued a building permit to rehabilitate the existing historic home in February of 2025. Pursuant to Ketchum Municipal Code ("KMC") §17.20.050, "Normal repair and maintenance of structures on the historic building/site list is permitted." The existing detached garage that encroaches into the alley is proposed to be demolished. The remodel of the existing historic home was issued a Certificate of Occupancy on October 30, 2025. One-family dwellings are not permitted in the CC-2 Zone and the historic home is an existing nonconforming use.

The project proposes to develop 10 new multiple-family dwelling units, which are permitted in the CC-2 Zone pursuant to KMC §17.12.020.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Lot Size	YES

Staff Analysis:
Required: 5,500 square feet

Pursuant to the supplementary lot area regulations specified in KMC §17.128.010.A, "Where an individual lot was held in separate ownership from adjoining properties or was platted in a recorded subdivision approved by the City Council prior to April 21, 1966, or was in such a condition at the time the lot was subsequently annexed to the City, or was of legal area and dimensions when held in separate ownership from adjoining properties or when platted in a recorded subdivision, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located, provided the proposed uses, building construction and all other regulations in regard to setbacks, supplemental yard regulations and parking areas are strictly adhered to and complied with."

Proposed Consolidated Lot (180 Leadville Subdivision: Block 1: Lot 1) Area: 11,007 square feet

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Lot Width	YES

Staff Analysis:
Required: Minimum lot width of an average of 55 feet is required in the CC-2 zone district.

Proposed Consolidated Lot (180 Leadville Subdivision: Block 1: Lot 1) Width: 110 feet

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Building Setbacks	YES

Staff Analysis:
Required:

Front (Leadville Ave/west): 5' average
Street Side (2nd Street/north): 5' average
Side (interior/south): 0'
Rear (Block 22 alley/east): 3'

Setback for Fourth Floor: 10 feet

Rooftop Structures (Non-habitable structures, permanently affixed deck amenities, solar panels visible above roof ridge or parapet, and mechanical equipment and screening affixed to a roof from all building facades): 10 feet

Proposed:
Setbacks are provided on sheet A.3 of the project plans.

Front (Leadville Ave/west): 7.5'
Street Side (2nd Street/north): 13.04'
Side (interior/south): 0'
Rear (Block 22 alley/east): 3'

Fourth-Floor Setbacks: N/A. The project does not include a fourth floor.

Rooftop Structures
N/A no rooftop structures are proposed.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Maximum Building Heights	YES

Permitted: 42 feet

Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).

Non-habitable Structures Located on Building Rooftops: 10 feet
Perimeter Walls Enclosing Rooftop Deck and Structures: 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent.
Rooftop Solar & Mechanical Equipment Above Roof Surface: 5 feet

Proposed:
Building height dimensions are provided on sheet A.7 and A.8 of the project plans.
Height from Average Grade at Front Property Line
Existing Historic Home: 30'-9''
Building 1: 32'-2''
Building 2: 32'-9''

Height from Average Grade at Rear Property Line
Building 3: 33'-9''
South Carport: 24'-3''
Existing Historic Home: 21'-6''
North Carport: 11'-9''

Non-habitable Structures Located on Building Rooftops:
N/A. Non-habitable structures are not proposed on building rooftops.

Perimeter Walls Enclosing Rooftop Deck and Structures:
N/A. None of the five new buildings that are proposed to be constructed contain rooftop decks or rooftop structures.

17.124.040 – Floor Area Ratios and Community Housing	Conformance
An increased FAR may be permitted subject to design review approval provided that all conditions in KMC 17.124.040.B.2 are met.	YES

Required
Permitted FAR: 1.0
Permitted FAR with Community Housing: 2.25

Floor area, gross (KMC §17.08.020): The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation.

Proposed
The FAR calculations are provided on sheet A.3 and A.4 of the project plans.

Gross Floor Area per Building

Building A (Building 1): 1,931 gross square feet
Building B (Building 2): 1,931 gross square feet
Building C (Building 3): 2,438 gross square feet
Building D (second floor of carport south*): 1,356 gross square feet
Existing Historic Home: 910 gross square feet

*Note: Pursuant to the definition of *floor area, gross* specified in KMC §17.08.020, "Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included." The two carport structures are surrounded on only two sides by building walls and are not included in the FAR calculation.

Total Gross Floor Area: 8,566 gross square feet
Proposed Consolidated Lot Area: 11,007 square feet
Proposed FAR: 0.778 (8,566 gross square feet/11,007 consolidated lot area)

17.124.180 Minimum Residential Densities and Commercial Requirements	Conformance
Ketchum Municipal Code 17.124.180.A. General requirements. New development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC Zone District and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts must provide a minimum number of residential units as follows:	N/A
Required: N/A as pursuant to KMC §17.124.180A, minimum residential densities and commercial requirements only apply to new development projects or expansions of existing buildings that exceed a total FAR of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC Zone District and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts. The ARCH workforce housing project is proposed to have total FAR of 0.778.	

17.04.030 – No Net Loss of Dwelling Units	Conformance
Ketchum Municipal Code §17.04.030.D. Applications: no net loss of units: Development of property, in any zone district, may not result in the net loss of dwelling units. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in this Code such as, but not limited to, "dwelling, one-family", "dwelling, multi-family", "dwelling unit, accessory", and "work/live unit".	YES
Existing: The property is developed with an existing historic single-family home. Proposed: The project has rehabilitated the existing single-family historic home and proposes to construct 10 new multiple-family dwelling units.	

17.125.030 - Off Street Parking and Loading 17.125.040 – Off Street Parking and Loading Calculations 17.125.050 – Community Core District Off Street Parking and Loading Calculations	Conformance
Pursuant to Ketchum Municipal Code 17.125.020.A1, all new development must comply with the off street vehicle parking requirements.	YES

Permitted:

Required (KMC §17.125.040)

Multi-Family Dwelling Units in CC Zone

Units 750 square feet or less: 0 parking spaces

Units 751 square feet to 2,000 square feet: 1 parking space

Units 2,001 square feet and above: 2 parking spaces

Project Parking Demand

Multi-Family Dwelling Units:

Building 1 (Building A)

Unit 1A: 627 square feet—0 parking required

Unit 1B: 651 square feet—0 parking required

Unit 1C: 651 square feet—0 parking required

Building 2 (Building B)

Unit 2A: 627 square feet—0 parking required

Unit 2B: 651 square feet—0 parking required

Unit 2C: 651 square feet—0 parking required

Building 3 (Building C)

Unit 3A: 797 square feet—1 parking space required

Unit 3B: 820 square feet—1 parking space required

Unit 3C: 820 square feet—1 parking space required

Building D (Second Floor South Carport)

Unit 4A: 872 square feet—1 parking space required

Existing Historic Home

Historic Home: 910 square feet—1 parking space required

Total Parking Demand:

5 Parking Spaces

Proposed

The applicant has provided 11 total parking spaces in two carport structures accessed from the alley. While only 5 parking stalls are required to be provided on site, the applicant has proposed one parking space for each of the 11 dwelling units.

17.125.060 – Bicycle Parking	Conformance
Ketchum Municipal Code §17.125.060.B: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use.	YES
Analysis: Required: 1 bike rack, accommodating at least two bicycles, is required based on the project parking demand. Proposed: 5 parking spaces are required for the proposed housing development—1 bike rack is required based on the project parking demand. Note: Per KMC §17.125.060.C, "When measurements of the number of required spaces result in fractions, any fraction equal to or greater than one-half shall be rounded up to the next highest whole number."	

17.127 – Signage	Conformance
Master Signage Plan for New Construction	N/A
Analysis: Pursuant to KMC §17.96.040.C3, a master signage plan shall be submitted with Design Review applications for new multi-tenant buildings. KMC §17.127.030.B1 requires: *A complete master signage plan that may include a building identification sign shall be submitted at the time of design review application for any new construction for all hotels, commercial, industrial, multi-family residential and mixed use projects. A master signage plan shall include, but not be limited to, directional, tenant, advisory, and technical information published and updated from time to time by the City and shall show how the plan is integrated with the architecture of the building.* The applicant has indicated that no building, directional, tenant, or advisory signage is proposed to be installed for the proposed development and that only address numbers would be installed on the proposed residential buildings.	

17.132 – Dark Skies	Conformance
Compliance with Section 17.132 – Dark Skies.	YES— Condition #4
Analysis: The exterior lighting plan is provided on sheets E.1, E.2, and E.3 of the project plans. The exterior lighting fixtures included . The exterior lighting fixture specifications are provided on sheet E.3. The proposed exterior lighting fixtures include: • Fixture A: Design Classics Lighting LED Black Outside Wall Cylinder • Fixture B: NUWATT 4'' Black Square Anti-Glare Warm LED Recessed Can Lights • Fixture C: WAC Lighting Ledge LED Path Light	

Pursuant to KMC §17.132.030, “all exterior lighting shall utilize light sources not to exceed 2,700 Kelvin.” The specification for the WAC Lighting Ledge LED Path Light (Fixture C) states that the color temperature is 2700K. The color temperature of the light sources for the Design Classics Lighting LED Wall Cylinder (Fixture A) and the NUWATT 4’’ Recessed Can Light (Fixture B) on sheet E.3 is unspecified. While the color temperature of the light source is unspecified on sheet E.3, the applicant confirmed that the light source selected for both Fixture A and Fixture B will be 2700K during city department review. Pursuant to recommended condition of approval no. 3, the applicant shall clearly specify the color temperature of the light sources selected for all exterior lighting fixtures on the exterior lighting plan that is required to be submitted the building permit application for Planning Department staff to review and confirm compliance with KMC §17.132.030, which requires the color temperature not exceed 2700K.

Attachment E2

Staff Analysis:

Design Review Standards Evaluation

City of Ketchum
Planning & Building

140 & 180 N LEADVILLE AVE ARCH WORKFORCE HOUSING PROJECT
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES Condition #3

Analysis:
The project is located at the southeast corner of 2nd Street and Leadville Avenue. The project proposes to install two carport structures accessed off the block 22 alleyway. The portion of the block 22 alleyway adjacent to the property is currently unimproved. As shown on the demolition plan on sheet C0.90, the existing detached garage that encroaches into the 20-foot-wide alley right-of-way (ROW) is proposed to be demolished and removed. The project proposes to install the full width of the block 22 alley with asphalt and drainage.

The City Engineer has conducted a preliminary review of the project plans and believes the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #3.

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES Condition #3

Analysis: No new streets or changes to the travel lanes or street designs are proposed with this project. Final civil drawings for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project pursuant to condition of approval #3.

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES

Analysis: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and included in the project plans. The applicant has proposed to install new 8-foot-wide sidewalk along Leadville Avenue and 2nd Street

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	YES Condition #3
Analysis: The applicant has proposed installing a new 8-foot-wide, concrete sidewalk along Leadville Avenue & 2nd Street. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #4.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Analysis: Sidewalks are required for the project. The applicant has not requested, nor has the City Engineer granted, a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	YES
Analysis: The proposed sidewalk improvements are equal to the length of the consolidated lot's frontage along Leadville Avenue and 2nd Street.	

17.96.060.B.5 – Sidewalks	Conformance
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	YES

Analysis: The new sidewalk will connect to the existing sidewalk along 2nd Street. The site improvement plan on sheet C1.1o shows a truncated dome detectable warning plat is proposed at the transition between the Leadville Avenue sidewalk and the alley.

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	N/A
Analysis: The applicant has not requested relief from the requirement to construct sidewalks nor has the city granted any such request. The applicant has applied to the Ketchum Urban Renewal Agency directed for reimbursement agreement for the new public infrastructure (sidewalks and alley) required to be constructed for the project.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES Condition #3
Analysis: As shown on sheet C1.10 of the project plans, on-site stormwater drainage will be directed to a system of drywells and catch basins installed on site. Roof drainage will slope down (see roof plan on sheet A.6) to roof drain downspouts routed to drywells and catch basins (see sheet C1.10). All roof drain locations must be shown on the project plans submitted with the building permit application for final review and approval by the City Engineer. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES Condition #3
Analysis: The project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along Leadville Avenue and 2nd Street. Alley drainage improvements include the installation of new drywell that will connect to a new catch basin (see site improvement plan on sheet C1.10). A new catch basin is proposed to be installed along 2nd Street and a new drywell is proposed to be installed along Leadville Avenue.	

The drainage improvements are shown on the site improvement plan on sheet C1.10 of the project plans. All drainage improvements are required to be constructed City standards. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES Condition #3

Analysis: The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the building permit application. The City Engineer may require additional drainage improvements if necessary. Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES Condition #3

Analysis:
Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards.

Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES

Analysis: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant.

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Analysis: The site improvement plan shows the proposed location of the new transformer that is required to be installed to serve the proposed development. The transformer is proposed to be installed on the subject property adjacent to the 2nd Street sidewalk. Siting the transformer along the 2nd Street frontage frees up space along the alley to provide a parking space for each residential unit. The transformer is proposed to be screened from public view along the 2nd Street sidewalk with a metal gate. The power meters are proposed to be installed on west side of the south carport building, the east side of building 3, the north side of building 1, and the south side of building 2. None of the proposed power meter locations are visible from view along Leadville Avenue or 2nd Street.	

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Analysis: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	See Staff Analysis
Analysis: Staff is concerned that the black, gray, and beige colors appear stark and cold. The majority of the building walls are painted black and dark gray. Staff believes the expanses of undifferentiated black surfaces appear flat and monotonous. During city department review, Planning staff recommended the applicant reduce the building wall areas that are painted black and introduce warmer color tones into the exterior material and color palette. The applicant introduced a dark gray color for the upper levels of the residential buildings. Staff remains concerned that the expanses of undifferentiated black and dark gray color appear cold, stark, and monotonous.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	YES

Analysis: The existing single-family home on existing lot 4 at 180 N Leadville Ave is designated as a historic structure and listed on the city's Historic Building/Site List. The Planning and Building Department issued a building permit to rehabilitate the existing historic home in February of 2025. Pursuant to Ketchum Municipal Code ("KMC") §17.20.050, "Normal repair and maintenance of structures on the historic building/site list is permitted."

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Analysis: N/A as no additions are proposed to the existing historic home on lot 4 at 180 N Leadville Ave.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Analysis: The primary building entrances are well defined and provide unobstructed access to the sidewalk through on-site pathways that provide pedestrian circulation throughout the development. The entrance to the existing historic home is defined by a front porch covered by a gable roof. The entrances to Building 1 and Building 2 are oriented towards and face Leadville Avenue. These entrances are defined by a front porch stoop that is covered by a projecting/flat-roof overhang. The entrance to Building 3 is interior to the development and faces the historic home. The entrance to Building 3 is also defined by covered entry.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Analysis: The three new three-story residential buildings are detached and connected by a covered external staircase. Staff believes this detached design provides relief to the mass of the three new residential buildings. In addition, the façade design includes exterior material differentiation that provides visual relief. Stucco portions of the building wall project ~2 feet from the façade at the second and third floors. Staff appreciates how the stucco projections add depth and texture to the facade. The building entrances are defined with front porch stoops covered by projecting roof overhangs.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Analysis: The project uses an integrated palette of colors and materials across the facades of each of the proposed 5 buildings. The black and dark gray colors used for the 5 new buildings	

were intended to be differentiated from and further distinguish the existing historic home, which is painted white.

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Analysis: The separation between the buildings, open space, and landscaping help provide transparency, light, and air through the development and provide a human-scaled, pedestrian-friendly environment along the streetscape.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	See Staff Analysis

Analysis: The three new three-story residential buildings are detached and connected by a covered external staircase. Staff believes this detached design provides relief to the mass of the three new residential buildings. In addition, the façade design includes exterior material differentiation that provides visual relief. Stucco portions of the building wall project ~2 feet from the façade at the second and third floors. Staff appreciates how the stucco projections add depth and texture to the facade.

While the stucco projections add visual interest, staff is concerned about the large expanses of undifferentiated blank surfaces at the northwest elevation. The southeast and northwest facades have horizontally placed Hardie Plank siding on the ground floor and vertically placed Hardie Board & Batten siding on the upper floors. During city department review, Planning staff recommended the applicant further articulate and differentiate the southeast and northwest facades to add visual interest and reduce the appearance of bulk and flatness. Planning staff encouraged the applicant to consider building articulation features like contrasting material wainscot, decorative façade features, detailing, and further differentiating exterior materials and colors may help add visual interest and relief to building bulk and flatness.

The applicant responded to Planning staff's recommendation as follows:

> To address staff commentary, we have decided to differentiate the color of the façade. We have chosen to keep the same color for anchoring the lowest floor sided with the 4'' lap siding. The upper two floors died with the board-and-batten will now have a slightly lighter color setting off the visual relief for the facades in question. While revising the follow plans and buildings facades to introduce additional articulation and modulation may work for market rate housing, our mission is to design and construct these buildings most efficiently allowing for the greatest resultant affordability without adding unnecessary costs. In addition, the placement of trees and landscaping will

greatly influence the one façade in question together with the views of the adjacent home. And finally, several adjacent buildings have recently been approved and constructed using a similar color that look great.

Staff does not believe the material and color changes provide sufficient visual relief to the undifferentiated blank surface at the northwest elevation and recommends further articulating the northwest façade through cladding, materiality, color, and detailing that adds depth, texture, and visual interest. Sensitive to the applicant's desire to maintain affordability and not add unnecessary cost, staff does not recommend modulating the mass of the buildings but instead recommends enhancing visual interest through the creative use of exterior materials, colors, and details.

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES

Analysis: The existing historic home and proposed Building 1 and Building 2 orient towards the primary street frontage along Leadville Ave.

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES Condition #5

Analysis: The project plans submitted with the final Design Review propose storing the garbage bins in individual alcoves by the storage areas for each individual tenants in the carport buildings. The individual tenants would move their individual garbage bins to the alley for Clear Creek Disposal to pick up. At Pre-Application, the applicant proposed to utilize the special service provided by Clear Creek Disposal to transport the bins to and from a garbage bin staging area provided in the south carport structure. The garbage bin staging area has been removed. The applicant now proposes that the tenants would move their individual bins to the alley for Clear Creek Disposal to pick up.

The Streets Department has concerns that the 11 garbage bins will remain lingering in the 20-foot-wide alley right-of-way and interfere with snow removal operations. The Streets Department recommends the utilization of Clear Creek Disposal's special service to transport the garbage bins to and from the staging area as proposed in the Pre-Application. Staff recommends the following condition of approval:

> The applicant shall accommodate a staging area for all garbage bins in the carport structure and utilize Clear Creek Disposal's special service to transport the garbage bins to and from the staging area as proposed in the Pre-Application. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area. The garbage bins must always be stored

within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.

17.96.060.F.8 – Architectural	Conformance
Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	YES
Analysis: All flat roof elements include internal drains routed to drywells. The covered front porches and covered exterior stairwell provide weather protection to pedestrians.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Analysis: The new sidewalk will connect to the existing concrete sidewalks along Leadville Avenue and 2nd Street. The proposed sidewalk connects to pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	N/A
Analysis: N/A as no awnings are proposed to extend over the property line.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	YES
Analysis: All off-street parking is accessed along the alley. The proposed alley access will allow traffic to flow safely within the project. The new sidewalks along Leadville Avenue and 2nd Street will connect to pathways on the subject property providing safe pedestrian access to and around the building.	

17.96.060.G.4 – Circulation Design	Conformance
Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected	N/A

traffic levels or speed, the City Engineer may increase the minimum distance requirements.	
Analysis: No curb cuts or driveway entrances are proposed. The off-street parking is accessed from the alley.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Analysis: Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to the project from Leadville Avenue, 2nd Street, and the alley.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A
Analysis: All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A—hauling proposed in-lieu of snow storage
Analysis: The site improvement plan on sheet C1.10 shows some snow storage areas have been provided on site. During city department review, the applicant specified that all snow will be removed from the project site. KMC §17.96.060.H4 states that, "In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed." Staff recommends the following condition of approval to ensure that the project complies with snow hauling requirements: Prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A—hauling proposed in-

	lieu of snow storage.
Analysis: N/A	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES Condition #7
Analysis: The applicant has indicated that all snow is proposed to be removed from the project site. KMC §17.96.060.H4 states that, "In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed." Staff recommends the following condition of approval to ensure that the project complies with snow hauling requirements: Prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Analysis: The landscape plan is provided on sheet L1 of the project plan set. The applicant has proposed installing two street trees along 2nd Street and three street trees along Leadville Ave. The landscape plan proposes one columnar evergreen tree, shrubs, evergreen shrubs, and ornamental grasses and perennials.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Analysis: The landscape materials and vegetation types are readily adaptable to the site's microclimate, soil conditions, orientation, and aspect. The landscaping complements the development and will enhance the neighborhood. The separation between the buildings, open space, and landscaping help provide a human-scaled, pedestrian-friendly environment along the streetscape.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES

Analysis: All trees, grasses, and perennials are required to be drought tolerant. Native species are recommended.

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Analysis: The landscaping complements the development and will enhance the neighborhood. The separation between the buildings, open space, and landscaping help provide a human-scaled, pedestrian-friendly environment along the streetscape.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	YES Condition #8
Analysis: The project is characterized by open space areas, trees, and pedestrian pathways that are provided between the five buildings. The project has an opportunity to provide an activated, pedestrian-friendly experience at the street corner. Staff recommends the applicant incorporate a public gathering space and provide site furnishings like benches, seating/tables, bike racks, or other similar amenities at the street corner. Staff recommends the Commission add the following condition of approval: Pedestrian amenities are required pursuant to KMC §17.96.060.J1. The applicant shall propose a pedestrian amenity, such as a bench, at the street corner for final review and approval by Planning Department staff prior to issuance of a building permit for the project.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	N/A
Analysis: N/A as no underground encroachments into required setbacks are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Analysis: N/A as no underground encroachments are proposed.	

ANALYSIS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.	YES Condition #3
Analysis: The project will construct right-of-way improvements, including a new sidewalk, alley asphalt, drainage facilities, streetlights, in accordance with city standards. The City Engineer, Streets Department, and Planning Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.	

17.96.070.A.2 – Streets	Conformance
Street trees with a minimum caliper size of three inches, shall be placed in tree grates.	YES Condition #3
Analysis: The applicant has proposed two street trees along 2nd Street and 3 street trees along Leadville Avenue. As specified on sheet C1.10 all street trees will be a minimum 3'' caliper size. All street trees shall comply with city right-of-way standards.	

17.96.070.A.3 – Streets	Conformance
Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.	YES Condition #3
Analysis: The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.	

17.96.070.B.1 - Architectural	Conformance
Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window	YES

openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.	
Analysis: All facades fronting Leadville Avenue and 2nd Street, the second floor of the south carport structure facing the alley, and the southeast elevation (located 5 feet from the interior side property line) have been been designed with both solid surfaces, including smooth stucco, board & batt siding, and Hardie Plank lap siding, as well as window openings.	

17.96.070.B.2 - Architectural	Conformance
For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.	N/A
Analysis: N/A—the ARCH workforce housing project is 100% residential.	

17.96.070.B.3 - Architectural	Conformance
For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.	N/A
Analysis: N/A—the ARCH workforce housing project is 100% residential.	

17.96.070.B.4 - Architectural	Conformance
Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.	See staff analysis
Analysis: The proposed three-story residential buildings at the same height elevation. Staff is concerned flat roofline in conjunction with the continuous black/dark gray façades appear monotonous and lack character. Staff recommends the applicant consider adding depth and detail to the roof parapets to create and intentional façade termination that adds visual interest to the flat roof design.	

17.96.070.B.5 - Architectural	Conformance
All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.	N/A
Analysis: The project does not propose pitched roofs.	

17.96.070.B.6 - Architectural	Conformance
Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.	N/A
Analysis: N/A all roof overhangs are contained on the subject property.	

17.96.070.B.7 - Architectural	Conformance
Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.	YES
Analysis: The front porches at the entrances to the ground-floor housing units in the three residential building are unenclosed.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.	YES
Analysis: No roof-mounted mechanical or electrical equipment is proposed. The transformer is proposed to be installed on the subject property adjacent to the 2nd Street sidewalk. Siting the transformer along the 2nd Street frontage frees up space along the alley to provide a parking space for each residential unit. The transformer is proposed to be screened from public view along the 2nd Street sidewalk with a metal gate. The power meters are proposed to be installed on west side of the south carport building, the east side of building 3, the north side of building 1, and the south side of building 2. None of the proposed power meter locations are visible from view along Leadville Avenue or 2nd Street.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.	YES Condition #5

Analysis: The project plans submitted with the final Design Review propose storing the garbage bins in individual alcoves by the storage areas for each individual tenants in the carport buildings. The individual tenants would move their individual garbage bins to the alley for Clear Creek Disposal to pick up. At Pre-Application, the applicant proposed to utilize the special service provided by Clear Creek Disposal to transport the bins to and from a garbage bin staging area provided in the south carport structure. The garbage bin staging area has been removed. The applicant now proposes that the tenants would move their individual bins to the alley for Clear Creek Disposal to pick up.

The Streets Department has concerns that the 11 garbage bins will remain lingering in the 20-foot-wide alley right-of-way and interfere with snow removal operations. The Streets Department recommends the utilization of Clear Creek Disposal's special service to transport the garbage bins to and from the staging area as proposed in the Pre-Application. Staff recommends the following condition of approval:

> The applicant shall accommodate a staging area for all garbage bins in the carport structure and utilize Clear Creek Disposal's special service to transport the garbage bins to and from the staging area as proposed in the Pre-Application. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area. The garbage bins must always be stored within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.

17.96.070.D.1 - Landscaping	Conformance
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.	YES Condition #6

Analysis: Pursuant to KMC §17.96.070.D1, "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." The landscape plan on sheet L1 shows approximately 20 trees are proposed to be removed from the project site. The applicant has proposed installing 5 street trees—three street trees are proposed along the Leadville Avenue sidewalk and two street trees are proposed along the 2nd Street sidewalk. In addition, one columnar evergreen tree is proposed to be installed. Staff recommends the Commission add the following condition of approval to confirm compliance with the replacement tree requirement specified in KMC §17.96.070.D1.

The City Arborist will conduct a site visit to inspect the trees proposed to be removed, assess how many of the trees are healthy and mature, and determine the required number of replacement trees. The City Arborist and Planning staff will work with the applicant to ensure all healthy and mature trees proposed to be removed from the project site are replaced either on or off site and confirm compliance with KMC §17.96.070.D1 prior to issuance of a building permit for the project.

17.96.070.D.2 - Landscaping	Conformance
Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.	N/A
Analysis: N/A—no trees are proposed in courtyard plazas or within pedestrian walkways.	

17.96.070.D.3 - Landscaping	Conformance
The City arborist shall approve all parking lot and replacement trees.	YES Condition #6

Analysis: Pursuant to KMC §17.96.070.D1, "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." The landscape plan on sheet L1 shows approximately 20 trees are proposed to be removed from the project site. The applicant has proposed installing 5 street trees—three street trees are proposed along the Leadville Avenue sidewalk, and two street trees are proposed along the 2nd Street sidewalk. In addition, one columnar evergreen tree is proposed to be installed. Staff recommends the Commission add the following condition of approval to confirm compliance with the replacement tree requirement specified in KMC §17.96.070.D1.

The City Arborist will conduct a site visit to inspect the trees proposed to be removed, assess how many of the trees are healthy and mature, and determine the required number of replacement trees. The City Arborist and Planning staff will work with the applicant to ensure all healthy and mature trees proposed to be removed from the project site are replaced either on or off site and confirm compliance with KMC §17.96.070.D1 prior to issuance of a building permit for the project.

17.96.070.E.1 – Surface Parking Lots	Conformance
Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.	N/A
Analysis: N/A. No surface parking lot is proposed.	

17.96.070.E.2 – Surface Parking Lots	Conformance
Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between	N/A

parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.	
Analysis: N/A. The project does not include a surface parking lot.	

17.96.070.E.3 – Surface Parking Lots	Conformance
Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.	N/A
Analysis: N/A as no surface parking lots are proposed for the project.	

17.96.070.F.1 – Bicycle Parking	Conformance
One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.	YES
Analysis: One bike rack is required for the proposed development. The project's parking demand is five spaces. One bike rack is required for the development. The project proposes to install three bike rack, accommodating two bicycles, in the south carport building.	

17.96.070.F.2 – Bicycle Parking	Conformance
When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.	YES
Analysis: One bike rack is required for the proposed development.	

17.96.070.F.3 – Bicycle Parking	Conformance
Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.	YES
Analysis: The project proposes to install three bike rack, accommodating two bicycles, in a covered area in the south carport structure.	

Attachment E3

Staff Analysis:

Lot Consolidation Subdivision
Preliminary Plat Standards Evaluation

140 & 180 N LEADVILLE ARCH WORKFORCE HOUSING PROJECT
LOT CONSOLIDATION SUBDIVISION PRELIMINARY PLAT
STANDARDS EVALUATION

Lot Consolidation Standards
KMC §16.04.030.C4 requires that preliminary plat applications for lot consolidations must demonstrate conformance with:

- All applicable building permit and land use development approvals,
- All applicable zoning regulations in Title 17 of KMC, and
- General conformance with the comprehensive plan.

Standards for lot consolidations were first introduced in Ketchum through the adoption of Interim Ordinance 1234 in October 2022 and permanently added into the city's subdivision regulations through the adoption Ordinance 1249 in October 2023. These standards are intended to limit the loss of existing housing stock and preserve future housing opportunities on vacant lots. In addition, these standards promote the efficient use of land and infrastructure by encouraging infill development on vacant or underused parcels.

Comprehensive Plan Conformance

Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan ("2014 Plan"). The Mixed-Use Commercial category promotes a wide range of commercial and residential uses and mixed-use development. The 2014 Plan states that new development in mixed-use areas "should be oriented to streets and sidewalks" (page 69) and "should contain common public space features that provide relief to the density and contribute to the quality of the street" (page 69). The two new multi-family residential buildings that face Leadville Avenue are oriented towards the street and setback 7.5 from the front property line. Both buildings include front porch stoops that provide welcoming entrances to the two ground-floor apartments. The development includes multiple pathways that provide unobstructed access to the sidewalk along Leadville Avenue. While connected by a common exterior staircase, the three new three-story residential buildings are detached, which provide natural light and views through the three buildings. The development is characterized by a significant amount of open space that provides relief to the bulk and mass of the buildings.

Housing

In addition to encouraging a mixture of uses, the 2014 Plan promotes housing density downtown. Policy H-1.4 states, "Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases" (page 20). Policy M-1.3 encourages housing density downtown to, "increase opportunities for walking, bicycling, and transit ridership and reduce vehicle trips" (page 42). In addition, the 2014 Plan encourages increasing the supply of affordable and attainable housing. Policy H-1.2 encourages local solutions to attainable housing for low-, moderate-, and median-income households. Policy H-1.3 encourages the

integration of affordable housing in neighborhoods and supports, "the inclusion of affordable housing to provide diversity" (page 20).

The project will provide 11 new workforce housing within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at the Visitor Center on Sun Valley Road and the bus stop at Main & 1st Streets, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Small-Town Character & Contextual Infill

Goal CD-1 of the 2014 Plan states, "Our community will preserve its small-town character and the distinct image of neighborhoods and districts" (page 26). Staff believes the project meets the following policies that the 2014 Plan provides to achieve this goal:

- *Policy CD-1.2 Preservation of Historic Buildings and Sites:* "Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection."
- *Policy CD-1.3 Compatible Infill and Redevelopment Projects:* "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style" (page 26).
- *Policy CD-1.4 High-Quality Site Planning and Building and Landscape Design:* "Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character" (page 26).

While redevelopment has intensified to the north of the subject property across 2nd Street, Block 22 has not experienced the same degree of change. The most recent development in Block 22 was the construction of the duplex located across the alley to the east of the subject property in 2015. The three-story duplex is 35.75 feet in height, is 5,501 gross square feet, and has a total FAR of 0.99. Lee Gilman's office is located north of the duplex at the corner of 2nd Street and East Avenue. The office is a small, single-story building. The adjacent developments to the south of the subject property along Leadville Avenue include a two-story, 3,024-square-foot commercial building that was constructed in 1980 and a two-story, 2,538 square foot home that was constructed in 1946. The project is comparable in scale to the adjacent commercial building and the duplex across the alley. The proposed three-story buildings extend to a maximum height of 30'-9'', which is 5 feet less than the duplex. Staff believes the project is contextually appropriate to the neighborhood and helps maintain the community's identity, small-town character, and sense of place by preserving the historic home.

Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant				
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Staff Analysis	*The City of Ketchum Planning and Building Department received the completed subdivision application and all applicable application materials on July 22, 2025.*
☒	☐	☐	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			Staff Analysis	*The subdivision application was deemed complete on July 22, 2025.*
☒	☐	☐	16.04.030.J.1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			Staff Analysis	*The scale on sheet 1 of the preliminary plat is 1'' = 30'.*
☒	☐	☐	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			Staff Analysis	*As shown on Sheet 1 of the preliminary plat, the plat is titled "180 Leadville Subdivision" which is not the same as any other subdivision in Blaine County, Idaho.*
☒	☐	☐	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Staff Analysis	*The name of the owner and surveyor is shown on Sheet 1 of the plat.*
☒	☐	☐	16.04.030.J.4	Legal description of the area platted.
			Staff Analysis	*The legal description of the area platted is Ketchum Townsite, Block 22, lots 3 & 4. The legal description is provided on page 1 of the preliminary plat.*
☒	☐	☐	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Staff Analysis	*The preliminary plat shows adjacent lots 1, 2, 8A, 6A, and 5B within block 22 of Ketchum Townsite and sublots 1 and 2 of the 171 East Avenue Townhomes across the alley.*
☒	☐	☐	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Staff Analysis	*1' contours are shown on sheet 1 of the preliminary plat.*

☒	☐	☐	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Staff Analysis	*Sheet 1 of the preliminary plat shows the location of existing public rights-of-way, including Leadville Avenue, 2nd Street, 1st Street, East Avenue, and the block 22 alley. The preliminary plat shows the scaled footprint and location of existing buildings on the subject property as well as the scaled footprint and location of the commercial building on the adjacent property directly south of the subject property.*
☒	☐	☐	16.04.030.J.8	Boundary description and the area of the tract.
			Staff Analysis	*Sheet 1 provides the boundary description of the area.*
☒	☐	☐	16.04.030.J.9	Existing zoning of the tract.
			Staff Analysis	*Plat note no. 5 states, "The current zoning district for the within plat is CC, Community Core."*
☒	☐	☐	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Staff Analysis	*No new streets or easements are proposed or required. The dimensions of the proposed consolidated lot lines and the lot area is specified on sheet 1 of the preliminary plat.*
☐	☐	☒	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Staff Analysis	*This standard is not applicable as there is no requirement or proposal for land dedicated to public use.*
☐	☐	☒	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Staff Analysis	*This standard does not apply as this preliminary plat proposes to consolidate two existing lots within block 22 of the original Ketchum Townsite.*
☐	☐	☒	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			Staff Analysis	*This standard does not apply as no new streets are proposed.*
☐	☐	☒	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Staff Analysis	*This standard does not apply as no new drainage canals or structures are proposed.*
☐	☐	☒	16.04.030.J.15	All percolation tests and/or exploratory pit excavations required by state health authorities.

			Staff Analysis	*This standard does not apply as no additional tests are required.*
☐	☐	☒	16.04.030.J.16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			Staff Analysis	*This standard does not apply to the proposed lot consolidation as the request does not create condominium units or a homeowners' association.*
☒	☐	☐	16.04.030.J.17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			Staff Analysis	*Sheet 1 of the preliminary plat includes a vicinity map. The vicinity shows the two minor collector streets adjacent to the subject property—1st Street and River Street.*
☐	☐	☒	16.04.030.J.18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			Staff Analysis	*N/A. The subject property is not within a floodplain, floodway, or avalanche zone district.*
☐	☐	☒	16.04.030.J.19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Staff Analysis	*N/A as the subject property is not located in the floodway, floodplain, or avalanche zone; is not adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; and does not contain slopes of 25% or greater. The request does not create a new lot at the intersection of 2 or more streets but consolidates existing lot 4, an existing corner lot at the intersection of Leadville Avenue and 2nd Street, with adjacent lot 3.*
☒	☐	☐	16.04.030.J.20	Lot area of each lot.
			Staff Analysis	*Sheet 1 of the preliminary plat shows that the area of lot 1, block 1, 180 Subdivision is 11,007 square feet.*
☒	☐	☐	16.04.030.J.21	Existing mature trees and established shrub masses.
			Staff Analysis	*Existing mature deciduous and conifer trees on the subject property are shown on sheet 1 of the preliminary plat.*
☒	☐	☐	16.04.030.J.22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Staff Analysis	*The applicant submitted a Lot Book Guarantee issued by Title Resources Guaranty Company dated June 17, 2025.*
☐	☐	☒	16.04.030.J.23	Three (3) copies of the preliminary plat shall be filed with the administrator.

			Staff Analysis	*The City of Ketchum received digital copies of the preliminary plat at the time of application.*

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
☐	☐	☒	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Staff Analysis	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No improvements are proposed or required for the lot consolidation.*
☐	☐	☒	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			Staff Analysis	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.*
☐	☐	☒	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for

				additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			Staff Analysis	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.*
☐	☐	☒	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Staff Analysis	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.*
☒	☐	☐	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			Staff Analysis	*The applicant shall meet the required monumentation standards prior to recordation of the final plat.*
☒	☐	☐	16.04.040.F	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of

				twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			Staff Analysis	*Standard #3 through #6 are not applicable as the preliminary plat consolidates two existing lots and no new lots will be created.* *The lot consolidation preliminary plat complies with standard #1. The applicant has proposed consolidating two Ketchum townsite lots and the new workforce housing project will comply with the dimensional standards and setbacks required in the CC-2 Zone.*
☐	☐	☒	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:

				1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Staff Analysis	*N/A. This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. This application does not create a new block.*
☐	☐	☒	16.04.040.H	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists

				adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°); 10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets; 11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited; 12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets; 13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval; 14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;

				18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement; 19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section; 20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city; 21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications; 22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and 23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.
			Staff Analysis	*This standard is not applicable as this application proposes to combine two existing lots within the Ketchum Townsite. This proposal does not create a new street, private road, or bridge.*
☐	☐	☒	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Staff Analysis	*This standard is not applicable as this project combines two lots within the Ketchum Townsite and no alley improvements are proposed.*
☐	☐	☒	16.04.040.J	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required

				within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			Staff Analysis	*This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainageway, channel, or stream.*
☒	☐	☐	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of

				health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Staff Analysis	*The workforce housing project will connect to the municipal sewer system. The project shall meet all requirements of the Wastewater Department.*
☒	☐	☐	16.04.040.L	Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			Staff Analysis	*The workforce housing project will connect to the municipal water system. Final plans for the water system connections will be reviewed and approved by the Utilities Department prior to issuance of building permit.*
☐	☐	☒	16.04.040.M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Staff Analysis	*This standard is not applicable as this project proposes to combine two existing lots within the Ketchum Townsite. Planting strip improvements are not required for this project.*
☒	☐	☐	16.04.040.N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

				1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out

				within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			Staff Analysis	*The site improvement plans shown on sheet C1.00, C1.10, and C1.10 of the project plans included in the Design Review project plan set show all proposed cut, fill, grading, and drainage improvements. The project shall meet all cut, fill, and grading standards.*
☒	☐	☐	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Staff Analysis	*As shown on sheet C1.10 of the project plans, on-site stormwater drainage will be directed to a system of drywells and catch basins installed on site. Roof drainage will slope down (see roof plan on sheet A.6) to roof drain downspouts routed to drywells and catch basins (see sheet C1.10). All roof drain locations must be shown on the project plans submitted with the building permit application for final review and approval by the City Engineer.* *Pursuant to recommended condition of approval #3 for Design Review File No. P25-033 , the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer prior to issuance of a building permit for the project.*
☒	☐	☐	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the

				subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			Staff Analysis	*The site improvement plan shows the proposed location of the new transformer that is required to be installed to serve the proposed development. The transformer is proposed to be installed on the subject property adjacent to the 2nd Street sidewalk. Siting the transformer along the 2nd Street frontage frees up space along the alley to provide a parking space for each residential unit. The transformer is proposed to be screened from public view along the 2nd Street sidewalk with a metal gate. The power meters are proposed to be installed on west side of the south carport building, the east side of building 3, the north side of building 1, and the south side of building 2. None of the proposed power meter locations are visible from view along Leadville Avenue or 2nd Street*
☐	☐	☒	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Staff Analysis	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Off-site improvements are not required or proposed with this project.*
☐	☐	☒	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Staff Analysis	*This standard is not applicable as the project is not located in the avalanche zone or mountain overlay.*
☐	☐	☒	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Staff Analysis	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite.*

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 25, 2025

PROJECT:	Sawtooth Serenade
FILE NUMBER:	P24-027
APPLICATION:	Final Design Review
PROPERTY OWNER:	McCaw Nell Elizabeth Trustee, Distrustful Ernest Revocable Trust U/A/D 02/03/16
REPRESENTATIVE:	Dave Thielsen, Thielsen Architects (Architect)
LOCATION:	260 N 1st Ave (KETCHUM TOWNSITE LOT 5A BLK 38)
ZONING:	Community Core – Subdistrict 2 Mixed Use (CC-2)
OVERLAY:	None
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building
NOTICE:	A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on September 3, 2025. The notice was published in the Idaho Mountain Express on September 3, 2025. A notice was posted on the project site and the city's website on August 28, 2025. Story poles and a physical notice were verified on the subject property on September 16, 2025. Due to illness of the applicant, the September 23, 2025 hearing was continued to November 12, 2025 and further continued to November 25, 2025 due to scheduling conflicts.

INTRODUCTION

The applicant is proposing a 23,867 gross square foot multi-family development located at 260 N 1st Ave (the "subject property") in the Community Core Subdistrict 2 – Mixed Use (CC-2) zone district. The project includes two residential dwelling units, ground floor private recreation space, garage parking for five vehicles, and storage for the two units. The subject property is three vacant Ketchum Townsite

lots totaling 16,507 SF on the east corner of N 1st Ave and Sun Valley Rd (Figure 1) south of the new 1st and Sun Valley office building, diagonal from the mixed-use building where Maude's is located. The three townsite lots were consolidated in 2007. Please see Attachments A and B for the application materials and design review plan set for the development.

Figure 1: Subject Property 260 N 1st Ave

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment of $688,160. The total FAR for the project is 1.45, where 1.0 is permitted by right.

The application is not subject to certain requirements of the city's current municipal code including minimum residential densities and ground floor commercial. Those requirements were adopted in October of 2022 through Interim Ordinance 1234. The pre-application design review was deemed complete prior to the effective date of that ordinance. Applicability of Ordinance 1234 to the development was further evaluated by City Council on March 4, 2024 as part of an appeal hearing of an administrative determination where council found the ordinance to not apply to the proposed development.

A pre-application design review with the Commission occurred on January 24, 2023. The packet and recording of that meeting can be found HERE. The Commission provided feedback on the initial design including:

- Materials – monochromatic palette that may appear bland or muted without vegetation, too cool, recommended reduction in the use of metal paneling
- Bulk of the structure – there isn't enough breaking up the building along its length
- Fenestration/Glazing – The amount of fenestration and monotony of that fenestration makes the building appear long and flat
- North Façade (Sun Valley Rd) – architectural features felt ungrounded and bulky
- South Façade – reduce the amount of black metal
- Corner of 1st and Sun Valley – needed to be more open with windows and other public space
- Landscaping – requested an introduction of public space into the development to provide better interface between the public and private realms, spacing of street trees
- Roof – long and flat nature of the third-floor roof

The Planning and Zoning Commission conducted a hearing on the final design review application (Click Here for recording) on February 11, 2025, provided feedback to the applicant, and continued the hearing to a date uncertain:

- Although there is a wedding cake approach to the building from front to back (1st Ave to the Alley) the building does not deploy a successful approach in reducing the bulk and mass from north to south (Sun Valley Rd to 2nd St). The proposal reads as one long building. The commission recommended redesigning the project to have the appearance of two separate structures
- Concern related to compatibility of design with other buildings in the neighborhood, the reduction of bulk and mass of buildings spanning three Ketchum townsite lots is critically important to maintain the neighborhood scale of the downtown
- Residential developments should take cues from other residential buildings in the downtown, the architectural features proposed within the development read more like an office building than a residential structure
- Symmetry and banding and flat roof line exacerbate the bulk and mass of the building and other efforts to reduce the bulk and mass are not effective
- Lacks charm and the bulk of the building is unattractive
- Sun Valley Rd facade doesn't seem to match the front façade along 1st Ave
- South façade continues to lack interest and needs to be addressed
- Too much glazing on the 1st Ave façade, uncharacteristic of surrounding buildings
- Alley elevation needs differentiation between the windows and the building façade for the building to be successful

Following that hearing, the applicant has made additional changes to the proposed building. The following changes are being presented for consideration by the Commission:

- Removal of the slanted glass element on the south side of the ground floor
- Introduction of additional public seating area at the corner of 1st and Sun Valley Rd
- Introduction of vertical stone elements on the upper floors of the northern half of the building
- Changes to the north and south facades
- Reduction in amount of metal paneling used on the alley façade
- Moderate reductions in glazing on the second and third floors

In general, the applicant has addressed a few of the comments from the Commission such as the addition of public seating at the corner, reductions of glazing on the second and third floors, and reduction of metal paneling on the alley facade. However, the applicant has not addressed the more fundamental issues with the building such as compatibility with the neighborhood, maintaining the Ketchum townsite scale and cadence with design, and adjusting the design to be more representative of residential use. Staff believe the Commission has been clear and consistent in their requested changes to the applicant over the course of the pre-application and final design review process. Staff believe the applicant has not addressed the full extent of the comments to the degree the Commission has repeatedly requested. At this time, staff is recommending denial of the design review application for reasons stated below. A full review of the zoning standards and design review criteria can be found in Attachments D and E respectively.

ANALYSIS

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

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

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

Criteria 1 evaluates the project's impact on the community through its alignment with the goals and policies of the city's currently adopted plans related to public health, safety, and welfare such as the adopted 2014 comprehensive plan. Criteria 2 above relates to the project's conformance with the city's zoning ordinance such as permitted uses, dimensional limitations, parking, dark skies, and the design review improvements and standards listed in 17.96.060 and 17.96.070. During department review, city staff reviewed the project against the city's adopted plans specific to direction on design and neighborhood compatibility (criteria 1) and for all applicable zoning requirements including conformance with all applicable design review standards outlined in KMC §17.96.060 – *Improvements and Standards* and KMC §17.96.070 – *Community Core (CC) Projects*.

Below is a review of the two criteria and an overview of where staff believe the application meets or does not meet the criteria.

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

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

The comprehensive plan acknowledges that Ketchum has high-quality public spaces including streets and plazas that contribute to our current success and, as noted above, new mixed-use developments should contain public spaces that provide relief from the bulk and mass of structures that contain higher densities. Although this is a low-density development, with only two units, the bulk and mass of the project is that of a higher density development and should seek to achieve the same design objectives. The Commission requested a more substantial public space element in the development to address the design goals of the comprehensive plan and assist in the reduction of the bulk and mass of the building. The applicant has introduced an additional carve out for public seating at the corner of Sun Valley Rd and 1st Ave as shown and described on Sheet A0.15 of Attachment B. Staff believe the addition of the seating area is an improvement to the development and assists in achieving the goals of the comprehensive plan related to street quality and pedestrian experience, however, staff does not believe the space to be large enough to achieve the goal of reducing the bulk and mass of the structure as further described below in the design review analysis.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style." As further described below in the design review analysis, staff does not believe the development is contextually appropriate to the neighborhood based on the features of adjoining development patterns.

Criteria 2: Applicable Standards and Criteria

Zoning and Dimensional Standards

As outlined in Attachment D, the application is in conformance with the zoning and dimensional standards of the Ketchum Municipal Code.

Design Review Standards

In general, the proposed project meets many of the design review standards (Attachment E). However, staff does not believe the proposed development meets key design review standards critical to the success of the development as outlined below.

Bulk and Flatness of the Building - As the subject property is three Ketchum Townsite lots, and the building is maximizing the allowable north/south footprint, the resulting building is 165 feet long on the N 1st Ave side. KMC Criteria 17.96.050.F.5 states "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness". During the review of the preapplication design review, the Commission echoed staff's concerns related to the flatness of the building due to the amount of glazing, the length of the building, and the repetitive nature of the architectural design on the 2nd and 3rd floor levels. The Commission also agreed with staff that the length of the building warranted a closer look at how the building could be broken up in a way that better mirrors the Ketchum townsite rhythm of the surrounding blocks. Although changes were made by the applicant, the Commission echoed the same comments in the design review hearing in February as noted above.

The applicant has made further changes to the front façade. Figure 2 on the following page shows the 1st Ave façade from the first design review meeting in February. Figure 3 on the following page shows the revised proposal for Commission consideration. Key changes include the removal of slanted glass at the southern ground floor façade, reduction of glazing on the second and third floors, the addition of vertical stone architectural features on the second and third floors, and addition of stone on the second floor façade on the south end of the building.

Figure 2: Initial Proposal (design review)

Figure 3: Current Proposal (design review)

The Commission was explicit in their request of the applicant to make dramatic changes to the building to reduce the perceived bulk and mass. The Commission requested the applicant make changes to more closely match other residential structures in the neighborhood, softening the hard appearance of the structure. The Commission also requested the applicant approach the design of the structure as two buildings rather than one to better match the rhythm and cadence of the surrounding neighborhood as the program of the building provides an opportunity to do so with the limited programming of uses. The applicant has not implemented either of those requests. In review of the changes, staff believe the proposed changes have done quite the opposite. Stubborn commitment to the core elements of the initial proposal speaks more of brutalist architecture with large monolithic geometric forms, lack of ornamentation, and blocky appearance thus increasing the perceived bulk and mass of the structure rather than softening it. The building still retains its appearance as a commercial building, lacking differentiation and interest.

Although not a specific design review criterion, staff believe the vertical stone elements are impractical for the climate of Ketchum. The stone feature is proposed as an integral part of the roof drainage system, with open down-troughs that bring roof/deck runoff down the façade. The applicant materials state that this features was introduced to differentiate the left unit from the right, however, staff believe the down-troughs will not function the way envisioned due to the limited amount of rain Ketchem receives each year. Staff also believe that during the winter months, the proposed features will become iced over and not function for proper roof drainage.

Although the 1st Ave façade of the building is the most prominent, the Sun Valley Rd façade is also a critical influence on the city's design context. The Commission reiterated to the applicant that the façade was disconnected from the design of the rest of the building and lacked cohesiveness. As shown in the figures on the following page, changes have been made to the north façade that staff believe increase the disconnected nature of the design and further complicates the façade. Rather than simplifying the façade with detailing and ornamentation of a traditional nature, the façade is busy. The angles of the projections increase the bulk and mass of the building rather than creating a design that recesses into the background of the pedestrian experience.

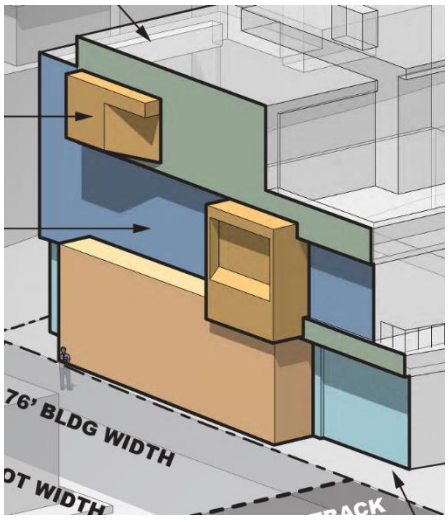


Figure 4: Initial Proposal (design review)

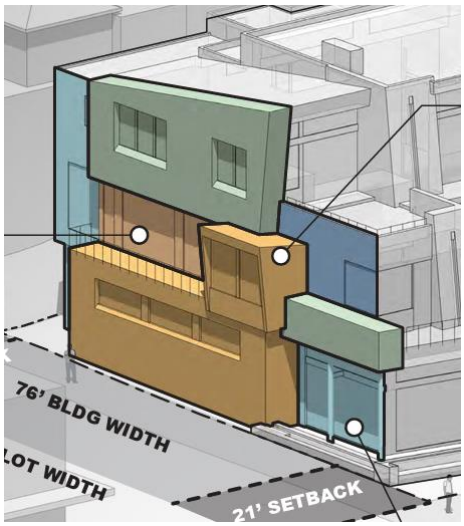


Figure 6: Current Proposal (design review)

The applicant has also made changes to the south façade of the structure adjacent to the fitness center. The Commission requested the applicant review opportunities to add interest to the façade and reduce the size of the blank wall. Staff believe the changes to the south façade are very positive. The change in color palette softens the façade and the addition of windows adds interest that cannot be achieved through changes in materials or texture.

Figure 8: Initial Proposal (design review)

Figure 7: Current Proposal (design review)

Although the applicant has revised the development to address the Commission's feedback, staff does not believe the applicant has addressed the most substantive issue of reducing the perceived bulk and mass of the structure through design. The Commission has provided this feedback over the course of multiple meetings, with additional feedback to the applicant from staff to take more drastic approaches to design solutions. As the current design has not addressed that fundamental issue, staff is recommending denial of the design review application.

Staff Recommendation

The Planning and Zoning Commission has the following options for acting on the application:

- Motion to Approve
- Motion to Approve with conditions
- Motion to continue to a date certain or uncertain
- Motion to Deny

Staff recommend the Commission deny the design review application.

Recommended Motion: “I move to deny the design review application (P24-027) for the Sawtooth Serenade development located at 260 N 1st Ave and direct staff to return with findings of fact, conclusions of law, and decision.”

Attachments:

A. Application and Supporting Documents
B. Design Review Plan Set
C. Story Pole and Staking Information
D. Dimensional Standards Review
E. Design Review Criteria Review

City of Ketchum

ATTACHMENT A:

Application and Supporting Documents

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
By:

City of Ketchum
Planning & Building

Design Review Application

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

APPLICANT INFORMATION	
Project Name: Sawtooth Serenade	Phone: 425-828-0333
Owner: Scott and Julie Lynch & Yahn Bernier and Elizabeth McCaw	Mailing Address: Lynch - 409 5th Ave W, Kirkland, WA 98033
Email: scott@lynchclan.com and yahnbernier@valvesoftware.com	Bernier - 321 82nd Ave NE, Medina, WA 98039
Architect/Representative: Thielsen Architects - Dave Thielsen	Phone: 425-828-0333
Email: davet@thielsen.com	Mailing Address:
Architect License Number: AR-986776	720 Market Street, Suite C, Kirkland, WA 98033
Engineer of Record: Galena-Benchmark Engineering - Jeff Loomis	Phone: 208-788-1705
Email: jeff@galena-benchmark.com	Mailing Address:
Engineer License Number: 7986	317 North River St, Hailey, ID 83333
Primary Contact Name and Phone Number: Thielsen Architects - Robert Connor - 425-828-0333 robertc@thielsen.com	

PROJECT INFORMATION			
Legal Land Description: Ketchum Townsite Block 38, Lot 5A		Street Address: 260 1st Avenue	
Lot Area (Square Feet): 16,507	Zoning District: CC - Subdistrict 2		RPK #: RPK0000038005A
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain ☒None
Type of Construction:	☒New	☐Addition	☐Remodel ☐Other
Anticipated Use: Residential		Number of Residential Units: 2	

GROSS FLOOR AREA	Proposed	Existing
Basements	7,484 Sq. Ft.	Sq. Ft.
1st Floor	5,786 Sq. Ft.	Sq. Ft.
2nd Floor	10,039 Sq. Ft.	Sq. Ft.
3rd Floor	8,042 Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	23,867 - 31,351 with basement Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core: 1.45	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 80.0%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 10.5' average	**Side:** 6.1' average	**Side:** 0'-6"	**Rear:** 3'-0"
Building Height: 41.95' on 1st Avenue side and 41.97' on alley side			

OFF STREET PARKING		
Parking Spaces Provided: 5	Curb Cut: Alley access Sq. Ft.	%

WATER SYSTEM	
☒ Municipal Service	☐ Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative — Date: 08.27.2025

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Sawtooth Serenade	Reviewed by:
Date:	Time:

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

☒ Design review application form including project name, location, applicant, owner, project representatives and contact information.

☒ One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:

☒ Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.

☒ Drainage plan (grading, catch basins, piping, and dry-wells).

☒ Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).

☒ Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.

☒ Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).

☒ Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.

☒ Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).

☒ Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.

☒ Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project.

☒ One (1) 11” x 17” materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.

☐ At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.

☒ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

Thielsen
ARCHITECTS

August 27, 2025

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

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

Dear Design Review Committee Members,

On behalf of our clients, Scott and Julie Lynch, and Yahn Bernier and Beth McCaw, I am pleased to present their proposed new residences for our second Design Review. My clients have been active members of the Ketchum community since 1989. They are excited to move forward with their proposed new homes as they prepare for the next phase of their lives. The project, as designed and presented, meets all Zoning requirements, including use, as allowed under the ordinance in effect at the time of application.

We have worked with Scott, Julie, Yahn, and Beth to address the design comments and recommendations that you, the Planning and Zoning Commission members, made during our February 11, 2025, Design Review meeting. To assist in your review, I will briefly summarize our responses and modifications.

1ST AND SUN VALLEY ROAD PUBLIC SPACE

- The corner of 1st Avenue and Sun Valley Road has been regularly discussed as highly activated, with the outdoor seating at Maude's being cited as a model. Commissioner Susan Passavoy asked, "If the design wouldn't be greatly improved by having a more public space at the corner, which is kiddie corner to Maude's, and could be more reflective of what is happening in the Maude's space, without impinging dramatically on the occupants' use of their own private property?" However, it is important to understand that Maude's main floor is built to the property line, and there is no outdoor public space provided on the Maude's property. The tables, chairs, and the bench in front of Maude's, which the Commissioners have often lauded, are located within the public right of way and yet are clearly intended solely for the use of Maude's customers.
- In response to the Commission's request for the creation of street-level public space at Sawtooth Serenade, the Lynches' and Berniers' propose creating a truly public seating area on the owners' private property adjacent to the intersection. With a spectacular view of Baldy, it features benches and space for a free-standing public art piece that the owners anticipate placing in the center of the seating area. In this proposed public space, anyone can sit, perhaps sip their coffee, eat their lunch, or take in the natural splendor of Ketchum. By breaking the stone planter of the previous design and carving out an L-shaped public seating area, the project now addresses an item that has been of the highest importance to the Commission: the lack of outdoor public space on the activated corner of 1st and Sun Valley Road.

BULK AND FLATNESS OF THE BUILDING

- The visual bulk and flatness of Sawtooth Serenade have been mentioned at times by Staff and the Commissioners. The commissioners have remarked that Sawtooth appears bulkier than other buildings

720 Market Street, Suite C
Kirkland, Washington 98033
www.thielsenarchitects.com
Telephone: 425.828.0333
FAX: 425.828.9376

and "flat" along the 1st Avenue façade. However, a thoughtful study of similarly sized projects previously approved on multi-Ketchum Townsite lots along 1st Avenue shows that Sawtooth is far less bulky and is not flat by any objective comparative analysis. This evaluation begins with an analysis of the FAR of these comparative projects, with Sawtooth Serenade being by far the lowest. Then, comparing the building configurations, Sawtooth was designed using terraced, cascading forms that step back from 1st Avenue at each level. The approved multi-lot projects along 1st Avenue do not step back from 1st Avenue, and in fact, the upper levels are mostly at the property line with little or no modulation. In addition to stepping back from 1st Avenue, the façade on each level of Sawtooth is enhanced with modulation and movement. Wall planes move in and out, while cantilevered decks and canopies further break up the plane of the façade.

- To assist the commission with visualizing the apparent bulk and flatness of Sawtooth, sheets A0.8 and A0.9 have been added to the submittal. The diagrams on sheet A0.8 speak to Sawtooth's modulation and cascading design and how the design concept evolved. As a comparison to other recently approved or constructed buildings on multiple Ketchum Townsite lots along 1st Avenue, the diagrams on sheet A0.9 show Sawtooth Serenade's massing overlaid with shaded wireframe outlines of the 1st and 4th Building and the Perry Building. Both buildings can clearly be seen as much more massive, flat, and bulky than Sawtooth Serenade. These two approved projects were submitted under the same ordinances, regulations, guidelines, and criteria under which Sawtooth is vested, establishing the precedent by which Sawtooth must also be viewed and considered.

SUN VALLEY ROAD FACADE

- The Sun Valley Road façade has been described as unsettled, with the cantilevered third-floor bay specifically called out as problematic. The composition of this façade has been refined to address those concerns.
- On the upper level, the bay was removed, replaced with recessed windows. Recessed windows were also added to the Primary Bedroom on this façade. A shed roof has been added to the upper level, pulling down the scale and reducing mass. Also on the upper level, the Lynches' Primary Bedroom deck has been reduced in size by setting it back from Sun Valley Road by an additional 3'-6".
- The Office and the corner Bedroom on the middle level were similarly pulled back from Sun Valley Road. At the ground level, the windows set in masonry were made larger. Further, additional storefront glazing has been added to the entry near the alley to more closely reflect the language of the 1st Avenue façade. At the ground level, the windows in the stone veneer wall were made larger, and additional storefront glazing was added to the entry near the alley, more closely reflecting the language of the 1st Avenue façade.

ZERO LOT LINE FACADE

- The height of zero lot line facades has been a recurring topic of discussion among the members of the Planning and Zoning Commission on many recent projects, Sawtooth Serenade included. Commissioners have asked that the upper level step away from the zero lot line to reduce the mass of the building at the property line. In response to these requests, the upper level of Sawtooth was reduced in size so that the full whole upper level is set back from the zero lot line by 5'-0". This not only reduces the visual bulk of the building, but it also allows windows and wood siding to be added to the façade, further reducing the visual mass. In the new composition, the zero lot line wall is only 1½ stories tall with wood siding and windows above, replacing the previous areas of metal panels.

APPARENT LENGTH OF THE BUILDING

- The Commission suggested that a better design strategy for a building of this length would be to make the building appear as if it were two buildings. Commissioner Morrow suggested, "It would be very cool if it looked more like two buildings than one big building." While breaking the appearance of the building into multiple smaller buildings is not a zoning code requirement, the design language of each of the residences has been modified to create visual differentiation between the two homes.
- The Lynches' home, on the west side of the project, now features a shed-roofed volume, outward canted elements, vertical battered stone veneer masses, an angled deck, and skewed wall planes. The sunshade canopies were removed, and the overhangs pared back.
- The Berniers' residence was redesigned as a more traditional counterpoint to the Lynches' home, with exclusively horizontal lines. It now features square and rectangular forms, deeply recessed windows, right angles, and projecting steel sunshades. The primary bedroom deck has been removed, while the middle level spaces have been reconfigured to create significant modulation of the wall planes.
- The result is contrasting forms from one unit to the other. Taken in context with the ground floor, each side of the building has its own distinctive massing and language. To keep the design from becoming unsettled and overly complex, the materials palette was maintained, but different materials are emphasized on each of the two homes. The lower and middle levels of the Berniers' home are nearly exclusively stone veneer, while the Lynches' side is a combination of storefront, wood, and metal cladding with some stone masonry accents.

AMOUNT OF GLAZING ON 1ST AVENUE ELEVATION

- The amount of glazing on the middle and upper levels along 1st Avenue has been identified in both the staff report and in Commission discussion as incompatible with the existing fabric of development. Commissioner Morrow stated, "I still think there is too much glazing on that side (1st Avenue upper two levels)." In response to these concerns, the area of glazing on the middle and upper levels of Sawtooth Serenade has been reduced by 12%. Areas of siding and stone veneer have replaced windows, increasing the amount of solid wall to 56% of the overall facade. Beyond simply reducing the amount of glazing, windows and doors have been further recessed or reconfigured to reduce their visibility from 1st Avenue and the surrounding area.
- By comparing Sawtooth Serenade's glazing along 1st Avenue to other projects recently approved by the P&Z within two blocks of Sawtooth Serenade, it is clear that the proposed glazing is in keeping with the fabric of development in this area. To illustrate this point, sheet A0.13 has been added to this submittal set. The percentage of glazing on the upper levels of the Perry Building is 55%, Sawtooth Serenade is 46%, Maude's is 45%, 1st and 4th is 44% and 1st & Sun Valley Road is 31%. The percentage of glazing facing 1st Avenue on the middle and upper levels of Sawtooth Serenade falls well within the range of the approved projects.
- Where Sawtooth Serenade stands alone is how far the middle and upper-level glazing is set back from 1st Avenue. Due to Sawtooth's cascading or terraced design, the glazing on the middle-level façade sits back from the property line 24'-0" to 35'-6". On the upper-level, Sawtooth's glazing sits back from the property line 37'-4" to 46'-6". Comparatively, the setback of glazing from the property line on the upper levels is approximately: 5'-0" to 16'-6" on the Perry Building, 2'-0" to 14'-0" on the 1st & Sun Valley Road Building, 0'-0" to 12'-6" on Maude's, and 0'-0" on the 1st & 4th Building. Unlike these previously approved projects, Sawtooth Serenade's terraced building form and modulated façades on the upper two levels, coupled with the distance back from the 1st Avenue property line, reduce the visual impact of the glazing on the upper levels.

LIGHT TRESPASS AND DARK WINDOWS ALONG 1ST AVENUE

- Commissioners expressed concern that, when the units were occupied, there would be excessive light trespass, and when they were unoccupied, they would be visual black holes. Commissioner McGraw asked, "Whether or not it's a black void that you feel like you can disappear into (when unoccupied) or a Pink Floyd concert lighting up the street (when occupied)." With the area of glazing along this façade reduced by 12%, both the dark void and the light trespass potential are significantly reduced. Additionally, both homes and their common spaces will utilize lighting control systems to control the interior and exterior lights. The project team welcomes a discussion with the Commission as to whether you would like to see interior and/or exterior lights illuminate automatically to simulate occupancy when the Lynches or Berniers are not in town. Low levels of interior and exterior lighting would give visual interest to people on the street without creating light trespass. Should this be the wish of the Commission, it can easily be accomplished.
- Commissioner McGraw also stated, "That dichotomy (between light when occupied and dark unoccupied) doesn't exist in the community core at the moment." The fact is that nearly all buildings have lights on when occupied and are dark when unoccupied. In commercial or office buildings, the illuminated and dark schedule occurs on a daily basis; the lights are on during business hours and off when the staff leaves for the day. In residential buildings, most windows are dark whether the residents are home or not. Very few people, the Lynches and Berniers included, have all their interior lights on when they are at home, and generally all are off when the residents are away. This can be seen every evening by walking the streets of the community core after dark. But as noted above, through lighting controls, occupied building lighting can be simulated regardless of whether the residences are in use or not.
- An element that has been cited as a potential source of light trespass on Sawtooth and other projects is the stair core. Like Sawtooth Serenade, many buildings, including the 1st and Sun Valley Road Office Building, the Perry Building, and the 1st and 4th Building, utilize glazed stair/circulation cores as an architectural feature. What sets Sawtooth Serenade apart from those other buildings is that, because of the R3 occupancy, the central stair core is not required to be illuminated 24 hours a day, as the stairs in those other buildings are required to be. Thus, if preferred by the Commission, the lights in the stair tower at Sawtooth can be on an occupancy sensor to turn on automatically when someone enters the stair tower/circulation core and off when they leave it. Conversely, if preferred by the Commission, these lights can also be programmed to be on every evening to simulate occupancy through an agreed-upon time, then occupancy sensors would be active after that time.

REFLECTED SUNLIGHT FROM 1ST AVENUE GLAZING

- In one of our coordination meetings with Morgan Landers, she commented that the amount of glazing on 1st Avenue could mean that, at certain times of the day, the sunlight reflecting off the building could be dazzling to people on the street. Because of the cascading nature of the design, the forms of the Lynches' home and the recessed windows and sunshades of the Berniers' home, very little reflected sunlight will reach street level. We have done sun studies, and our submittal Sheet A0.14 provides reflected light diagrams showing that only late in the afternoon, in the darkest part of winter, and just before the sun goes behind Baldy, will sunlight reflecting off the building windows reach the public right of way.

CONCLUSION

As designed, Sawtooth Serenade meets all Zoning requirements, including uses allowed, under the ordinance in effect at the time this project was vested. Scott, Julie, Yahn, and Beth are sensitive to the aesthetic considerations that you, as the Planning and Zoning Commission, are considering in the Design Review. Based on projects

previously approved by the Commission in recent years, the materials selected and forms developed will complement and integrate well within the fabric of development along 1st Avenue. Thus, on behalf of Beth, Yahn, Julie, and Scott, I want to thank you in advance for your thoughtful consideration of their new homes. They are excited to further strengthen their long-standing community ties and begin building their new homes in the town they love.

Respectfully,

David G. Thielsen, AIA

CC Scott and Julie Lynch
Yahn Bernier and Beth McCaw
Jim Laski
Morgan Landers

City of Ketchum

ATTACHMENT B:

Design Review Plan Set

SAWTOOTH SERENADE

PROJECT DATA

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

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

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

APPLICABLE CODES:
2020 Idaho Residential Code (2018 I.R.C. Amended)
2018 International Building Code (I.B.C.)
2018 International Mechanical Code (I.M.C.)
2018 International Fire Code (I.F.C.)
2018 Uniform Plumbing Code (U.P.C.)
2017 National Electrical Code (N.E.C.)
2020 Idaho Energy Conservation Code (2018 I.E.C.C. Amended)

OCCUPANCY: R-3 (One and Two Family Residences)

CONSTRUCTION TYPE: VB

LEED RATING: Silver projected

SPRINKLERED: YES per NFPA 13 and City of Ketchum Ordinance #1125

TAX NUMBER: RPK0000038005A

LEGAL DESCRIPTION: Ketchum Townsite Block 38, Lot 5A

ZONING: CC-SD2, Lot Area = 16507 sf

REQUIRED PARKING: 4 spaces - 2 spaces required per residential unit of 2,001 sf or greater. Building contains 2 residential units of 2,001 sf or greater.

PARKING PROVIDED: 5 full sized vehicle spaces per KZC 17I25.030. Because the required parking spaces are located within the building the spaces are dimensioned on the lower level plan. Please see sheet A2.

REQUIRED STANDARD SETBACKS:

Front and Street Side Setback:	5' Average
Alley Setback:	3'
Interior Side Setback:	0'

See sheets A12, A13, A14, and A15 for actual setbacks

NET FLOOR AREA SUMMARY:

Lower Level:	3,944 sf
Middle Level:	9,554 sf
Upper Level:	7,510 sf
Total:	**21,008** sf
Lynch Residence Net Floor Area:	8,357 sf
Bernier Residence Net Floor Area:	8,707sf

ALLOWABLE GROSS FLOOR AREA:
Lower level G.F.A. above basement invisible plane including stair tower and elevator = **1,030 sf**
Parking area = 5,148 sf less underground parking area of 392 sf
Parking area G.F.A. = **4,756 sf**
Middle level = 10,421 sf less stair tower and elevator of 470 sf
Middle level G.F.A. = **10,039 sf**
Upper level = 8,716 sf less stair tower and elevator of 470 sf
Upper level G.F.A. = **8,042 sf**

Lower Level G.F.A.	**1,030 sf**
Parking Area G.F.A.	**4,756 sf**
Middle Level G.F.A.	**10,039 sf**
Upper Level G.F.A.	**8,042 sf**
Total G.F.A.	**23,867 sf**

Maximum Allowable Floor Area Ratio 2.25 with Inclusionary Housing Incentive
Allowable G.F.A.: 16507 x 2.25 = 37140.75 sf
Actual G.F.A.: **23,867 sf** (23,867 sf < 37140.75 sf)
Proposed G.F.A. = 1.45

REQUIRED FLOOR AREA RATIO INCREASE:
Lot Area: 16507 sf
Standard Allowable Floor Area Ratio 1.0
Allowable G.F.A.: 16507 x 1.0 = 16507 sf
Actual G.F.A. exceeds standard allowable G.F.A. by 7,360 sf
Required Community Housing = 7,360 sf x .20 x .85 = 1,251 sf
Current Fee in Lieu Required = 1,251 sf exceedance x $450/sf = $562,950.00

FINISH FLOOR ELEVATIONS:

Lower Level	5825'-0"
Middle Level	5842'-6"
Upper Level	5855'-7½"

AVERAGE EXISTING GRADE:

Average Grade at Front (1st Ave)	
Elevation at West Corner:	5824.50'
Elevation at East Corner:	5825.00'
Average Grade at Front:	**5824.75'**
Average Grade at Rear (Alley)	
Elevation at West Corner:	5825.90'
Elevation at East Corner:	5834.80'
Average Grade at Rear:	**5830.35'**

BUILDING HEIGHT LIMIT:

Average Grade 1st Avenue:	5824.75'
Allowable Maximum Height 1st Ave.:	5866.75'
Actual Maximum Height of Structure:	**5866.70'**
Actual Height **5866.70'** < Allowable Height	**5866.75'** COMPLIES
Average Grade Alley:	5830.35'
Allowable Maximum Height Alley:	5872.35'
Actual Maximum Height of Structure:	**5872.33'**
Actual Height **5872.33'** < Allowable Height	**5872.35'** COMPLIES

PROJECT TEAM

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

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

LANDSCAPE ARCHITECT:
Eggers Associates
P.O. Box 953
Ketchum, ID 83340
(208) 725-0988
Contact: Kurt Eggers

CIVIL ENGINEER:
Galena-Benchmark Engineering
100 Bell Drive, Suite C
Ketchum, ID 83340
(208) 726-9512
Contact: Jeff Loomis

LAND SURVEYOR:
Galena-Benchmark Engineering
100 Bell Drive, Suite C
Ketchum, ID 83340
(208) 726-9512
Contact: Mark Philips

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

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

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

LIGHTING DESIGNER:
Kevin Flower, LC
20650 N. 29th Placet, Suite 106
Phoenix, AZ 85050
(602) 341-3667
Contact: Kevin Flower

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

STREET LIGHTING DESIGNER:
The MH Companies
2995 North Cole Road, Suite 115
Boise, ID 83704
(208) 609-3722
Contact: Mike Decker

FAR 1.45

DRAWING INDEX

A0.0	Cover Sheet
A0.1	Context Analysis
A0.2	Context Analysis
A0.3	Context Analysis
A0.4	Site Analysis
A0.5	Site Analysis
A0.6	Context Comparisons
A0.7	Context Comparisons
A0.8	Massing Diagrams
A0.9	Massing Diagrams
A0.10	Design Concept
A0.11	Design Concept
A0.12	Design Concept
A0.13	Percent Glazing Study
A0.14	Glazing Reflectivity
A0.15	Comment Response
A0.16	Comment Response
A0.17	Comment Response
A0.18	Comment Response - Plans
A0.19	Exterior Renderings
A0.20	Exterior Renderings
A0.21	Exterior Renderings
A0.22	Exterior Renderings
A0.23	Exterior Renderings
A0.24	Exterior Materials
A1	Site Plan
A2	Lower Floor Plan
A3	Middle Floor Plan
A4	Upper Floor Plan
A5	Clerestory Plan
A6	Roof Deck Plan
A7.1	Exterior Elevations
A7.2	Exterior Elevations
A8.1	Exterior Elevations
A8.2	Exterior Elevations
A9	Building Sections
A10	Building Sections
A11	Building Sections
A12	Lower Level Setback Plan
A13	Middle Level Setback Plan
A14	Upper Level Setback Plan
A15	Roof Level Setback Plan
A16	Lower Floor Dimension Plan
A17	Construction Plan
EL1	Lower Level Lighting Plan
EL2	Middle Level Lighting Plan
EL3	Upper Level Lighting Plan
EL4	Roof Deck Lighting Plan
EL5	Lower Level Photometric Plan
EL6	Middle Level Photometric Plan
EL7	Upper Level Photometric Plan
EL8	Roof Deck Photometric Plan
EL9	Electrical Specifications
EL10	Electrical Specifications
EL11	Electrical Specifications
EL12	Electrical Specifications
ES1	Street Lighting Photometric Plan
C0.10	Cover Sheet
C0.20	Existing Site Conditions
C0.30	Neighboring Buildings Plan
C0.90	Site Demolition Plan
C1.00	Site Plan
C2.00	Site Improvement Details
C2.10	Alley Lip of Gutter Plan
C2.20	Street Side Lip of Gutter Plan
C2.30	Site Grading Plan
C3.00	Site Drainage and Utility Details
C3.10	Site Drainage and Utility Plan
L3.0	Lower Level Landscape Plan
L3.1	Middle Level Landscape Plan
L3.2	Upper Level Landscape Plan
L3.3	Roof Level Landscape Plan

LICENSED ARCHITECT CLAUDIO THIELSEN AR-986776 STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COVER SHEET

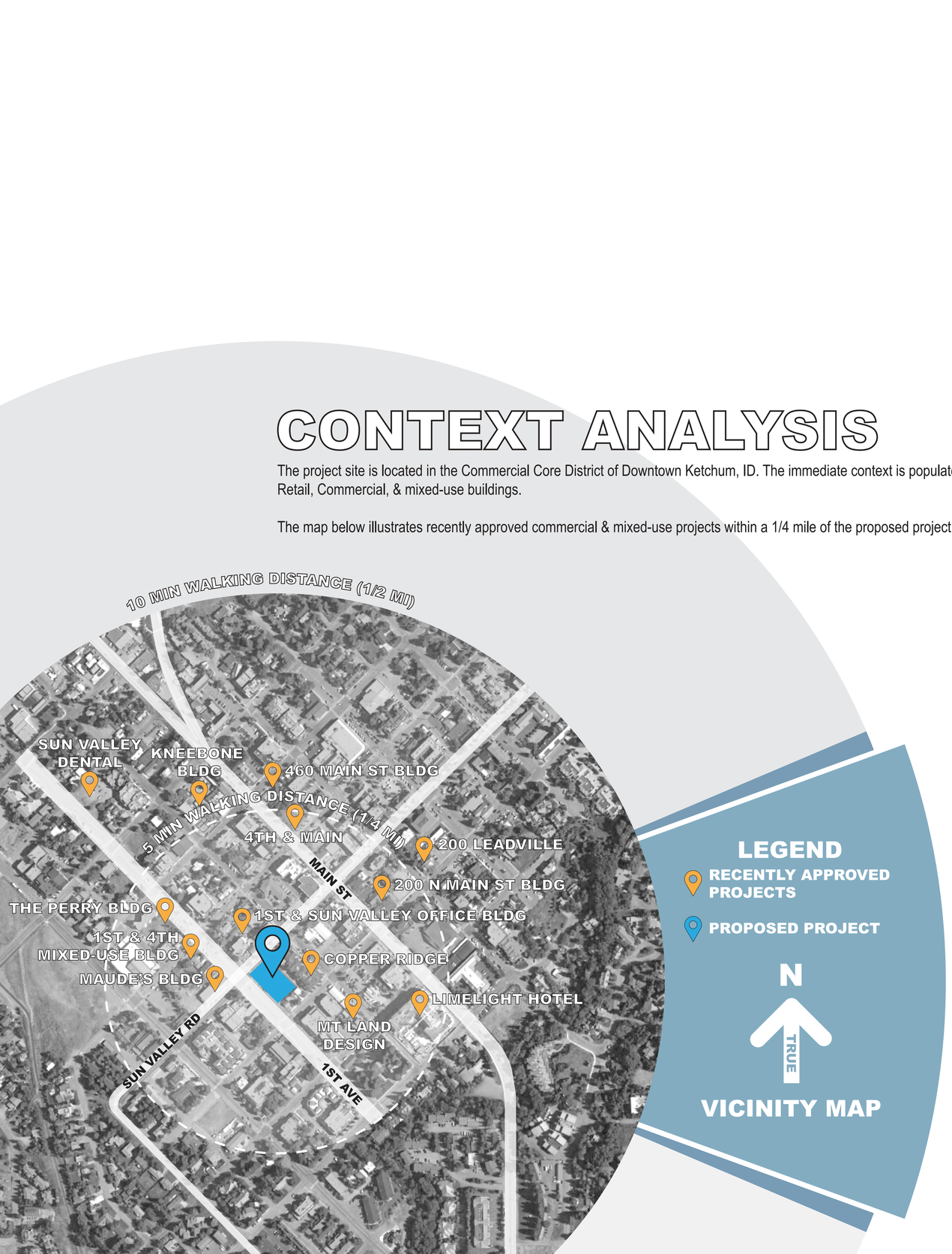
Sheet:
A0.0

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.



LICENSED ARCHITECT AR-988776 DAVID C. THELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS
---- ----

Sheet:
A0.1

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS

Sheet:
A0.2

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

LICENSED ARCHITECT AR-988776 DAVID C. NIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

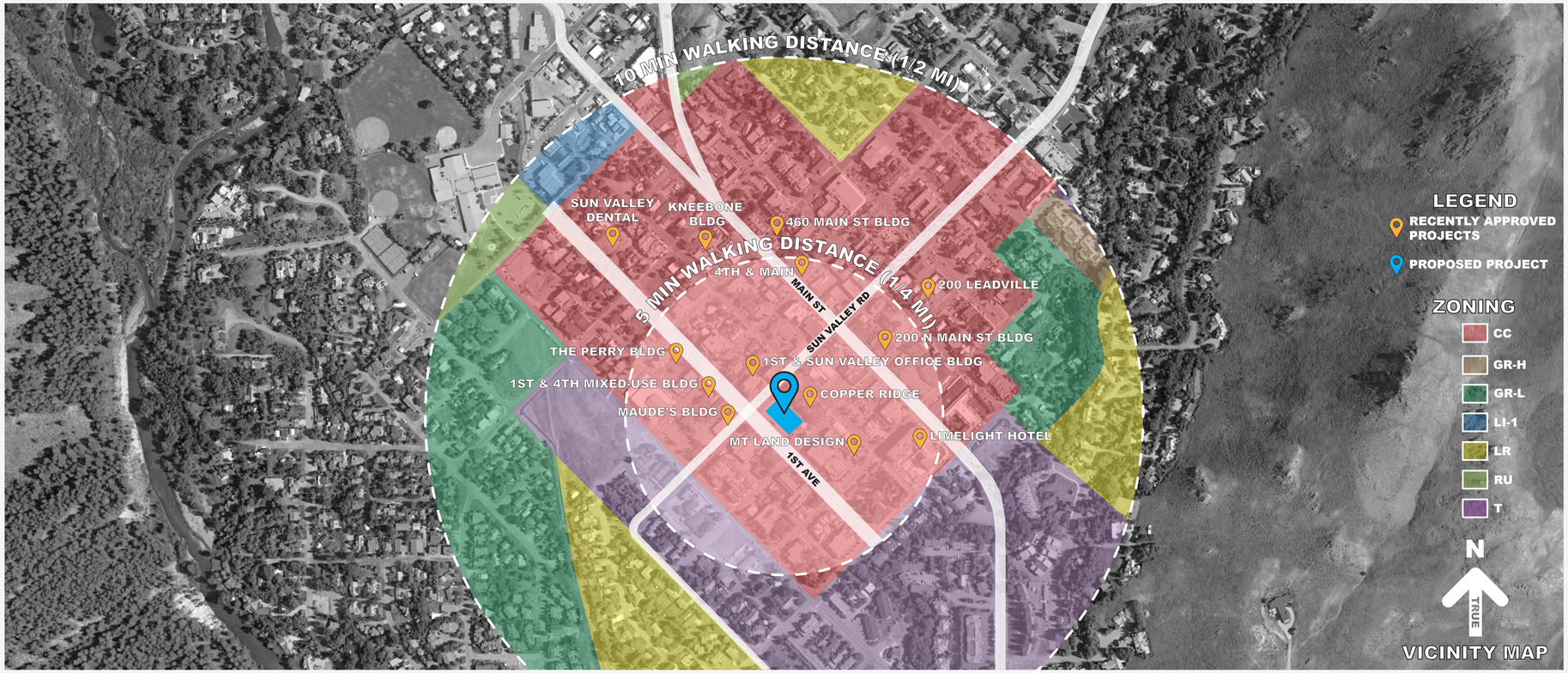
Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

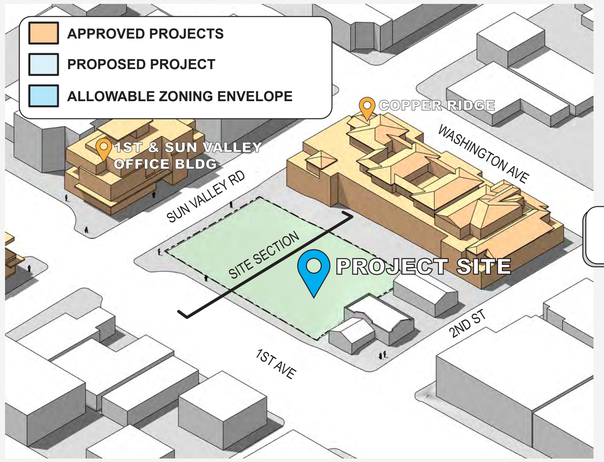
Sheet Title:
CONTEXT ANALYSIS
---- ----

Sheet:
A0.3

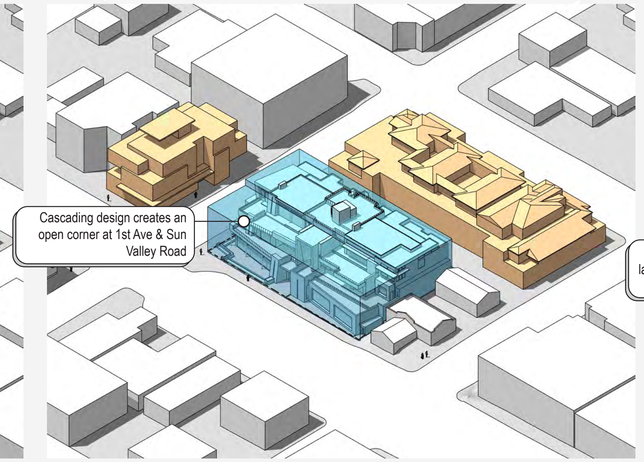
Project No.
2002



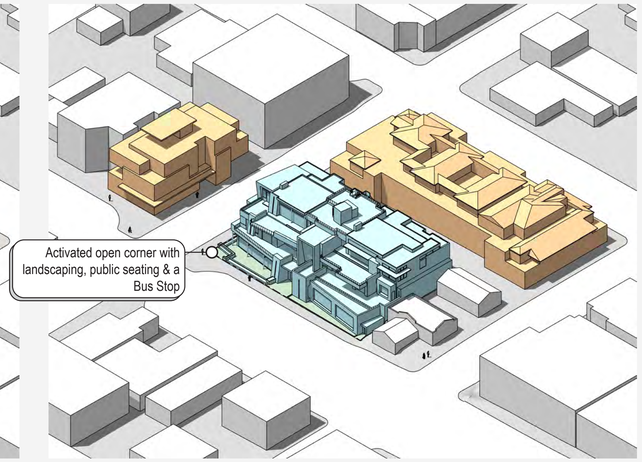
SITE DIAGRAMS



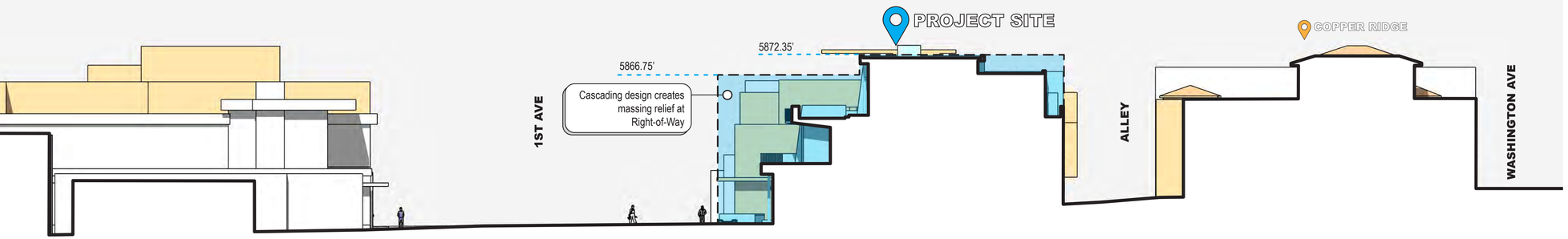
SITE



ALLOWABLE ZONING ENVELOPE



PROPOSED BUILDING MASSING



SITE SECTION

SITE ANALYSIS

The project site is located in the Community Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

Copper Ridge, 1st & Sun Valley Office Bldg, 1st & 4th Mixed-Use Bldg & The Perry Bldg are all noteworthy projects that are within the immediate vicinity of the proposed project. Three of which are located on 1st Ave.

LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: SITE ANALYSIS

Sheet: A0.4

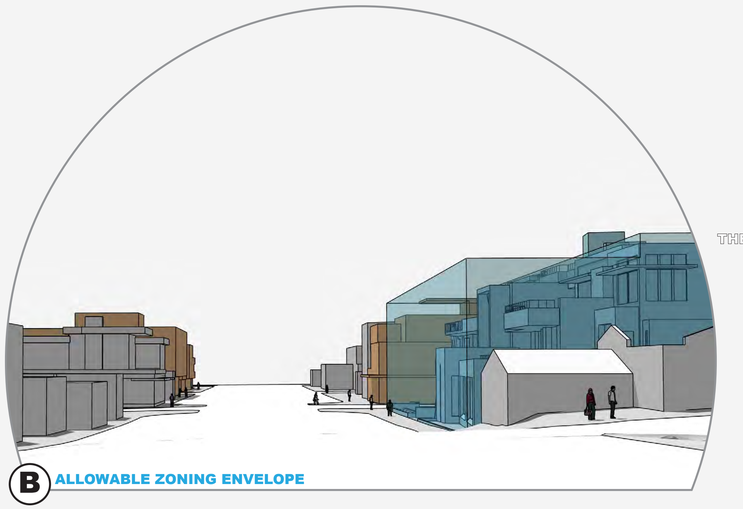
Project No. 2002

166

A The building massing aligns with the cadence & rhythm of the street and integrates with the pattern of development along 1st Ave

A ALLOWABLE ZONING ENVELOPE

B The scale of the ground floor massing matches adjacent 1 story buiding to the East



B ALLOWABLE ZONING ENVELOPE

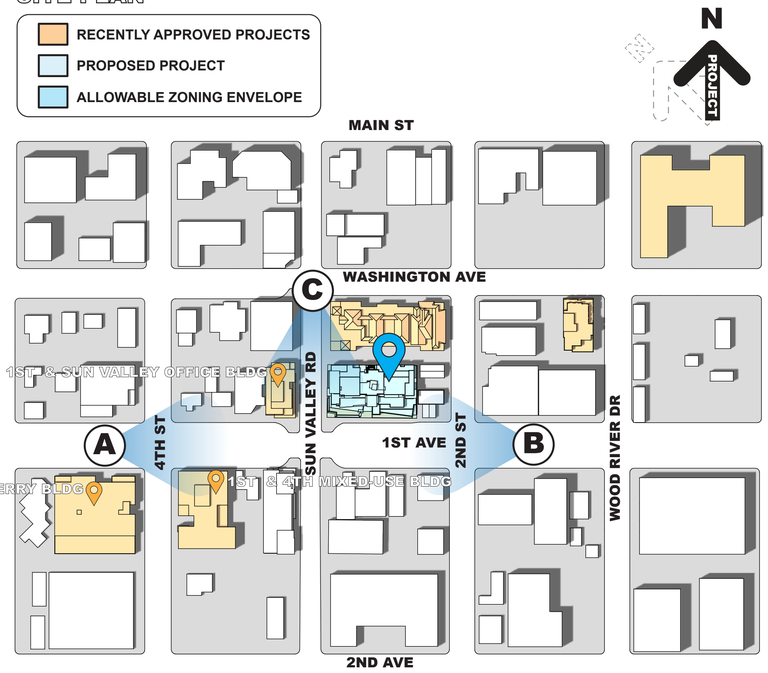
C Building modulation reduces scale & responds to the existing mass of neighboring buildings along Sun Valley Road

C ALLOWABLE ZONING ENVELOPE

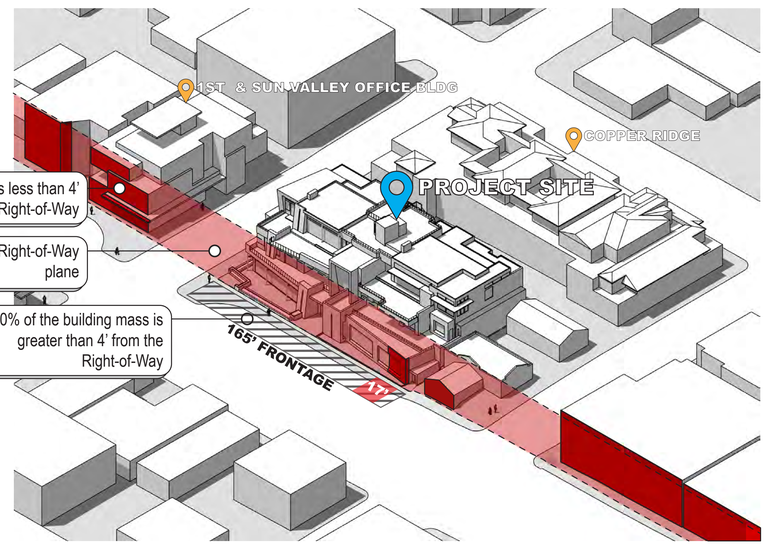
SITE ANALYSIS

The project has been designed to fit within the scale and context of the existing street fabric. This has been accomplished by a single story structure at the ground level along 1st Ave. In addition, the project steps away from the primary 1st Ave property line to reduce the project's impact to the street fabric.

SITE PLAN



SETBACK DIAGRAM



LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
SITE ANALYSIS
---- ----

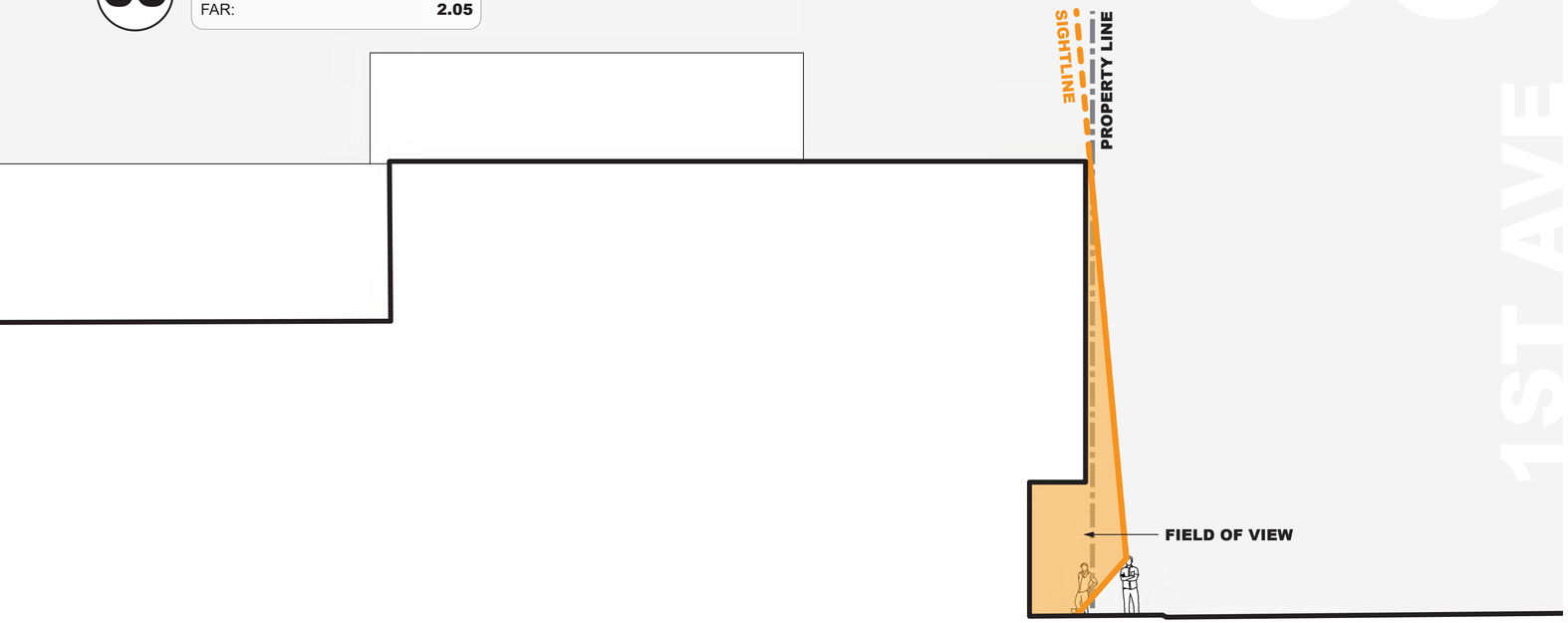
Sheet:
A0.5

Project No.
2002

1ST AVE & 4TH ST MIXED-USE BLDG

CC

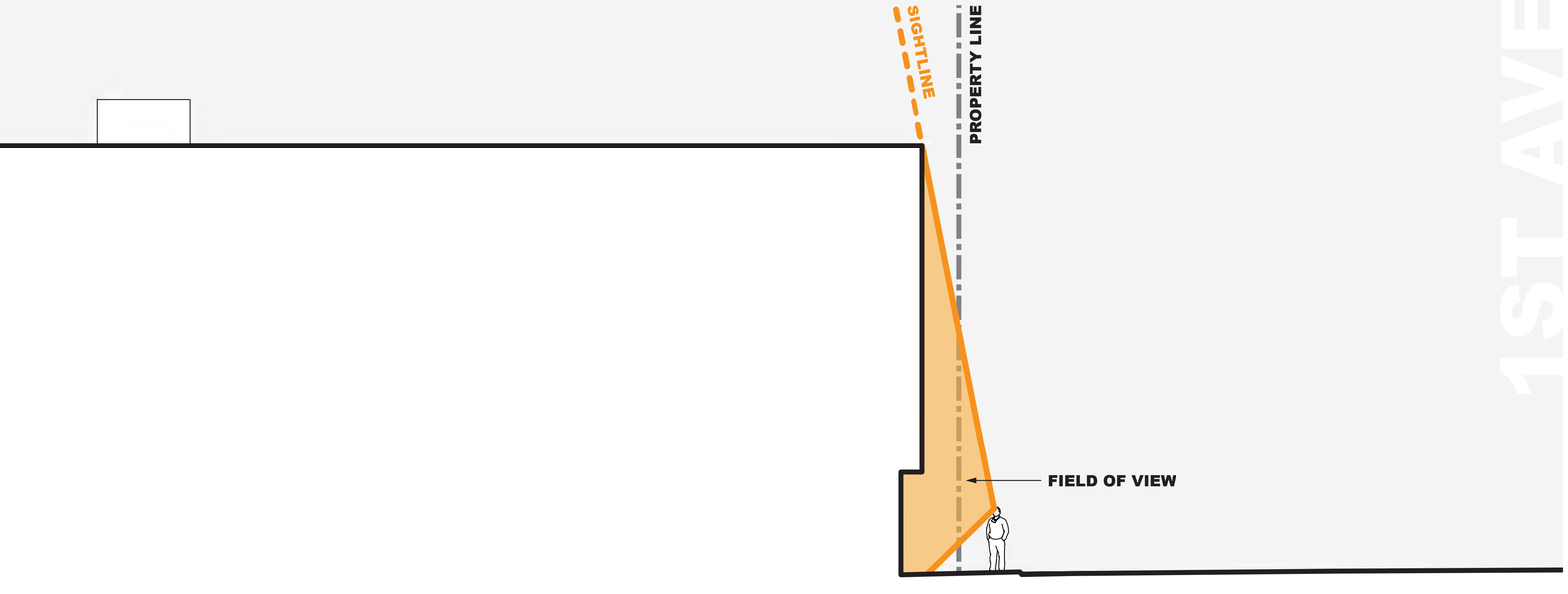
2 TOWNSITE LOTS:	**18,163 SQ FT**
GROSS SQ FT:	**37,211 SQ FT**
FAR:	**2.05**



THE PERRY BLDG

DD

3 TOWNSITE LOTS:	**24,703 SQ FT**
GROSS SQ FT:	**53,756 SQ FT**
FAR:	**2.18**

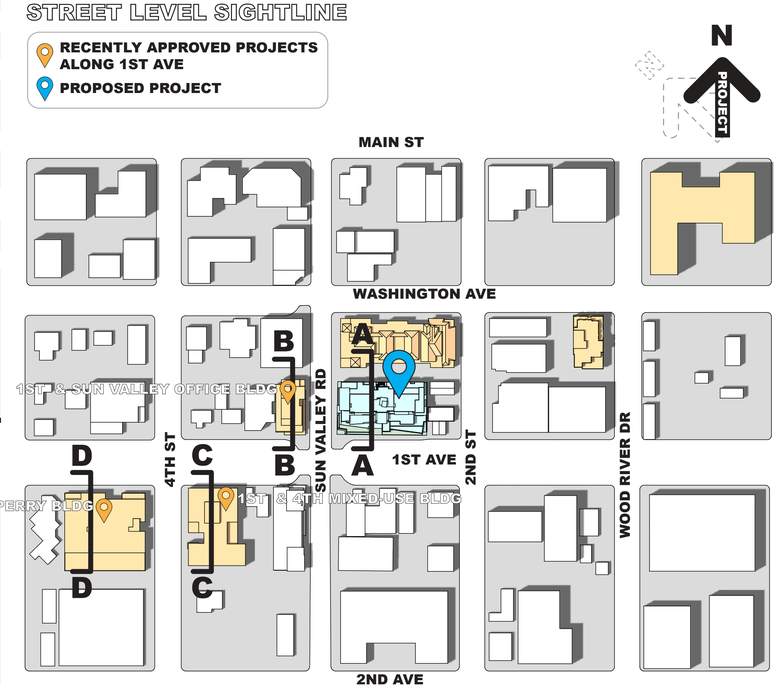


CONTEXT COMPARISON

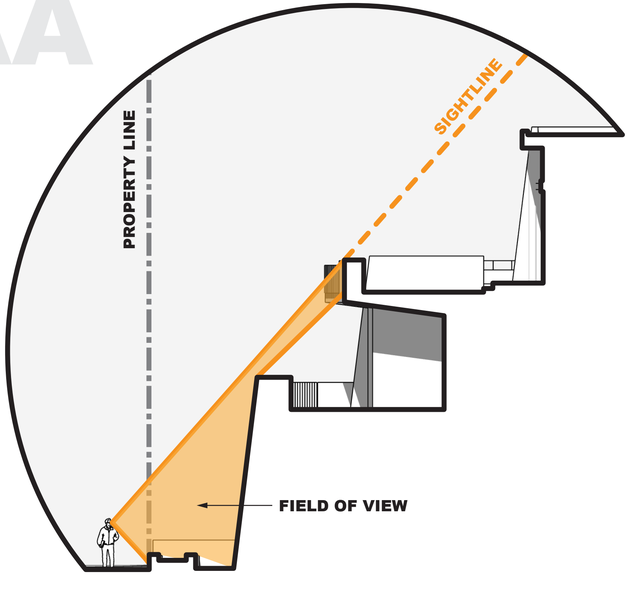
The proposed project design utilizes negative space in the massing along 1st Avenue to enhance the pedestrian experience and reduce the visual impact of the building from the sidewalk. That is achieved by stepping the structure back from the property line as each floor rises, reducing the overall mass of the building. Additionally, the lower floor of the proposed project pulls away from the property line. This creates a pedestrian experience that is open to the sky, rather than an imposing building mass at the street face.

STREET LEVEL SIGHTLINE

- **RECENTLY APPROVED PROJECTS ALONG 1ST AVE**
- **PROPOSED PROJECT**



SAWTOOTH SERENADE



LICENSED ARCHITECT DAVID C THIELSEN AR-988776 STATE OF IDAHO

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Revised: 6 7 8 9 10

Revised: 1 09/30/22; 2 07/17/23; 3 10/10/24; 4 08/27/25; 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: CONTEXT COMPARISON

Sheet: A0.6
Project No. 2002

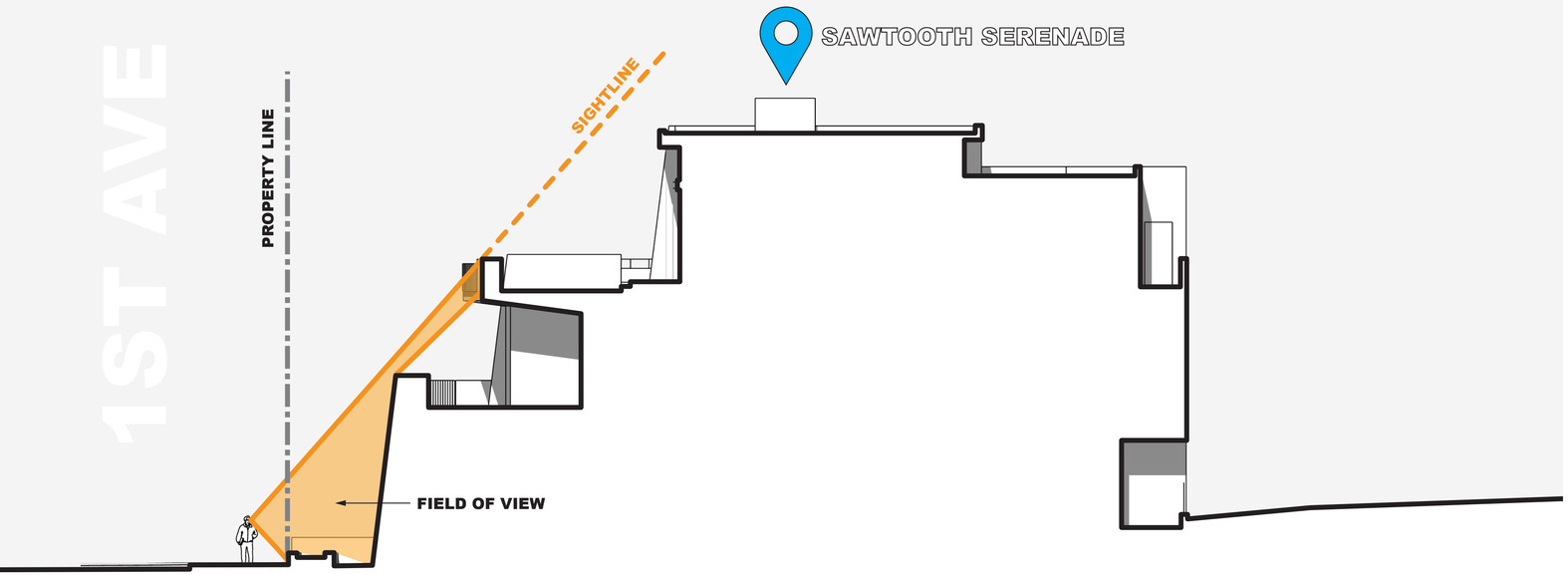
CONTEXT COMPARISON

The proposed project design utilizes negative space in the massing along 1st Avenue to enhance the pedestrian experience and reduce the visual impact of the building from the sidewalk. That is achieved by stepping the structure back from the property line as each floor rises, reducing the overall mass of the building. Additionally, the lower floor of the proposed project pulls away from the property line. This creates a pedestrian experience that is open to the sky, rather than an imposing building mass at the street face.

PROPOSED PROJECT

AA

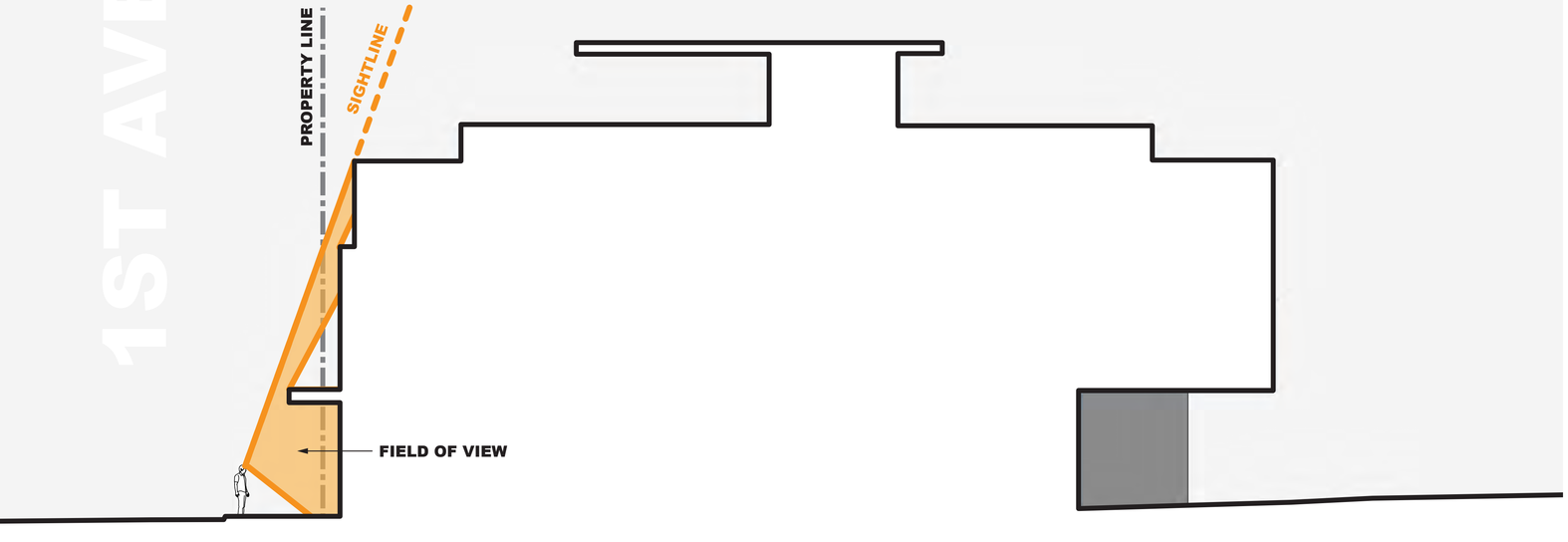
3 TOWNSITE LOTS: **16,507 SQ FT**
GROSS SQ FT: **21,004 SQ FT**
FAR: **1.45**



1ST AVE & SUN VALLEY OFFICE BLDG

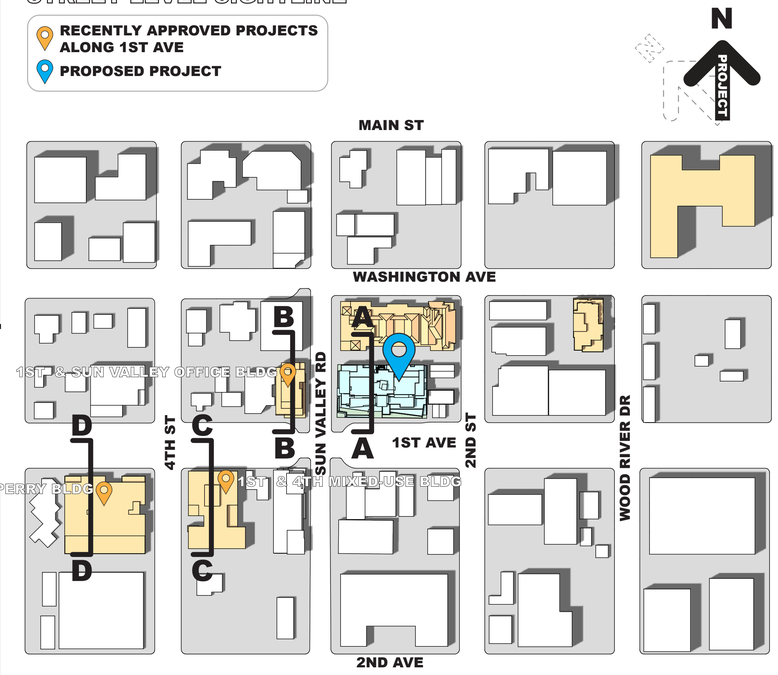
BB

1 TOWNSITE LOTS: **5,500 SQ FT**
GROSS SQ FT: **10,932 SQ FT**
FAR: **1.99**



STREET LEVEL SIGHTLINE

RECENTLY APPROVED PROJECTS ALONG 1ST AVE
PROPOSED PROJECT



LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: CONTEXT COMPARISON ---- ----

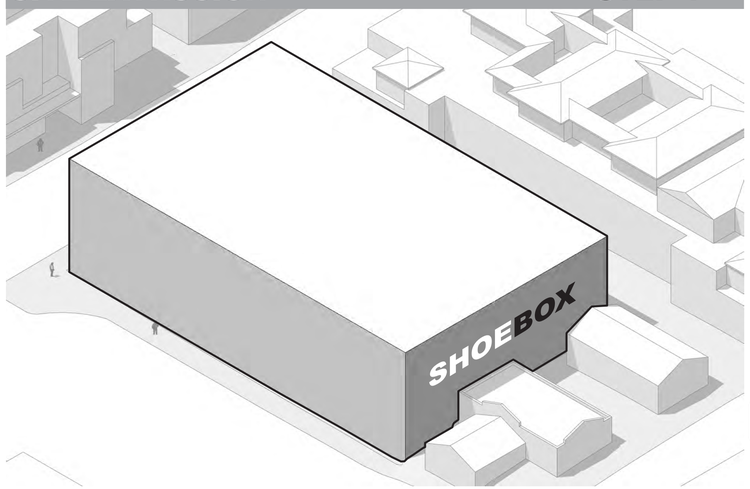
Sheet: A0.7

Project No. 2002

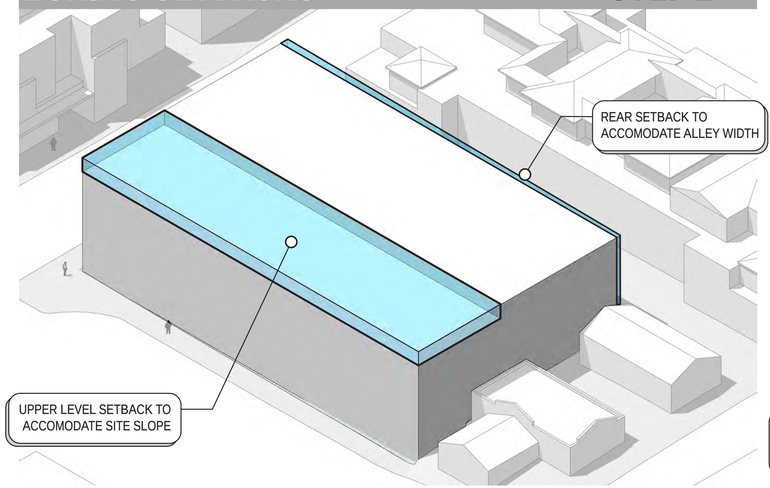
MASSING - BULK, FLATNESS & SYMMETRY

Since the design's inception there has been an emphasis to broaden the Right-of-Way and reduce building mass along 1st Ave N. This has been done to increase public use at the ground level and establish a massing scale that is sensitive to neighboring low-rise buildings adjacent to the site. The diagram below itemizes the steps to achieve this.

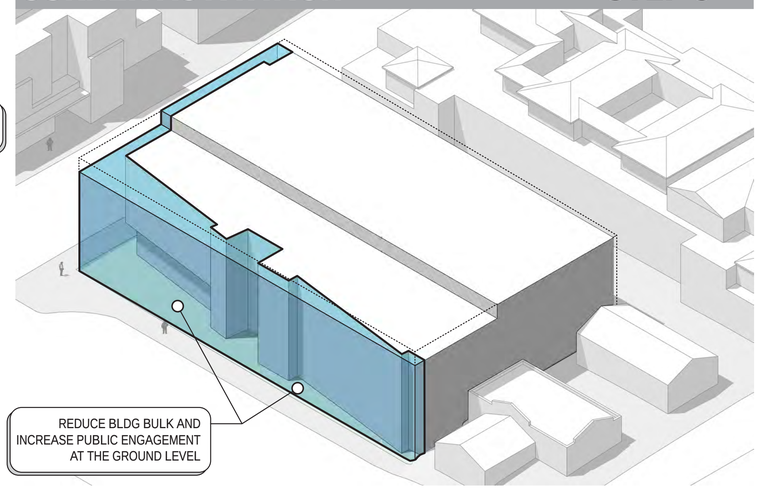
SITE EXTRUSION — STEP 1



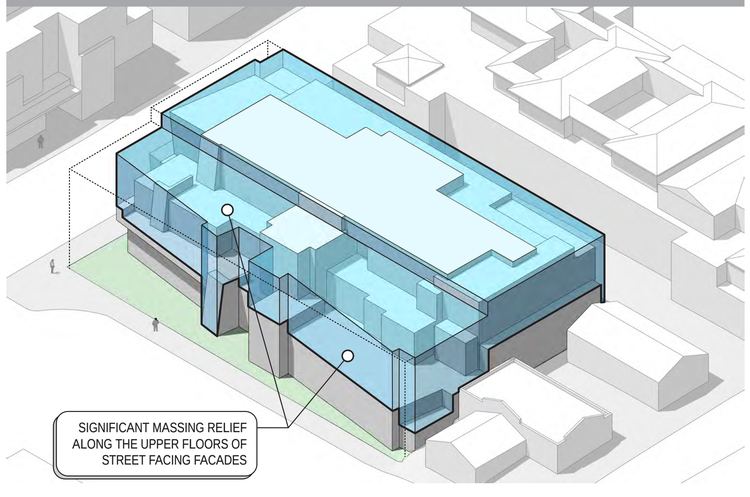
ZONING SETBACKS — STEP 2



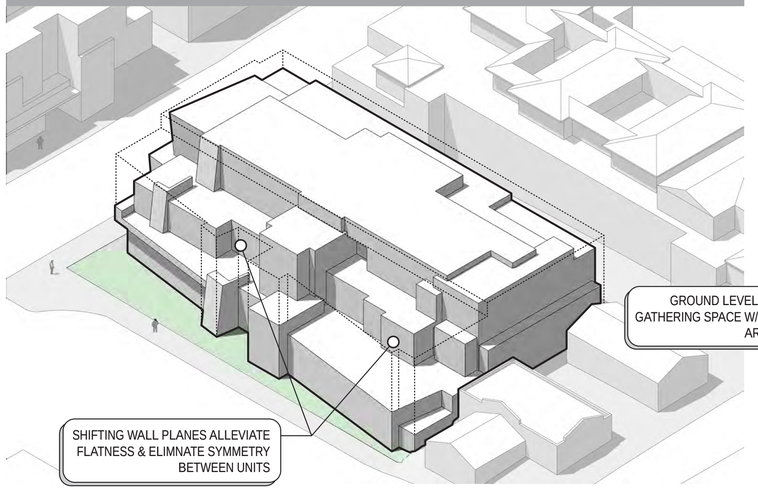
CORNER ACTIVATION — STEP 3



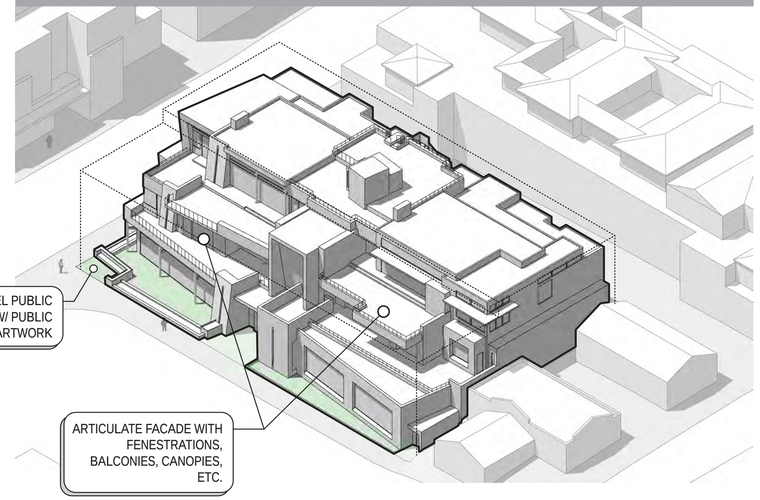
MASSING RELIEF — STEP 4



BUILDING ENVELOPE — STEP 5



ARTICULATION — STEP 6



LICENSED ARCHITECT
AR-988776
DAVID C THELSEN
STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thelsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

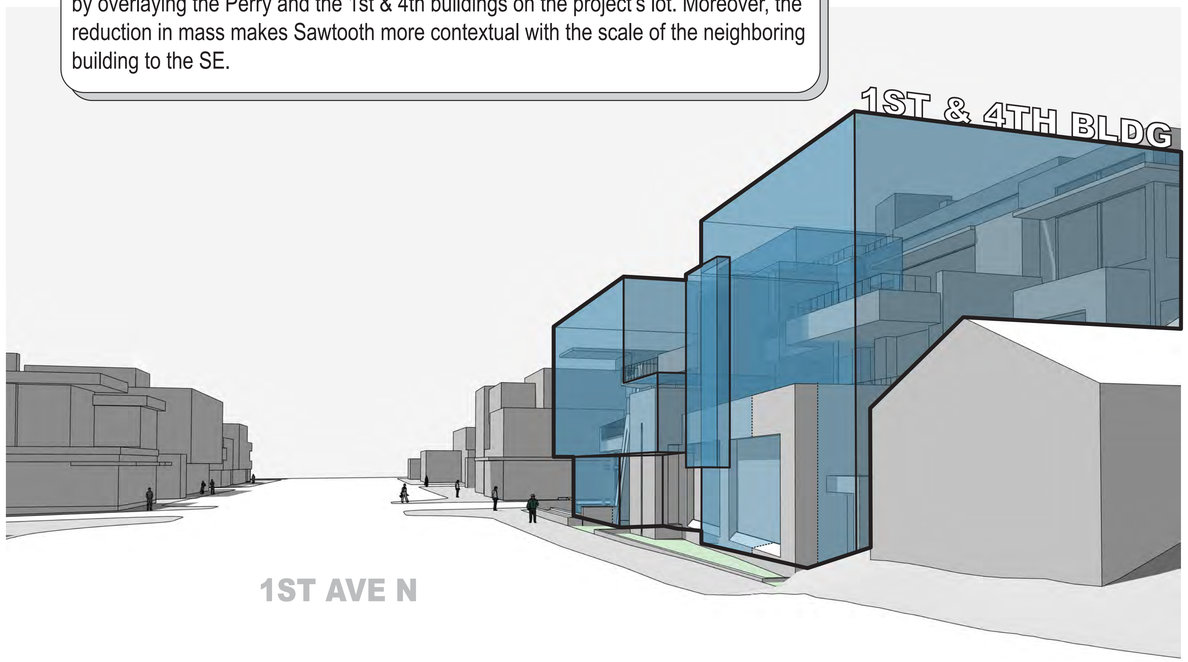
Sheet Title:
MASSING DIAGRAMS

Sheet:
A0.8

Project No.
2002

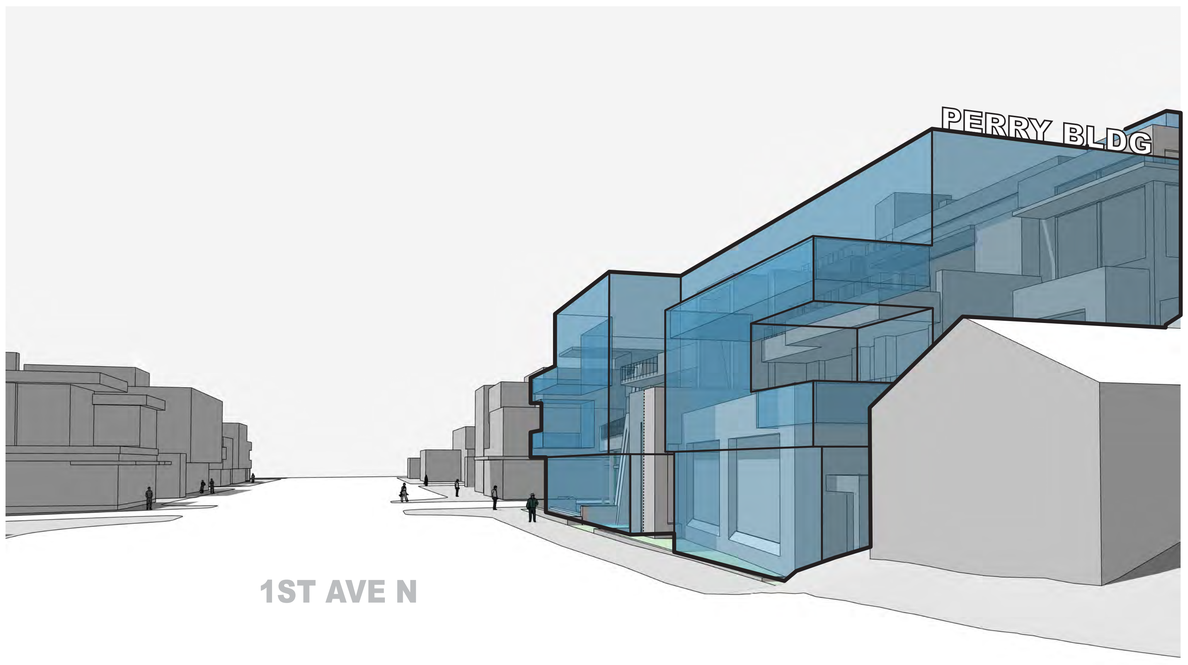
MASSING - BULK, FLATNESS & SYMMETRY

When compared to recently approved projects of similar lot size, Sawtooth Serenade has significantly less mass, bulk & flatness along the Right-of-Way. This is illustrated by overlaying the Perry and the 1st & 4th buildings on the project's lot. Moreover, the reduction in mass makes Sawtooth more contextual with the scale of the neighboring building to the SE.



PERSPECTIVE OVERLAY **A**

PERSPECTIVE OVERLAY **B**



PERSPECTIVE OVERLAY **C**

PERSPECTIVE OVERLAY **D**

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6
7
8
9
10

Revised:
09/30/22 1
07/17/23 2
10/10/24 3
07/31/25 4
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
MASSING DIAGRAMS
---- ----

Sheet:
A0.9

Project No.
2002

DESIGN CONCEPT

The primary facade along 1st Ave consists of a **cascading design** that is separated into 3 tiers. Each tier steps further from the Right-of-Way as the building increases in height.

Cascading promotes human scale by reducing the project into separate tiers. The top tier is not visible from the perspective of a pedestrian walking along the project side of 1st Ave. See sections on sheet A0.12

The corner is enhanced with landscaping in a low planter which provides continuous public seating along 1st Ave & Sun Valley Road. Additionally, the corner has been left open to the public with a bench that has been integrated into the planters. Moreover, the open space will be adorned with a piece of freestanding public art.

The cascading creates a transitionary design that is at the scale of adjacent single story buildings on 1st Ave and begins increasing in scale as it moves north towards the taller neighboring property, Copper Ridge

LEGEND

TOP TIER
Setback 37.3' - 46.5' from Property Line

MID TIER
Setback 24'- 35.5' from Property Line

LOWER TIER
Setback 1.5'- 21' from Property Line

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
---- ----

Sheet:
A0.10

Project No.
2002

DESIGN CONCEPT

The secondary facade along Sun Valley Road has been modulated and carved to reduce massing, bulk & flatness.

Unique building modules are incorporated into the design to reduce flatness and repetition

Push and pull techniques are employed along the facade creating various building planes to reduce bulk & flatness

3' SETBACK

76' BLDG WIDTH

100' LOT WIDTH

21' SETBACK

Majority of the building mass along Sun Valley Road is setback at least 5' allowing for landscaping across the facade

LEGEND

APPROX. DISTANCE FROM PROPERTY LINE

- 1.5' - 2'
- 5'
- 7'
- 8.5'
- 9.5'

LICENSED ARCHITECT AR-988776 DAVID C THELSEN STATE OF IDAHO

Revised:
6
7
8
9
10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thelsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

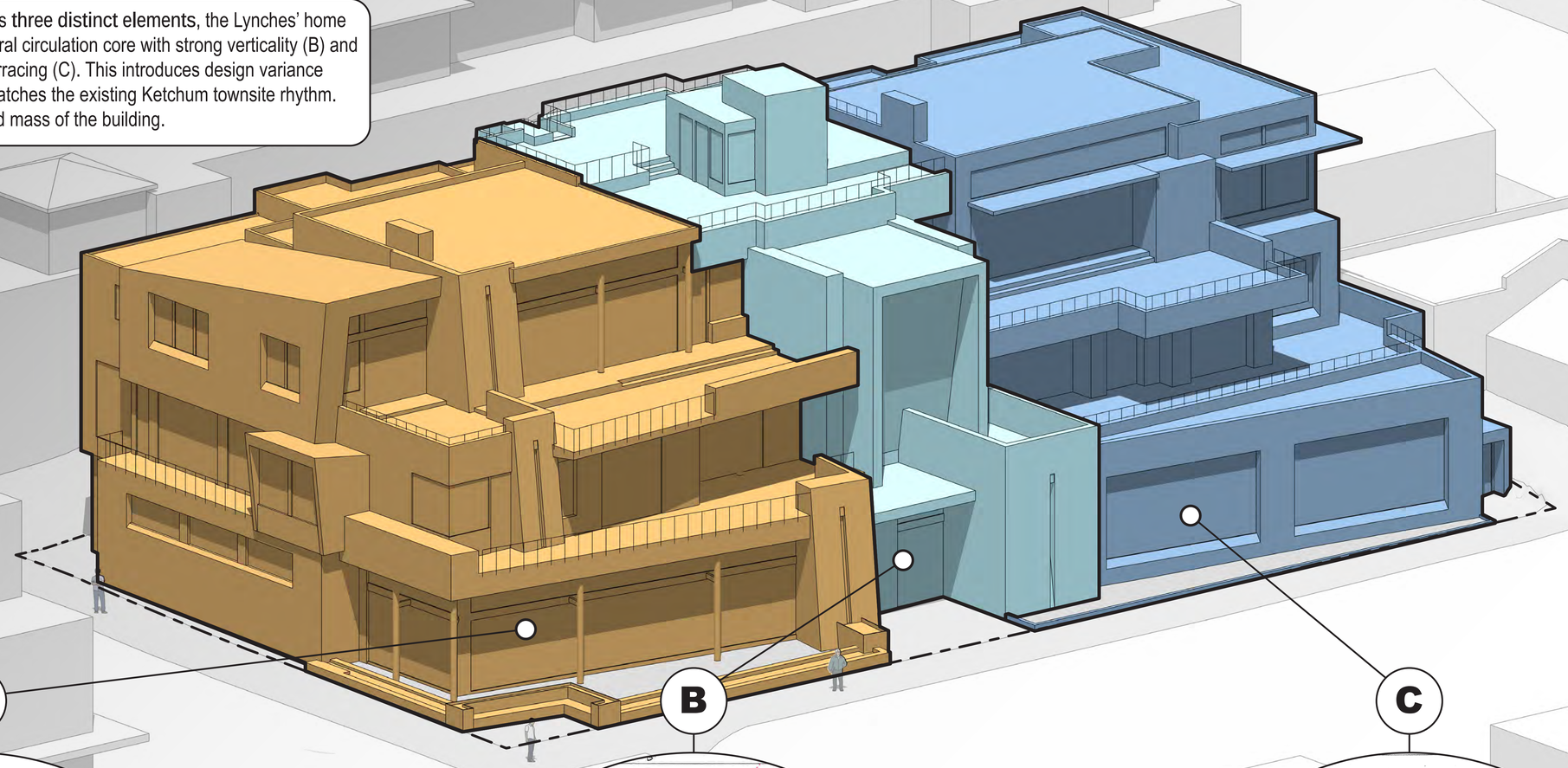
Sheet Title:
DESIGN CONCEPT
---- ----

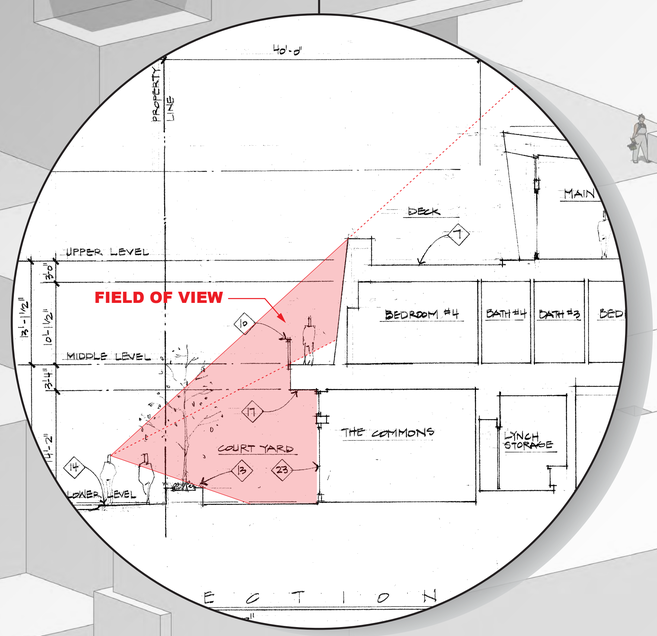
Sheet:
A0.11

Project No.
2002

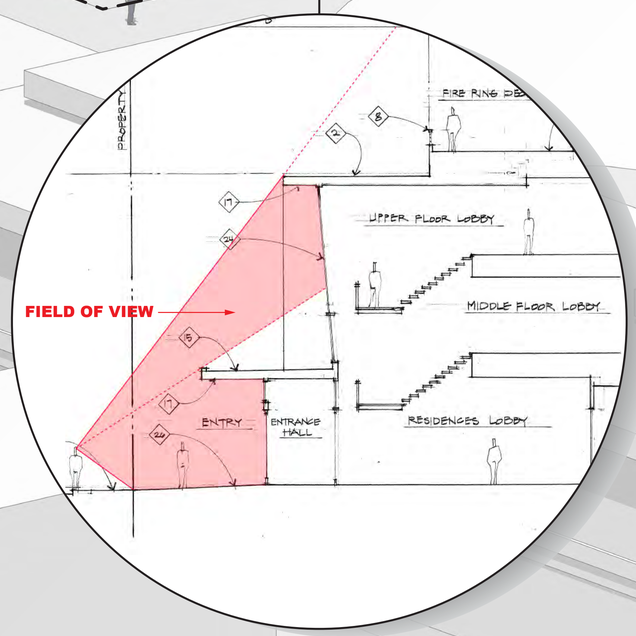
DESIGN CONCEPT

The primary facade along 1st Ave has **three distinct elements**, the Lynches' home with horizontal terracing (A), the central circulation core with strong verticality (B) and the Berniers' home with horizontal terracing (C). This introduces design variance along the street facing facade that matches the existing Ketchum townsite rhythm. Furthermore, it reduces the perceived mass of the building.

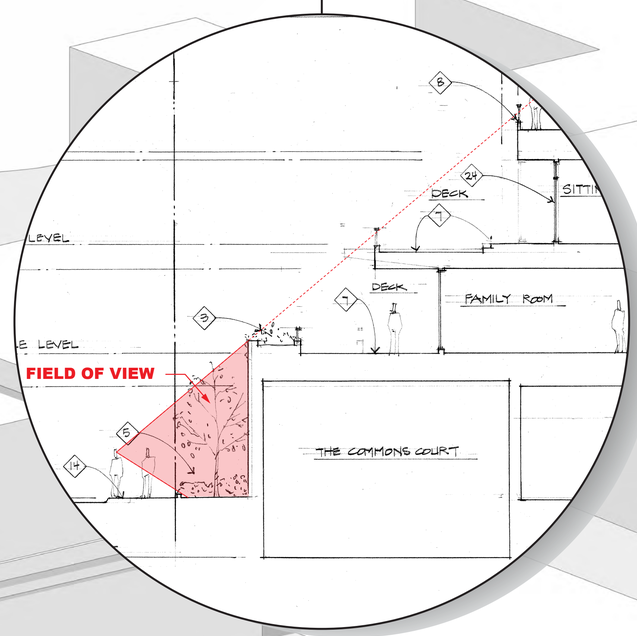




Section 'A' is setback furthest from the property line and is adorned with more landscaping than sections 'B' & 'C'. Storefronts provide transparency between the Commons & Right-of-Way. Only level 1 & 2 visible from street level.



Section 'B' contains the main building entry and vertical circulation core. It separates the horizontal terracing of the two residences by establishing a strong vertical form.



Section 'C' has a monolithic base with deeply inset fenestrations at the street level. Its mass obstructs the visiblity of levels 2 & 3.

LICENSED ARCHITECT DAVID C THIELSEN AR-988776 STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
--- ---

Sheet:
A0.12

Project No.
2002

PERCENT GLAZING STUDY

"As you all know, our design review criteria really encourages increased glazing and storefront window at the ground floor, but what we don't see in Ketchum's downtown is that same glazing pattern and that same substance of windows on the 2nd & 3rd floors of projects."
-Morgan Landers

I think the initial changes are a good start. I still think there's probably too much glazing on the front side.
-Neil Morrow

Of the recently approved projects within the immediate vicinity, the main facade of Sawtooth Serenade does not exceed glazing benchmarks set by approved projects. Moreover, there is not a clear trend suggesting the main facades of recently approved projects have reduced glazing on levels 2-3 when compared to the ground level.

Furthermore, the proposed design cascades away from the Right-of-Way. Resulting in the level 2 glazing being setback 24'-35.5' and level 3 glazing being setback 37.3'-46.5' from the Right-of-Way. Of the recently approved projects, this feature is unique to Sawtooth Serenade and promotes privacy while reducing mass, bulk & reflectivity.

LEGEND

AREA OF GLAZING

LEVELS 2-3 DESIGNATION

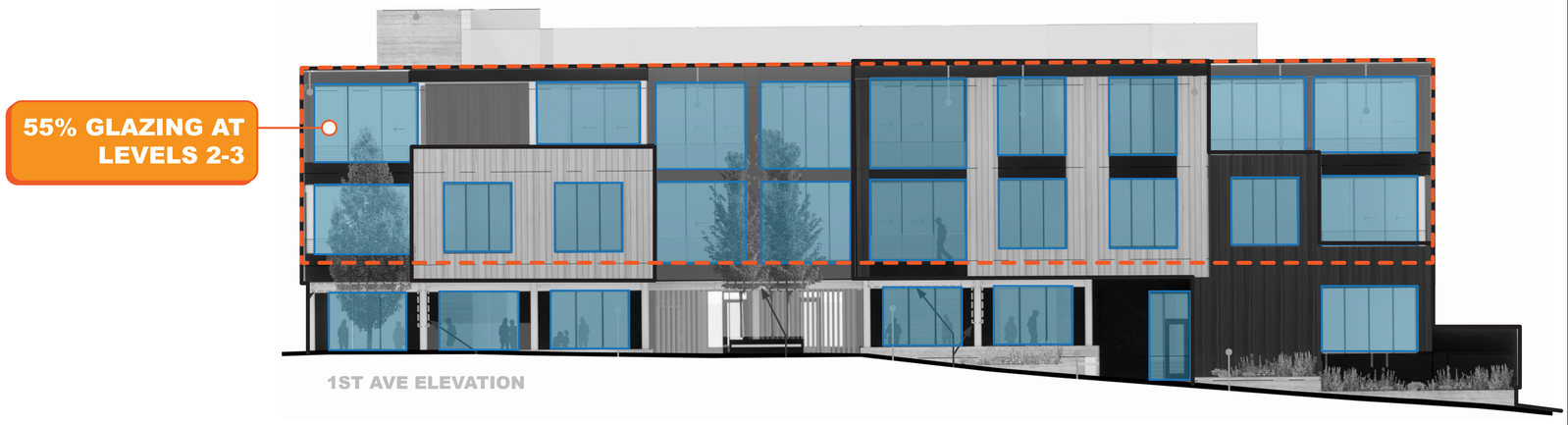
SAWTOOTH SERENADE 44% OVERALL

1ST AVE ELEVATION

THE MAUDE'S BLDG 39% OVERALL

1ST AVE ELEVATION

THE PERRY BLDG 45% OVERALL

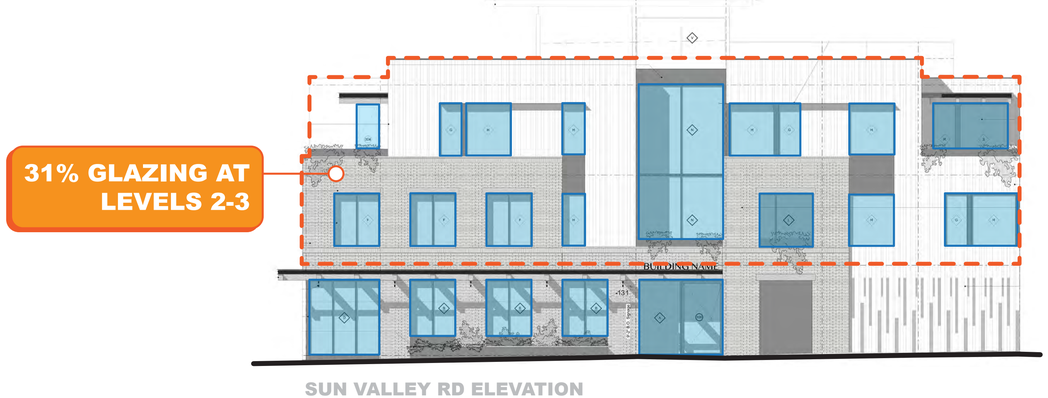


1ST AVE ELEVATION

1ST & 4TH BLDG 49% OVERALL

1ST AVE ELEVATION

1ST & SUN VALLEY BLDG 30% OVERALL



SUN VALLEY RD ELEVATION

LICENSED ARCHITECT AR-986776 DAVID G. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: PERCENT GLAZING STUDY

Sheet: A0.13

Project No. 2002

175

GLAZING REFLECTIVITY

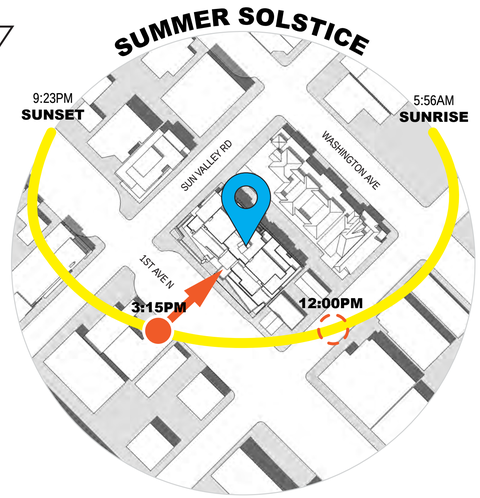
INCIDENT SUN RAY

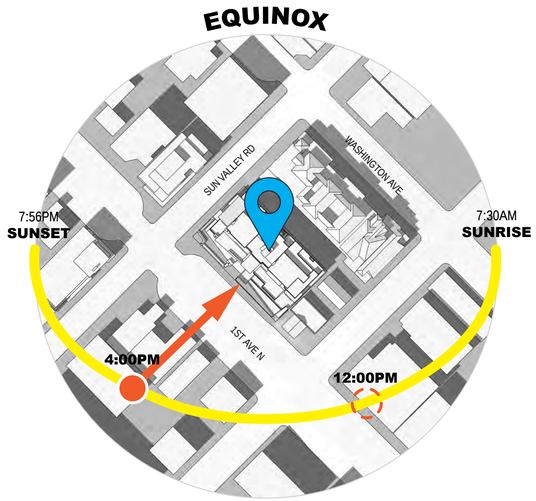
REFLECTED SUN RAY

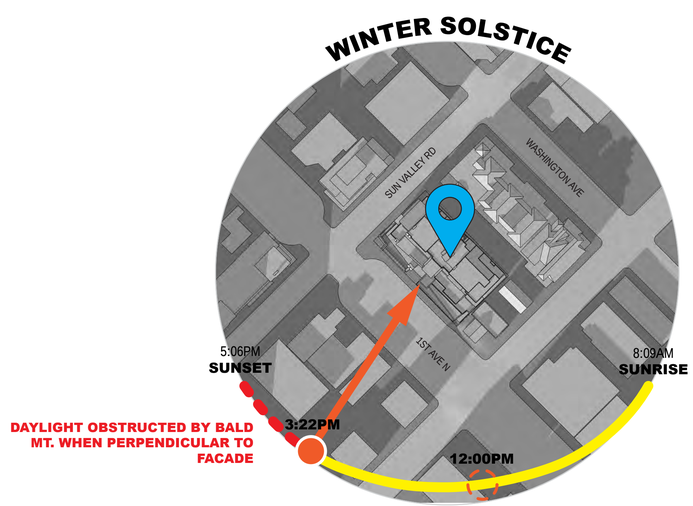
The project's cascading design promotes sun control through the use of the structural elements of the building. Direct sunlight is deflected from building fenestrations via cantilevered architectural features (overhangs, canopies, balconies, etc) to create Green Design that reduces solar heat gain during summer and spring seasons. This ultimately reduces light pollution from radiating to neighboring buildings and the public right-of-way.

During winter months a small fraction of clerestory fenestrations will reflect light into the public right-of-way.

The following diagrams illustrate fennestration reflections at peak times of day. When the sun is perpendicular to the 1st Ave N facade.

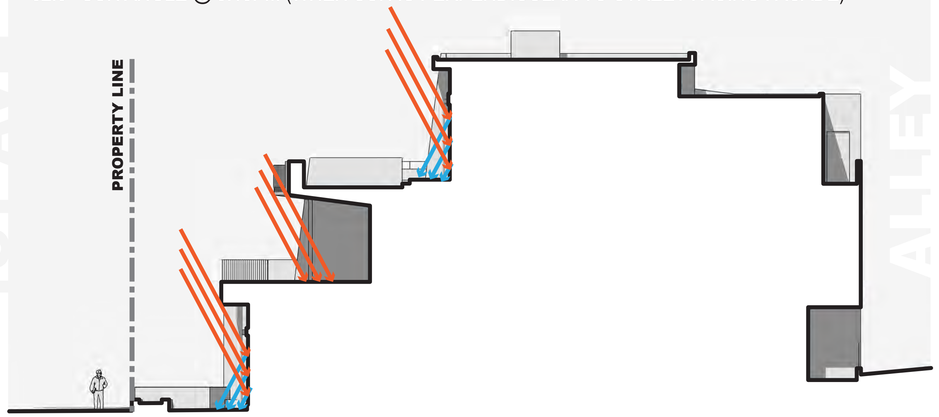






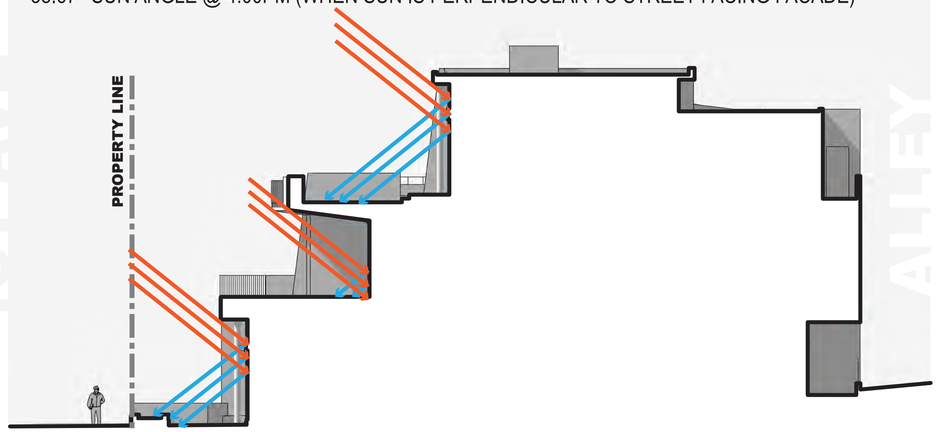
SUMMER SOLSTICE

62.0° SUN ANGLE @ 3:15PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



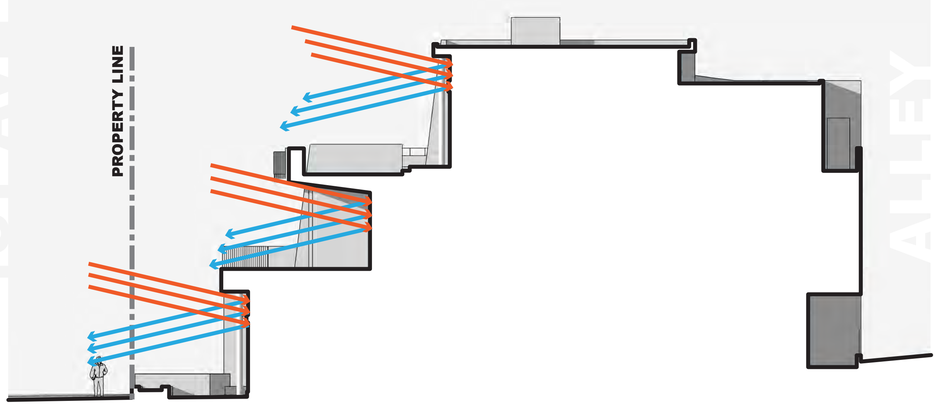
EQUINOX

38.67° SUN ANGLE @ 4:00PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



WINTER SOLSTICE

13.12° SUN ANGLE @ 3:22PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



LICENSED ARCHITECT LAR-988776 DAVID C. THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
09/30/22 1
07/17/23 2
10/10/24 3
4
07/31/25 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
GLAZING REFLECTIVITY
---- ----

Sheet:
A0.14

Project No.
2002

COMMENT RESPONSE A

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. Simplifyingthe roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Berniers' side, the wall and window in this area were deeply recessed below an overhang. The Lynches' side features a sunshade canopy over the windows

4. The height of the Berniers' bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

A

DESIGN REVIEW COMMENTS

"I am wondering if the design wouldn't be greatly improved by having more public space at the corner, which is kiddie corner to Maude's..."
-Susan Passavoy

"The Sun Valley Rd elevation felt kinda disjointed, unsettled, ungrounded, there's a lot of pop-outs, recessions and that it felt fairly complex."
-Morgan Landers

"The Sun Valley Rd side is kinda complex and jumbled."
-Neil Morrow

RESPONSE

1A The Lynches' material palette is comprised mainly of wood with steel and stone accents, while the Berniers' is comprised of stone and wood.

2A The Lynches' primary bedroom has been redesigned to simplify the facade, reduce mass & glazing and differentiate the Lynches' home from the Berniers' home. This has been achieved by removing a bay on the West facade in addition to adding a shed roof and angled features. This creates a design that is playful and dynamic in contrast to the Berniers' home which is more traditional.

3A The Lynches' primary bedroom deck mass has been reduced. Furthermore, steel shingle siding has been removed and replaced with wood siding.

4A Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.

5A To further distinguish the Lynches' home from the Berniers', the Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.

6A A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with integrated plantings behind the bench's backrest.

7A Exposed structural steel columns adorn the Lynches' home. By contrast they have been completely removed from the Berniers' side.

8A Steel shingles have been reduced by 65% along street facing facades & the zero lot line. It remains on the Lynches' side, albeit in reduced quantity, as a differentiator between the two homes.

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE A

Sheet:
A0.15

Project No.
2002

COMMENT RESPONSE B

PRE-APPLICATION DESIGN REVIEW

MAIN FACADE % GLAZING (1ST AVE N)
OVERALL: 53%
LEVELS 2-3: 58%

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

MAIN FACADE % GLAZING (1ST AVE N)
OVERALL: 51%
LEVELS 2-3: 52%

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. The simplication of the roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.
2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.
3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Bernier's side, the wall and window in this area were deeply recessed below an overhang. The Lynch's side features a sunshade canopy over the windows
4. The height of the Bernier's bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

MAIN FACADE % GLAZING (1ST AVE N)
OVERALL: 44%
LEVELS 2-3: 46%

B

DESIGN REVIEW COMMENTS

"It might be a better design and a better approach to the design to really make it look like two buildings."
-Susan Passavoy

"...differentiate vertically so we don't just have one long building."
-Brenda Moczygemba

"I still think there's probably too much glazing on the front side."
-Neil Morrow

RESPONSE

1B The two homes differ in materiality from level to level. At the ground floor the Lynches' home has a storefront and coutyard, characterized by a sense of openess and transparency. The Berniers' home by contrast has been updated to have less glazing and more masonry, creating a more traditional aesthtatic.

2B The middle floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely masonry across the middle floor. Glazing has been reduced on both sides.

3B The upper floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely wood siding with deep sunshades. Glazing has been reduced on both sides.

4B The Lynches' side has been re-designed to be dynamic & playful. The upper level primary bedroom now has a shed roof. Moreover, the south facing glazing has been recessed further back to reduce glazing facing 1st Ave N per the board's comments.

5B The corner of the middle floor on the Lynches' side has been updated to have less mass & glazing. Furthermore, most of the steel shingle siding has been replaced with wood and stone siding making the design less commercial and more residential.

6B Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.

7B The Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.

8B The Berniers' primary bedroom deck has been removed to reduce mass along the zero lot line. Moreover, the exterior wall of the guest bedroom below has been set further back from 1st Ave N.

9B The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade.

10B A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with intergrated plantings behind the bench's backrest.

11B Exposed structural steel columns adorn the Lynches' side. By contrast they have been completely removed from the Berniers' side.

Revised:
6
7
8
9
10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen
ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE B

Sheet:
A0.16

Project No.
2002

178

COMMENT RESPONSE C

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. The simplication of the roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Bernier's side, the wall and window in this area were deeply recessed below an overhang. The Lynch's side features a sunshade canopy over the windows

4. The height of the Bernier's bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

C

DESIGN REVIEW COMMENTS

"There were changes that were made to the upper roofline area, but there is still a significant amount of black metal shingles..."
-Morgan Landers

"This is just a large plane of glass."
-Brenda Moczygemba

RESPONSE

1C Steel shingles have been reduced by 65% along street facing facades & the zero lot line. Steel shingles have almost entirely been removed from the Berniers' home to further differentiate it from the Lynches'. As a result the material pallete for the Berniers' is simplified to stone & wood.

2C Stone cladding has been exclusively used across the middle level of the Berniers' home along 1st Ave N facade to further buttress the difference between the two homes and reduce glazing.

3C The massing on the Berniers' home has been greatly reduced along the zero lot line by shrinking the primary suite area. Resulting in a 5' setback at upper level along the zero lot line. Lastly, windows have been added making the facade more welcoming and residential.

4C The Berniers' upper level primary suite deck has been removed to reduce mass along 1st Ave N. Moreover, the exterior wall of the middle level guest bedroom has been set further back from 1st Ave N and the glazing has been reduced. This change also further differentiates the two homes.

5C The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade. The concrete lintels match the colored concrete on the zero lot line foundation wall. The storefront has also been reduced to further decrease glazing.

6C The Berniers' deck has been updated to be orthogonal and clad in wood. This creates an aesthetic that is more simple and subdued in contrast to the Lynches' side which is angled and clad with steel shingles.

LICENSED ARCHITECT
AR-988776
DAVID C NIELSEN
STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thiel Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE C
---- ----

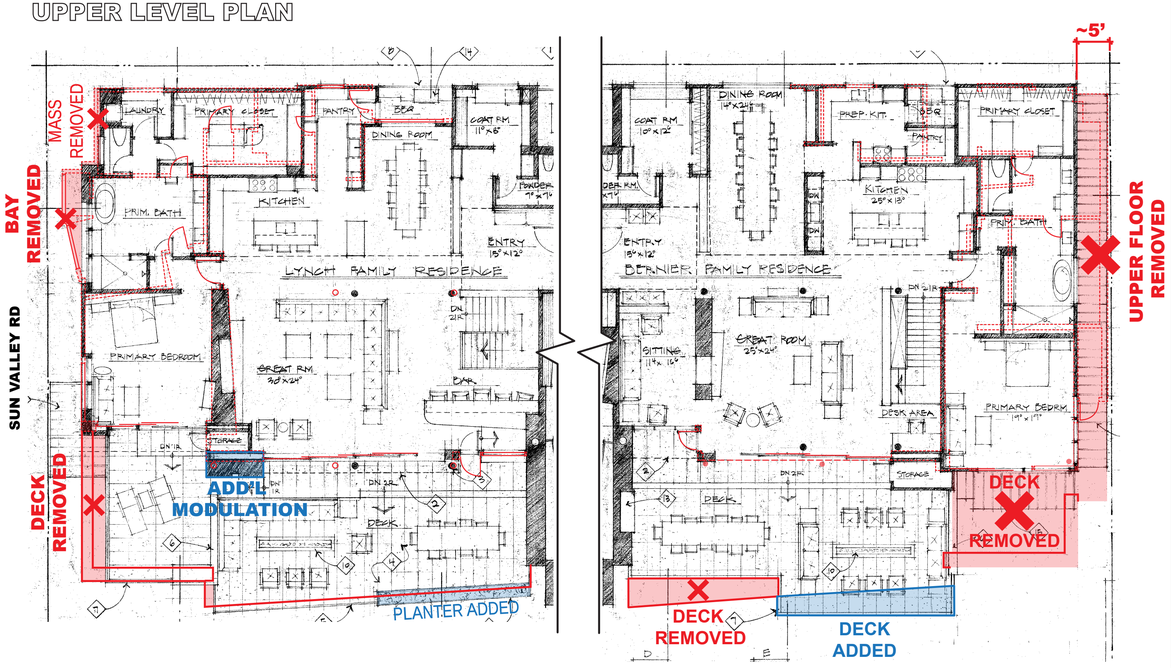
Sheet:
A0.17

Project No.
2002

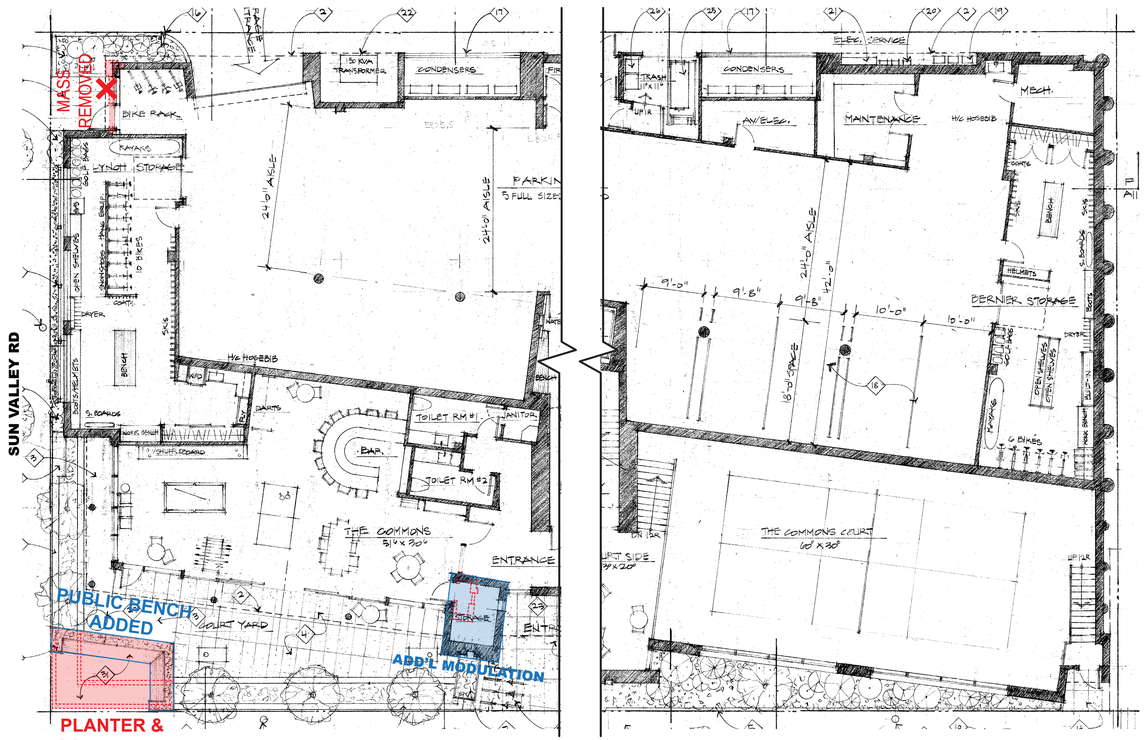
COMMENT RESPONSE - PLANS

Below are plans documenting the itemized changes that have occured between cycle 1 and the current design. Sections highlighted in **RED** have been removed. Sections highlighted in **BLUE** have been added. Dashed red lines represent interior changes.

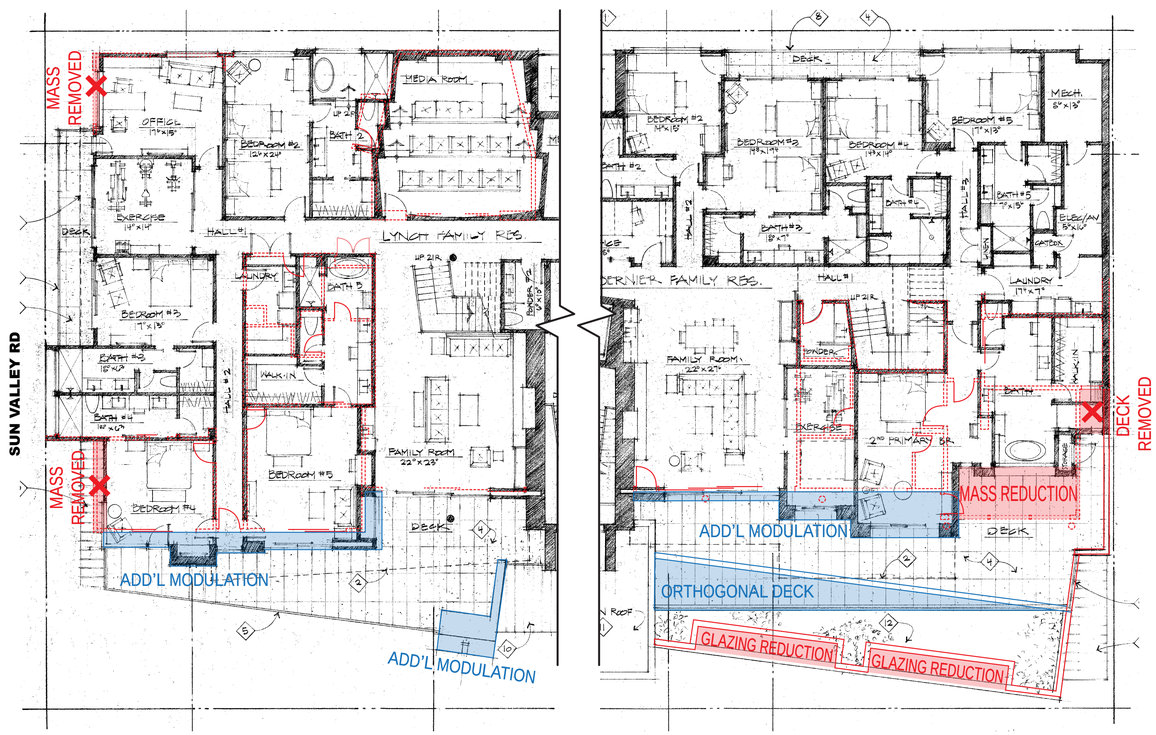
UPPER LEVEL PLAN



GROUND LEVEL PLAN



MIDDLE LEVEL PLAN



LICENSED ARCHITECT LAR-988776 DAVID C. NIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22; 2 07/17/23; 3 10/10/24; 4 07/31/25; 5

Drawn: 10/10/24

Checked: ---- ----

Construction Set Issued: ----

Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: COMMENT RESPONSE - PLANS ---- ----

Sheet: A0.18

Project No. 2002

PERSPECTIVES

VIEW FROM THE CORNER OF N 1ST AVE & SUN VALLEY RD

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
---- ----

Sheet:
A0.19

Project No.
2002

PERSPECTIVES

VIEW ACROSS N 1ST AVE

LICENSED ARCHITECT AR-988776 DAVID C THELSEN STATE OF IDAHO

Revised:
6
7
8
9
10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24

Checked: ---- ----

Construction Set Issued: ----

Thelsen

ARCHITECTS

Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
---- ----

Sheet:
A0.20

Project No.
2002

PERSPECTIVES

VIEW FROM THE CORNER OF N 1ST AVE & 2ND ST

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
---- ----

Sheet:
A0.21

Project No.
2002

PERSPECTIVES

VIEW LOOKING SOUTH ON SUN VALLEY RD

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
---- ----

Sheet:
A0.22

Project No.
2002

PERSPECTIVES

VIEW LOOKING WEST ON N 1ST AVE AT SAWTOOTH
SERENADE FRONT ENTRY

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
---- ----

Sheet:
A0.23

Project No.
2002

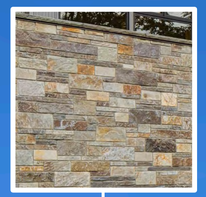
EXTERIOR MATERIALS

DARK BRONZE WINDOWS & SLIDING DOOR FRAMES

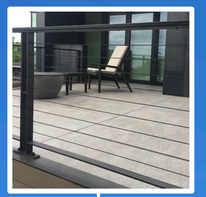
HORIZONTAL BROWN STAINED SIDING

VERTICAL BROWN STAINED SIDING

COURSED ASHLAR STONE VENEER



BLACKENED STAINLESS STEEL CABLE RAILS



COURSED ASHLAR STONE VENEER

PRE-WEATHERED ZINC INTERLOCKING SHINGLES

SANDSET CONCRETE SIDEWALK PAVERS

LARGE FORMAT SINTERED STONE PATIO & DECK PAVERS

INTEGRAL COLOR CONCRETE

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

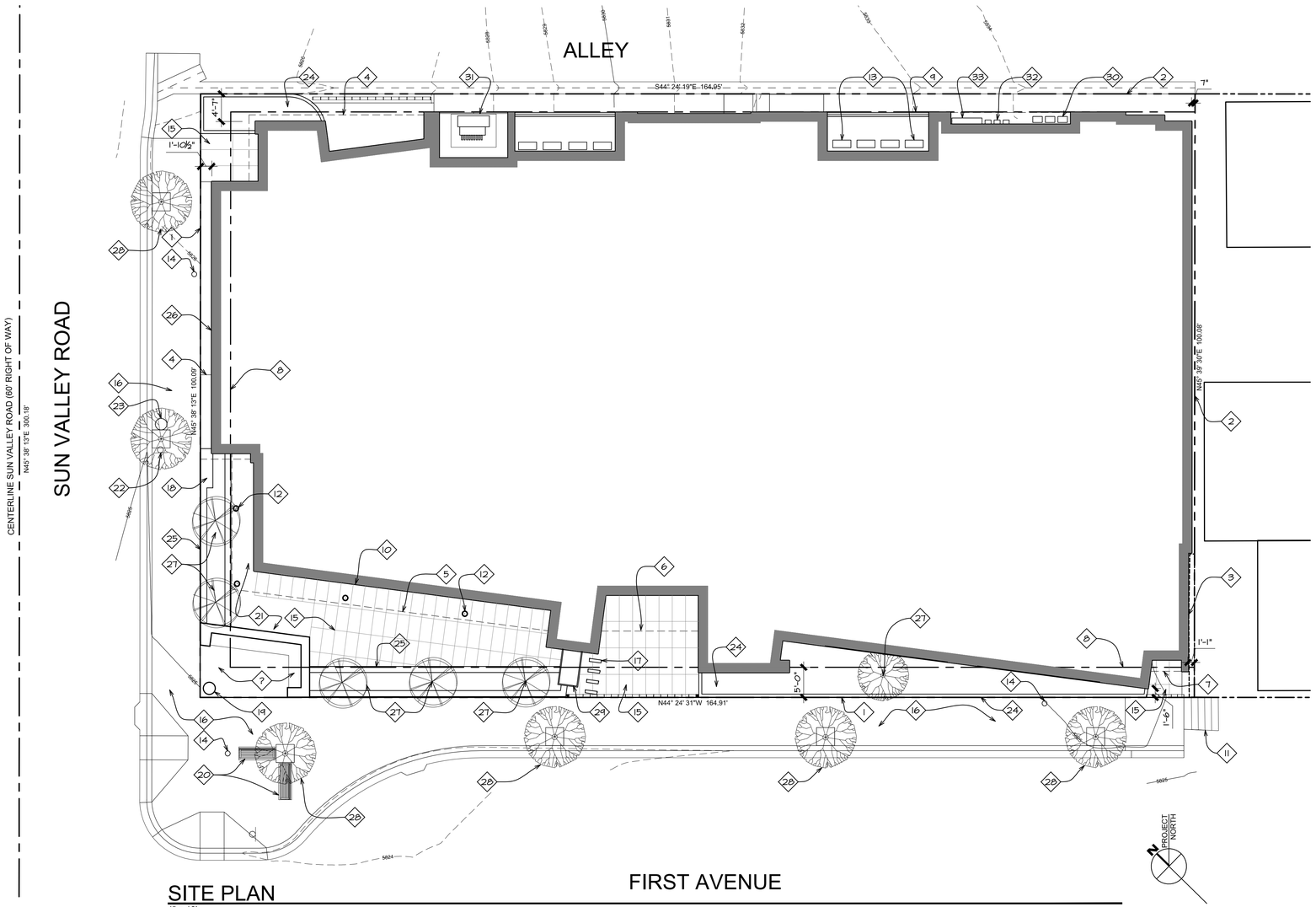
Sheet Title:
EXTERIOR RENDERINGS
---- ----

Sheet:
A0.24

Project No.
2002

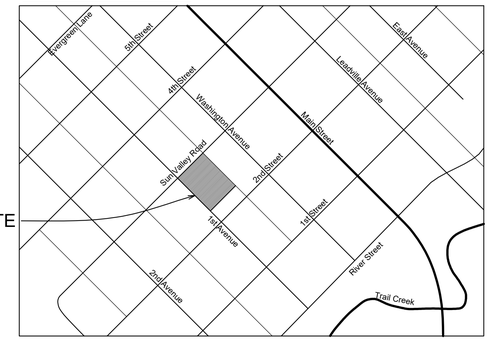
KEYNOTES

1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 Line of cantilevered floor above
5 Line of cantilevered deck above
6 Line of entry canopy above
7 Line of roof above
8 5' required average street setback
9 3' required alley setback
10 Line of building footprint
11 Existing stairs to remain unaltered,
12 Structural steel column with blackened finish, typical.
13 Mechanical system condensers screened from public view with horizontal wood screen
14 New public street lighting per City of Ketchum regulations and MH Lighting design drawings.
15 Large format sintered stone pavers with hydronic snow melt system.
16 New public sidewalk and curb/gutter per civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
17 Bicycle racks. 2 bicycle racks required per KZC 17.125.060, racks for 4 bicycles meeting KZC 17.96.070.F.1 provided.
18 Built-in public bench
19 Public art. Free standing sculpture to be selected and purchased by the project owners.
20 Fixed, freestanding public bench per City of Ketchum standards
21 Artificial turf per Landscape drawings and details.
22 Bus stop sign
23 Trash can per City of Ketchum standards
24 Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
25 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
26 "Green wall" frame consisting of freestanding greenscreen panels supported by square steel posts, supporting climbing plants per landscape plans.
27 Trees per landscape drawings, typ.
28 Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details – typical. Root well and grate per civil drawings, typ.
29 48" tall raised plate steel planter with blackened finish
30 Natural gas meters per Intermountain Gas Company requirements.
31 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.
32 Electrical meters per Idaho Power requirements.
33 Electrical service C.T. can/distribution panel per Idaho Power requirements.



SITE PLAN
1" = 10'

VICINITY MAP



LICENSED ARCHITECT OR-9897776 DAVID C. THIELSEN STATE OF OREGON

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

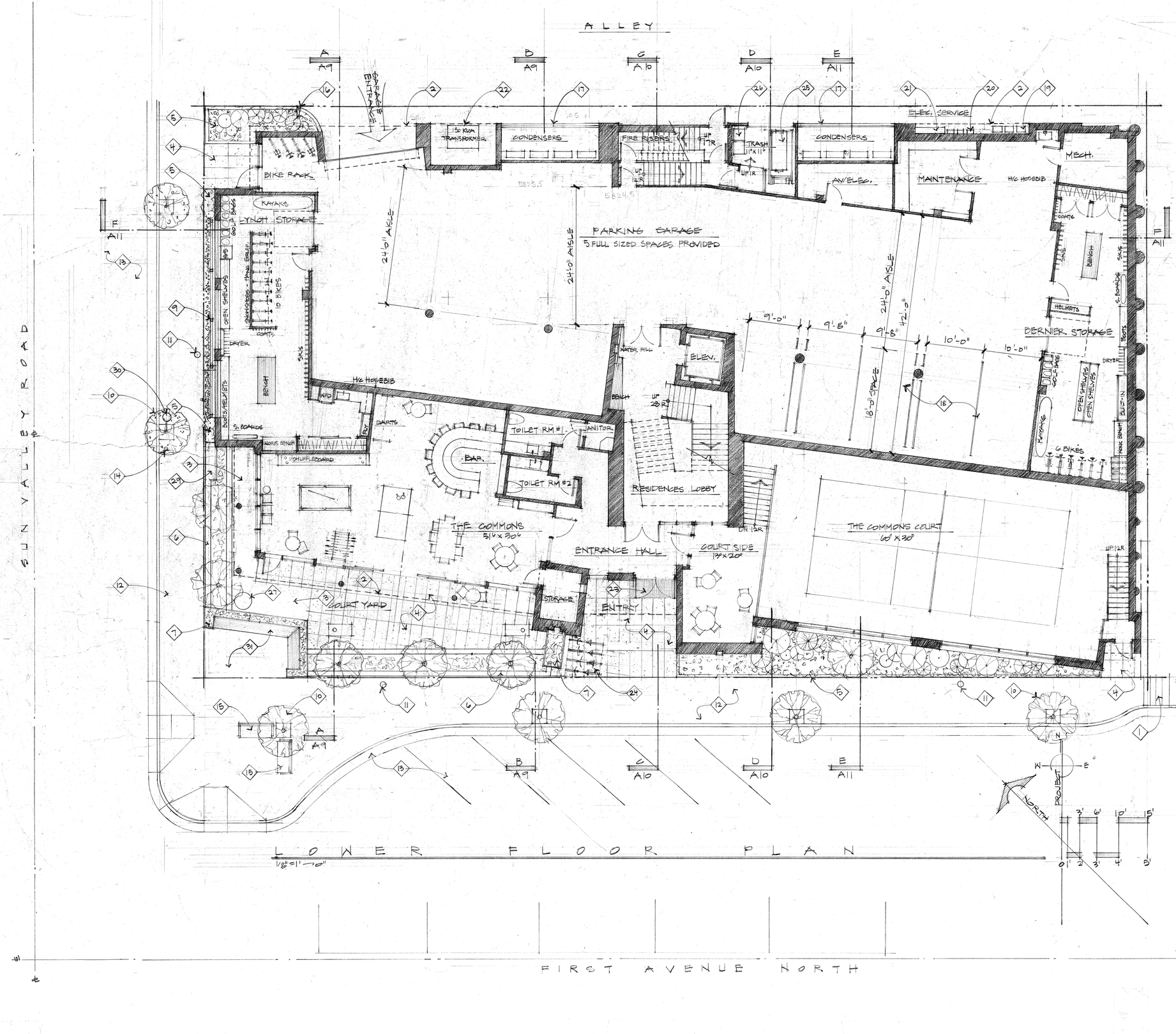
Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: SITE PLAN ---- ----

Sheet: A1
Project No. 2002



LOWER FLOOR PLAN

1/8"=1'-0"

LOWER FLOOR PLAN KEY NOTES:

1. Existing stairs to remain.
2. Dashed line indicates line of structure above – typical.
3. Artificial turf per Landscape drawings and details.
4. Large format Sintered Stone pavers with hydronic snow melt system.
5. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
6. Raised stone veneer planter finished with full bed stone veneer face and stone cap containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
7. Raised plate steel planter with blackened finish.
8. Public Art – free standing sculpture to be selected and purchased by the project Owners.
9. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans. Panels and posts to have a blackened finish.
10. Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details – typical.
11. New public street lighting per City of Ketchum regulations/details and MH Lighting design drawings.
12. New 8'-0" wide public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
13. Storm drainage, striped street parking, public signage, and street improvements per Civil Engineering drawings.
14. Bus stop - public signage per City of Ketchum and Mountain Rides requirements.
15. Public bench - Landscape Forms Generation 50 Traditional Backed Bench with Ipe wood and powder-coated "Onyx" finish per City of Ketchum standards and requirements.
16. Convex traffic mirror.
17. Mechanical system condensers screened from public view with horizontal wood screen.
18. Off Street Parking: 4 spaces required per KZC 17.125.040. Total of 5 spaces provided which conform to KZC 17.125.030 for full sized vehicle spaces.
19. Natural gas meters per Intermountain Gas Company requirements.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.
23. Stainless steel open grate "grid" recessed mat.
24. Landscape Forms MultipliCity Bike Racks with Ipe wood tops and powder-coated Onyx metal finish. Racks for 2 bicycles are required per KZC 17.125.060. Racks for 4 bicycles meeting KZC 17.96.070.F.1 are provided.
25. Garbage Dumpster on glider.
26. Recycle bin.
27. Manhole for site stormwater drywell access per Civil engineering drawings.
28. Structural steel column with blackened finish - typical.
29. The top of planter at the north end of Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
30. Public trash receptacle – Landscape Forms Generation 50 Litter with Ipe wood and powder-coated "Onyx" finish per City of Ketchum standards and requirements.
31. Public open space and bench. Paved with "sand-set" unit pavers with hydronic snow melt system.

Revised:
09.30.2022
01.17.2023
04.10.2024
08.31.2025

Drawn: CB
Date: 10.2022
Checked:
Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
LOWER FLOOR PLAN

Sheet:
A2

Project No.
2002

THE COMPLETE LINE

MIDDLE FLOOR PLAN

1/8" = 1'-0"

MIDDLE FLOOR PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates the line of structure above – typical.
3. Structural steel column with blackened finish - typical.
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
5. Guard Rail: Open horizontal steel cable guard rail with fascia-mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
6. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
7. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
8. Guard Rail: Solid guard rail – see Elevations for cladding material. The finished guard rail height shall be a minimum of 36" above the finished decking surface (42" high @ BBQ Decks).
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to top of the parapet wall. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
10. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards. Roof pitch to be ½:12.
11. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain stormwater, planted with Sedum mix per Landscape plans and details.
12. Raised planter with plantings per the Landscape plans.
13. [redacted]

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Revised:
09.29.2022
07.17.2024
10.10.2024
01.31.2025

Drawn: DG
Date: 10.2022
Checked:
Construction Set Issued:

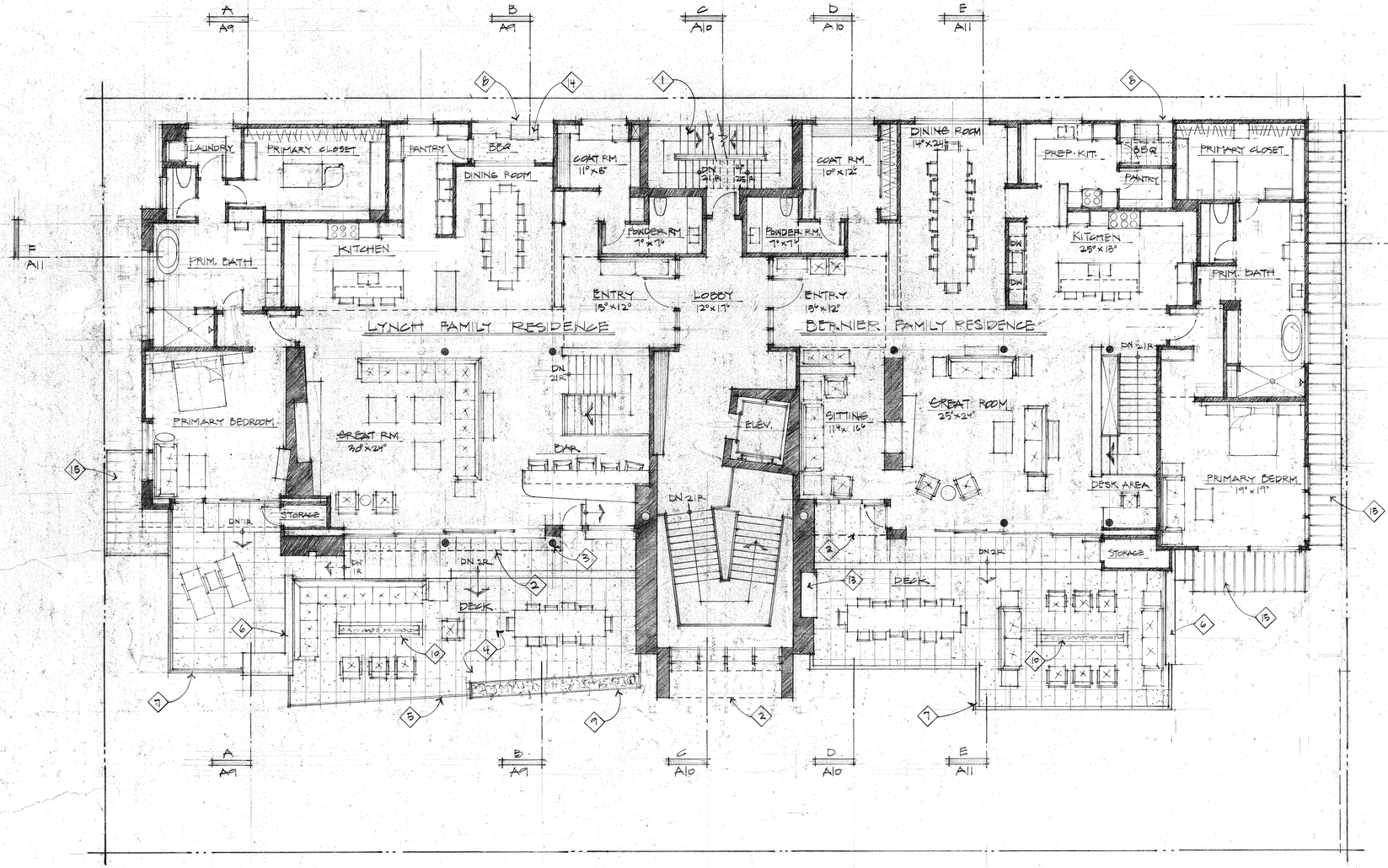
Project:
SAWTOOTH SERENADE
260 1st AVE NORTH
KETCHUM, IDAHO

Sheet Title:
MIDDLE FLOOR PLAN

Sheet:
A3

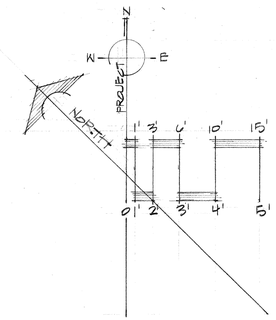
Project No.
2002

THE COMPLETE LINE



UPPER FLOOR PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates the line of roof overhang above – typical.
3. Structural steel column with blackened finish - typical.
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
5. Guard Rail: Open horizontal steel cable guard rail with fascia-mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
6. Stone veneered wall/guard rail. The installed wall will be a minimum of 42" above the finished decking surface.
7. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on top of a parapet wall. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
8. Guard Rail: Solid guard rail – see Elevations for cladding material. The finished guard rail height shall be a minimum of 36" above the finished decking surface (42" high @ BBQ Decks).
9. Raised steel planter with planting per the Landscape plans.
10. Natural gas firepit.
11. Not used.
12. Not used.
13. Exterior cabinet with stone countertop 36" above upper finished floor elevation.
14. Natural gas BBQ built into exterior cabinetry with stone countertop.
15. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.



UPPER FLOOR PLAN

1/8" = 1'-0"

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Revised:
09.28.2023
07.17.2023
01.10.2024
01.31.2025

Drawn: 08.10.2022
Checked:
Construction Set Issued:

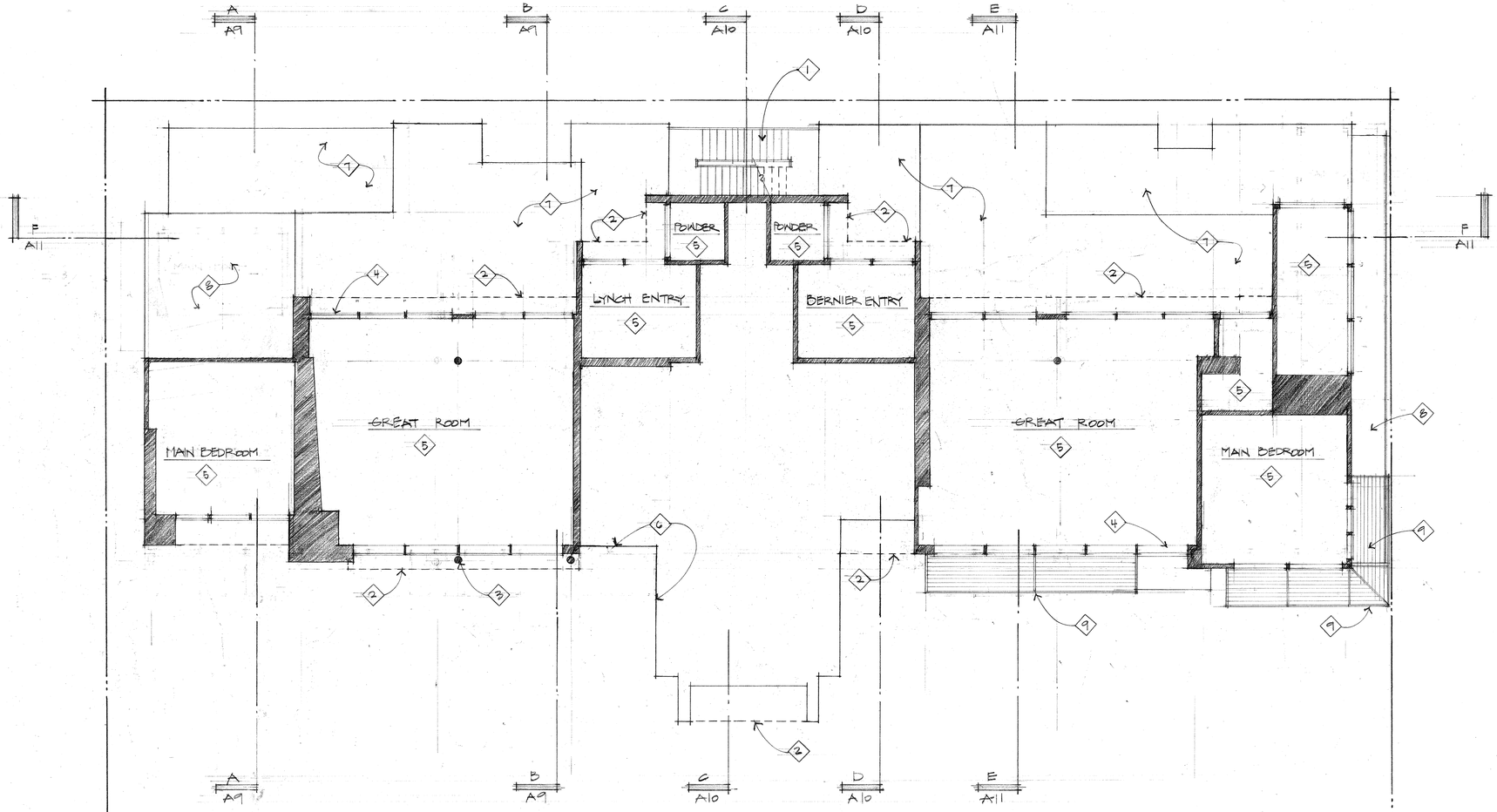
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
UPPER FLOOR PLAN

Sheet: A4

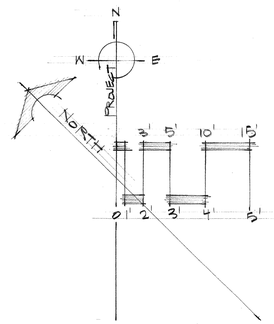
Project No. 2002

THE COMPLETE LINE



CLERESTORY PLAN

1/8" = 1'-0"



CLERESTORY PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates line of roof overhang above – typical.
3. Structural steel column with blackened finish - typical.
4. Thermally broken aluminum framed windows with blackened finish - typical.
5. Interior living space with clerestory windows.
6. Line indicates outer perimeter of wall of upper floor living space without clerestory windows.
7. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. See the Roof Deck Plan for the full extent of the green roof at the upper roof locations.
8. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.
9. Louvered steel sun screen with blackened finish below - typical.

THE COMPLETE LINE

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Drawn: DB. 10.2022
Checked:
Construction Set Issued:

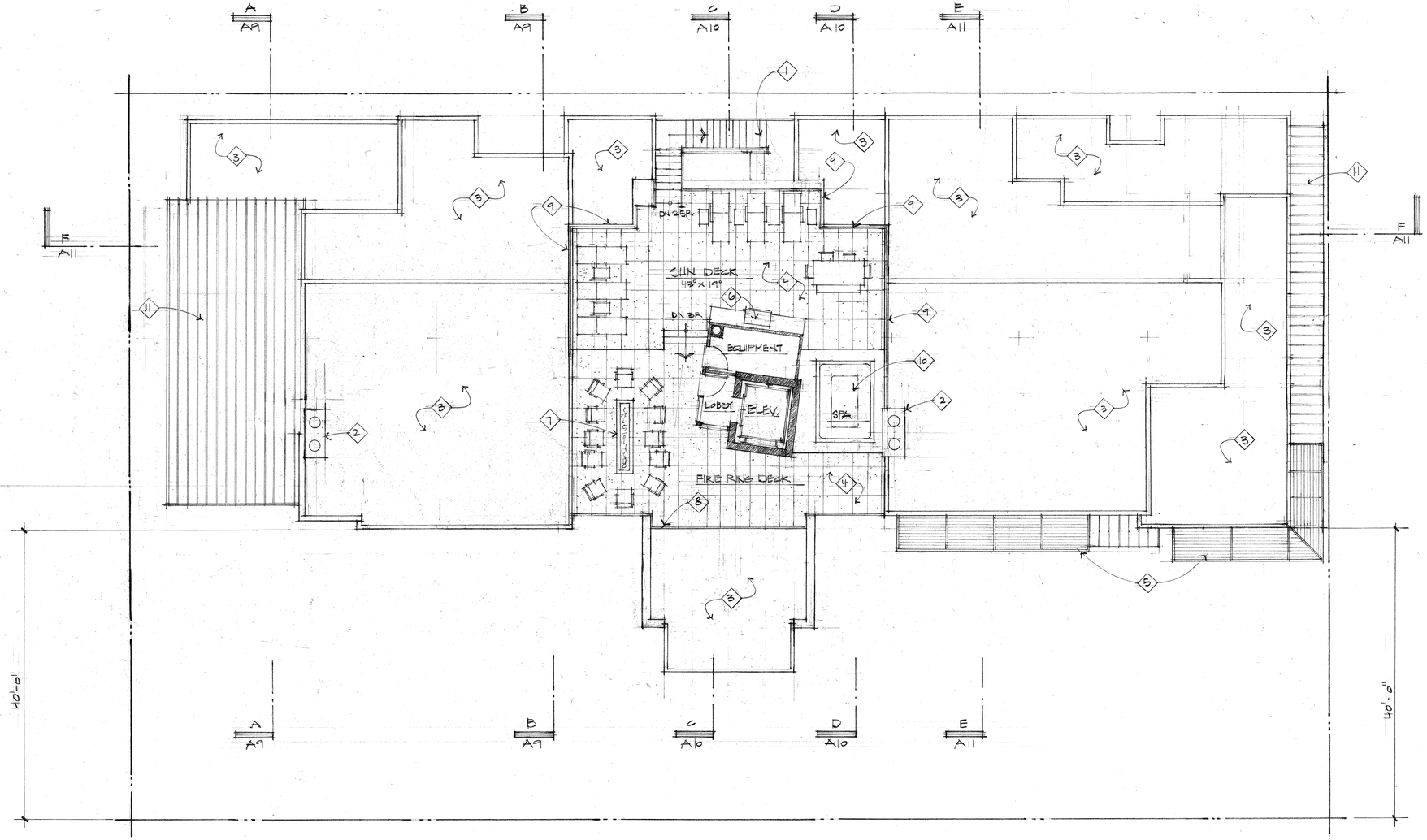
Revised:
DB. 10.2022
07.17.2023
10.10.2024
01.31.2025

Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
CLERESTORY PLAN

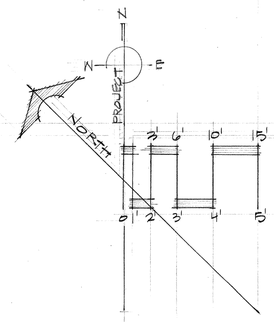
Sheet:
A5

Project No.
2002



ROOF DECK PLAN

1/8" = 1'-0"



ROOF DECK PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Full-bed stone veneered masonry chimney.
3. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. Typical at all areas noted as "Green Roof".
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
5. Louvered steel sun screen below with blackened finish - typical.
6. Natural gas BBQ built into exterior cabinetry with stone countertop.
7. Natural gas fire ring.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
11. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.

Revised:
09.30.2022
01.17.2023
10.10.2023
01.31.2024

Drawn: 08.10.2022
Checked:
Construction Set Issued:

Thielsen
ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

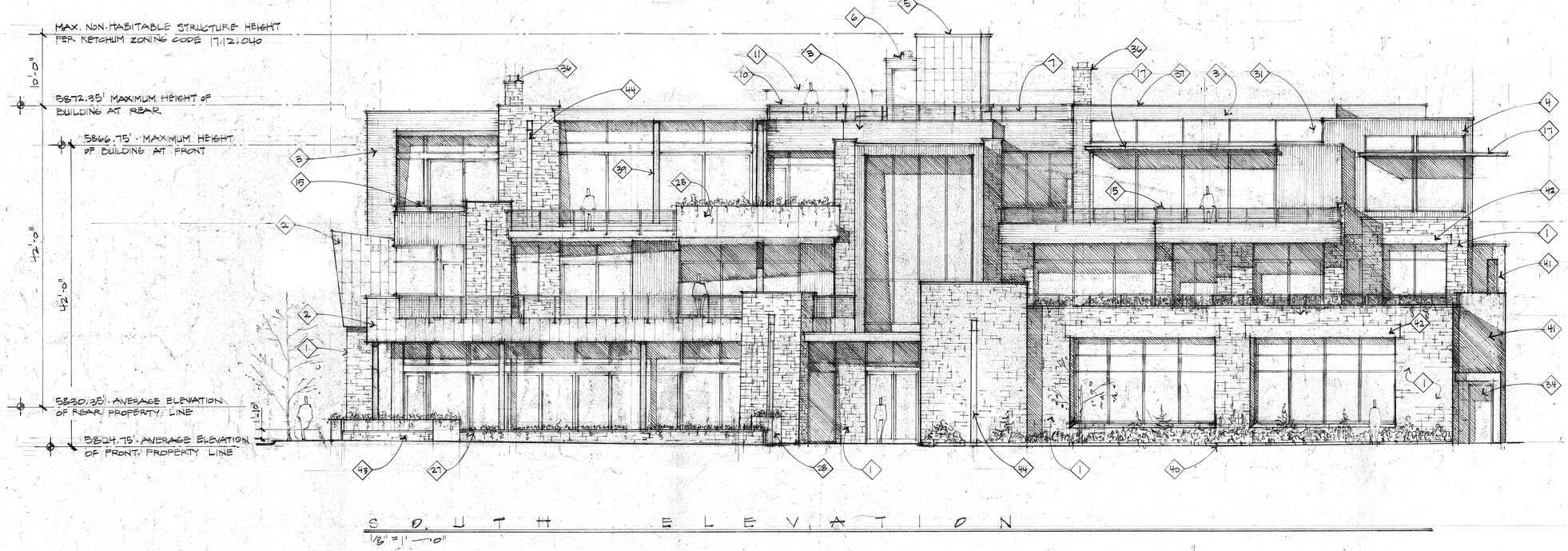
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
ROOF DECK PLAN

Sheet:
A6

Project No.
2002

THE CONCEPTS AND



SOUTH ELEVATION

1/8" = 1'-0"

WEST ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 2¼", 4", 5", 7¾", and 10½" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.
2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global - typical.
3. Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
4. Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
5. Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height.
6. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.
7. Finished surface of Sun Deck beyond.
8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard rail beyond, see Key Note #9.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet wall [redacted]. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
16. Guard Rail: Minimum of 36" high solid guard rail [redacted] and sheet metal cap (42" high @ BBQ Decks).
17. Louvered steel sun screen with blackened finish - typical.
18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. Natural gas meters per Intermountain Gas Company requirements.
23. Mechanical system condensers screened from public view with horizontal wood fence.
24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.
26. The top of planter at the north end on Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
28. Raised plate steel planter with blackened finish.
29. Self-healing zinc sheet metal facia flat panels manufactured by Metaltech Global Steel.
30. Thermally broken aluminum framed sliding doors with blackened finish - typical.
31. Thermally broken aluminum framed windows with blackened finish - typical.
32. Not used.
33. Insulated and weather-stripped rolling steel overhead door with blackened finish.
34. Solid insulated metal door, finish to match window/door frames.
35. Metal trim to match windows/doors - typical.
36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.
37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.
38. Stained Cedar 1x4 tongue and groove wood soffit.
39. Structural steel column with blackened finish - typical.
40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
41. Cast-in-place concrete wall with integral color.
42. Concrete lintel with integral color - typical.
43. Public bench with wood top, stone base and steel planter back.
44. Open steel down-troughs for roof and deck drainage - typical.

Revised:
07.07.2023
10.10.2024
01.31.2025

Drawn: DB
10.2022

Checked:

Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A7.1

Project No.
2002

THE CONSULTING TEAM

SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8"=1'-0"

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised: 07/31/25
1 2 3 4 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

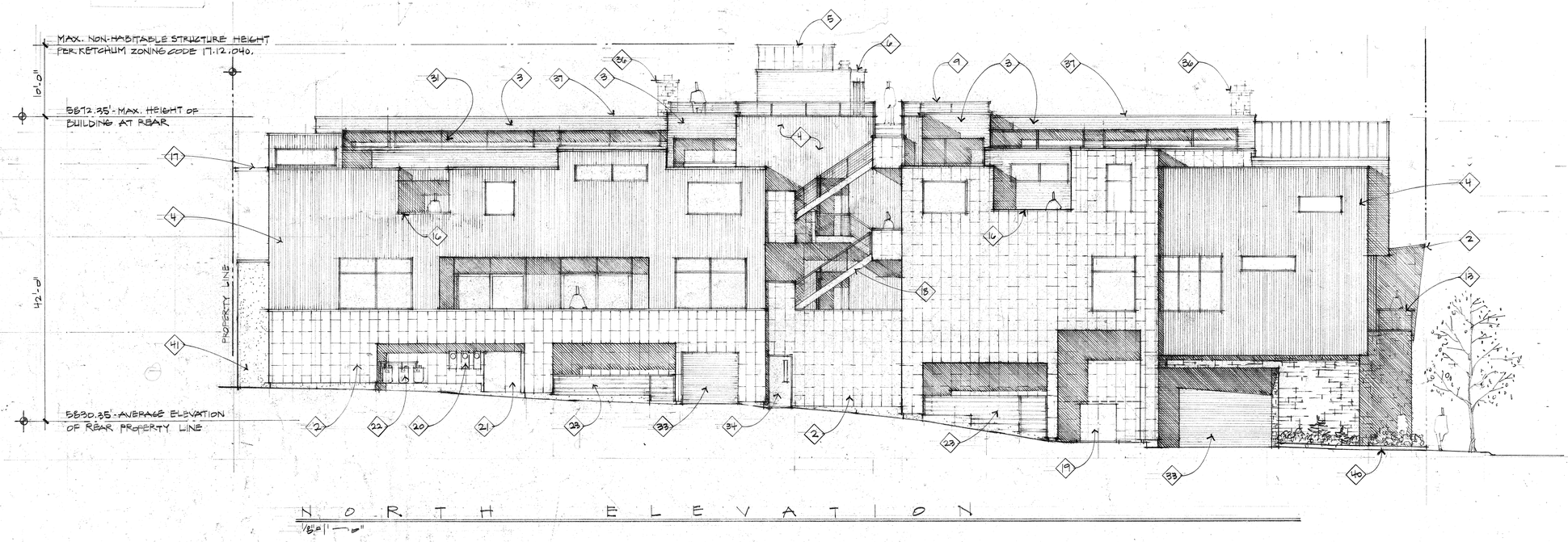
Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR ELEVATIONS
---- ----

Sheet:
A7.2

Project No.
2002

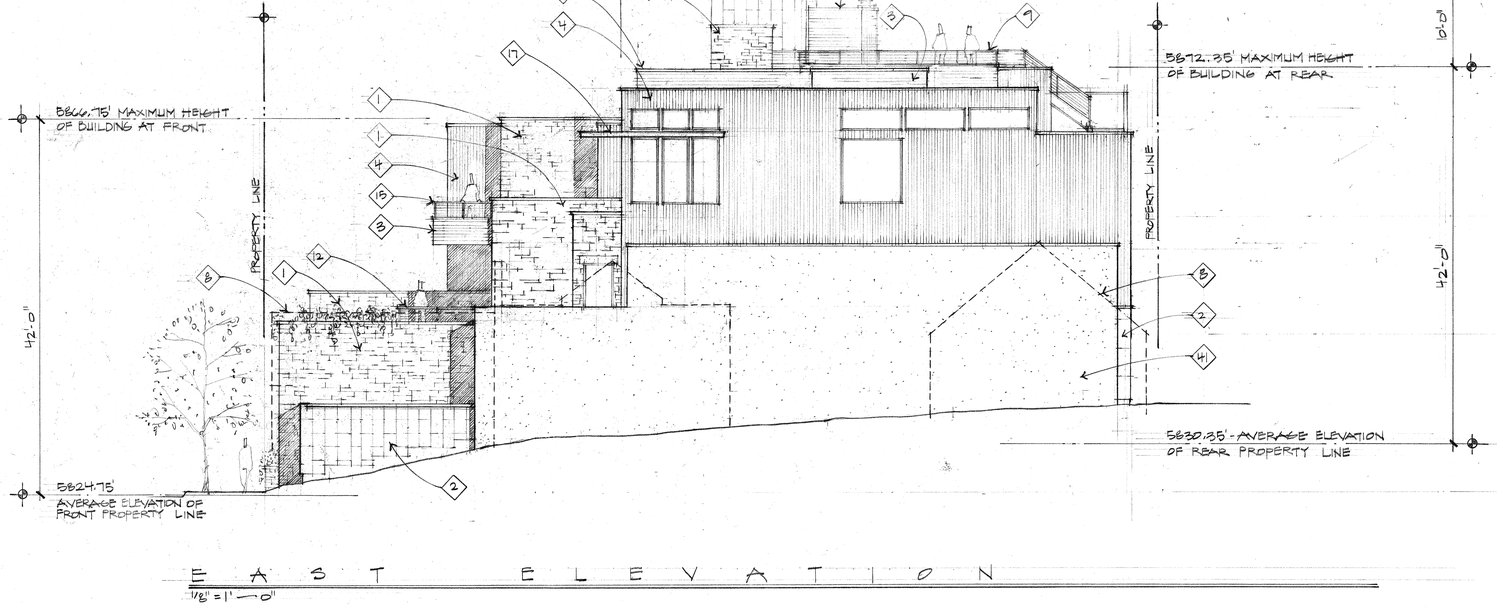


NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 2½", 4", 5", 7¼", and 10½" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.
2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global - typical.
3. Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
4. Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
5. Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height.
6. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.
7. Finished surface of Sun Deck beyond.
8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard rail beyond, see Key Note #9.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet [redacted]. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
16. Guard Rail: Minimum of 36" high solid guard rail [redacted] and sheet metal cap (42" high @ BBQ Decks).
17. Louvered steel sun screen with blackened finish - typical.
18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. Natural gas meters per Intermountain Gas Company requirements.
23. Mechanical system condensers screened from public view with horizontal wood fence.
24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.
26. The top of planter at the north end on Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk: Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
28. Raised plate steel planter with blackened finish.
29. Self-healing zinc sheet metal facia flat panels manufactured by Metaltech Global Steel.
30. Thermally broken aluminum framed sliding doors with blackened finish - typical.
31. Thermally broken aluminum framed windows with blackened finish - typical.
32. Not used.
33. Insulated and weather-stripped rolling steel overhead door with blackened finish.
34. Solid insulated metal door, finish to match window/door frames.
35. Metal trim to match windows/doors - typical.
36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.
37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.
38. Stained Cedar 1x4 tongue and groove wood soffit.
39. Structural steel column with blackened finish - typical.
40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
41. Cast-in-place concrete wall with integral color.
42. Concrete lintel with integral color - typical.
43. Public bench with wood top, stone base and steel planter back.
44. Open steel down-troughs for roof and deck drainage - typical.



EAST ELEVATION

1/8" = 1'-0"

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Revised:
07.20.2022
09.12.2022
10.12.2024
01.31.2025

Drawn: CSB
Date: 10.12.2022
Checked:
Construction Set Issued:

Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM IDAHO

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A8.1

Project No.
2002

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised: 07/31/25
1 2 3 4 5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

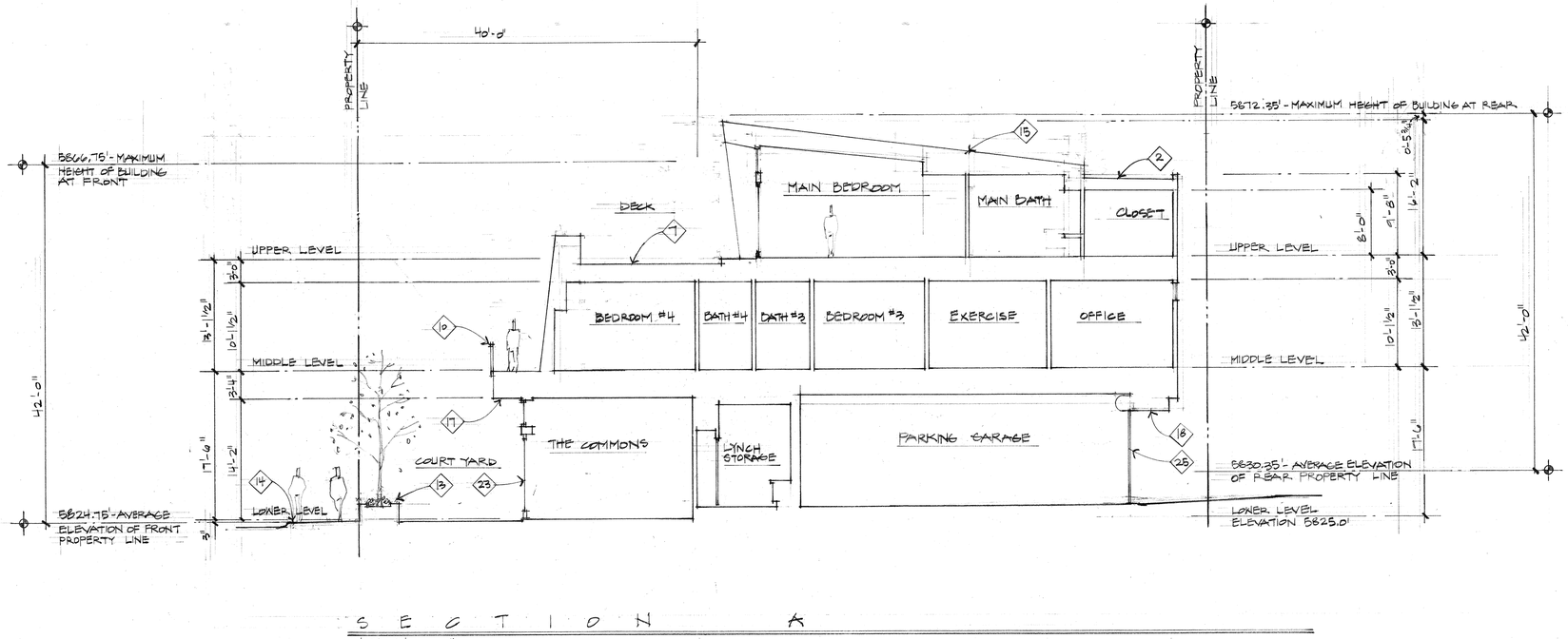
Nielsen ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR ELEVATIONS
---- ----

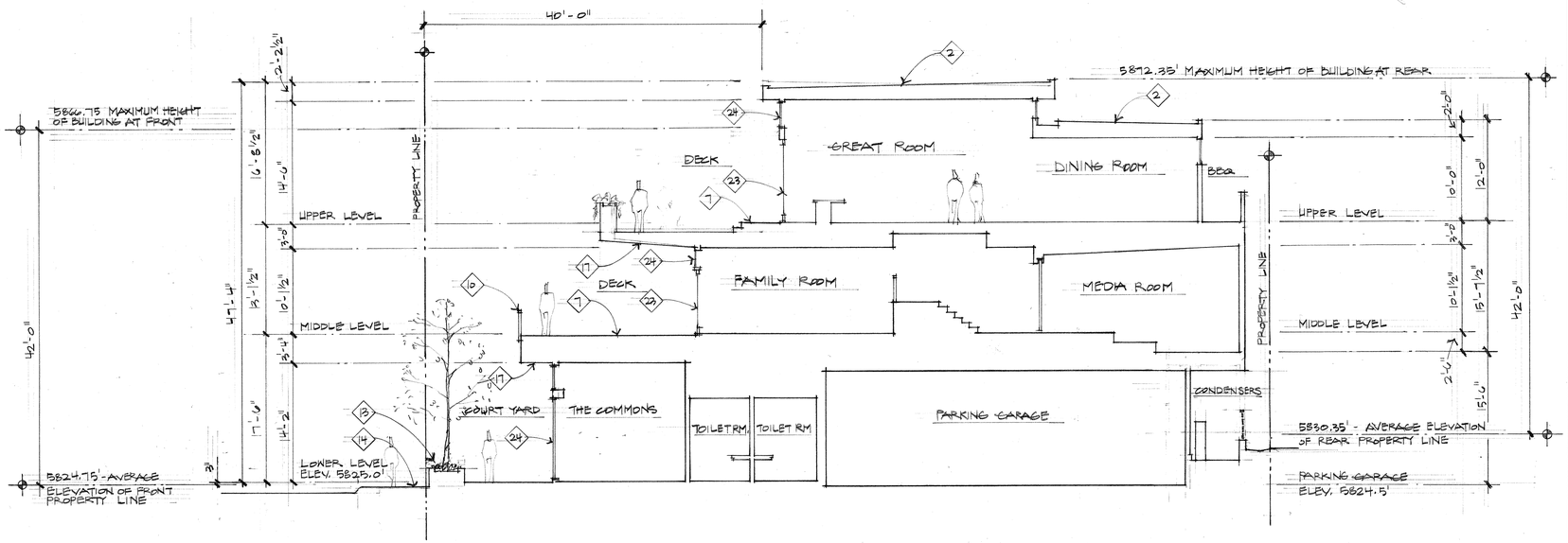
Sheet:
A8.2

Project No.
2002



S E C T I O N A

1/8" = 1'-0"



S E C T I O N B

1/8" = 1'-0"

BUILDING SECTION KEY NOTES:

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

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Permit: 07.30.2022 / 07.17.2023 / 10.25.24 / 01.31.2025

Drawn: DB | Checked: | Date: 10.2022 | Construction Set Issued:

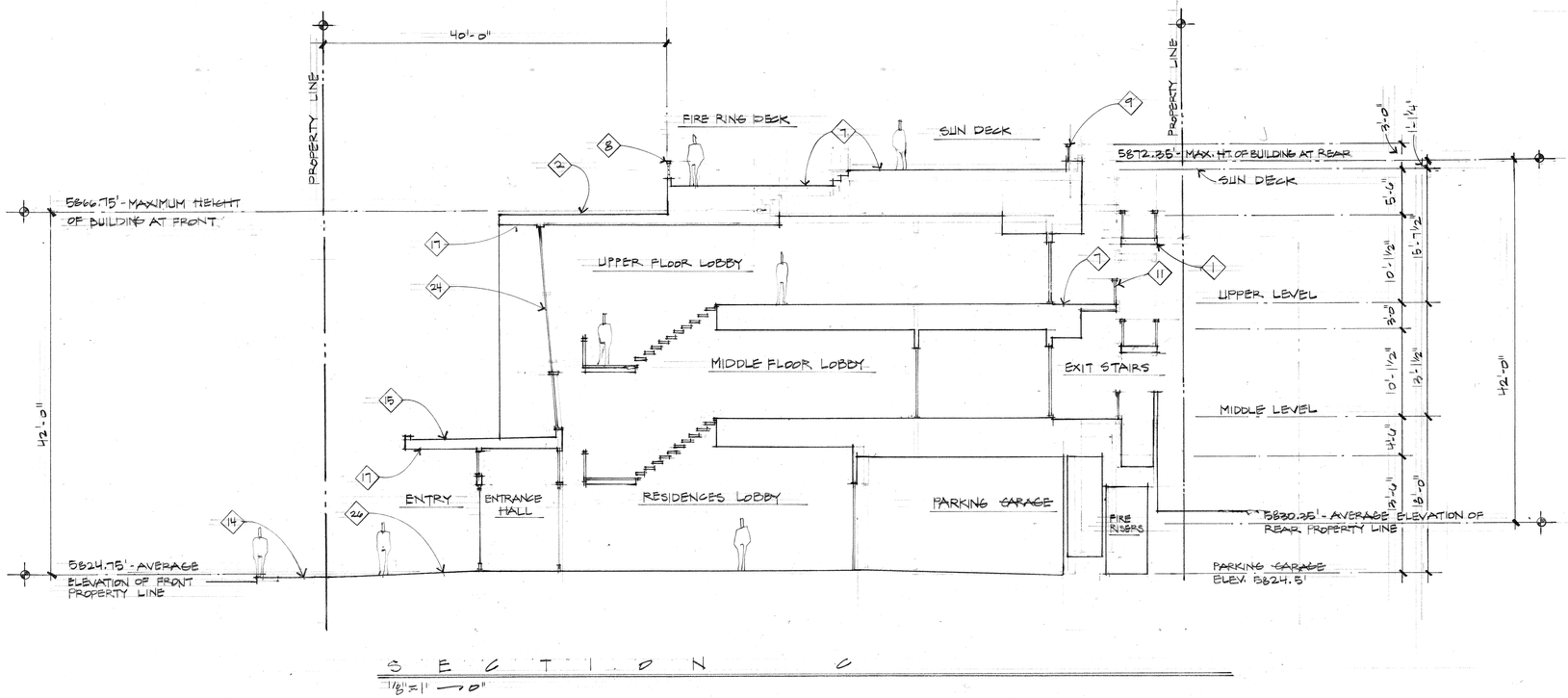
Project: SAWTOOTH SERENADE, 200 1ST AVE. NORTH, KETCHUM, IDAHO

Sheet Title: BUILDING SECTIONS

Sheet: A9

Project No. 2002

THE COMPLETE LINE

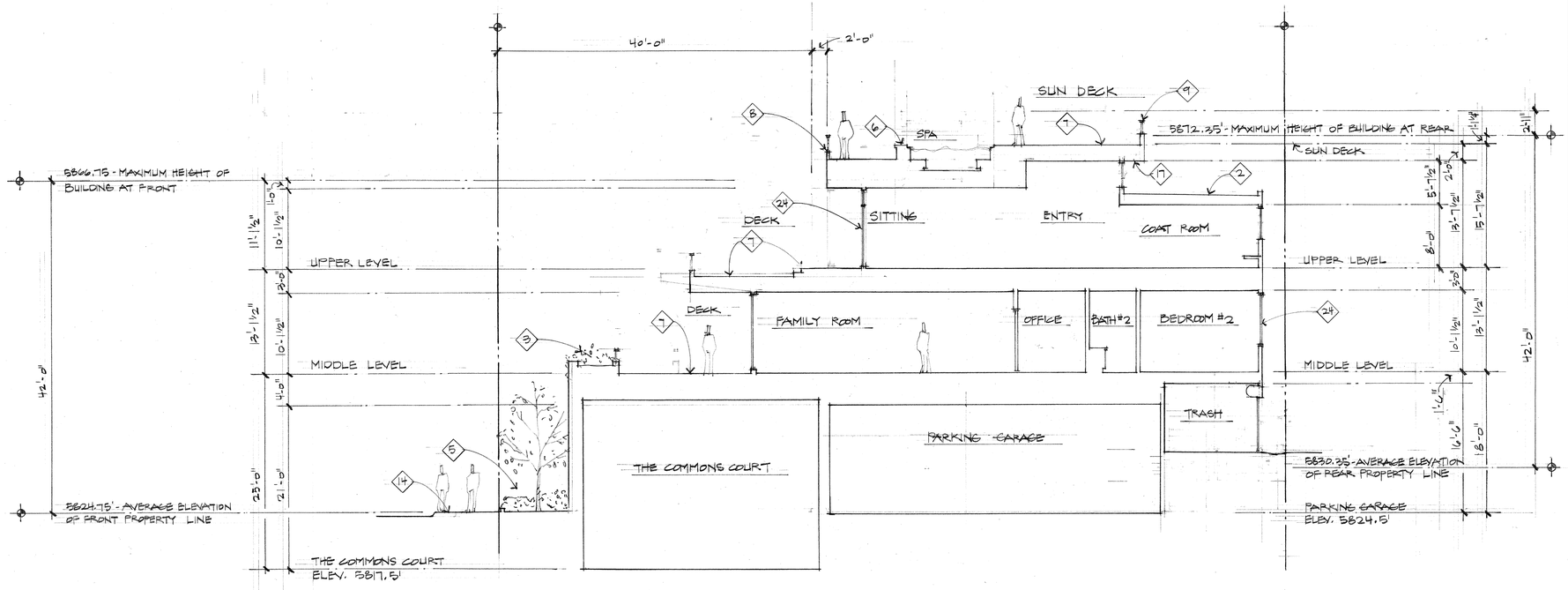


SECTION C

1/8" = 1' — 0"

BUILDING SECTION KEY NOTES:

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



SECTION D

1/8" = 1' — 0"

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Revised:
09.29.2023
01.17.2023
10.10.2022
03.31.2023

Drawn: DSH
Date: 10.10.2022
Checked:
Construction Set Issued:

Project:
SAWTOOTH SERENADE
200 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING SECTIONS

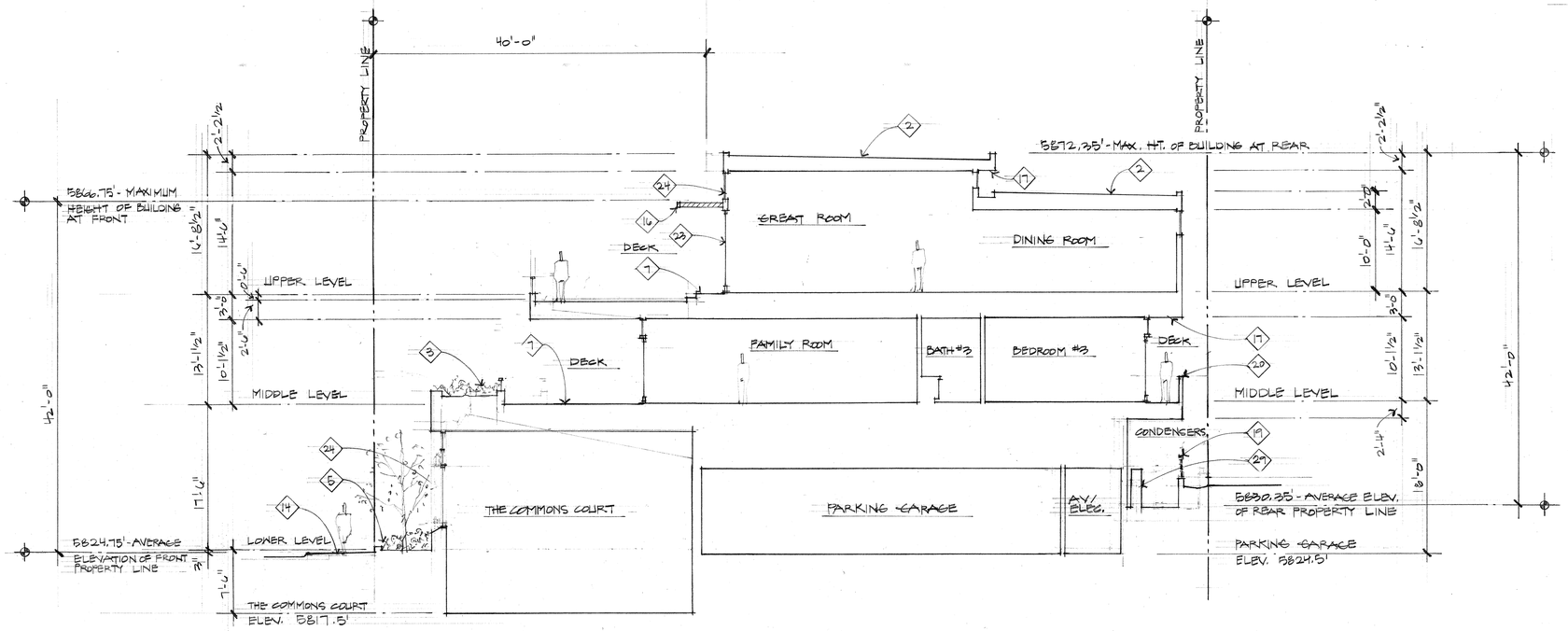
Sheet:
A10

Project No.
2002

THE COMPLETE LINE

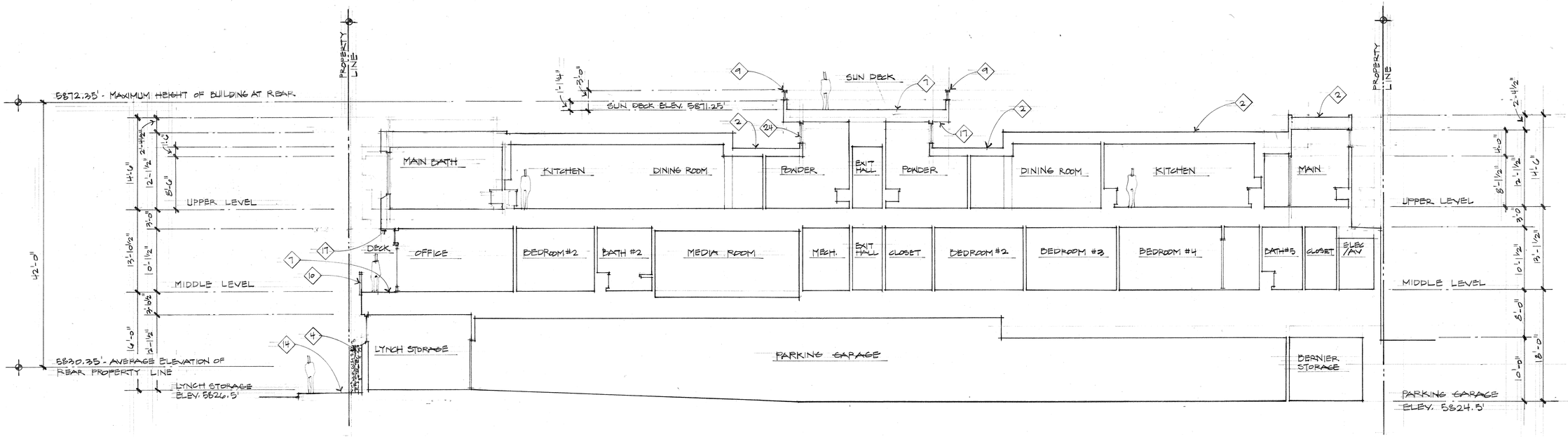
BUILDING SECTION KEY NOTES:

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



SECTION E

1/8" = 1'-0"



SECTION F

1/8" = 1'-0"

Revised:
09.30.2022
01.17.2023
10.13.2023
01.31.2024

Drawn: 10.7.2022
Checked:
Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Project:
SAWTOOTH SERENADE
240 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING SECTIONS

Sheet:
A11

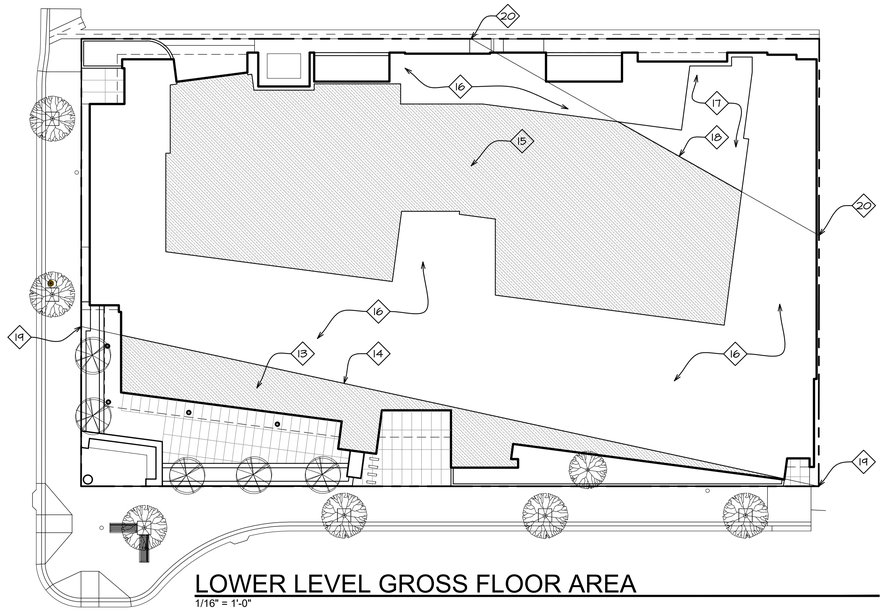
Project No.
2002

199

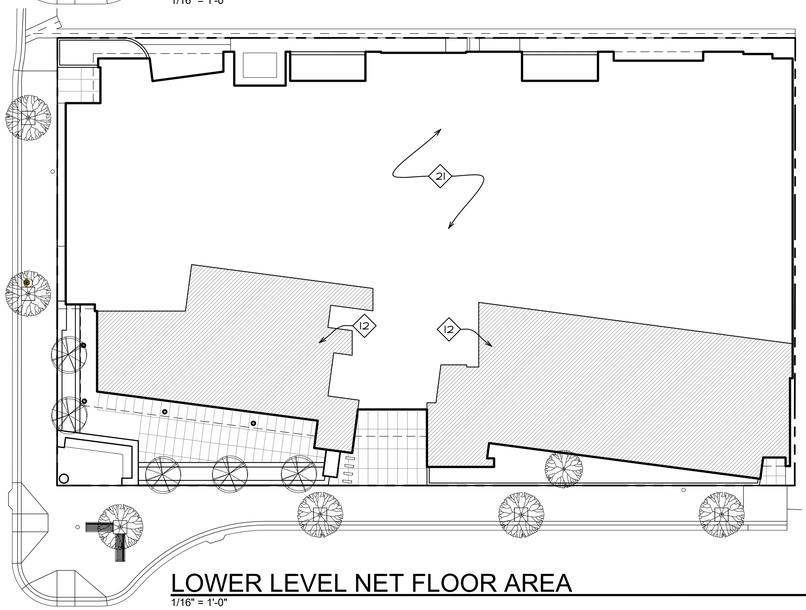
THE COMPLETE LINE

KEYNOTES

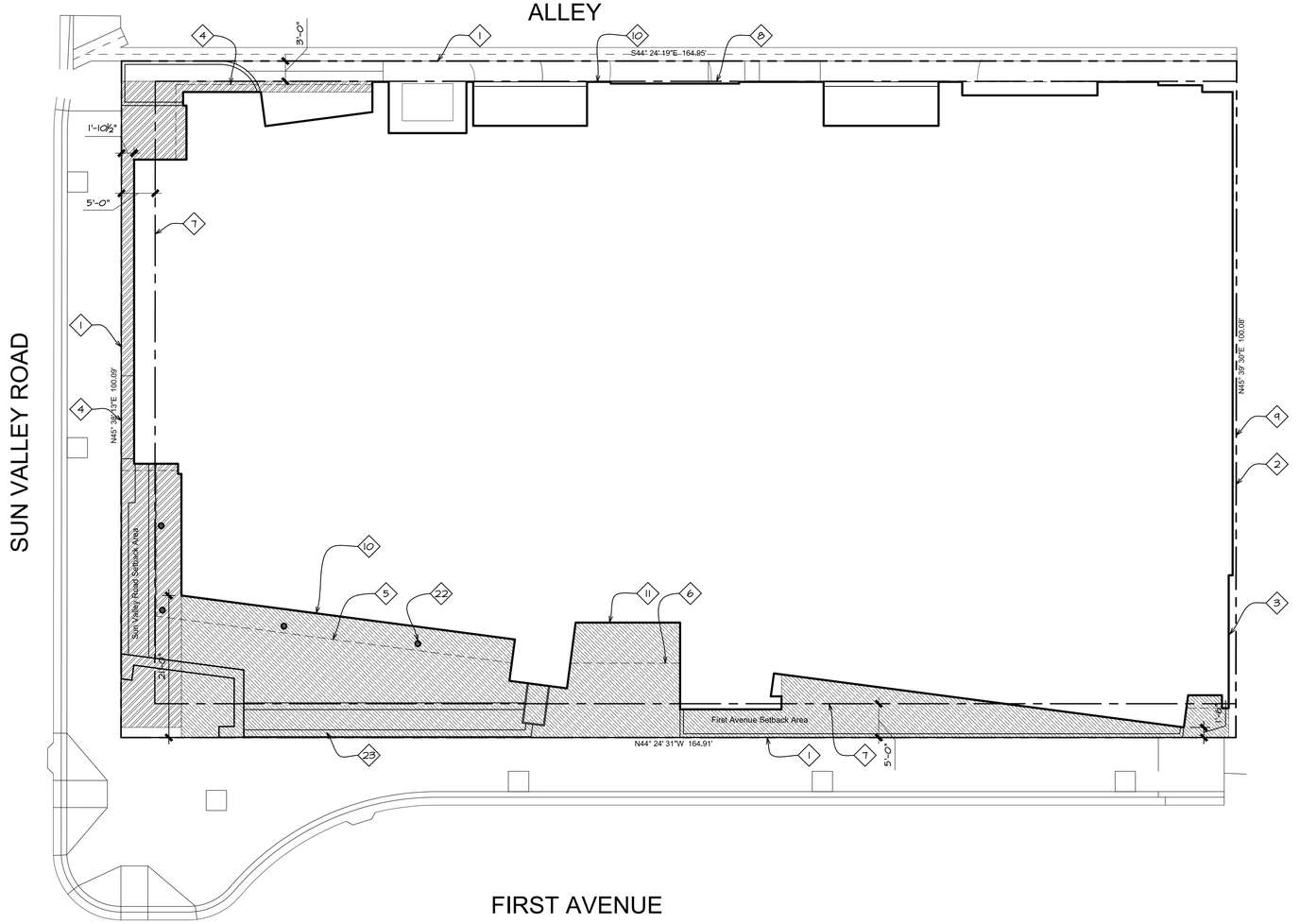
1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 Line of cantilevered floor above
5 Line of cantilevered deck above
6 Line of entry canopy above
7 5' required average street setback
8 3' required alley setback
9 0' interior side setback
10 Line of building footprint
11 Location of building address numbers.
12 Area included as net floor area
13 Floor area above basement invisible plane and included in gross floor area calculations per KMC 17.08.020 definition of floor area, gross
14 Line where basement invisible plane crosses lower floor finished floor at elevation 5825.0'
15 Area of garage counted as groos floor area, not underground parking, per KMC 17.08.020 definition of floor area, gross and underground parking
16 Floor area below basement grade plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross
17 Underground parking floor area with ceiling height less than 4' above basement invisible plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross and underground parking
18 Line where basement invisible plane is 4' below garage ceiling.
19 Point where basement invisible plane intersects elevation 5825.0' at the property line
20 Point where basement invisible plane intersects elevation 5834.0' which is 4' below the ceiling height of the parking area.
21 Interior circulation, mechanical, parking, and storage in basement areas excluded from net floor area calculation
22 Structural steel column with blackened finish, typical.
23 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.



LOWER LEVEL GROSS FLOOR AREA
1/16" = 1'-0"



LOWER LEVEL NET FLOOR AREA
1/16" = 1'-0"



LOWER LEVEL SETBACK PLAN
1" = 10'

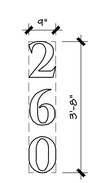
SUN VALLEY ROAD SETBACK:

Setback Area:	587 sf
Frontage Length:	95'-7"
Average Setback Depth:	6.1'

1ST AVENUE SETBACK:

Setback Area:	1634 sf
Frontage Length:	154'-11"
Average Setback Depth:	10.5'

GROSS FLOOR AREA:	1,030 sf
GROSS FLOOR AREA PARKING:	4,756 sf
NET FLOOR AREA:	3,944 sf



SIGNAGE:

SIGNAGE AREA:

Maximum area : 1 sq. ft. per 3 linear ft. street frontage or 60 sq.ft. (KZC 17.127.050)
(Wall) = 219'-11 ¼" (street frontage) / 3 linear ft.
= 73 sq ft > 60 sq ft.

Proposed Address Signage : 9" x 44" = 396 sq. in. = 2.75 sq. ft.
(Wall) 2.75 sq. ft. < 60 sq. ft.

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
LOWER LEVEL SETBACK PLAN
MASTER SIGNAGE PLAN
LOWER LEVEL GFA & NFA PLANS

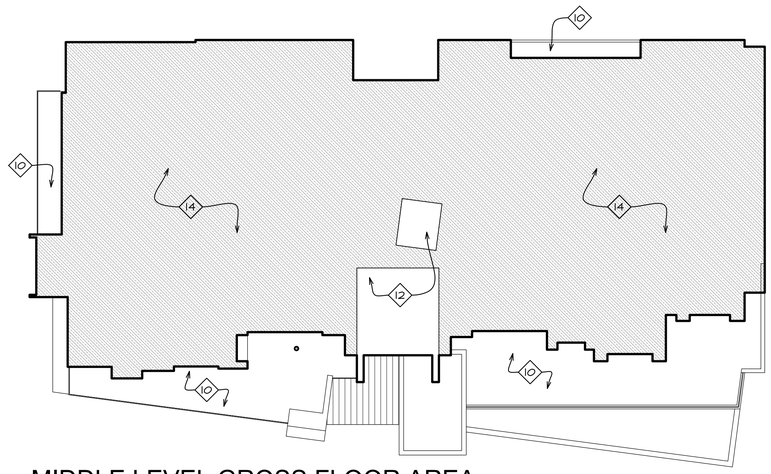
Sheet:
A12

Project No.
2002

200

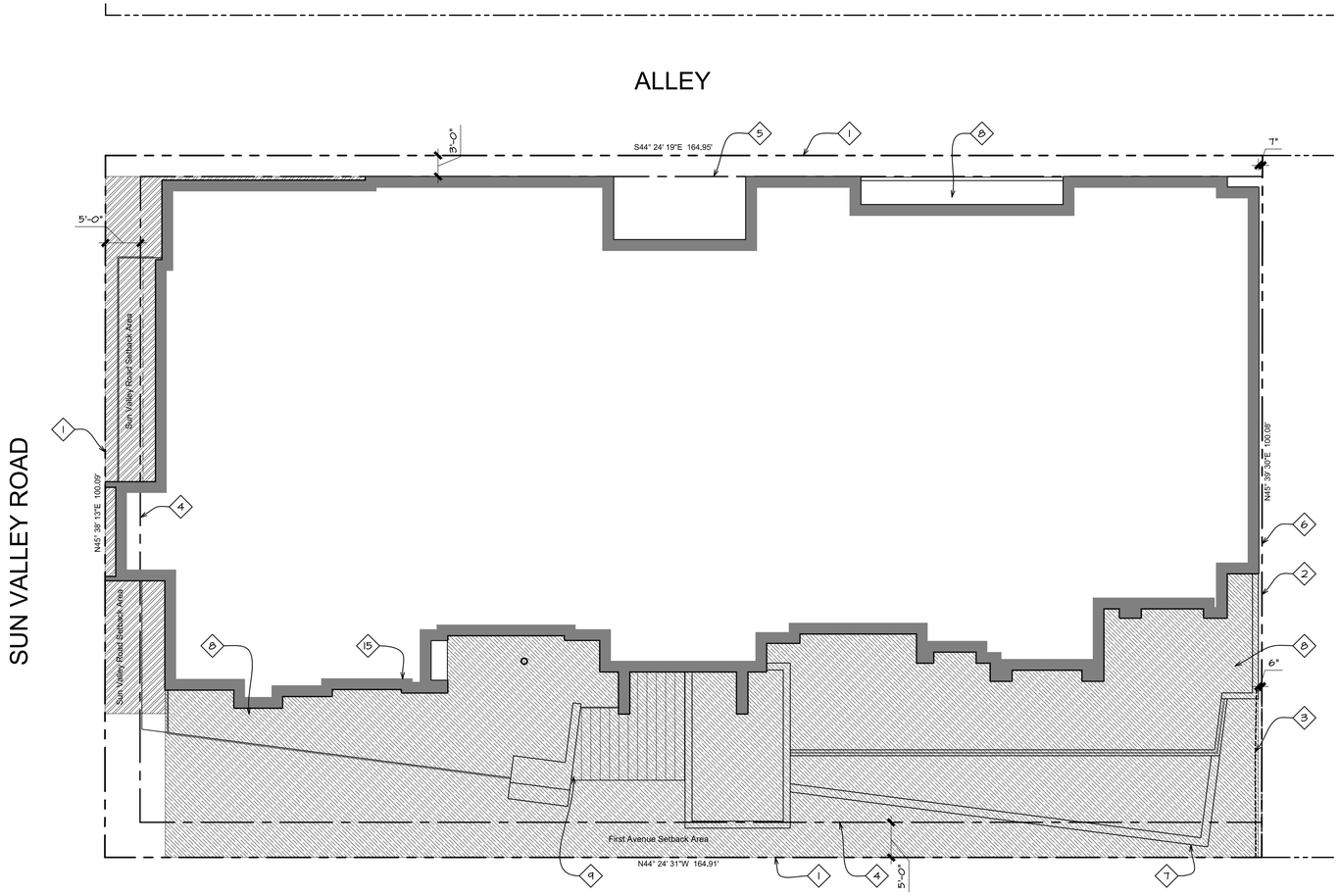
KEYNOTES

1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 5' required average street setback
5 3' required alley setback
6 0' interior side setback
7 Line of wall below
8 Waterproof deck below
9 Line of entry canopy roof below
10 Waterproof deck
11 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
12 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
13 Area included as net floor area
14 Area included as gross floor area
15 Structural steel column with blackened finish, typical.



MIDDLE LEVEL GROSS FLOOR AREA
1/16" = 1'-0"

MIDDLE LEVEL NET FLOOR AREA
1/16" = 1'-0"



MIDDLE LEVEL SETBACK PLAN
1" = 10'

SUN VALLEY ROAD SETBACK:

Setback Area:	526 sf
Frontage Length:	76'-6"
Average Setback Depth:	6.9'

FIRST AVENUE SETBACK:

Setback Area:	4431 sf
Frontage Length:	155'-10"
Average Setback Depth:	28.4'

GROSS FLOOR AREA:	10,039 sf
NET FLOOR AREA:	9,554 sf
LYNCH RESIDENCE FLOOR AREA:	4,710 sf
BERNIER RESIDENCE FLOOR AREA:	4,844 sf

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
09/30/22
07/17/23
10/10/24
07/31/25
1 2 3 4 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

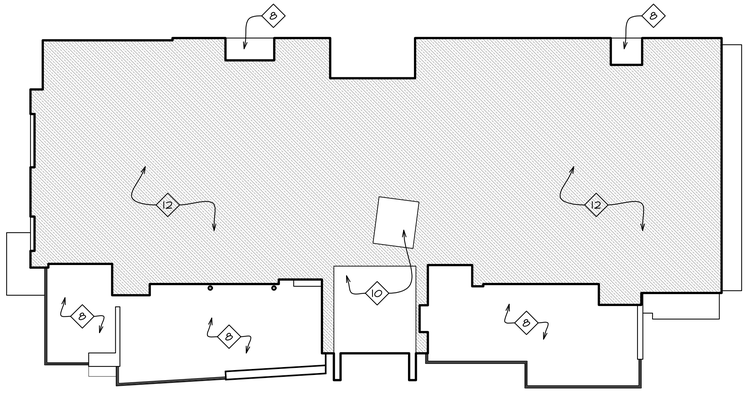
Sheet Title:
MIDDLE LEVEL SETBACK PLAN
MIDDLE LEVEL GROSS FLOOR AREA PLAN
MIDDLE LEVEL NET FLOOR AREA PLAN

Sheet:
A13

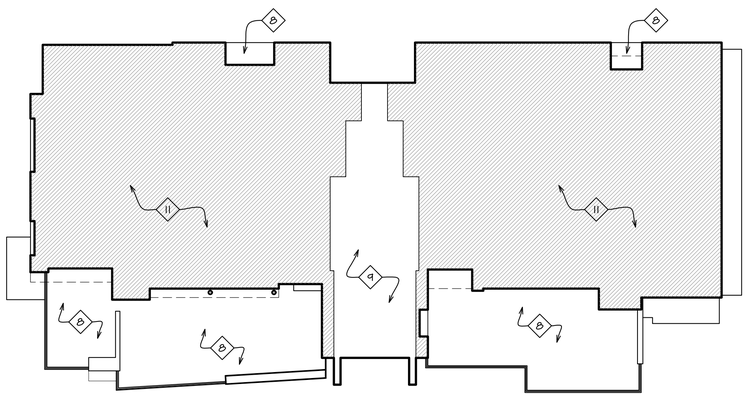
Project No.
2002

KEYNOTES

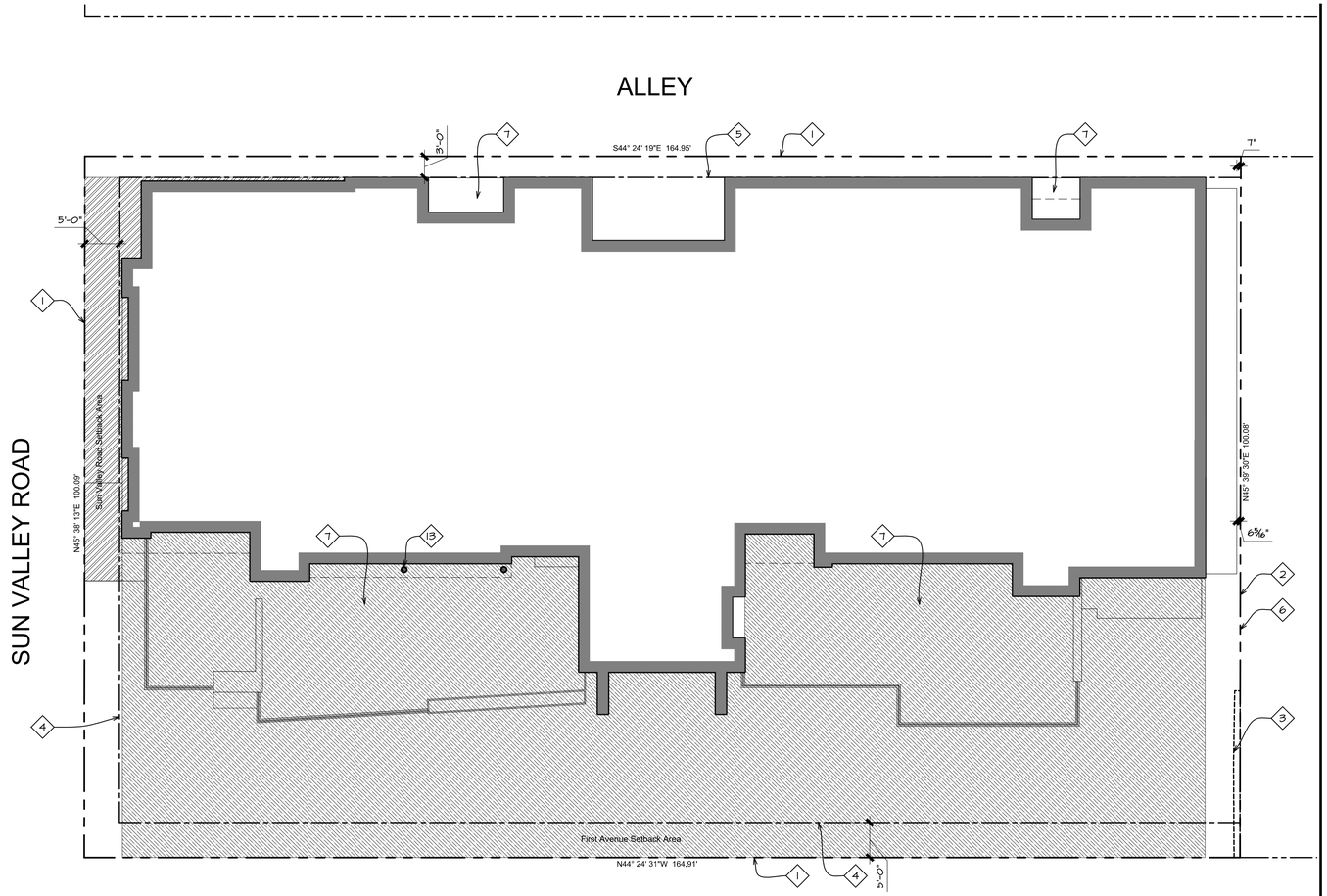
1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 5' required average street setback
5 3' required alley setback
6 0' interior side setback
7 Waterproof deck below
8 Waterproof deck
9 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
10 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
11 Area included as net floor area
12 Area included as gross floor area
13 Structural steel column with blackened finish, typical.



UPPER LEVEL GROSS FLOOR AREA
1/16" = 1'-0"



UPPER LEVEL NET FLOOR AREA
1/16" = 1'-0"



UPPER LEVEL SETBACK PLAN
1" = 10'

N

SUN VALLEY ROAD SETBACK:

Setback Area:	377 sf
Frontage Length:	57'-7"
Average Setback Depth:	6.5'

FIRST AVENUE SETBACK:

Setback Area:	6132 sf
Frontage Length:	154'-6"
Average Setback Depth:	39.7'

GROSS FLOOR AREA:	8,042 sf
NET FLOOR AREA:	7,510 sf
LYNCH RESIDENCE UPPER FLOOR AREA:	3,647 sf
BERNIER RESIDENCE UPPER FLOOR AREA:	3,863 sf

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
09/30/22 1
07/17/23 2
10/10/24 3
07/31/25 4 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
UPPER LEVEL SETBACK PLAN
UPPER LEVEL GROSS FLOOR AREA PLAN
UPPER LEVEL NET FLOOR AREA PLAN

Sheet:
A14

Project No.
2002

KEYNOTES

1 Property line/edge of right of way

2 Property line

3 Deck encroachment easement per survey

4 5' required average street setback

5 3' required alley setback

6 0' interior side setback

7 Line of wall below

8 Building facade step occurs at this location.

9 Line of required building height step, minimum 40'-0" from front property line and minimum 35'-0" from rear property line, per KZC 17.12.040.

10 Masonry chimney with termination per IBC 2113.9.

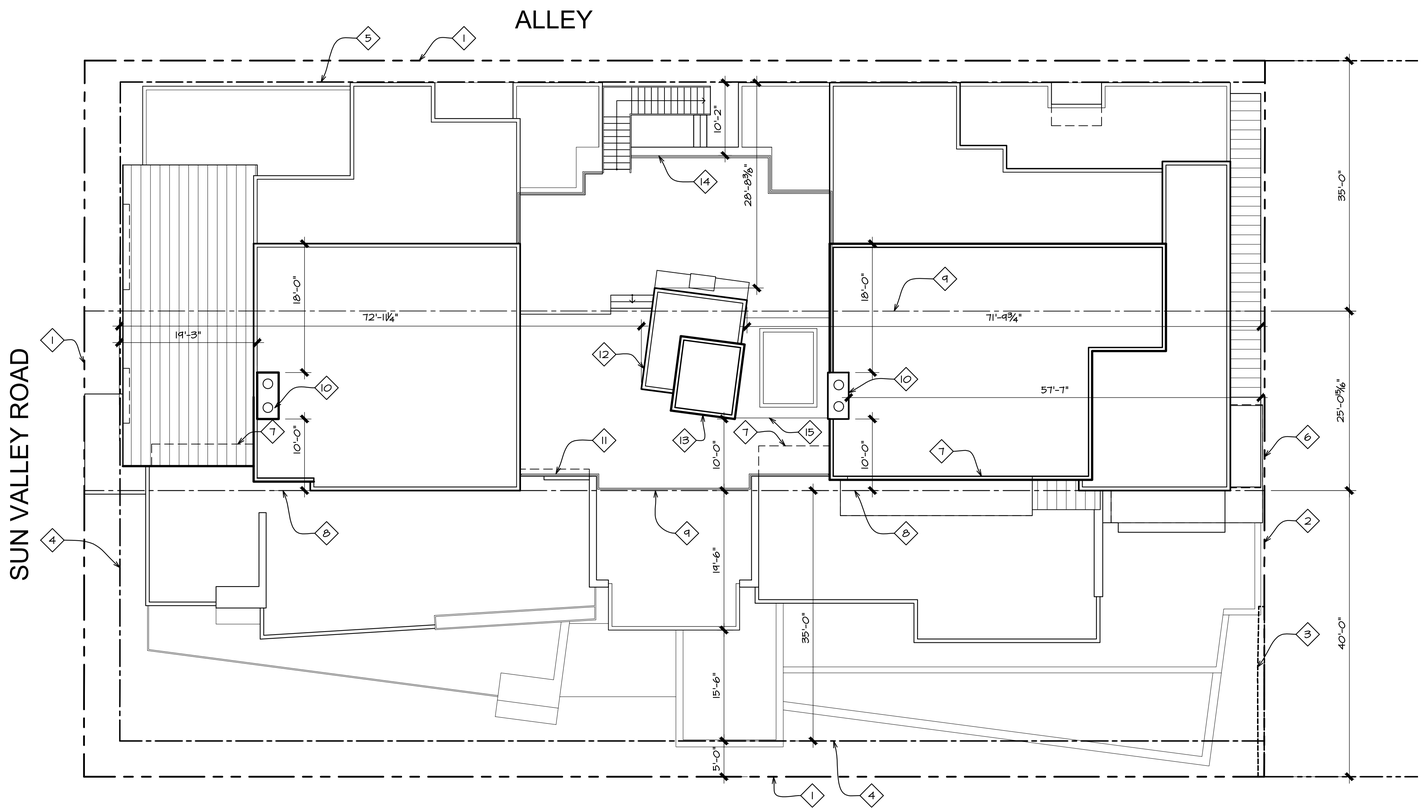
11 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.

12 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator lobby roof to be 6'-0" above maximum building height.

13 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure roof to be 9'-6" above maximum building height.

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

15 Site built hot tub/spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.



ROOF LEVEL SETBACK PLAN
1" = 10'

LICENSED ARCHITECT AR-988776 CRAIG C. THIELSEN STATE OF IDAHO

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Revised: 6 7 8 9 10

Revised: 1 09/30/22; 2 07/17/23; 3 10/10/24; 4 07/31/25; 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: ROOF LEVEL SETBACK PLAN ---- ----

Sheet: A15

Project No. 2002

KEYNOTES

1 Line of cantilevered floor above

2 Line of cantilevered deck above

3 Line of entry canopy above

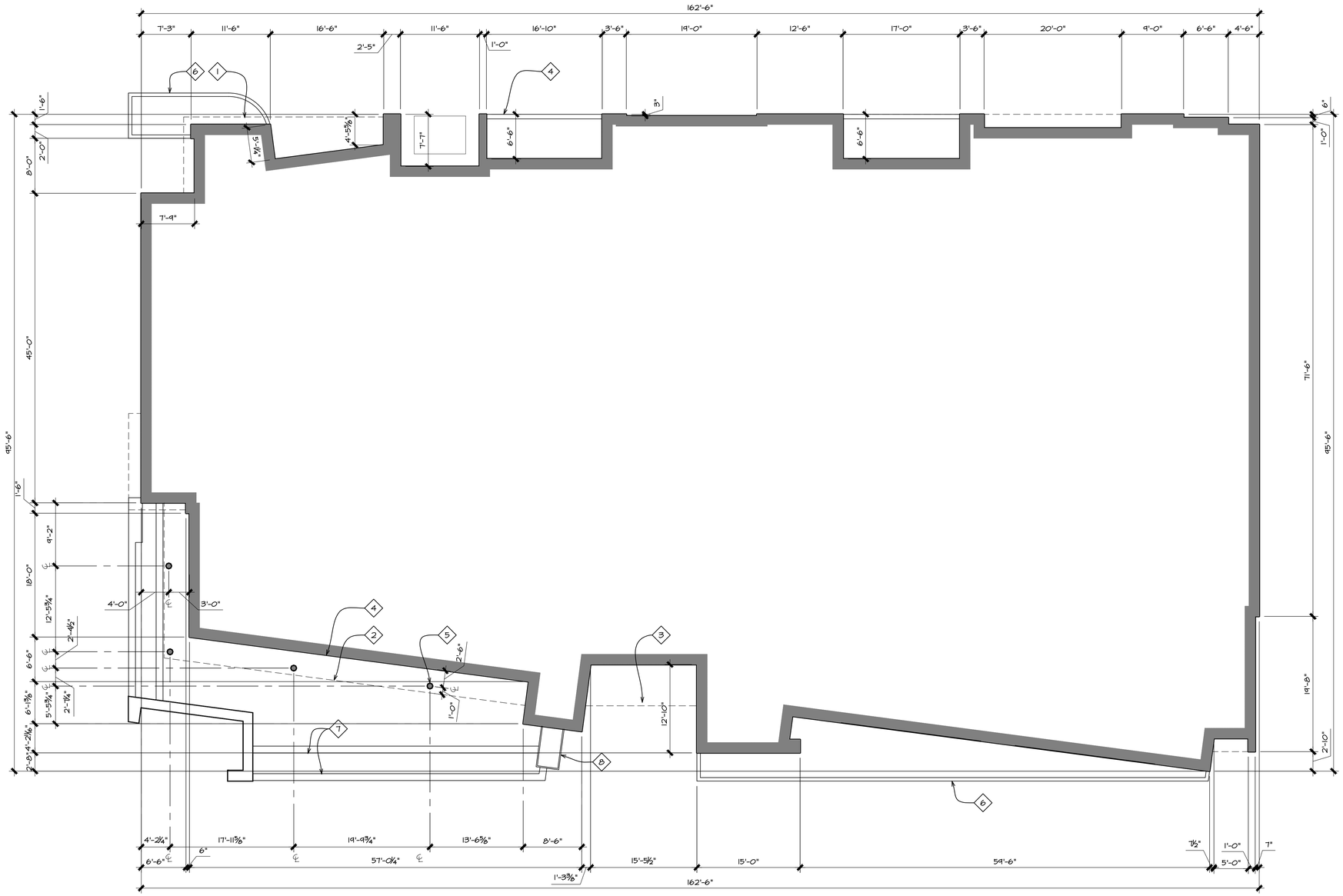
4 Line of building footprint

5 Structural steel column with blackened finish, typical.

6 6" tall concrete curb

7 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.

8 48" tall raised plate steel planter with blackened finish



LOWER LEVEL DIMENSION PLAN

1/8" = 1'-0"

N

LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

Drawn: 08/10/22

Checked: ---- ----

Construction Set Issued: ----

Thielsen ARCHITECTS

Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project: SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM,ID

Sheet Title: LOWER FLOOR DIMENSION PLAN

---- ----

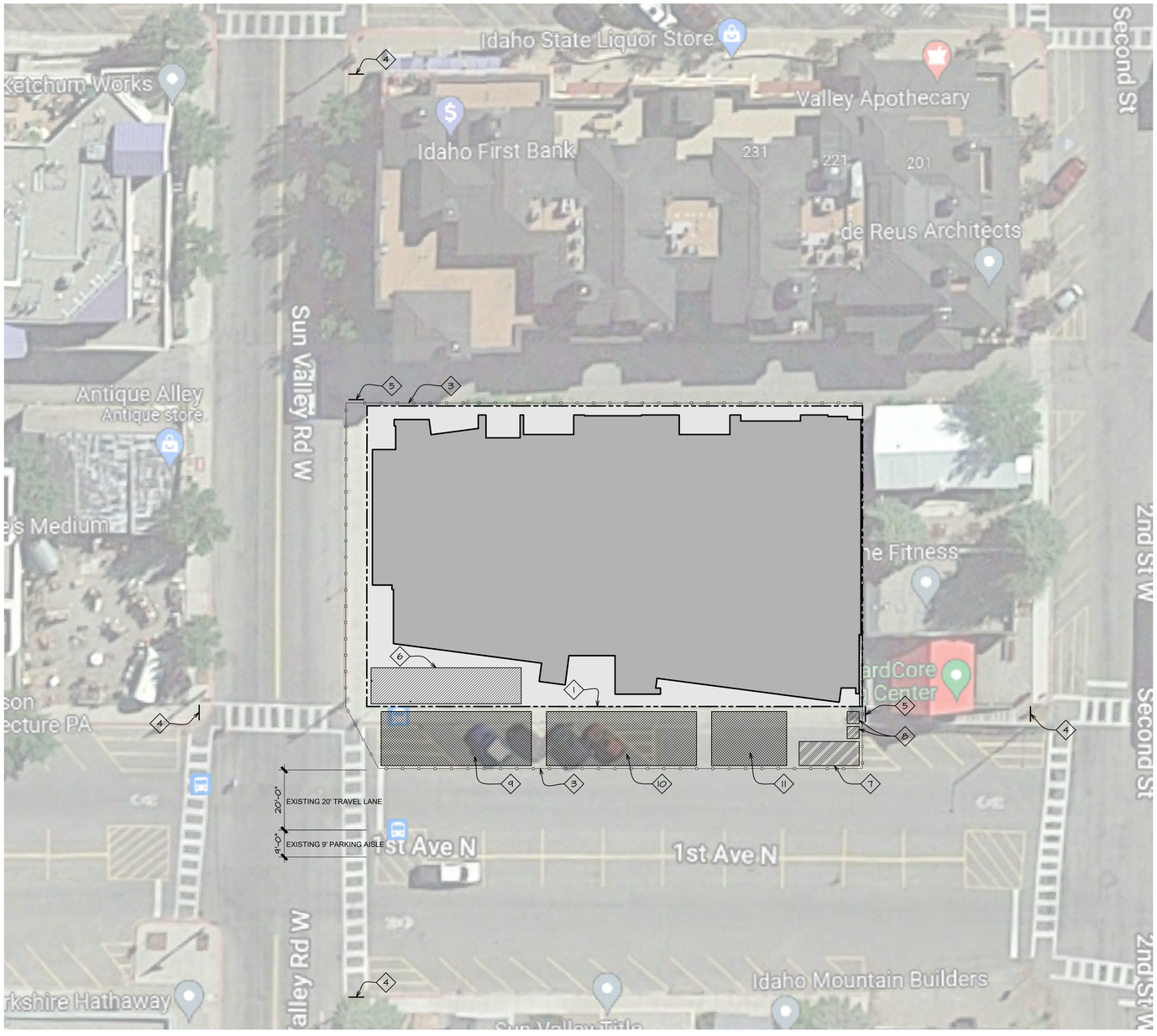
Sheet: A16

Project No. 2002

204

KEYNOTES

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



CONSTRUCTION MANAGEMENT PLAN

1" = 20'

N

CONSTRUCTION MANAGEMENT NOTES

1. General contractor to ensure that all construction activity meets the requirements of the City of Ketchum and all OSHA safety standards.
2. Construction hours to be 7:30 am until 7:00 pm. No construction activity on Sundays or holidays.
3. For construction during the winter, all snow is to be removed from the job site. No snow is to be stored on site.

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

Revised:
6
7
8
9
10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Nielsen ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONSTRUCTION PLAN
---- ----

Sheet:
A17

Project No.
2002

1 LOWER FLOOR PLAN

LIGHTING PLAN

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S'	SINGLE POLE JAMB SWITCH
S^MD	SINGLE POLE MOTION SWITCH
S^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SCR	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

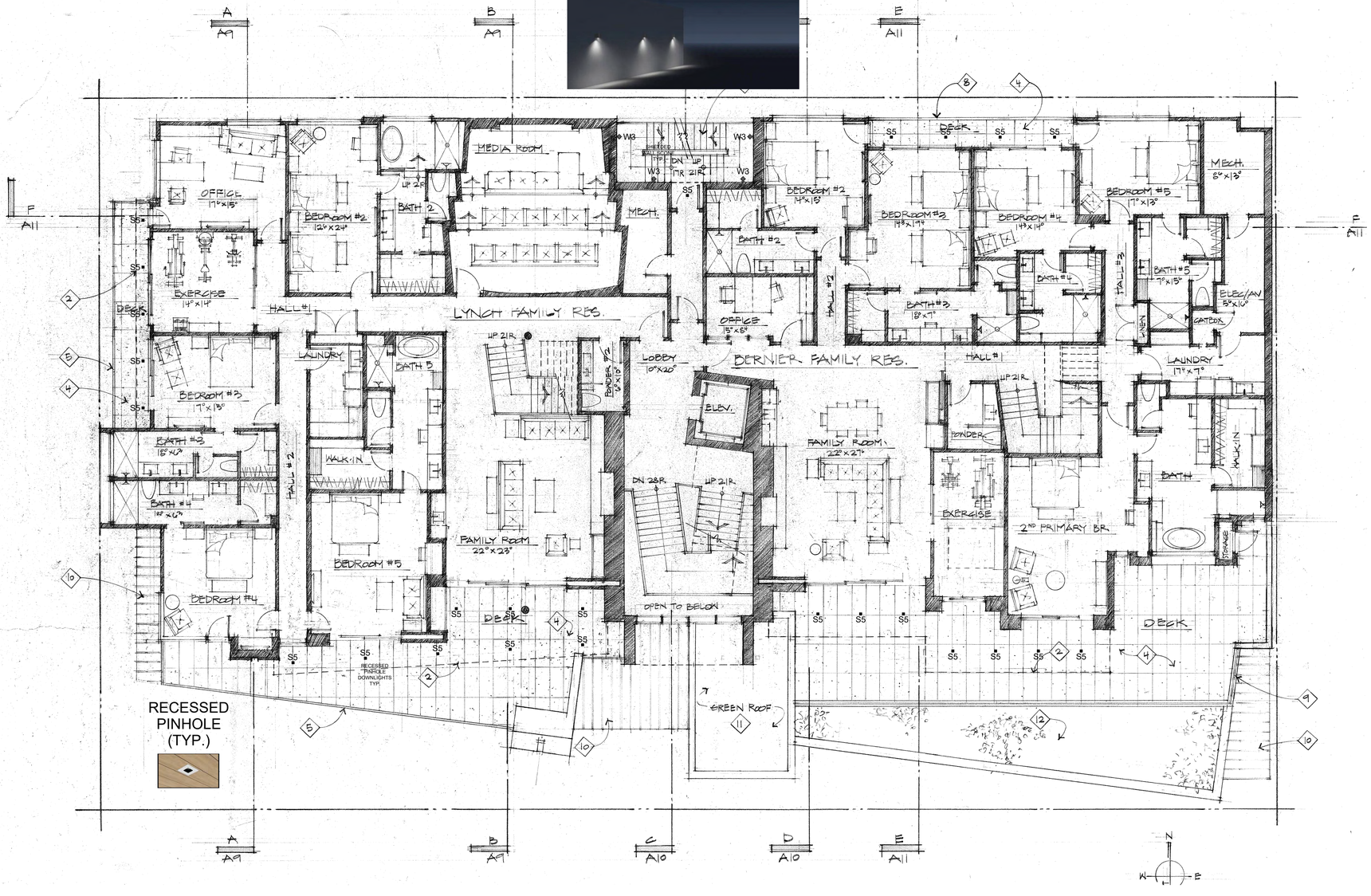
1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 1

SHIELDED
WALL SCONCE
(TYP.)

RECESSED
PINHOLE
(TYP.)



1 MIDDLE FLOOR PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

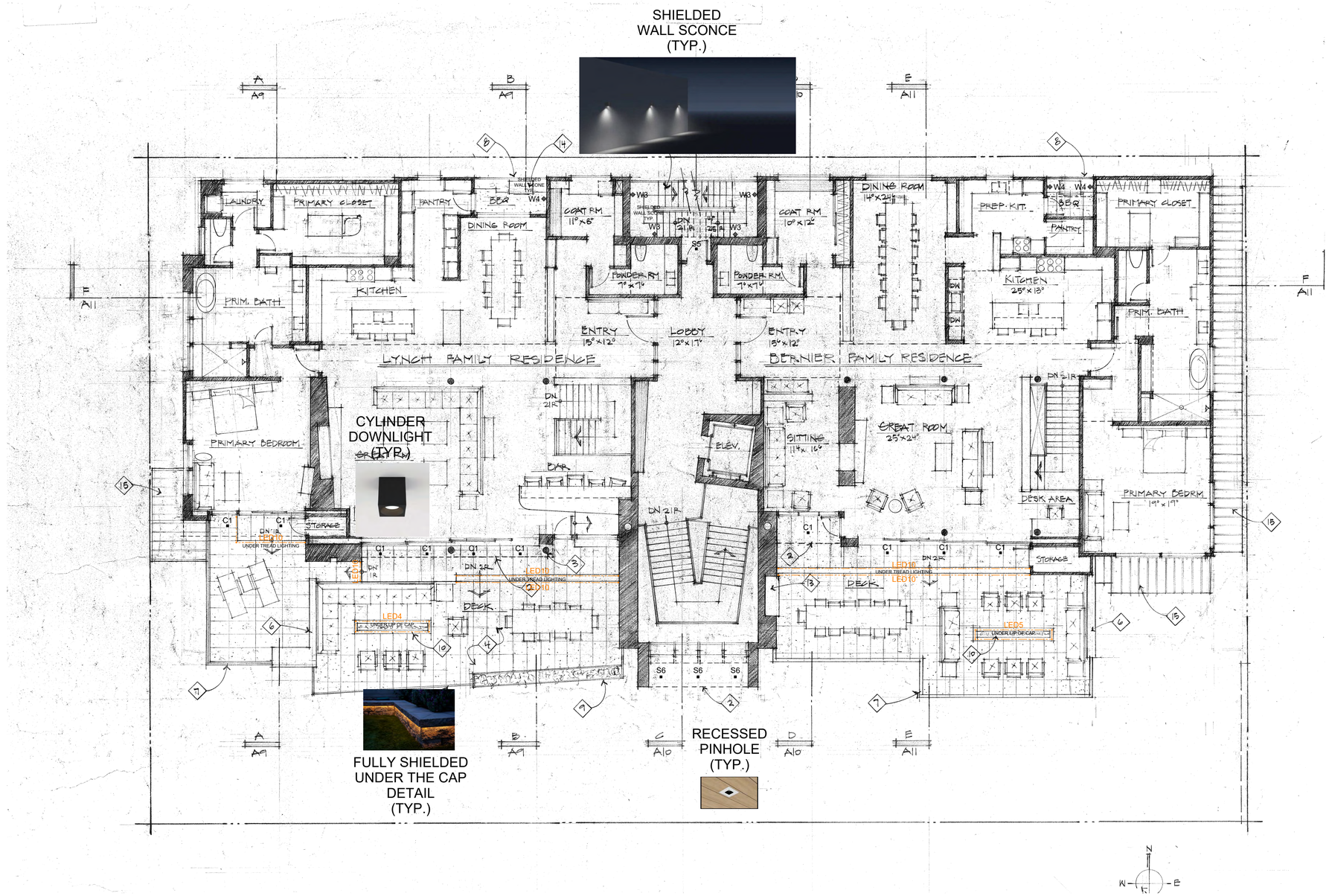
DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 2



1 UPPER FLOOR PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$P	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
WCP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

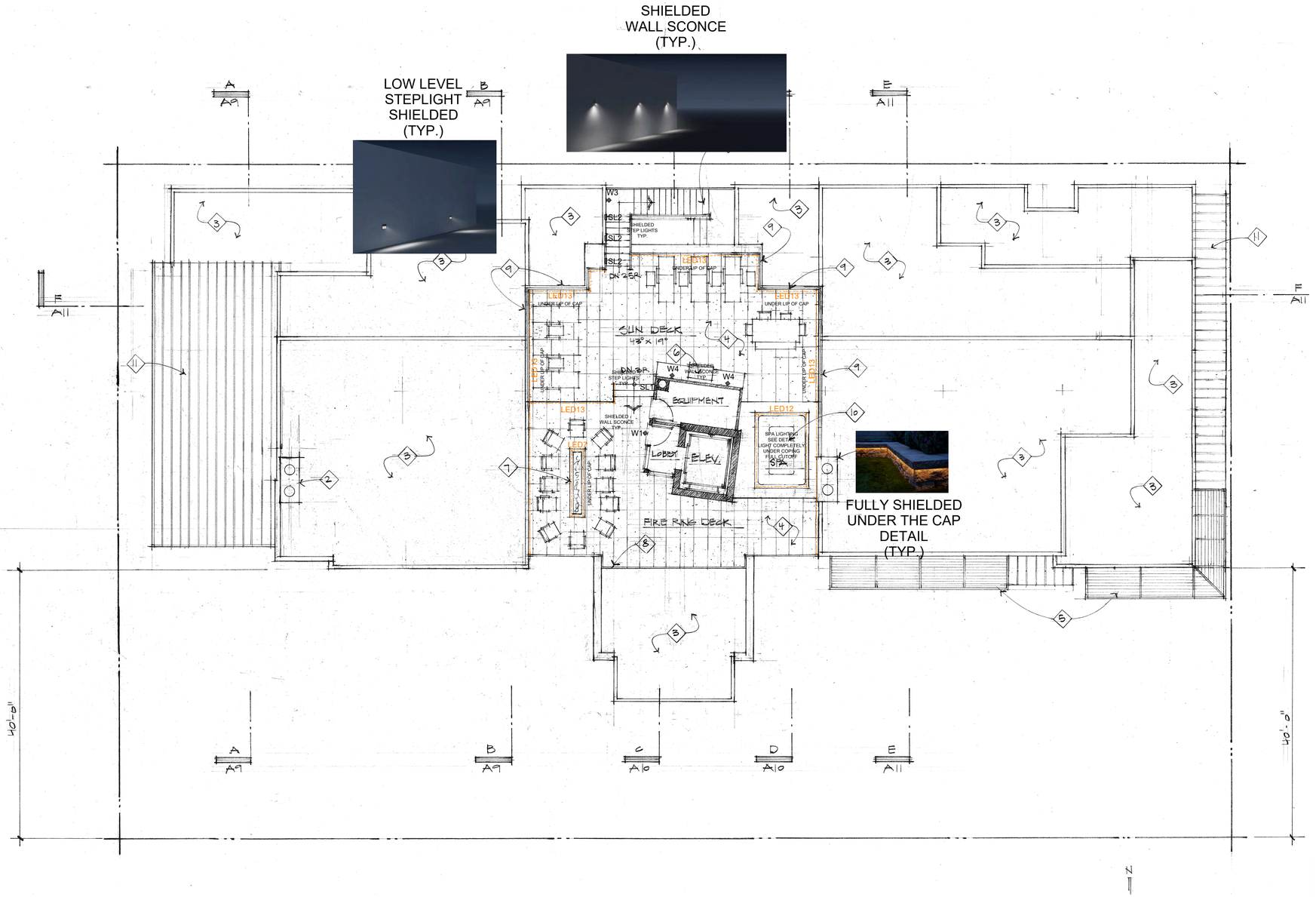
DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 3



1 ROOF DECK PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$'	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 4

1 LOWER FLOOR PLAN

LIGHTING PLAN

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	8	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	302	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	16	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	2	SL1	SINGLE	N.A.	1.000	34705.023-27K
	1	SL2	SINGLE	N.A.	1.000	34703.023
	1	W1	SINGLE	N.A.	1.000	85105.023-27K
	3	W2	SINGLE	N.A.	1.000	77756-27K
	2	W3	SINGLE	N.A.	1.000	85105.023-27K
	0	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Level Overview	Illuminance	Fc	0.69	16.6	0.0	N.A.	N.A.
Lower Level Light Trespass East	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.
Lower Level Plan Trespass North	Obtrusive – III	Fc	0.01	0.1	0.0	N.A.	N.A.
Lower Level Plan Trespass South	Obtrusive – III	Fc	0.01	0.1	0.0	N.A.	N.A.
Lower Level Plan Trespass West	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MO	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SC	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

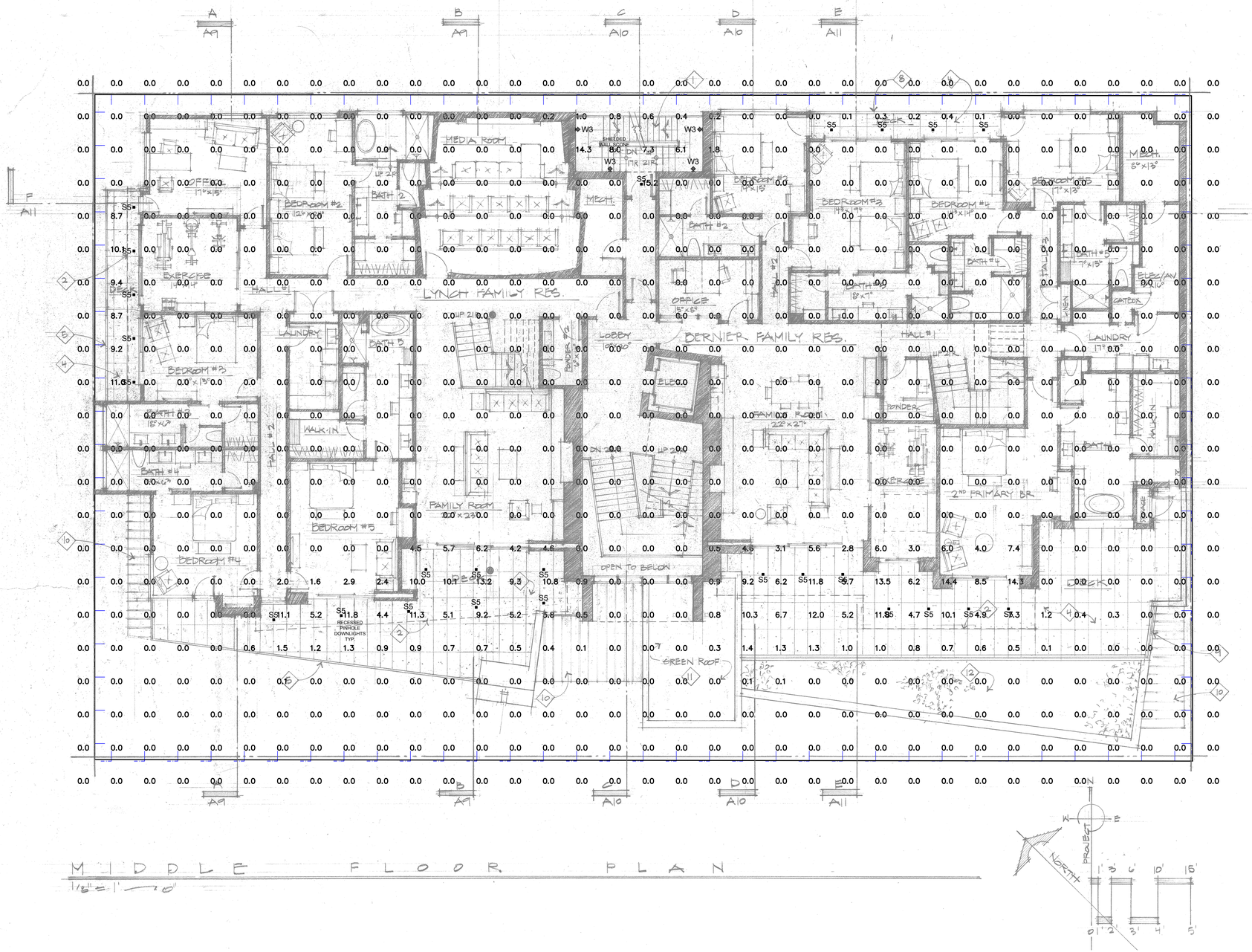
SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 5



MIDDLE FLOOR PLAN

1/8" = 1'-0"

2 MIDDLE FLOOR PLAN

LIGHTING PLAN

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

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	0	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	34	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	SL1	SINGLE	N.A.	1.000	34705.023-27K
	0	SL2	SINGLE	N.A.	1.000	34703.023
	0	W1	SINGLE	N.A.	1.000	85105.023-27K
	0	W2	SINGLE	N.A.	1.000	77756-27K
	4	W3	SINGLE	N.A.	1.000	85105.023-27K
	0	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$L	SINGLE POLE JAMB SWITCH
$MO	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
$D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
GFCI	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

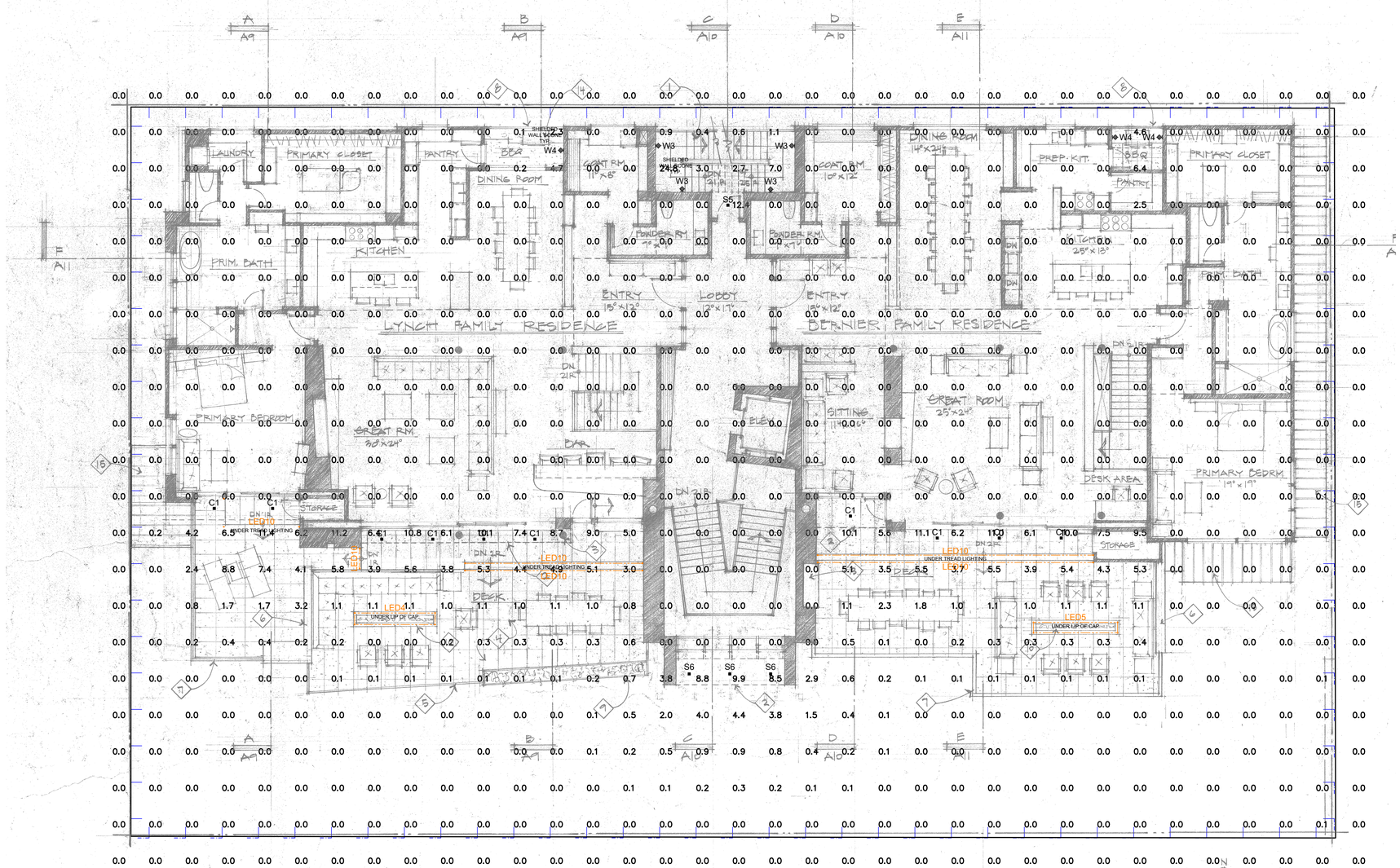
SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

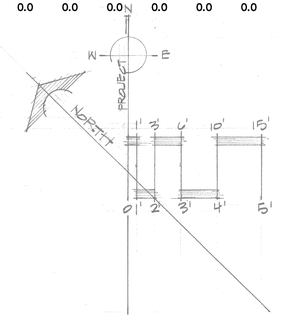
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 6



UPPER FLOOR PLAN

1/8" = 1'-0"



3 UPPER FLOOR PLAN

LIGHTING PLAN

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	14	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	306	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	2	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	3	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	SL1	SINGLE	N.A.	1.000	34705.023-27K
	0	SL2	SINGLE	N.A.	1.000	34703.023
	0	W1	SINGLE	N.A.	1.000	85105.023-27K
	0	W2	SINGLE	N.A.	1.000	77756-27K
	4	W3	SINGLE	N.A.	1.000	85105.023-27K
	3	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

- S — SINGLE POLE SWITCH
- S' — SINGLE POLE JAMB SWITCH
- S^MO — SINGLE POLE MOTION SWITCH
- S^T — SINGLE POLE TIMER SWITCH
- D — SINGLE POLE DIMMER
- ⊕ — 1/2 SWITCHED DUPLEX RECEPTACLE
- ⊕^CP — SWITCHED RECESSED CLOCK RECEPTACLE
- ⊕FP — 1/2 SWITCHED FLOOR PLUG RECEPTACLE
- T# — REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

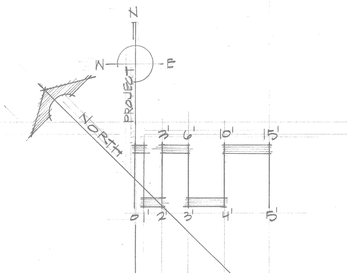
SHEET NUMBER:

PHOTOMETRIC PLAN

EL 7

ROOF DECK PLAN

1/8" = 1'-0"



5 ROOF DECK PLAN

LIGHTING PLAN

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊖	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
⊖	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
▭	237	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
⊡	0	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
⊡	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
▭	1	SL1	SINGLE	N.A.	1.000	34705.023-27K
▭	3	SL2	SINGLE	N.A.	1.000	34703.023
⊖	1	W1	SINGLE	N.A.	1.000	85105.023-27K
⊖	0	W2	SINGLE	N.A.	1.000	77756-27K
⊖	1	W3	SINGLE	N.A.	1.000	85105.023-27K
⊖	2	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof Deck Overview	Illuminance	Fc	0.26	22.2	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

- $ — SINGLE POLE SWITCH
- $L — SINGLE POLE JAMB SWITCH
- $MO — SINGLE POLE MOTION SWITCH
- $T — SINGLE POLE TIMER SWITCH
- D — SINGLE POLE DIMMER
- — 1/2 SWITCHED DUPLEX RECEPTACLE
- CP — SWITCHED RECESSED CLOCK RECEPTACLE
- FP — 1/2 SWITCHED FLOOR PLUG RECEPTACLE
- T# — REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 8

KEVIN J. FLOWER LIGHTING DESIGN

20650 N. 29th Place Suite 106
Phoenix AZ 85050
602.341.3667

Lighting Fixture Schedule

Project: Sawtooth Serenade

Quantity	Type	Manufacturer	Model Number / Description	Volts	Dimming	Lamp Type	Watts
10	C1	SPECTRUM	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base 6" Square Cylinder Surface Mounted with GU24 Base and Ketra Lamp	120V AC	KETRA (COLOR SET TO 27K)	HW-S30-08H-O-GTWFL-11G25-BK LOUVER: S30ALUV45 BK	10
9	L2	FX LUMINAIRE	JB - ZDC - FB - Warm 27K Lens 4" Surface Mounted Tree Downlight with 45° Cutoff Shroud	12V AC	ELV	Integral LED lamp	4
16	LED1 - LED16	ELEMENTAL LED	LINEAR LED LIGHTING MOUNTED IN CHANNEL DIFFUSED AND MOUNTED FACING DOWNWARD CONTRACTOR TO DETERMINE BILL OF MATERIALS USING DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY - 32.8 Foot Spool / 27K / 2.44W/FT DI-ODX-24VXXW-J - ELV DIMMING DRIVERS	24V DC	ELV	Integral LED lamp	2.44W/FT
41	S5	KETRA	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 40 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	Integral LED lamp	9
3	S6	KETRA	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 25 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	Integral LED lamp	9
3	SL1	ERCO	34705.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Deep Beam	120V AC	ELV	Integral LED lamp	8
3	SL2	ERCO	34703.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Wide Beam	120V AC	ELV	Integral LED lamp	8
3	W1	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	Integral LED lamp	8
0 NOT USED	W2	BEGA LIGHTING	77756-27K w/70755 Glare Shield 4-3/8 Cylindrical Wall Mounted Downlight with 180 degree Glare Shield	120V AC	0-10V	Integral LED lamp	10.5
11	W3	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	Integral LED lamp	8
5	W4	FX LUMINAIRE	NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens - Warm 27K Lens 3" Surface Mounted Downlight with	12V AC	PHASE	Integral LED lamp	4

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED AND BE DARK SKY COMPLIANT
*** EQUIVALENT FIXTURES MAY BE SUBSTITUTED WITH OWNERS APPROVAL
*** ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.
*** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.
*** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING
*** ALL TRIM COLORS TO BE VERIFIED WITH OWNER BEFORE ORDERING.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SCP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

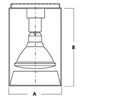
SHEET NUMBER:

PHOTOMETRIC PLAN

EL 9

Acoustic Designs Group
Type: C1

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



A	B
6.0 IN. 152.4 mm	9.5 241.3 mm

6" SQUARE DIRECT
PAR SERIES

cylinders

SPC0609SQINC - CEILING MOUNT

APPLICATION
6" square cylinder series for use with incandescent PAR lamps.

FEATURES
Spectrum Surface Solutions series provides traditional architectural style with high performance energy efficient illumination. Rugged design with flexible mounting, finish and lamping options make these extremely versatile fixtures.

FINISH
Multi-stage polyester powder-coat process applied on our dedicated paint lines. A wide variety of standard and custom finishes are available. All exposed materials are promote pretreated to resist corrosion.

ELECTRONICS
120V socket standard.

CONSTRUCTION
Extruded, .125 6063 aluminum fixture housing. Specular primary optical reflectors provide high efficiency illumination. Stainless steel hardware with galvanized steel brackets to resist corrosion. Formed .063 aluminum reflector/trim finished to specification.

CODE COMPLIANCE
ETL listed for damp locations. Manufactured and tested to UL standard No. 1598.

SERIES	LED LAMP	TRIM	MOUNTING[1]	FINISH[1]
SPC0609SQINC	PAR30 R30	0906-PT Platinum Silver MW Matte White MB Matte Black	HM Hung Straight PM Rigid Pendant Mount[2] AT Hung Straight At Thread CD Cord / Cable Mount SM Surface Mount	MW[3] Matte White MB[3] Matte Black PT Platinum Silver CC Custom Color See Page 4 for Full Range of Color Options (93-90015)

EXAMPLE: SPC0609SQINC/PAR38/0305PT/HM36/MW

NOTES:
1 See Mounting Page for Details on Components and Finishes 2 Specify length in inches See Mounting Page for Available Lengths 3 See Color Page for More Options/Consult Factory for Special Finishes 4 Standard Finishes

SPECTRUM LIGHTING INC. PROJECT: TYPE:

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

Acoustic Designs Group
Type: C1

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

KETRA
S30 TUNABLE LAMP

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

ISO FOOTCANDLE CHARTS: 2700 - 5000 K VALUES ONLY

Beam Angle: 15° Spot (SP)

Product Code[1]	Wattage	Lumens	CBCP
S3010CTSP11E26WH	17 W	1050	7501

Foot-candles		Beam Dia.
1876	2'	0.53'
469	4'	1.05'
208	6'	1.58'
117	8'	2.11'
75	10'	2.63'

Distance From Light

0 1875 3750 5625 7500

80° 60° 40° 20°

Beam Angle: 25° Flood (FL)

Product Code[1]	Wattage	Lumens	CBCP
S3010BTFLI1E26WH	17 W	1050	3672

Foot-candles		Beam Dia.
918	2'	0.89'
230	4'	1.77'
102	6'	2.66'
57	8'	3.55'
37	10'	4.43'

Distance From Light

0 923 1845 2768 3690

80° 60° 40° 20°

Beam Angle: 40° Wide Flood (WFL)

Product Code[1]	Wattage	Lumens	CBCP
S3010BTWFLWE26WH	17 W	1050	1042

Foot-candles		Beam Dia.
386	2'	1.40'
96	4'	2.99'
43	6'	4.57'
24	8'	5.82'
15	10'	7.28'

Distance From Light

0 596 771 952 1542

80° 60° 40° 20°

[1] Performance data applies to all base types and housing colors.

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

Acoustic Designs Group
Type: C1

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

KETRA

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

S30 Tunable LED S30 Lamp

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

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

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

-CM-	S30	08	I	CTSP	11E26	WH
Product Line	Model	Lumens	Location	System/Beam Angle	Region /Voltage / Base	Housing Color

Order code: CM-S3008ICTSP11E26WH

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Model	
5-Series PAR30 Long Neck LED S30 Lamp	S30

Lumens	
800 [1]	08
1050 [1]	10
600 High-Efficacy [1,2,4]	06H
1050 High-Efficacy [1,3,4]	10H

Location	
Indoor	I
Outdoor/Patio [5]	O

System/Beam Angle	Code
KetraNest Spot (15°)	CTSP
KetraNest Flood (25°)	BTFL
KetraNest Wide Flood (40°)	BTWFL
KetraNest Very Wide Flood (60°)	BTVFL
KetraNest Extra Wide Flood (90° BR Style)	BTXFL
CCX Spot (15°) [6]	GTSP
CCX Flood (25°) [6]	GTFL
CCX Wide Flood (40°) [6]	GTWFL
CCX Very Wide Flood (60°) [6]	GTVFL
CCX Extra Wide Flood (90° BR Style) [6]	GTXFL

Region/ Voltage/ Base	Code
North America, 120 V~ 60 Hz, E26	11E26
North America, 120 V~ 60 Hz, GU24	11G24

Housing Color	
White	WH
Black	BK

[1] This option is not available for sale in California.
[2] High-efficacy light sources are Title 20 and Title 24 JA8 compliant.
[3] High-efficacy only available for design with Clear Connect Type X systems.
[4] Extra Wide Flood beam angle is not available in the high-efficacy lumen options.
[5] CCX stands for Clear Connect Type X.
[6] For use in protected outdoor applications only. In wet locations the lamp must be installed in a wet location rated fixture.

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

Acoustic Designs Group
Type: C1

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

KETRA
S30 TUNABLE LAMP

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

SPECIFICATIONS[1]

Optical & Electrical Performance

Lumen Output[2]	800 lm/1050 lm
CRI (Ra)[2]	>90 (R9 >90)
Lumen Maintenance[3]	50,000 hours to L70 @ 25 °C TA
Color Point Maintenance[4]	One-step MacAdam Ellipse over product lifetime
Color Point Range[4]	1400 °K – 10,000 °K, Fully Saturated, & Pastel
Equivalent Traditional LED S30 Lamp	75W halogen PAR30
Dimming Range[4]	0.1-100%

Environmental

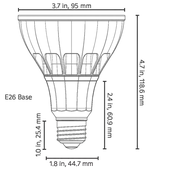
Operating Temperature	0 to 50 °C
Extended Operating Temperature[5]	-25 to 0 °C
Storage Temperature	-30 to 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, RoHS, FCC Class B
Location	UL Damp Location, IP20

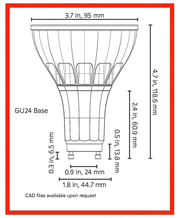
Mechanical

Weight	1.35 lbs, 600 g
Housing Material	Powder Coated Aluminum, Polymer
Lens Material	UL Damp Location, IP20
Base Type	E26 GU24

Electrical

Power Consumption	S30.08 9.3 W / S30.10 13 W S30.08 HE 8.4 W, S30.10 HE 12 W
Power Factor	>0.9
Efficacy	S30.08 88 lm/W, S30.10 81 lm/W S30.08HE 96 lm/W, S30.10HE 90 lm/W
Current	170 mA Max
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141-15 emergency lighting, UL-924 – model LUT-5H/INT-4-TD UL, file E205057. See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.





Accessories

S30 Accessory Short Snoot	S30ASNTS5 WH/BK
S30 Accessory Tall Snoot	S30ASNT30 WH/BK
S30 Accessory 45° Hex Louver Includes Tall Snoot	S30ALUV45 WH/BK
S30 Accessory 15° Baffle Includes Tall Snoot	S30ABF15 WH/BK
S30 Downlight Trim	UN-S30A-TMSK-PWH/PBK/PBZ/CWH/PSR

[1] All performance measurements taken at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
[2] Lumen measurement complies with IES LM-79-08 testing procedures.
[3] Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
[4] Intensity and color point control requires compatible system.
[5] Color accuracy not guaranteed while operating in Extended Operating Temperature range.

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

Acoustic Designs Group
Type: LED

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

diodeled®

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ NBL1/NBL2/NBL4
Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date

Project Notes

FEATURES

- Fully diffused, distinct light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

ORDERING CODES
Order spools, and components for field assembly

Diode LED	Voltage	Form	Model	CCT	Length
DI	24V	SE Side Bending TE Top Bending	NBL1 NBL2 NBL4	27 (2700K) 30 (3000K) 35 (3500K) 40 (4000K) 50 (5000K)	16 (16.4 feet) 32 (32.8 feet) Pre-Cut (Specify Custom Length)

OPTIONAL ORDERING CODES
Mounting, drivers, and assembly preference

Mounting	Drivers	Delivery
SPN Surface Mounting Channel TMSK Threaded Mounting Channel	ELV 24V 60W ELVD 24V 60W Dimmable Not Applicable (Factory Wired)	FIELD Assembly FACTORY Pre-Delivery Options

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
Lumens	2700K	62/ft.	126/ft.	126/ft.	90/ft.	172/ft.	346/ft.
	3000K	65/ft.	140/ft.	168/ft.	102/ft.	218/ft.	317/ft.
	3500K	60/ft.	125/ft.	195/ft.	89/ft.	273/ft.	273/ft.
	4000K	N/A	N/A	N/A	N/A	N/A	N/A
	5000K	58/ft.	116/ft.	172/ft.	86/ft.	206/ft.	266/ft.
	Blue	6/ft.	12/ft.	18/ft.	16/ft.	36/ft.	37/ft.
	Gold	31/ft.	61/ft.	84/ft.	70/ft.	157/ft.	184/ft.
	Green	36/ft.	48/ft.	76/ft.	69/ft.	146/ft.	151/ft.
	Pink	17/ft.	37/ft.	53/ft.	39/ft.	93/ft.	110/ft.
	Red	11/ft.	21/ft.	34/ft.	20/ft.	61/ft.	64/ft.
Cut Points		2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run		65 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI		90+ CRI	80+ CRI	80+ CRI	90+ CRI	80+ CRI	80+ CRI
Dimensions		0.27 x 0.75 in (W x H)	0.27 x 0.75 in (W x H)	0.27 x 0.75 in (W x H)	0.65 x 0.28 in (W x H)	0.65 x 0.28 in (W x H)	0.65 x 0.28 in (W x H)
Environment		Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature		-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)
Operating Temperature		-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)
Certification		UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty		5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

Acoustic Designs Group
Type: LED

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

diodeled®

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ NBL1/NBL2/NBL4
Diffused LED Lighting

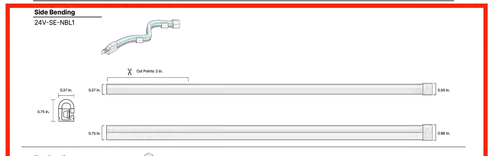
Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

Date

Project Notes

MECHANICAL DIAGRAMS

Side Bending
24V-SE-NBL1



Top Bending
24V-TE-NBL1

Connections

Male Connector

Female Connector

Side Bending Connector

Top Bending Connector

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^J	SINGLE POLE JAMB SWITCH
S^MD	SINGLE POLE MOTION SWITCH
S^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
^CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL10

Acoustic Designs Group
Type: S5

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

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

D3 Adjustable, Square

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

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

Features:

Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped with Ketra's full suite of unique solutions.

Flanged Bevel

Flangeless Mud-in Bevel

Flanged Pinhole

Flangeless Mud-in Pinhole

Flangeless Millwork Shallow

Flangeless Millwork Shallow Pinhole

Color Options

White

Black

Silver

Bronze

Paintable White

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

Acoustic Designs Group
Type: S5

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

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

Housing

Product Line | Fixture / Trim | Wattage | System

Beam Angle | Region / Voltage | Housing Type | Optic Accessory | Shipping Option

Order code:

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Fixture / Trim	
D3 Adjustable, Square Flanged[1]	D3ADSQ
D3 Adjustable, Square Flangeless[2,3]	D3ADSM
D3 Adjustable, Collar Adapter Not Specified[4]	D3ADXX

Wattage	
9 W	09
13 W	13
18 W	18

System	
KetraNet	8T
Clear Connect-Type X	6T

Beam Angle	
Spot (15°) Low Glare	15L
Flood (25°) Low Glare	25L
Wide Flood (40°) Low Glare	40L
Very Wide Flood (60°) Low Glare	60L

Beam Angle (cont.)	Code
Spot (15°) High Output	15H
Flood (25°) High Output	25H
Wide Flood (40°) High Output	40H
Very Wide Flood (60°) High Output	60H

Region/Voltage	
120 V~ 60 Hz, North America	11
277 V~ 60 Hz, North America	12

Housing Type	
New Construction, IC/Airtight	NCIC
New Construction, IC/Airtight, Flangeless Millwork Trim[5]	NCIM
New Construction, IC/Airtight, Outdoor/Patio[6]	NCOC
New Construction, IC/Airtight, Outdoor/Patio, Flangeless Millwork Trim[5]	NCOM

Optic Accessory[8] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F
Hex Louver	H

Shipping Option	
Single Pack Default, ships with Butterfly Brackets & 24 in Nailer Bars to be installed in field	SP

Trim

Product Line

Model | Trim Color | Trim Accessory

Order code:

Product Line	Code
Universal	UN-

Model	Code
Flanged Trim[1,7]	
D3 Square Adjustable Bevel	D3TFSQ1
D3 Square Adjustable Pinhole	D3TFSPA
Flangeless Mud-In Trim[9]	
D3 Square Adjustable Bevel	D3TXSQ1
D3 Square Adjustable Pinhole	D3TXSPA
Flangeless Millwork Trim[5,9]	
D3 Square Adjustable Bevel	D3TMSQ1
D3 Square Adjustable Pinhole	D3TMSPA

Trim Color	
White	PWH
Black	PBK
Silver	PSR
Bronze	PBZ
Paintable White	CWH

Trim Accessory[8] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F

[1] D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS-) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
[2] Use flanged trims (D3TFS-) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
[3] D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS-) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS-) with NCIM/NCOM housing type.
[4] Use the flangeless millwork trims (D3TMS-) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.
[5] Outdoor/Patio D3s must have a trim installed with a lens.
[6] D3s installed outdoors must use housing type NCOC or NCOM.
[7] Downlight is wet location rated when trim is installed with lens.
[8] Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
[9] Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

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

Acoustic Designs Group
Type: S5

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

KETRA
D3 ADJUSTABLE SQUARE

P/N 366231 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Delivered Lumen Output[2]				
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W	Pinhole lm multiplier
15° beam, low glare	650 lm	882 lm	1092 lm	0.57
25° beam, low glare	623 lm	845 lm	1046 lm	0.48
40° beam, low glare	569 lm	772 lm	955 lm	0.61
60° beam, low glare	561 lm	760 lm	941 lm	0.60
15° beam, high output	682 lm	928 lm	1148 lm	0.62
25° beam, high output	678 lm	923 lm	1142 lm	0.48
40° beam, high output	646 lm	878 lm	1087 lm	0.54
60° beam, high output	630 lm	857 lm	1061 lm	0.55
CRI (Ra)	>90 (93> >90)			
Lumen Maintenance[3]	50,000 hours to L70 @ 25 °C T$_q$			
Color Point Range[4]	1400K – 10,000K, Fully Saturated, & Pastel			
Equivalent Traditional Lamp	75 W halogen			
Dimming Range[4]	0.1–100%			
Power consumption	D3.09 9 W D3.13 13 W D3.18 18 W			
Voltage	120 V~ 60 Hz 277 V~ 60 Hz			
Power Factor	>0.9			
Inrush Current[5]	800 mA, 0.2 mS duration			

Delivered Efficacy			
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W
15° beam, low glare	72 lm/W	68 lm/W	61 m/W
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W
15° beam, high output	76 lm/W	71 lm/W	63 lm/W
25° beam, high output	75 lm/W	71 lm/W	62 lm/W
40° beam, high output	72 lm/W	68 lm/W	59 lm/W
60° beam, high output	70 lm/W	66 lm/W	58 lm/W
Surge Protection	2.5 KV		
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141 when paired with the D3-, model LUT-5HUNT-A-TD (UL- file E305507). See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.		

Environmental

Operating Temperature (T$_q$)	0 – 40 °C[6]
Storage Temperature	-20 – 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, 120 V~: FCC Class B, 277 V~: FCC Class A , Title 24 [JA8][7]
Location	UL Damp Location, UL Wet Location Available with Trim Lens
Outdoor Use	Outdoor use available with Trim Lens
Extended Operating Temperature	-35 – 0 °C[6,7]

Mechanical

Mounting Options	Hanger Bars/ Butterfly Brackets
Field Replaceable Optics	Yes
Field Replaceable Light Engine	Yes
Field Replaceable Power Supply	Yes
Additional Optic Lens	2.5 in (63.5 mm) lens, ¼ in (3.18 mm) thick
Additional Trim Lens	2.75 in (69.85 mm) lens, ¼ in (3.18 mm) thick
Housing Material	Powder Coated Steel, Polymer
Lens Material	Glass

Dimensions

Ceiling Square Cut-out	4 in (101.6 mm) flanged; 5.5 in (139.70 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Outside Dimension	4.63 in (117.6 mm) flanged; 3.75 in (95.2 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Inside Dimension	Flanged: 2.84 in (72.14 mm) Bevel 1.07 in (3.0 mm) Pinhole
	Flangeless: 2.76 in (70.1 mm) Bevel 1.07 in (3.0 mm) Pinhole
Optics Outside Dimension	2.5 in (63.5 mm)
Trim Depth	1 in (25.4 mm)
Ceiling Thickness	Flanged, flangeless mud-in: 0.625 – 1.5 in (15.8 – 38.1 mm) Flangeless millwork collar: 0.625 – 2.5 in (15.8 – 63.5 mm)
Emitter Vertical Adjustment (tool-free)	0.75 in (19 mm)
Housing Vertical Adjustment via Butterfly Bracket	1.75 in (44.5 mm)
Adjustability	Tilt to 40° Full 364° Rotation
Housing Height	3.50 in (88.9 mm)
Housing Length	18.38 in (466.8 mm)
Housing Width	10 in (254 mm)
Unit Weight	7.75 lb (3.51 kg)

[1] All performance measurements taken with 1 in (25.4 mm) trim, with light engine at nadir at the low regress position, at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
[2] Lumen measurement complies with IES LM-79-08 testing procedures.
[3] Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
[4] Intensity and color point control requires compatible system.
[5] For more information on inrush current, refer to Ketra's Inrush App Note in the Support section of our website.
[6] Rated for direct application of spray foam with less than R-21 insulation value or 3 in (76.2 mm) of closed cell spray foam, 95 °F (35 °C) maximum operating temperature.
[7] Color accuracy not guaranteed in Extended Operating Temperature range.
[8] All products in the D3 family are Title 24 JA8 compliant. For more information please contact customer service at ketrasales@lutron.com or 844.588.6445.

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

Acoustic Designs Group
Type: S6

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

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

D3 Adjustable, Square

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

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

Features:

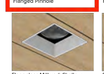
Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped with Ketra's full suite of unique solutions.

Flanged Bevel

Flangeless Mud-in Bevel

Flanged Pinhole

Flangeless Mud-in Pinhole


Flangeless Millwork Shallow

Flangeless Millwork Shallow Pinhole

Color Options

White

Black

Silver

Bronze

Paintable White

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

Acoustic Designs Group
Type: S6

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

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

Housing

Product Line | Fixture / Trim | Wattage | System

Beam Angle | Region / Voltage | Housing Type | Optic Accessory | Shipping Option

Order code:

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Fixture / Trim	
D3 Adjustable, Square Flanged[1]	D3ADSQ
D3 Adjustable, Square Flangeless[2,3]	D3ADSM
D3 Adjustable, Collar Adapter Not Specified[4]	D3ADXX

Wattage	
9 W	09
13 W	13
18 W	18

System	
KetraNet	8T
Clear Connect-Type X	6T

Beam Angle	
Spot (15°) Low Glare	15L
Flood (25°) Low Glare	25L
Wide Flood (40°) Low Glare	40L
Very Wide Flood (60°) Low Glare	60L

Beam Angle (cont.)	Code
Spot (15°) High Output	15H
Flood (25°) High Output	25H
Wide Flood (40°) High Output	40H
Very Wide Flood (60°) High Output	60H

Region/Voltage	
120 V~ 60 Hz, North America	11
277 V~ 60 Hz, North America	12

Housing Type	
New Construction, IC/Airtight	NCIC
New Construction, IC/Airtight, Flangeless Millwork Trim[5]	NCIM
New Construction, IC/Airtight, Outdoor/Patio[6]	NCOC
New Construction, IC/Airtight, Outdoor/Patio, Flangeless Millwork Trim[5]	NCOM

Optic Accessory[8] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F
Hex Louver	H

Shipping Option	
Single Pack Default, ships with Butterfly Brackets & 24 in Nailer Bars to be installed in field	SP

Trim

Product Line

Model | Trim Color | Trim Accessory

Order code:

Product Line	Code
Universal	UN-

Model	Code
Flanged Trim[1,7]	
D3 Square Adjustable Bevel	D3TFSQ1
D3 Square Adjustable Pinhole	D3TFSPA
Flangeless Mud-In Trim[9]	
D3 Square Adjustable Bevel	D3TXSQ1
D3 Square Adjustable Pinhole	D3TXSPA
Flangeless Millwork Trim[5,9]	
D3 Square Adjustable Bevel	D3TMSQ1
D3 Square Adjustable Pinhole	D3TMSPA

Trim Color	
White	PWH
Black	PBK
Silver	PSR
Bronze	PBZ
Paintable White	CWH

Trim Accessory[8] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F

[1] D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS-) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
[2] Use flanged trims (D3TFS-) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
[3] D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS-) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS-) with NCIM/NCOM housing type.
[4] Use the flangeless millwork trims (D3TMS-) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.
[5] Outdoor/Patio D3s must have a trim installed with a lens.
[6] D3s installed outdoors must use housing type NCOC or NCOM.
[7] Downlight is wet location rated when trim is installed with lens.
[8] Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
[9] Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

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

Acoustic Designs Group
Type: S6

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

KETRA
D3 ADJUSTABLE SQUARE

P/N 366231 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Delivered Lumen Output[2]				
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W	Pinhole lm multiplier
15° beam, low glare	650 lm	882 lm	1092 lm	0.57
25° beam, low glare	623 lm	845 lm	1046 lm	0.48
40° beam, low glare	569 lm	772 lm	955 lm	0.61
60° beam, low glare	561 lm	760 lm	941 lm	0.60
15° beam, high output	682 lm	928 lm	1148 lm	0.62
25° beam, high output	678 lm	923 lm	1142 lm	0.48
40° beam, high output	646 lm	878 lm	1087 lm	0.54
60° beam, high output	630 lm	857 lm	1061 lm	0.55
CRI (Ra)	>90 (93> >90)			
Lumen Maintenance[3]	50,000 hours to L70 @ 25 °C T$_q$			
Color Point Range[4]	1400K – 10,000K, Fully Saturated, & Pastel			
Equivalent Traditional Lamp	75 W halogen			
Dimming Range[4]	0.1–100%			
Power consumption	D3.09 9 W D3.13 13 W D3.18 18 W			
Voltage	120 V~ 60 Hz 277 V~ 60 Hz			
Power Factor	>0.9			
Inrush Current[5]	800 mA, 0.2 mS duration			

Delivered Efficacy			
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W
15° beam, low glare	72 lm/W	68 lm/W	61 m/W
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W
15° beam, high output	76 lm/W	71 lm/W	63 lm/W
25° beam, high output	75 lm/W	71 lm/W	62 lm/W
40° beam, high output	72 lm/W	68 lm/W	59 lm/W
60° beam, high output	70 lm/W	66 lm/W	58 lm/W
Surge Protection	2.5 KV		
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141 when paired with the D3-, model LUT-5HUNT-A-TD (UL- file E305507). See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.		

Environmental

Operating Temperature (T$_q$)	0 – 40 °C[6]
Storage Temperature	-20 – 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, 120 V~: FCC Class B, 277 V~: FCC Class A , Title 24 [JA8][7]
Location	UL Damp Location, UL Wet Location Available with Trim Lens
Outdoor Use	Outdoor use available with Trim Lens
Extended Operating Temperature	-35 – 0 °C[6,7]

Mechanical

Mounting Options	Hanger Bars/ Butterfly Brackets
Field Replaceable Optics	Yes
Field Replaceable Light Engine	Yes
Field Replaceable Power Supply	Yes
Additional Optic Lens	2.5 in (63.5 mm) lens, ¼ in (3.18 mm) thick
Additional Trim Lens	2.75 in (69.85 mm) lens, ¼ in (3.18 mm) thick
Housing Material	Powder Coated Steel, Polymer
Lens Material	Glass

Dimensions

Ceiling Square Cut-out	4 in (101.6 mm) flanged; 5.5 in (139.70 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Outside Dimension	4.63 in (117.6 mm) flanged; 3.75 in (95.2 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Inside Dimension	Flanged: 2.84 in (72.14 mm) Bevel 1.07 in (3.0 mm) Pinhole
	Flangeless: 2.76 in (70.1 mm) Bevel 1.07 in (3.0 mm) Pinhole
Optics Outside Dimension	2.5 in (63.5 mm)
Trim Depth	1 in (25.4 mm)
Ceiling Thickness	Flanged, flangeless mud-in: 0.625 – 1.5 in (15.8 – 38.1 mm) Flangeless millwork collar: 0.625 – 2.5 in (15.8 – 63.5 mm)
Emitter Vertical Adjustment (tool-free)	0.75 in (19 mm)
Housing Vertical Adjustment via Butterfly Bracket	1.75 in (44.5 mm)
Adjustability	Tilt to 40° Full 364° Rotation
Housing Height	3.50 in (88.9 mm)
Housing Length	18.38 in (466.8 mm)
Housing Width	10 in (254 mm)
Unit Weight	7.75 lb (3.51 kg)

[1] All performance measurements taken with 1 in (25.4 mm) trim, with light engine at nadir at the low regress position, at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
[2] Lumen measurement complies with IES LM-79-08 testing procedures.
[3] Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
[4] Intensity and color point control requires compatible system.
[5] For more information on inrush current, refer to Ketra's Inrush App Note in the Support section of our website.
[6] Rated for direct application of spray foam with less than R-21 insulation value or 3 in (76.2 mm) of closed cell spray foam, 95 °F (35 °C) maximum operating temperature.
[7] Color accuracy not guaranteed in Extended Operating Temperature range.
[8] All products in the D3 family are Title 24 JA8 compliant. For more information please contact customer service at ketrasales@lutron.com or 844.588.6445.

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^{J}	SINGLE POLE JAMB SWITCH
S^{MD}	SINGLE POLE MOTION SWITCH
S^{T}	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
^{GFCI}	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

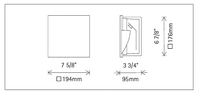
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL11

Acoustic Designs Group **Model # 34705.023-27K**
Type: SL1

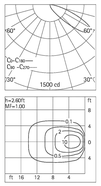
ERCO

Lightmark Floor washlight



34705.023
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 3
Flush mounting detail
Spherolit lens, deep beam

Product description
Housing: polymer, black.
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1–30mm.
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.31lbs / 2.41kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



Technical data

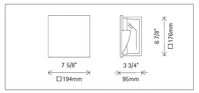
Luminous flux of the luminaire	351lm
Connected load	6.0W
Luminaire efficacy	44lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

© ERCO GmbH 2022

Acoustic Designs Group **Model # 34703.023-27K**
Type: SL2

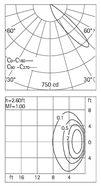
ERCO

Lightmark Floor washlight



34703.023
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 3
Flush mounting detail
Spherolit lens, wide beam

Product description
Housing: polymer, black.
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1–30mm.
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.31lbs / 2.41kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



Technical data

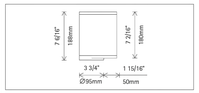
Luminous flux of the luminaire	332lm
Connected load	6.0W
Luminaire efficacy	42lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

© ERCO GmbH 2022

Acoustic Designs Group **Model # 85105.023-27K w/33137.023**
Type: W1

ERCO

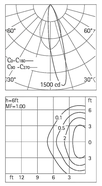
Cylinder Floor washlight



85105.023 Graphit m
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 6
Size 2
Spherolit lens, oval flood

Lower non-reflective safety glass. Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 3.97lbs / 1.80kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Product description
Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw.
Cover and wall plate: corrosion-resistant cast aluminum.
Control gear, 60Hz, 120V dimmable, 277V switchable. 2 cable entries. Through-wiring possible. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Front lens bottom: Reflector: aluminum, silver, bright anodized. Inclined oval flood Spherolit lens for pathway lighting.



Technical data

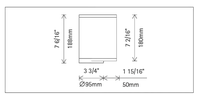
Luminous flux of the luminaire	462lm
Connected load	8.0W
Luminaire efficacy	58lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

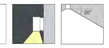
© ERCO GmbH 2022

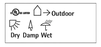
Acoustic Designs Group **Model # 85105.023-27K w/33137.023**
Type: W3

ERCO

Cylinder Floor washlight



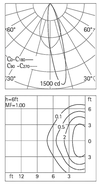




85105.023 Graphit m
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 6
Size 2
Spherolit lens, oval flood

Lower non-reflective safety glass. Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 3.97lbs / 1.80kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Product description
Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw.
Cover and wall plate: corrosion-resistant cast aluminum.
Control gear, 60Hz, 120V dimmable, 277V switchable. 2 cable entries. Through-wiring possible. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Front lens bottom: Reflector: aluminum, silver, bright anodized. Inclined oval flood Spherolit lens for pathway lighting.



Technical data

Luminous flux of the luminaire	462lm
Connected load	8.0W
Luminaire efficacy	58lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

© ERCO GmbH 2022

Acoustic Designs Group **Model # NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens**
Type: W4

FXLuminaire

Down & Up/Down Lights

NL Down & Up/Down Light DESIGNER PREMIUM

PROJECT

CATALOG #

TYPE

NOTES

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

Quick Facts

- Down or up/down configurations
- Natural, powder coat, or antique brass/copper finishes
- Tamper-resistant features
- Phase and PWM dimmable
- Die-cast aluminum or brass
- Lumileds® Integrated LEDs
- Compatible with Luxor technology
- Input voltage: 10-15V

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. ALL WIRE USED SHALL BE COPPER

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

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

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

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

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$LJ	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

This drawing is an instrument of service and the property of Flower Holdings, LLC dba Kevin J Flower Lighting Design and shall remain their property. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent. Any questions or concerns contact Flower Holdings, LLC dba Kevin J Flower Lighting Design.

DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

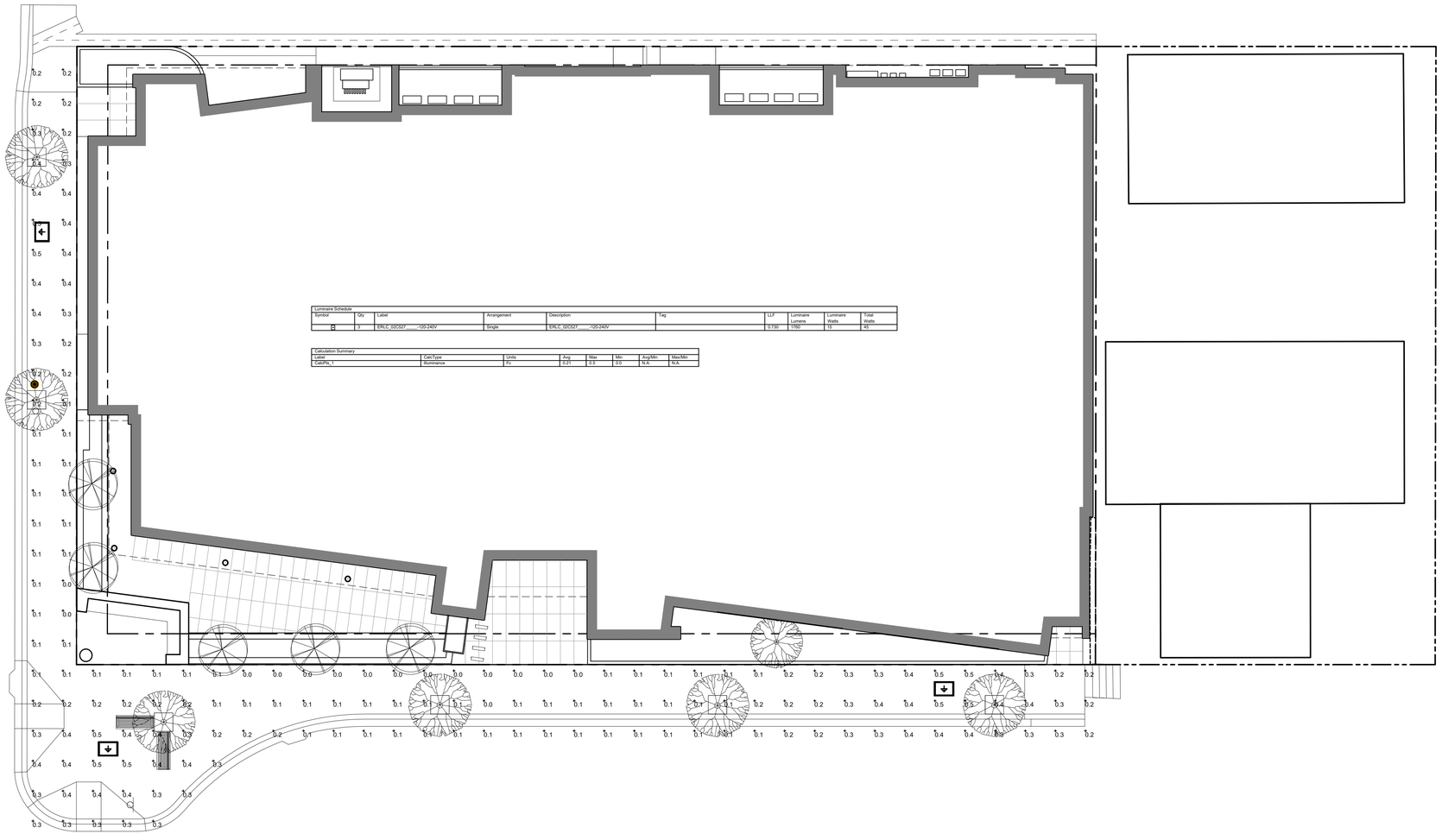
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL12

CENTERLINE SUN VALLEY ROAD (60' RIGHT OF WAY)

N45° 38' 17"E 300.18'


0.2 0.2 0.2 0.3 0.4 0.4 0.4 0.5 0.4 0.4 0.4 0.3 0.3 0.2 0.2 0.2 0.1 0.1 0.1

SAWTOOTH SERENADE
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2025

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.

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 A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.

4. 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.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

12. CONTRACTOR IS RESPONSIBLE FOR A TRAFFIC CONTROL PLAN FOR WORK WITHIN THE CITY RIGHTS-OF-WAY. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

16. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.

17. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.

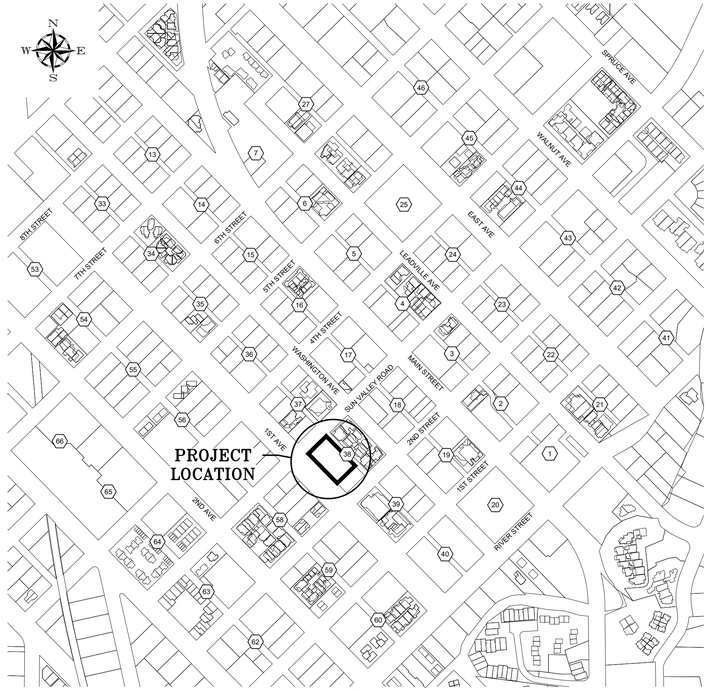
18. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.

19. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.

20. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.

21. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).

22. DOCUMENTATION OF TESTING FOR WORK WITHIN THE CITY RIGHT-OF-WAY MEETING SECTION 12.04.040 D WILL BE REQUIRED FOR ASPHALT, CONCRETE, AND BASE MATERIALS AND WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS
C0.30	NEIGHBORING BUILDINGS PLAN
C0.90	SITE DEMOLITION PLAN
C1.00	SITE PLAN / SITE GEOMETRY PLAN
C2.00	SITE IMPROVEMENT DETAIL SHEET
C2.10	ALLEY LIP OF GUTTER PLAN AND PROFILE
C2.20	STREET SIDE LIP OF GUTTER PLAN AND PROFILE
C2.30	SITE GRADING PLAN
C3.00	SITE DRAINAGE AND UTILITY DETAILS
C3.10	SITE DRAINAGE AND UTILITY PLAN

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

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
COVER SHEET
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BM\Ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

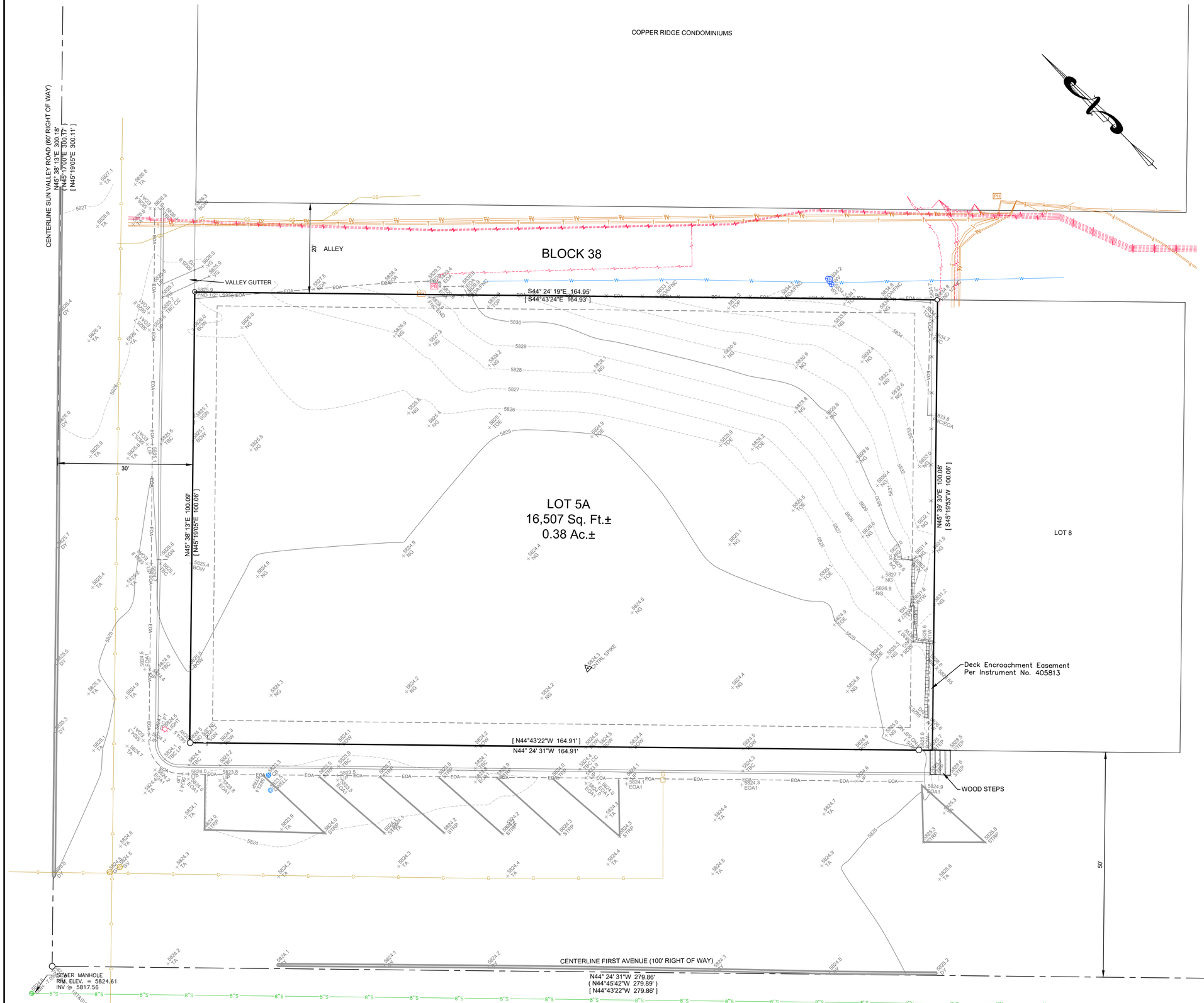
GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING CIVIL CONSTRUCTION
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C0.10



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Building Setback Line
- Easement Line
- Concrete Line
- Edge of Asphalt
- Paint Striping
- Retaining Wall
- Fence Line
- Sewer main Line
- Water main Line
- Buried Telephone Line
- Buried Cable Television Line
- Buried Power Line
- Gas main Line
- 1' Contour Interval
- 5' Contour Interval
- Survey Control
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 5/8" Rebar with Aluminum Cap
- Water Valve
- Drywell
- Sign
- Light
- Telephone Riser
- Power Box
- Sewer Manhole
- Gas Valve
- ( ) Record Bearing & Distance, Ketchum Townsite, Block 38, Lot 1A, Instrument Number 467733
- [ ] Record Bearing & Distance, Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431

BOW = Back of Walk
CB = Catch Basin
CC = Curb Cut
COR = Corner
CNTRL = Survey Control
DWELL = Drywell
DY = Double Yellow
EOA = Edge of Asphalt
FNC = Fence
FND = Found
GV = Gas Valve
IC = Illegible Cap
IP = Iron Pipe
LIP = Lip of Gutter
LP = Low Point
NG = Natural Ground
PBOX = Power Box
PHBOX = Telephone Riser
PT = Point of Tangent
RTW = Retaining Wall
SGN = Sign
SMH = Sewer Manhole
STRP = Stripe
TA = Top of Asphalt
TBC = Top Back of Curb
TBM = Temporary Benchmark
TOE = Toe of Slope
TOP = Top of Slope
VG = Valley Gutter
WV = Water Valve

NOTES

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 (10/02/18).
2. Boundary information is based on Found Monumentation and the recorded plat of Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431, records of Blaine County. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
3. Sub-surface utility locations are approximate and locations should be verified before 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.
5. Benchmark is top of the $\frac{5}{8}$" rebar with No Cap, at the Northwest Corner of Lot 5A. Elevation = 5824.53'

PROFESSIONAL LAND SURVEYOR
LICENSED
16670
10/02/18
STATE OF IDAHO
MARK E. PHILLIPS

A TOPOGRAPHIC MAP SHOWING

LOT 5A, BLOCK 38, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR HOLLIS REMPELTES ARCHITECTS

PROJECT INFORMATION
P:\sdskproj\6376-01\dwg\Topo\6376-01topo.dwg 10/02/18 2:55:18 PM

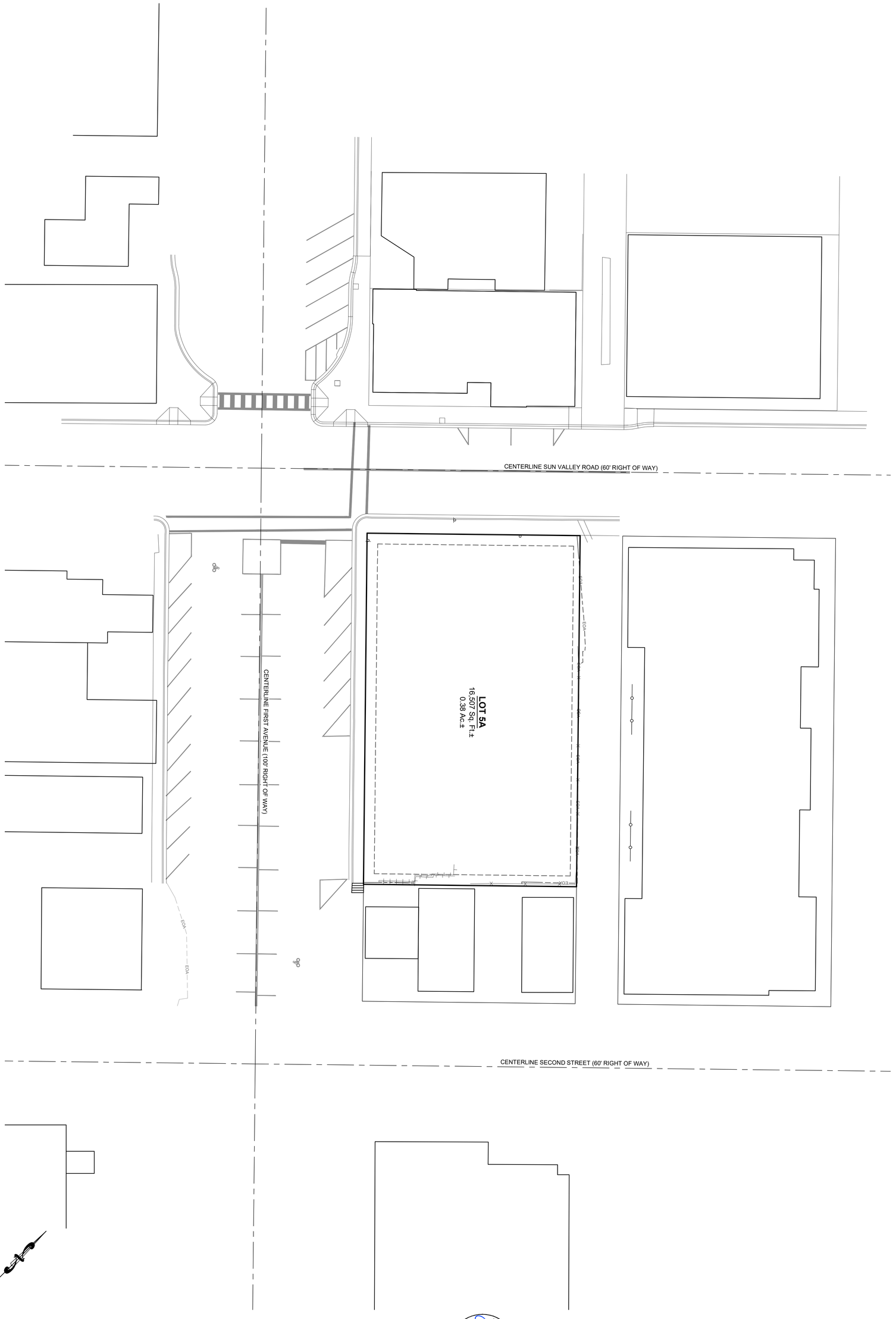
PROFESSIONAL ENGINEER
REGISTERED
7986
8/28/25
STATE OF IDAHO
JEFF S. BOWMAN
CHECKED BY

REUSE OF DRAWINGS
These drawings, or any portion thereof, shall not be used on any Project or Site for any Project or Site other than the Project or Site specified in writing with Galena Engineering, Inc..

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

NO	DATE	BY	REVISIONS

C0.20



C0.30

NO	DATE	BY	REVISIONS

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

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

PROFESSIONAL ENGINEER
STATE OF IDAHO
JON A. SIMMS
No. 7966
REGISTERED
CHECKED BY

NEIGHBORING BUILDINGS PLAN

LOT 5A, BLOCK 38, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR HOLLIS REMPELTES ARCHITECTS

PROJECT INFORMATION
P:\sdskproj\6376-03\dwg\Topo\NEIGHBORING.dwg 08/11/22 11:16:28 AM

COPPER RIDGE CONDOMINIUMS

SUN VALLEY ROAD (60' R/W)

200 N. 1ST. AVE.

FIRST AVENUE (100' R/W)

RETAIN AND PROTECT CONCRETE VALLEY GUTTER

RETAIN AND PROTECT WOOD STEPS

SITE DEMOLITION KEY NOTES

- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 REMOVE AND DISPOSE OF ASPHALT.
- D03 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB AND GUTTER.
- D04 REMOVE AND DISPOSE OF RETAINING WALL.
- D05 REMOVE AND DISPOSE OF CATCH BASIN AND DRYWELL.
- D06 RELOCATE POWER BOX. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- D07 RELOCATE TELEPHONE RISER. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- D08 REMOVE STREET LIGHT. RETURN TO CITY OF KETCHUM. CONTRACTOR TO COORDINATE ACTIVITY WITH CITY OF KETCHUM.
- D09 OBLITERATE EXISTING ROAD MARKINGS.
- D10 REMOVE AND RETAIN SIGN FOR FUTURE USE.
- D11 REMOVE AND DISPOSE OF FENCE.

GRAPHIC SCALE
0 10 20
Scale in Feet

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

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE DEMOLITION PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 5030 FEET BENCHMARK SURVEYING ENGINEERING PLANNING

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C0.90

COPPER RIDGE CONDOMINIUMS

SUN VALLEY ROAD (60' R/W)

FIRST AVENUE (100' R/W)

200 N. 1ST. AVE.

Curve Table					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.00'	4.19'	8°34'20"	S51°02'48"W	4.19'
C2	32.00'	5.42'	9°41'45"	S50°29'05"W	5.41'
C3	10.00'	15.72'	90°02'44"	S00°36'51"W	14.15'
C4	10.00'	8.69'	49°46'19"	S69°17'40"E	8.42'
C5	38.00'	33.01'	49°46'19"	S69°17'40"E	31.98'

GRAPHIC SCALE
0 10 20
Scale in Feet

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE PLAN / SITE GEOMETRY PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C. LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

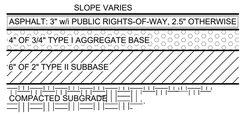
GALENA ELEVATION ABOVE SEA 5236 FEET BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

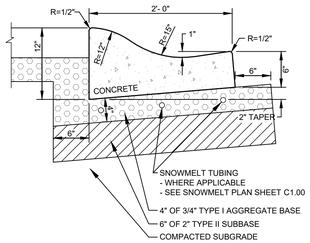
C1.00

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



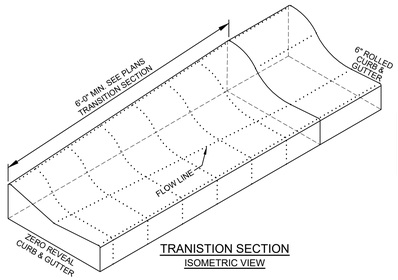
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 / C2.00 TYPICAL STREET ASPHALT SECTION
N.T.S.

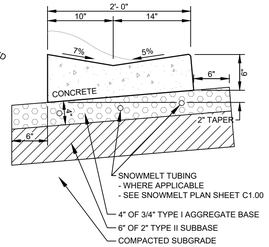


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

2 / C2.00 HEATED 6" CONCRETE ROLLED CURB & GUTTER
N.T.S.



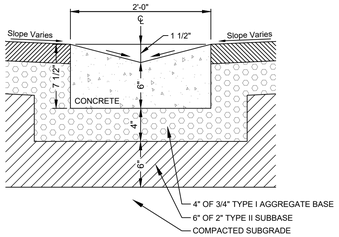
TRANISTION SECTION
ISOMETRIC VIEW



ZERO REVEAL CURB & GUTTER

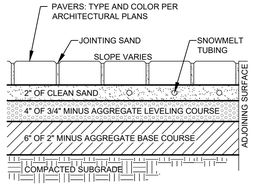
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

3 / C2.00 TYPICAL HEATED ROLLED CURB TRANSITION DETAIL
N.T.S.

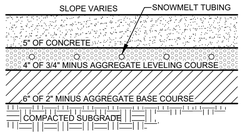


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

4 / C2.00 24" WIDE CONCRETE VALLEY GUTTER
N.T.S.

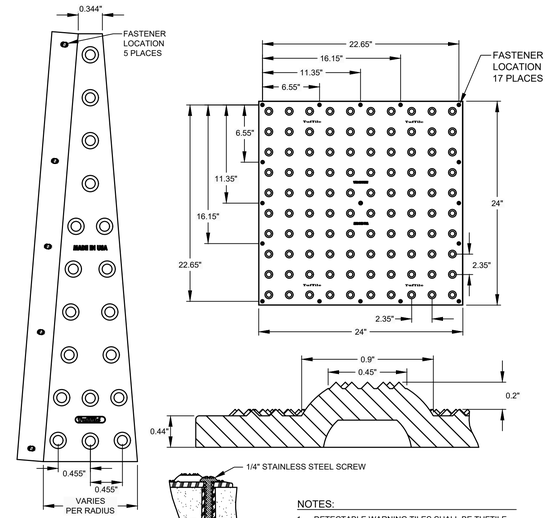


5 / C2.00 HEATED PAVER DETAIL
N.T.S.



NOTES:
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

6 / C2.00 TYPICAL CONCRETE SIDEWALK SECTION
N.T.S.

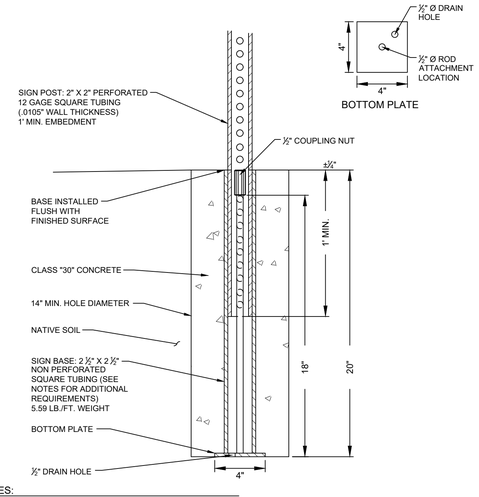


RADIUS - WEDGE TILE

ANCHOR DETAIL

NOTES:
1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

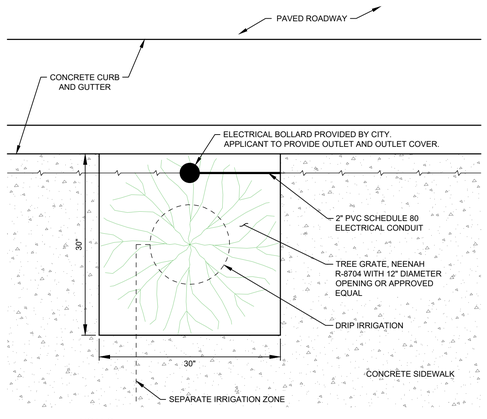
7 / C2.00 DETECTABLE WARNING PLATE
N.T.S.



NOTES:
1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

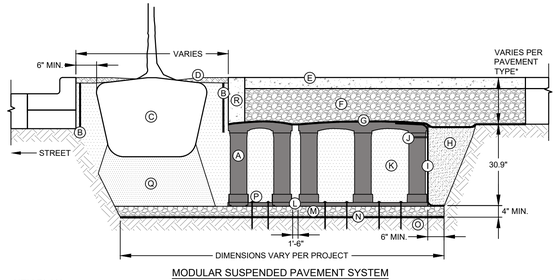
SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ½" INSIDE TUBE STEEL
⅜" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ¼" STEEL STRAP

8 / C2.00 TYPICAL SIGN BASE
N.T.S.



NOTES:
1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:
A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
C. TREE ROOT PACKAGE, SIZE VARIES
D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
E. SURFACE TREATMENT, PER PROJECT
F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
L. SILVA CELL BASE SLOPE, 10% MAX
M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
O. SUBGRADE, COMPACTED TO 95% PROCTOR
P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

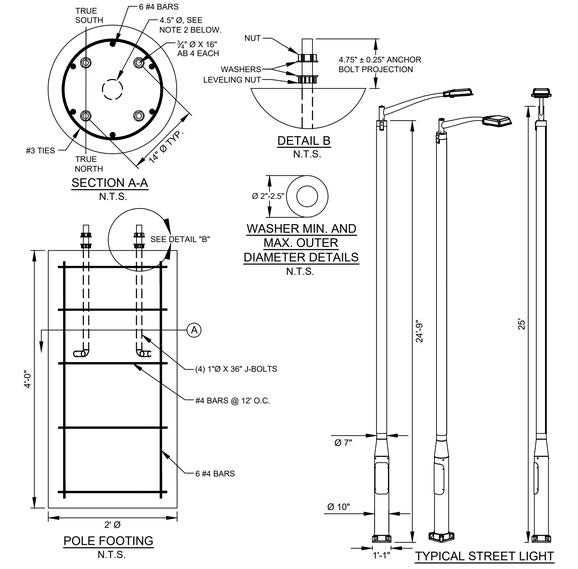
*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

NOTES:
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

9 / C2.00 TREE WELL DETAILS
N.T.S.



SECTION A-A
N.T.S.

DETAIL B
N.T.S.

WASHER MIN. AND MAX. OUTER DIAMETER DETAILS
N.T.S.

POLE FOOTING
N.T.S.

TYPICAL STREET LIGHT

NOTES:
1. STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
2. ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5" Ø CIRCLE CENTERED ON THE FOUNDATION. GROUNDING ELECTRODE WIRE AND AC SUPPLY WIRE (IF REQUIRED) ARE 5' MIN. ABOVE THE BASE.
3. ANCHOR BOLT ORIENTATION TO TRUE NORTH/SOUTH IS ONLY RELEVANT FOR OFF-GRID SOLAR POLES. DISREGARD FOR GRID-TIED POLES.
4. GROUNDING WIRE MUST BE 60" FROM BASE SO IT CAN REACH THE GROUNDING LUG INSIDE THE POLE.
5. STREET LIGHT SHALL BE 25' IN HEIGHT OR AS APPROVED BY CITY OF KETCHUM.

10 / C2.00 TYPICAL STREET LIGHT
N.T.S.

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

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE IMPROVEMENT DETAIL SHEET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BM\K\ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

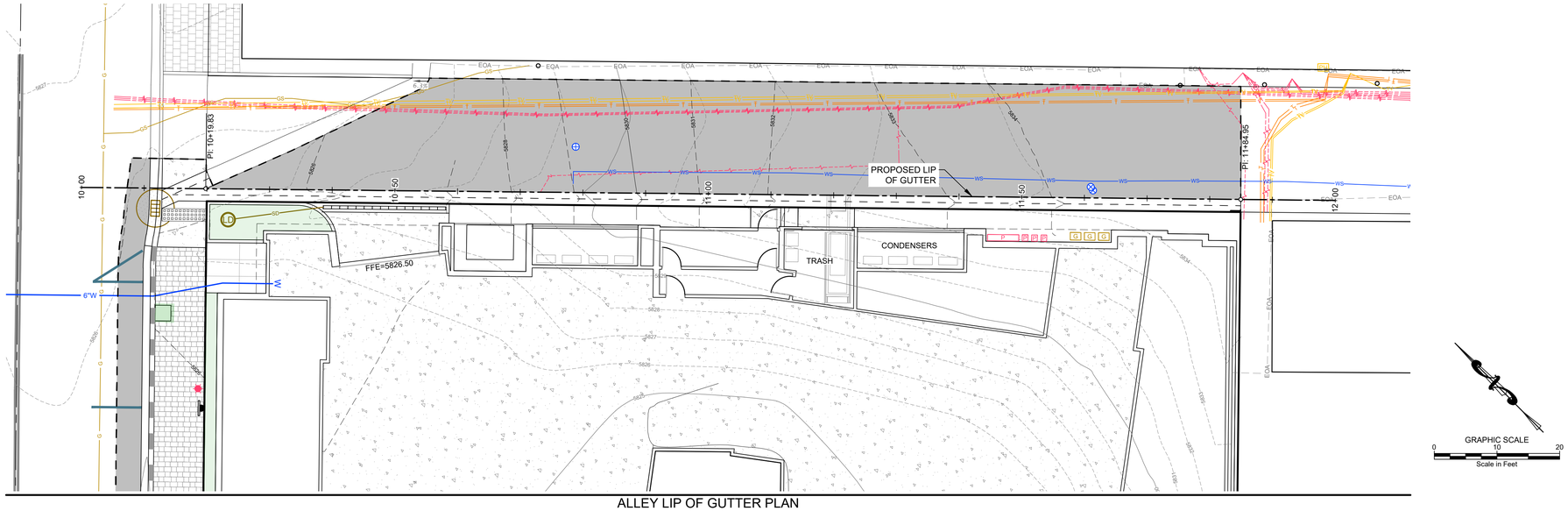
NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	08/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

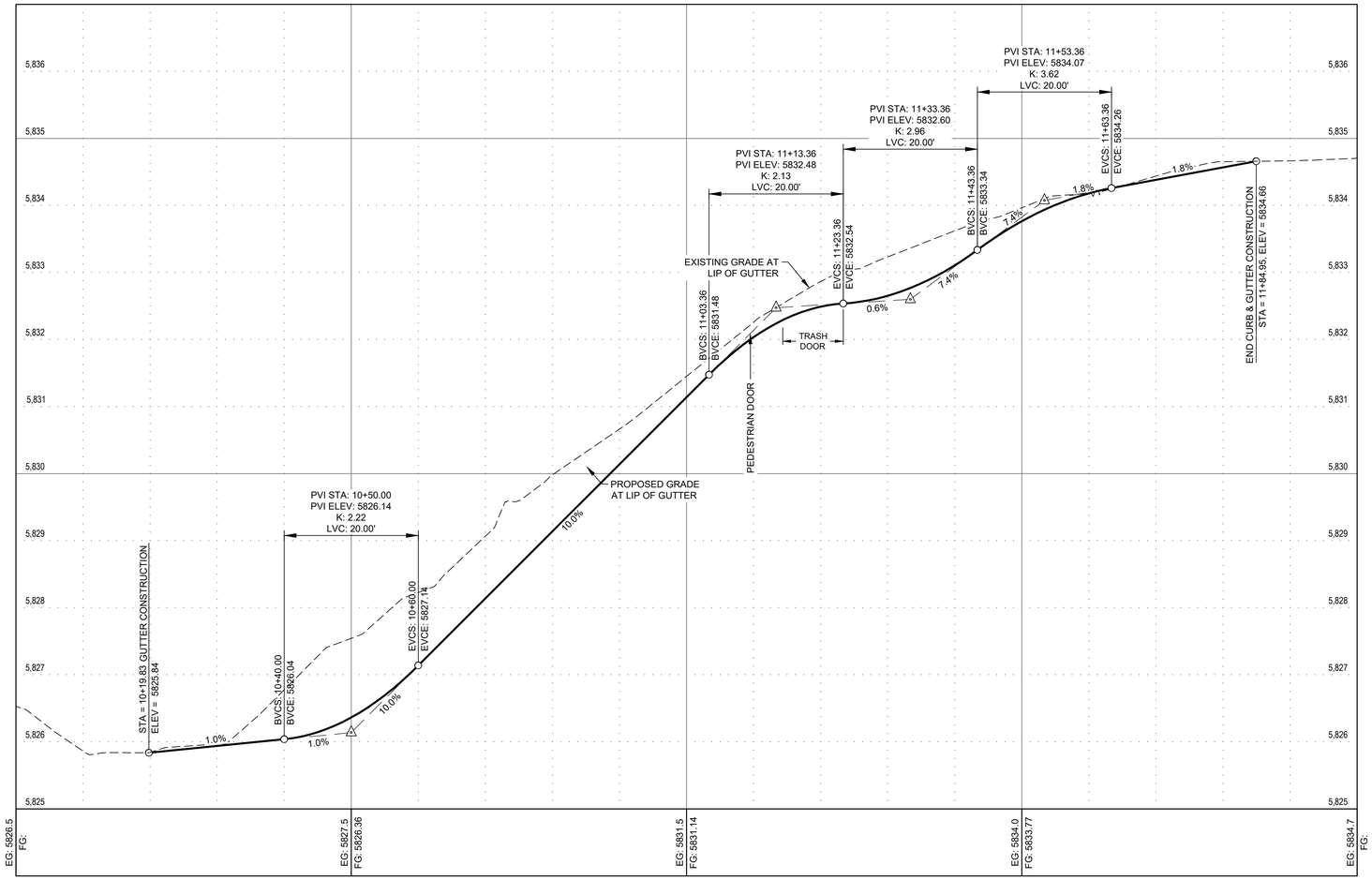
GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING PLANNING GALENA ELEVATION ABOVE SEA 9236 FEET BENCH MARK

C2.00



ALLEY LIP OF GUTTER PLAN



ALLEY LIP OF GUTTER PROFILE

SCALE: 1"=10' H; 1"=1' V

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
ALLEY LIP OF GUTTER PLAN AND PROFILE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

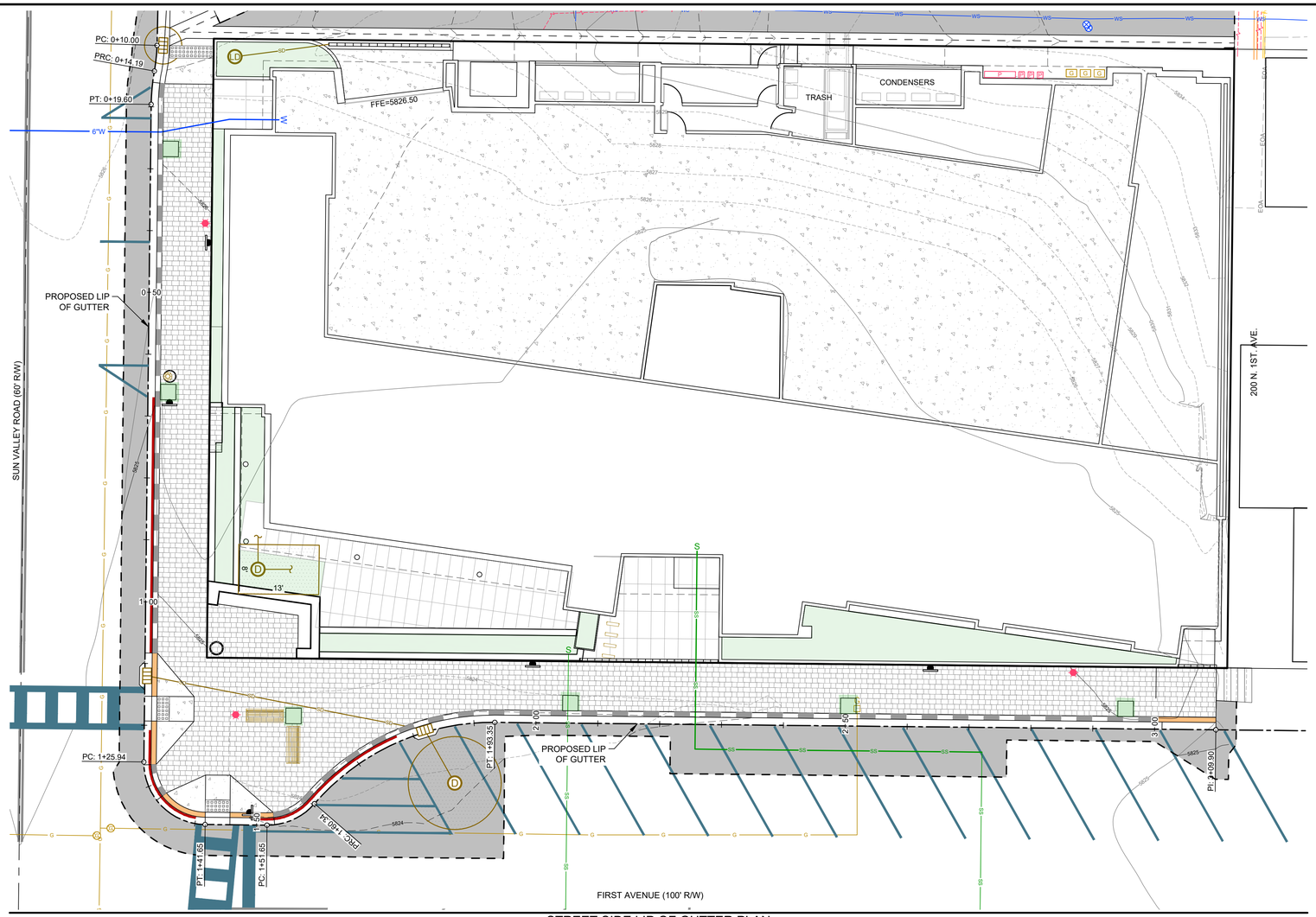
NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

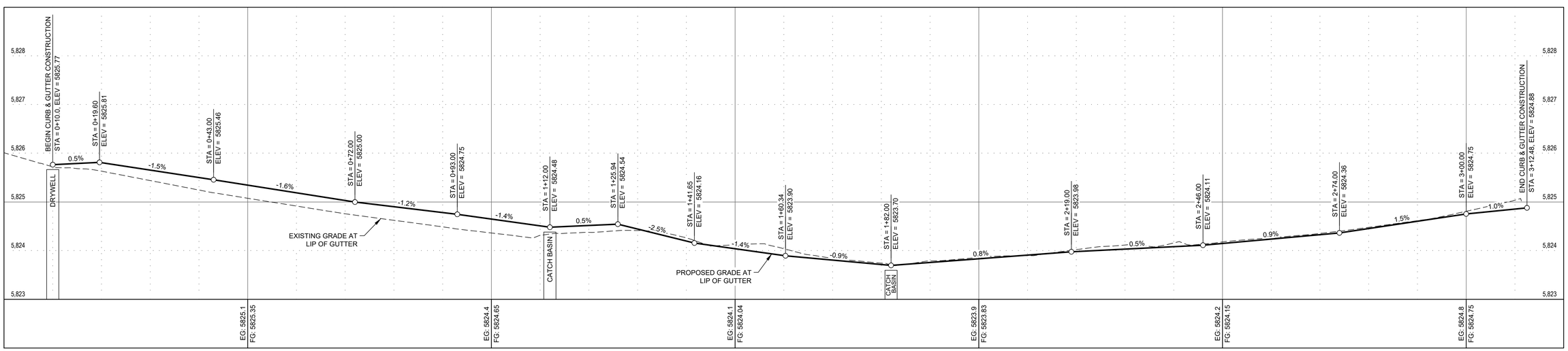
GALENA ELEVATION ABOVE SEA 9230 FEET

C2.10

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



STREET SIDE LIP OF GUTTER PLAN



STREET SIDE LIP OF GUTTER PROFILE
SCALE: 1"=10' H; 1"=1' V

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
STREET SIDE LIP OF GUTTER PLAN AND PROFILE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING PLANNING GALENA ELEVATION ABOVE SEA 9230 FEET BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

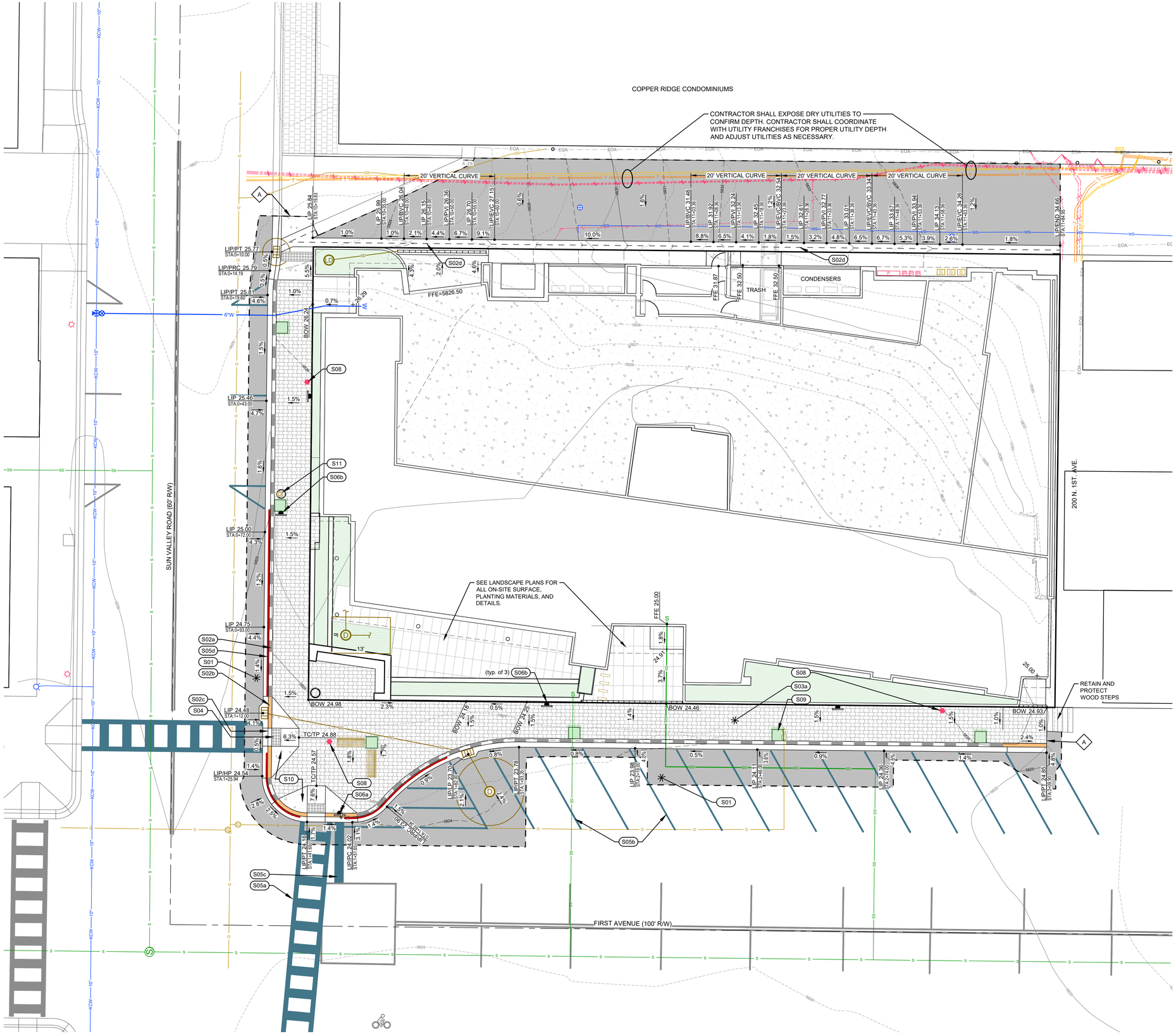
C2.20

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

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE GRADING PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BM\A\ketchum village\block 38\Lds 5-7\6376-03 Setnnade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM



SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.00.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 2a / C2.00.
  - b. CURB TRANSITION (6" ROLLED TO ZERO REVEAL) PER DETAIL 3 / C2.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.00.
  - d. 24" WIDE VALLEY GUTTER. PER DETAIL 4 / C2.00.
- S03 CONSTRUCT PAVER SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5 / C2.00.
- S04 CONSTRUCT CONCRETE SIDEWALK PEDESTRIAN APPROACHES WITH CITY APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING PLAT. REFER TO DETAIL 6 / C2.00 FOR CONCRETE AND DETAIL 7 / C2.00 FOR TRUNCATED DOMES.
- S05 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING. MATCH CITY PATTERNS.
  - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
  - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
- S06 SIGNS:
  - a. INSTALL STOP / STREET SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH THE CITY. REFER TO DETAIL 8 / C2.00 FOR SIGN BASE CONFIGURATION.
  - b. INSTALL REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH THE CITY. REFER DETAIL 8 / C2.00 FOR SIGN BASE CONFIGURATION.
- S07 RESET UTILITY BOX LID ELEVATION.
  - a. POWER HANDHOLE
    ORIGINAL RIM = 58
    NEW RIM = 58
- S08 INSTALL STREET LIGHT. LOCATIONS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION ONLY. ARCHITECT SHALL SUBMIT AN ILLUMINATION ANALYSIS FROM MH COMPANIES TO VERIFY STREET LIGHT PLACEMENTS. REFER TO THE CITY OF KETCHUM STANDARD STREET LIGHT DETAIL. DETAIL 10 / C2.00.
- S09 INSTALL KETCHUM STANDARD TREE WELL. REFER TO DETAIL 9 / C2.00.
- S10 CONSTRUCT CONCRETE SIDEWALK. REFER TO DETAIL 6 / C2.00.
- S11 INSTALL CITY OF KETCHUM STANDARD TRASH CAN.

A MATCH EXISTING LINES AND GRADES

LEGEND

LIP 30.71 Spot Elevation
2.2% Proposed Grade
3.3% Existing Grade

ABBREVIATIONS

BOW = BACK OF WALK
EG = EXISTING GRADE
FF = FINISHED FLOOR
FFE = FINISHED FLOOR AT ENTRY
FG = FINISHED GRADE
LF = LINEAL FEET
LIP = LIP OF GUTTER
HP = HIGH POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
POC = POINT ON CURVE
PT = POINT OF TANGENT
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
TC = TOP OF CONCRETE
TP = TOP OF PAVERS
TG = TOP OF GRATE

GRAPHIC SCALE
0 10 20
Scale in Feet

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

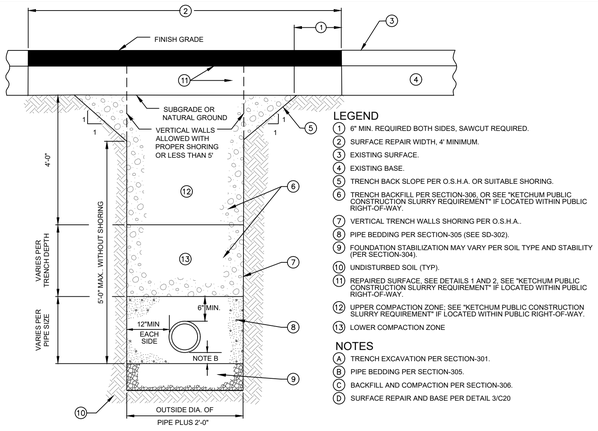
PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

C2.30

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



LEGEND

1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

- A. TRENCH EXCAVATION PER SECTION-301.
- B. PIPE BEDDING PER SECTION-305.
- C. BACKFILL AND COMPACTION PER SECTION-306.
- D. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

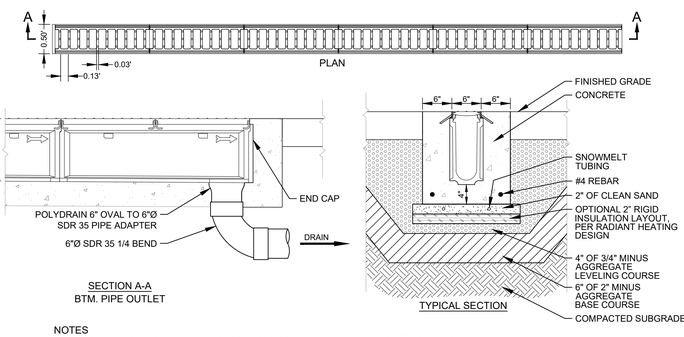
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (¾" MINUS)	:	2,600 LBS
SAND	:	800 LBS
PORTLAND CEMENT	:	94 LBS
WATER	:	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

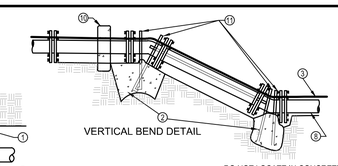
1 / C3.00 TYPICAL TRENCH SECTION
N.T.S.



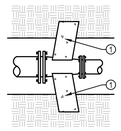
NOTES

1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

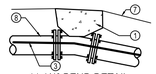
4 / C3.00 TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



VERTICAL BEND DETAIL

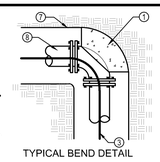


REDUCER DETAIL

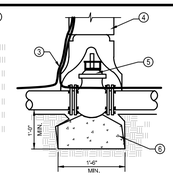


11 1/4° BEND DETAIL

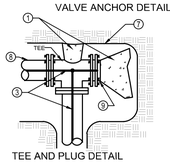
DO NOT LOCATE IN CONCRETE BLOCKING



TYPICAL BEND DETAIL



VALVE ANCHOR DETAIL



TEE AND PLUG DETAIL

TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE	= 2000 PSF
WORKING PRESSURE RATING	= 150 PSI
SAFTEY FACTOR	= 1.5

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH* TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

LEGEND

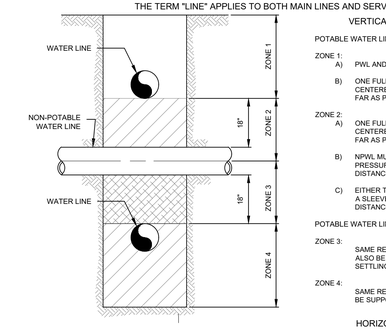
1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

NOTES:

- A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
- B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
- C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
- D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
- E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
- F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
- G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

2 / C3.00 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



VERTICAL SEPARATION REQUIREMENTS

POTABLE WATER LINE [PWL] ABOVE NON-POTABLE WATER LINE [NPWL]

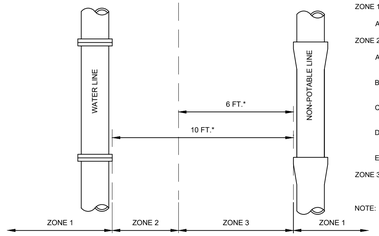
ZONE 1:
- A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18", AND
- B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2:
- A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING, AND EITHER
- B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING, OR
- C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

POTABLE WATER LINE [PWL] BELOW NON-POTABLE WATER LINE [NPWL]

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

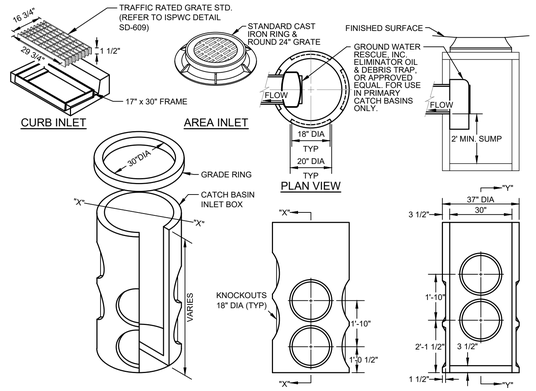
ZONE 1: (GREATER THAN 10-FEET HORIZONTAL SEPARATION):
- A) NO SPECIAL REQUIREMENTS.

ZONE 2: (BETWEEN 6-FEET AND 10-FEET HORIZONTAL SEPARATION):
- A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
- B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS, AND
- C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE PWL, AND EITHER
- D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS, AND PRESSURE TESTED FOR WATER TIGHTNESS, OR
- E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: (LESS THAN 6-FEET HORIZONTAL SEPARATION):
NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

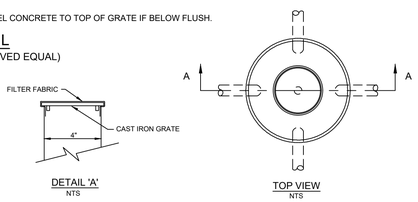
3 / C3.00 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

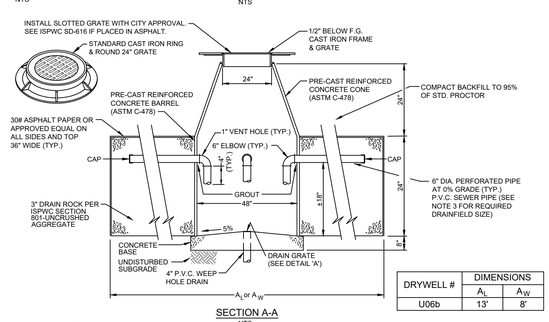


CATCH BASIN INSTALLATION NOTES:

1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

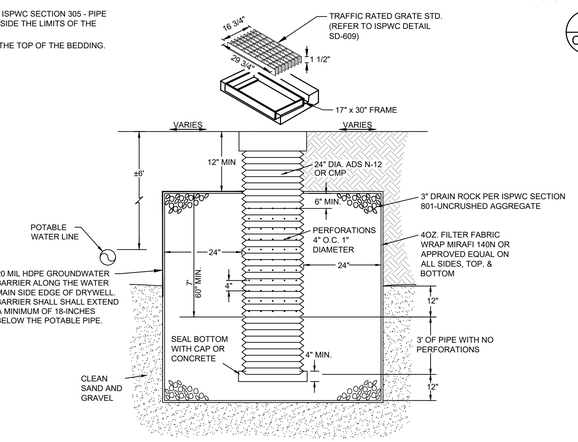
5 / C3.00 30" DIAMETER CATCH BASIN
N.T.S.





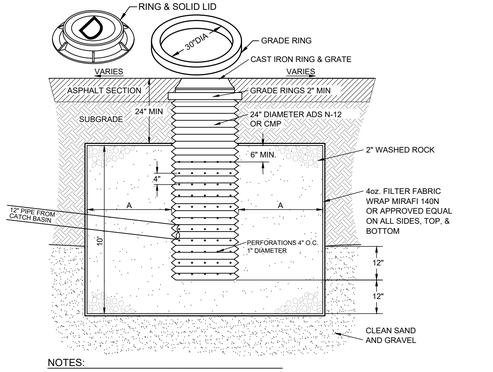
DRYWELL #	DIMENSIONS A_L	A_W
U06b	13'	8'

7 / C3.00 MANHOLE STYLE DRYWELL DETAIL
N.T.S.



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

8 / C3.00 DRYWELL DETAIL WITH LINER
N.T.S.

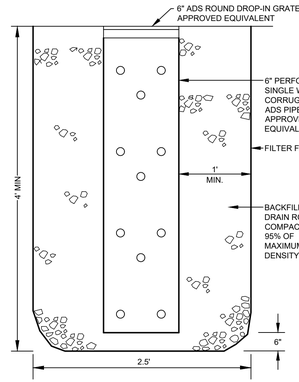


NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

DRYWELL #	DIMENSION "A"
U06a	15'

6 / C3.00 DRYWELL DETAIL
N.T.S.



9 / C3.00 LANDSCAPE / PLANTER DRAIN
N.T.S.

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

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
DETAIL SHEET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\6376-03 Setmande\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING PLANNING
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCH MARK

C3.00

COPPER RIDGE CONDOMINIUMS

CONTRACTOR SHALL EXPOSE DRY UTILITIES TO CONFIRM DEPTH. CONTRACTOR SHALL COORDINATE WITH UTILITY FRANCHISES FOR PROPER UTILITY DEPTH AND ADJUST UTILITIES AS NECESSARY.

CONSTRUCT ASPHALT SURFACE REPAIR

SEE PLUMBING PLAN FOR WATER SERVICE CONTINUATION

SEE PLUMBING PLAN FOR SEWER SERVICE CONTINUATION

TRASH

CONDENSERS

SUN VALLEY ROAD (60' R/W)

200 N. 1ST. AVE.

FIRST AVENUE (100' R/W)

13'

(45 LF)

(9 LF)

UTILITY & STORM IMPROVEMENT KEY NOTES

- U01 INSTALL 10"X6" STAINLESS STEEL TAPPING SADDLE 6" GATE VALVE WITH THRUST BLOCKS REFER TO DETAIL 2 / C3.00.
- U02 INSTALL 6" C-900 PVC WATER SERVICE. REFER TO TRENCHING DETAIL 1 / C3.00 AND POTABLE/NON-POTABLE SEPARATION DETAIL 3 / C3.00.
- U03 SEWER SERVICE:
  - a. UTILIZE EXISTING SEWER SERVICE.
  - b. REALIGN SEWER SERVICE. INSTALL TRAFFIC RATED CLEANOUTS AT EACH BEND. REFER TO ISPWC STANDARD DRAWING SD-506A.
- U04 INSTALL CATCH BASIN. SEE DETAIL 4 / C3.00.
  - a. RIM = 5824.13 I.E.(OUT) = 5821.13
  - b. RIM = 5823.57 I.E.(IN) = 5820.30 I.E.(OUT) = 5820.20
- U05 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO TRENCHING DETAIL 1 / C3.00
- U06 DRYWELL:
  - a. INSTALL 15' DIAMETER DRYWELL SEE DETAIL 5 / C3.00. RIM = 5823.92 I.E.(IN) = 5819.90
  - b. INSTALL 8'x14' RECTANGULAR DRYWELL. CONNECT ALL FLOOR, FOUNDATION, ROOF, AND TRENCH DRAINS TO THIS DRYWELL. SEE DETAIL 5 / C3.00. RIM = 5824.9 I.E.(IN) = 5820.9
  - c. INSTALL 6' DIAMETER DRYWELL WITH HDPE LINER SEE DETAIL 8 / C3.00. RIM = 5825.57
  - d. INSTALL LANDSCAPE PLANTER DRYWELL. SEE DETAIL 9 / C3.00 RIM = MATCH PLANTER FINISHED GRADES
- U07 INSTALL 1" PVC IRRIGATION LINE. SEE IRRIGATION PLAN FOR CONNECTION DETAILS.
- U08 INSTALL GAS SERVICE. BY OTHERS.
- U09 INSTALL POWER SERVICE. BY OTHERS.
- U10 INSTALL POWER TRANSFORMER. BY OTHERS.
- U11 INSTALL TRENCH DRAIN. CONNECT TO DRYWELL U06b. REFER TO DETAIL 4 / C3.00.

GRAPHIC SCALE 0 10 20 Scale in Feet

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
DRAINAGE AND UTILITY PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BM\A\ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 5030 FEET BENCHMARK SURVEYING ENGINEERING PLANNING

C3.10

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

Autumn Blaze Maple

Flowering Crab

Tor Birchleaf Spirea

Snowberry

Fritschianna Spirea

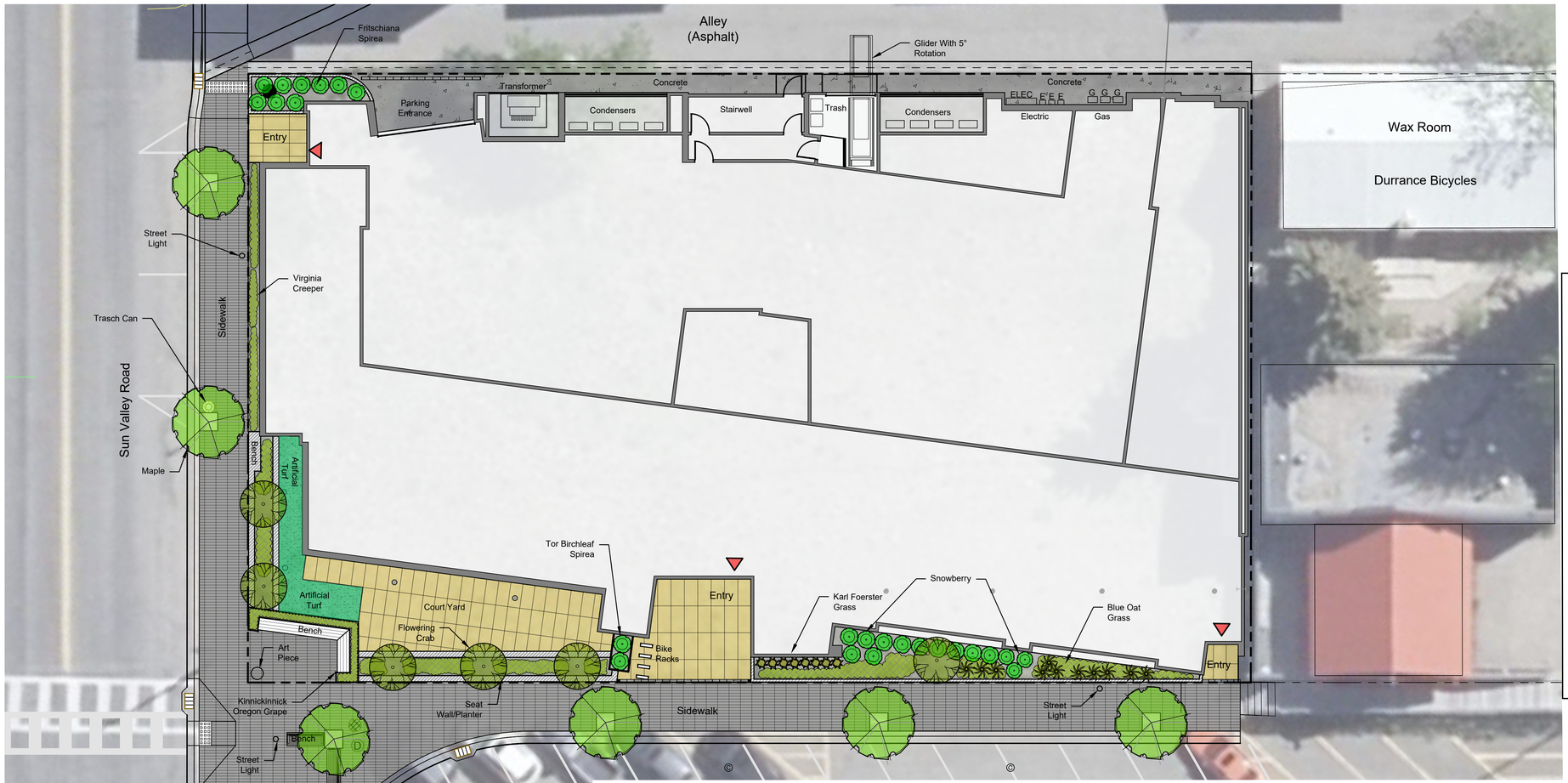
Kinnickkinnick

General Notes

1. Base map information taken from survey by Galena Engineering dated 07/29/20 and from on-site information. Architectural information provided by Thielsen Architects dated 07/28/25. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Stone Pavers
- Heated Sidewalk Pavers
- Seat Wall



Plant Legend

Symbol	Quantity	Species	Size
		Street Trees	
	6	*Autumn Blaze Maple*	*2" - 3" Cal.*
		Deciduous Trees	
	6	*Flowering Crab*	*2" - 3" Cal.*
		Deciduous Shrubs	
	25	*Peking Cotoneaster* *Snowberry* *Fritschiana Spirea* *Tor Birchleaf Spirea*	*5 Gal.*
		Groundcover & *Vines*	
	600 Sq. FT	*Kinnickinnick* *Creeping Oregon Grape* *Virginia Creeper*	*1 Gal.*
		Ornamental Grasses	
	11	*Blue Oat Grass*	*1 Gal.*
	8	*Karl Foerster Grass*	

Aerial Image: Blaine County GIS 2017

Creeping Oregon Grape

Virginia Creeper

Blue Oat Grass

Karl Foerster Grass

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

EGGERS ASSOCIATES, P.A.
landscape architecture
T: (208) 725-0988
F: (208) 725-0972
P.O. Box 955
Ketchum, ID. 83340

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title: Landscape Plan Lvl 1

Sheet No: L3.0

Peking Cotoneaster

Snowberry

Fritschianna Spirea

Tor Birchleaf Spirea

Blue Oat Grass

Karl Foerster Grass

Virginia Creeper

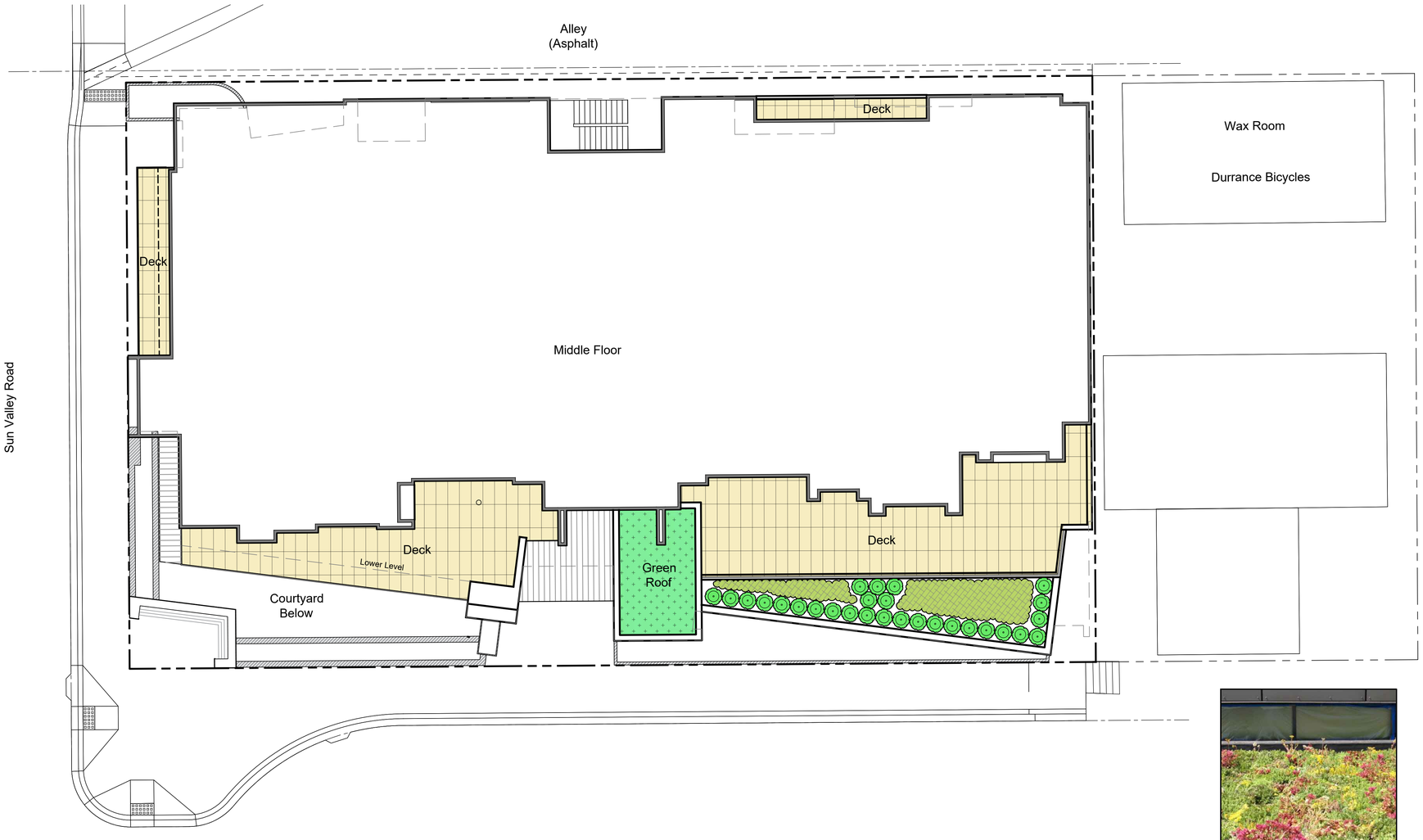
General Notes

1. Base map information taken from survey by Galena Engineering dated 07/29/20 and from on-site information. Architectural information provided by Thielsen Architects dated 07/28/25. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

Property Line

Stone Pavers



Plant Legend

Symbol	Quantity	Species	Size
		Deciduous Shrubs	
	28	*Peking Cotoneaster* *Snowberry* *Fritschiana Spirea* *American Compact Cranberry*	*5 Gal.*
		Plants & Groundcover	
	200 Sq. FT	*Blue Oat Grass* *Karl Foerster Grass* *Virginia Creeper*	*5 Gal.*
		Green Roof	
	260 Sq. FT	*Sedums*	*Trays*

Sedums

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

EGGERS ASSOCIATES, P.A.
landscape architecture
T: (208) 725-0988
F: (208) 725-0972
P.O. Box 955
Ketchum, ID. 83340

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title:
Landscape Plan Lvl 2

Sheet No:
L3.1

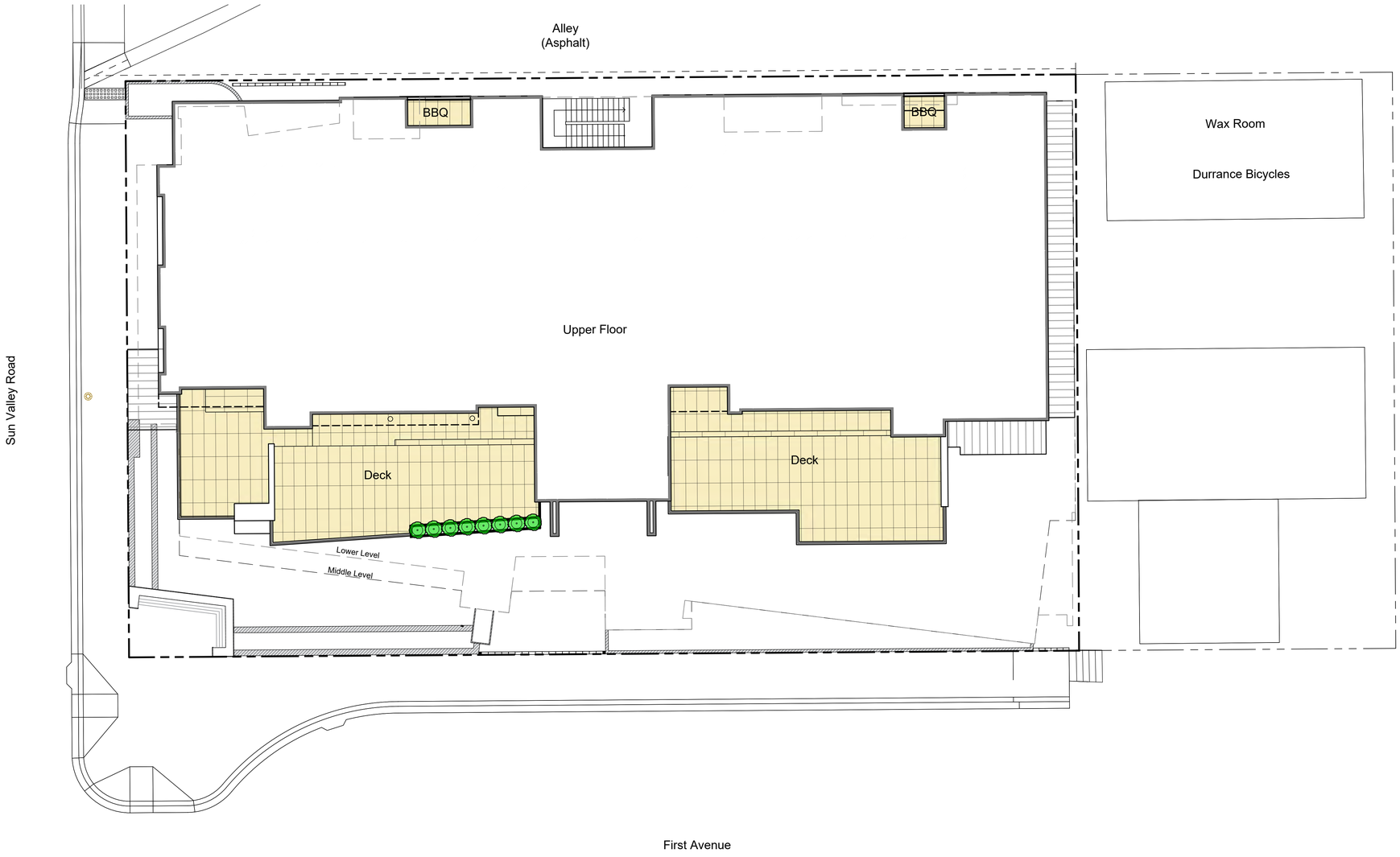
Tor Birchleaf Spirea

General Notes

1. Base map information taken from survey by Galena Engineering dated 07/29/20 and from on-site information. Architectural information provided by Thielsen Architects dated 07/28/25. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

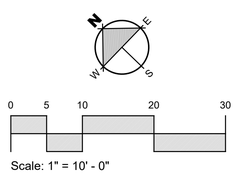
Plan Legend

- Property Line
- Stone Pavers



Plant Legend

Symbol	Quantity	Species	Size
		Deciduous Shrubs	
	8	*Tor Birchleaf Spirea*	*5 Gal.*



Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

EGGERS ASSOCIATES, P.A.
landscape architecture
T: (208) 725-0988
F: (208) 725-0972
P.O. Box 955
Ketchum, ID. 83340

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

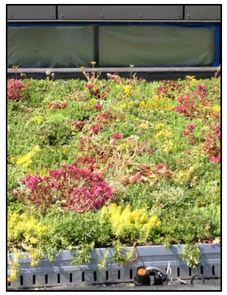
Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title: Landscape Plan Lvl 3

Sheet No: L3.2



Sedums

General Notes

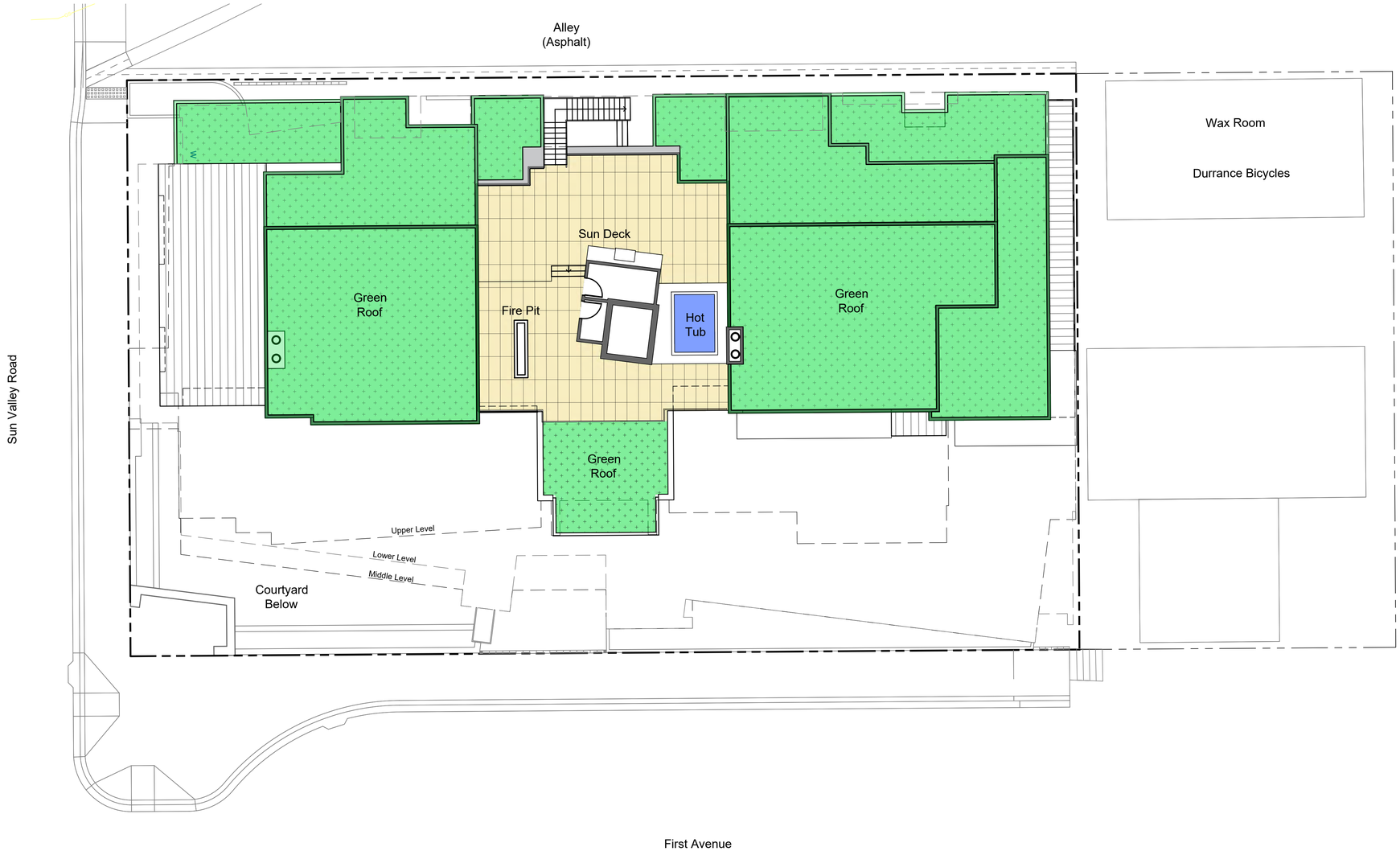
1. Base map information taken from survey by Galena Engineering dated 07/29/20 and from on-site information. Architectural information provided by Thielsen Architects dated 07/28/25. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Stone Pavers

Plant Legend

Symbol	Quantity	Species	Size
		Green Roof	
	5,640 Sq. FT	*Sedums*	*Trays*



0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

EGGERS ASSOCIATES P.A.
landscape architecture
P.O. Box 955
Ketchum, ID. 83340
T: (208) 725-0988
F: (208) 725-0972

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title: Landscape Plan Roof

Sheet No: L3.3

City of Ketchum

ATTACHMENT C:

Story Pole and Staking Information

SAWTOOTH SERENADE
STORY POLE & STAKING PLAN

LOCATED WITHIN T.4 N., R.18 E. SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\5376-03 Serenade\dwg\Construction\5376-03 STAKE.dwg 01/29/25 12:06:05 PM

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SURVEY DATE: 01/30/25

PURPOSE: ISSUE FOR REVIEW

NO	DATE	BY	REVISIONS

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 9230 FEET
SURVEYING ENGINEERING PLANNING
BENCHMARK

C0.20

GRAPHIC SCALE
0 10 20
Scale in Feet

COPPER RIDGE CONDOMINIUMS

COPPER RIDGE CONDOMINIUMS

CENTERLINE SUN VALLEY ROAD (80' RIGHT OF WAY)
N44° 58' 15"E 300.18'

SUN VALLEY ROAD (60' R/W)

20' VERTICAL CURVE

VALLEY GUTTER

BLOCK 38

S44° 24' 19"E 164.95'

FFE=5826.50

CONDENSERS

TRASH

LOT 5A
16,507 Sq. Ft.±
0.38 Ac.±

LOT 8

200 N. 1ST. AVE.

N45° 39' 30"E 100.08'

N45° 38' 13"E 100.09'

30'

APPROX. STORY POLE LOCATION

13'

25.00

50'

N44° 24' 31"W 164.91'

WOOD STEPS

FIRST AVENUE (100' R/W)

CENTERLINE FIRST AVENUE (100' RIGHT OF WAY)

N44° 24' 31"W 279.86'

SEWER MANHOLE
RIM ELEV. = 5824.61
INV = 5817.56

SEWER MANHOLE
RIM ELEV. = 5830.01
INV = 5818.51

PNT #5069 BLDG COR
PNT #5070 BLDG COR
PNT #5071 BLDG COR
PNT #5072 BLDG COR
PNT #5073 BLDG COR
PNT #5074 BLDG COR
PNT #5075 BLDG COR
PNT #5076 BLDG COR
PNT #5077 BLDG COR
PNT #5078 BLDG COR
PNT #5079 BLDG COR
PNT #5080 BLDG COR
PNT #5081 BLDG COR
PNT #5087 BLDG COR

3825.4 BM (R+B) +46.80

3824.8 NG +39.2

3824.4 NG +18.1

NOTICE OF COPYRIGHT - These drawings, or any portion thereof, shall not be used on any Project or extensions to this Project, except by agreement in writing with Galena-Benchmark Engineering.

City of Ketchum

ATTACHMENT D:

Dimensional Standards Review

PROJECT NAME: Sawtooth Serenade
DESIGN REVIEW FILE NUMBER: P24-027
ADDRESS: 260 N 1st Ave
ZONE DISTRICT: CC-2

Zoning and Dimensional Standards Analysis				
Compliant			**Ketchum Municipal Code Standards and Staff Comments**	
Yes	**No**	**N/A**	**KMC §**	**Standards and Staff Comments**
☒	☐	☐	**17.12.030**	**Minimum Lot Area**
			Staff Comments	**Permitted**: 5,500 square feet **Existing:** 16,507 SF (Per Sheet C0.20)
☒	☐	☐	**17.12.030**	**FAR**
			Staff Comments	**Permitted FAR:** 1.0 **Permitted FAR with Community Housing:** 2.25 **Proposed:** Gross Square Footage – 23,867 SF (Per Sheet A1.1-A1.4) Total Lot Area – 16,507 SF (per sheet C0.20) FAR – 1.45 Community Housing Mitigation Calculation: Permitted Gross Square Feet (1.0 FAR): 16,507 SF Proposed Gross Square Feet: 23,867 SF Increase Above Permitted FAR: 7,360 SF 20% of Increase: 1,472 SF Net Livable (15% Reduction): 1,251 SF Applicant proposes to meet the community housing contribution with a payment in-lieu of housing for the 1,258 SF. 1,258 SF x $550 = **$688,160**
☒	☐	☐	**17.12.030**	**Minimum Building Setbacks**

			Staff Comments	**Permitted:** Front (N 1st Ave): 5 feet average Street Side (north): 5 feet average Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet **Proposed ground floor:** Per Sheet A12 (middle floor on Sheet A13, upper floor on Sheet A14) Front (N 1st Ave): 11.06 feet Street Side (north): 6 feet Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet
☒	☐	☐	**17.12.030**	**Building Height**
			Staff Comments	**Permitted:** 42 feet Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk). **Proposed:** Per Sheet A8.1 Height on 1st Street Side: 42 feet Height on Alley Side: 42 feet Non-habitable structures (elevator/stairwell): 10 feet above the façade wall

☒	☐	☐	**17.125.030H**	**Curb Cut**
			Staff Comments	**Permitted:** A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking. **Proposed:** The subject property has two street frontages along N 1st Ave and Sun Valley Rd. All access to proposed off street parking is being accessed from the alley between N 1st Ave and N Washington Ave. Therefore, no street frontage is devoted to access off street parking.
☒	☐	☐	**17.125.040**	**Parking Spaces**
			Staff Comments	**Permitted:** For residential multi-family dwelling units in the Community Core Units 750 square feet or less – 0 spaces Units 751 SF to 2,000 SF – minimum of 1 space Units 2,001 SF and above – minimum of 2 spaces Bicycle Rack Requirements: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use. At a minimum, one bicycle parking rack shall be required per development. The project proposes a total of 2 dwelling units: Res Unit 1 – 8,375 SF – 2 spaces required Res Unit 2 – 8,806 SF – 2 space required Total: 4 spaces required **Proposed:** 5 parking spaces within the garage on the ground floor of the development (Per Sheet A2) Six bicycle racks are proposed at the entrance on N 1st Ave. Each bicycle rack can hold two bicycles.
☒	☐	☐	**17.132**	**Lighting**
			Staff	**Permitted:**

			Comments	Color Temperature - All light fixtures must be 2,700 kelvins or less Light Trespass – No light trespass permitted Sidewalk light levels – per the Ketchum Street Standards. Lighting shall not exceed 0.2 foot candle average and at no point shall it exceed 5 foot candles Full cutoff fixtures required **Proposed:** All proposed fixtures are full cutoff, with color temperature of less than 2700 (per sheets EL9-EL12) Per sheets EL5-EL8, there is no light trespass from the subject property except in one area near the front entrance on N 1st Ave. Final review of all lighting will occur at the time of building permit application. As shown on ES1, light levels along the sidewalks is an average of 0.21 foot candles with a max of 5 foot candles.

City of Ketchum

ATTACHMENT E:

Design Review Criteria Review

City of Ketchum
Planning & Building

COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The development is at the corner of N 1st Ave and Sun Valley Rd, two existing public rights-of-way. The development proposes to bring both rights-of-way up to city standards by replacing the existing nonconforming sidewalks, provide curb and gutter, and improve the alley to meet standards and provide for adequate drainage. All improvements to the right-of-way improvements are at the expense of the applicant.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES
Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES
Finding: KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and proposed.	

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	YES
Finding: The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	YES
Finding: As shown on the project plans, the project proposes new sidewalks to be placed the full length of the subject property along N 1st Ave and Sun Valley Rd.	

17.96.060.B.5 – Sidewalks	Conformance
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	YES
Finding: There are existing sidewalks along the subject property connecting to existing sidewalks in all directions. The development proposes to replace the existing nonconforming sidewalks. The new 8-foot sidewalks will taper and connect to the existing staircase to the south. There will be direct pedestrian access from the entrances and exits to the building to the new sidewalks as shown in the project plans.	

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	N/A
Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per the project plans, all stormwater is being retained on site.	

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES
Finding: As shown on the project plans, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including curb and gutter and other drainage infrastructure, along N 1st Ave and Sun Valley Rd. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	N/A
Finding: The City Engineer did not identify any additional drainage improvements during department review. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.	

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: Per the project plans, all necessary utilities are underground. As shown on Sheet A1, a transformer is located in the rear of the property in the alley. The Idaho Power will serve letter is dated September 28, 2022. Additionally, as shown on Sheet A1, all gas and electrical meters are located in the alley as well (callouts #13, #36, #33, and #35). Any changes in transformer size and location, or gas/electrical locations require an amendment to the design review or building permit approval.	

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Finding: The location of the subject property is already served by fiber optical and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	NO
Finding: See comments in the staff report.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: The project includes a primary entrance to the building along N 1st Ave as I identified by a prominent vertical architectural feature. There is a secondary entrance to the ground flood storage areas from Sun Valley Rd. All entrances have direct access to the sidewalk.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Finding: The building character is modern as defined by a series of horizontal and vertical architectural features that accent the height and length of the building. The modern design features hard lines and strong corners rather than rounded articulated features.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The project uses a consistent set of materials including wood siding, stone veneer, and metal shingles. There is no signage proposed for the building other than addressing.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: The development includes an outdoor patio area delineated by a stone veneer wall that matches the stone veneer on the ground floor and stair corridor of the building. Additionally, the upper floor deck areas are enclosed with a transparent railing that matches the metal shingles proposed for the development.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	NO
Finding: See comments in the staff report.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The subject properties' primary street frontage is N 1st Ave. The development orients to N 1st Ave with cantilevered balconies and main entrance to the building.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: As shown on the project plans, the garbage area is in the rear of the building, in an enclosed storage room with a roll up door for access and service.	

17.96.060.F.8 – Architectural	Conformance
Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	YES
Finding: As shown on the project plans, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Cantilevered decks integrate with roof drain systems for any water or snow accumulation. Based on the design of drainage facilities and roof design, no water or snow will enter onto adjacent properties.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: The project is fully connected by crosswalks with the existing sidewalk system. There are no regional trails, other anticipated easements, or pathways other than the sidewalk system.	

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	N/A
Finding: The development does not propose any awnings over public sidewalks.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	YES
Finding: Vehicle traffic accesses the site from the alley into a below grade parking area. The access is adequate to enter or exit the project safely. Pedestrian circulation will primarily be internal through garage access and through the secondary entrance on Sun Valley Rd. Bicycle racks are located near the front entrance of the building on N 1st Ave, which is also a primary access point for pedestrians visiting the building.	

17.96.060.G.4 – Circulation Design	Conformance
Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	N/A
Finding: The subject property is a corner lot, however, alley access points for garages in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: With the right-of-way improvements proposed, access for emergency vehicles, snowplows, and garbage trucks will be enhanced as access to the property will be achievable from all sides. The enclosed garages and garbage handling area is such that vehicles will not obstruct the alley to allow service vehicles to navigate the alley. There is direct access to the building from the alley, N 1st Ave, and Sun Valley Rd in case of emergencies.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A
Finding: The project proposes heated pavers for the pedestrian areas between the building and pedestrian sidewalks per the project plans, therefore, no on-site snow storage is required.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: The development proposes landscaping for the project as shown on the project plans including landscape planter beds and street trees. The development also proposes a green roof on the roof of the ground floor entrance to the pickleball court and on the third floor of the building.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Finding: The landscape plan (Sheets L3.1-L3.3) includes street trees and planter boxes with low lying shrubs and tall grasses. The vegetation types proposed are found in many areas of the community core and are appropriate for the microclimate.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: All proposed plantings are drought-tolerant and common for the area.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: The development proposes a small outdoor public seating area at the corner of Sun Valley Rd and 1st Ave. This additional seating oriented to the corner interfaces well with the furnishings proposed for the bulb-out and provides gathering space for folks to meet and talk and patrons of the bus to congregate.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	YES
Finding: The development proposes street trees which have been approved by the Public Works Director. Trash receptacles, benches, and bike racks are proposed on the subject property and within the public right-of-way.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	N/A
Finding: No underground encroachments are proposed with the development	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property.	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.	YES
Finding: The development includes benches, bike racks, and trash receptacles on the subject property. Within the right-of-way, the development proposes street trees along N 1st Ave and Sun Valley Rd, snowmelt sidewalks, streetlights, benches, and trash cans. Final review and approval of all right-of-way improvements will be conducted at the time of building permit.	

17.96.070.A.2 – Streets	Conformance
Street trees with a minimum caliper size of three inches, shall be placed in tree grates.	YES
Finding: As shown in the project plans, street trees proposed are 2” to 3” caliper and include tree grates.	

17.96.070.A.3 – Streets	Conformance
Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.	N/A
Finding: No modifications to these requirements have been made. The Public Works Department has provided directions as to the location of improvements in the right-of-way.	

17.96.070.B.1 - Architectural	Conformance
Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.	YES
Finding: The alley façade features three different material types (wood siding, metal shingles, and stone veneer) in addition to various window openings and recessions in the façade. Staff has concerns related to the black wall on the south façade of the building as noted in the staff report, however, the wall is not set back five feet from the interior property line.	

17.96.070.B.2 - Architectural	Conformance
For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.	YES
Finding: The development includes large store front windows adjacent to the street along N 1st Ave and portions of the façade facing Sun Valley Rd. Landscape planters are incorporated at the base of these facades and there are seating areas proposed that front pedestrian walkways as shown on the landscape plan.	

17.96.070.B.3 - Architectural	Conformance
For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.	YES
Finding: The landscape plan and proposed plantings, including revised tree species allow for visibility of the ground floor of the building from the sidewalk.	

17.96.070.B.4 - Architectural	Conformance
Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.	YES
Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal cantilevered decks. The roof soffit is proposed to be a lighter color wood siding. No reflective materials are proposed.	

17.96.070.B.5 - Architectural	Conformance
All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.	N/A
Finding: The project does not include pitched roofs.	

17.96.070.B.6 - Architectural	Conformance
Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.	N/A
Finding: Roof overhangs are not proposed to encroach into the public right-of-way or over the sidewalk.	

17.96.070.B.7 - Architectural	Conformance
Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.	N/A
Finding: The building does not have any front porches or stoops.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.	YES
Finding: As noted above, all trash disposal areas are located off the alley on the subject property. All loading/unloading service to the building will occur in the alley.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.	YES
Finding: As shown on the project plans, there is no roof mounted mechanical equipment proposed. As shown on Sheet A2, there are mechanical rooms on the ground level and areas designated for the transformer, gas and electrical service, and condensers. Much of the mechanical equipment is contained within the building.	

17.96.070.D.1 - Landscaping	Conformance
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.	YES
Finding: There is one tree along the alley, however, the tree is not in good health. The landscape plan includes the addition of nine on-site trees to be planted, which is more than what exists on the property today.	

17.96.070.D.2 - Landscaping	Conformance

Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.	YES
Finding: All street trees proposed have tree grates. The trees proposed on-site are within a raised planter bed and therefore do not require tree grates as they are not impeding maintenance or accessibility needs.	

17.96.070.D.3 - Landscaping	**Conformance**
The City arborist shall approve all parking lot and replacement trees.	N/A
Finding: No replacement trees or parking lot trees are proposed for the development therefore this standard does not apply.	

17.96.070.E.1 – Surface Parking Lots	**Conformance**
Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.	YES
Finding: The development does not propose surface parking lots. The enclosed parking area is accessed from the alley.	

17.96.070.E.2 – Surface Parking Lots	**Conformance**
Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.3 – Surface Parking Lots	**Conformance**
Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.F.1 – Bicycle Parking	**Conformance**
One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.	YES
Finding: As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.2 – Bicycle Parking	Conformance
When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.	YES
Finding: The development requires four parking spaces, therefore only one bicycle rack is required. As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.3 – Bicycle Parking	Conformance
Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.	YES
Finding: The bicycle racks are located immediately adjacent to the front entry on N 1st Ave. This location is clearly visible for most visitors to the building and within 50 feet of the entrance on the N 1st Ave side of the building.	

JAMES R. LASKI
MEMBER

JRL@LAWSONLASKI.COM

LAWSON LASKI CLARK
ATTORNEYS AT LAW

City of Ketchum
Planning & Zoning Commission
c/o Morgan Landers, Planning Director
191 5th Street West,
Ketchum, ID 83340

By Hand Delivery and Email: *MLanders@ketchumidaho.org*

November 21, 2025

Re: Design Review
Sawtooth Serenade Project
Our File No.: 12690-001

Ladies and Gentlemen:

We represent Scott and Julie Lynch, Yahn Bernier and Beth McCaw, and Distrustful Ernest Revocable Trust ("Applicants") with respect to the Design Review Application for the Sawtooth Serenade development located at 260 N. First Avenue, in Ketchum, Idaho. To ensure the record is complete, this letter will address various issues raised by staff in the Staff Report for the meeting of September 23, 2025, which has been continued to November 25, 2025.

Initially, as we know, this application vested prior to your adoption of Interim Ordinance 1234. It was Ordinance 1234 that first added to the design review criteria the requirement of conformance with the comprehensive plan. For this application, conformance with the comprehensive plan is NOT an articulated design criteria and therefore should not be considered as part of the analysis. The law in Idaho is clear that, while requirements of applicable ordinances are binding on a body rendering a zoning or permit decision, **a comprehensive plan is not**. *Urrutia v. Blaine Cnty.*, 134 Idaho 353, 357–58, 2 P.3d 738, 742–43 (2000). To be clear, a comprehensive plan is not a legally controlling zoning law, but merely serves as a guide to local government agencies. *Evans v. Teton County*, 139 Idaho 71, 76, 73 P.3d 84, 89 (2003).

In the staff report, an evaluation of the comprehensive plan conformance is included under the analysis of KMC 17.96.050.A., Criteria 1 which states: "the project does not jeopardize the Health Safety and Welfare of the public." The comprehensive

plan analysis does not address health safety and welfare of the public specifically. However, the Ketchum code does, in the purpose section of the zoning code:

> 17.04.020 - Purpose.
>
> These regulations are designed and enacted in accordance with Idaho Code, title 67, chapter 65, for the purpose of *promoting the health, safety and general welfare* of the present and future inhabitants of Ketchum, Idaho, by accomplishing, among others, the following specific purposes:
>
> *A. Residential areas should be protected against fire, explosion, noxious fumes, floods, avalanches, and other hazards; offensive noise, vibration, smoke, dust, odors, heat, glare and other objectionable influences; the invasion of abnormal vehicular traffic; and excessive congestion of buildings.*
>
> *B. Residential and tourist areas should have space off public streets for parking; access for light and air to windows; privacy by means of controls over the location of buildings; usable open space on the same lot; land to meet the needs of probable expansion, appropriate sites for those public services which are needed; and tracts for quasi-public uses which provide essential health and welfare services.*
>
> * * *

Applying these standards, nothing in the currently proposed project plans jeopardizes public health safety and welfare.

Additionally, we have reviewed city staff reports and P&Z findings on design review applications from 2021 through October of 2022, when Ordinance 1234 added conformance with the comprehensive plan as a third criteria for design review approval, and found that a comprehensive plan analysis was NEVER conducted by staff for pure design review applications in that period prior to October 2022.[1] Likewise, conformance with the Comprehensive Plan should not be considered as an evaluation criteria in this matter.

Indeed, Idaho Code §67-6535, requires that approval or denial of an application must be based on the express standards and criteria as "set forth in the express terms in land use ordinances in order that permit applicants, interested residents and decision makers alike know the express standards that must be met in order to obtain a requested permit or approval." Further, Idaho Code § 67-6511(a) requires that all standards established within a zoning district be uniform for each class or kind of building within the

[1] Conformance with the Comprehensive Plan was considered in two applications that were combined Design Review/CUP applications as conformance with the Comprehensive Plan has been a CUP criterion since 2015.

district. For standards to be uniform, they must be applied on a uniform basis across any given zone. Moreover, uniform application does not allow for evolving standards over time absent formal revisions to the standards.

In staff's analysis of the applicable express standards in the ordinance, it found only 2 criteria that are, in its mind, non-conforming:

> 17.96.060.E.1 - Compatibility of Design:
> *The project's materials, colors and signage shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.*
>
> 17.96.060.F.5 - Architectural:
> *Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.*

Applying these criteria on a uniform basis with other approved structures in the zone, it is clear that the proposed plan is compatible in design and provides undulation and relief on a scale at least as great as others building.

The comparisons below, which will be presented in in greater detail at the hearing, serve to highlight this inescapable fact:

Sawtooth Serenade:

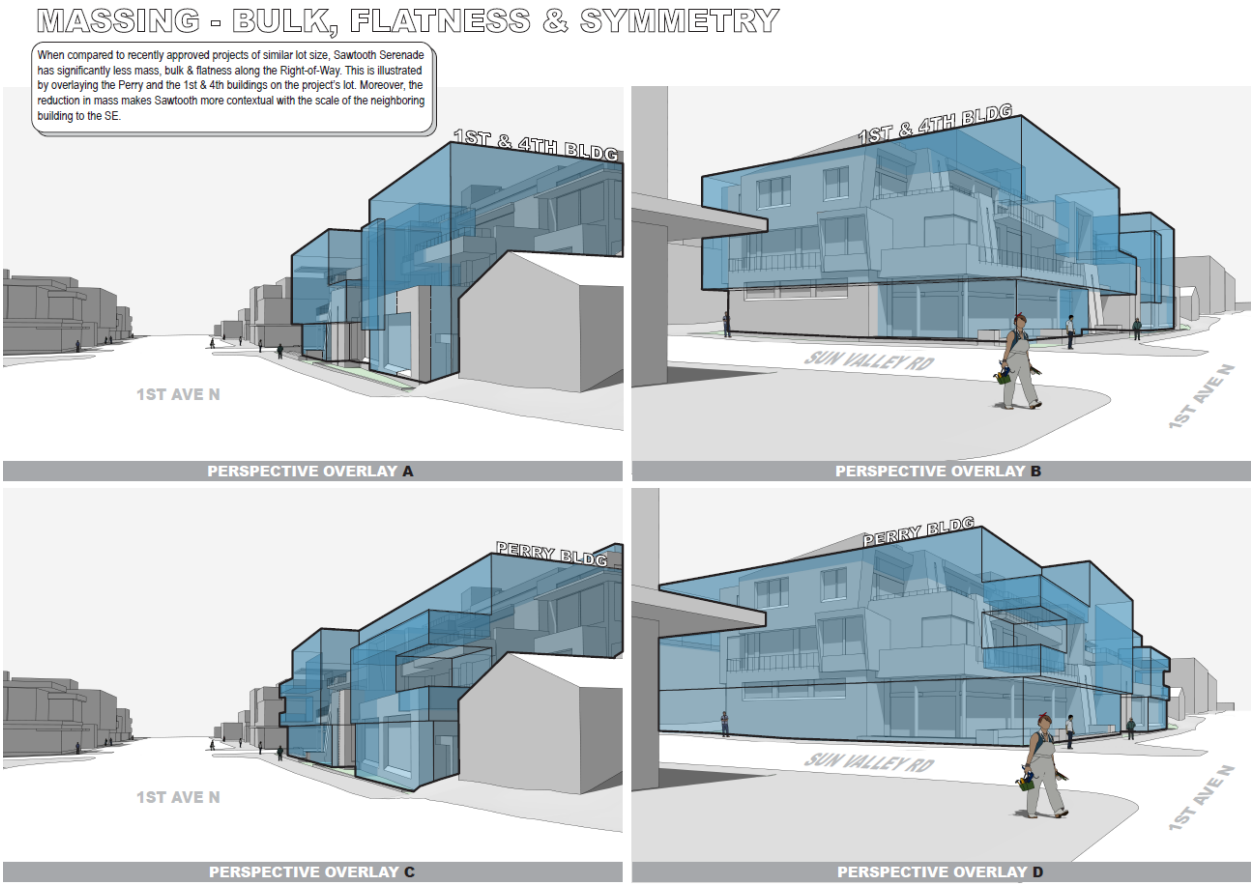
FAR of 1.45 or 64% of allowable, compared to:

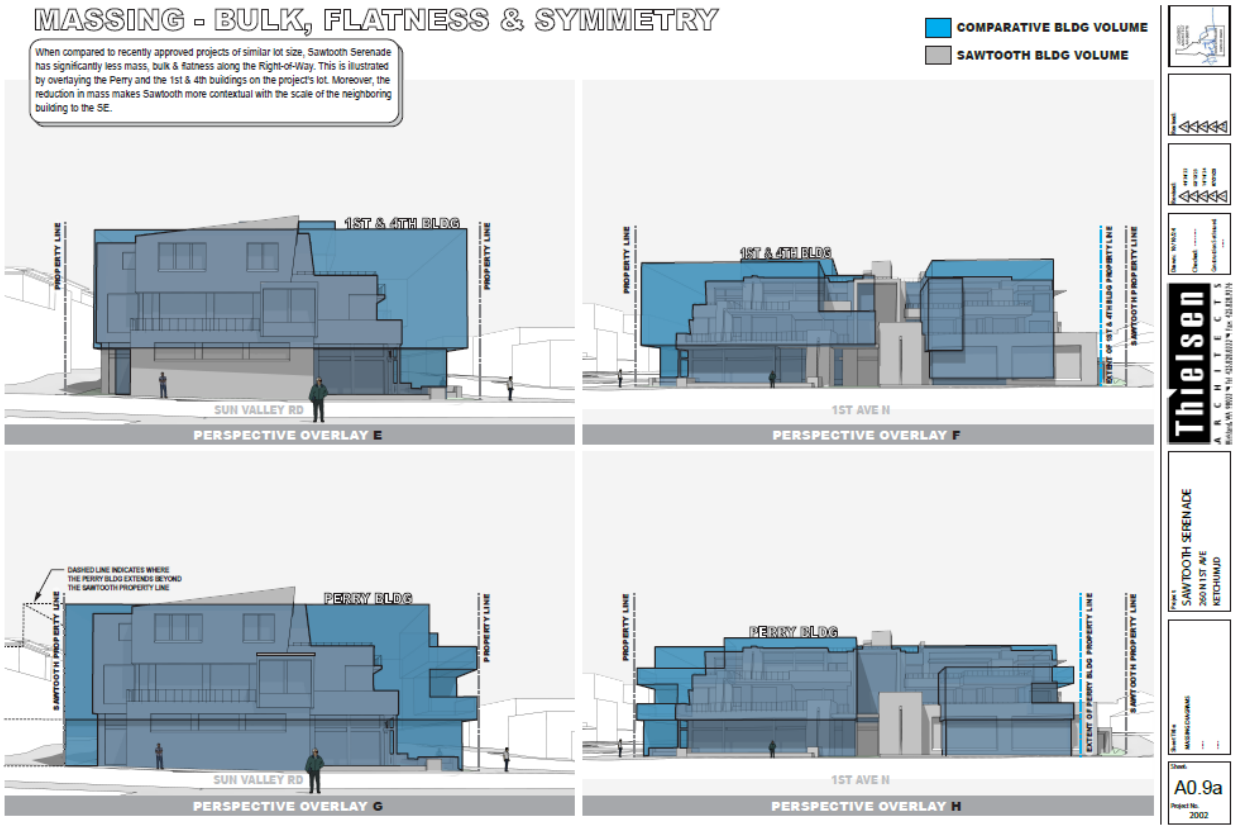
THE PERRY BLDG - 4TH ST
3 TOWNSITE LOTS: 24,703 SQ FT
GROSS SQ FT: 53,756 SQ FT
FAR: 2.18 (97%)
SIGNAGE
FAR 2.18
97% OF ALLOWABLE

460 MAIN ST BLDG
2 TOWNSITE LOTS: 11,000 SQ FT
GROSS SQ FT: 24,391 SQ FT
FAR: 2.22 (99%)
FAR 2.22
99% OF ALLOWABLE

1ST AVE & 4TH ST MIXED-USE BLDG
2 TOWNSITE LOTS: 18,163 SQ FT
GROSS SQ FT: 37,211 SQ FT
FAR: 2.05 (91%)
FAR 2.05
91% OF ALLOWABLE

Not only do these demonstrate Sawtooth Serenade has significantly less bulk on an objective basis, and FAR of 1.45 as opposed to FAR's of over 2, but they show significant undulation at least consistent with the others and materials which are no less complementary than the others. Moreover, the diagram below illustrates the scale of the present project by overlaying the approved designs (in blue) on the Sawtooth Serenade design clearly shows the Sawtooth Serenade project to have less bulk, mass and flatness and greater undulation.





Based on the foregoing, appropriately applying the applicable criteria uniformly to other approved permits in the same zone, the Sawtooth Serenade project should be granted design review approval.

Thank you for your consideration.

Sincerely,

LAWSON LASKI CLARK, PLLC

James R. Laski

Cc: clients
Matthew A. Johnson, Esq. (by email: mjohnson@whitepeterson.com)